

**Agenda**  
**Florence County Planning Commission Meeting**  
**Tuesday, February 23, 2010**  
**6:30 P.M.**  
**City/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 City/County Complex and on the information board at the entrance of the Planning, Zoning, and Building Inspections Department building.

- I. Call to Order
- II. Review and Motion of Minutes: Meeting of January 26, 2010
- III. Public Hearings

Comprehensive Plan: None

Map Amendment: PC#2010-01

Map amendment No. 2010-01 requested by D. Aubrey Richardson on behalf of KAT-ROX, LLC to assign a zoning district designation for property located off of Pamlico Hwy. and S. Flanders Rd., Florence shown on Florence County Tax Map No. 90147, Block 3, Parcel 66 to PD, Planned Development District. (yellow)

Text Amendments: None

- IV. Plat/Plan Requests: None
- V. Other Business: None
- VI. Director's Report:
  - Building Report
  - Summary Plats

VII. Executive Session (if needed)

VIII. Adjournment



# PC# 2010-01

**Subject:** Zoning request to PD, Planned Development from Un-zoned. PD-2010-01-Site Plan

**Location:** Property located at the end of South Flanders Road and Pamplico Hwy

**Tax Map Number:** 90147, Block 03, Parcel 066

**Council District(s):** 5, County Council

**Owner of Record:** KAT-ROX LLC.

**Applicant:** Aubrey Richardson

**Land Area:** Approximately 22.08 acres



# PC# 2010-01 Background

The subject property is currently undeveloped timberland. The property is currently un-zoned.

The applicant proposes to zone the subject property to PD, Planned Development to facilitate a Townhome development.

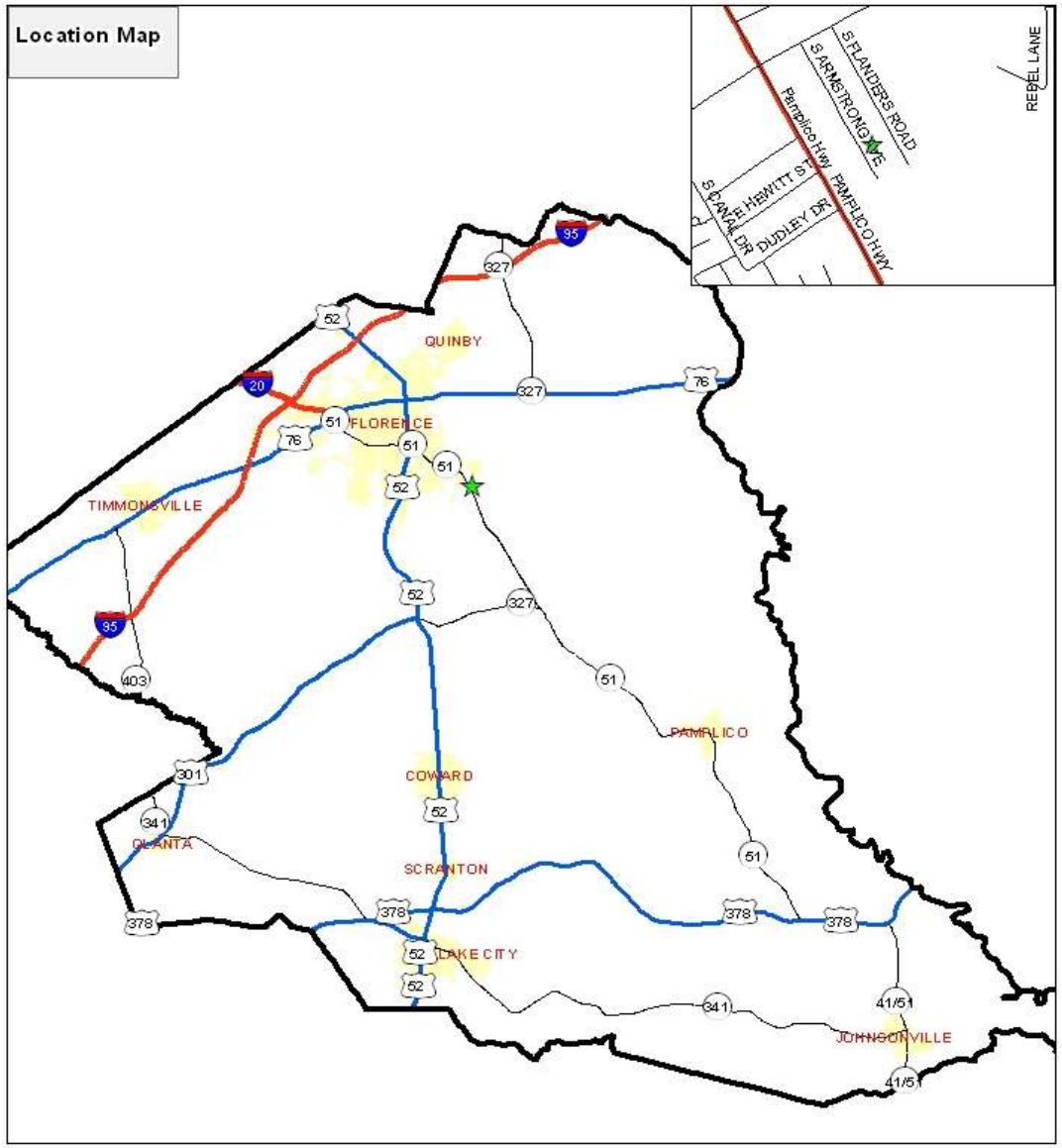
This project was originally approved as a commercial condo project. The applicant is requesting to change the zoning of the property from un-zoned to PD, Planned Development District to restrict the property to Townhome use only.

