



Hartsville Planning Commission Staff Report

TO: Hartsville Planning Commission
FROM: Brenda Kelley, Planning, Zoning & Development Manager
DATE: August 28, 2023
RE: Rezoning of two parcels 0.44 acres and 0.97 acres respectively

Request for Rezoning

Location: Sonoco Road,
Tax Map #'s: 055-14-01-087 & #055-15-01-094
Current Zoning: R-1 (Residential)
Requested Zoning: M-2 (Industrial)
Property Owner/s: Sonoco Products Company

Zoning of Adjacent Properties

North: Business (B-2)
South: Residential (R-1)
East: Industrial (M-2)
West: Residence (R-1)

Description of Lots

The lots front on Sonoco Road. Both lots are wooded. A ditch crosses Tax Map #055-14-01-087.

Summary of Zoning Request

On August 14, 2023, planning staff received a rezoning application from Scott Cameron of Sonoco to rezone two parcels of property Sonoco owns on Sonoco Road (Tax Map#055-14-01-087 & #055-15-01-094) from R-1 (Residential) to M-2 (industrial) to allow a new truck ingress/egress to support an expansion of the Machinery Manufacturing Facility at 500 N. Third Street. If rezoned, the property would have the same zoning as the majority of Sonoco's campus.

Notice of the Public Meeting

Pursuant to Freedom of Information Act SC Code 30-4-80: Written notice was delivered to the press by email to the press on Thursday, August 24, 2023, and duly posted at City Hall.

Staff Summary

The current R-1 zoning provides for low density residential neighborhoods by prohibiting multifamily dwellings, commercial and industrial use of land, and any other uses which would interfere with the development or compatibility of single-family residential dwellings. The requested M-2 zone is designed to provide for the continued use and development of land for industrial purposes and to preserve land with industrial potential for industrial uses. Rezoning the property would make it consistent with the rest of properties within Sonoco's Campus.

Review Standards Rezoning goes with the land not the property owner or use. Once a parcel is zoned to a particular zoning district, the zoning is permanent unless it is changed by a subsequent rezoning. Zoning cannot be conditional, and a parcel cannot be approved for one specific use. Any use permitted within the zoning district is permitted on the property, provided all other applicable regulations of the City of Hartsville Zoning Ordinance are met.

The Planning Commission does not decide whether a parcel is rezoned. It makes a recommendation to City Council based on information provided at the meeting. City Council makes the final decision regarding rezoning requests.

Findings

The Planning Commission shall review the application and make a recommendation based on the following factors:

1. The general relationship of the proposed amendment to adopted or proposed city comprehensive plan
Vision Hartsville 2030 – Manufacturing accounts for 25% of Hartsville’s employment and labor force. Sonoco alone employs 2,000 people.
3.7 Economic Goals and Strategic Objectives - Continue to support the expansion of existing businesses and encourage businesses growth in infill locations.
10.3 Future Land Development Concept - The Industrial/Employment (IE) future land use category identifies areas that have either already developed as industrial or are suited for additional development due to the presence of infrastructure and access to transportation modals such as highways or the presence of rail. IE areas are preserved for employment uses to generate jobs for the community.
2. The need for justification of the proposed amendment, including the identification of any changes in conditions that make the amendment necessary or desirable.
Sonoco is in the process of expanding the Machinery Manufacturing Facility at 500 N. 3rd St. The expansion requires a new truck ingress/egress point onto Sonoco Road which will encroach upon parcel TM#055-14-01-087.
3. The potential impact of the proposed amendment on the property involved and the surrounding properties.
The proposed amendment (rezoning) will allow Sonoco trucks to access the property as the expansion of the Machinery Manufacturing Facility is in progress. The impact to surrounding properties will be minimal. Sonoco will be required to maintain a 25ft buffer.
4. The need for the change in terms of the amount of undeveloped land in the city having the same zoning district classification, in the same general area, and similar development capacity.
The adjacent property (animal hospital) has a P-D (Planned Development) zoning classification. There is no townhouse development in the same general area. The closest property with an R-2 (Residential) zoning is within a mile of the subject property. There is no undeveloped land in the city having the same zoning district classification, in the same general area, and similar development capacity.

