

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, April 25, 2023
6:00 P.M.
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 lobby of the County Complex and on the information board in the lobby of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of February 28, 2023

III. Public Hearings

Road Naming:

PC#2023-15	Request For The Naming Of A Private Road, Tightrope Drive, Located Off Hollyberry Lane In Timmons ville, As Shown On Florence County Tax Map No. 00052, Block 04, Parcel 105.
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Text Amendments:

PC#2023-16	Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX- APPLICATION FOR CHANGE AND/OR RELIEF, Sec 30-296. – Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION.
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PC#2023-17	Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI- SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec 28.6-98 – Acceptance Techniques In Lieu Of Completion Of All Improvements.
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Map Amendments:

PC#2023-18	Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To B-6 Industrial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-004, 00202-01-082, 00202-01-091.
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PC#2023-19

Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To R-3A Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:
90108-06-016, 90108-06-017.

IV. Other Business

V. Director's Report:

- Summary Plats (February, March 2023)
- Building Reports (February, March 2023)

VI. Adjournment

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, February 28, 2023 at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board in the lobby of the Planning and Building Inspection Departments office.

The agenda was also mailed to the media.

I. Call to Order:

Chairman Cheryl Floyd, called the meeting to order at 6:00 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
Linda Borgman
Glynn Willis
Jeffrey Tanner

Commissioners Absent: Karon Epps
Mark Fountain

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Derrick Singletary, Senior Planner
Holly Smith, Planner II
Lisa Becoat, Administrative Assistant

Public Attendance: See sign in sheets on file with the Florence County Planning Department.

Chairman Cheryl Floyd led the Pledge of Allegiance to the American Flag and Commissioner Allie Brooks provided the invocation.

III. Review and Motion of Minutes

- **Meeting of December 20, 2022**

Motion to approve minutes – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of December 20, 2022. / Second – Vice-Chairman Dwight Johnson / Unanimously approved 7 to 0 the minutes of the December 20, 2022 Planning Commission meeting.

IV. Public Hearing

Prior to the presentation of items to be heard at the public hearing Mr. Shawn Brashear requested that the Commission remove from the agenda and not consider Planning Commission item number 2023-14 as the item required additional research by staff.

Motion – Vice-Chairman Dwight Johnson made a motion to remove and not consider Planning Commission item number 2023-14 from the agenda / Second – Commissioner Glynn Willis / Unanimously approved 7 to 0 to not consider and remove Planning Commission item number 2023-14 from the agenda for the meeting.

Sketch Plan:

PC#2023-01 Sketch Plan Approval Requested By Santee Electric Cooperative, Inc – Ronald Carter, For Scranton Industrial Park Located Off Of E. W. Flowers Road And Railroad Avenue, Scranton, SC As Shown On Florence County Tax Map Number 00194, Block 31, Parcel 131.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property was located off of E. W. Flowers Road, County Council District one across from the E. W. Flowers facility in Scranton, SC. The total area of the park is 21.53 acres and it was not the typical traditional sketch plan review as the only modification to the sketch plan was for a new road. The property is currently unzoned and the developers are requesting to place a new road within the previously approved sketch plan to improve the traffic conditions within the industrial park.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed modified sketch plan.

Ms. Stephanie Grosick a member of the Florence County Economic Development Partnership was present in the meeting and spoke in favor of the proposed modified sketch plan. She asked that the Commission look favorably on the approval of the proposed modified sketch plan. Economic Development is excited about the development of the industrial park in the southern part of Florence County. It has been a partnership between Florence County and Santee Electric Cooperative and they asked that the Commission approve the proposed request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed modified sketch plan.

There was no public in attendance who desired to speak opposed to the proposed modified sketch plan.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion to approve the proposed modified sketch plan PC#2023-01 / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed modified sketch plan **PC#2023-01**.

Map Amendments:

PC#2023-02 Map Amendment Requested By Vernon McKenzie Sr., To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 025 Located At 1260 Dennis Road, Lake City From R-1 Single Family Residential To R-3 Single Family Residential.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property consisted of 21 acres of land at 1260 Dennis Road in Lake City. It was presently zoned R-1 and all surrounding properties are zoned R-1. He provided some images of the property and the surrounding area.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions by the Commission Mr. Brashear stated that the applicant desired a zoning change to allow his adult child to place a manufactured home on the property and R-3 zoning designation would allow a double-wide manufactured home, which are not allowed in an R-1 zoning designation.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-02. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions and discussion from the Commission.

In response to questions by the Commission Mr. Brashear stated that the property could be developed with one double-wide manufactured home and or the property could be sub-divided and place one home, one modular home and one doublewide home per lot, minimum lot width being fifty (50') feet. The depth would be determined by the setbacks for the placed structures front and back.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Mr. Vernon McKenzie 1260 Dennis Road, Lake City, SC was present in the meeting and spoke in favor of the proposed map amendment. He stated that he has two children, a son twenty-seven and a daughter twenty-four. His son already has a place to live and they desire to change the zoning for their property so they can place a doublewide on the land for their daughter and her family to live in. They are not looking to sub-divide the property but if they could they would like to rezone one or two acres for them to place a home. The cost of building presently is more than they can afford and they would like to be able to place a double-wide on the property for them to live in. They were not looking to sub-divide as that was the reason long ago to have the property zoned residential. Even with the residential zoning they thought they could put a double-wide on the property for their personal use but that is not the case.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. McKenzie stated they understood the concerns of the Commission in having the entire twenty-one acres zoned R-3. If they could downsize the property and zone only one or two acres of the property they would be willing to do that just so they could put a doublewide on the property for their daughter and her family. They have city water available on the property but would have to put down septic tank and water pump if needed.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There was further discussion and questions from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that historically the smallest acreage that the Planning Commission had considered for zoning to avoid spot zoning had been five acres. Within the new land use map designations the property area would be Suburban Development. Mr. Brashear further stated that if staff were to make a recommendation it would be to decline the map amendment request. R-1 Single Family Residential is the strictest residential zoning that Florence County has in the residential components. In order to preserve that and the surrounding community everything around the proposed property is R-1 and staff would recommend denying the request. If the property were subdivided it would destroy the R-1 feel of the City in that area.

In response to additional questions and discussion from the Commission Mr. McKenzie stated that on the north side of Dennis Road the smaller lot is where his home is located.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion to table the proposed map amendment request PC#2023-02 / Second - Commissioner Allie

Brooks / The Commission voted 7 to 0 to table the proposed map amendment request **PC#2023-02** to allow the applicant Mr. Vernon McKenzie time to meet with staff and discuss some additional options and bring the proposed map amendment request back to the Commission for review and recommendation.

PC#2023-03 Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential to B-3 General Commercial Consisting of the Following Properties As They Are Reflected On The Tax Maps As: 90045-01-031, 90045-01-035; and From B-2 Convenience To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As 90045-01-011, 90045-01-030, 90045-03-001.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that several properties were fronting Darlington Street and another property fronted Curry Lane. The five properties are in County Council District three and have three different owners. The owners are listed as Akshay LLC, Rock Hill Property Management LLC and Maha Laxmiji LLC and the properties together total 5.3 acres. The properties fronting Darlington Street would be in the Urban District and the rear property at 90045-01-031 is Suburban Development District. Proposed zoning signs were posted on the properties and letters regarding the requested map amendment were mailed to the property owners and adjacent property owners.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear indicated that no comments and or inquiries had been received from the community regarding the requested map amendment. Based on the new comprehensive land use map designations the requested map amendment zoning would be allowed. The requested zoning map amendment came up last year at the onset of the zoning study. At that time the owner Maha Laxmiji came forward requesting the zoning change but it was not conducive on the frontage of the property of what he intended to do with the property. The Planning Commission at that meeting requested and asked if he would consider bringing the zoning request back at a later date and he stated that he would. Staff is not actually sure what the owners intended to do with the properties but believed their intention was and is to construct an extension of the convenience store and open up a vape shop.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment PC# 2023-03 be denied for a B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to deny the proposed map amendment request **PC#2023-03**.

PC#2023-04 Map Amendment Requested By Florence County To Change The Zoning Designation From B-3 General Commercial To B-6 Industrial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00149-01-004, 00149-01-009.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the properties were off of South Church Street in County Council District seven. The two properties are currently zoned B-3 and were previously zoned as part of the zoning study under the previous comprehensive plan. As the new comprehensive plan has passed third reading staff feels that the properties are definitely industrial in nature and the new zoning designation should apply. One of the properties is the old rental uniform business and the smaller property behind it is a utility substation which fits within a B-6 zoning district. The previous zoning also included two additional tax map numbers south of the properties, but those properties have been purchased and annexed by the City of Florence and require no action by Florence County. Staff desires to present a zoning district that is more conducive to the actual use of the properties. The properties were properly posted and letters sent to the property owners and adjacent property owners and no comments and or inquiries were received.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment PC# 2023-04 be approved for B-6 zoning designation / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-04**.

PC#2023-05 Map Amendment Requested By Florence County To Change The Zoning Designation From RU-1A Rural Community To R-3A Single Family Residential Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00100-01-093.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property was Smithfield subdivision and staff needed to clarify some information pertaining to the item.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-05. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Mr. Brashear further stated that the proposed zoning was not a modification or change to the sketch plan but was a change to the zoning designation. When the original sketch plan was approved the zoning designation was for an unzoned zoning designation. The zoning designation that was previously approved for the property during the zoning study was a recommendation for RU-1A, which did not meet the lot sizes for the site. This was another property that was approved for zoning under the old comprehensive plan where the property did not fit the recommended zoning. The property owner now has an invested right to continue building the subdivision as approved in the original sketch plan. The now new comprehensive plan allows staff to recommend a zoning district of R-3A which would allow single family residential homes with lots of not less than fifty (50') of road frontage and will not allow manufactured homes. In the original sketch plan approval it provided for lots of not less than sixty-five (65') feet. There is no change and or modification to the sketch plan for the subdivision just the zoning designation of it. If there was a modification to the sketch plan it would have to come back before the Commission and receive public input. Staff was making a recommendation for a zoning map amendment designation that supports what was previously approved in the sketch plan.

