Florence County Planning Commission
April 26, 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 February 23, 2016

III. Public Hearings

Text Amendments:

PC#2016-05 Text Amendment to the Florence County Code of Ordinances, Chapter 21, NUISANCES, Sec. 21-4. – Voluntary abatement (c) And (d).
I. Requests for Plat/Plan Approval:

   **PC#2016-07**  Sketch Plan Approval requested by West Florence Holdings, LLC for West Lakes Subdivision Phases 5 & 6 located off Lake Wateree Dr., Florence, shown on Florence County Tax Map No. 00053, Block 01, a portion of Parcel 001.

   **PC#2016-08**  Sketch Plan Approval requested by Robert F. Harrell, Jr. for Summergate Phase II-A located off Summergate Dr., Florence, shown on Florence County Tax Map No. 00097, Block 01, a portion of Parcel 017.

II. Other Business:

   - None
I. Director’s Report:
   - Summary Plats
   - Building Reports

II. Executive Session

Adjournment
PC# 2016-05

• **Subject:** Request for text amendments to the Florence County Code of Ordinances, Chapter 21, NUISANCES, Sec. 21 -4. – Voluntary abatement (c) and (d).

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

• **Staff Recommendation:** Approve as submitted
PC# 2016-05 Background

• **Staff Analysis:**

The Planning Codes Enforcement Official issues summons and presents them directly before the Florence County Magistrate Court for the County Building and Zoning Departments.

The Florence County Nuisance Ordinance requires the County Planning Department to pay a fee to the County Magistrate’s office to prepare civil papers and an additional fee to the County Sheriff’s office to serve the paperwork.

The Planning Codes Enforcement Division receives approximately 100 complaints annually.

To promote consistent Administrative Procedures within the Planning and Building Department, nuisance violations should be handled in the same manner as building and zoning violations.
Therefore, the Florence County Code of Ordinances, Chapter 21, NUISANCES, Sec. 21-4. – Voluntary abatement (c) and (d) shall be amended as follows:

Chapter 21 – NUISANCES

ARTICLE I. – IN GENERAL

Sec. 21-4. – Voluntary abatement.

(c) In the event that the owner or offending occupant:
   Refuses to respond to the notice,
   Fails to execute the abatement agreement, or
   Breaches the abatement agreement,
The Planning/Code Enforcement Director may direct that a summons be issued for a hearing in Florence County Magistrate Court so the owner or offending occupant can show why a penalty petition the chief magistrate for Florence County for a rule to the owner or offending occupant to show cause why actions to abate the nuisance should not be taken by the owner or offending occupant and/or a civil penalty not to exceed $200.00 per day should not be imposed.

(d) The sheriff’s department will be responsible for serving the initial notice and the show cause documents.
PC# 2016-07

- **SUBJECT:** Request for Sketch plan approval for West Lakes Subdivision Phase 5 & 6
- **LOCATION:** Off Lake Wateree Drive
- **TAX MAP NUMBER:** 00053, Block 01, portion of Parcel 001
- **COUNCIL DISTRICT(S):** 4; County Council
- **ENGINEER:** Aligned Engineering, Inc.
- **APPLICANT:** West Florence Holdings, LLC.
- **ZONING/ LAND AREA:** Unzoned/ Approximately 28 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# 2016-07 Sketch Plan
PC# 2016-07 Background

- **Staff Analysis**
  The developer desires to subdivide property along extensions of Lake Wateree Drive.

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

  **Traffic Review:**
  Based on the applicant’s request to develop 76 residential lots, the additional traffic could have a minimal impact on the current traffic flow.

**TECHNICAL REVIEW MEETING-APRIL 13, 2016:**
The Technical Review Committee recommended approval based on necessary modifications and corrections from the West Florence Fire Department.
PC# 2016-08

- **SUBJECT:** Request for Sketch plan approval for Summergate Subdivision Phase II-A
- **LOCATION:** Off Summergate Drive
- **TAX MAP NUMBER:** 00097, Block 01, portion of Parcel 017
- **COUNCIL DISTRICT(S):** 3; County Council
- **ENGINEER:** Engineering Consultants, Inc.
- **APPLICANT:** Robert F. Harrell, Jr.
- **ZONING/ LAND AREA:** Unzoned/ Approximately 20.5 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# 2016-08 Sketch Plan
PC# 2016-08 Background

- **Staff Analysis**
  The developer desires to subdivide property along extensions of Summergate Drive and Breakwater Drive.

  **Transportation Access and Circulation:**
  Present access to this property is from Summergate Drive.

  **Traffic Review:**
  Based on the applicant’s request to develop 32 residential lots, the additional traffic could have a minimal impact on the current traffic flow.

**TECHNICAL REVIEW MEETING-APRIL 13, 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.
• Director’s Report
  – Summary Plats
  – Building Reports
• Executive Session
• Adjournment