Recommendation

Staff recommends rezoning the subject parcel from R-1 (Residential) to M-2 (Industrial) with the following stipulation:

- A 25-foot-wide buffer shall exist between the property being rezoned and the adjacent R-1 zoning district. The existing wooded area qualifies if it is at least 25 feet wide.

Attachments

- Rezoning/Zoning Map Amendment Application
- Aerial photos
- Site plan



**City of Hartsville
Planning and Zoning Department**

Rezoning / Zoning Map Amendment Application

A rezoning / zoning map amendment may be initiated by the property owner(s), Planning Commission, Planning Director, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section unless the applicant is a representative of the City.

I understand that all applications that require review must be submitted by 5:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following meeting. Completion of the application means all required information has been provided, all fees have been paid, and submittal requirements have been met. An incomplete application will not be accepted.

Date Filed: 8/14/23
I/we request the property described below be rezoned from R-1 to M-2
Property Address: N/A
Tax Map Number: 055-14-01-087 and 055-15-01-094
Lot Dimensions: 0.44 acres/19,090.27 sq. ft. and 0.97 acres/42,414.65 sq. ft. respectively

Applicant(s): Sonoco Products Company
Address: 1 N. Second Street, Hartsville, South Carolina 29550
Daytime Phone #: (843) 319-4332
Email Address: scott.cameron@sonoco.com
Lot Dimensions: See above

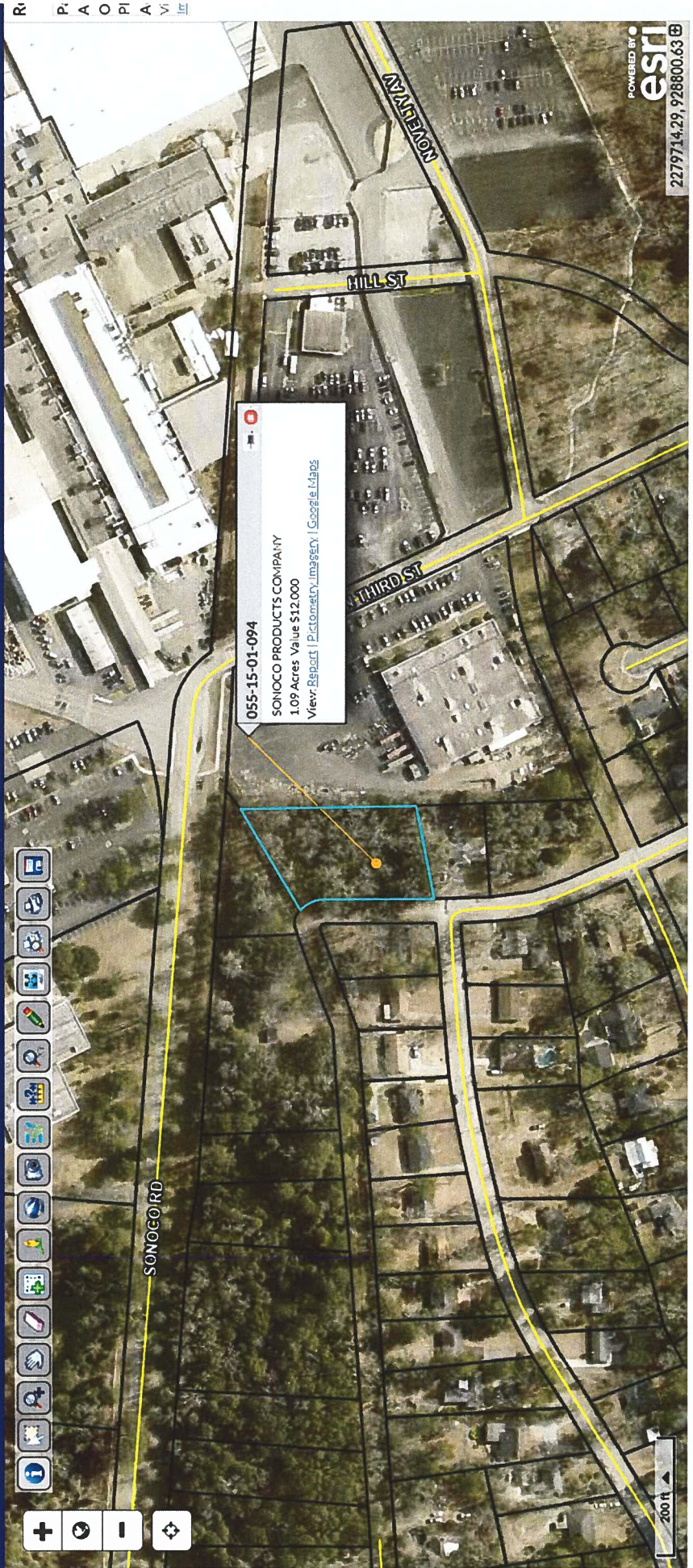
Owner(s) or Agent of Owner(s): Same as above
(If different from applicant)
Address: _____
Daytime Phone #: _____

