

**Agenda**  
**Florence County Planning Commission Meeting**  
**Tuesday, March 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 February 23, 2010
- III. **Public Presentation:**  

Mrs. Teresa Ervin (West Sumter Street Community Association) – West Sumter Street Zoning
- IV. **Public Hearings**  

None
- V. **Requests for Plat/Plan Approval:**
  - PC#2010-02 Request by Jon Senseney on behalf of OM Ships International for a change to the approved PD, Planned Development District in accordance with Section 30-48. (4) c. & f. for property located at 781 St. Andrews Rd., Florence shown on Florence County Tax Map No. 74, Block 1, Parcel 12. (blue)
  
  - PC#2010-03 Request for Subdivision Waiver Approval by Lillie Ann Timmons for property located off of Woodview Rd., Timmonsville shown on Florence County Tax Map No. 57, Block 4, Parcel 51. (ivory)
- VI. **Other Business:**  

None
- VII. **Director's Report:**
  - Building Report
  
  - Summary Plats
- VIII. **Executive Session (if needed)**
- IX. **Adjournment**



# PC# 2010-02

**Subject:** Request to change a PD, Planned Development

**Location:** Property located at 781 St. Andrews Road

**Tax Map Number:** 00074, Block 01, Parcel 012

**Council District(s):** 9, County Council

**Owner of Record:** GBA Ships Florence INC.

