



Florence County Planning Commission November 17, 2015

Florence County Council Chambers
6:30 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, November 17, 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 October 27, 2015 (Pages 3-5)**

- **III. Public Hearings**

Road Renaming:

- **PC#2015-17 Renaming of Pound Road in Florence as shown on Florence County Tax Map Number 00185, Block 01, Parcel 041 to Humane Lane. (Pages 6-7)**
- **PC#2015-20 Renaming of Early Lane in Florence as shown on Florence County Tax Map Number 00216, Block 01, Parcels 010 and 021 to Natty's Way. (Pages 8-9)**

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Zoning Map Amendment:

- **PC#2015-21 Map Amendment requested by Arnold J. Smith to change the zoning district designation for property located on Alligator Rd., Effingham, SC as shown on Florence County Tax Map Number 00126, Block 01, Parcels 085 and 086 from Single-Family Residential District (R-3) to General Commercial District (B-3). (Pages 10-14)**

Text Amendment:

- **PC#2015-22 Text Amendments to the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, SECTION 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, Sector 81: Other Services (Except Public Administration). (Pages 15-17)**

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- **V. Other Business:**

Review and Approval of the 2016 Planning Commission Meeting Calendar (Page 18)

- **VI. Director's Report:**

Summary Plats (Pages 19-20)

Building Reports (Page 21)

- **VII. Executive Session**

- **VIII. Adjournment**

PC# 2015-17

- **Subject:** Renaming of Pound Road to Humane Lane
- **Location:** Off Friendfield Road, Effingham, SC
- **Tax Map Number:** 00185, Block 01, Parcel 041
- **Council District(s):** 2; County Council
- **Applicant:** Florence County
- **Staff Recommendation:** Approve as submitted

PC#2015-17 Aerial Map



PC#2015-17 Background

Staff Analysis:

The applicant is proposing to rename Pound Road, an existing road located in Effingham, SC to Humane Lane.

This road is a county maintained road located off Friendfield Road in Effingham, SC.

The road is shown to exist on Florence County Tax Map Number 00185, Block 01, Parcel 041.

PC#2015-17 Background Continued

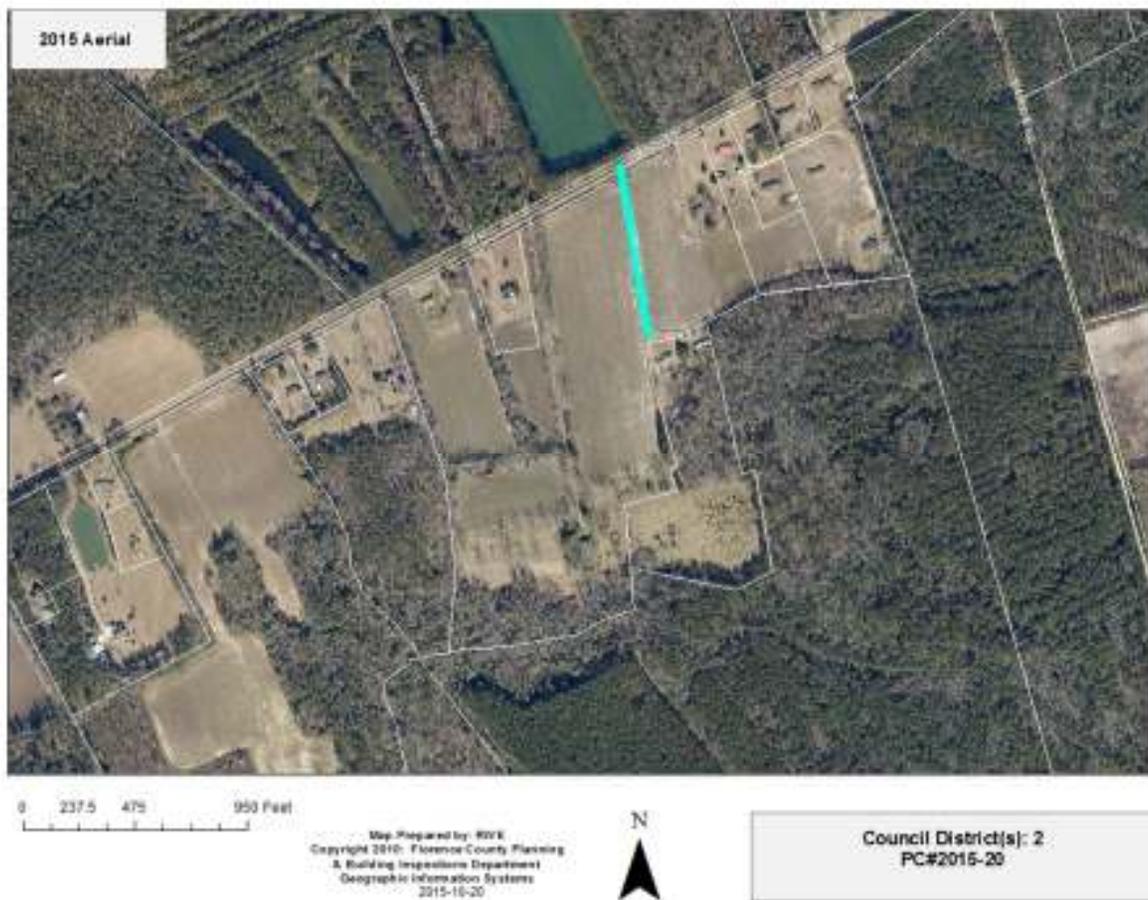
Findings:

