AGENDA
FLORENCE COUNTY COUNCIL
REGULAR MEETING
180 N. IRBY STREET
COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, JULY 18, 2024
9:00 A. M.

The Council meeting will be accessible via live stream at www.florenceco.org.

I. CALL TO ORDER: WILLIAM SCHOFIELD, CHAIRMAN

II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN

III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG: JERRY YARBOROUGH, JR., VICE-CHAIRMAN

IV. WELCOME: WILLIAM SCHOFIELD, CHAIRMAN

V. MINUTES:

MINUTES OF THE JUNE 20, 2024 REGULAR MEETING
Council Is Requested To Approve The Minutes Of The June 20, 2024, Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:
Council Will Hold Public Hearings To Receive Public Input With Regard To The Following:
1. **ORDINANCE NO. 65-2023/24**
   An Ordinance Authorizing The Execution Of A Lease-Purchase Agreement In An Amount Not Exceeding $800,000 Relating To The Purchase Of Capital Improvements And Payment Of Related Costs For The City Of Johnsonville, Authorizing The Execution Of Other Necessary Documents And Papers, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 78-2023/24**
   An Ordinance Approving An Amendment To The Agreement Governing The Marion-Florence Industrial Park Between Marion County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto.

3. **ORDINANCE NO. 79-2023/24**
   An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Darlington County, Such Multi-County Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto.

VII. **APPEARANCES:**

1. **ALVA WHITEHEAD**
   Alva Whitehead Requests To Appear Before Council Regarding The Rezoning Property At The Junction Of Pocket Road And Williston Road, Ordinance No. 71-2023/24.

2. **WEAVE WHITEHEAD**
   Weave Whitehead Requests To Appear Before Council To Speak On Behalf Of The Back Swamp Community Regarding The Rezoning Of Property On Pocket Road And Williston Road, Ordinance No. 71-2023/24.

3. **PATTIE WHITE**
   Pattie White Requests To Appear Before Council To Speak To Ideas For The Important Interchange Exit Regarding Ordinance No. 71-2023/24.
4. **TRAPPER FOWLER**
Trapper Fowler Requests To Appear Before Council To Provide Information On Ordinance No. 71-2023/24 Regarding The Importance Of Conservation Easements And How The Rezoning Is Incompatible With The Nearby Protected Lands.

5. **JO JEFFERS**
Jo Jeffers Requests To Appear Before Council To Speak On Issues Relating To Pocket Road/Williston Road, Ordinance No. 71-2023/24.

6. **GAYE ERWIN**
Gaye Erwin Requests To Appear Before Council Regarding Ordinance No. 71-2023/24 And The Negative Impact On The Neighborhood If The Property Is Rezoned And Developed.

7. **LOUISE THOMPSON**
Louise Thompson Requests To Appear Before Council To Speak Against The Rezoning Of The Williston/Pocket Road, Ordinance No. 71-2023/24.

8. **ELIZA ZEITLIN**
Eliza Zeitlin Requests To Appear Before Council To Speak On Issues Relating To Pocket Road/Williston Road, Ordinance No. 71-2023/24.

9. **PALMETTO COMMERCIAL REAL ESTATE**
David Tedder, Jim Poston, And Gary Finklea With Palmetto Commercial Real Estate, Requests To Appear Before Council To Answer Any Questions On Ordinance No. 71-2023/24.

VIII. **COMMITTEE REPORTS:**
(Items Assigned To Committees Will Appear In *Italics.*)

**Administration & Finance**
(Chairman Schofield, Councilmen Mumford, Moore, and Dorriety)

*May 9, 2024*

**Public Services & County Planning**
(Councilman Caudle/Chair, Councilmen Bradley, and Springs)

*July 1, 2021, Comprehensive Plan (Joint with Planning Commission)*
February 15, 2024 Committee

Justice & Public Safety  
(Councilman Springs/Chair, Councilmen Poston, and Yarborough)  
April 18, 2024

Education, Recreation, Health & Welfare  
(Councilman Poston/Chair, Councilmen Bradley, and Yarborough)  
February 15, 2024

Agriculture, Forestry, Military Affairs & Intergovernmental Relations  
(Councilman Yarborough/Chair, Councilmen Schofield, and Mumford)  
January 11, 2024, City-County Conference Committee

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

LOWER FLORENCE 15U SOFTBALL TEAM  
A Resolution Of Recognition To Recognized The Lower Florence  
15U Softball Team As The SCAP 2024 State Champions.

RESOLUTIONS:

1. RESOLUTION NO. 01-2024/25  
A Resolution For The Naming Of A Private Road, Noren Drive,  
Located Off Becky’s Parkway In Florence, SC, As Shown On  
Florence County Tax Map: 00208-01-069.

2. RESOLUTION NO. 02-2024/25  
A Resolution To Amend Section 4 Of Resolution No. 5/2009-10 In  
Order To Authorize The Inclusion Of Two (2) Additional  
Participants And Increase The Monthly Limit Of (1) Participant In  
The South Carolina Procurement Card Program.

3. RESOLUTION NO. 03-2024/25  
A Resolution Approving An Amendment To The Agreement  
Governing The Darlington-Florence Industrial Park Between  
Darlington County, South Carolina And Florence County, South  
Carolina.
4. **RESOLUTION NO. 04-2024/25**
   A Resolution Approving An Amendment To The Agreement Governing The Darlington-Florence Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina.

5. **RESOLUTION NO. 05-2024/25**
   A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24.

6. **RESOLUTION NO. 06-2024/25**
   A Resolution Approving The Naming Of The Florence County Judicial Center.

X. **ORDINANCES IN POSITION:**

   A. **THIRD READING:**

      1. **ORDINANCE NO. 65-2023/24**
         An Ordinance Authorizing The Execution Of A Lease-Purchase Agreement In An Amount Not Exceeding $800,000 Relating To The Purchase Of Capital Improvements And Payment Of Related Costs For The City Of Johnsonville, Authorizing The Execution Of Other Necessary Documents And Papers, And Other Matters Relating Thereto.

      2. **ORDINANCE NO. 72-2023/24**
         An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations Without Regard To The Days Or Hours Of Sales In The County Of Florence.

   B. **SECOND READING:**

      1. **ORDINANCE NO. 37-2023/24**
         An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From
Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

2. **ORDINANCE NO. 38-2023/24**
   An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-013; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 7)

3. **ORDINANCE NO. 40-2023/24**
   An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay
District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-01-063, 00238-01-068; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 6, 7)

4. **ORDINANCE NO. 41-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-017; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

5. **ORDINANCE NO. 42-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134; And Other
Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6, 7)

6. **ORDINANCE NO. 43-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00236-01-040, 00240-01-012; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

7. **ORDINANCE NO. 44-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)
8. **ORDINANCE NO. 45-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

9. **ORDINANCE NO. 46-2023/24**

An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-022, 00202-01-023, 00202-01-024, 00202-01-025, 00202-01-036, 00202-01-058, 00202-01-059, 00202-01-066, 00202-01-067, 00202-01-070, 00202-01-074, 00202-01-076, 00202-01-081, 00203-01-025, 00203-01-026, 00203-01-027, 00203-01-029, 00203-01-032, 00203-01-082, 00236-01-001, 00236-01-030, 00236-01-033, 00237-01-006, 00237-01-017, 00238-01-007, 00238-01-008, 00238-01-019, 00238-01-022, 00238-01-059, 00238-01-062, 00238-01-070, 00240-01-001, 00240-01-008, 00240-01-011, 00240-01-015, 00240-01-016, 00241-01-006, 00241-01-008, 00241-01-018, 00241-01-022, 00241-01-024, 00241-01-088, 00241-01-089, 00241-
ORDINANCE NO. 71-2023/24
An Ordinance To Change The Zoning Designation For Properties Of Tax Map Numbers 00202, Block 01, Parcel 003, And 065 Located At 1510 E. Pocket Road, Florence, SC, And Property Located Off Of N. Williston Road And E. Pocket Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

ORDINANCE NO. 73-2023/24
An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Map Number 00176, Block 01, Parcel 036; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

ORDINANCE NO. 74-2023/24
An Ordinance To Change The Zoning Designation For Property Located Off Of E. Old Marion Hwy, Florence, SC From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-0108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

ORDINANCE NO. 75-2023/24
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00174, Block 01, Parcels 063 and 070 Located At 330 Creek Drive, Quitmy, SC From Unzoned To RU-1A Rural Community District; And Other Matters Related...
ORDINANCE NO. 76-2023/24
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00173, Block 01, Parcel 137 Located Off Of W. Freight Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

ORDINANCE NO. 77-2023/24
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0)

ORDINANCE NO. 78-2023/24
An Ordinance Approving An Amendment To The Agreement Governing The Marion-Florence Industrial Park Between Marion County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto.

ORDINANCE NO. 79-2023/24
An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Darlington County, Such Multi-County Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto.

C. INTRODUCTION:

ORDINANCE NO. 02-2024/25
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District.
Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council Districts 6, 7)

2. **ORDINANCE NO. 03-2024/25**
   An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

3. **ORDINANCE NO. 04-2024/25**
   An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)
4. **ORDINANCE NO. 05-2024/25**
   An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

5. **ORDINANCE NO. 06-2024/25**
   An Ordinance To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council Districts 6, 7)

6. **ORDINANCE NO. 07-2024/25**
   An Ordinance To Change The Zoning Designation For Properties In Group Two of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00203-01-023, 00203-01-028, 00203-01-101, 00236-01-032, 00237-01-016, 00237-01-
7. **ORDINANCE NO. 08-2024/25**
   An Ordinance To Change The Future Land Use Designation From Suburban Development District To Urban Development District For Property Located Off Of S. Cashua Drive, Florence, SC As Shown On Florence County Tax Map Number 00075, Block 01, Parcel 009; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6, 7)

8. **ORDINANCE NO. 09-2024/25**
   An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00075, Block 01, Parcel 009 Located Off Of S. Cashua Drive, Florence, SC From Unzoned To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 9)

9. **ORDINANCE NO. 10-2024/25**
   An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Urban Development District For Property Located At 225 And 309 E. Chapel View Drive, Florence, SC As Shown On Florence County Tax Map Number 00152, Block 01, Parcels 047 And 133; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

10. **ORDINANCE NO. 11-2024/25**
    An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcels 047 And 133 Located At 225 Chapel View Drive, Florence, SC From B-3 General Commercial District To R-4 Multi-Family Residential District, Limited; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

11. **ORDINANCE NO. 12-2024/25**
    An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 309 Rosewood Drive, Johnsonville, SC As Shown On Florence County Tax Map Number 00432, Block 05, Parcel 013; And Other Matters Related

Florence County Council Agenda
July 18, 2024

xiv
12. **ORDINANCE NO. 13-2024/25**
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00432, Block 05, Parcel 013 Located At 309 Rosewood Drive, Johnsonville, SC From R-2 Single Family District To RU-1 Rural Community District; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 2)

13. **ORDINANCE NO. 14-2024/25**
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00100, Block 01, Parcels 031 And 047 Located At 2916 W. Palmetto Street, Florence, SC From RU-1A Rural Community District To R-3A Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council Districts 3, 9)