**Applicant:** Jonathan Senseney

**Land Area:** Approximately 12.21 acres

**Flood Zone:** N/A Flood Zone X

**Water/Sewer:** City of Florence



# PC# 2010-02

## **Pertinent Code Information:**

Section 30-48 of the Florence County Zoning Ordinance of the Florence County Code states:

Structural alterations significantly affecting the basic size, form, style, and location of a building, as shown on the approved plan, shall be considered a change requiring planning commission approval.

Any change in pedestrian or vehicular access or circulation.



# PC# 2010-02

## **Staff Analysis:**

On August 21, 2008, Florence County Council approved rezoning of the property to PD, Planned Development to facilitate a land use of a church, office building, distribution center, bookstore, and town home units.

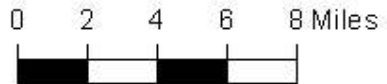
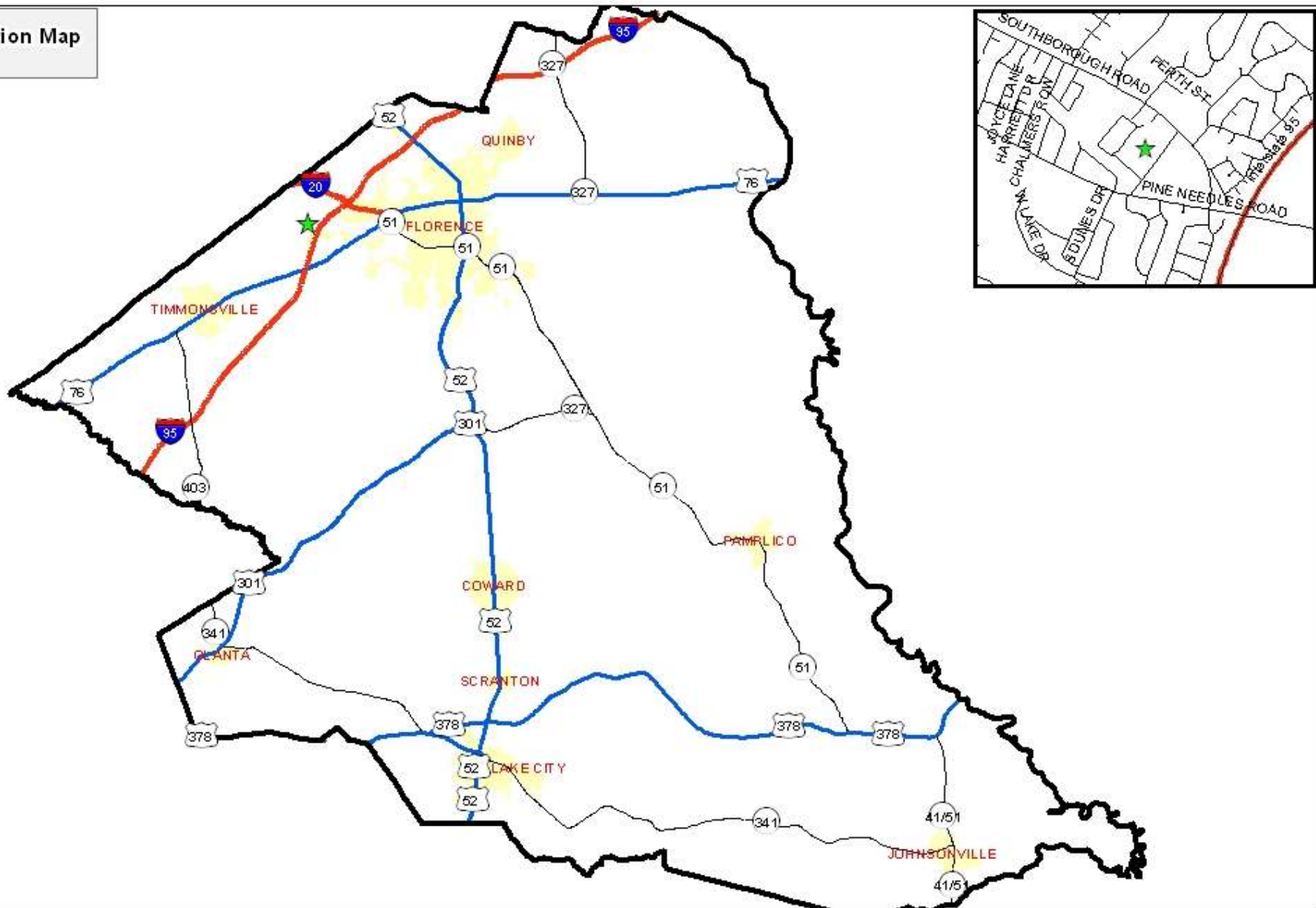
The applicant wishes to modify the layout of the development by moving the road access from Southborough Road to St. Andrews Road. The building footprint and front setback will also change from 30 feet to 25 feet as a result of moving the road access.

