Florence County Planning Commission
February 23, 2016

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 November 17, 2015

III. Public Hearings

   **Zoning Map Amendment:**

   **PC#2016-01** Map Amendment requested by Chandler Investment Properties, Inc to change the zoning district designation for property located on W. Palmetto St., Florence, SC as shown on Florence County Tax Map No. 00076, Block 01, Parcel 083 from General Commercial District (B-3) to Planned Development District (PD).
PC#2016-02 Map Amendment requested by the Governing Council to zone properties inclusive of all unzoned properties in Council Districts Five and Six bounded by Freedom Boulevard, Jefferies Creek, Francis Marion Road, Wickerwood Road, Flowers Road, Pamplico Highway, South Vance Drive, Furches Avenue, and the westernmost boundary of Council District Six that connects Furches Avenue and Freedom Boulevard, Florence, SC from Unzoned to the following Zoning Designations of Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office And Light Industrial District (B-5).

Text Amendment:

PC#2016-03 Text Amendment to the Land Use Element of the Comprehensive Plan, to include the RU-1A zoning district.
I. Requests for Plat/Plan Approval:

**PC#2016-04** Sketch Plan Approval requested by West Florence Holdings, LLC for West Lakes Subdivision Phase 4 located off of Lake Russell Dr., Florence shown on Florence County Tax Map No. 00053, Block 01, a portion of Parcel 001.

II. Other Business:
   - None

III. Director’s Report:
   - Summary Plats
   - Building Reports

IV. Executive Session

V. Adjournment
PC# 2016-01

- **Subject:** Map amendment request from General Commercial District (B-3) to Planned Development District (PD)
- **Location:** W. Palmetto St., Florence, SC
- **Tax Map Number:** 00076, Block 01, Parcel 083
- **Council District(s):** 4; County Council
- **Applicant:** Chandler Investment Properties, Inc.
- **Land Area:** 18.25 Acres
- **Staff Recommendation:** Approve as submitted
PC#2016-01 Location Map
PC#2016-01 Front View of Property
PC#2016-01 Left View from Property
PC#2016-01 Across Street from Property
PC#2016-01 Right View from Property
PC#2016-01 Rear View from Property
PC#2016-01 Background

• **Staff Analysis:**

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

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.
PC# 2016-02

• **Subject:** Zoning amendment request to Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office and Light Industrial District (B-5)

• **Location:** Properties bounded by Freedom Boulevard, Jefferies Creek, Francis Marion Road, Wickerwood Road, Flowers Road, Pamplico Highway, South Vance Drive, Furches Avenue, and the westernmost boundary of Council District Six that connects Furches Avenue and Freedom Boulevard.

• **Tax Map Number:** See Attachment “A” - Property Owners’ Information

• **Council District(s):** 5 & 6; County Council

• **Applicant:** Governing Council

• **Land Area:** 1,089 Parcels

• **Staff Recommendation:** Approve as submitted
PC# 2016-02 Location Map
PC# 2016-02 Zoning Boundary Map
PC#2016-02 Public Hearing Notice
PC#2016-02 Public Hearing Notice
PC#2016-02 Public Hearing Notice
PC# 2016-02 Background
PC#2016-02 Background

• Staff Analysis:

Existing Land Use and Zoning:
The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, institutional uses, commercial uses, industrial uses and vacant land. The subject area properties are currently unzoned.

Proposed Land Use and Zoning:
The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable property uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.

The proposed request is to zone the subject area properties to, Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office and Light Industrial District (B-5).
PC# 2016-03

• **Subject:** Request for text amendments to the Florence County Comprehensive Plan Land Use Element to include zoning district RU-1A, (Rural Community District).

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

• **Staff Recommendation:** Approve as submitted
PC# 2016-03 Background

• **Staff Analysis:**

District RU-1A was adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-29, Table II and Section 30-30, Table III on November 19, 2015.

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.