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-01-070, 00306-01-077, 00306-01-089, 00307-01-065, 00307-01-066, 00307-01-067, 00307-01-068, 00307-01-073, 00307-01-074; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

15. **ORDINANCE NO. 16-2024/25**
An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00275-01-022, 00275-01-234, 00275-01-253, 00276-01-005, 00276-01-006, 00276-01-007, 00276-01-021; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

16. **ORDINANCE NO. 17-2024/25**
An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway
Study From Unzoned To MR Mixed Residential, Low Density Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-01-057, 00306-01-071, 00306-01-072, 00306-01-083, 00306-01-092, 00306-01-100, 00306-01-115, 00306-01-124, 00306-01-137, 00307-01-004, 00307-01-046, 00307-01-057, 00307-01-058, 00307-01-059, 00307-01-060, 00307-01-061, 00307-01-070; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

17. **ORDINANCE NO. 18-2024/25**

An Ordinance To Change The Zoning Designation For Properties In Group Three of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

18. **ORDINANCE NO. 19-2024/25**

An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0)

19. **ORDINANCE NO. 20-2024/25**

An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0)
20. **ORDINANCE NO. 21-2024/25 (By Title Only)**
An Ordinance Authorizing And Providing For The Issuance Of Not Exceeding $40,000,000 Florence County, South Carolina Special Source Revenue Bonds (Savannah Grove Infrastructure Projects) Series 2024; Prescribing The Form Of Bonds; Limiting The Payment Of The Bonds Solely From Certain Revenues Derived From The Payment Of Fees In Lieu Of Taxes From Designated Multi-County Parks Located In Florence County And Pledging Certain Revenues Of Such Payment; Creating Certain Funds And Providing For Payments Into Such Funds; And Making Other Covenants And Agreements In Connection With The Foregoing; The Entering Into Of Certain Covenants And Agreements; And The Execution And Delivery Of Certain Instruments Relating To The Issuance Of The Aforesaid Bonds, Including An Indenture And First Supplemental Indenture And Certain Other Matters Relating Thereto.

21. **ORDINANCE NO. 22-2024/25**
An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Williamsburg County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Title The Industrial/Business Park As High Hill Commerce Park And To Include Additional Property In Florence County Related To Enterprise Drive, LLC (The “Company”) As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.

22. **ORDINANCE NO. 23-2024/25 (By Title Only)**
An Ordinance To Amend Ordinance No. 01-2024/25 And Other Matters Related Thereto.

XI. **APPOINTMENTS TO BOARDS & COMMISSIONS:**

1. **MUSEUM BOARD**
Council Is Requested To Approve The Appointment Of Donna Goodman To Serve On The Museum Board Representing District 7 With The Appropriate Expiration Term.
2. **PEE DEE MENTAL HEALTH BOARD**
Council Is Requested To Approve The Appointment Of Laura Samuel To Serve On The Pee Dee Mental Health Board Representing Seat 9 With The Appropriate Expiration Term.

XII. **REPORTS TO COUNCIL:**

A. **ADMINISTRATION:**

1. **DECLARATION OF SURPLUS PROPERTY**
Council Is Requested To Approve The Declaration Of A 2012 Ford E450 Ambulance As Surplus Property And Donate The Vehicle To The Timmonsville Rescue Squad In Council District 4.

2. **DECLARATION OF SURPLUS PROPERTY**
Council Is Requested To Approve The Declaration Of Four (4) Miscellaneous County Vehicles As Surplus Property For Disposal Through Enterprise Fleet Management.

B. **EMERGENCY MANAGEMENT:**

**RECLASSIFICATION**
Council Is Requested To Approve The Reclassification Of A Currently Vacant Deputy Director (Salary) To An Emergency Manager (Salary), And Reclassification Of A Currently Filled Senior Radio Coordinator (Hourly) Position to Communications Manager (Salary).

C. **PARKS & RECREATION:**

**ACQUISITION OF PROPERTY**
Council Is Requested To Approve The Acquisition Of Property Known As The +/- 7.57 Acres, Located Along N. Church Street, Lake City, SC, Designated As County Tax Map# 00196-31-063, For Enhancement Of The Lake City Park, And Authorize The County Administrator And Attorney To Execute The Appropriate Documents.
XIII. **OTHER BUSINESS:**

**INFRASTRUCTURE:**

1. **SALEM COMMUNITY WATER SHEED**
   Council Is Requested To Approve The Expenditure Of Not To Exceed $8,883.00 From Council District 5 Infrastructure Funding Allocations To Pay For 90 Feet Of 24” Galvanized Pipe And 90 Feet Of 18” Galvanized Pipe To Be Used For The Salem Community Water Shed.

2. **US SPACE FORCE**
   Council Is Requested To Approve The Expenditure Of Not To Exceed $12,000.00 From Council Districts Infrastructure Funding Allocations To Assist With The Purchase Of A Marker, Which Will Include Site Preparation, Shipping, Installation, The Emblem, And Etching On The Beveled Stone In Tribute To The Newest Branch Of Service, The US Space Force.

3. **FEASIBILITY STUDY**
   Council Is Requested To Approve The Expenditure Of Not To Exceed $55,000.00 For A Feasibility Study For A Botanical Garden From Council Districts Infrastructure Allocations Funding.

4. **LEATHERMAN SENIOR CENTER**
   Council Is Requested To Approve The Expenditure Of Up To $11,356.00 From Council District 7 Infrastructure Funding Allocation To Replace Old And/Or Broken Kitchen Appliances/Foodware At The Leatherman Senior Center. This Facility Supports The Meals On Wheels Program That Serves Several Hundred Senior Citizens Monthly.

