

Agenda
Florence County Planning Commission Meeting
Tuesday, March 22, 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 January 25, 2011

- III. Public Hearings

Comprehensive Plan Map Amendment:

PC#2011-02 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 122 S. Georgetown Hwy., Johnsonville shown on Tax Map No. 50007, Block 5, Parcel 2 from Transitional Growth and Preservation to Commercial Growth and Preservation. (green)

Map Amendment:

PC#2011-03 Map Amendment requested by Glenn Badger Bazen to change the zoning district designation for property located at 122 S. Georgetown Hwy., Johnsonville shown on Florence County Tax Map No. 50007, Block 5, Parcel 2 from B-2, Convenience Business District to B-3, General Commercial District. (pink)

- IV. Requests for Plat/Plan Approval:

None

- V. Other Business:

None

- VI. Director's Report:

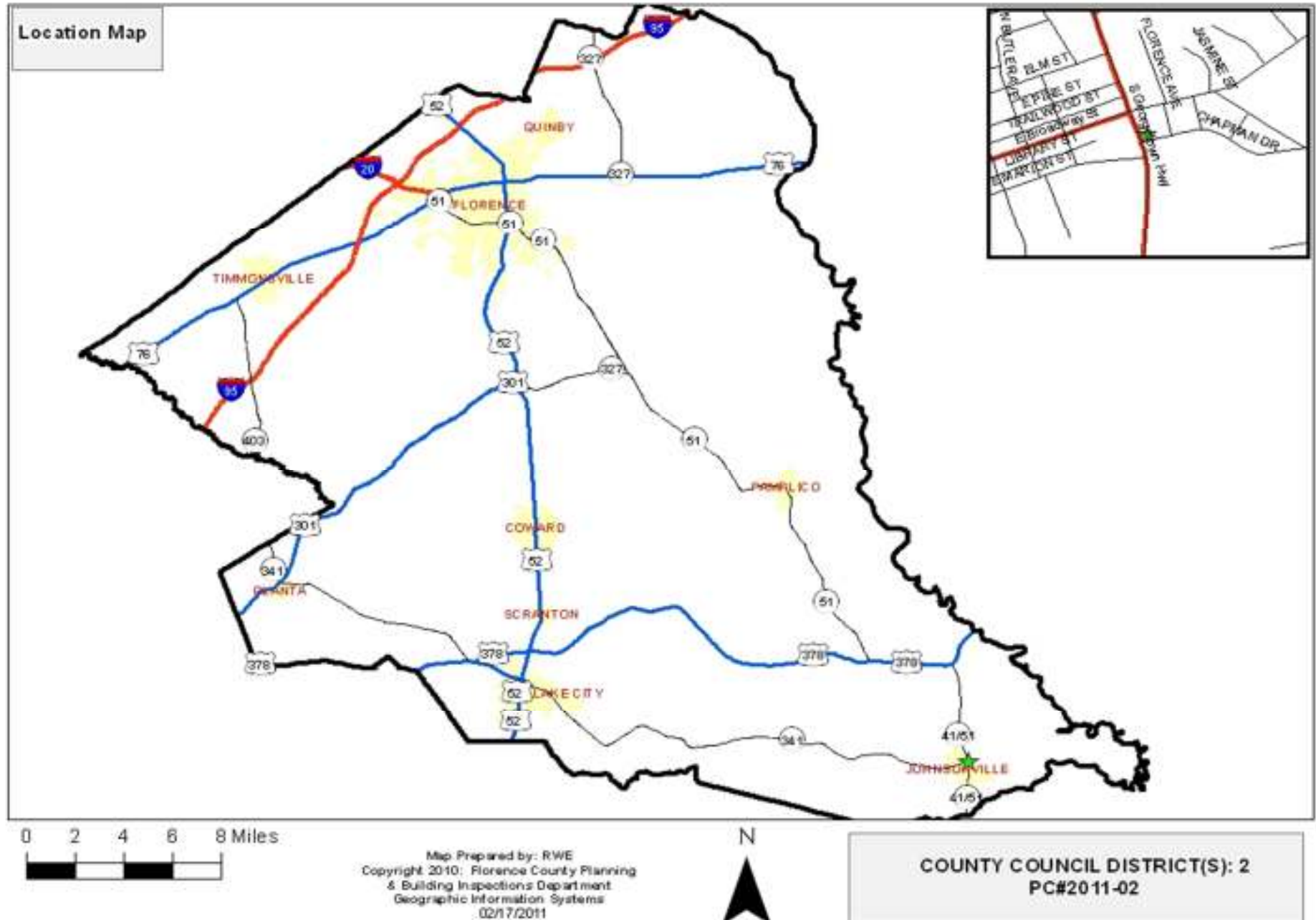
- Summary Plats
- Building Report
- Manufactured Homes

