

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 23, 2015
6:30 P.M.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

- I. Call to Order
- II. Review and Motion of Minutes
 - Meeting of June 9, 2015
- III. Public Hearings

Comprehensive Plan Map Amendment/Zoning Map Amendment:

- PC#2015-07 Comprehensive Plan Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the land use map designation for property located at 114 Steele Ave., Pamplico, SC, as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from RUP, Rural Preservation to CGP, Commercial Growth and Preservation. (blue)
- PC#2015-08 Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the zoning district designation for property located at 114 Steele Ave., Pamplico, SC as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from R-2, Single-Family Residential District to B-3, General Commercial District. (pink)

Text Amendments:

- PC#2015-09 Text amendment request to the Florence County Comprehensive Plan Administrative Procedures, Sections 'PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS' and 'PUBLIC HEARING AND NOTICE'.

PC#2015-10 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-297. - Administrative procedures, action (planning commission and board of zoning appeals).

IV. Requests for Plat/Plan Approval:

None

V. Other Business:

None

VI. Director's Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment

PC# 2015-07

- **Subject:** [Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located in Pamplico, SC from Rural Preservation to Commercial Growth and Preservation.]
- **Locations:** 114 Steele Avenue
- **Tax Map Number** 60008, Block 01, Parcel 004

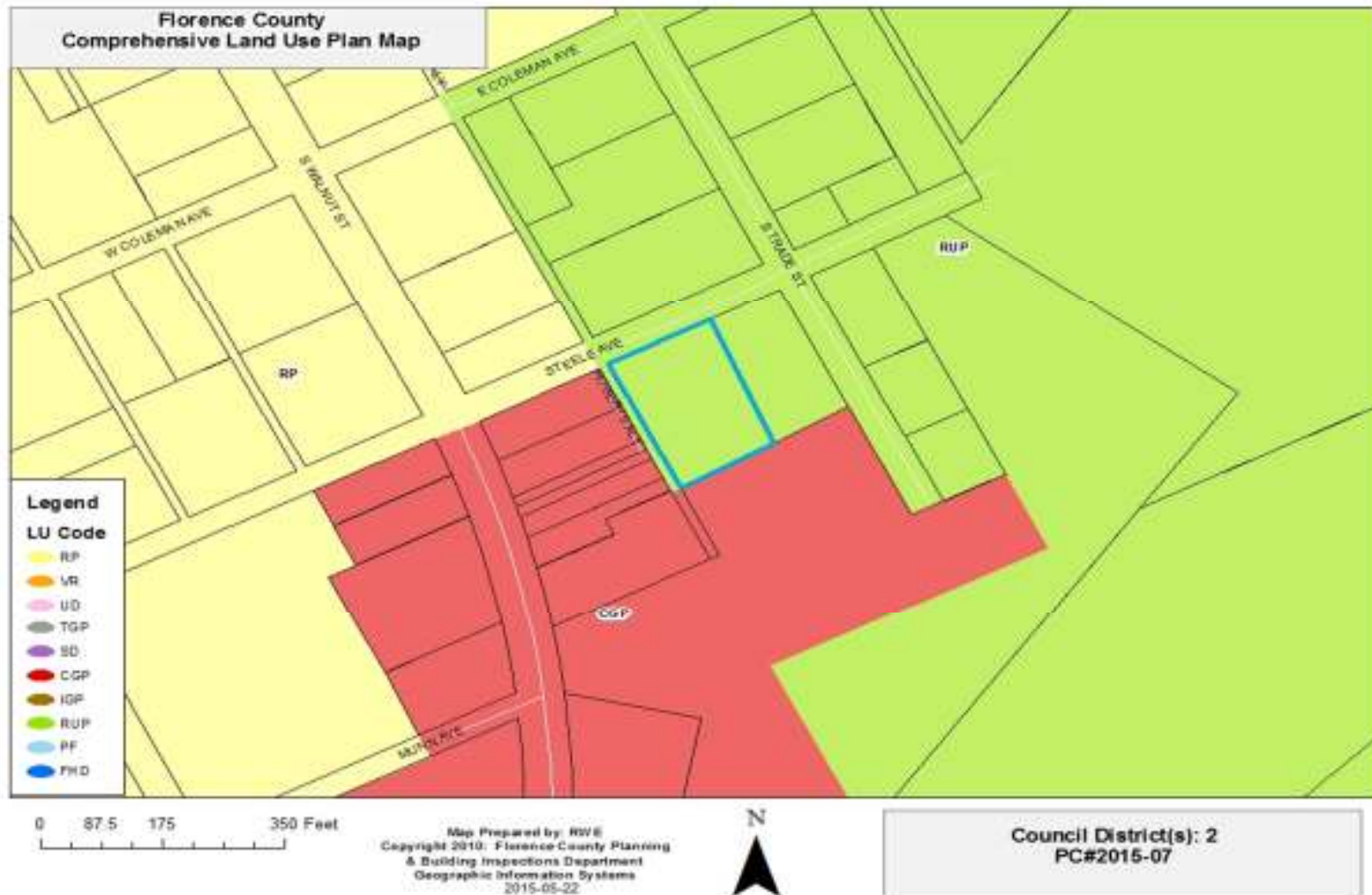
PC# 2015-07 Cont'd.

- **Council District(s):** 2; County Council
- **Applicant:** Allan Austin
- **Land Area:** 1 parcel, approximately .82 acres

PC# 2015-07 Aerial Map



PC# 2015-07-Land Use Map



PC# 2015-07 Background

Staff Analysis:

- The property is currently designated as Rural Preservation according to the Comprehensive Plan Land Use map.
- The applicant is proposing to change the designation to Commercial Growth and Preservation.
- Staff's Justification/Reason for the proposed amendment is to accommodate B-3 zoning.

PC# 2015-07
Staff Recommendation

- Approve as submitted.

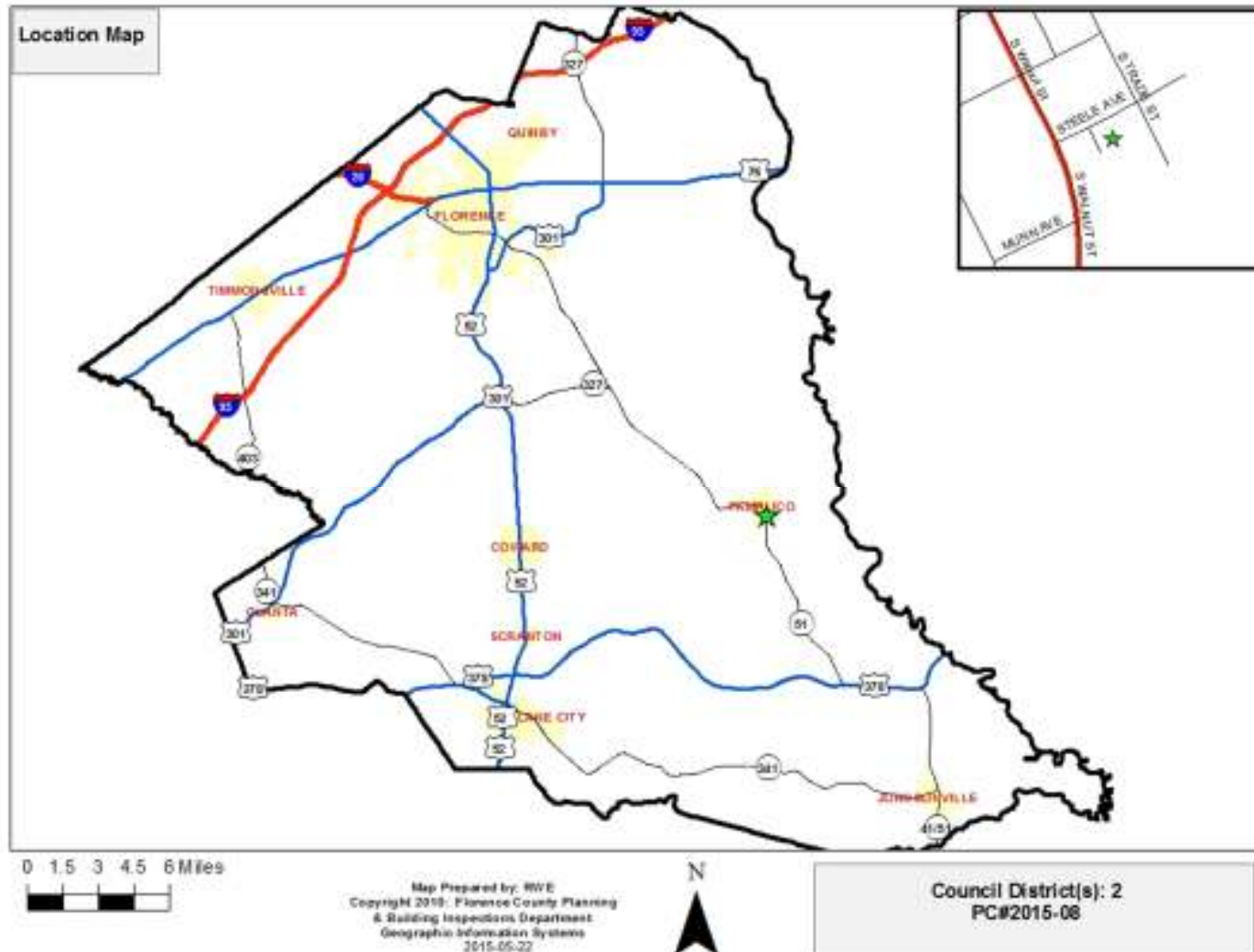
PC#2015-08

- **SUBJECT:** [Rezoning request from R-2, Single-Family Residential District to B-3, General Commercial District]
- **LOCATION:** Property is located Steele Ave., Pamplico, SC.
- **TAX MAP NUMBER:** 60008, Block 01, Parcel 004
- **COUNCIL DISTRICT(S):** 2; County Council
- **OWNER OF RECORD:** South Carolina Home Mission Board

PC#2015-08-Cont'd.

- **APPLICANT:** Allen Austin
- **LAND AREA:** 0.823 Acres
- **WATER /SEWER AVAILABILITY:** These services are provided by the Town of Pamplico
- **ADJACENT WATERWAYS/
BODIES OF WATER:** There does not appear to be any waterway/
body of water adjacent to the property
- **FLOOD ZONE:** N/A

