Florence County Planning Commission
February 26, 2019

Florence County Council Chambers
6:00 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 October 23, 2018

III. Public Hearings

   Zoning Map Amendment:

   PC#2019-01  Map Amendment requested by the Governing Council to create zoning designations for properties located on West Lucas Street, Mechanicsville Road, North Cashua Drive, North Douglas Street, Interstate Blvd., North Ogden Street, Edwards Circle, Ham Court, Pecan Street, Nance Road, Autumn Lane, Gibbs Avenue, North Adair Drive, West McArthur Avenue, North Tobin Drive, New Hope Drive, McNeil Drive, Barnwell Drive, West Kirby Drive, White Avenue, West Monticello Drive, West Haskell Avenue, West Whittier Circle, West Brookgreen Drive.
PC#2019-01

• **Subject:** Zoning amendment request to R-3A, Single-family Residential District; R-5A, Multifamily Residential District; B-3, General Commercial District; B-5, Office and Light Industrial District; RU-1A, Rural Community District.

• **Location:** Properties located on West Lucas Street, Mechanicsville Road, North Cashua Drive, North Douglas Street, Interstate Blvd., North Ogden Street, Edwards Circle, Ham Court, Pecan Street, Nance Road, Autumn Lane, Gibbs Avenue, North Adair Drive, West McArthur Avenue, North Tobin Drive, New Hope Drive, McNeil Drive, Barnwell Drive, West Kirby Drive, White Avenue, West Monticello Drive, West Haskell Avenue, West Whittier Circle, West Brookgreen Drive.

• **Tax Map Numbers:** See Property Owners’ Information Spreadsheet

• **Council District(s):** 3; County Council

• **Applicant:** Governing Council

• **Staff Recommendation:** Approval of the request
PC#2019-01 Proposed Zoning for Phase IV

Legend
- Phase IV New
- R-3A
- R-5A
- B-3, GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- RU-1A
- City of Florence Municipal Boundary
- Roads

This data is for Reference Use Only. Florence County will not be held liable for any damages caused by the use of this data.

County Council Boundary Source:
2011 County Council Redistricting Plan (Plan 3)
Reviewed by the US Dept. of Justice
with no objections stated.
PC#2019-01 Public Notice

Florence County Planning Commission
Public Meeting
Tuesday, February 26, 2019 at 6:00 p.m.
County Complex, Room 803, located at 180
N. Irby St., Florence
For information regarding the below issue,
please call (843) 676-8600.

PC#2019-01T
Map Amendments requested by the Governing Council to create a zoning designation for properties located on West Lucas Street, Mechanicsville Road, North Cashua Drive, North Douglas Street, Interstate Blvd., North Odgen Street, Edwards Circle, Ham Court, Peninsula Street, Nance Road, Autumn Lane, Gibbon Avenue, North Adale Drive, West McArthur Avenue, North Tabla Drive, New Hope Drive, McNeil Drive, Barrywell Drive, West Kirby Drive, White Avenue, West Monticello Drive, West Haskell Avenues, West Whitner Circle, West Brookgreen Drive.
The subject property is a vacant convenience store and zoned R-3, Single-Family Residential District.

Proposed Land Use and Zoning: The proposal is to rezone the subject property to B-3, General Commercial District, for future Commercial Opportunities.
Surrounding Land Use and Zoning:

West: Commercial Business/B-3/Town of Timmonsville
PC#2019-01-Site Photograph of Properties
PC#2019-01-Site Photograph of Properties
PC#2019-01-Site Photograph of Properties
PC#2019-01-Site Photograph of Properties
PC#2019-01-Site Photograph of Properties
PC#2019-01-Site Photograph of Properties
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Chapter 30-Zoning Ordinance:
The intent of the proposed zoning districts are as follows:

- **R-3A, Single-family Residential:** The intent of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

- **R-5A, Multifamily Residential District:** The intent of this district is to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

- **B-3, General Commercial District:** The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

- **B-5, Office and Light Industrial District:** The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

- **RU-1A, 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.
STAFF RECOMMENDATION:

Staff recommends approval of the zoning amendment request to Planning Commission based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.
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.

III. Public Hearings

Text Amendment:

PC#2019-02 Request for text amendments to The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE V. – SIGN REGULATIONS, Sec. 30-202. – Signs On Private Property., Table VIII Number, Dimension, and Location of Permitted Signs, by Zoning District.
Table VIII Number, Dimension, and Location of Permitted Signs, By Zoning District

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>All Residential Zones</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
<th>B-4</th>
<th>B-5/B-6</th>
<th>RU-1</th>
<th>RU-2</th>
<th>INS(B)</th>
<th>UZ(I)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other(J)</td>
<td>1(A)</td>
<td>1</td>
<td>1</td>
<td>1(K)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1(A)</td>
<td>1</td>
</tr>
</tbody>
</table>

K. Parcels which border an Interstate may have one on premise sign not more than 100 feet in height and not more than 672sq.ft in area. This sign will be in addition to the one permitted on premise sign. Frontage roads do not affect continuity of an interstate border.
PC#2019-02-View of Freestanding Sign
PC#2019-02-View of Freestanding Sign
Subject: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE V.–SIGN REGULATIONS, Sec. 30-202. – Signs On Private Property., Table VIII Number, Dimension, And Location Of Permitted Signs, By Zoning District.

Applicant: Florence County

Staff Recommendation: Approval of the Request
IV. Other Business:

• None

V. Director’s Report:

• Summary Plats (October, November, December 2018 and January 2019)

• Building Reports (October, November, December 2018 and January 2019)

VI. Adjournment