- VII. Executive Session (if needed)
- VIII. Adjournment

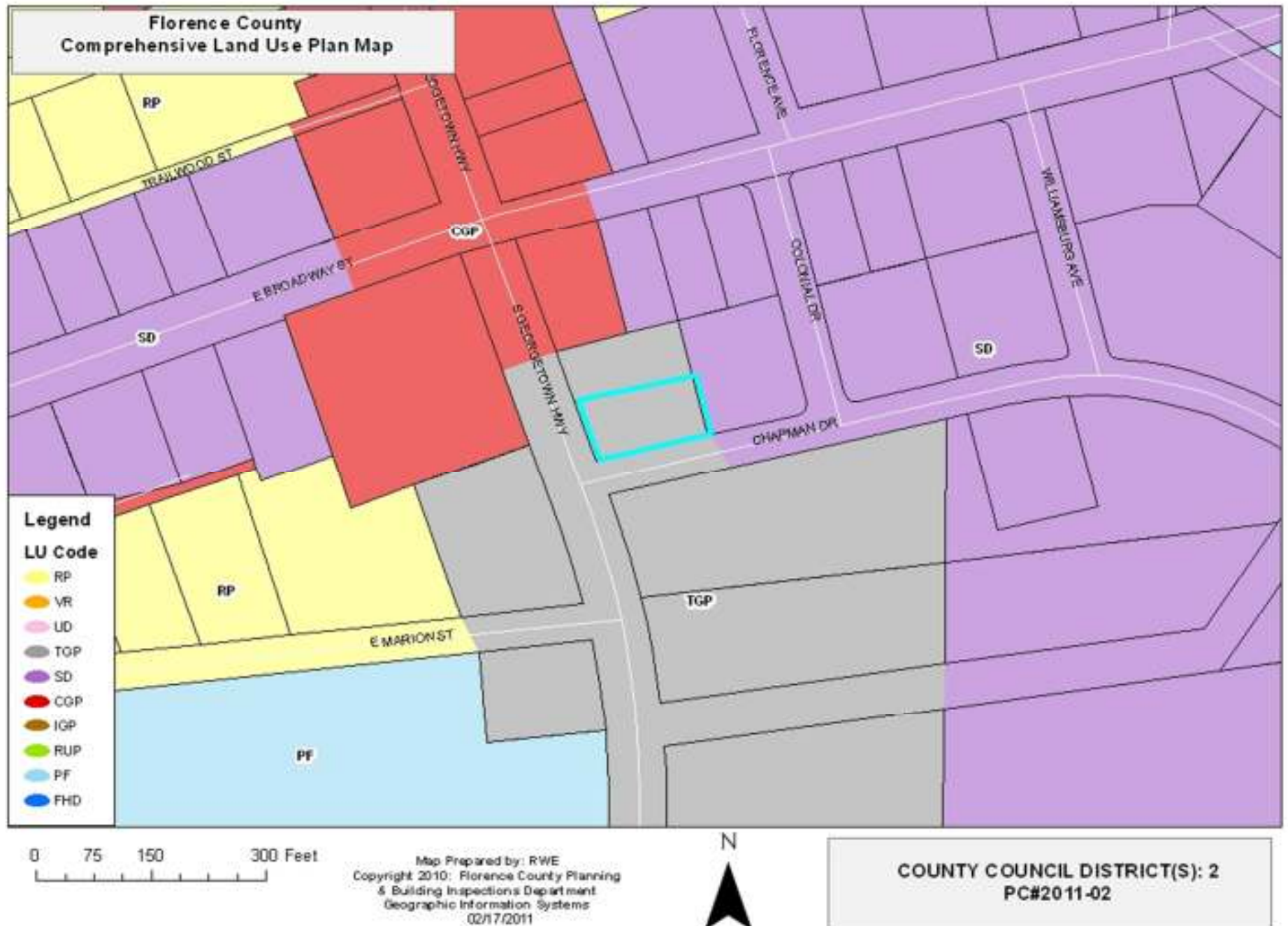
PC# 2011- 02

Subject:	Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 122 South Georgetown Highway, Johnsonville from Transitional Growth and Preservation to Commercial Growth and Preservation.
Location:	122 South Georgetown Highway, Johnsonville
Tax Map Numbers	50007, Block 05, Parcel 002
Council District(s):	2; County Council
Applicant:	Glenn Badger Bazen
Land Area:	Approximately 0.297 acres

PC#2011-02 - Location Map



PC#2011-02 - Comprehensive Plan Map



PC#2011-02 - Zoning Map



0 80 160 320 Feet

Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspection's Department
Geographic Information Systems
02/17/2011



COUNTY COUNCIL DISTRICT(S): 2
PC#2011-02

PC#2011-02 - Aerial Map



PC#2011-02 Site Photograph



PC#2011-02 Adjacent Property



PC#2011-02 Adjacent Property



PC#2011-02 Adjacent Property



PC# 2011- 02 Background

The property is currently designated as Transitional Growth and Preservation according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designation to Commercial Growth and Preservation.

Staff's Justification/Reason for proposed amendment is to recognize change and technology, the style of living, or manner of doing business.

PC#2011-02 Comprehensive Plan

The proposal is to change the designation to Commercial Growth and Preservation which protects and sustains existing commercial areas, including property values and amenities, and provides areas along important corridors or at key community points that are expected to have increasing economic significance.

PC#2011-02 Staff Recommendation

Staff recommends approval of this request because Commercial Growth and Preservation would coordinate with the existing land uses surrounding this area.

PC #2011 - 03

Subject: Rezoning request from B-2, Convenience Business District to B-3, General Commercial District