As the sketch plan was previously approved and the developer has been working on the subdivision where staff has recently closed out the first phase of the subdivision, it now has a lot of different tax map numbers and staff would like to introduce those numbers with the single tax map number of this planning commission item. Staff is not introducing any additional land just including the tax map numbers that were originally approved.

The tax map numbers impacted are: 00100-01-093, 00100-01-265, 00100-01-266, 00100-01-267, 00100-01-268, 00100-01-269, 00100-01-270, 00100-01-271, 00100-01-272, 00100-01-273, 00100-01-274, 00100-01-275, 00100-01-276, 00100-01-277, 00100-01-278, 00100-01-279, 00100-01-280, 00100-01-281, 00100-01-282, 00100-01-283, 00100-01-284, 00100-01-285, 00100-01-286, 00100-01-287, 00100-01-288, 00100-01-289, 00100-01-290, 00100-01-291, 00100-01-292, 00100-01-293, 00100-01-294, 00100-01-295, 00100-01-296, 00100-01-297, 00100-01-298, 00100-01-299, 00100-01-300, 00100-01-301, 00100-01-302, 00100-01-303, 00100-01-304, 00100-01-305, 00100-01-306, 00100-01-307, 00100-01-308, 00100-01-309, 00100-01-310, 00100-01-311, 00100-01-312, 00100-01-313.

Mr. Brashear provided a copy of the previously approved sketch plan and stated that the only thing that was changing was the zoning designation to fit what was previously approved for the subdivision. He wanted to make it clear that the request was not a modification and or change to the sketch plan. (A copy of the sketch plan and list of tax map numbers are maintained at the Florence County Planning and Building Department.)

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear indicated that staff would recommend that the Commission approve the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment request PC# 2023-05 be approved for R-3A zoning designation. / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-05.**

PC#2023-06

Map Amendment Requested By Florence County To Change The Zoning Designation From B-3 General Commercial To R-5A Multi-Family Residential Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90011-05-010.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was located off of Second Loop Road in County Council District nine. It was a property that was previously zoned as part of the zoning study. It was zoned B-3 based on the old comprehensive plan. The new comprehensive plan has been adopted and allows the property designation to be rezoned to something that is more conducive to the present use of the property. The subject property is a residential duplex and right beside it is a commercial business that is divided into two units but the property in question is a residential duplex and an R-5A zoning designation would allow that use. He indicated that the property was properly posted and letters sent to the property owner and adjacent property owners and no comments and inquiries had been received.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that with the present zoning on the property it was a legally nonconforming use. If the proposed zoning passed the property would then be a legally conforming use.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Ms. Sarah Gerschutz 2712 Second Loop Road, Florence was present in the meeting and requesting to ask a question of the Commission. She desired to know what the purpose was of changing the property to a residential zoning designation versus leaving it zoned with a commercial zoning designation.

In response to the inquiry by Ms. Gerschutz, Mr. Brashear stated that staff was recommending the residential zoning designation for the property as the property was presently being used as a residential duplex. The property is presently zoned commercial and the occupants can still reside there but with the commercial zoning designation the property is considered legally nonconforming. That means the use is not allowed in the particular zoned designation and if something were to happen to the structure the owner would have a certain amount of time to come into Planning and Building and apply for permits to replace the property.

Ms. Gerschutz stated that she did not own the property but had received word that the original owner of the building had passed away. The present owners of the property may desire to sell and if so there is an opportunity to keep it commercial so she would be in opposition of a residential zoning designation. The building she owns next door was residential and is now commercial and she would not be in favor of the proposed map amendment for a residential zoning. As a business opportunity for her business to possibly expand she would like to expand it to that property and would prefer the zoning of the property to remain commercial.

There were questions and discussion from the Commission.

In response to the questions and discussion Mr. Brashear stated that if the owner of the residential duplex decided that they would like to sell they could request a rezoning of the property to a commercial zoning designation. The process would have to go back through the Commission, and the comprehensive plan does allow for the property to be zoned residential and or business. Staff presently is proposing a zoning designation that better fits what the property is currently being used for so that the property owner, whomever that maybe, would not be harmed should something happen to the property. He further stated that because it was on that major thoroughfare of Second Loop Road, it was contiguous where they could come back to the Commission and request a rezoning of a commercial B-3 zoning designation.

In response to the discussion Ms. Gerschutz stated that if the Commission didn't need to make the change to residential then she would request that the property zoning designation be left as it was as most of the area consisted of residential, businesses and residential properties side by side throughout the area.

There was discussion by the Commission.

Chairman Cheryl Floyd inquired if there was any additional public in attendance who desired to speak regarding the proposed map amendment request.

There was no additional public in attendance who desired to speak regarding the proposed map amendment request.

There was discussion and questions from the Commission.

In response to questions and discussion from the Commission Mr. Brashear indicated that staff had no contact with the property owner or the family regarding the proposed map amendment. The recommendation by staff for the R-5A zoning designation of the parcel was putting the parcel in a legally conforming status with no restrictions. If the owner decided to conduct alterations to the duplexes and they are two bedroom units and they desired to add a bedroom on either side, by making the property conforming they would be able to do that if they met the required setbacks and building codes for any of the additional structures.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment PC# 2023-06 be approved for R-5A zoning designation. / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-06**.

PC#2023-07

Map Amendment Requested By Florence County To Change The Zoning Designation From R-1 Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90003-01-001, 90003-01-002, 90003-01-003, 90003-01-004.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were off of West Palmetto Street in County Council District nine. The properties were zoned during the zoning study and presently have a zoning designation of R-1. Under the new comprehensive plan the area's land use designations have changed to an Urban Development District, which allows the use to be changed to a use that is more conducive to two of the uses on the property and according to the wishes of one of the property owners. Mr. Brashear provided information and descriptions of the businesses on each of the tax map numbers. He additionally stated that the property on 001 was a dog grooming business and they were excited that they would be able to change the zoning under the new comprehensive plan. He additionally spoke with Ms. Hodges the owner of 002 on January 27, 2023 and she expressed a desire that her property be zoned a B-3. Staff has received no contact from the property owners of 003, and 004 is a tax office business which is conducive to a B-3 zoning district designation. Signs have been placed on the properties and letters sent out to the property owners and adjacent property owners and staff has received no public comments regarding the proposed map amendment.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that parcel number 001 was a dog grooming business. If the zoning were changed to a B-3 for the property it would allow a variety of retail and commercial business uses including the dog grooming business which is presently in use. The B-3 would also allow single family residential homes such as the one which appeared to be on parcel 003. Ms. Hodges no longer resides there but the zoning designation would allow the continued use of a single family residential use or it could be converted into some commercial use which is presently on both sides of it and across the road.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment request PC# 2023-07 be approved for B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-07**.

PC#2023-08

Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90107-01-001, 90107-04-027, 90108-05-008.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the three properties were located on South Church Street, East Siesta Drive and Dorado Drive in County Council Districts seven and eight. The properties are currently zoned R-2. The 2032 Comprehensive Plan designates the corridor as an Urban Development District which allows the properties that front on South Church Street to have a commercial use established. The property on parcel 008 is an alteration business, parcel 001 is a narrow strip of vacant land abutting the railroad track and 027 is vacant property that a gentleman who is present in the meeting, purchased just before the zoning study took effect and his intention was to structure a beauty shop for his spouse but the study prohibited him from moving forward with the project. The proposed zoning will correct the current usage for the alteration shop but will also follow the plan for making those major roads through the City to be a more urbanized area to allow a blend of uses.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Mr. Timothy Lane 2146 Woodmore Circle, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment request. He stated that the lot was purchased prior to the pandemic. They obtained the permit from South Carolina Department of Health and Environmental Control for the septic tank for the property which was unzoned at that time. They went into the Planning Department to speak with Derrick Singletary to see what they could do with the property and just a few days before they went to obtain their permits they were informed of the moratorium. They have a lot of money invested in the property and they desire to build a nice two person hair salon. They request a favorable decision to the proposed zoning designation of B-3 for the properties. The property is 027 right at the corner of Siesta and Church Streets.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-08 be approved for a B-3 zoning designation / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-08**.

PC#2023-09

Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90012-01-003, 90012-01-004, 90012-01-042, 90013-01-018, 90013-01-028, 90013-01-029, 90013-02-001, 90013-02-004, 90171-04-001.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were on Santiago Drive and Parker Drive in County Council Districts three and nine. They properties are currently zoned R-3A and were zoned in accordance with the previous comprehensive plan. The current comprehensive plan land use maps now designate the area as Variable Development District One which allows staff to review the properties and rezone them to something that is more conducive to their current uses and as stated by the property owners. Mr. Brashear provided a description of the proposed properties and the properties that are presently legally nonconforming under the present zoning designation. He further indicated that all the properties were contiguous with each another and there were no concerns regarding spot zoning.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that under the now present comprehensive plan the proposed zoning designation would not be spot zoning.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-09. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

There was further questions and discussion from the Commission.

In response to questions and discussion Mr. Brashear stated that the new comprehensive plan land use map designations would assist with correcting the current uses. For a long time now the proposed zoning area has consisted of many blended uses and the change would assist and protect the current property investment owners on their properties. The area is not considered a corridor but does have a fair amount of activity going on.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

Ms. Brenda Hudson 1009 South Santiago Drive, Florence, SC 29501 was present in the meeting and spoke against the proposed map amendment request. She stated that she received a letter and desired to know if staff was zoning her home residential and then zoning her vacant lot as commercial property.

In response to her inquiry Mr. Brashear indicating that the lot Ms. Hudson was referring to was fairly large and had a house on it with some manufactured homes also on the lot and that it was not one of the properties in question under the proposed map amendment. He further stated that Ms. Hudson's property had been previously zoned under the zoning study to an R-3A zoning designation and would remain residential.

Ms. Linda Broach 1212 Hobart Drive, Florence, SC 29501 was present in the meeting and spoke against the proposed map amendment. She stated that she was discussing the same property as Ms. Hudson as they owned the property together which is the empty lot beside Ms. Hudson's home at 1009 South Santiago Drive, Florence and her parent's home and they wanted to make sure that it remained residential.

In response to the inquiry Mr. Brashear stated that the area which Ms. Broach and Ms. Hudson were referring to was a residential zoning designation and would remain residential R-3A unless the owners requested any changes. He further stated that the proposed tax map numbers were being rezoned to what the current usages of the properties were prior to the recent rezoning study which took place.

Chairman Cheryl Floyd inquired if there was any further public in attendance who desired to speak in favor of or opposed to the requested map amendment request.

There was no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the tax map numbers in map amendment request PC #2023-09 be approved for a B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment request **PC# 2023-09**.

PC#2023-10

Map Amendment Requested By Florence County To Change The Zoning Designation From R-4 Multi-Family Residential, Limited To B-3 General Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00123-01-080.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was located on Willwood Drive in County Council District three. He further staff that staff was making the request for the R-4 Multi-Family Residential property. The two long apartment buildings parallel to each and the large parking lot other are on the strip of property adjacent to the lot for the Florence Fitness Center off of Bentree Lane. The property was originally zoned under the old comprehensive plan and staff is bringing it back before the Commission under the new comprehensive plan with a recommendation for a B-3 zoning designation which would allow multi-family dwellings on that property.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd stated that there was no public left in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-10 be approved for B-3 zoning designation / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-10**.

PC#2023-11

Map Amendment Requested By Florence County To Change The Zoning Designation From RU-1A Rural Community To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90003-04-004, 90003-04-005.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were located on West Palmetto Street in County Council District nine and were zoned RU-1A. He stated that the property was the Owl's Nest Property a residential treatment facility on West Palmetto Street. The RU-1A zoning designation does not allow the use of the treatment facility and the properties are presently legally nonconforming. The B-3 zoning designation would allow the use and remove the nonconforming status from the site. Staff has spoken to the property owners and they are in agreement with the zoning change. Staff has not received any public comments or inquiries regarding the proposed map amendment request.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There was no public in attendance to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment request PC# 2023-11 be approved for B-3 zoning designation / Second - Commissioner Glynn Willis and Commissioner Linda Borgman / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-11**.

PC#2023-12

Map Amendment Requested By Florence County To Change The Zoning Designation From B-5 Office And Light Industrial To B-3 General Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00176-01-007.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the site was located on Oakland Avenue and East Old Marion Highway in County Council District seven. He further stated that it was a large vacant parcel of land where the property owner received notice of the initial zoning study and subsequent zoning to a B-5 zoning designation. The property owner contacted staff and expressed a desire to build a retail store and or convenience center on the corner of the property. That type of business would not be allowed in a B-5 zoning designation and staff does consider the site area a corridor that someday will grow and would recommend that site area be zoned to a B-3 zoning designation.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was anyone in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There was no public in attendance to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment request PC# 2023-12 be approved for B-3 zoning designation / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-12**.

PC#2023-13

Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To R-3A Single Family Residential Consisting Of The Following

Properties As They Are Reflected On The Tax Maps As: 90108-06-013, 90108-06-014, 90108-06-015, 90109-02-006.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were located on East Siesta Drive in County Council District seven. He further stated that the properties were zoned R-2 and were legally nonconforming properties. The properties are duplexes and the 2032 Comprehensive plan allows the properties to be zoned to an R-3A zoning designation. Designation "A" identifying that manufactured homes are not to be allowed but would allow townhomes at that location. He noted that staff had missed two townhome properties in the zoning recommendation and would bring those tax map numbers to the Commission at the next Planning Commission meeting. Staff feels that the zoning designation fits the current use of the site.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that it would not be necessary to table the item just for the two properties that were left out. Staff would bring those tax map numbers back to the Commission at the very next meeting. Staff has not heard and or received any comments from the owner of the property and desires to move the tax map numbers forward to clean up their legally nonconforming status.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd stated for the public that was watching online that there was no public left in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request. Chairman Cheryl Floyd still inquired if there was anyone in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-13 be approved for R-3A zoning designation. / Second - Vice-Chairman Dwight Johnson and Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-13**.

There was discussion by the Commission.

The Public Hearing was closed.

V. Other Business

Election of Officers

Mr. J. Shawn Brashear, Director, Planning and Building Department administered the nominations and votes for the office of Chairman.

Motion – Commissioner Dwight Johnson made a motion and nomination for Commissioner Cheryl Floyd to be appointed and to remain as Chairman for the calendar year 2023 / Second – Commissioner Glynn Willis. No other nominations were made. The vote carried 6 to 0 that Chairman Cheryl Floyd be appointed and remain as the Chairman for calendar year 2023. Commissioner Cheryl Floyd did not vote.

Mr. J. Shawn Brashear administered the nominations and votes for the office of Vice-Chairman.

Motion - Chairman Cheryl Floyd made a motion and nomination for Commissioner Dwight Johnson to be appointed and to remain as Vice-Chairman for the calendar year 2023 / Second – Commissioner Doris Lockhart. No other nominations were made. The vote carried 6 to 0 that Commissioner Dwight Johnson be appointed as the Vice-Chairman for calendar year 2023. Commissioner Dwight Johnson did not vote.

VI. Director's Report:

Mr. J. Shawn Brashear presented the summary plat and building reports and they were also attached and presented for the Commission's review.

- **Summary Plat Reports for (December 2022 and January 2023)**
- **Building Reports for (December 2022 and January 2023)**

VII. Adjournment:

There were no further questions and or discussion Chairman Cheryl Floyd called for a motion to adjourn the meeting.

Commissioner Allie Brooks made a motion that the meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to adjourn the Planning Commission meeting.

The meeting adjourned at 7:15 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Planning Director

*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 25, 2023
PC#2023-15**

SUBJECT: Request for the Road Naming of Tightrope Drive

LOCATION: Off Hollyberry Lane, Timmons ville, SC

TAX MAP NUMBER: 00052, Block 04, Parcel 105

COUNCIL DISTRICT: 4; County Council

APPLICANT(S): Natasha Byrd, Bean, LLC

STAFF ANALYSIS:

The applicant is proposing to name one private road located off Hollyberry Lane in Timmons ville, SC. The proposed road name is Tightrope Drive.

The road is shown on Florence County Tax Map 00052, Block 04, Parcel 105.

The private road is needed for E-911 addressing purposes.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. All landowners with property abutting the proposed road have signed the required petition.
5. The road name has been approved by the County addressing office.

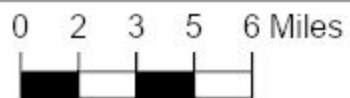
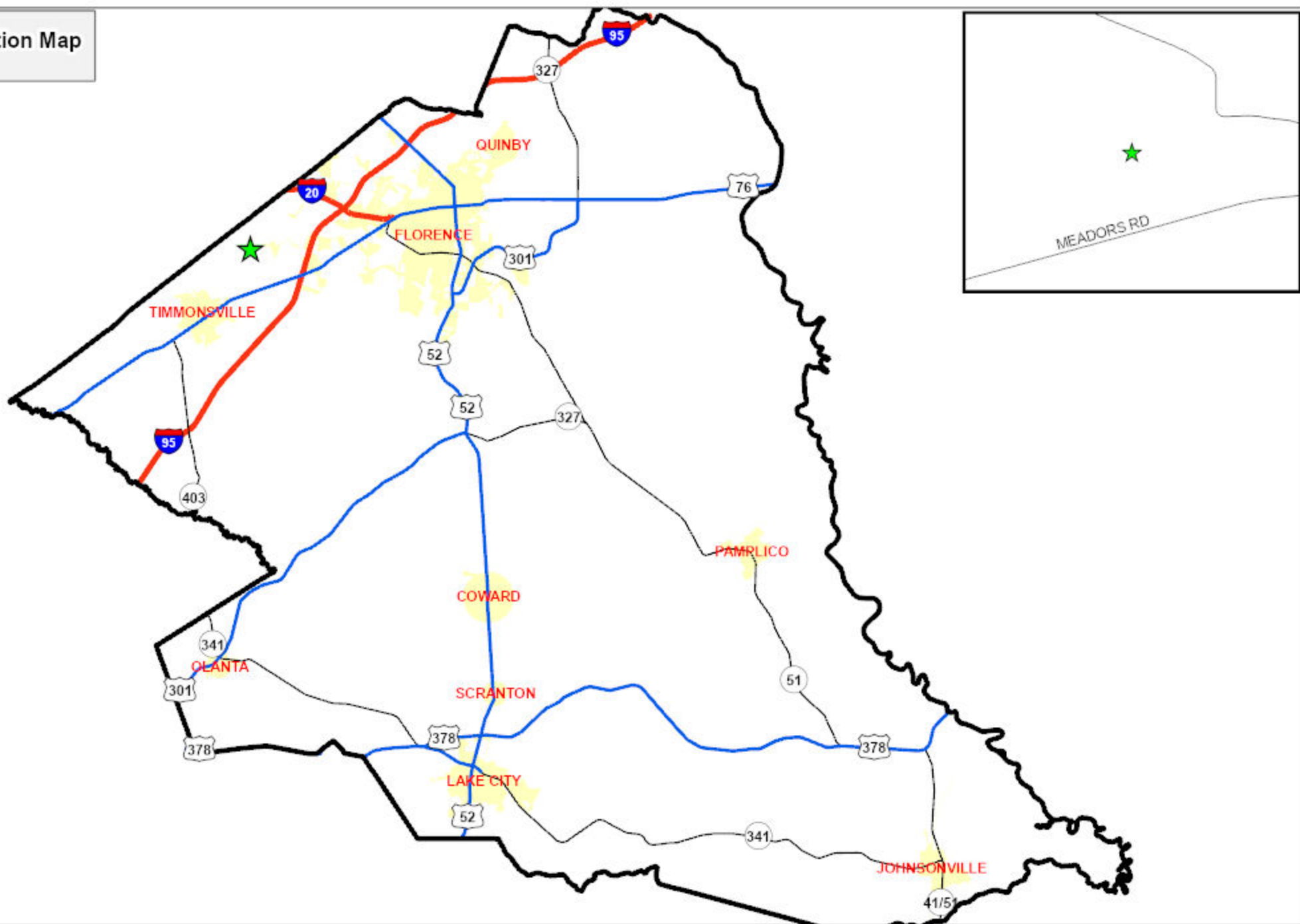
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, May 18, 2023 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

ATTACHMENTS:

1. Aerial Map
2. Plat

Location Map

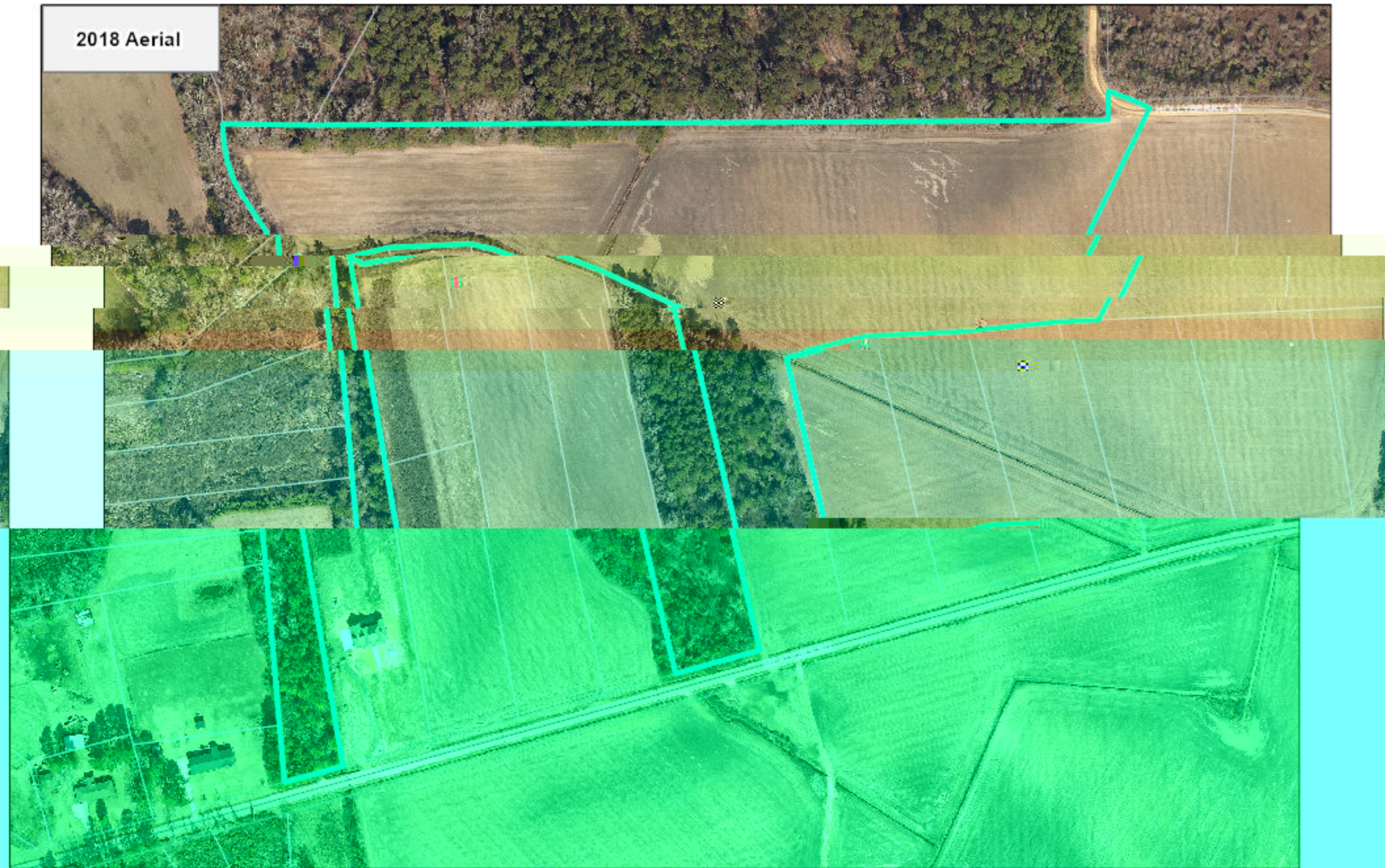


Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 4
PC#2023-15

2018 Aerial



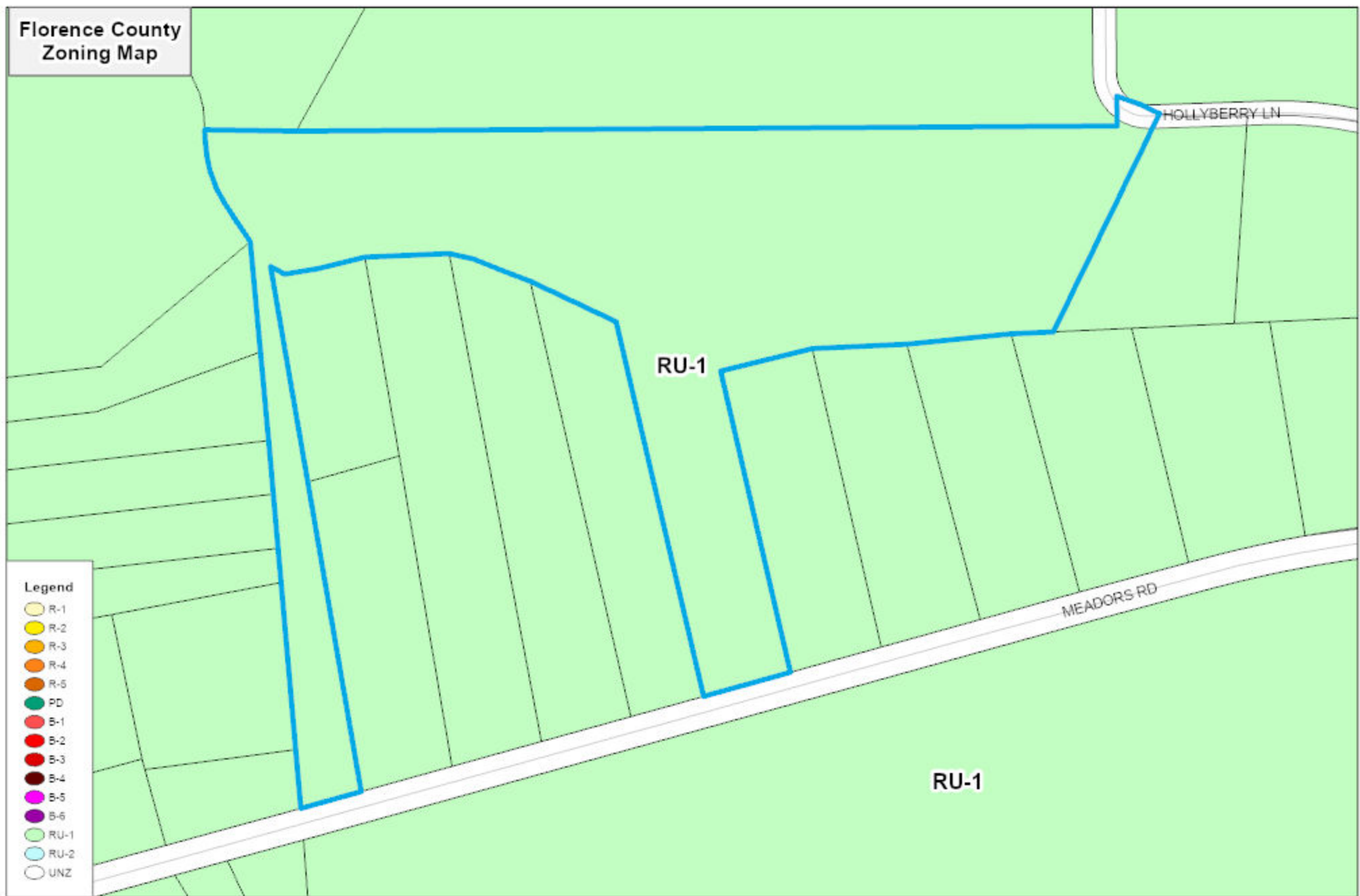
0 137.5 275 550 Feet

Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 4
PC#2023-15

Florence County
Zoning Map

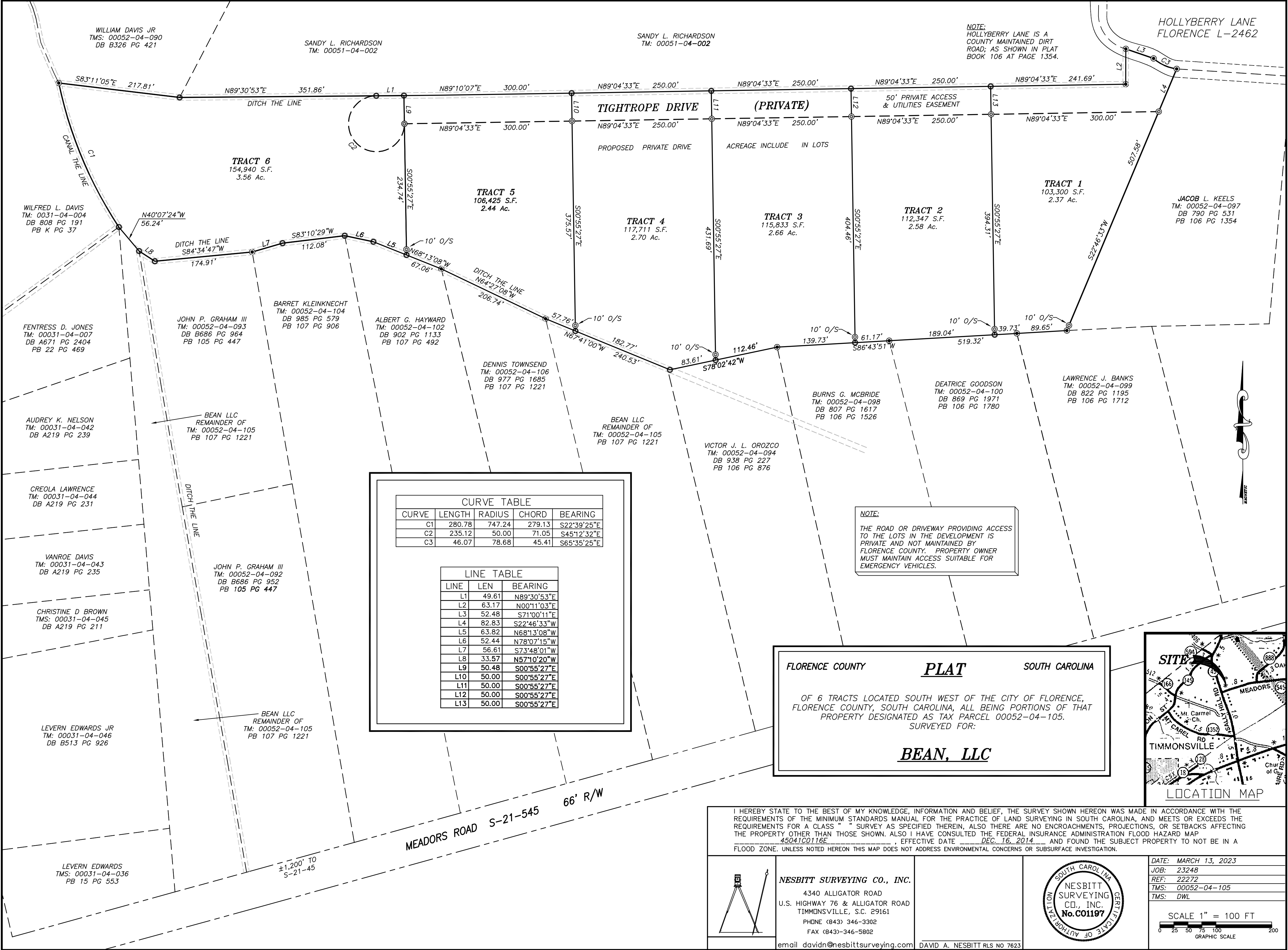


0 137.5 275 550 Feet

Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 4
PC#2023-15



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	280.78	747.24	279.13	S22°39'25"E
C2	235.12	50.00	71.05	S45°12'32"E
C3	46.07	78.68	45.41	S65°35'25"E

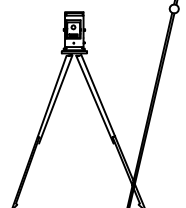
LINE TABLE		
LINE	LEN	BEARING
L1	49.61	N89°30'53"E
L2	63.17	N00°11'03"E
L3	52.48	S71°00'11"E
L4	82.83	S22°46'33"W
L5	63.82	N68°13'08"W
L6	52.44	N78°07'15"W
L7	56.61	S73°48'01"W
L8	33.57	N57°10'20"W
L9	50.48	S00°55'27"E
L10	50.00	S00°55'27"E
L11	50.00	S00°55'27"E
L12	50.00	S00°55'27"E
L13	50.00	S00°55'27"E

FLORENCE COUNTY **PLAT** SOUTH CAROLINA

OF 6 TRACTS LOCATED SOUTH WEST OF THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA, ALL BEING PORTIONS OF THAT PROPERTY DESIGNATED AS TAX PARCEL 00052-04-105. SURVEYED FOR:

BEAN, LLC

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS " " SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0116E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.

4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843)-346-5802

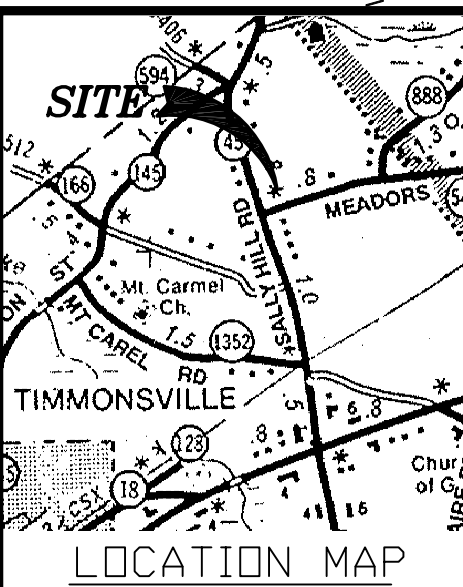
email davidn@nesbittsurveying.com

DAVID A. NESBITT RLS NO 7623



DATE: MARCH 13, 2023
JOB: 23248
REF: 22272
TMS: 00052-04-105
TMS: DWL

SCALE 1" = 100 FT
0 25 50 75 100 200
GRAPHIC SCALE



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 25, 2023
PC#2023-16**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX- APPLICATION FOR CHANGE AND/OR RELIEF, Sec 30-296 – Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to accurately reflect the required documentation needed for application submittal.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX. – APPLICATION FOR CHANGE AND/OR RELIEF, Sec. 30-296. –Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION. Shall be amended to read as follows:

Sec. 30-296- Application requirements and fees

All applications shall be filed on forms provided by the zoning administrator, and contain or be accompanied by the information required by Table X, together with the required fee listed on the Florence County Fee Schedule, as approved by county council.

**TABLE X
INFORMATION REQUIRED TO SUPPORT APPLICATION
Information**

Type of and/or Variance Requested <u>Map Amendment</u>	<ol style="list-style-type: none">1. Boundary map, existing2. Indicate proposed change to boundary map3. Existing zoning of lot and adjacent properties4. Reasons for change
Text Amendment	<ol style="list-style-type: none">1. Draft of new text to be added and existing text to be deleted2. State reasons for change
Variance/Special Exceptions	<ol style="list-style-type: none">1. State nature of variance2. Provide evidence of unnecessary hardship3. State necessity of variance
Appeal	<ol style="list-style-type: none">1. State reasons for appeal, with specific reference to action being appealed

Application fees shall be waived for administrative officials, agencies, councils and commissions.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 25, 2023
PC#2023-16**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX- APPLICATION FOR CHANGE AND/OR RELIEF, Sec 30-296 – Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to accurately reflect the required information needed for application submittal.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX. – APPLICATION FOR CHANGE AND/OR RELIEF, Sec. 30-296. –Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION. Shall be amended to read as follows:

Sec. 30-296- Application requirements and fees

All applications shall be filed on forms provided by the zoning administrator, and contain or be accompanied by the information required by Table X, together with the required fee listed on the Florence County Fee Schedule, as approved by county council.

**TABLE X
INFORMATION REQUIRED TO SUPPORT APPLICATION
Information**

Map Amendment	<ol style="list-style-type: none">1. Boundary map, existing2. Indicate proposed change to boundary map3. Existing zoning of lot and adjacent properties4. Reasons for change
Text Amendment	<ol style="list-style-type: none">1. Draft of new text to be added and existing text to be deleted2. State reasons for change
Variance/Special Exceptions	<ol style="list-style-type: none">1. State nature of variance2. Provide evidence of unnecessary hardship3. State necessity of variance
Appeal	<ol style="list-style-type: none">1. State reasons for appeal, with specific reference to action being appealed

Application fees shall be waived for administrative officials, agencies, councils and commissions.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 25, 2023
PC#2023-17**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI- SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec 28.6-98 – Acceptance Techniques In Lieu Of Completion Of All Improvements.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to allow the county administrator to accept a cash escrow as a financial guarantee in lieu of completed improvements.

The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI. – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec. 28.6-98 –Acceptance Techniques In Lieu Of Completion Of All Improvements. Shall be amended to read as follows:

Sec. 30-28.6-98

- (a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.
- (b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.
 - (1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:
 - a. Storm drainage systems and erosion control measures.
 - b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.

- c. Street monuments.
 - d. Street intersection lighting.
- (2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the engineering division will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.
- (c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.
- (1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:
- a. Be equal to 125 percent of the approved cost estimate.
 - b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.
 - c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.
 - d. Be payable to Florence County.
 - e. Be for no less than \$10,000.00 of construction.
 - f. Substantially conform to the format shown in appendix B.
- (d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the engineering division showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case by case basis.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 25, 2023
PC#2023-17**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI- SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec 28.6-98 – Acceptance Techniques In Lieu Of Completion Of All Improvements.

APPLICANT: Florence County

Staff Analysis:

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Sec. 30-28.6-98

- (a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.
- (b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.
 - (1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:
 - a. Storm drainage systems and erosion control measures.
 - b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.

- c. Street monuments.
 - d. Street intersection lighting.
- (2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the engineering division will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.
- (c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.
- (1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:
- a. Be equal to 125 percent of the approved cost estimate.
 - b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.
 - c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.
 - d. Be payable to Florence County.
 - e. Be for no less than \$10,000.00 of construction.
 - f. Substantially conform to the format shown in appendix B.
- (d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the engineering division showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case by case basis.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 25, 2023
PC#2023-18**

SUBJECT: Map Amendment Requested By Florence County
To Change The Zoning Designation From Unzoned
To B-6 Industrial.

LOCATION: N. Williston Road

TAX MAP NUMBERS: 00202-01-004, 00202-01-082, 00202-01-091

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Properties are currently unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned with current use being vacant and industrial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is B-6 (Industrial).
3. Surrounding Land Use and Zoning:
North: Florence County, Vacant/Commercial, RU-1A/ B-3
South: Florence County, Vacant, Unzoned
West: Florence County, Recreational/ Industrial, Unzoned
East: Florence County, Commercial/ Industrial, Unzoned
4. Florence County Comprehensive Plan:
The future land use designation for the property is currently Variable Development District 2.
The requested rezoning of the property is compatible with the designated future land use.

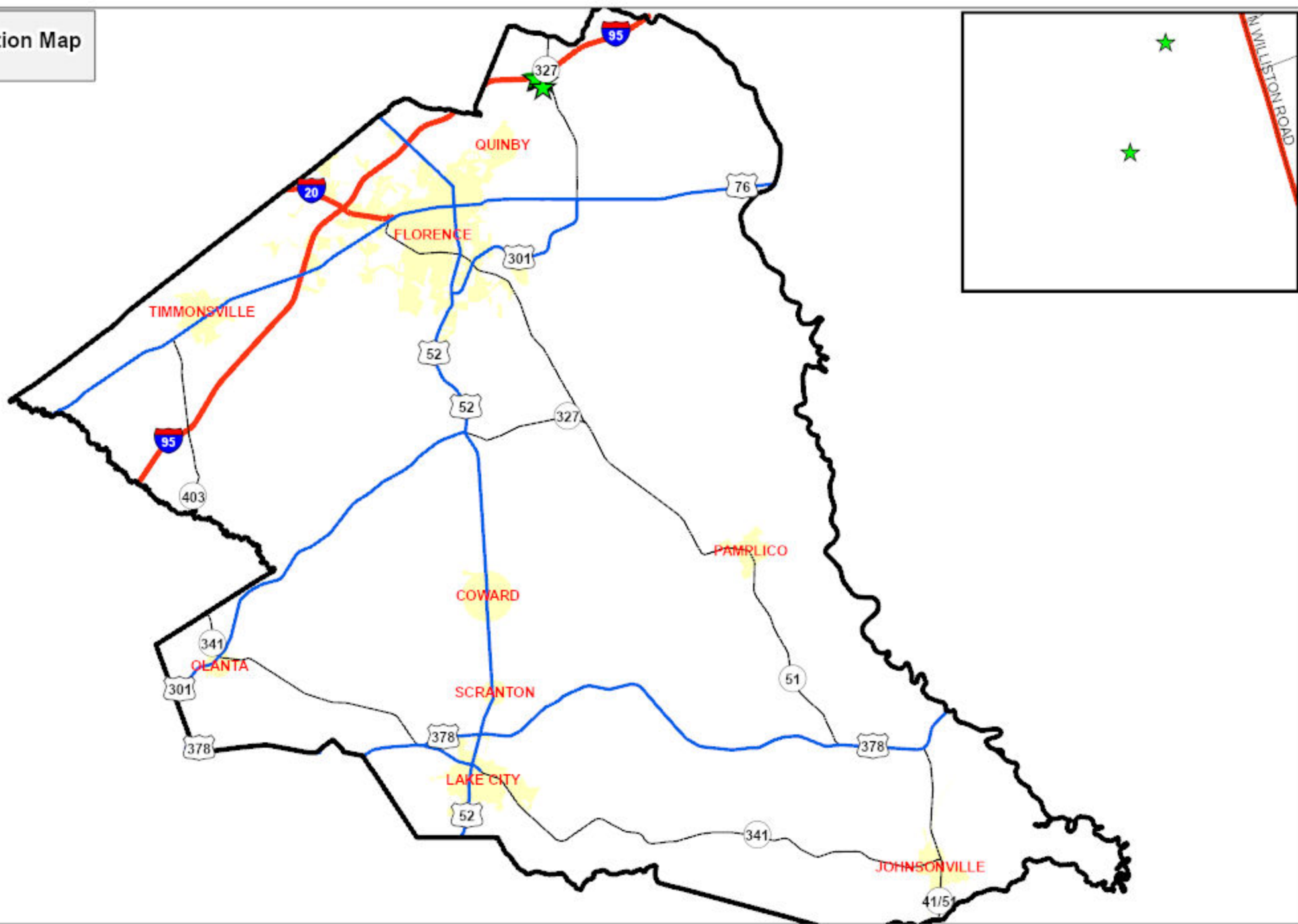
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled to appear on the agenda on Thursday, May 18, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Aerial Map
- Zoning Map

Location Map

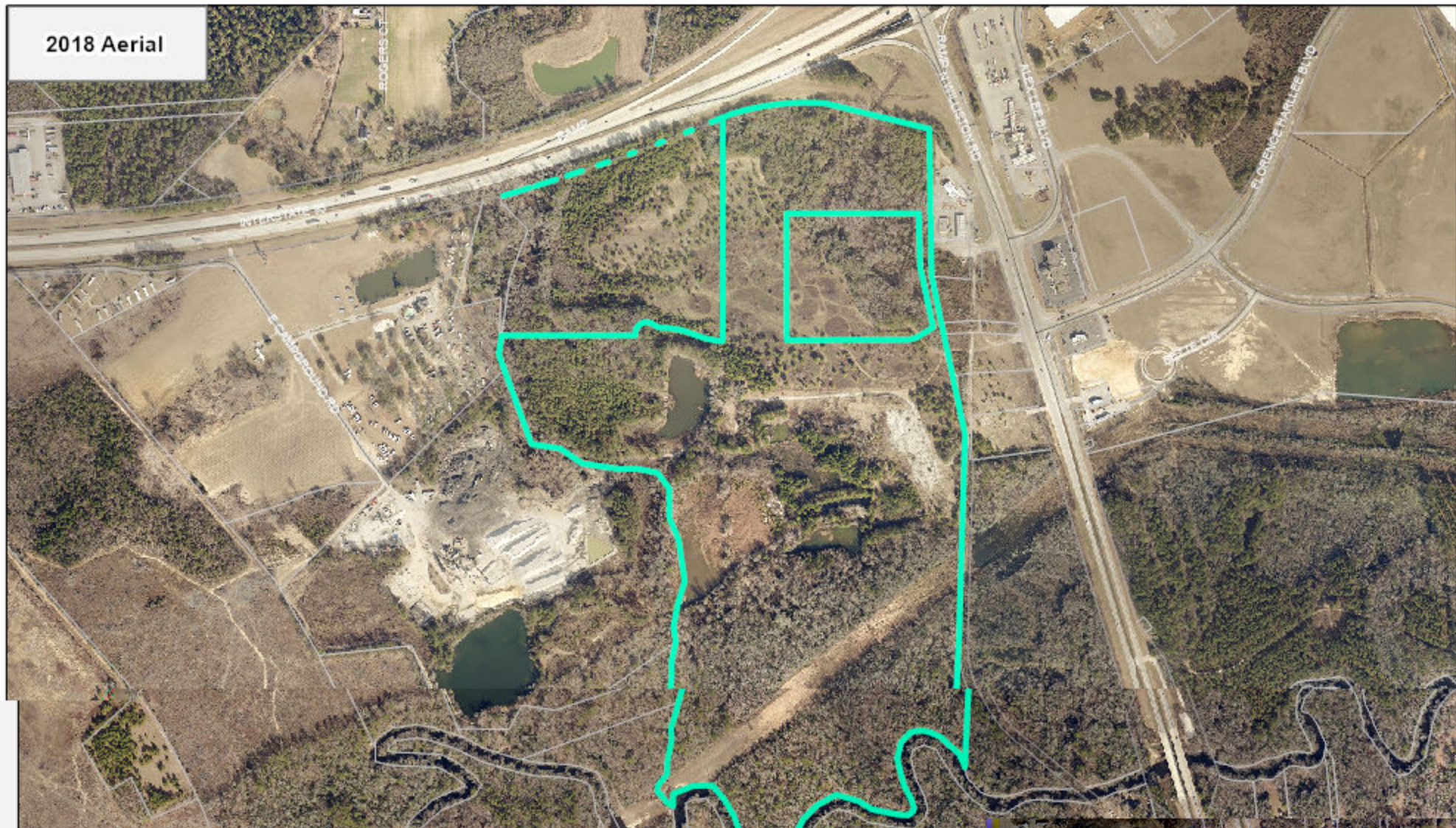


Florence County
Planning Department
Meeting Date:
04/25/2023

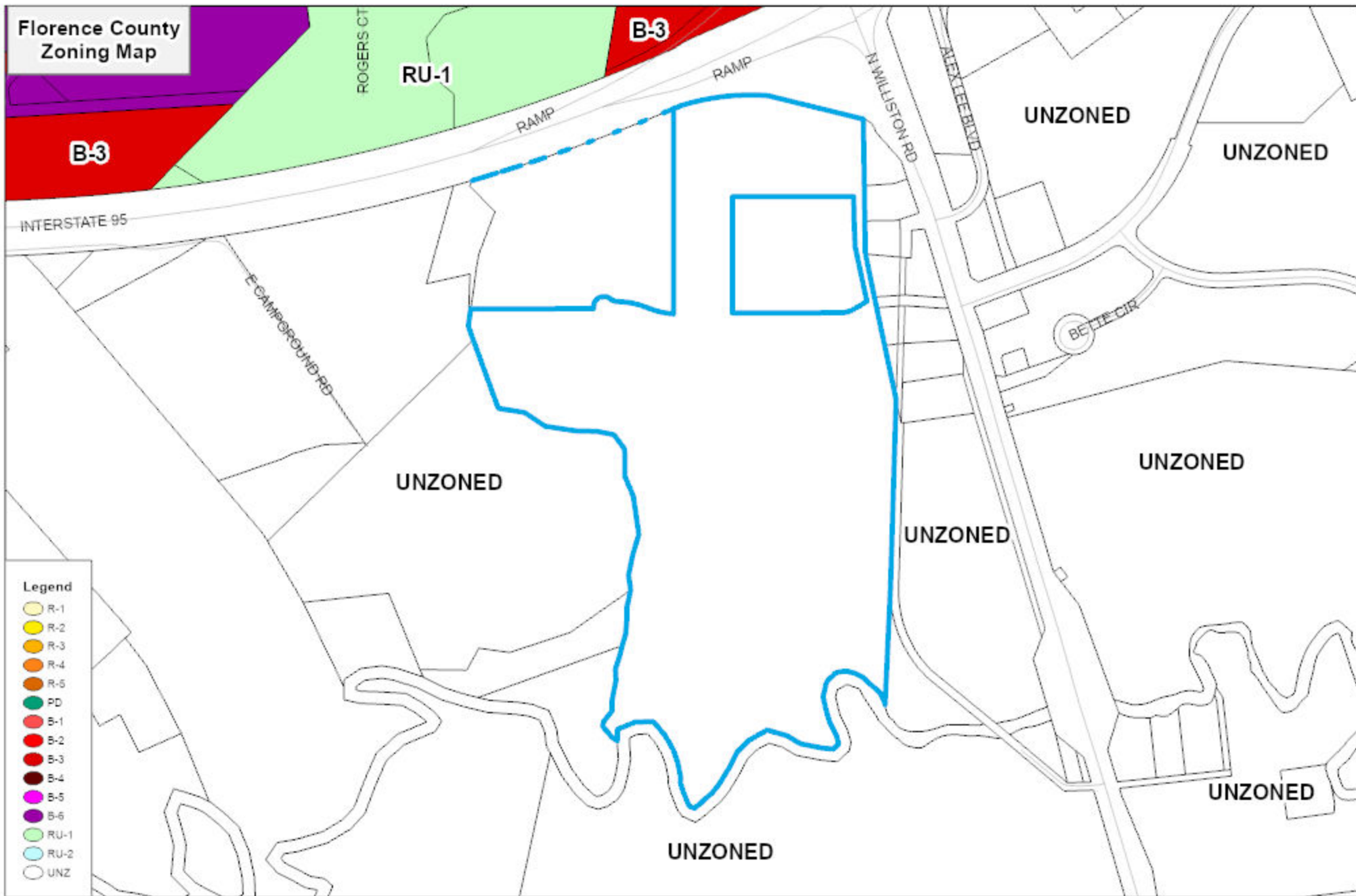


Council District 7
PC#2023-18

2018 Aerial



Florence County Zoning Map



Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

0 390 780 1,560 Feet

Florence County
Planning Department
Meeting Date:
04/25/2023

N



Council District 7
PC#2023-18

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 25, 2023
PC#2023-19**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To R-3A Single Family Residential.

LOCATION: E. Siesta Drive

TAX MAP NUMBERS: 90108-06-016, 90108-06-017

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Properties are currently zoned R-2 Single Family Residential.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently R-2 (Single Family Residential) with current use being residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:
North: Florence County, Single Family Residential, R-2
South: Florence County, Two Unit Townhomes Residential, R-2 (Several adjacent properties are in the process of being zoned R-3A at County Council)
West: Florence County, Religious, B-3
East: City of Florence, Vacant, Commercial Growth
4. Florence County Comprehensive Plan:
The future land use designation for the property is currently Urban District. The requested rezoning of the property is compatible with the designated future land use.

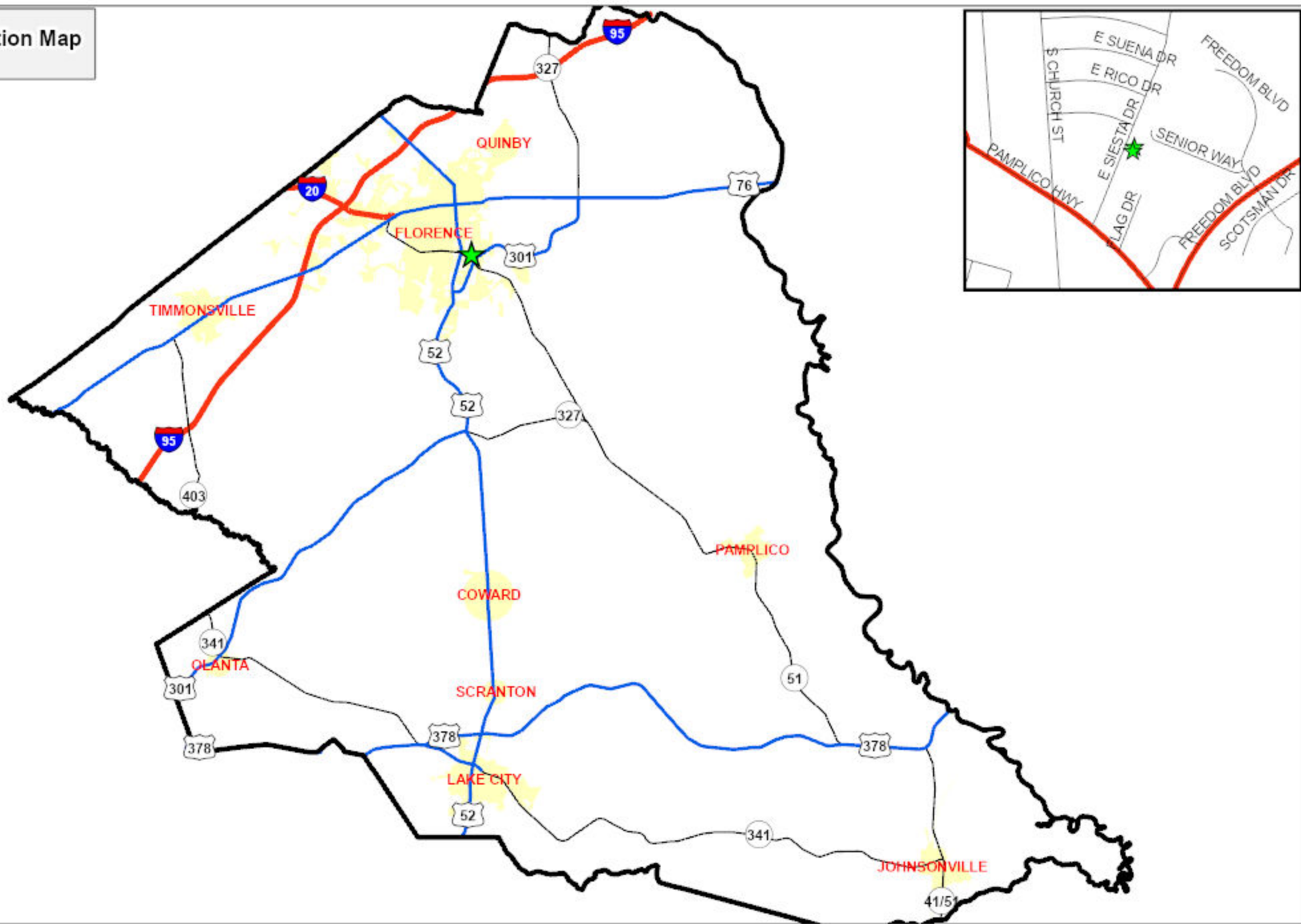
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled to appear on the agenda on Thursday, May 18, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Aerial Map
- Zoning Map

Location Map



Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 7
PC#2023-19

2018 Aerial



0 12.5 25 50 Feet

Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 7
PC#2023-19

Florence County
Zoning Map

B-3

E SIESTA DR

R-2

CITY ZONING

Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

0 12.5 25 50 Feet

Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 7
PC#2023-19

FEBRUARY 2023 SUMMARY PLATS

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>
2/1/2023	Cameron O. Lee	00359-05-059	Johnsonville	1	7.5
2/1/2023	Debra Ann Hill	00293-02-018	Pamplico	1	0.5
2/3/2023	Patti J. Maney	00023-04-111	Timmons ville	2	6.69
2/3/2023	Dunkin Lake City Minor Subdivision Plat	00196-31-002	Lake City	1	1.03
2/6/2023	Joshua and Haley Rouhan	00311-01-058, 059	Florence	1	47.32
2/7/2023	Kingsburg, LLc	00417-02-003	Pamplico	1	1.72
2/7/2023	Angela Denise Watford	00130-01-092	Florence	1	1.5
2/7/2023	Ronnie D. McBride	00184-01-020	Effingham	2	20
2/7/2023	Kevin R. & Donna S. Morning	00250-01-006, 105	Effingham	1	1.48
2/7/2023	Jonathan Chandler	00337-01-005	Florence	5	2.5
2/10/2023	Paul Welch, Jr., Tammy D. Taylor, & Barbara K. Ward	00008-04-009, 035, 041 & 047	Timmons ville	3	14.06
2/15/2023	James L. and Shelby C. Anderson	00220-03-036	Coward	1	3.21
2/17/2023	Brandy Dirggins Collins	00339-01-096	Florence	2	1.96
2/21/2023	Kay & Joseph Baggett	00249-01-159, 184	Florence	1	2.8
2/23/2023	Jannine Nettles and Bonita J. Tyrrell	00086-01-003	Timmons ville	1	1
2/27/2023	Lisa Wallbrown & Steven Wallbrown	00209-01-073	Florence	1	1.22

MARCH 2023 SUMMARY PLATS

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>
3/1/2023	Jared and Kathryn Vernon	00308-01-009	Florence	1	1
3/1/2023	Jamie M. and John A. McMillian III	00210-01-272	Florence	1	0.84
3/2/2023	Don Knight	00115-37-002	Scranton	2	1.14
3/3/2023	Joshua A. Ward, James M. Ward	00008-04-055, 001	Timmons ville	2	27.14
3/6/2023	Stoney Carl Moore	60003-05-001	Pamplico	1	3.03
3/6/2023	Teresa M. Frank & Joy M. Thompson	00209-01-018	Florence	2	26.91
3/8/2023	Roger Williamson	90045-01-008, 028, 029	Florence	3	2
3/8/2023	McCall Farms	00156-01-026	Effingham	2	26.19
3/9/2023	Michelle Benford	00075-01-176	Florence	1	0.68
3/13/2023	Robbie Lynch	00136-03-054	Scranton	1	1
3/14/2023	Darrell Johnson	00032-04-173	Timmons ville	1	0.26
3/15/2023	David Howard Street Estate	00306-01-025	Florence	1	10.41
3/15/2023	Russell J. Seasock & Amber Louise Seasock	23806-01-055, 056	Florence	2	0.19
3/15/2023	Williastine Damon	00006-04-012	Timmons ville	1	0.08
3/16/2023	Casey Robinson	00427-05-016	Johnsonville	1	9.60
3/17/2023	Marcella Drew	00388-05-016	Johnsonville	3	25.09
3/17/2023	Joshua & Joni Fountain	01511-01-006	Florence	1	0.75
3/20/2023	Ronald D. Timmons & Melissa H. Timmons	00253-02-043	Effingham	1	4.1
3/22/2023	Liston T. Miller	00424-05-050	Johnsonville	1	19.95
3/22/2023	Cameron Lee	00359-05-060	Johnsonville	1	2.5
3/22/2023	Bryan O. Knight & Melvin D. Cantley, Jr.	00191-03-188, 065	Coward	3	5.46
3/23/2023	Linda Stanfield	00112-03-074	Scranton	2	11.62
3/23/2023	Duke Energy	00045-03-018	Olanta	2	13.48
3/23/2023	Terry Dennis	00113-03-022	Scranton	1	0.93
3/27/2023	Elbert K. Turbeville	00261-03-047	Scranton	1	1.2
3/27/2023	TWM P3, LLC	00185-01-002	Effingham	1	0.24
3/28/2023	James R. Sims	00085-01-001	Timmons ville	1	21.37
3/29/2023	David & Emily Clover	00359-05-019, 032	Johnsonville	1	12.89

