

**Agenda
Florence County Planning Commission Meeting
Tuesday, April 27, 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 March 23, 2010

III. Public Hearings

Map Amendment:

PC#2010-05 Map amendment No. 2010-05 requested by Bryan Gardner to change the zoning district designation for property located at 3414 James Turner Rd., Effingham shown on Florence County Tax Map No. 127, Block 1, Parcel 12 from R-1, Single-Family Residential District to RU-1, Rural Community District. (lilac)

IV. Requests for Plat/Plan Approval:

PC#2010-06 Request for Summary Plat Approval for 8 lots with a waiver of Section 28.6-85. by Joyce P. Gibson on behalf of Margaret C. Richardson for property located off of Old River Rd., Pamplico shown on Florence County Tax Map No. 401, Parcel 2, Block 11. (green)

V. Other Business:

PC#2009-39 Text amendment request for Article V, Sections 30-205, 30-211 and 30-212 of the Florence County Code of Ordinances for Portable Signs. (yellow)

Discussion on West Sumter Street Zoning

VI. Director's Report:

- Building Report
- Summary Plats

VII. Executive Session (if needed)

VIII. Adjournment

PC# 2010-05

Subject: Rezoning request from R-1, Single-Family Residential District to RU-1, Rural Community District

Location: Property is located at 3414 James Turner Rd., Florence County

Tax Map Number: 00127, Block 01, Parcel 012

Council District(s): 5; County Council

Owner of Record: Bryan Gardner

Applicant: Bryan Gardner

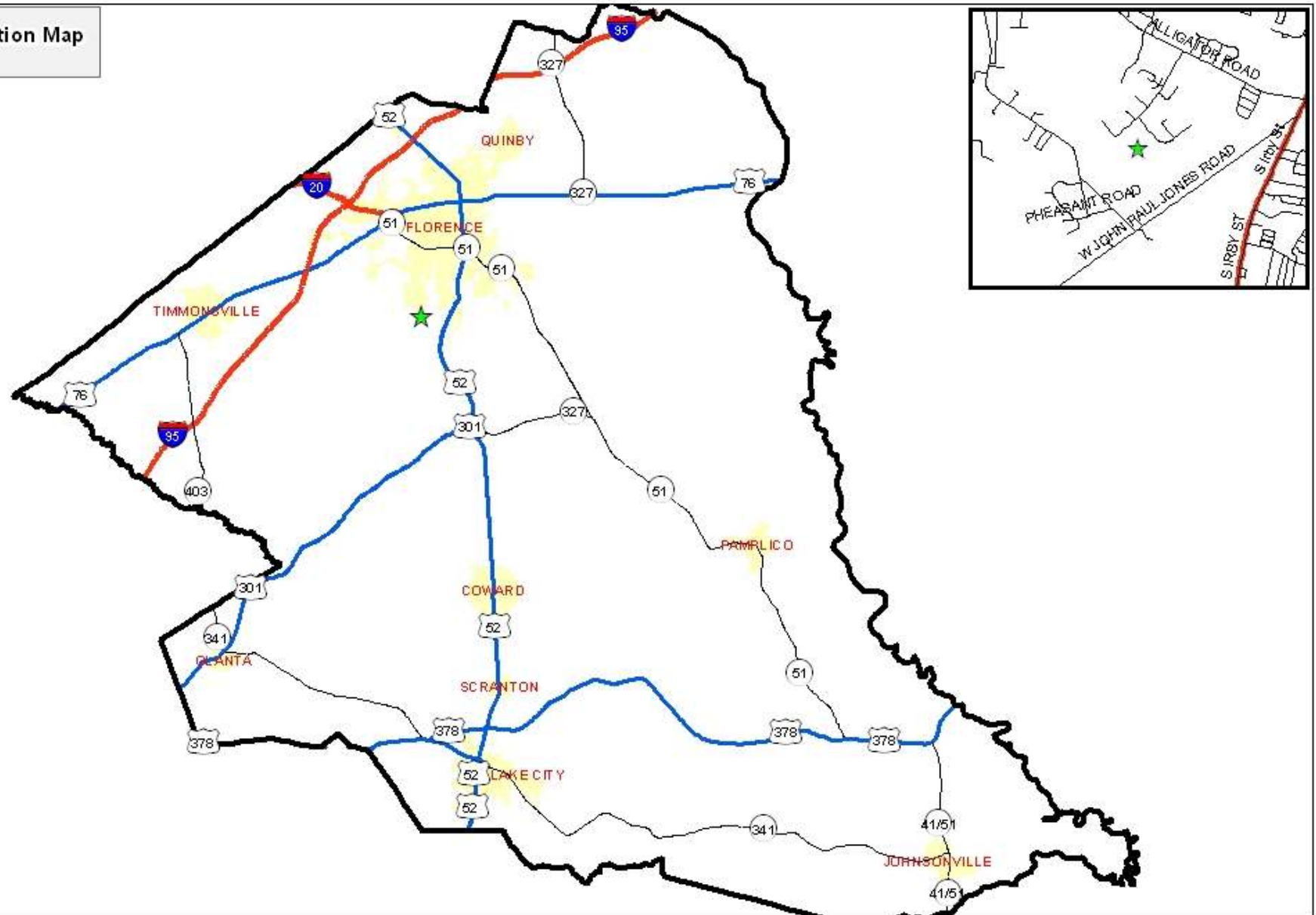
Land Area: 25 acres

PC# 2010-05 Background

- The subject property is currently single-family residential, zoned R-1, Single-Family Residential District.
- The applicant has indicated that the proposed land uses for the site will consist of single-family residential. The applicant is proposing to rezone the subject property to RU-1, Rural Community District
- Present access to the property is by way of James Turner Road.
- The water services are provided by the City of Florence. No public sewer at this time.
- Portion of property is in flood zone AE per flood zone map.