There is a need for a rural zoning district in and adjacent to zoned areas and municipal city limits that allow rural community zoning protection with reduced intensity of land uses from the current RU-1 District.
The Land Use Designations of the Land Use Element of the Comprehensive Plan must include all Florence County zoning districts.

The Single and Multi-Family Residential, Commercial, Sales and Service, Future Land Use Designations and Objectives and Zoning Districts Interpretation sections shall be amended to include District RU-1A. The text on the referenced pages of the Land Use Element shall be amended as follows:
FLORENCE COUNTY COMPREHENSIVE PLAN – LAND USE
Single- and Multi- Family Residential

The future land use classifications that shall include residential uses are listed below. For a description of the future land use categories, see page 41.

Residential Preservation (RP), permitted zoning: R-1, R-2, R-3, R-3A and PD;
Variable Residential (VR), permitted zoning: R-3, R-3A, R-4, R-5, R-5A and PD;
Rural Preservation (RUP), permitted zoning: RU-1, RU-1A, RU-2 and PD;
Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, RU-1A and PD;
Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, RU-1A and PD.

Appendix F (page 77) includes the description of each zoning district.
Commercial, Sales and Service

The future land use classifications that shall include commercial uses are listed below. For a description of the future land use categories, see page 41.

Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, **RU-1A** and PD;
Commercial Growth and Preservation (CGP), permitted zoning: B-3, B-4, and PD;
Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, **RU-1A** and PD;
Urban Development (UD), permitted zoning: B-4 and PD;
Flood Hazard District (FHD), permitted zoning: all zoning upon special review.

Appendix F (page 77) includes the description of each zoning district.
Future Land Use Designations and Objectives

**Rural Preservation (RUP)** – Protect and sustain existing rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting. *(Zoning Districts Permitted: RU-1, RU-1A, RU-2, PD)*

**Transitional Growth and Preservation (TGP)** – Protect and sustain existing commercial areas, including property values and amenities, and provide areas along important corridors or at key community points that are expected to have increasing economic significance. *(Zoning Districts Permitted: B-1, B-2, RU-1, RU-1A, PD)*

**Suburban Development (SD)** – Provide areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole. *(Zoning Districts Permitted: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, RU-1A, PD)*
Appendix A:  Zoning Districts Interpretations

RU-1, Rural Community District. The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents. The minimum lot acre for this zoning district is 15,000 sq. ft. for residential or non-residential use.

RU-1A, Rural Community District. The intent of this district is the same as RU-1 except to reduce intensity of land uses.
PC# 2016-04

• SUBJECT: Request for Sketch plan approval for Subdivision Phase 4
• LOCATION: Off Lake Russell Drive
• TAX MAP NUMBER: 00053, Block 01, Parcel 001
• COUNCIL DISTRICT(S): 4; County Council
• ENGINEER: Aligned Engineering, Inc.
• APPLICANT: West Florence Holdings, LLC.
• ZONING/ LAND AREA: Unzoned/ Approximately 6 acres
• WATER /SEWER AVAILABILITY: The City of Florence will provide water and sewer services.
• ADJACENT WATERWAYS/ BODIES OF WATER: There does not appear to be any waterway/body of water adjacent to the property.
• STAFF RECOMMENDATION: Approve as submitted
PC# 2016-04 Sketch Plan
PC# 2016-04 Background

• **Staff Analysis**
The subdivider desires to subdivide property along extensions of Lake Wateree and Lake Moultrie Drives.

**Transportation Access and Circulation:**
Present access to this property is from Lake Wateree and Lake Moultrie Drives.

**Traffic Review:**
Based on the applicant’s request to develop 11 residential lots, the additional traffic could have a minimal impact on the current traffic flow.

**TECHNICAL REVIEW MEETING-FEBRUARY 9, 2016:**
The Technical Review Committee recommended approval based on necessary modifications and corrections from the West Florence Fire Department and the Florence County Planning Department.
• Other Business
• Director’s Report
  – Summary Plats
  – Building Reports
• Executive Session
• Adjournment