5. **BROOKS MCCALL PARK**
   Council Is Requested To Approve The Expenditure Of Up To $7,000.00 From Council District 3 Infrastructure Funding Allocation To Install A Concrete Floor For Stage Located At Brooks McCall Park In Florence, SC.
XIV. **EXECUTIVE SESSION:**

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended To Discuss A Legal Update From The County’s Attorney Concerning A Pending Lawsuit.

XV. **INACTIVE AGENDA:**

1. **ORDINANCE NO. 66-2023/24**
   At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Denied 6 to 0; Council District 4)

2. **ORDINANCE NO. 67-2023/24**
   At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto. (Planning Commission Denied 6 to 0; Council District 4)

3. **ORDINANCE NO. 68-2023/24**
   At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance. An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto. (Planning Commission Denied 3 to 2; Council District 6)

4. **ORDINANCE NO. 69-2023/24**
   At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive,
Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Denied 4 to 1; Council District 6)

5. **ORDINANCE NO. 70-2023/24**
   
   At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto. (Planning Commission Denied 4 to 1; Council District 4)

XVI. **ADJOURN:**
AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The June 20, 2024, Regular Meeting Of County Council.

OPTIONS:
1. (Recommend) Approve as presented.
2. Approve with corrections or additions.

ATTACHMENTS:
A copy of minutes from the June 20, 2024, County Council meeting.
REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, JUNE 20, 2024, 9:00 A.M., COUNTY COMPLEX, 180 N. IRBY STREET, ROOM 803, FLORENCE SOUTH CAROLINA

PRESENT:
C. William Schofield, Chairman
Willard Dorriety, Jr., Council Member
Waymon Mumford, Council Member
Jerry W. Yarborough, Jr., Vice-Chairman
Kent Caudle, Council Member
Roger M. Poston, Council Member
Jason M. Springs, Council Member
Kevin Yokim, County Administrator
D. Malloy McEachin, Jr., County Attorney
Hope M. Jones, Clerk to Council

ABSENT:
Stoney “Toney” C. Moore, Council Member (voted by proxies)
Dr. Alphonso Bradley, Council Member

ALSO PRESENT:
Shannon Munoz, Deputy Administrator
Jamie Floyd, Tax Assessor
Mitch Fulmore, Emergency Management Director
Carleton Snow, Information Technology Director
Andrew Stout, Museum Director
Ashley Davison, Finance Director
Steve Allen, Public Works Director
Reggie Sanders, GIS Director
Shawn Brashear, Planning & Enforcement Code Director
Claudia Kropf, Human Resources Director
Barrott Dowdy, EMS Director
Nathan Dawsey, Parks & Recreation Director
Sam Brockington, Fire/Rescue Coordinator
Chief Deputy Tommy Sullivan, Sheriff’s Office
Sheriff T. J. Joye
Gregg Robinson, CEO of Florence County Economic Development Partnership
A.J. Legette, Project Manager of Florence County Economic Development Partnership
Tyler Fedor, Post & Courier
A notice of the regular meeting of the Florence County Council appeared in the June 18, 2024, edition of the **MORNING NEWS**. In compliance with the Freedom of Information Act, copies of the meeting Agenda were provided to members of the media, members of the public requesting copies, posted in the lobby of the County Complex, provided for posting at the Doctors Bruce and Lee Foundation Public Library, all branch libraries, and on the County’s website (www.florenceeco.org). The Council meeting was made available via livestream at www.florenceco.org, aired on the Government Access Channel (Spectrum Channel 1301) and archived on the County website.

**CALL TO ORDER/INVOCATION/PLEDGE/WELCOME:**
Chairman Schofield called the meeting to order. Secretary/Chaplain Mumford provided the invocation and Vice-Chairman Yarborough led the Pledge of Allegiance to the American Flag.

Prior to the beginning of the meeting Mr. Gregg Robinson, CEO of Florence County Economic Development Partnership, introduced the department’s new hire, A.J. Legette. Mr. Legette is the Project Manager for Florence County Economic Development Partnership.

**MINUTES OF THE MAY 16, 2024, REGULAR MEETING**
Council is requested to approve the minutes of the May 16, 2024, regular meeting of the County Council. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present. Vice-Chairman Yarborough submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**PUBLIC HEARINGS:**
Council held public hearings to receive public input with regard to the following:
The Clerk published the title of the Resolution and Ordinance.

**RESOLUTION NO. 41-2023/24**
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And Closure Of Tony Cemetery Road Starting At Possom Fork Road In District 2.

**ORDINANCE NO. 72-2023/24**
An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations Without Regard To The Days Or Hours Of Sales In The County Of Florence.

Chairman Schofield declared the public hearings open.
APPEARANCES:

UNLOCK WHAT’S INSIDE OF YOU, INC.
Dr. Doreen Reid, Executive Director Of Unlock What’s Inside Of You, Inc., Requests To Appear Before Council To Present Information On The Non-Profit Organization. Dr. Reid did not appear before Council.

RECOGNITION OF EMPLOYEES
Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 20, 25, And 30 Years In The EMS Department, Public Works Department, Treasurer’s Office, And The Sheriff’s Office. Mr. Yokim presented the awards to the employees. Sheriff Joye assisted with presentations to the Florence County Sheriff’s Office Employees.

COMMITTEE REPORTS:
There were no updates to report on the Committees.

RESOLUTIONS/PROCLAMATIONS:

PROCLAMATION:

THE JOY OF FATHERHOOD MONTH
The Clerk published the title of the Proclamation. A Proclamation To Proclaim The Month Of June As The Joy Of Fatherhood Month. Vice-Chairman Yarborough made the motion and Councilman Caudle seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. Dr. Lawrence Ford, Director of Marketing and Communications, with the organization South Carolina Center For Fathers and Families, thanked Council for approving the Proclamation. (The proxy is attached and incorporated by reference.)