Applicant Certification: I/we certify the information in this request is correct.
Applicant Signature: [Signature] Date: 8/14/23

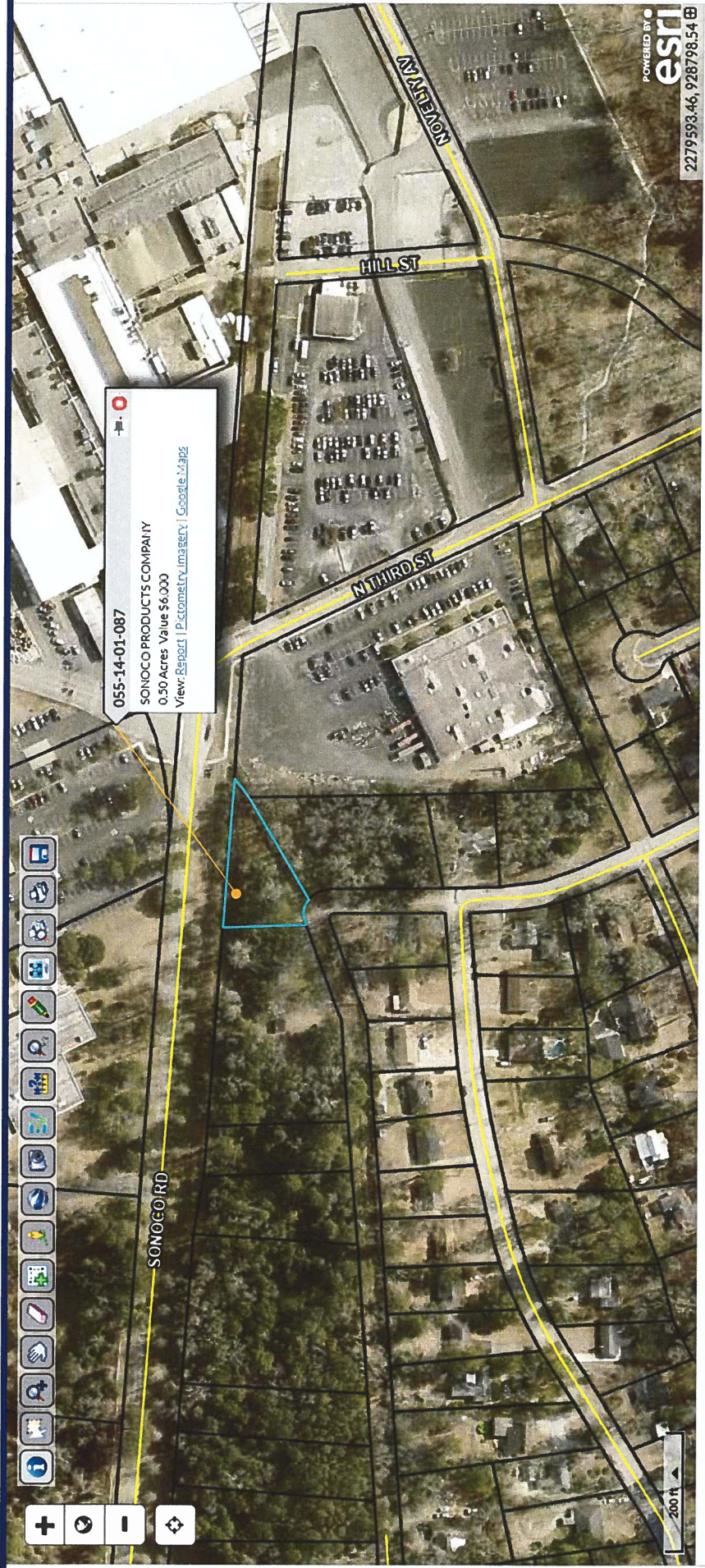
Designation of Agent (complete only if owner is not the applicant): I/we hereby appoint the person named as Applicant as my/our agent to represent me/us in this request for zoning.