Emergency access to the property will be by way of St. Andrews Road.

Based on the South Carolina Department of Transportation's 2009 average daily traffic counts and the Institute of Transportation Engineers' trip generation manual for this use, modifying the road access will not change the current level of service of "B".



Location Map



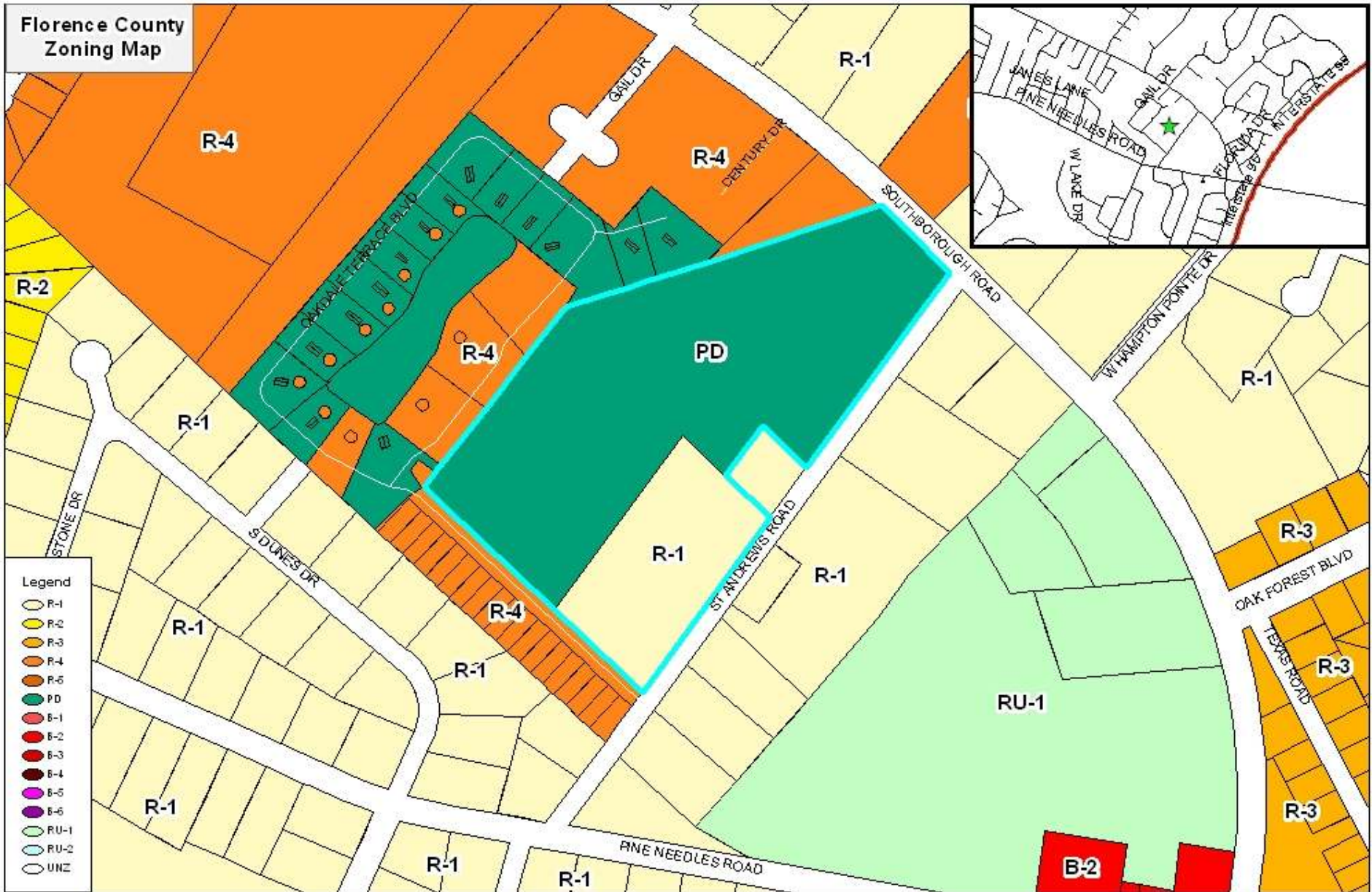
Map Prepared by: RWE  
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Geographic Information Systems  
03/12/2010



COUNTY COUNCIL DISTRICT(S): 9  
PC#2010-02



**Florence County  
Zoning Map**



**Legend**

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- RU-1
- RU-2
- UNZ

0 162.5 325 650 Feet

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**COUNTY COUNCIL DISTRICT(S): 9  
 PC#2010-02**



Florence County  
Comprehensive Land Use Plan Map



**Legend**

**LU Code**

- RP
- VR
- UD
- TGP
- SD
- CGP
- IGP
- RUP
- PF
- FHD

0 150 300 600 Feet

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COUNTY COUNCIL DISTRICT(S): 9  
PC#2010-02