RESOLUTION OF RECOGNITION:

SHERIFF’S DEPARTMENT
The Clerk published the title of the Resolution of Recognition. A Resolution Of Recognition To Recognize Corporal Earl “Tommy” Rauch. Councilman Caudle made the motion and Councilman Dorriety seconded. The Councilman motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. Sheriff Joye, Chief Deputy Sullivan and Councilman Springs presented the framed resolution to Corporal Rauch. (The proxy is attached and incorporated by reference.)

Florence County Council Agenda
June 20, 2024
RESOLUTIONS:

RESOLUTION NO. 41-2023/24 DEFERRED
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And Closure Of Tony Cemetery Road Starting At Possom Fork Road In District 2. Mr. Yokim stated the Resolution was deferred because it requires signage to be posted fifteen days before the public hearing before Council can take action. It will appear at the July meeting.

RESOLUTION NO. 42-2023/24
The Clerk published the title of the Resolution. A Resolution Authorizing An Amendment To The Agreement Governing The Darlington-Florence Industrial Park To Include Additional Properties In The Park. Councilman Dorriety made the motion to approve and Vice-Chairman Yarborough seconded. Mr. Yokim stated Florence County and Darlington County entered into an agreement Governing the Darlington-Florence Industrial Park dated April 21, 2016. The County desires to consent to an amendment to the Park Agreement to provide for additional property to be added to the Park Agreement. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

RESOLUTION NO. 43-2023/24
The Clerk published the title of the Resolution. A Resolution Authorizing The Refunding Of The $61,175,000 Original Principal Amount Florence County, South Carolina, Hospital Revenue Bonds (McLeod Regional Medical Center Project) Series 2014, And Other Matters Relating Thereto. Councilman Dorriety made the motion and Councilman Caudle seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.) Councilman Dorriety wanted to clarify the Resolution. Councilman Dorriety wanted to clarify that it is a rebonding of a Resolution Council did in the previous years but McLeod pays for it, not the County. Council has to place it on the agenda to be approved in order for them to continue.

RESOLUTION NO. 44-2023/24
The Clerk published the title of the Resolution. A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated Florence County adopted Ordinance 16-2023/24 on November 16, 2023. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess. The motion was approved unanimously by all the members present.
Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

ORDINANCES IN POSITION:

ORDINANCE NO. 62-2023/24 THIRD READING
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00033, Block 04, Parcel 145 Located At 507 E. Smith Street, Timmonsville, SC From RU-1 Rural Community District To RU-2 Rural Resource District; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 4). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved on the third reading of the Ordinance by the members present. Councilman Caudle recused himself from the voting on zoning issues stating conflict of interest. Councilman Caudle submitted a proxy for Councilman Moore with a “NO” vote. (The proxy is attached and incorporated by reference.)

ORDINANCE NO. 63-2023/24 THIRD READING
The Clerk published the title of the Ordinance. An Ordinance To Ratify FY24 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto. Vice-Chairman Yarborough made the motion and Councilman Caudle seconded. The motion was approved unanimously on the third reading of the Ordinance by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

ORDINANCE NO. 64-2023/24 THIRD READING
The Clerk published the title of the Ordinance. An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Nine Hundred Twenty Thousand Dollar ($4,920,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Prescribe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto. Councilman Dorriety made the motion and Councilman Mumford seconded. The motion was approved unanimously on the third reading of the Ordinance by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

ORDINANCE NO. 65-2023/24 THIRD READING- DEFERRED
The Clerk published the title of the Ordinance. An Ordinance Authorizing The Execution Of A Lease-Purchase Agreement In An Amount Not Exceeding $800,000 Relating To The Purchase Of Capital Improvements And Payment Of Related Costs For The City Of Johnsonville, Authorizing The Execution Of Other Necessary Documents And Papers, And
Other Matters Relating Thereto. Mr. Yokim stated in consultation with the County Attorney the Ordinance requires a public hearing in July before the third reading.

**ORDINANCE NO. 01-2024/25 THIRD READING**
The Clerk published the title of the Ordinance. An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved unanimously on the third reading of the Ordinance by all the members present. Councilman Poston submitted a Proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 37-2023/24 SECOND READING DEFERRED**
An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

**ORDINANCE NO. 38-2023/24 SECOND READING DEFERRED**
An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-1013; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 7)
ORDINANCE NO. 40-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-01-063, 00238-01-068; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 6, 7)

ORDINANCE NO. 41-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-017; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

ORDINANCE NO. 42-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6, 7)
ORDINANCE NO. 43-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. - Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00236-01-040, 00240-01-012; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

ORDINANCE NO. 44-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. - Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

ORDINANCE NO. 45-2023/24 SECOND READING DEFERRED
An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. - Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-
ORDINANCE NO. 46-2023/24 SECOND READING DEFERRED

ORDINANCE NO. 66-2023/24 SECOND READING
The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Denied 6 to 0; Council District 4) Vice-Chairman Yarborough made the motion and Councilman Mumford seconded. Mr. Yokim stated the property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map. The applicant is proposing to change the designation to Downtown Development District. The applicant’s justification for the proposed amendment is to accommodate a B-4 Central Commercial District. The motion was denied unanimously on the second reading of the ordinance by the members present. Councilman Caudle recused himself from the vote. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (Councilmen Schofield, Yarborough, Mumford,
Florence County Council Agenda
June 20, 2024