Owner Signature(s): _____ Date: _____

Please use the reverse side if more space is needed.



055-15-01-094
SONOCO PRODUCTS COMPANY
1.09 Acres Value \$12,000
View: [Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

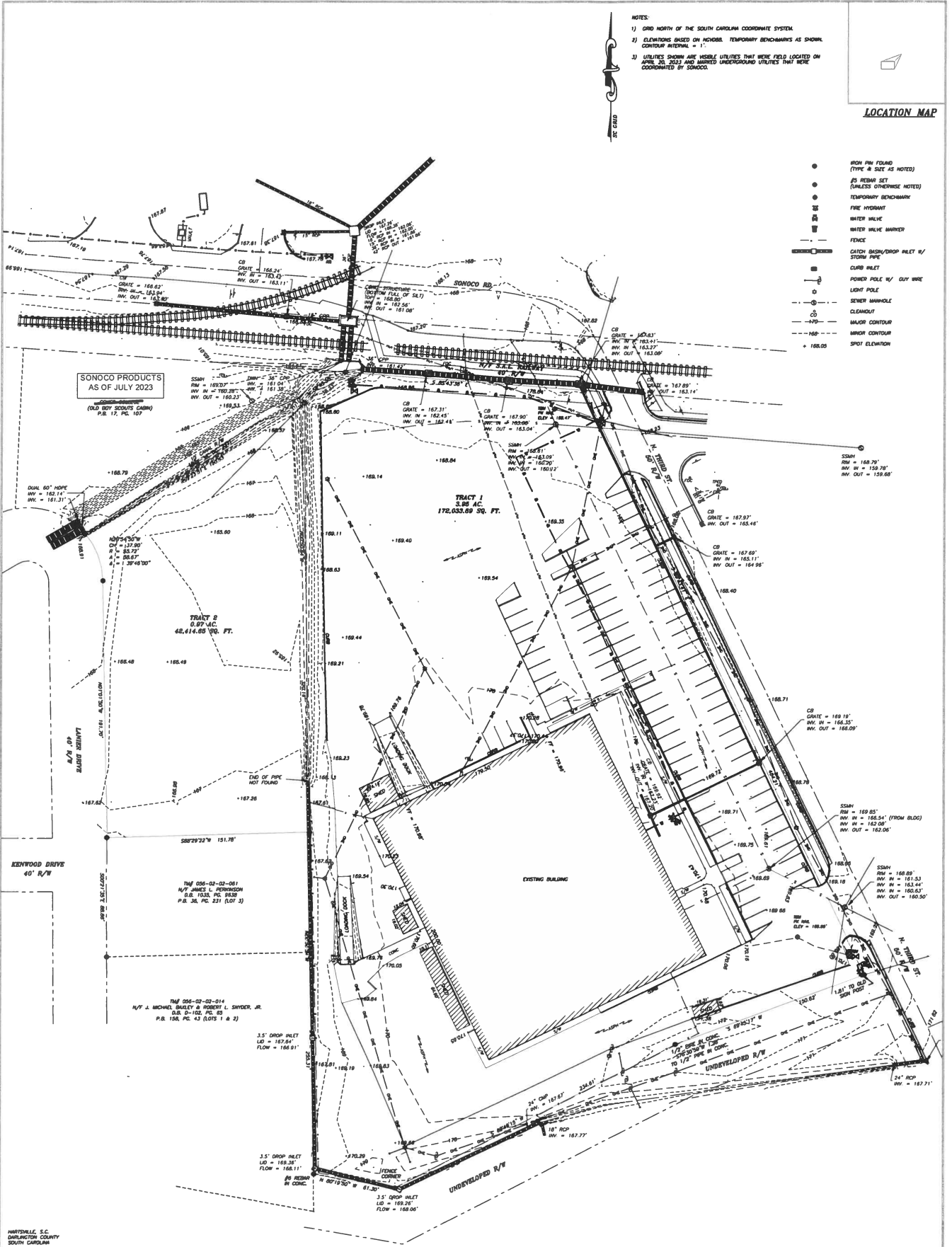


055-14-01-087
 SONOCO PRODUCTS COMPANY
 0.50 Acres Value \$6,000
 View: Report | Pictometry Imagery | Google Maps