Emergency access to the property will be by way of South Flanders Ave. and Pamplico Hwy.

Water and Sewer services will be provided by the City of Florence Public Works.

The proposed change in zoning should have little effect on the traffic flow along Claussen Road, however the entrance onto Pamplico Hwy. may cause an increase in traffic flow.



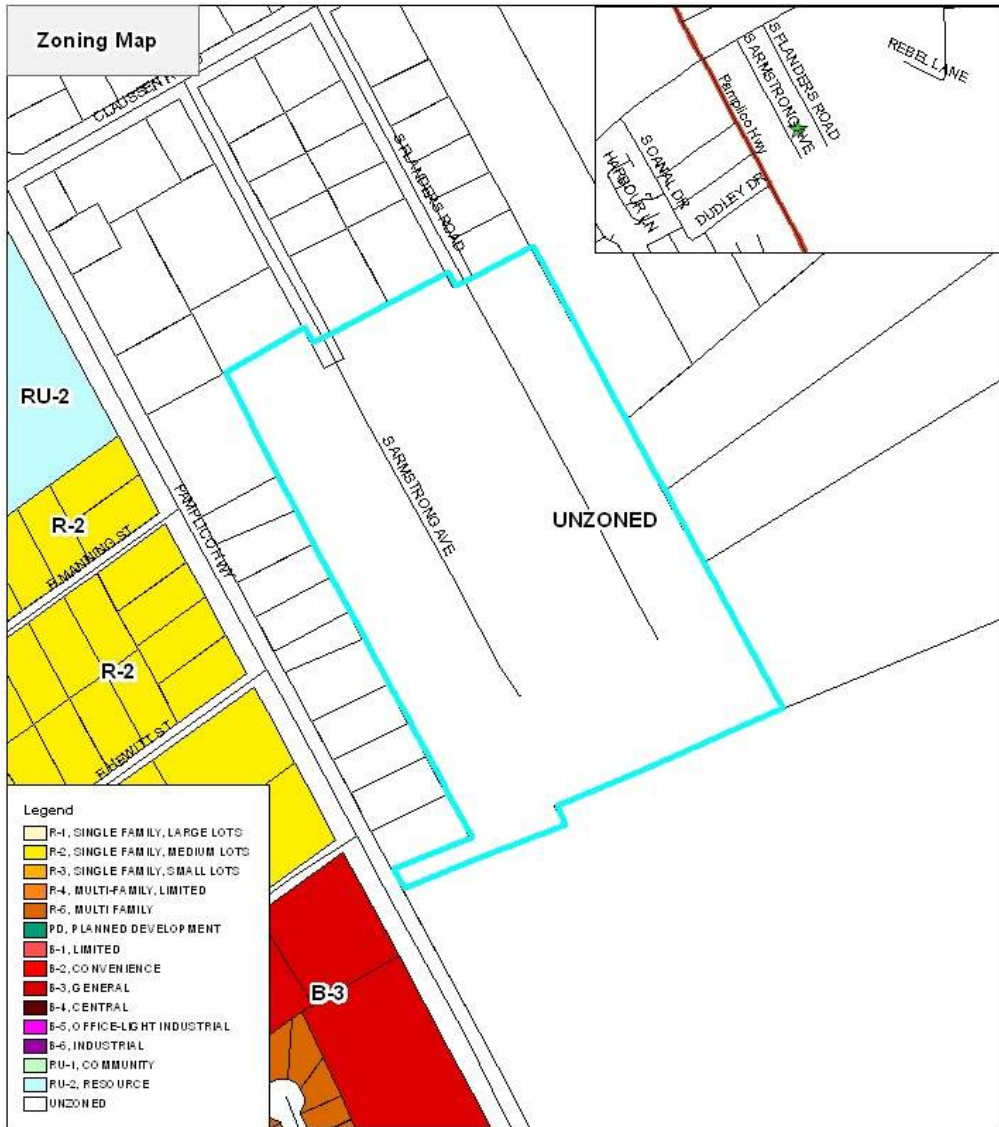


Map Prepared by: RWE  
 Copyright 2007: Florence County/Municipal Planning  
 & Building Inspections Department  
 Geographic Information Systems  
 2007