Poston, Springs and Dorriety voted in the negative. Councilman Moore voted in the affirmative via proxy. Denied 6 to 1. (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 67-2023/24 SECOND READING**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related thereto. (Planning Commission Denied 6 to 0; Council District 4). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated this map amendment was requested by Jimmy Gioldasis. The subject property is currently residential and zoned R-3. Surrounding land uses are residential, commercial, and vacant. The motion was denied unanimously on the second reading of the ordinance by the members present. Councilman Caudle recused himself from the vote. Councilman Poston submitted a proxy for Councilman Moore with a “NO” vote. (Councilman Schofield, Yarborough, Mumford, Poston, Springs, Dorriety and Moore voted in the negative. Denied 7 to 0) (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 68-2023/24 SECOND READING**
The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related thereto. (Planning Commission Denied 3 to 2; Council District 6). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated the property is currently designated as Suburban Development District according to the Comprehensive Plan Use Map. The applicant is proposing to change the designation to Variable Development District 1. The applicant’s justification for the proposed amendment is to accommodate a B-3 General Commercial District. The motion was denied unanimously on the second reading of the Ordinance by all the members present. Councilman Caudle recused himself from the vote. Councilman Poston submitted a proxy for Councilman Moore with a “NO” vote. (Councilman Schofield, Yarborough, Mumford, Poston, Springs, Dorriety and Moore voted in the negative. Denied 7 to 0) (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 69-2023/24 SECOND READING**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related thereto. (Planning Commission Denied 4 to 1; Council District 6). Vice-Chairman Yarborough made the motion and Councilman Springs seconded. Mr. Yokim stated this map amendment was requested by Craig Group

Florence County Council Agenda
June 20, 2024
The subject property is currently vacant and zoned R-2. Surrounding land uses are residential, commercial, and vacant. The motion was denied unanimously on the second reading of the Ordinance by all the members present. Councilman Caudle recused himself from the vote. Councilman Poston submitted a proxy for Councilman Moore with a “NO” vote. (Councilman Schofield, Yarborough, Mumford, Poston, Springs, Dorriety and Moore voted in the negative. Denied 7 to 0) (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 70-2023/24 SECOND READING**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto. (Planning Commission Denied 4 to 1; Council District 4). Vice-Chairman Yarborough made the motion and Councilman Springs seconded. Mr. Yokim stated this map amendment was requested by Martin B. Stephens. The subject property is currently vacant and zoned B-3. Surrounding land uses are residential and vacant. The motion was denied unanimously on the second reading of the Ordinance by all the members present. Councilman Caudle recused himself from the vote. Councilman Caudle submitted a proxy for Councilman Moore with a “NO” vote. (Councilman Schofield, Yarborough, Mumford, Poston, Springs, Dorriety and Moore voted in the negative. Denied 7 to 0) (The proxy is attached and incorporated by reference.)

**ORDINANCE NO. 71-2023/24 SECOND READING- DEFERRED**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties Of Tax Map Numbers 00202, Block 01, Parcel 003 And 006 Located At 1510 E. Pocket Road, Florence, SC And Property Located Off Of N. Williston Road And E. Pocket Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

**ORDINANCE NO. 72-2023/24 SECOND READING**
The Clerk published the title of the Ordinance. An Ordinance To Provide That A Public Referendum Be Held At the General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations Without Regard To The Days Or Hours Of Sales In The County Of Florence. Councilman Springs made the motion and Councilman Caudle seconded. Mr. Yokim stated South Carolina Code of Laws 1976, as amended section 61-6-2010 provides methods that call for a referendum to place the question of authorizing the South Carolina Department of Revenue to issue temporary permits to allow the possession, sale, and consumption of alcoholic liquors by the drink and to allow the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales. South Carolina Code of Laws, 1976, as amended section 61-6-2010 (c) (4) allows for the County governing body by ordinance to call for such referendum in the next general election. The next general
election is November 5, 2024. The County Council desires to call for the referendum by ordinance as provided for in South Carolina Code of Laws, as amended section 61-6-2010 (c) (4). The motion was approved on the second reading of the Ordinance by the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. Councilman Poston submitted a proxy for Councilman Bradley with a “YES” vote. (Councilmen Yarborough and Dorriety voted in the negative. Councilmen Bradley, Moore, Caudle, Poston, Mumford, Schofield, and Springs voted in the affirmative. Approved 7 to 2) (The proxies are attached and incorporated by reference.)

**ORDINANCE NO. 73-2023/24 INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Map Number 00176, Block 01, Parcel 036; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

**ORDINANCE NO. 74-2023/24 INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Located Off Of E. Old Marion Hwy, Florence, SC From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052; And Other Matters Related Thereto. (Planning Commission Approved 3 to 2; Council District 7)

**ORDINANCE NO. 75-2023/24 INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00174, Block 01, Parcels 063 and 070 Located At 330 Creek Drive, Quinby, SC From Unzoned To RU-1A Rural Community District; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

**ORDINANCE NO. 76-2023/24 INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00173, Block 01, Parcel 137 Located Off Of W. Freight Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

**ORDINANCE NO. 77-2023/24 INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE,
ARTICLE II. - ZONING DISTRICT REGULATIONS, And ARTICLE X. - DEFINITIONS; And Other Matters Related Thereto. (Planning Commission Approved (5 to 0)

**ORDINANCE NO. 78-2023/24 (By Title Only) INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance Approving An Amendment To The Agreement Governing The Marion-Florence Industrial Park Between Marion County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto.

**ORDINANCE NO. 79-2023/24 (By Title Only) INTRODUCED**
The Clerk published the title of the Ordinance. An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Darlington County, Such Multi-County Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto.

Chairman Schofield declared the Ordinances introduced.