1. The request was made by the property owner's representative.
2. The applicant was advised of 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.

PC# 2015-20

- **Subject:** Renaming of Early Lane to Natty's Way
- **Location:** Off Lebanon Road, Effingham, SC
- **Tax Map Number:** 00216, Block 01, Parcels 010 and 021
- **Council District(s):** 2; County Council
- **Applicant:** Garland G. Stutts, Jr. and Nathaniel O. Turner, Jr.
- **Staff Recommendation:** Approve as submitted

PC# 2015-20 Aerial Map



PC# 2015-20 Background

Staff Analysis:

The applicants are proposing to rename Early Lane, an existing road located in Effingham, SC to Natty's Way.

This road is a county maintained road located off Lebanon Road in Effingham, SC.

The road is shown to exist on Tax Map Number 00216, Block 01, Parcels 010 and 021.

PC#2015-20 Background Continued

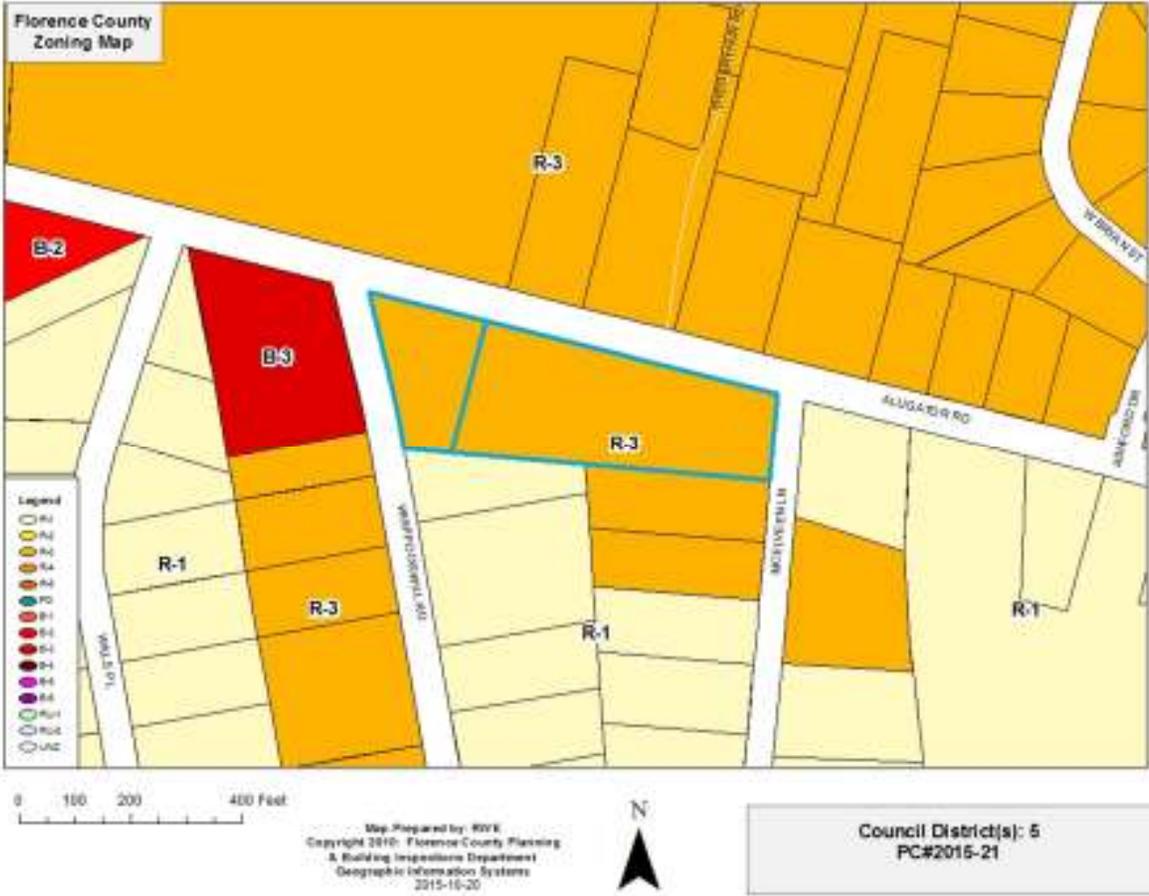
Findings:

1. The request was made by the property owners.
2. The applicants were advised of 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.

PC# 2015-21

- **Subject:** Map amendment request from Single Family Residential District (R-3) to General Commercial District (B-3)
- **Location:** Alligator Road, Florence, SC
- **Tax Map Number:** 00126, Block 01, Parcels 085 & 086
- **Council District(s):** 5; County Council
- **Applicant:** Arnold J. Smith
- **Land Area:** 3.40 Acres
- **Staff Recommendation:** Approve as submitted

PC#2015-21 Zoning Map



PC# 2015-21 Aerial Map



PC #2015-21 Public Hearing Notice



PC#2015-21 Front View of Property



PC#2015-21 Left View from Property



PC#2015-21 Across Street from Property



PC#2015-21 Right View from Property



PC#2015-21 Rear View from Property



PC# 2015-21 – Background Continued

Staff Analysis:

- Existing and Proposed Zoning:

A commercial structure is located on Tax Map Number 00126, Block 01, Parcel 086, with the other subject parcel being vacant. Both parcels are currently zoned Single Family Residential District (R-3). The applicant has requested a map amendment to General Commercial District (B-3). The subject parcels are adjacent to a General Commercial District (B-3).

- Florence County Comprehensive Plan:

Currently, the subject properties are located in a Suburban Development area according to the Comprehensive Plan Future Land Use Map. A Suburban Development designation allows commercial development; therefore, the request for the map amendment to General Commercial District (B-3) is consistent with the Comprehensive Plan Future Land Use Map.

- Traffic Review:

Present access to the parcels is by way of Alligator Road. The map amendment for these Parcels could have a minimal effect on traffic flow in the area.

PC# 2015-22

- **Subject:** [Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Section 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, Sector 81: Other Services (Except Public Administration)].
- **Applicant:** Florence County Planning and Building Department
- **Staff Recommendation:** Approve as submitted

PC# 2015-22 Background

STAFF ANALYSIS:

As the economy continues to improve, new commercial development requests have been submitted for review and approval.

A request has been received for an Auto repair & maintenance business on a parcel that is currently zoned Office and Light Industrial District (B-5). This land use is not permitted in a B-5 zoning district.

The Auto repair & maintenance and Other repair categories are permitted in the General Commercial (B-3) and Central Commercial (B-4) Districts, which have less restrictions than the (B-5) district.

Similar uses permitted in the (B-3) district are permitted in the (B-5) district currently in Chapter 30 of the Florence County Code of Ordinances.

Therefore, the following sections in the Florence County Code of Ordinances, Chapter 30, Zoning Ordinance shall be amended as presented:

PC# 2015-22 Background Continued

Chapter 30 – ZONING ORDINANCE

- ARTICLE II. – ZONING DISTRICT REGULATIONS
 - DIVISION 1. – GENERALLY
 - Section 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts
 - Sector 81: Other Services (except Public Administration)

- **Other Business**
 - Review and Approval of the 2016 Planning Commission Meeting Calendar
- **Director's Report**
 - Summary Plats
 - Building Reports
- **Executive Session**
- **Adjournment**