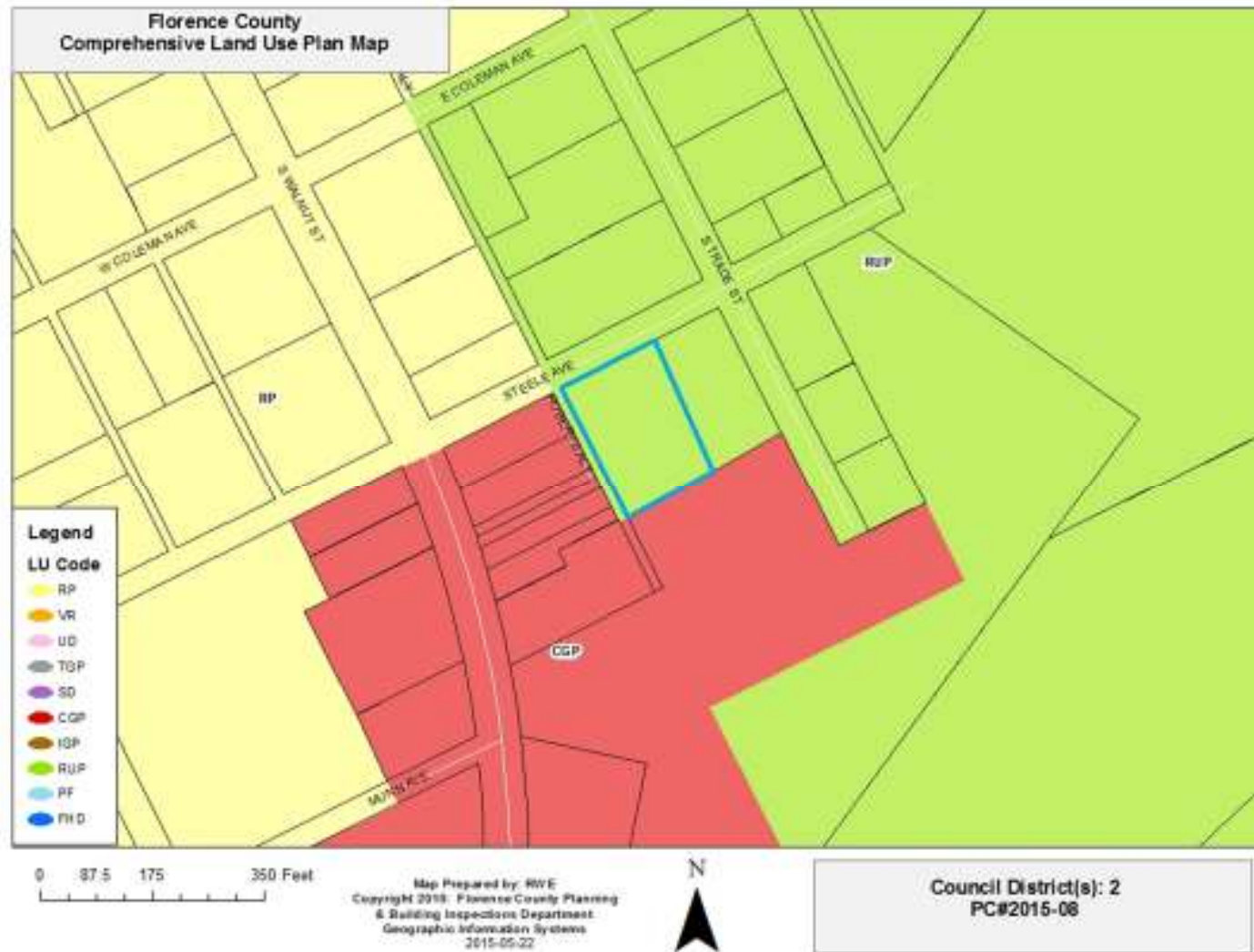
PC#2015-08-Location Map



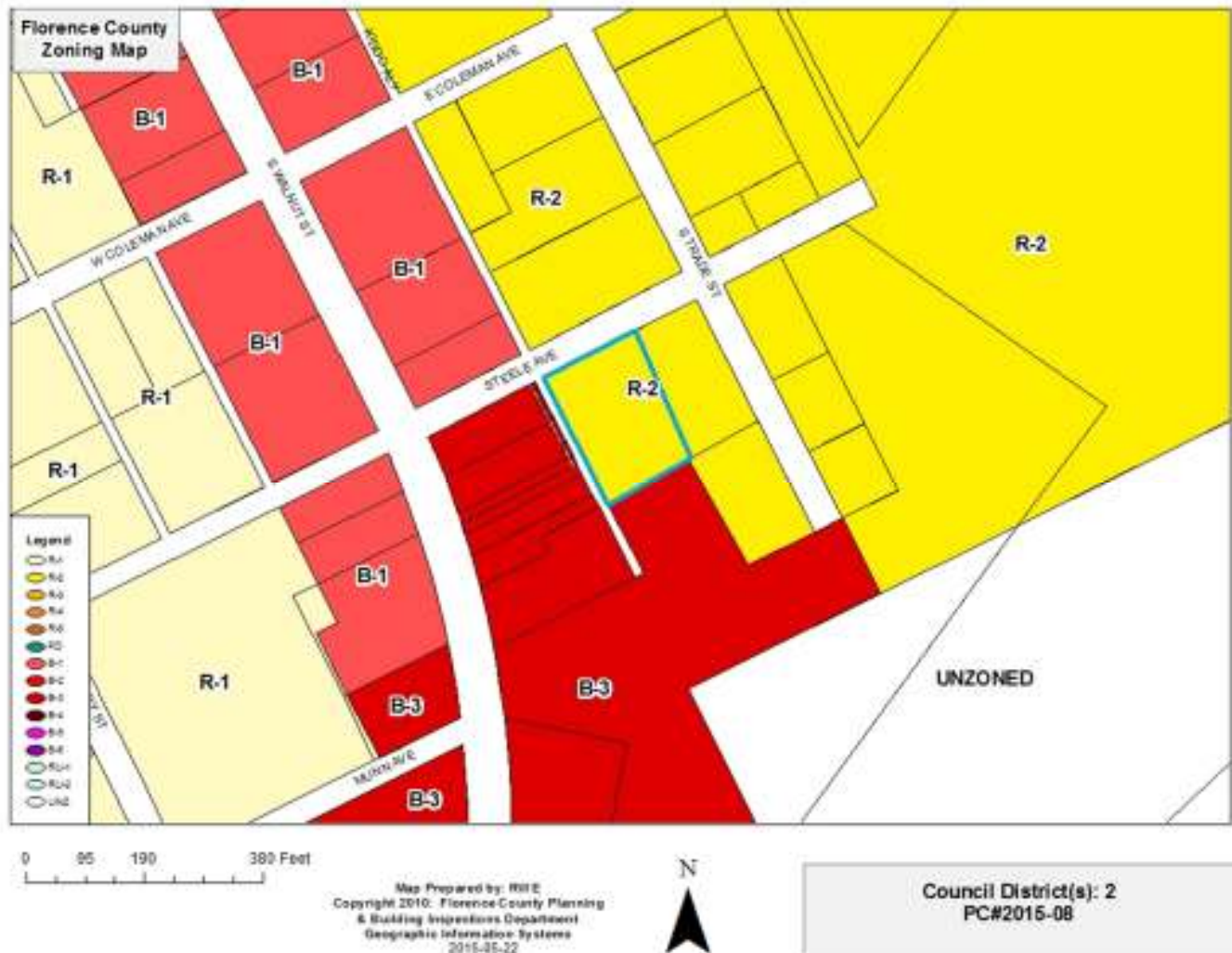
PC#2015-08-Aerial Map



PC#2015-08-Comprehensive Plan Map



PC#2015-08-Zoning Map



PC#2015-08 Public Hearing Notice



PC#2015-08-Site Photograph of Property



PC#2015-08-Site Photograph West of Property



PC#2015-08-Site Photograph East of Property



PC#2015-08-Site Photograph North of Property



PC#2015-08-Background Cont'd

- **STAFF ANALYSIS:**

Existing Land Use and Zoning:

The subject property is currently a vacant church and zoned, R-2, Single-Family Residential District.

Proposed Land Use and Zoning:

The proposal is to rezone the subject property to B-3, General Commercial District.

PC#2015-08-Background Cont'd

Surrounding Land Use and Zoning:

North: Single-Family Residential/R-2/Town of Pamplico

South: Commercial Business/B-3/Town of Pamplico

West: Commercial Business/B-3/Town of Pamplico

East: Single-Family Residential/R-2/Town of Pamplico

PC#2015-08-Background Cont'd

- **STAFF ANALYSIS (cont'd)**

Transportation Access and Circulation:

Present access to the property is by the way of Steele Avenue.

Traffic Review:

The rezoning of this property will have a minimal effect on traffic flow for the area.

PC#2015-08

Florence County Comprehensive Plan