Building Activity Report Summary

February 2023

Type of Permit	This Month			Year To Date			This Month Last Year			Year To Date Last Year		
	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees
Agricultural												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	2	\$15,500	\$116.00	4	\$8,900	\$92.00	5	\$30,900	\$154.00
Building	2	\$114,180	\$738.00	10	\$352,034	\$2,387.00	4	\$154,390	\$985.00	10	\$324,890	\$2,200.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	2	\$114,180	\$738.00	12	\$367,534	\$2,503.00	8	\$163,290	\$1,077.00	15	\$355,790	\$2,354.00
Commercial												
Other	9	\$313,141	\$1,875.50	24	\$1,166,597	\$6,007.50	16	\$327,500	\$2,972.50	21	\$382,620	\$3,382.50
Building	4	\$1,763,964	\$7,137.50	0	\$0	\$0.00	10	\$23,779,685	\$74,929.50	6	\$43,768	\$810.00
Zoning	11	\$0	\$275.00	15	\$0	\$15,895.00	4	\$500	\$100.00	1	\$0	\$125.00
Accessory	0	\$0	\$0.00	60	\$2,401,617	\$9,407.90	0	\$0	\$0.00	45	\$2,173,697	\$6,673.40
Engineering	15	\$0	\$15,895.00	14	\$3,157,374	\$14,183.72	0	\$0	\$0.00	15	\$25,979,588	\$83,763.50
Trade	22	\$598,675	\$3,931.00	22	\$0	\$550.00	37	\$1,871,757	\$6,033.40	10	\$500	\$250.00
Totals	61	\$2,675,780	\$29,114.00	135	\$6,725,588	\$46,044.12	67	\$25,979,442	\$84,035.40	98	\$28,580,173	\$95,004.40
Industrial												
Other	1	\$431,095	\$1,456.00	2	\$433,195	\$1,506.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$1,500,000	\$5,515.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	4	\$197,650	\$777.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$20,000	\$145.00	0	\$0	\$0.00	3	\$498,574	\$2,494.00	3	\$498,574	\$2,494.00
Totals	2	\$451,095	\$1,601.00	6	\$630,845	\$2,283.00	3	\$498,574	\$2,494.00	4	\$1,998,574	\$8,009.00
Manufactured Home												
Other	6	\$148,294	\$625.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	1	\$200	\$20.00	1	\$200	\$20.00
Trade	0	\$0	\$0.00	10	\$307,117	\$1,250.00	30	\$929,664	\$3,800.00	50	\$1,855,469	\$6,375.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	1	\$4,960	\$70.00	1	\$4,960	\$70.00
Zoning	2	\$0	\$50.00	2	\$0	\$50.00	3	\$0	\$75.00	4	\$0	\$100.00
Totals	8	\$148,294	\$675.00	12	\$307,117	\$1,300.00	35	\$934,824	\$3,965.00	56	\$1,860,629	\$6,565.00
Multi-Family												
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	1	\$0	\$50.00	1	\$0	\$50.00	0	\$0	\$0.00
Building	1	\$400	\$15.00	1	\$400	\$15.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	2	\$6,052	\$95.00
Totals	1	\$400	\$15.00	2	\$400	\$65.00	1	\$0	\$50.00	2	\$6,052	\$95.00
Single Family Detached												
Building	26	\$4,223,224	\$12,208.00	61	\$2,040,019	\$6,883.00	22	\$349,554	\$2,261.00	53	\$6,119,979	\$27,713.00
Zoning	2	\$0	\$75.00	8	\$298,490	\$1,882.00	3	\$76,520	\$865.00	5	\$0	\$125.00
Other	29	\$895,799	\$3,359.00	0	\$0	\$0.00	0	\$0	\$0.00	12	\$519,156	\$3,773.00
Accessory	5	\$125,578	\$937.00	149	\$1,402,511	\$5,280.00	82	\$710,155	\$2,872.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	64	\$7,711,743	\$27,502.00	24	\$2,967,003	\$13,806.00	142	\$1,420,710	\$5,363.50
Trade	72	\$465,453	\$2,118.00	5	\$0	\$150.00	5	\$0	\$125.00	38	\$626,408	\$4,012.00
Totals	134	\$5,710,054	\$18,697.00	287	\$11,452,763	\$41,697.00	136	\$4,103,232	\$19,929.00	250	\$8,686,253	\$40,986.50
Town Home												
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Two-Family Residential												
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	1	\$108,000	\$484.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$2,500	\$10.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	1	\$108,000	\$484.00	0	\$0	\$0.00	1	\$150,000	\$635.00	1	\$150,000	\$635.00
Zoning	0	\$0	\$0.00	1	\$2,500	\$10.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	2	\$110,500	\$494.00	2	\$110,500	\$494.00	1	\$150,000	\$635.00	1	\$150,000	\$635.00
Not Applicable												
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$46,000	\$110.00	1	\$46,000	\$110.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	1	\$46,000	\$110.00	1	\$46,000	\$110.00	0	\$0	\$0.00	0	\$0	\$0.00

Building Activity Report Summary

March 2023

Type of Permit	This Month			Year To Date			This Month Last Year			Year To Date Last Year		
	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees
Agricultural												
Building	1	\$237,600	\$924.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	2	\$15,500	\$116.00	2	\$2,500	\$42.00	7	\$33,400	\$196.00
Accessory	0	\$0	\$0.00	11	\$589,634	\$3,311.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	4	\$203,000	\$1,220.00	14	\$527,890	\$3,420.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	1	\$237,600	\$924.00	13	\$605,134	\$3,427.00	6	\$205,500	\$1,262.00	21	\$561,290	\$3,616.00
Commercial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	30	\$749,660	\$5,552.50
Engineering	3	\$1,117,343	\$2,525.00	18	\$1,117,343	\$18,420.00	1	\$0	\$125.00	6	\$43,768	\$810.00
Trade	36	\$3,483,921	\$9,969.70	96	\$5,885,538	\$19,377.60	34	\$665,064	\$2,897.20	2	\$0	\$250.00
Building	8	\$11,667,757	\$38,905.50	22	\$14,825,131	\$53,089.22	3	\$1,626,900	\$6,836.50	79	\$2,838,761	\$9,570.60
Zoning	6	\$0	\$150.00	28	\$0	\$700.00	5	\$0	\$125.00	18	\$27,606,488	\$90,600.00
Other	5	\$78,494	\$745.00	29	\$1,245,091	\$6,752.50	9	\$367,040	\$2,170.00	15	\$500	\$375.00
Totals	58	\$16,347,515	\$52,295.20	193	\$23,073,103	\$98,339.32	52	\$2,659,004	\$12,153.70	150	\$31,239,177	\$107,158.10
Industrial												
Building	0	\$0	\$0.00	0	\$0	\$0.00	1	\$1,600,000	\$5,815.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Accessory	0	\$0	\$0.00	3	\$461,287	\$1,763.50	0	\$0	\$0.00	3	\$498,574	\$2,494.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$219,950	\$820.00	0	\$0	\$0.00	0	\$0	\$0.00	2	\$3,100,000	\$11,330.00
Other	1	\$28,092	\$257.50	5	\$417,600	\$1,597.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	2	\$248,042	\$1,077.50	8	\$878,887	\$3,360.50	1	\$1,600,000	\$5,815.00	5	\$3,598,574	\$13,824.00
Manufactured Home												
Other	5	\$46,693	\$460.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	2	\$400	\$50.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$200	\$20.00
Accessory	0	\$0	\$0.00	15	\$353,810	\$1,710.00	23	\$862,244	\$3,300.00	73	\$2,717,713	\$9,675.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$4,960	\$70.00
Trade	0	\$0	\$0.00	4	\$400	\$100.00	1	\$0	\$25.00	5	\$0	\$125.00
Totals	7	\$47,093	\$510.00	19	\$354,210	\$1,810.00	24	\$862,244	\$3,325.00	80	\$2,722,873	\$9,890.00
Multi-Family												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	2	\$45,700	\$128.00
Other	2	\$10,000	\$70.00	3	\$10,000	\$120.00	2	\$45,700	\$128.00	2	\$6,052	\$95.00
Building	5	\$1,446,910	\$7,409.00	6	\$1,447,310	\$7,424.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	1	\$0	\$25.00	1	\$0	\$25.00
Totals	7	\$1,456,910	\$7,479.00	9	\$1,457,310	\$7,544.00	3	\$45,700	\$153.00	5	\$51,752	\$248.00
Single Family Detached												
Building	62	\$6,884,531	\$27,722.40	126	\$14,596,274	\$55,224.40	39	\$5,707,762	\$23,670.00	61	\$1,040,438	\$6,817.00
Zoning	3	\$0	\$75.00	8	\$0	\$225.00	4	\$0	\$100.00	92	\$11,827,741	\$51,383.00
Other	55	\$1,961,963	\$6,231.00	116	\$4,001,982	\$13,114.00	23	\$414,030	\$2,805.00	9	\$0	\$225.00
Accessory	4	\$138,260	\$905.00	12	\$436,750	\$2,787.00	3	\$92,980	\$560.00	15	\$612,136	\$4,333.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	84	\$921,409	\$3,766.90	233	\$2,323,920	\$9,046.90	127	\$1,136,916	\$3,707.00	269	\$2,557,626	\$9,070.50
Totals	208	\$9,906,163	\$38,700.30	495	\$21,358,926	\$80,397.30	196	\$7,351,688	\$30,842.00	446	\$16,037,941	\$71,828.50
Town Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Two-Family Residential												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	1	\$2,500	\$10.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	3	\$29,750	\$350.00	4	\$137,750	\$834.00	0	\$0	\$0.00	1	\$150,000	\$635.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	3	\$29,750	\$350.00	5	\$140,250	\$844.00	0	\$0	\$0.00	1	\$150,000	\$635.00
Not Applicable												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	1	\$46,000	\$110.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	1	\$46,000	\$110.00	0	\$0	\$0.00	0	\$0	\$0.00

TO _____ / _____ / _____
Date

Signature _____ Date / /