

Agenda
Florence County Planning Commission Meeting
Tuesday, January 25, 2011
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 Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

Meeting of November 30, 2010

III. Public Hearings

Map Amendment:

PC#2011-01 Map Amendment No. 2011-01 requested by Jack Ray Chamberlain to change the zoning district designation for property located at 716 Cooktown Rd., Lake City shown on Florence County Tax Map No. 142, Block 31, Parcel 217 from R-4, Multi-Family Residential District, Limited to RU-1, Rural Community District. (ivory)

IV. Requests for Plat/Plan Approval:

None

V. Other Business:

- Review and approval of the 2011 Planning Commission Meeting Calendar.

VI. Director's Report:

- Summary Plats
- Building Report
- Priority Investment Update
- Continuing Ed Training Update

VII. Executive Session (if needed)

VIII. Adjournment

PC # 2011-01

Subject: Rezoning request from R-4, Multi-Family Residential District to RU-1, Rural Community District

Location: Property is located at 716 Cooktown Road, Lake City

Tax Map Number: 00142, Block 31, Parcel 217

Council District(s): 1; County Council

Owner of Record: Jack R. Chamberlain

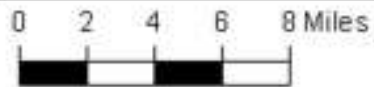
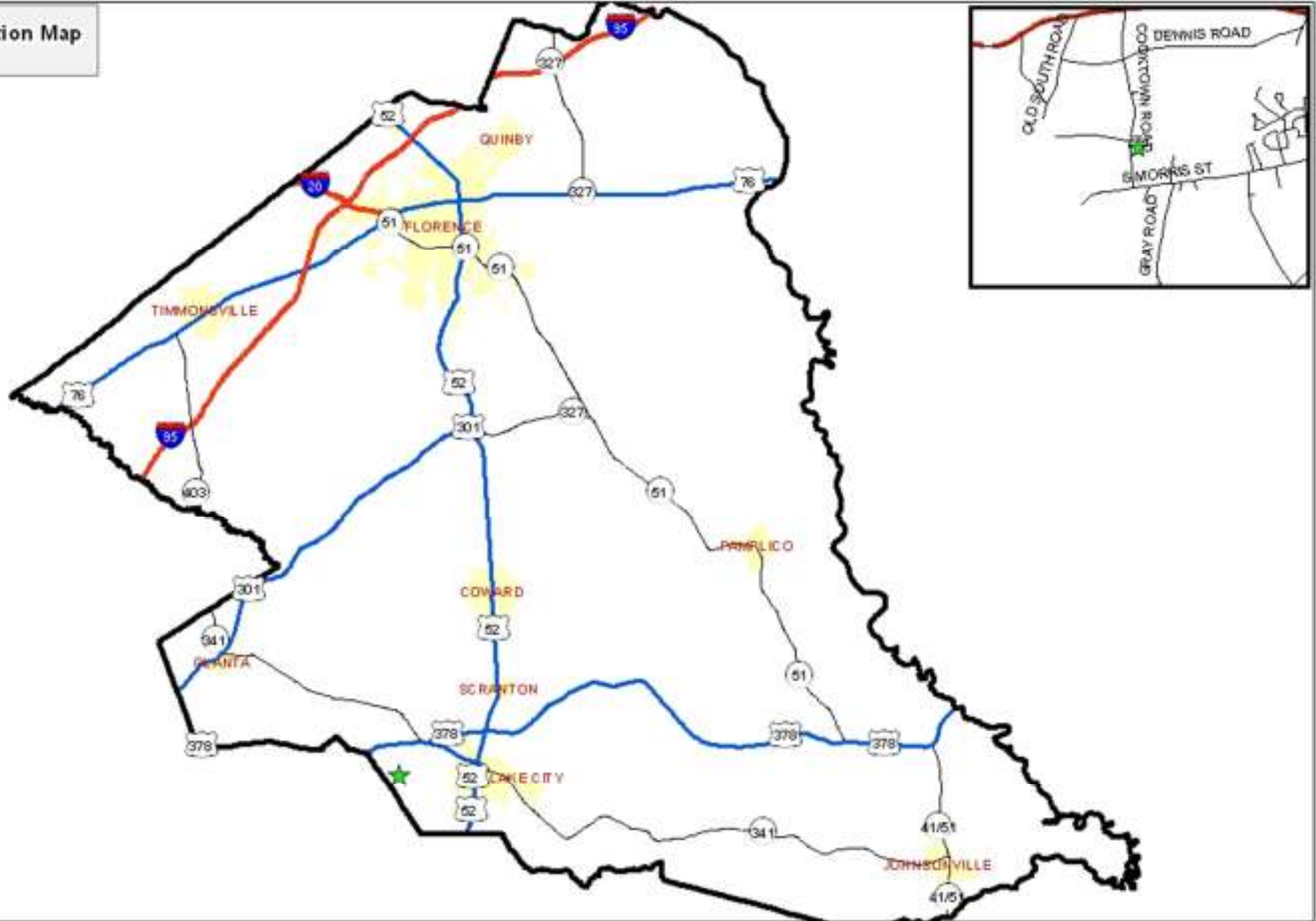
Applicant: Jack R. Chamberlain

PC # 2011-01 Cont'd.