Currently, the subject property is located in a rural Preservation area according to the Comprehensive Plan land Use Map.

The applicant has requested to rezone the property from R-2 to B-3.

The request for the zoning amendment to B-3 does not comply with the Land Use element's designation for the subject property.

However, staff is moving forward with the request to amend the land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding the area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-2 to B-3 will be in compliance.

PC#2015-08

Chapter 30-Zoning Ordinance

B-3, General Commercial District: The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.

PC#2015-08
Staff Recommendation

Approve as submitted.

PC# 2015-09

- **Subject:** Request For Text Amendments To The 'PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS' And 'PUBLIC HEARING AND NOTICE' Sections Of The Florence County Comprehensive Plan Administrative Procedures
- **Applicant:** Florence County Planning and Building Department

PC# 2015-09-Background

- **STAFF ANALYSIS:**

The Administrative Procedures of the Florence County Plan were adopted by Ordinance on May 7, 2009.

The Administrative Procedures Section of the Florence County Comprehensive Plan directs the steps to be taken when the plan, any element, amendment, extension, or addition is proposed.

Staff has found language in the Administrative Procedures Section of the Florence County Comprehensive Plan that contradicts the language found in the S.C. Code of Laws § 6-29-520 and § 6-29-530 and the 2014 Comprehensive Planning Guide.

Therefore, the 'PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS' and 'PUBLIC HEARING AND NOTICE' sections of the Florence County Comprehensive Plan Administrative Procedures shall be amended as follows:

PC# 2015-09 Text Amendment

- **Pages 4 & 5, PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS and PUBLIC HEARING AND NOTICE sections of the Florence County Comprehensive Plan Administrative Procedures:**

PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS

Initiation of Amendment: Proposed changes or amendments to the Florence County Comprehensive Plan may be initiated by the Florence County Council, the Florence County Planning Commission, ~~the Florence County Board of Zoning Appeals and~~ individual property owners or the agents of property owners.

Application Fee: Before any action shall be taken on an amendment request, the party or parties proposing or recommending said amendment shall deposit the required fee with the Zoning Administrator. The application fee shall not be refunded for failure of said amendment to be adopted. The fee is not required where a public body listed above initiates the amendment.