**COUNTY COUNCIL DISTRICT(S): 5**  
**PC#2010-01**





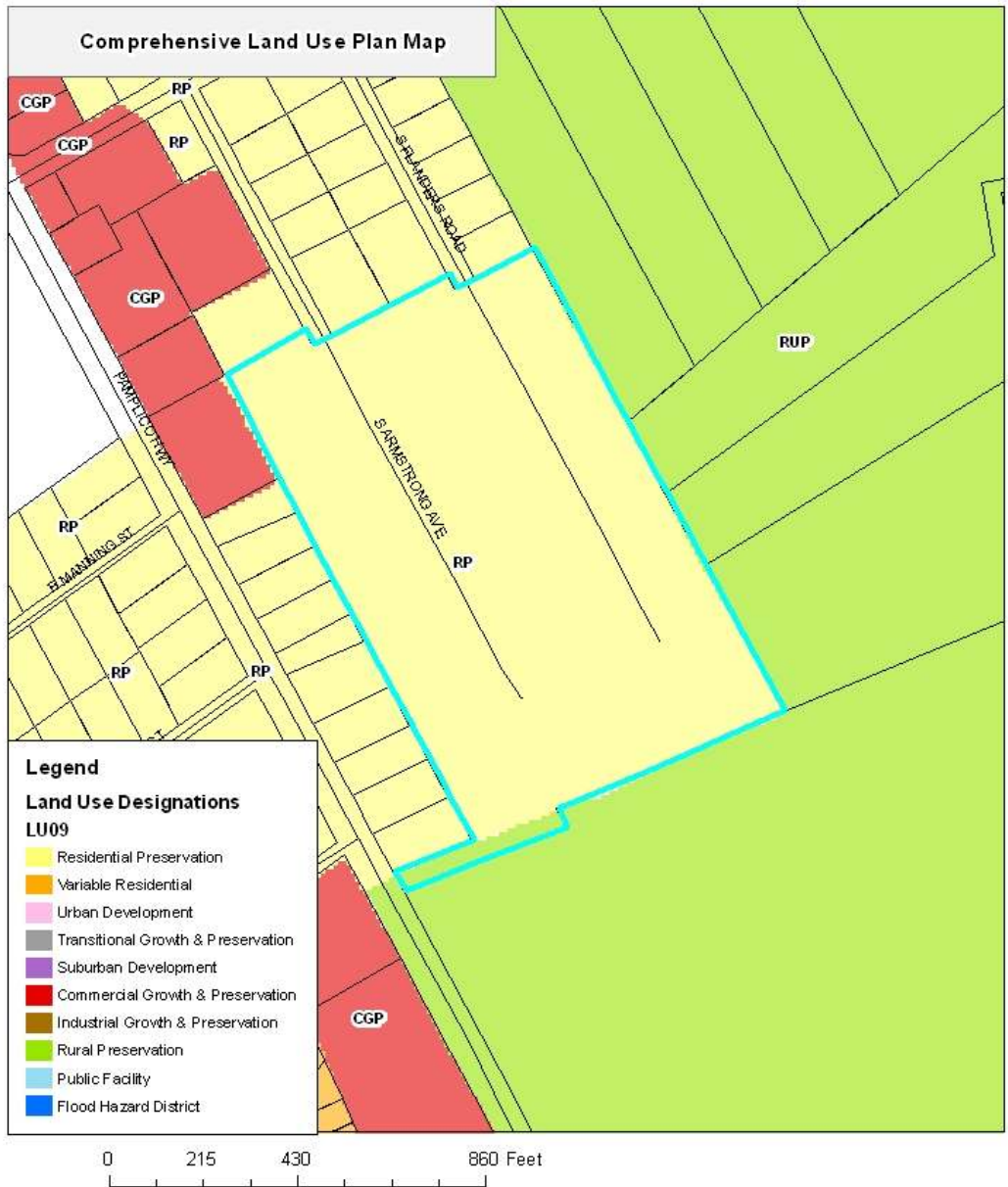
- Legend**
- R-1, SINGLE FAMILY, LARGE LOTS
  - R-2, SINGLE FAMILY, MEDIUM LOTS
  - R-3, SINGLE FAMILY, SMALL LOTS
  - R-4, MULTI-FAMILY, LIMITED
  - R-5, MULTI-FAMILY
  - PD, PLANNED DEVELOPMENT
  - S-1, LIMITED
  - S-2, CONVENIENCE
  - S-3, GENERAL
  - S-4, CENTRAL
  - S-5, OFFICE-LIGHT INDUSTRIAL
  - S-6, INDUSTRIAL
  - RU-1, COMMUNITY
  - RU-2, RESOURCE
  - UNZONED