Florence County 2008 Orthophotography Map



0 150 300 600 Feet

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03/12/2010



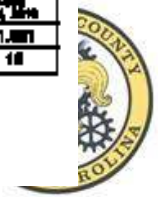
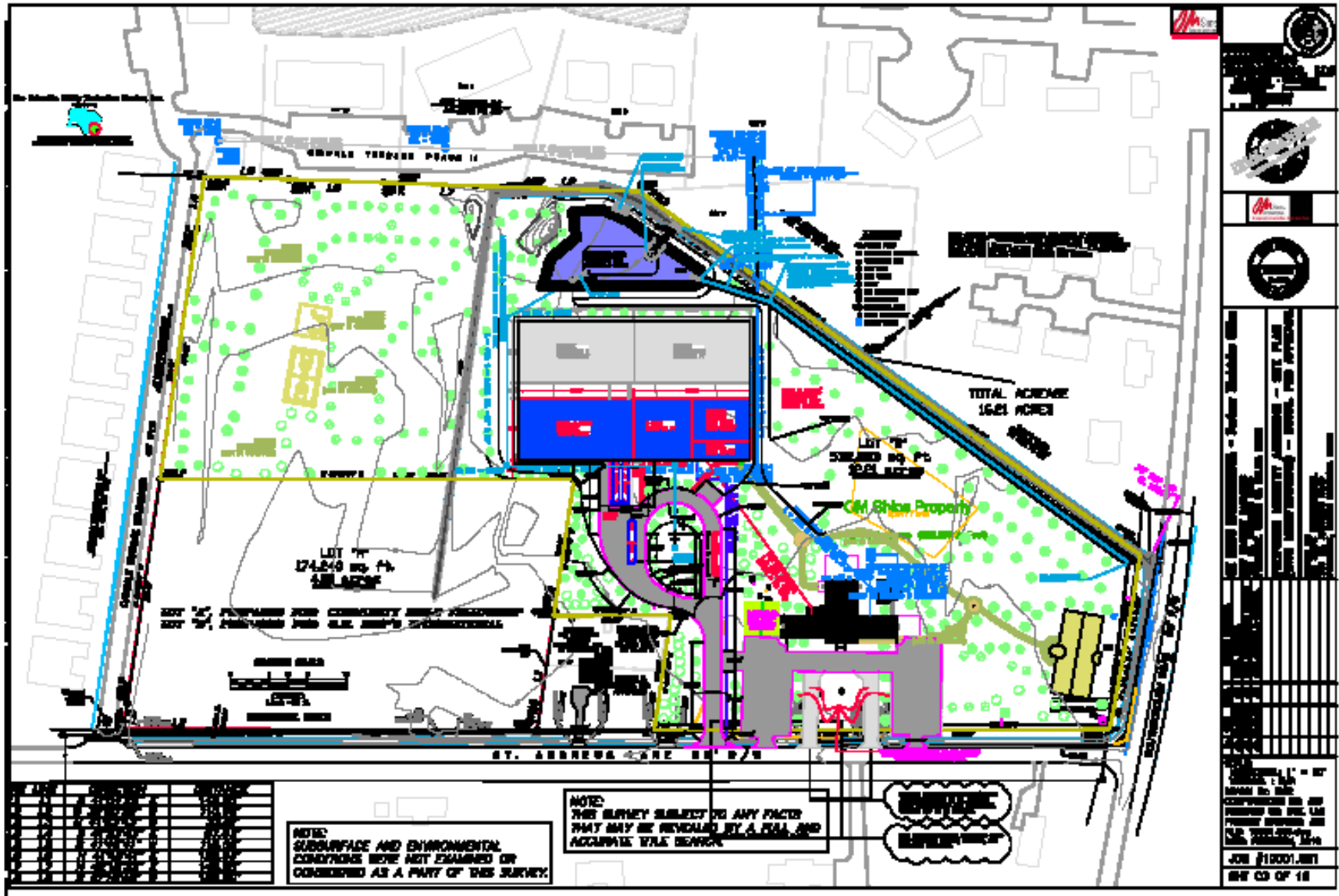
COUNTY COUNCIL DISTRICT(S): 9  
PC#2010-02







# PC-2010-02- SITE PLAN





# PC#2010-02

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



# PC#2010-03

**Request:** A waiver of Section CD 28.6:85 of the Florence County Land Development and Subdivision Ordinance of the Florence County Code

**Applicant:** Lillie Ann Timmons

**Status of the Applicant:** Owner

**Location:** 903 Woodview Road

**Council District:** 4, County District

**School District:** 4

**Size of property:** 10.47 acres

**Present Use/ Zoning:** Residential / Unzoned

**Tax Map Reference:** 00057, Block 04, Parcel 051

**Flood Zone:** N/A Flood Zone X

**Water/ Sewer:** DHEC approval needed





# PC#2010-03

## Waiver Request:

The applicant requests a waiver in order to reduce the required width of a private road access easement from 50 feet to 25 feet.

## Pertinent Code Information:

Section CD 28.6:85 of Florence County Land Development and Subdivision Ordinance of the Florence County Code states:

**If the roadway ties to a county maintained road a 50-foot wide access easement is required.**



# PC#2010-03

## **Surrounding Land Use and Zoning:**

The surrounding land use and zoning consists of residential and undeveloped land in an unzoned area.

## **Staff Analysis:**

The property owner currently has 1 lot with three existing homes and wishes to divide the property into 3 lots in order to establish a single lot for each existing home on site.

Present access to the property is by way of Woodview Road which is a private road with a 25 foot wide easement that ties in to Center Road.