PC#2010-05 - Location Map

Location Map



0 2 4 6 8 Miles

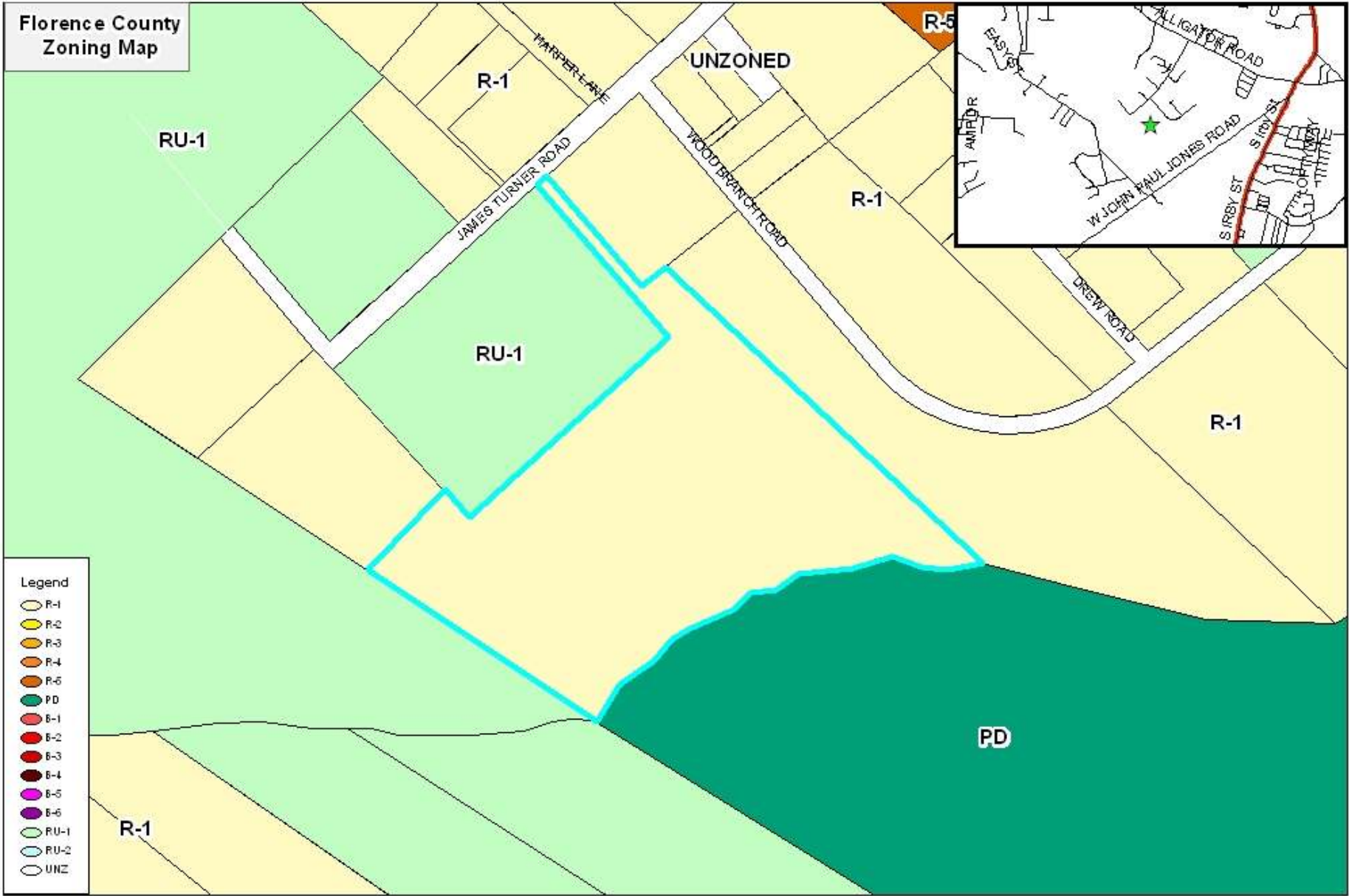


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Geographic Information Systems
04/08/2010