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COUNTY COUNCIL DISTRICT(S): 5  
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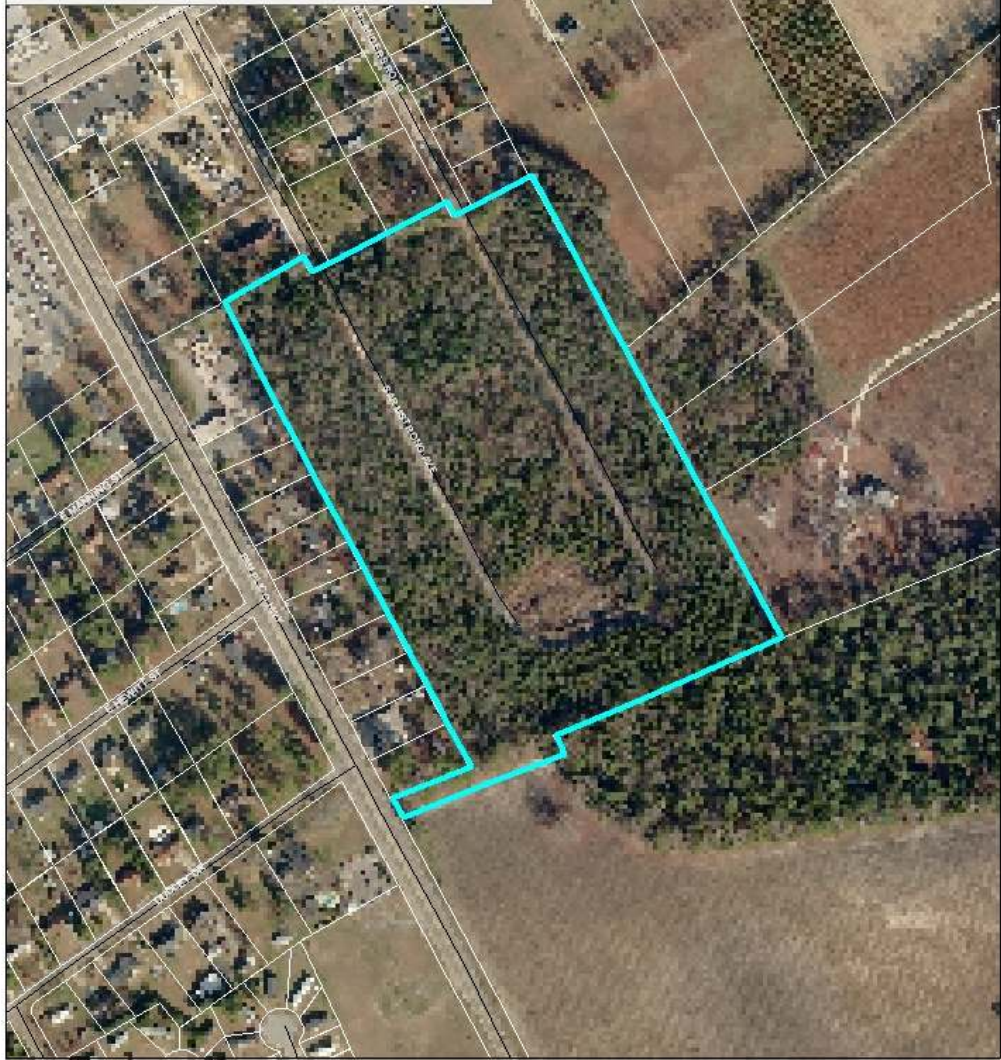
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**COUNTY COUNCIL DISTRICT(S): 5**  
**PC#2010-01**



Florence County 2008 Orthophotography Map



0 150 300 600 Feet



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2007

COUNTY COUNCIL DISTRICT(S): 5  
PC#2010-01







# PC#2010-01 Ordinance

**Allowed Uses (NAICS):** Townhomes (81411)

**Residential Density :** 9.75 Per acre

**Minimum Setback Requirements:**

25 Feet Front

0 and 5 Feet Side (Alternating as shown on PD-2010-01 SITE PLAN)

15 Feet Rear

**Impervious surface ratio:** 50%

**Floor area ratio:** 55%

**Building Heights:** Maximum building height of 38 feet

**Water and sewer:**

Pump station and force main to be conveyed to City of Florence.