Florence County 2008 Orthophotography Map



0 150 300 600 Feet

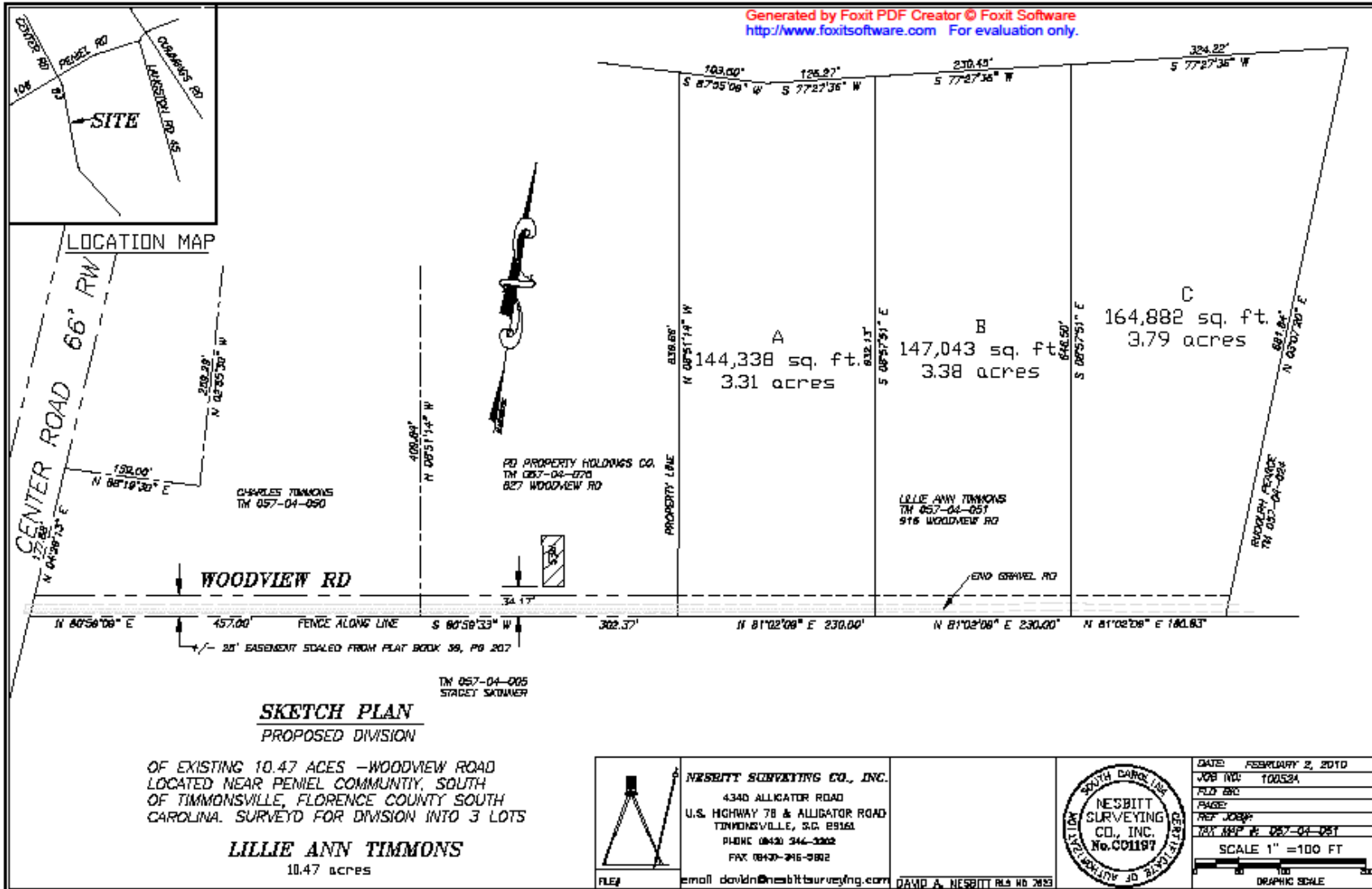
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Geographic Information Systems  
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**COUNTY COUNCIL DISTRICT(S): 4**  
**PC#2010-03**

# PC#2010-03 Plat

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# PC#2010-03

- On March 8, 2010 the Technical Review Committee recommended approval of the waiver for the summary plat





# Director's Report:

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



# Adjournment

