Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, August 25, 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 23, 2015

III. Public Hearing:

Road Renaming:

PC#2015-11 Renaming of Lake Thurmond Drive in Florence as shown on Florence County Tax Map Number 05312, Block 01, Parcel: 080-088 and Tax Map Number 05312, Block 01, Parcel: 102-112 to Lake Moultrie Drive. (Pages 9-10)

Zoning Map Amendment:

PC#2015-12 Map Amendment requested by Cheryl Petton to change the zoning district designation for property located at 513 N. Pamlico Hwy., Pamlico, SC as shown on Florence County Tax Map No. 00349, Block 01, Parcel 012 from R-1, Single-Family Residential District to RU-1, Rural Community District. (Pages 11-16)

Text Amendment:

PC#2015-13 Request For Text Amendment: To The Florence County Code of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Section 28.6-100, Setup, extension, and reduction of guarantee and Chapter 30, ZONING ORDINANCE, ARTICLE III – CONDITIONAL USE REGULATIONS Section 30-105, Sexually oriented business; ARTICLE VIII – ADMINISTRATION AND ENFORCEMENT, Section 30-106, Filing application; fee; ARTICLE IV – APPLICATIONS FOR CHANGE AND/OR RELIEF, Section 30-106, Application requirements; and fee; for the purpose of creating a Comprehensive Fee Schedule to reflect all current fees for Florence County Planning and Zoning applications: (DETERRED)
PC#2015-14 Request for Text Amendments to the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION I. - GENERALLY, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts and Section 30-30, Table III: Zoning setbacks, to add new zoning district RU-1A (Rural Community District) with reduced intensity of land uses from the current RU-1 District. (Pages 37-38)

PC#2015-16 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 38.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, APPENDIX A SUBDIVISION CHECKLISTS FOR SUMMARY PLATS, DEVELOPMENT PLATS AND FINAL PLAT And Chapter 30, ZONING ORDINANCE, ARTICLE I. - ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Section 30-1, Establishment of districts, Section 30-2, Purpose of districts, Section 30-9, Previously zoned map designation, Section 30-9, Unzoned areas; ARTICLE II. - ZONING DISTRICT REGULATIONS, Section 30-28, Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts, Section 30-30, Table III: Zoning setbacks; ARTICLE III. - CONDITIONAL USE REGULATIONS, Section 30-99, Temporary use; Section 30-105, Sexually oriented business, Section 30-111, Development standards for unzoned areas; ARTICLE V. - SIGN REGULATIONS, Section 30-202, Signs on private property, Section 30-205, Temporary signs on private property; ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Section 30-210, and Accessory buildings and uses for the purpose of formally creating the Unzoned District (UZ). (DEFERRED)

IV. Requests for Plat/Plan Approval:

PC#2015-08 Sketch Plan Approval requested by South Florence Developers, LLC for Oakdale Duplicates located north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, shown on Florence County Tax Map No. 00052, Block 01, a portion of Parcel 009 for duplicates on 60 lots. (Pages 34-37)
V. Other Business:
  • None

VI. Director's Report:
  • Summary Plots (Pages: 38-39)
  • Building Reports (Page: 40-41)

VII. Executive Session (if needed)

VIII. Adjournment
PC#2015-11

• **Subject:** Renaming of Lake Thurmond Dr. to Lake Moultrie Dr.

• **Location:** West Lakes Subdivision, Florence County

• **Tax Map Number:** 05312, Block 01, Parcels 080-088 and Tax Map Number 05312, Block 01, Parcels 102-112

• **Council District(s):** 4; County Council

• **Applicant:** West Florence Holdings, LLC and Hurricane Construction

• **Staff Recommendation:** Approve as submitted
PC#2015-11-Location Map
Staff Analysis:

The applicant(s) are proposing to rename Lake Thurmond Dr., an existing road located in West Lake subdivision in Florence County, to Lake Moultrie Dr.

This road is a county maintained road located in West Lakes subdivision in Florence County.

The road is shown to exist on tax map number 05312, Block 01, Parcels 080-088 and tax map number 05312, Block 01, Parcels 102-112
Findings:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised to the minimum requirements to name a road.
3. Road names are not duplicates of existing road names in the County of Florence.
4. All landowners with property abutting the proposed road(s) have signed the petition.
5. The road name has been approved by the County addressing office.
• **Subject:** Map amendment request from Single Family Residential District (R-1) to Rural Community District (RU-1)

• **Location:** Parcel is located at 513 N. Pamplico Hwy., Pamplico, SC

• **Tax Map Number:** 00349, Block 02, Parcel 012

• **Council District(s):** 2; County Council

• **Applicant:** Cheryl Poston

• **Land Area:** 1 parcel, approximately 2.72 acres

• **Staff Recommendation:** Approve as submitted
PC# 2015-12 Location Map
PC# 2015-12 Zoning Map
PC# 2015-12 Aerial Map
PC# 2015-12–Public Hearing Notice
PC#2015-12-Front View of Property
PC#2015-12- Across Street from Property
PC#2015-12- Left View from Property
PC#2015-12- Right View from Property
PC# 2015-12 Background

Staff Analysis:

• History
The Single-Family Residential District (R-1) zoning reflects the original zoning of the parcel with the Zoning Ordinance and Map of 2009. This parcel has not made prior application of the Planning Commission or Board of Zoning Appeals.