- **Land Area:** 3.5 acres
- **Water/Sewer Availability** Water provided by City of Lake City.
Sewer will be provided by new lift station approved by DHEC.
- **Adjacent waterways/
Bodies of water** None
- **Flood zone** N/A

PC#2011-01 - Location Map

Location Map



Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
01/11/2011



COUNTY COUNCIL DISTRICT(S): 1
PC#2011-01

PC#2011-01 - Comprehensive Plan Map



- Legend**
- LU Code**
- RP
 - VR
 - UD
 - TGP
 - SD
 - CGP
 - IGP
 - RUP
 - PF
 - FHD

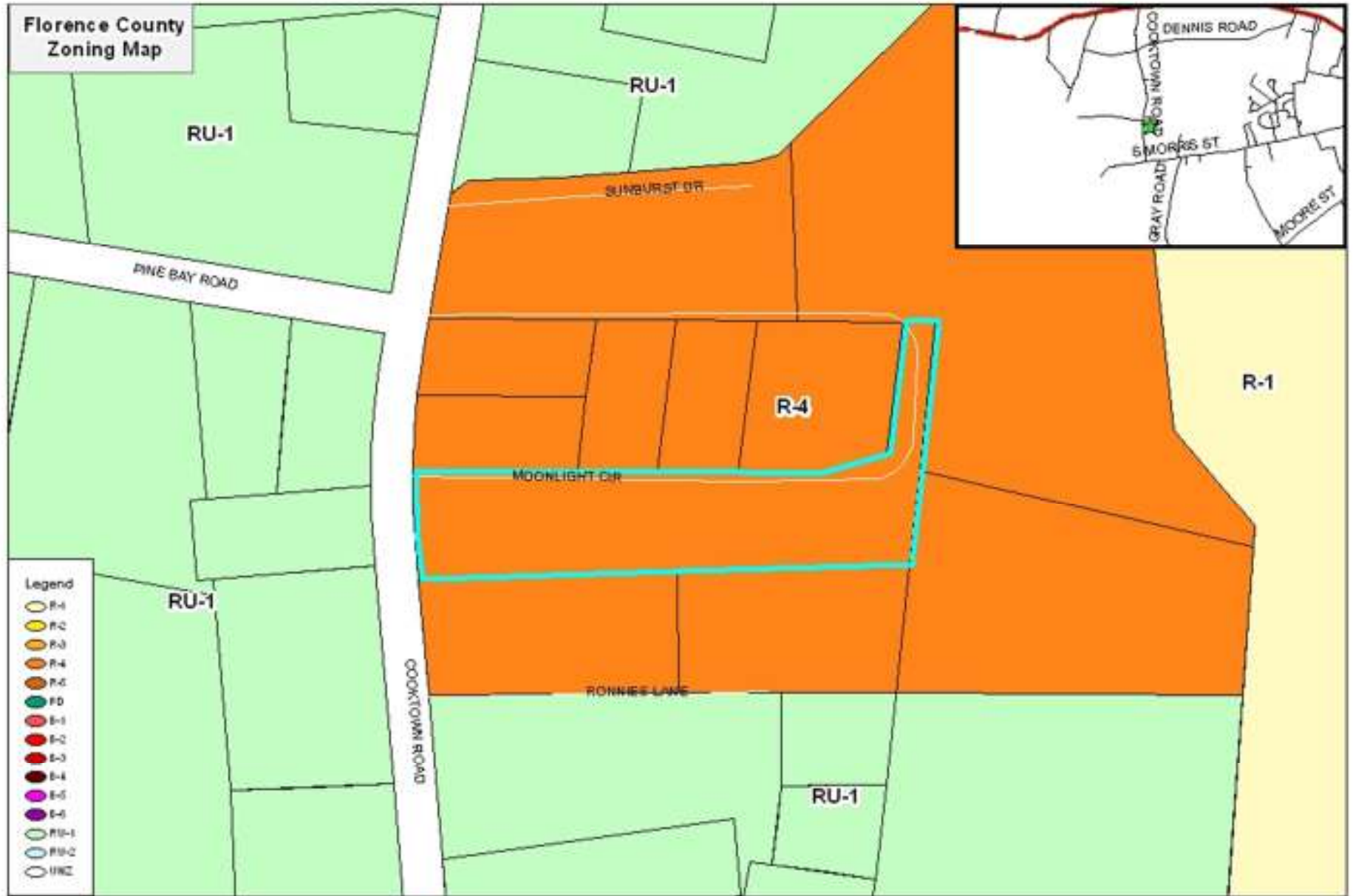
0 95 190 360 Feet

Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
01/11/2011



COUNTY COUNCIL DISTRICT(S): 1
PC#2011-01

PC#2011-01 - Zoning Map



0 105 210 420 Feet

Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
01/11/2011



COUNTY COUNCIL DISTRICT(S): 1
PC#2011-01

PC#2011-01 - Aerial Map

Florence County 2008 Orthophotography Map



0 150 300 Feet

Map Prepared by: RWE
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Geographic Information Systems
01/11/2011



COUNTY COUNCIL DISTRICT(S): 1
PC#2011-01





Site Photographs



Site Photographs



Site Photographs



Site Photographs



01/20/20

01/20/20

PC# 2011-01 Background

Present access to the property is by way of Cooktown Road and Moonlight Circle.

The applicant is requesting to change the zoning of the property from R-4, Multi-Family Residential District to RU-1, Rural Community District.

The subject property is currently occupied by a double-wide manufactured home not set up permanently on the property and zoned R-4, Multi-Family Residential District.

The applicant has indicated that the proposed land use for the site will consist of a manufactured home. The applicant is proposing to rezone the subject property to RU-1, Rural Community District.

PC# 2011-01 Background Cont'd.

- Surrounding land uses and zoning to the subject property include mobile homes, vacant land and single-family homes to the north, south and east currently zoned R-4 in Florence County.
- Properties to the west are currently occupied by single-family homes, zoned RU-1 and are located in Florence County.

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.

Florence County 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-4 to RU-1, this request does comply with the Comprehensive Plan.

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
- Priority Investment Update
- Continuing Ed Training Update