COUNTY COUNCIL DISTRICT(S): 5
PC#2010-05

PC#2010-05 - Zoning Map



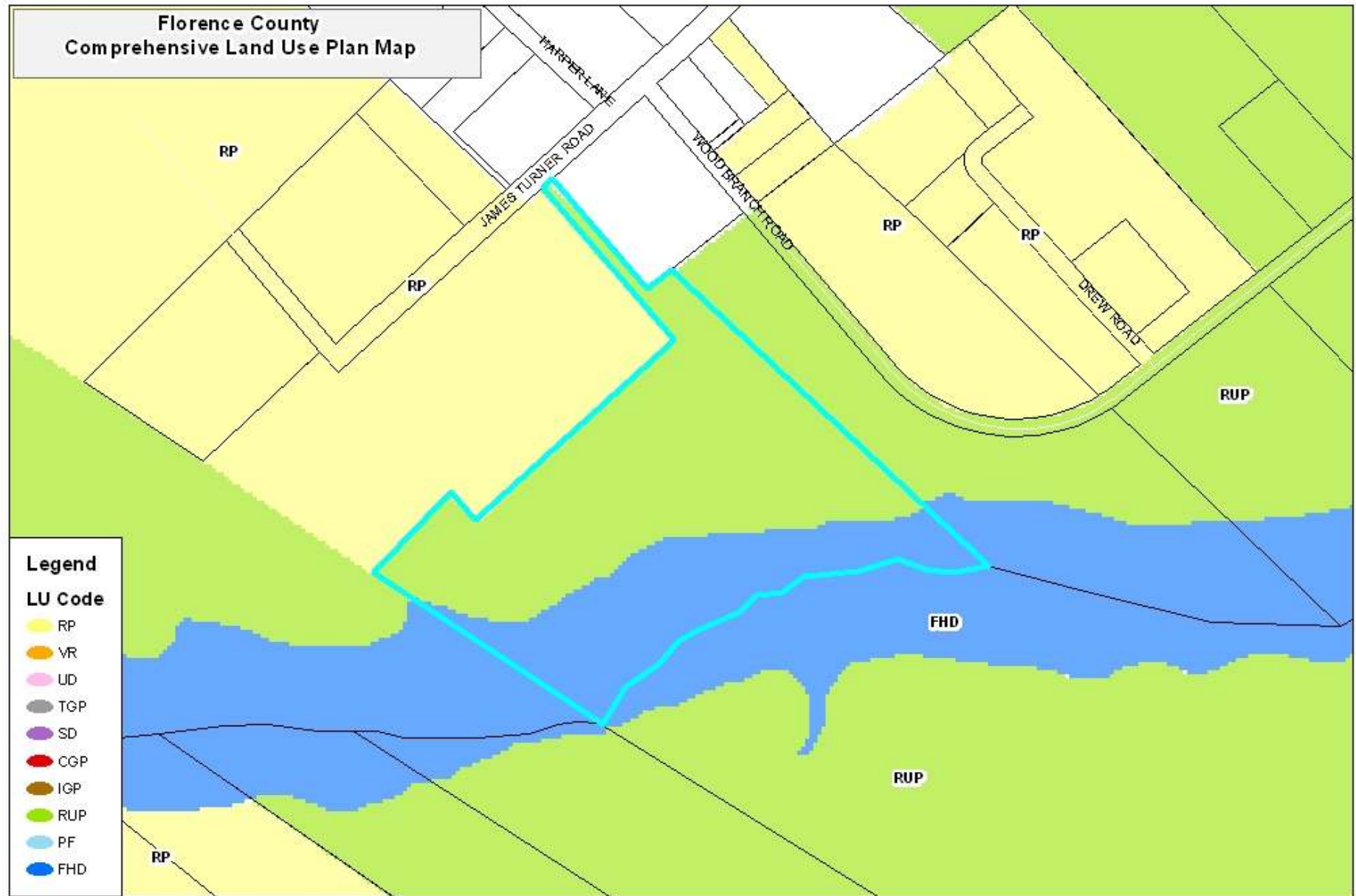
0 190 380 760 Feet

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COUNTY COUNCIL DISTRICT(S): 5
PC#2010-05

PC#2010-05 - Comprehensive Plan Map



PC#2010-05 - Aerial Map

Florence County 2008 Orthophotography Map



0 150 300 600 Feet

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COUNTY COUNCIL DISTRICT(S): 5
PC#2010-05

PC# 2010-05 Site Photograph



PC# 2010-05 Site Photograph



PC# 2010-05 Site Photograph



PC# 2010-05 Site Photograph



PC# 2010-05 Comprehensive Plan

The northern portion of subject property is located in a Rural Preservation area and the southern portion in a Flood Hazard District according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property to RU-1, this request does comply with the Comprehensive Plan.

PC# 2010-05 Staff Recommendation

Staff recommends approval of the rezoning request based on its compliance with the Land Use Element of the Comprehensive Plan.

PC# 2010-06

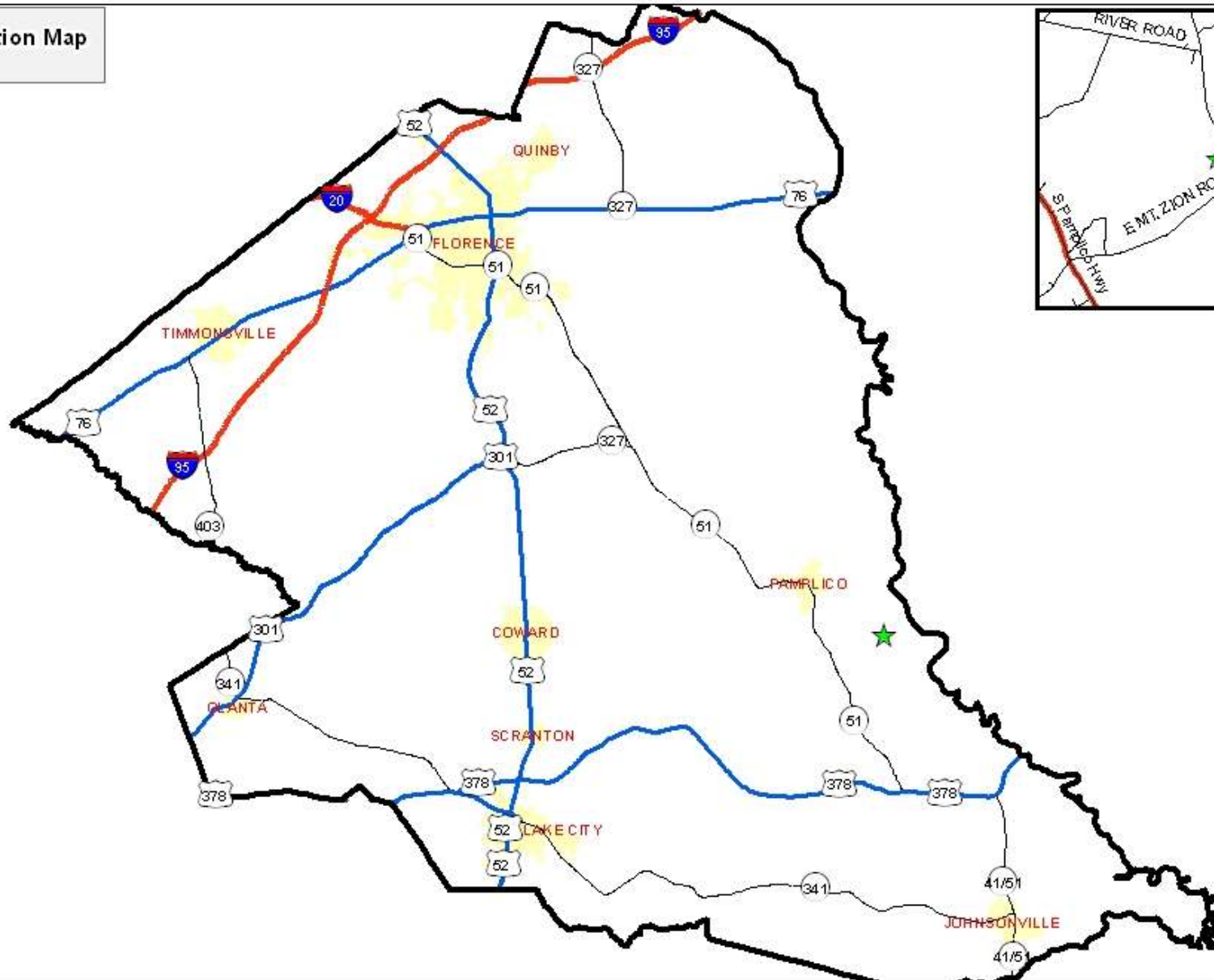
Request:	A waiver of Section CD 28.6:85 of the Florence County Land Development and Subdivision Ordinance of the Florence County Code and approval of a Summary Plat with more than 6 lots.
Applicant:	Joyce Gibson
Status of the Applicant:	Representative of the Owner
Location:	1233 Old River Road
Council District:	2; County District
School District:	2
Size of property:	10.15 acres
Present Use/ Zoning:	Residential / Unzoned
Tax Map Reference:	00401, Block 02, Parcel 011
Water/ Sewer:	DHEC approval needed

PC# 2010-06 Request

- The applicant requests a waiver to allow 8 lots on a private road instead of 6 as required by the ordinance. With the waiver, the applicant also requests approval of the Summary plat due to the plat having more than 6 lots.
- Section CD 28.6:85 of Florence County Land Development and Subdivision Ordinance of the Florence County Code is for private road developments up to six lots. The waiver is to allow 8 lots.

PC#2010-06 - Location Map

Location Map



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COUNTY COUNCIL DISTRICT(S): 2
PC#2010-06

PC#2010-06 - Aerial Map

Florence County 2008 Orthophotography Map

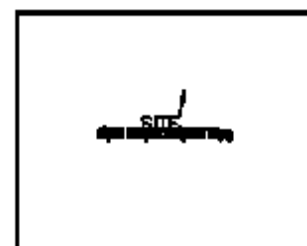


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COUNTY COUNCIL DISTRICT(S): 2
PC#2010-06



PC# 2010-06 Staff Analysis

- The property owner is requesting to divide the property into 8 lots off of a private road. The Florence County Land Development and Subdivision Ordinance only allows for 6 lots to be divided off of a private road.
- The Florence County Land Development and Subdivision Ordinance also requires a summary plat with more than 6 lots to have Planning Commission approval.
- Staff recommends disapproval of the request due to the summary plat not complying with the intent or purpose of the Florence County Land Development and Subdivision Ordinance.

PC# 2010-06 Technical Review

The Technical Review Committee met April 12, 2010 and recommended disapproval of the waiver for the summary plat due to the request not complying with the intent or purpose of the Florence County Land Development and Subdivision Ordinance.

PC# 2009-39

**Request for text amendment to the
Florence County Code, Chapter 30.
Zoning Ordinance, Section 30-205.
Temporary Signs on Private Property,
Section 30-211 and Section 30-212 for
portable signs.**

PC# 2009-39 History

A committee to review portable signs was formed by Planning Commission on December 22, 2009 to address the portable sign elements of the current county sign regulations. The committee was tasked with incorporating the information gathered in the preceding meetings and public input into an ordinance amendment that would address the concerns of the County Council and members of the community about portable signs.

PC# 2009-39 History

On January 26, 2010, the eight Planning Commission members vote unanimously to approve the motion that staff draft additional verbiage to the pending amendment and respond to Planning Commission pertaining to a viewing easement if there were concerns or complaints from the public on a particular sign which needed to be adjusted other than what the limits are set in the ordinance.

PC# 2009-39 Staff Analysis

- Staff reviewed Chapter 30. Zoning Ordinance of the Florence County Code pertaining to the Planning Commission's request for additional information on vision clearance for the placement of portable signs on property.
- The following sections of the Zoning Ordinance were reviewed with reference to vision clearance requirements and are included as follows:

PC# 2009-39 Staff Analysis Cont.

- **Article III. Sec. 30-111. Development standards for unzoned areas.**

(8) *Signs.* Ten-foot setback from any property line. This is in addition to the regulations in article V of the zoning ordinance.

- **Article V. Sec. 30-207. Development Standards.**

(a) Visual area clearance. No sign shall be located within a vision clearance area as defined in section 30-245.

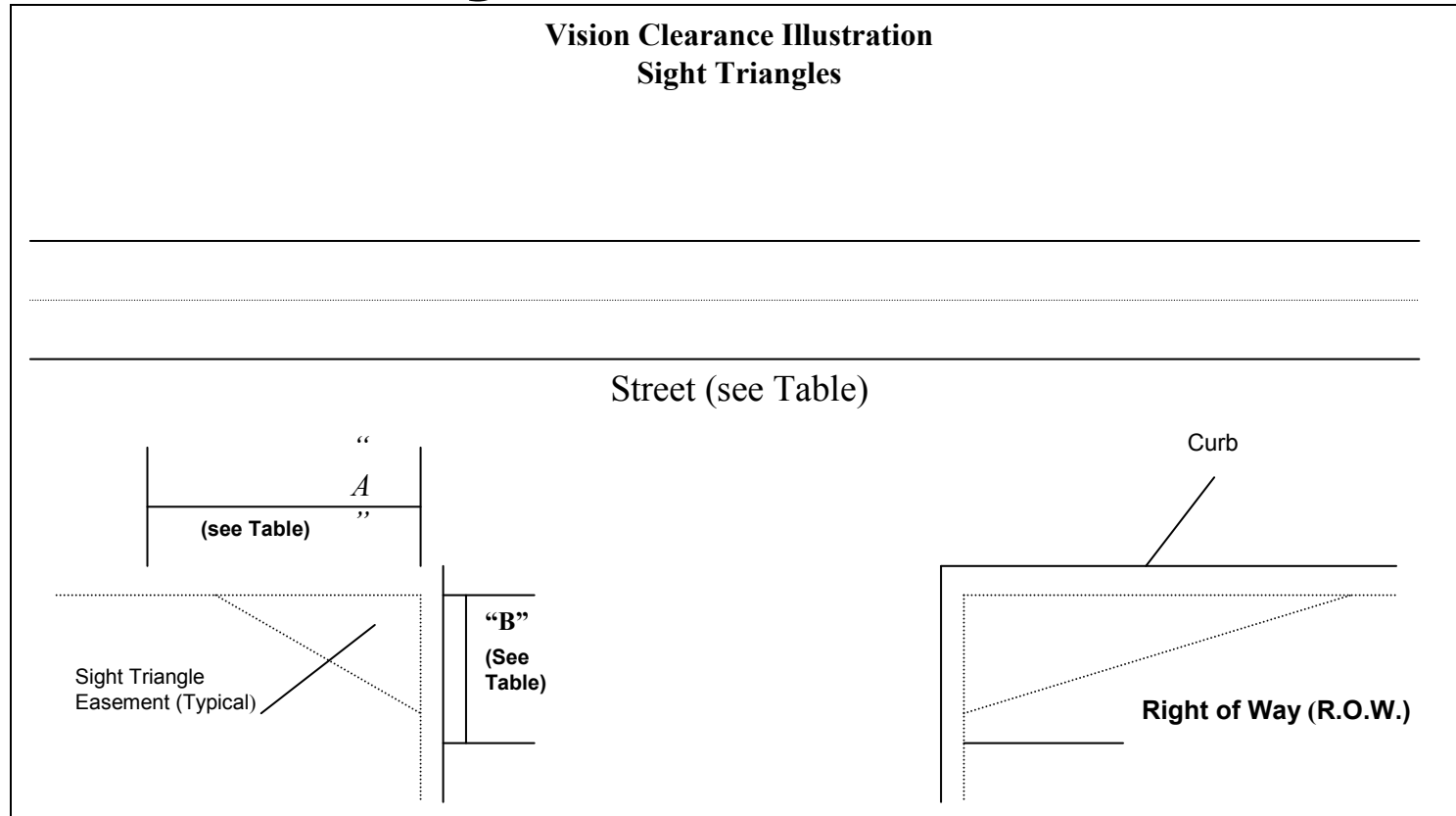
PC# 2009-39 Staff Analysis Cont.

- **Article VII. Sec. 30-245. Visibility at intersections.**

On any corner lot in any district except the B-4, no planting shall be placed or maintained and no fence, building, wall, or other structure shall be constructed at any point between a height of two and a half feet and ten feet above the upper face of the nearest curb (or street center line if no curb exists) and within the triangular area bounded on two sides by the street right-of-way lines and on the third side by a straight line connecting points on the two street right-of-way lines as required by the site triangular and vertical vision clearance illustration. However, poles and support structures less than 12 inches in diameter may be permitted in such areas.

Visibility at intersections

Vision Clearance Illustration
Sight Triangles



Typical Requirements

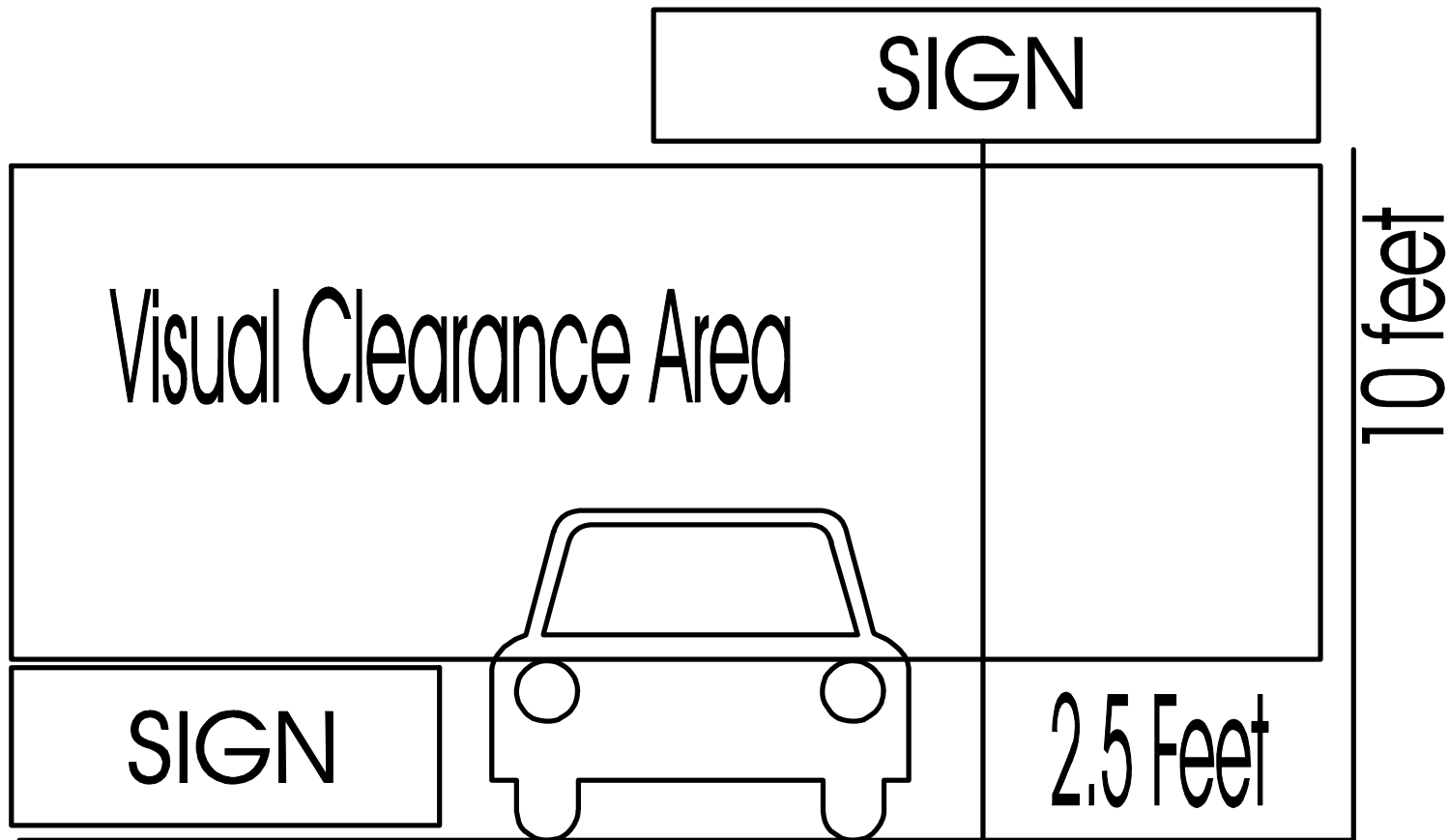
By Street Type

(Measured Along R. O. W. Line)

"A" (Distance in Feet)

"B" (Distance in Feet)

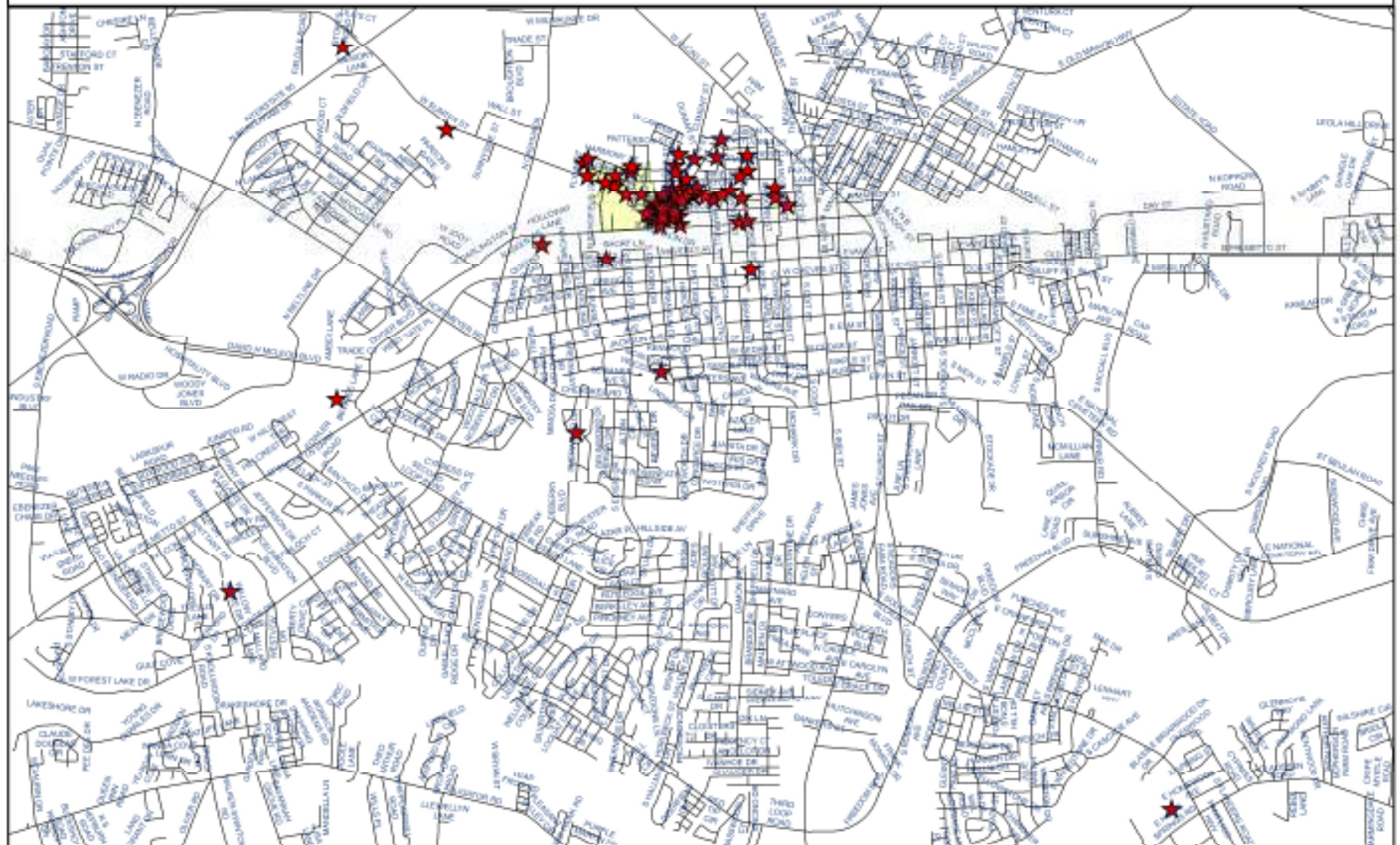
		Minor	Major
15	Driveway	10	10
30	Minor Street	20	30
45	Major Street	20	30



The proposed Ordinance establishes that the setbacks for the placement of portable signs shall meet Section 30-202 for underlying zoning and Section 30-111 for unzoned areas.

Discussion on West Sumter Street Zoning

PETITIONERS OF WEST FLORENCE UNZONED AREA



Legend

- ★ Petitioner's Addresses
- Roads
- Boundary



Florence County, GA, March 11, 2010

0.8 0.4 0 0.8 Miles

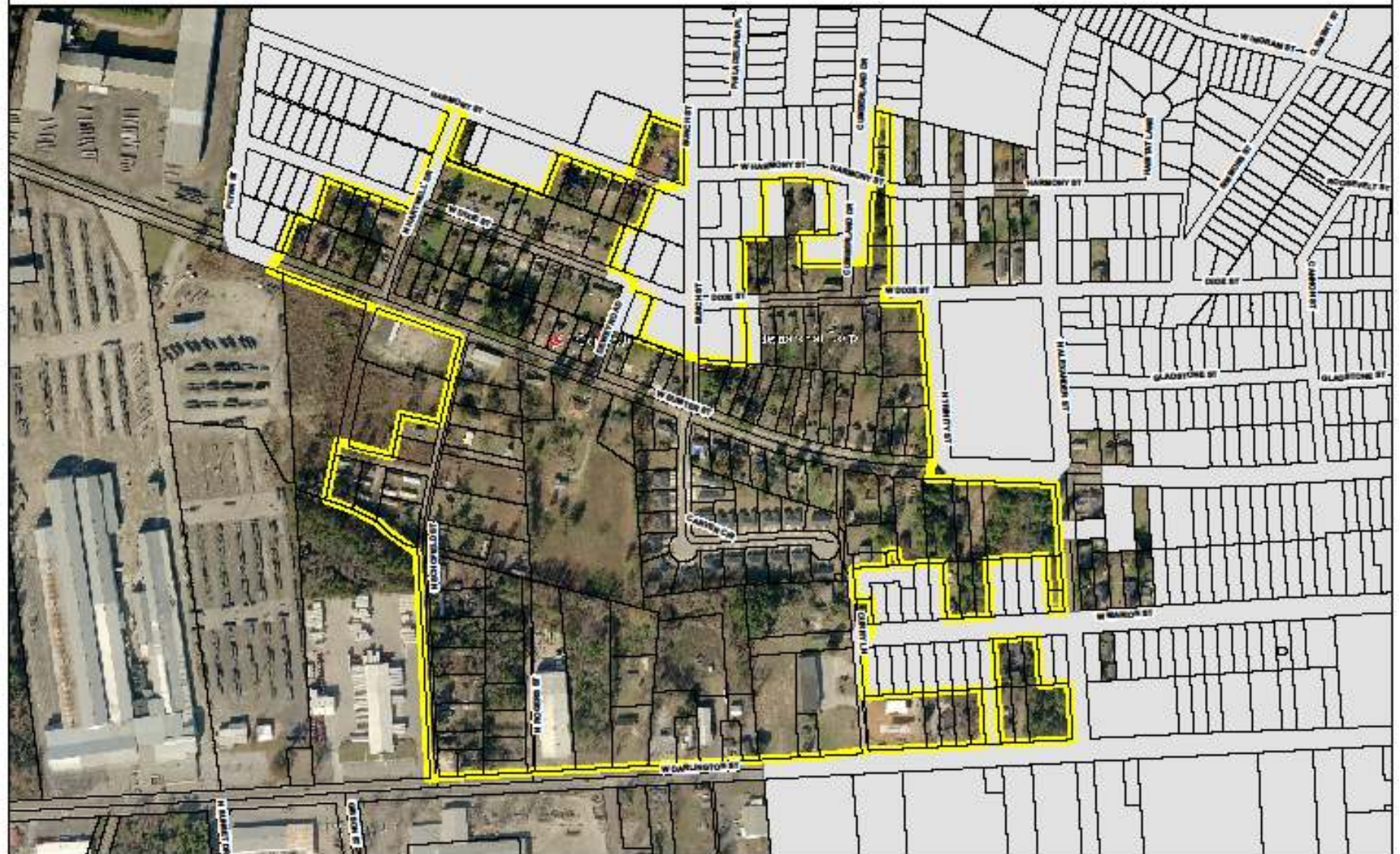


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PARCELS AND MUNICIPAL BOUNDARY OF WEST FLORENCE UNZONED AREA



Legend
 Parcel
 Boundary
 Municipal Boundary
 Road

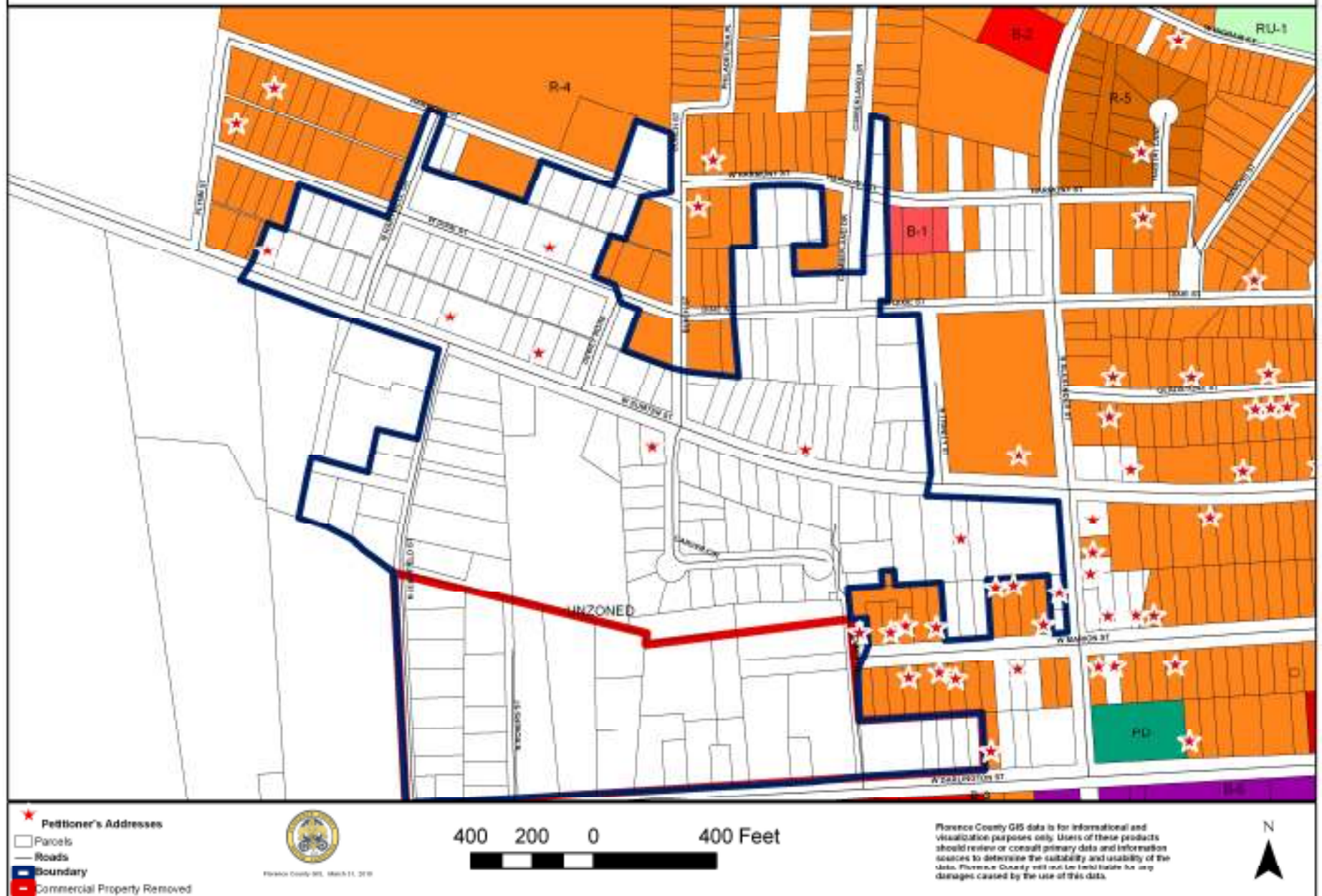


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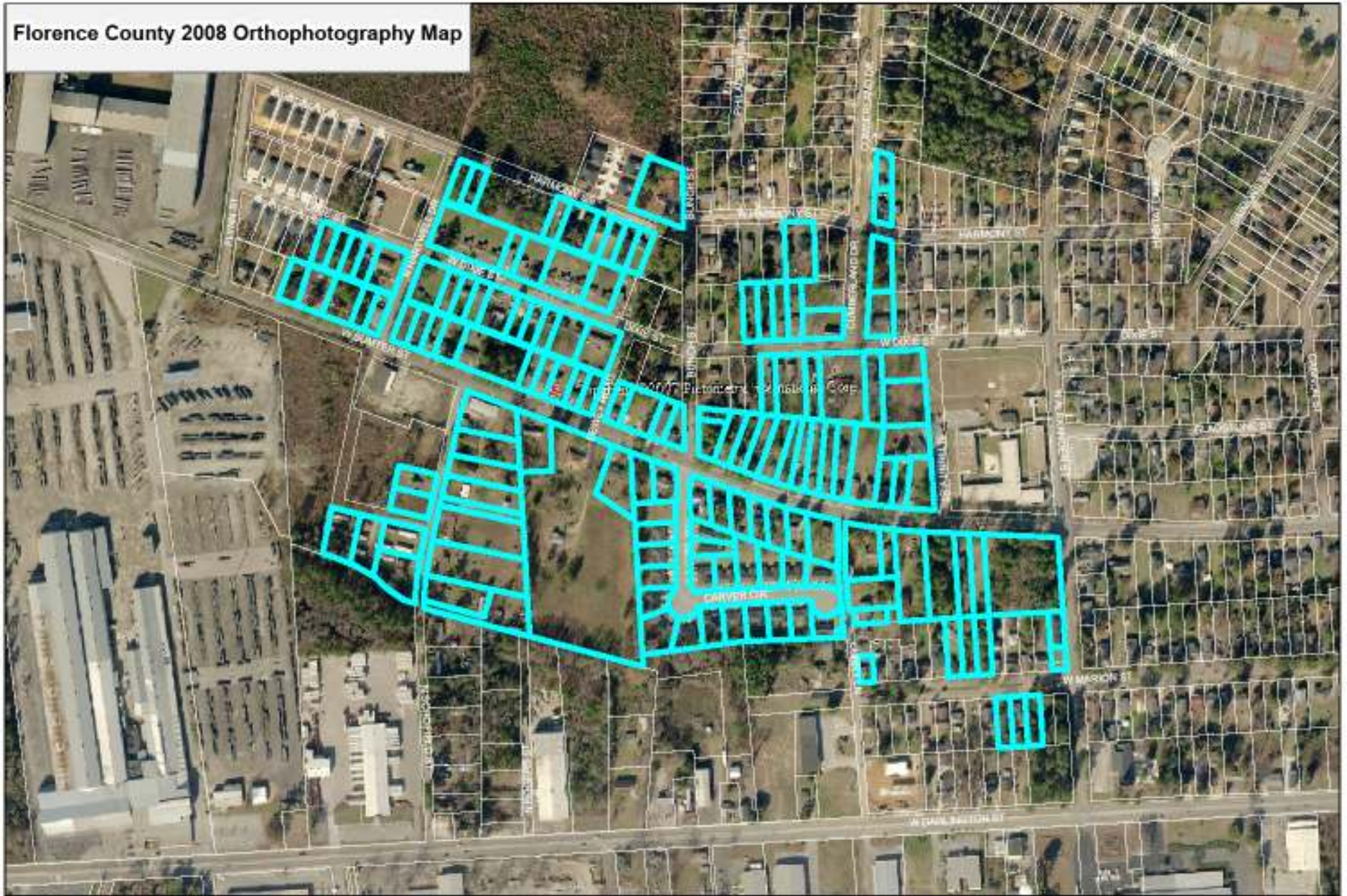
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PETITIONERS AND SURROUNDING ZONING OF WEST FLORENCE UNZONED AREA



Florence County 2008 Orthophotography Map



0 150 300 600 Feet

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Directors Report

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