PC# 2015-09 Text Amendment

Declaration of Policy: As a matter of policy, no request to change the text of the Comprehensive Plan shall be acted upon favorably except:

- A. Where necessary to ~~implement~~ update the community vision; or,
- B. To correct an original mistake or manifest error in the regulations or map; ~~or,~~
- ~~C. To recognize substantial change or changing conditions or circumstances in a particular locality; or,~~
- ~~D. To recognize change in technology, the style of living, or manner of doing business.~~

When any change to the plan, any element, amendment, extension, or addition is ~~completed and ready for adoption~~ proposed, the following steps must be taken:

1. **Resolution.** By majority vote of the entire membership, the Planning Commission must adopt a resolution recommending the plan or element to the County Council for adoption. The resolution must refer explicitly to maps and other descriptive material intended by the Commission to form the recommended plan.
2. **Minutes.** The resolution must be recorded in the official minutes of the Planning Commission.
3. **Recommendation.** The Commission must send a copy of the recommended Comprehensive Plan or element to County Council to adopt the plan. The Commission must also send a copy to all other legislative or administrative agencies affected by the plan.
4. **Hearing.** Before adopting the recommended plan, County Council must hold a public hearing. It must give at least 30 days notice of the hearing time and place.
5. **Ordinance.** The Council must adopt the Comprehensive Plan or any element by ordinance.

PC# 2015-09 Text Amendment

PUBLIC HEARING AND NOTICE

Before enacting an amendment to this Ordinance, the County Council shall hold a public hearing thereon. At least 30 days notice of the time and place of the hearing shall be published in a newspaper of general circulation in Florence County. No challenge to the adequacy of notice or challenge to the validity of a regulation or map, or amendment to it, whether enacted before or after the effective date of this section, may be made 60 days after the decision of the County Council, if there has been substantial compliance with the rules and regulations of the Florence County Council and the Florence County Planning Commission. ~~When a proposed amendment affects the classification of property, notice shall be made by posting the subject property, with at least one notice being visible from each road that abuts the property. Posting of said property shall occur at such time as the notice is given, and shall be at least 30 days prior to the hearing. All adjoining property owners directly abutting a parcel scheduled for change and those property owners within a circumference of 500 feet shall be contacted in writing at least 30 days prior to the public hearing. However, if the proposed amendment affects 10 or more parcels, then the posting of the property and notice to adjoining property owners is not required.~~

~~When it is deemed beneficial by the Planning Commission to hold a public hearing, no public hearing by the County Council is required before amending the Comprehensive Plan text or maps. However, the County Council may hold a public hearing to obtain additional input on its own initiative;~~

~~No challenge to the adequacy of notice or challenge to the validity of a regulation or map, or amendment to it, whether enacted before or after the effective date of this section, may be made 60 days after the decision of the County Council, if there has been substantial compliance with the Florence County Council and the Florence County Planning Commission.~~

PC #2015-09 Staff Recommendation

- The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

PC# 2015-10

- **SUBJECT:** Request For Text Amendments To The Florence County Code, Chapter 30, Zoning Ordinance, Section 30-297, Administrative Procedures, Action (Planning Commission And Board Of Zoning Appeals).
- **APPLICANT:** Florence County Planning & Building Department

PC# 2015-10 Background

- **STAFF ANALYSIS:**

The Administrative Procedures of the Florence County Comprehensive Plan were adopted by Ordinance on May 7, 2009.

The Administrative Procedures Section of the Florence County Comprehensive Plan directs the steps to be taken when the plan, any element, amendment, extension, or addition is proposed.

Staff has found language in the Administrative Procedures Section of the Zoning Ordinance that contradicts the language found in the Administrative Procedures of the Florence County Comprehensive Plan.

Therefore, the Florence County Code, Chapter 30, Zoning Ordinance, Section 30-297, Administrative Procedures, action (planning commission and board of zoning appeals) shall be amended as follows:

PC# 2015-10 Text Amendment

Sec. 30-297. - Administrative ~~procedures~~Procedures, ~~action-(planning-Planning commission-Commission and board-Board of zoning-Zoning appealsAppeals)~~.

(a)

~~Planning commission~~Commission:

(1)

Applications for the following requested actions will be heard by the ~~planning-Planning commission-Commission~~ and forwarded to ~~council-Council~~ with a recommendation for final action. Note: Requests for subdivisions, subdivision variances, and private road names are processed through the Florence County Land Development Regulations.

a.

Zoning.

b.

Rezoning.

c.

Zoning ordinance text change.

~~d.~~

~~Comprehensive plan map district change.~~

~~e.~~

~~Comprehensive plan text change.~~

~~fd.~~

Planned development.

The Comprehensive Plan map district and text changes are directed by the 'PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS' and the 'PUBLIC HEARING AND NOTICE' sections of the Administrative Procedures for the Florence County Comprehensive Plan.

PC# 2015-10
Staff Recommendation

- The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

Request for Plan/Plan Approval

- None

Other Business

- None

Director's Report

- Summary Plats
- Building Reports

Executive Session (if needed)

Adjournment