

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
March 23, 2010  
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

**Pertinent Code Information:**

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

- c. Minor changes in approved PD site plans may be approved by the zoning administrator on application by the applicant, upon making a finding that such changes are:
  - 1. In accord with all applicable regulations in effect at the time of the creation of the PD district; or
  - 2. In accord with all applicable regulations currently in effect.
  - 3. Changes less than ten percent from the original requirements.
- d. In reaching a decision as to whether the change will require planning commission approval, the zoning administrator shall use the following criteria:
  - 1. Any increase in intensity or use shall constitute a modification requiring planning commission approval. An increase in intensity of use shall be considered to be an increase in usable floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations.
  - 2. Any change in parking areas resulting in an increase or reduction in the number of spaces approved shall constitute a change requiring planning commission approval.

3. **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.**
4. Any reduction in the amount of open space or buffer area, or any change in the location or characteristics of open space, shall constitute a change requiring planning commission approval.
5. Any change in use from one use group to another shall constitute a change requiring planning commission approval.
6. **Any change in pedestrian or vehicular access or circulation.**

**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".

**Technical Review Meeting Action: March 8, 2010**

The Technical Review Committee recommended approval of the change to the PD, Planned Development zoning ordinance.

**Attachments:**

1. Location map
2. Comprehensive Land Use Plan map
3. Zoning map
4. Aerial photograph
5. Master plan