- NOTES:
- GRID NORTH OF THE SOUTH CAROLINA COORDINATE SYSTEM.
 - ELEVATIONS BASED ON MICHODS. TEMPORARY BENCHMARKS AS SHOWN. CONTOUR INTERVAL = 1'.
 - UTILITIES SHOWN ARE VISIBLE UTILITIES THAT WERE FIELD LOCATED ON APRIL 26, 2023 AND MARKED UNDERGROUND UTILITIES THAT WERE COORDINATED BY SONOCO.

LOCATION MAP

- IRON PIN FOUND (TYPE & SIZE AS NOTED)
- IRON SET (UNLESS OTHERWISE NOTED)
- TEMPORARY BENCHMARK
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ WATER VALVE MARKER
- FENCE
- CATCH BASIN/DROP INLET / STORM PIPE
- ⊖ CURB INLET
- ⊖ POWER POLE W/ CUY WIRE
- ⊖ LIGHT POLE
- ⊖ SEWER MANHOLE
- ⊖ CLEANOUT
- MAJOR CONTOUR
- MINOR CONTOUR
- 100.00 SPOT ELEVATION



HARTSVILLE, S.C.
DARLINGTON COUNTY
SOUTH CAROLINA

OF TWO TRACTS OF LAND LOCATED WITHIN THE HARTSVILLE CITY LIMITS, DARLINGTON COUNTY, SOUTH CAROLINA, BEING THE PROPERTIES SHOWN AS TAX PARCELS, NUMBERS 055-14-01-009 (DEED BOOK 138, PAGE 437) AND 055-13-01-004 (PLAT BOOK 36, PAGE 231 - LOTS 4 & 6) SURVEYED FOR