**BOARDS & COMMISSIONS:**

**PEE DEE MENTAL HEALTH CENTER BOARD**
Council Is Requested To Approve The Appointment Of Lynn Brown-Bulloch To Serve On The Pee Dee Mental Health Board Representing Seat 2 With The Appropriate Expiration Term. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**PEE DEE WORKFORCE DEVELOPMENT BOARD**
Council Is Requested To Approve The Appointments & Reappointment Of The Following Individuals To Serve On The Pee Dee Workforce Development Board With The Appropriate Expiration Terms.
A) Reappoint: Vicky Tyner Representing Employment & Workforce Division
B) Appoint: Shainna Williams Representing Vocational Rehabilitation Division And Tammy Miles Representing Lake City Chamber Of Commerce Division
Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)
FLORENCE COUNTY DEVELOPING COMMUNITIES COMMISSION
Council Is Requested To Approve The Reappointments Of The Following Individuals To
Serve On The Florence County Developing Communities Commission With The
Appropriate Expiration Terms.
A) Dr. Dale Strickland Representing Seat 2- Johnsonville
B) Reverend Anthony Howard Representing Seat 6- Quinby
C) Thomas McFadden Representing Seat 9- Timmonsville
D) Randy Driggers Representing Seat 3- Lake City
Councilman Poston made the motion and Councilman Springs seconded. The motion was
approved unanimously by all the members present. Councilman Poston submitted a proxy
for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by
reference.)

PLANNING COMMISSION BOARD
Council Is Requested To Approve The Appointment Of John M. Martin, III, To Serve On
The Planning Commission Board Representing District 4 With The Appropriate Expiration
Term. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded.
The motion was approved unanimously by all the members present.

Mr. Yokim provided updates on projects.

CPST III:
District 1 - Additional projects will be scheduled for delivery once the Lake City Park
projects are near completion.
District 2 - CPSTIII projects are complete.
District 3- Davis & Floyd is developing a bid package for Brookgreen neighborhood
resurfacing.
District 4 - Bid 62-23/24 will be for consideration on June’s agenda and consists of Bob
White Trail, Pheasant Rd., Whippoorwill Rd., Quail Ln., and Old Middle Road. Current
dirt to pave projects include Bob White Lane and Old Middle Road.
District 5 - Davis & Floyd is developing a future bid package for dirt to pave roads.
District 6 - The remaining two roads are being planned for future bid.
District 7 - The remaining projects are being reviewed for future delivery.
District 8 - Projects are being scheduled for future delivery.
District 9 - Construction should begin soon for the Monticello neighborhood. These roads
include Constitution Dr., Hermitage Ln., Alberti Dr., Author Dr., Founder Dr., Liberty Dr.,
Shadwell Ct., and Jefferson.
CPST III – A:
District 4 - Queen Ann Road is part of Bid 56-23/24 and the contract has been executed.
Pheasant, Quail, Whippoorwill, and Sparks were approved in April.
District 2 – Franklin & Meritt Drive will go out for bid in a few months.
District 8 – Construction is underway for the following roads: Andover, W. Keswick, W. Newcastle, Edgefield, and Greenway Drive.

- Municipal projects for Johnsonville, Olanta, & Pamplico are currently being reimbursed as invoices are received.
- Parks & Recreation projects are underway.

Other Construction Projects:

**CPSTIII Timmonsville**: Bid 47-23/24 (resurfacing) of Main and Vanda Streets is under contract.

**CPST III LEC Training**: The road construction contract is underway. The firing range and remainder of the training center improvements will occur after the road improvement construction is complete slated for the end of June.

**CPST III EMS Johnsonville Building**: Design phase & contractor survey underway.

**CPST III Hannah Salem Friendfield Fire Station**: Wetland survey and Geo-tech surveys are complete. DHEC septic permit design vendor has been selected. Collins & Almers Architects will include a septic design to finalize the bid document. Ervin Engineering has submitted a DOT encroachment permit request and NPDES permit application.

**W. Florence Fire Station 2 Additions**: Design phase.

**Sardis-Timmonsville FD Additions**: Design phase. Florence Co. & SCDHEC Land Disturbance Permit applications are complete and submitted. Pending Chief Dennis to review the preliminary design.

**Olanta FD Fire Station**: Design phase.

**Windy Hill Fire Station 3 Additions**: The contractor has submitted all permitting information.

Human Resources:

Under the Fair Labor Standards Act, most nursing mothers have the right to reasonable break time and a place, other than a bathroom, that is shielded from view to express breast milk while at work. This right is available for up to one year after the child’s birth. HR has worked with our legal department and Directors (both direct and elected/appointed) to ensure that we are following Federal guidelines by having established 13 lactation rooms across the County. Further, HR purchased ergonomic chairs and small refrigerators to properly equip these rooms. Debra J. Jones was instrumental in leading this project.

Planning/Zoning:

**Mines:**

- Gaster Mines, 2500 Sand Pit Rd., Florence SC, 29506. The owner/operator of an existing mine has filed an appeal with the BZA seeking relief from the new ordinance. This mine does have a certificate of zoning compliance. However, the operator wishes to expand the area of the mine. The expansion requires the mine to conform to the new regulations.

**Gateway 76: Zoning & Overlay:**

- Staff will request that Ordinances 37, 38, 40-46, which are held in deferment, be considered, given approval of second reading of Ordinance 77-2023/24.
Staff will be presenting 75 properties to the Planning Commission in June for zoning consideration. Those properties include the remainder of Hwy 327 and all properties east of the Freedom Blvd intersection to the Firetower Rd. intersection. While zoning will continue to Firetower Rd, the overlay boundary stops just east of FMU at Middle Branch.