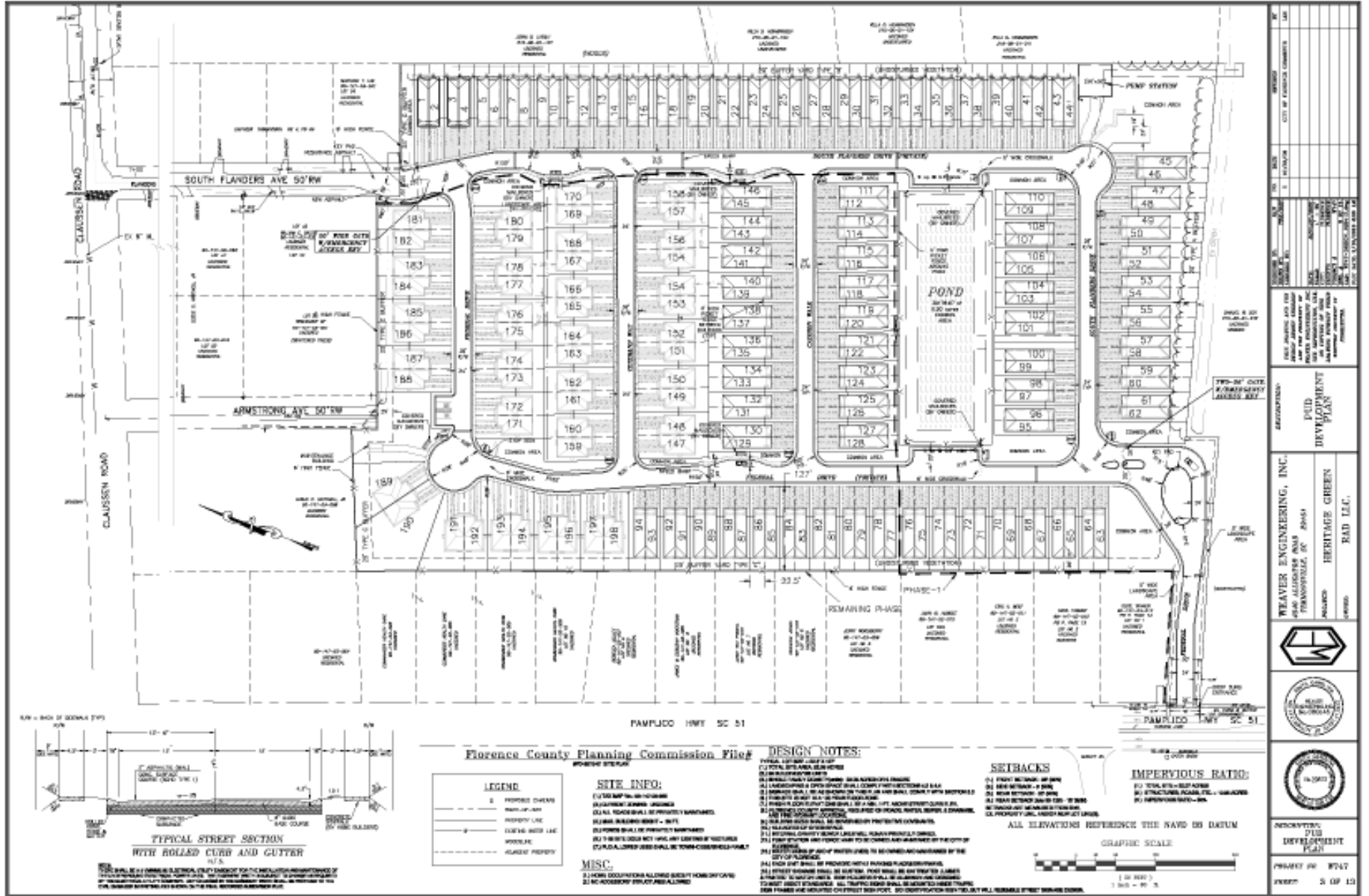
Water mains (6" and 8") water lines to be conveyed to the City of Florence.

All other water and sewer improvements to remain private.

