Florence County Planning Commission
October 27, 2015

Florence County Council Chambers
6:30 PM
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 September 22, 2015 (Pages 2-5)
III. Public Hearings

Zoning Map Amendments:

- **PC#2015-18** Map Amendment requested by James E. and Phyllis P. Andrews to change the zoning district designation for property located at W. Palmetto St., Florence, SC as shown on Florence County Tax Map No. 00076, Block 01, Parcel 083 from Rural Community District (RU-1) to General Commercial District (B-3). (Pages 6-11)

- **PC#2015-19** Map Amendment requested by Danielle Washington to change the zoning district designation for property located at 505 Davis St., Lake City, SC as shown on Florence County Tax Map No. 00169, Block 31, Parcel 311 from Multi-Family Residential District (R-4) to Rural Community District (RU-1). (Pages 12-18)
• V. Other Business:

None

• VI. Director’s Report:

Summary Plats (Pages 19-20)

Building Reports (Page 21)

• VII. Executive Session

• VIII. Adjournment
PC# 2015-18

- **Subject:** Map amendment request from Rural Community District (RU-1) to General Commercial District (B-3)
- **Location:** W. Palmetto St., Florence, SC
- **Tax Map Number:** 00076, Block 01, Parcel 083
- **Council District(s):** 4; County Council
- **Applicant:** Greg Hendrick
- **Land Area:** Approximately 19.67 acres
- **Staff Recommendation:** Approve as submitted
PC#2015-18 Location Map
PC# 2015-18 Aerial Map
PC #2015-18 Public Hearing Notice
PC#2015-18 Front View of Property
PC#2015-18 Left View from Property
PC#2015-18 Across Street from Property
PC#2015-18 Right View from Property
PC#2015-18 Rear View from Property
PC# 2015-18 - Background

Staff Analysis:

- **History**
The Rural Community District (RU-1) and General Commercial District (B-3) zoning reflects the original zoning of the parcel with the Zoning Ordinance and Maps from the early 1990’s, prior to the consolidation of Municipal and County Planning Departments. The approximate acreage for B-3 is 4.67, the remaining zoned RU-1, and total acreage for the parcel is 19.67. This parcel has not made prior application of the Planning Commission or Board of Zoning Appeals.

For an adjacent parcel, Planning Commission in November 1999, voted unanimously to recommend approval of the map amendment to General Commercial District (B-3) from Rural Community District (RU-1), 00076-01-065, on West Palmetto Street. Subsequently, County Council approved on January 20, 2000 a map amendment to General Commercial District (B-3). The requested map amendment was for development of a marine business.

- **Existing and Proposed Zoning:**
The subject parcel currently has a commercial structure on the front portion with the remaining portion, vacant and currently zoned Rural Community District (RU-1). The parcel is contiguous to Rural Community District (RU-1) and General Commercial District (B-3). The applicant has requested a map amendment to General Commercial District (B-3).

The General Commercial District (B-3) offers a wide range of land uses which includes but is not limited to residential, agricultural, manufactured homes, multi-family, professional services, restaurants, retail, as well as gas stations, liquor stores, bars/nightclubs and certain forms of adult entertainment. The applicant has plans to develop multi-family housing, which is not a permitted land use, in the existing Rural Community District (RU-1).
Existing and Proposed Zoning Continued:
The Multi-Family Residential District (R-5 & R-5A) allows for higher density residential development including but not limited to: townhouses, multi-family, manufactured home parks, recreational facilities and educational uses, without the commercial uses that the General Commercial District (B-3) has as permitted land uses. The land uses in these districts are strictly residential in nature.

A split-zoned parcel is a parcel or lot with two or more zoning designations. As previously stated, currently a portion of the existing parcel is General Commercial District (B-3) with the majority being Rural Community District (RU-1). Rezoning the remaining portion of the parcel to General Commercial District (B-3) would eliminate any potential problems that split-zoning could cause in the future.

Traffic Review:
Present access to the parcel is by way of West Palmetto Street. The map amendment for this parcel could have a minimal effect on traffic flow in 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 General Commercial District (B-3) is consistent with the Comprehensive Plan Future Land Use Map, which depicts this area as Rural Preservation. Rural Preservation, while a residential land use in general, also contains land uses and zone districts with permitted commercial development.
PC# 2015-19

• **Subject:** Map amendment request from Multi-Family Residential District, Limited (R-4) to Rural Community District (RU-1)

• **Location:** 505 Davis St., Lake City, SC

• **Tax Map Number:** 00169, Block 31, Parcel 311

• **Council District(s):** 1; County Council

• **Applicant:** Danielle Washington

• **Land Area:** Approximately 1 acre

• **Staff Recommendation:** Approve as submitted
PC#2015-19 Location Map
PC#2015-19 Zoning Map
PC# 2015-19 Aerial Map
PC# 2015-19 Lake City Vicinity Map
PC #2015-19 Public Hearing Notice
PC#2015-19 Front View of Property
PC#2015-19 Left View from Property
PC#2015-19 Across Street from Property
PC#2015-19  Right View from Property
PC# 2015-19 - Background

Staff Analysis:

- History
  The Multi-Family Residential District, Limited (R-4) 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, namely 00169-31-012, 605 Davis Street and 00169-31-065, 626 Moore Street, requested and were granted a Map Amendment in May 2008 and November 2005 respectively from R-3 to RU1 for the same purpose; to place a manufactured home on the parcel. Within 1000 feet of the proposed map amendment, is a Manufactured Home Park Azalea Acres, with 138 lots, in the Unzoned District.

Planning Commission, in 2005, voted unanimously to deny the map amendment for 626 Moore Street; however, County Council approved the map amendment as submitted, on February 2, 2006. Planning Commission in 2008, voted unanimously to approve the map amendment for 605 Davis Street, with the inclusion of an adjacent parcel, 00169-31-012, owned by the same family, Burgess. County Council on July 17, 2008, approved the map amendment as submitted, for the one parcel, 605 Davis Street.
**PC# 2015-19 – Background Continued**

- **Existing and Proposed Zoning:**
  The subject parcel is currently vacant and zoned Multi-Family Residential District, Limited (R-4). The parcel is contiguous to Rural Community District (RU-1) and Multi-Family Residential District, Limited (R-4). The parcel is approximately one (1) acre within the County of Florence. The applicant has requested a map amendment for the parcel to Rural Community District (RU-1).

  Rural Community District (RU-1) 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 a manufactured home to be placed on the property which would not be allowed in the existing Multi-Family Residential District, Limited (R-4).

- **Traffic Review:**
  Present access to the parcel is by way of Davis Street. The map amendment for this parcel should not have an impact on traffic flow in 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.
• Other Business
  – None
• Director’s Report
  – Summary Plats
  – Building Reports
• Executive Session
• Adjournment