Location: Property is located at 122 South Georgetown Hwy., Johnsonville

Tax Map Number: 50007, Block 05, Parcel 002

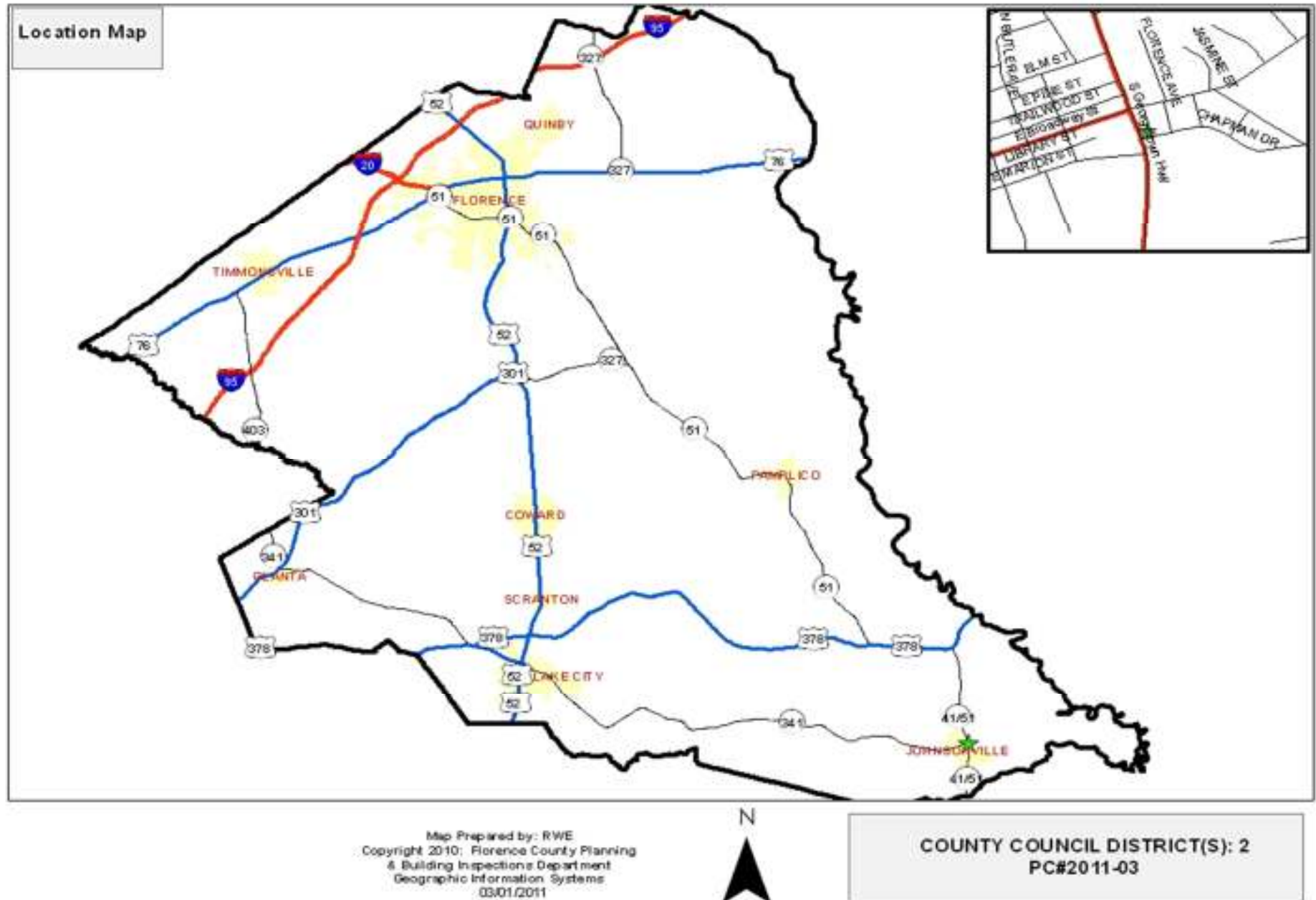
Council District(s): 2, County Council

Owner of Record: Glenn Badger Bazen

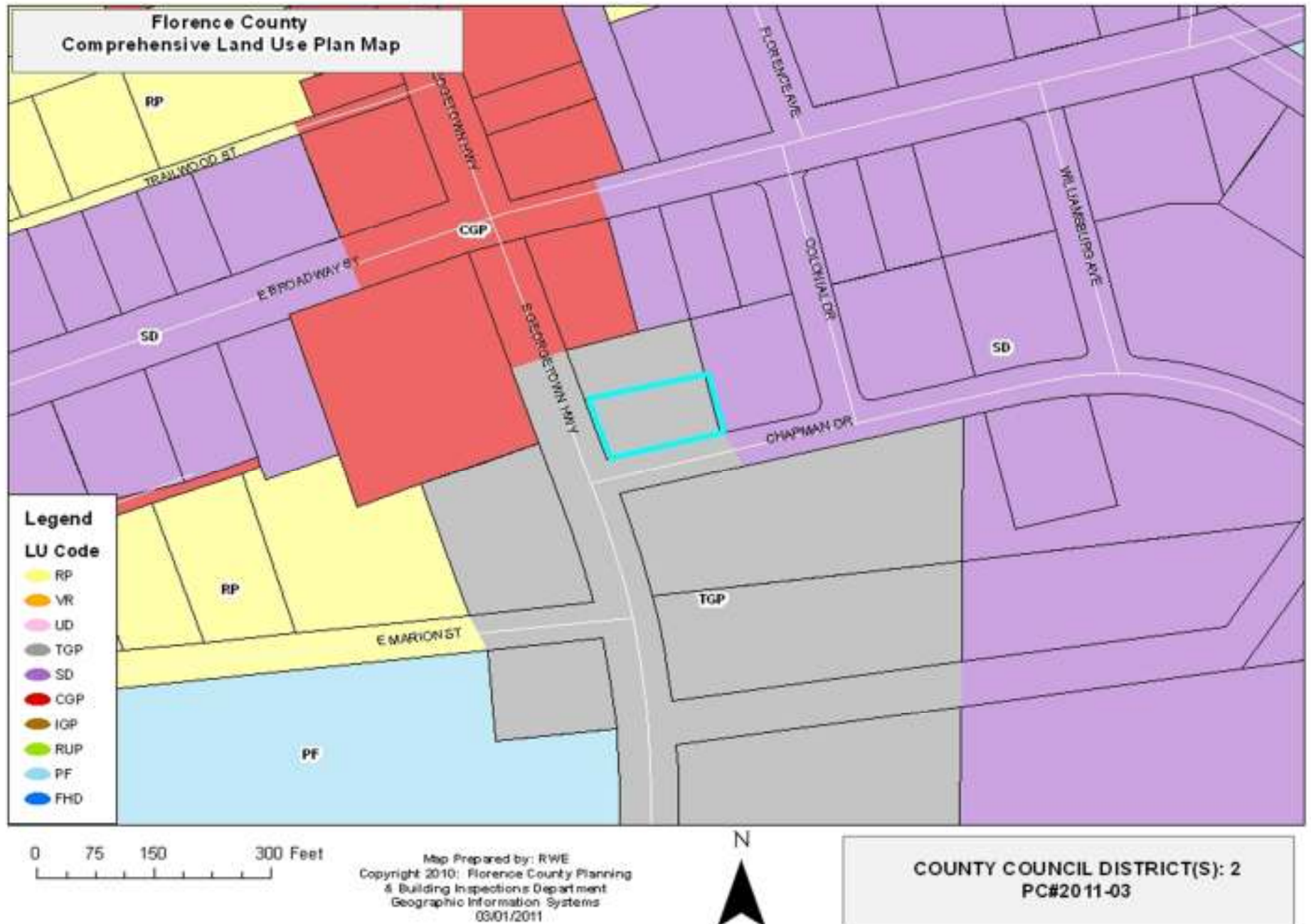
Applicant: Glenn Badger Bazen

Land Area: Approximately 0.297 acres

PC#2011-03 - Location Map



PC#2011-03 - Comprehensive Plan Map



PC#2011-03 - Zoning Map



0 80 160 320 Feet

Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
03/01/2011



COUNTY COUNCIL DISTRICT(S): 2
PC#2011-03

PC#2011-03 - Aerial Map



PC#2011-03 Site Photograph



PC#2011-03 Adjacent Property



PC#2011-03 Adjacent Property



PC#2011-03 Adjacent Property



PC #2011 – 03 Background

The subject property is currently vacant rental property and zoned B-2, Convenience Business District.

The applicant proposes to rezone the subject property to B-3, General Commercial District for purpose of a used car lot.

