Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, March 24, 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 January 27, 2015

III. Public Hearings

   Comprehensive Plan Map Amendment/Zoning Map Amendment:

PC#2015-01 Comprehensive Plan Map Amendment request by South Florence
Developers, LLC to change the land use designation for property
north of Meadors Rd., at the intersection of Meadors Rd. and Lake
Oakdale Dr., Florence, SC, as shown on Florence County Tax Map
No. 00652, Block 01, Parcel 005 from RUP, Rural Preservation to RP,
Residential Preservation. (gray)

PC#2015-02 Rezoning request by South Florence Developers, LLC to change the
zoning district designation for property located north of Meadors Rd.,
at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence,
SC as shown on Florence County Tax Map No. 00652, Block 01,
Parcel 005 from RU-1, Rural Community District to R-2, Single-
Family Residential District. (ivory)

PC#2015-03 Comprehensive Plan Land Use Map Amendment to change the Flood
Hazard District to reflect the newly Adopted 2014 Flood Zones. (filar)

IV. Requests for Plan/Plan Approval:

None
V. Other Business:
   None
VI. Director's Report:
   • Summary Plats
   • Building Reports
VII. Executive Session (if needed)
VIII. Adjournment
PC# 2015-01

- **Subject:** Comprehensive Plan Map Amendment to change the land use map designation for property in Florence County located from Rural Preservation to Residential Preservation.

- **Tax Map Number** 00052, Block 01, Parcel 005
PC# 2015-01 Cont’d.

- **Council District(s):** 9; County Council
- **Applicant:** South Florence Developers, LLC
- **Land Area:** 1 parcel, approximately 60.12 acres
PC# 2015-01 Aerial Map
PC# 2015-01 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 Residential Preservation.

Staff’s Justification/Reason for the proposed amendment is to accommodate R-2 zoning.
PC# 2015-01
Staff Recommendation

• Approve as submitted.
PC#2015-02

- **SUBJECT:** Rezoning request from RU-1, Rural Community District to R-2, Single Family Residential District

- **LOCATION:** Property is located on Meadors Rd. and Lake Oakdale Drive, Florence, SC

- **TAX MAP NUMBER:** 00052, Block 01, Parcel 005

- **COUNCIL DISTRICT(S):** 9; County Council

- **OWNER OF RECORD:** South Florence Developers & Gary Finklea
APPLICANT: South Florence Developers & Gary Finklea

LAND AREA: 60.12 Acres

WATER /SEWER AVAILABILITY: Water and sewer are provided by the City of Florence

ADJACENT WATERWAYS/BODIES OF WATER OF WATER: There is existing waterway/ body of water adjacent to the property.

FLOOD ZONE: The property is not located in a Flood zone.
PC#2015-02-Location Map
PC#2015-02-Aerial Map

Map Prepared by: RWE
Copyright 2010: Florence County Planning & Building Inspections Department
Geographic Information Systems
2015-02-06

Council District(s): 9
PC#2015-02

0 195 390 780 Feet
PC#2015-02-Comprehensive Plan Map
PC#2015-02 Public Hearing Notice
PC#2015-02-Site Photograph of Property
PC#2015-02-Site Photograph of Property
PC#2015-02-Site Photograph of Property
PC#2015-02-Site Photograph of Property
• **STAFF ANALYSIS:**

**Existing Land Use and Zoning:**
The subject property is currently vacant and zoned RU-1, Rural Community District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject property to R-2, Single Family Residential District.
Surrounding Land Use and Zoning:

North: Single-Family Residential/R-1/Vacant Land/RU-1/Florence County
South: Vacant Land/RU-1/ Florence County
West: Vacant Land/Mobile Homes/RU-1/Florence County
East: Single-Family Residential/R-1/Florence County
Transportation Access and Circulation:
Present access to the property is by the way of Meadows Rd. and Lake Oakdale Drive.

Traffic Review:
The rezoning of this property will have a minimal effect on traffic flow for the area.
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 RU-1 to R-2.

The request for the zoning amendment to R-2 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 Industrial 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 RU-1 to R-2 will be in compliance.
R-2, Single-Family Residential District: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single family dwellings and related support uses.
PC#2015-02
Staff Recommendation

Approve as submitted.
PC# 2015-03

- **Subject:** Comprehensive Plan Land Use Map Amendment to change the Flood Hazard District to reflect the newly adopted 2014 Flood Zones.

- **Tax Map Number** N/A
PC# 2015-03 Cont’d.

- Council District(s): All Districts
- Applicant: Florence County Planning Commission
- Land Area: Approximately 151.3 sq. mi.
PC# 2015-03-Land Use Map
PC# 2015-03 Background

Staff Analysis:

• The Federal Emergency Management Agency (FEMA) updated the Flood Insurance Rate Maps (FIRM for Florence County.

• The previous amount of land area for the flood hazard district was approximately 170.2 square miles.
STAFF ANALYSIS:

• These Maps are used for flood insurance rate purposes and regulate how development occurs in these areas.

• Florence County was required to adopt these maps to comply with FEMA regulations.

• These maps became effective after being adopted by Florence County Council on December 16, 2014.
PC# 2015-03
Staff Recommendation

• Approve as submitted.
Request for Plat/Plan Approval

• None
Other Business

• None
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment