

**Agenda
Florence County Planning Commission Meeting
Tuesday, September 28, 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. Election of Officers:

III. Review and Motion of Minutes

Meeting of June 22, 2010

IV. Public Hearings

Map Amendment:

PC#2010-13 Map amendment No. 2010-13 requested by Stephanie Fancote on behalf of William Michael Nexsen to change the zoning district designation for property located at 1217 Pheasant Rd., Effingham shown on Florence County Tax Map No. 127, Block 1, a portion of Parcel 54 consisting of 1.02 acres from R-3, Single-Family Residential District to RU-1, Rural Community District. (blue)

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director's Report:

- Summary Plats
- Building Report

VIII. Executive Session (if needed)

IX. Adjournment

PC#2010-13

Subject:	Rezoning request from R-3, Single-Family Residential District to RU-1, Rural Community District
Location:	Property is located at 1217 Pheasant Road, Florence County
Tax Map Number:	00127, Block 01, Portion of Parcel 054
Council District(s):	5; County Council
Owner of Record:	William Michael Nexsen
Applicant:	Stephanie Fancote
Land Area:	1.02 acres

PC#2010-13 Background

The subject property currently contains the mobile home that is not set up. The property is zoned R-3, Single-Family Residential District.

The applicant wishes to establish this mobile home as the proposed land use for the site. The applicant is proposing to rezone the subject property to RU-1, Rural Community District.

Present access to the property is by way of Pheasant Road and Whippoorwill Road.

Surrounding land uses and zoning include vacant land and mobile homes existing in an R-3, Single-Family Residential District.

PC#2010-13-Background Cont'd.

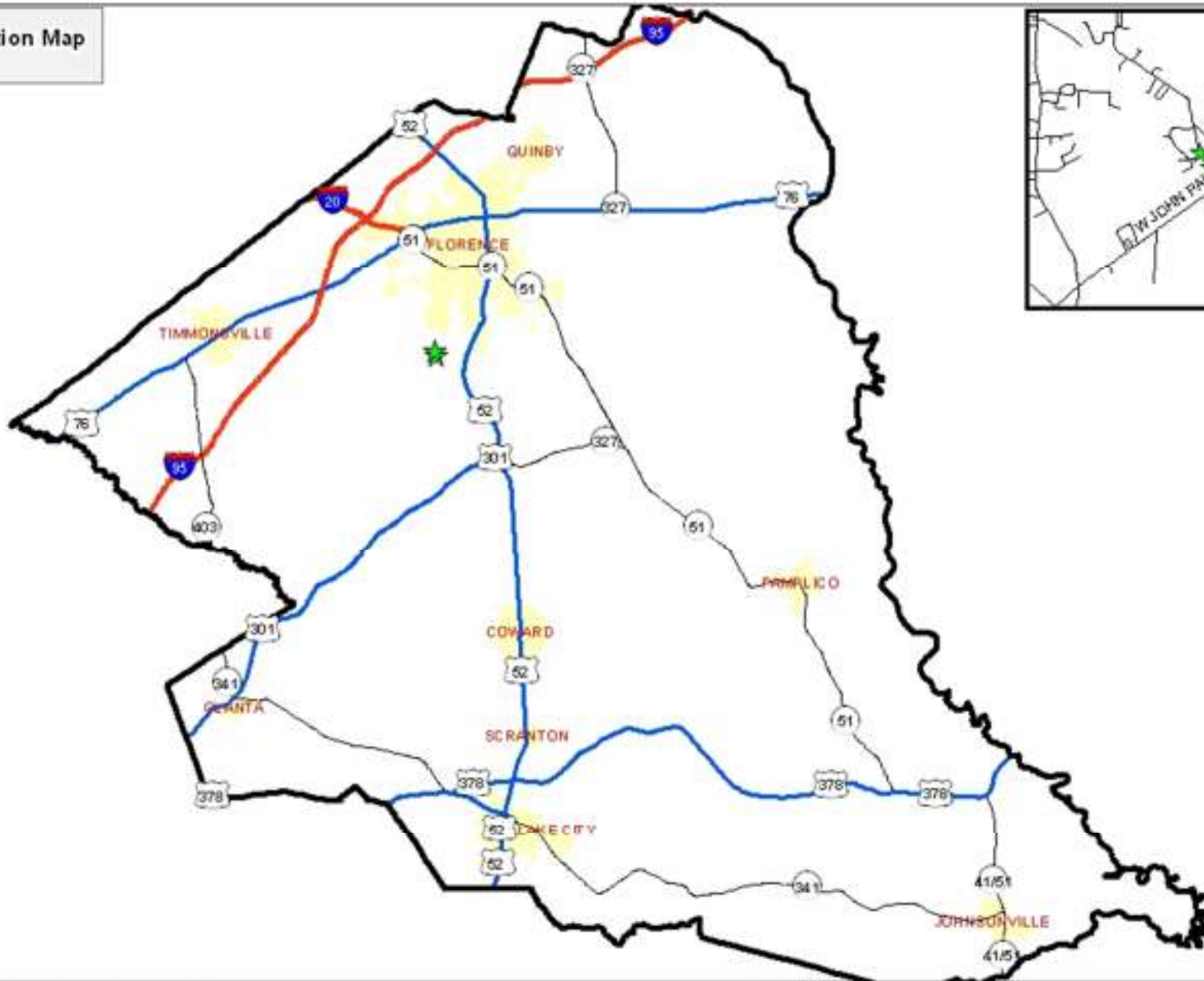
The water services are provided by the City of Florence. No public sewer at this time.

There does not appear to be a waterway/body of water adjacent to the property.

The applicant is requesting to change the zoning of the property from R-3, Single-Family Residential District to RU-1, Rural Community District.

When the application was submitted, parcel 286 had not been subdivided out of parcel 054. Presently, the recently created parcel 286 is requesting to be rezoned to RU-1.

Location Map



0 2 4 6 8 Miles

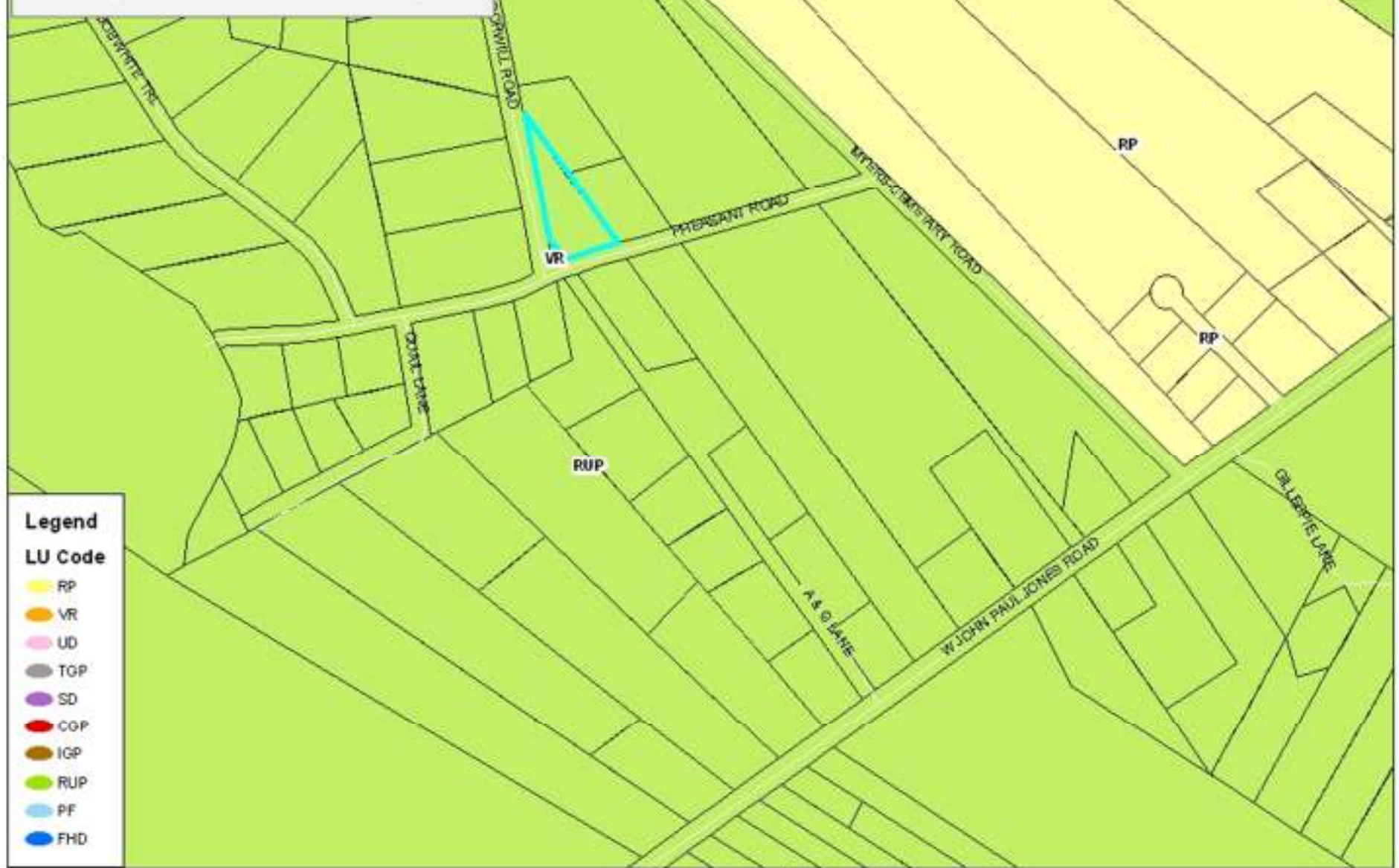


Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
09/03/2010



COUNTY COUNCIL DISTRICT(S): 5
PC#2010-13

**Florence County
Comprehensive Land Use Plan Map**



Legend

LU Code

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
















0 185 370 740 Feet

Map Prepared by: RWE
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08/03/2010



**COUNTY COUNCIL DISTRICT(S): 5
PC#2010-13**

[illegible]

 P-1
 P-2
 P-3
 P-4
 P-5
 P-6
 S-1
 S-2
 S-3
 S-4
 S-5
 S-6
 PU-1
 PU-2
 UMC

UNZONED

COUNTY COUNCIL DISTRICT(S): 5
PC#2010-13

Florence County 2008 Orthophotography Map



0 150 300 600 Feet

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COUNTY COUNCIL DISTRICT(S): 5
PC#2010-13





PC#2010-13 Site Photograph



PC#2010-13 Adjacent Property



PC#2010-13 Adjacent Property



PC#2010-13 Adjacent Property



PC#2010-13 Adjacent Property



Chapter 30 – Zoning Ordinance

The intent of the RU-1, Rural Community 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.

Comprehensive Plan

The subject property is located in a Rural Preservation area according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property from R-3 to RU-1, this request does comply with the Comprehensive Plan.

The Rural Preservation (RUP) provides areas for rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting. (Zoning Districts Permitted: RU-1, RU-2, PD)

Staff Recommendation

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

Directors Report

- Summary Plats
- Building Report