**Storm water:** Storm water system shall remain private

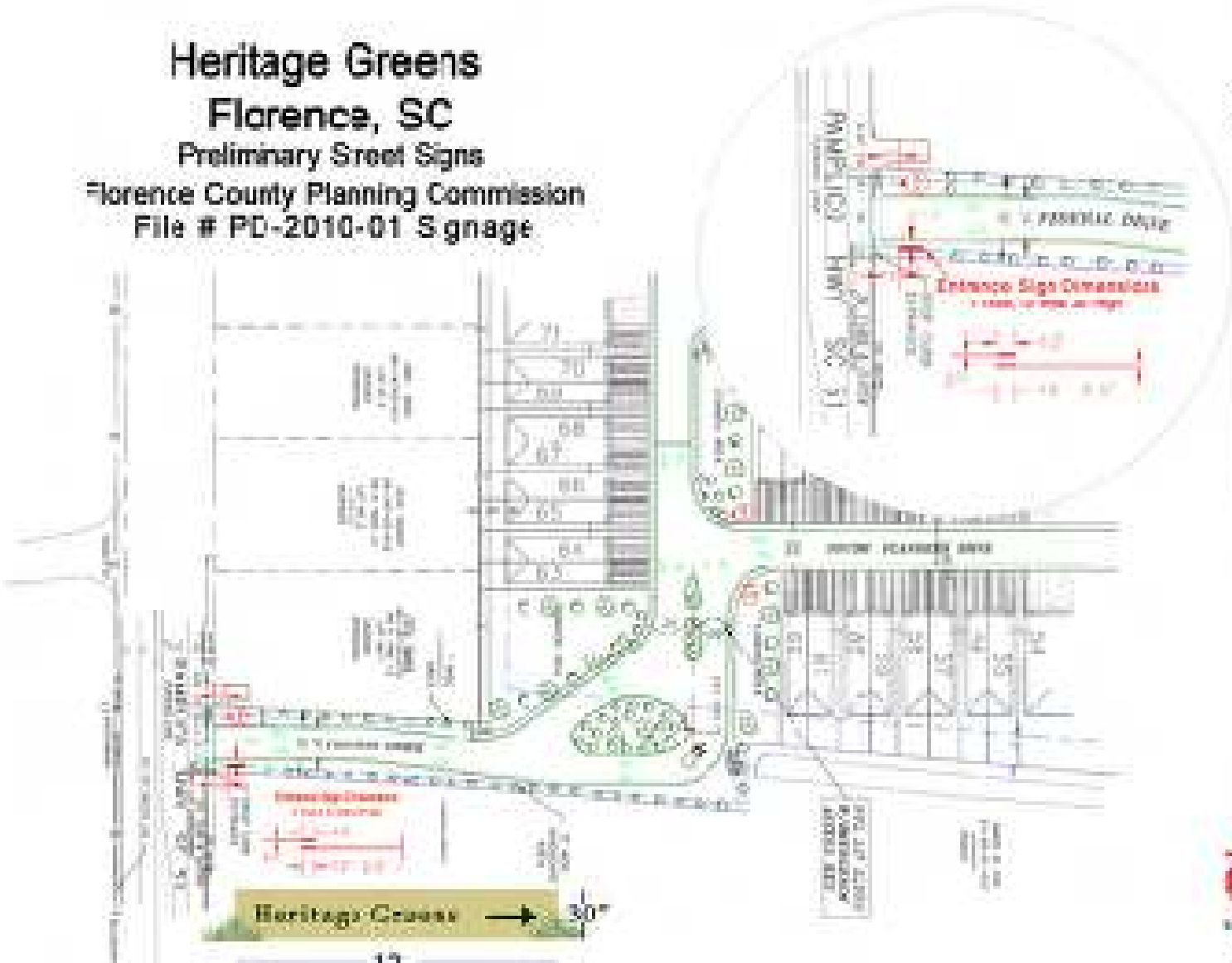


# PC-2010-01- SITE PLAN



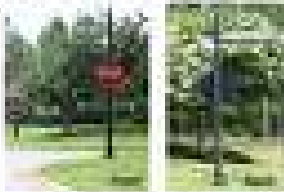
# PC-2010-01-SIGNAGE

**Heritage Greens  
 Florence, SC**  
 Preliminary Street Signs  
 Florence County Planning Commission  
 File # PC-2010-01 Signage



12  
 Illustration of Entrance Sign

Typical Street Signs & Lights



# PC#2010-01

- On February 8, 2010 the Technical Review Committee recommended approval of the PD, Planned Development zoning ordinance.
- The proposed use is compliant with the Comprehensive Plan and staff recommends approval.



# **Director's Report:**

- **Building Report**
- **Summary Plats**



# Adjournment