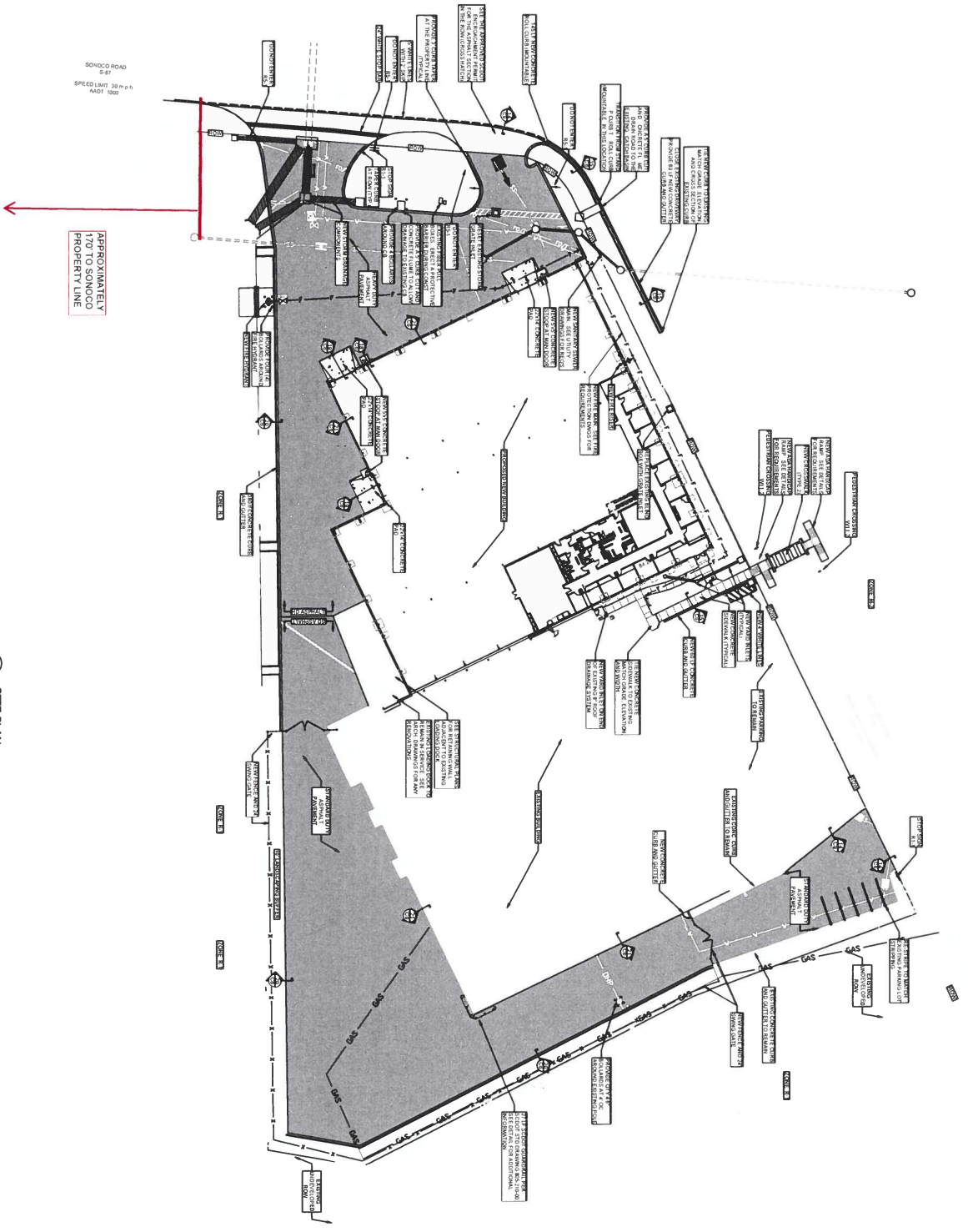
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES, ORDINANCES AND RULES OF PRACTICE OF THE STATE OF SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE ME TO BELIEVE THAT THE SURVEY SHOWN HEREON IS IN VIOLATION OF ANY SUCH REQUIREMENTS. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE ME TO BELIEVE THAT THE SURVEY SHOWN HEREON IS IN VIOLATION OF ANY SUCH REQUIREMENTS. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE ME TO BELIEVE THAT THE SURVEY SHOWN HEREON IS IN VIOLATION OF ANY SUCH REQUIREMENTS.

DATE: APRIL 26, 2023
JOB NO.: 21371
LATEST PERMIT: 21371
TRIP DATE: 12/06, 12/31
TRIP DATE: 05/11-11/20/23 & 055-13-01-004

NESSITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 78 & ALLIGATOR ROAD
TRANSMARKVILLE, S.C. 29151
PHONE (843) 348-3382
FAX (843) 348-3822
EMAIL: jon@nessittsurveying.com

JOHNATHAN W. NESSITT
P.L.S. NO. 24720

SCALE 1" = 30 FT
GRAPHIC SCALE



1 SITE PLAN

SCALE: 1" = 30' ±



I HAVE PREPARED THIS PLAN AND SEAL ON THE BASIS OF INFORMATION FURNISHED TO ME BY THE CLIENT AND I AM NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO ME BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO ME BY THE CLIENT.

DESIGNER: J&VP ENGINEERS, LLC
222 WEST COLUMBIA STREET
HARTSVILLE, SC 29528
PHONE: (803) 775-8127
FAX: (803) 775-8127
WWW.J&VPE.COM

PROJECT: MACHINERY MANUFACTURING
500 NORTH 3RD STREET, HARTSVILLE, SC

DATE: 7/25/2023

SCALE: 1" = 30' ±

PROJECT NO.: 23002

SHEET NO.: 1 OF 14

		PROJECT MACHINERY MANUFACTURING 500 NORTH 3RD STREET, HARTSVILLE, SC	DATE 7/25/2023
		SHEET TITLE SITE PLAN	REVISION (Empty table for revisions)
DATE: 06/01/2023 DRAWN BY: JAC PROJ NUMBER: 23002 SHEET NO: 1 OF 14			