Present access to the property is by the way of South Georgetown Hwy. and Chapman Drive

The rezoning of this property should not have an effect on traffic flow for this area.

PC #2011 – 03 Background

Water and sewer services are provided by the City of Johnsonville.

There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

PC# 2011- 03 Background

Surrounding land uses and zoning districts include to the north-commercial use zoned B-2, Convenience Business; to the south-vacant property zoned B-2, Convenience Business; to the east-vacant property zoned B-2, Convenience Business and to the west-commercial use zoned R-3, Single-Family Residential and single-family residential use zoned B-2, Convenience Business.

All adjacent properties exist in the City of Johnsonville.

PC #2011 – 03

Chapter 30- Zoning Ordinance

The intent of the B-3, General Commercial District is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

PC#2011-03 Comprehensive Plan

Currently, the subject property is located in a Transitional Growth and Preservation area according to the Comprehensive Plan Land Use Map.

The applicant has requested to rezone this property from B-2 to B-3.

The request for the zoning amendment to a B-3 does not presently comply with the Land Use Element's designation for the subject property.

However, staff is moving forward with the request to amend the current land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding this area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject properties from B-2 to B-3 will be in compliance.

PC#2011-03 Staff Recommendation

Staff recommends approval of the rezoning request based on its being in compliance with the approval of the land use designation change request to the Land Use Element of the Comprehensive Plan.

Directors Report

- Summary Plats
- Building Report
- Manufactured Homes