Adjacent parcels, in January 2015, made an application for a map amendment to the Planning Commission, to change from R-1 to RU-1. Planning Commission denied the Map Amendment with a Vote of 5 to 0; however County Council approved the Map Amendment April 2015.

• Existing and Proposed Zoning:
The subject parcel is currently a single-family residential home and currently zoned Single-Family Residential District (R-1). The parcel is contiguous to Rural Community District (RU -1). The current use of this land is a single family residential home on 2.72 acres with no accessory structures, within the Town of Pamplico.

The applicant has requested a map amendment for the parcel to Rural Community District (RU -1). This zone district offers a wide range of land uses which includes but is not limited to residential, agricultural, manufactured homes, duplexes, professional services, small retail, as well as gas stations and liquor stores with limited square footage. The applicant has requested an accessory structure which exceeds the permitted square footage for the existing Single-Family Residential District (R-1).
PC# 2015-12 Background Cont’d

• Traffic Review:
  Preset accesses to the parcel are by way of N. Pamplico Hwy and W. Lynhurst Rd. The map amendment to this parcel will not have an effect on traffic flow for the area.

• Florence County Comprehensive Plan:
  Currently, the subject property is located in a Rural Preservation area according to the Comprehensive Plan Future Land Use Map. The request for the map amendment to Rural Community District (RU-1) is consistent with the Comprehensive Plan Future Land Use Map, which depicts this area as Rural Preservation. Although the Rural Preservation land use has agricultural residential use as primary, land uses also include commercial.
PC#2015-13 Text Amendment

- **Subject:** Request For Text Amendments To The Florence County Code of Ordinances, for the purpose of creating a Comprehensive Fee Schedule to reflect all current fees for Florence County Zoning and Planning applications. (DEFERRED)
PC# 2015-14 Text Amendment

• **Subject:** Request for Text Amendments to the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I. – GENERALLY, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts and Section 30-30, Table III: Zoning setbacks, to add new zoning district RU-1A (Rural Community District) with reduced intensity of land uses from the current RU-1 District.

• **Applicant:** Florence County Planning and Building Department

• **Staff Recommendation:** Approve as submitted
PC# 2015-14-Background

STAFF ANALYSIS:

• As the economy continues to improve, new subdivision development requests have been submitted for review and approval; and

• Developers proposing development of land currently zoned as RU-1, Rural Community District, have raised the public awareness of existing, adjacent neighborhoods on the potential impact that an RU-1 zoning designation represents with respect to uses that are not desirable in the densely populated areas close to city limits; and

• In their meeting on Thursday, July 9, 2015, the Committee of the Florence County Council on Public Service & County Planning requested Planning staff to propose a new zoning district to address the public concerns expressed about RU-1 zoning.
Therefore, the following sections in the Florence County Code of Ordinances, Chapter 30, Zoning Ordinance shall be amended as presented:

Chapter 30 - ZONING ORDINANCE

• ARTICLE II. - ZONING DISTRICT REGULATIONS
  DIVISION 1. – GENERALLY
  o Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts.
  o Sec. 30-30. - Table III: Zoning setbacks.
PC# 2015-15 Text Amendment

• SUBJECT: Request For Text Amendments To The Florence County Code of Ordinances, For The Purpose Of Formally Creating The Unzoned District (UZ) (DEFERRED)
Request for Plan/Plan Approval

PC#2015-06

• Subject: Request for Sketch Plan approval for Oakdale Duplexes

• Location: Property is located on Meadows Road and Lake Oakdale Road

• Tax Map Number: 00052, Block 01, a portion of Parcel 005

• Council District(s): 9; County Council

• Engineer: Aligned Engineering, Inc.
# Request for Plan/Plan Approval

**PC#2015-06**

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<thead>
<tr>
<th><strong>Applicant:</strong></th>
<th>South Florence Developers &amp; Gary Finklea</th>
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<tr>
<td><strong>Zoning/ Land Area:</strong></td>
<td>R-2/ Approx. 60.12 acres</td>
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<td><strong>Water/Sewer:</strong></td>
<td>The City of Florence will provide water and sewer services</td>
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<td><strong>Adjacent Waterways/ Bodies of Water:</strong></td>
<td>There is existing waterway/body adjacent to the property.</td>
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<td><strong>Flood Zone:</strong></td>
<td>The property is not located in a flood zone.</td>
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<td><strong>Staff Recommendation:</strong></td>
<td>Denial</td>
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The map amendment for this parcel was approved June 18, 2015, which rezoned the parcel from Rural Community District (RU-1) to Residential Single Family District (R-2). The parcel is currently zoned Residential Single Family District (R-2) and does not permit Duplexes.
Other Business

• None
**Director’s Report**

- Summary Plats
- Building Reports
Executive Session

Adjournment