PARKS & RECREATION:
Other Projects (2023-2024):
- County Playgrounds (June 17th - Start)

TAX ASSESSOR:
Wendy Hoover has completed her training as a Licensed Mass Real Property Appraiser and has passed the State exam.

EMS:
Florence County EMS currently has 3 employees enrolled in the Advanced EMT training and 2 employees started the paramedic curriculum this month. Isabella Guerrero recently tested and passed her paramedic National Registry test. She is now a new Florence County EMS paramedic.

VETERANS AFFAIRS:
VA has indicated they “hope” the new health clinic located on Charleston Blvd. will be open by the end of summer 2024.

MONTHLY REPORTS
Monthly Financial Reports Are Provided To Council For Fiscal Year 2024 Through April 30, 2024, As An Item For The Record.

SC WORKFORCE INNOVATION AND OPPORTUNITY ACT LOCAL PLANS
Council Is Requested To Approve The Pee Dee Local Workforce Development Area To Apply For Redesignation As A Local Area Under The Provisions Of The Workforce Innovation And Opportunity Act (WIOA). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated at its regular meeting of March 19, 2015, County Council approved Resolution No. 19-2014/15 (A Resolution authorizing an agreement whereby a consortium of counties is formed for the purpose of implementing and carrying out as a Local Workforce Investment Area (LWIA) the provision of public law 113-128. The Workforce Innovation and Opportunity Act (WIOA) and any amendments thereto; an agreement designating the Pee Dee Regional Council of Governments as the fiscal agent for WIOA funds; and, to authorize the Chairman of County Council to sign the formal petition for subsequent Local Workforce Investment Area (LWIA) Designation.) Pursuant to the WIOA, local boards and chief elected officials in each planning region approved the initial Local Plan for the Pee Dee Local Workforce Development Area and the Plan of the Pee Dee Planning Region in September 2016. Federal guidelines require that these Plans be updated every four years. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)
ACCOMMODATIONS TAX ADVISORY COMMITTEE
Council Is Asked To Approve The Expenditure Of $300,000 In State Accommodations Tax Funding Allocations To Be Distributed To The Various Recipients As Recommended By The Accommodations Tax Advisory Committee For FY24/25 With Funding Availability Confirmed By The County Administrator And Finance Director. Vice-Chairman Yarborough made the motion and Councilman Springs seconded. Mr. Yokim stated the Florence County Accommodations Tax Advisory Committee met on June 3, 2024, and received applications for the FY2024-25 State Accommodations Tax Funds. The Committee deliberated allocation of the available funding and submitted a recommendation to County Council for consideration. The recommendation is a $8,000 decrease from FY2023/24. The motion was approved unanimously by all the members present. Vice-Chairman Yarborough submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

WORKFORCE DEVELOPMENT BOARD BUDGET
Council Is Requested To Approve The Pee Dee Workforce Development Board PY 2024 Budget As Stated In Section 107(d)(12)(A) Of The Workforce Innovation And Opportunity Act (WIOA). Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated Section 107(d)(12)(A) of the Workforce Innovation and Opportunity Act (WIOA) states that “the local board shall develop a budget for the purpose of carrying out the duties of the local board as defined in this section, subject to the approval of the chief elected officials.” Section 107(d)(1-13) of WIOA outline duties of the Local Workforce Development Board, which include development of the local plan; workforce research and regional labor market analysis; convening, brokering, and leveraging local workforce stakeholders; employer engagement; career pathways development; promotion of proven and promising practices; developing strategies to use technology to maximize accessibility to services; program oversight; negotiation of local performance accountability measures; selection of operator and providers; coordination with education providers; development of a budget for the activities of the local board; and assessing physical and programmatic accessibility in accordance with the provisions of the American with Disabilities Act. The motion was approved unanimously by all the members present. Vice-Chairman Yarborough submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

DECLARATION OF SURPLUS PROPERTY
Council Is Requested To Approve The Declaration Of Two (2) Sheriff’s Office Vehicles And Eight (8) Miscellaneous County Vehicles As Surplus Property For Disposal Through Enterprise Fleet Management. Councilman Dorriety made the motion and Councilman Mumford seconded. Mr. Yokim stated the attached listing of units is recommended to be declared surplus by the using departments. The units are obsolete to the using departments.
Disposal will not impact on-going operations. Florence County Code requires County Council approval for disposal of surplus property. Disposal by Enterprise Fleet Management is the most efficient and cost effective way since proceeds go toward new vehicles. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**BID NO. 61-23/24**
Council Is Requested To Award Bid No. 61-23/24, MBC Stone For Sage Road In District 4, To Palmetto Mining Company, LLC Of Florence, SC In The Amount Of $53,287.50 To Be Funded From Road System Maintenance (RSMF) Funds. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on May 2, 2024. The bid opening was held on May 16, 2024. Five (5) bids were received; four (4) bids were compliant; Palmetto Mining, Co., LLC was the lowest bidder. Steve Allen, Public Works Director, recommends awarding Palmetto Mining Co., LLC. The bid expires August 16, 2024. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**BID NO. 63-23/24**
Council Is Requested To Award Bid No. 63-23/24, Dirt To Pave Road Project For District 4 To C.R. Jackson, Inc. Of Florence, SC In The Amount Of $1,038,115.75 To Be Funded From CPST III And III-A Funds. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on May 2, 2024. The bid opening was held on June 4, 2024. One (1) bid was received and compliant. C.R. Jackson is the lowest responsible, responsive bidder. Todd Warren, CPST III Program Manager of Davis & Floyd, recommends awarding the low bidder. Steve Allen, Public Works Director recommends awarding C.R. Jackson. The bid expires September 4, 2024. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**BID NO. 60-23/24**
Council Is Requested To Award Bid No. 60-23/24, Extrication Equipment To Newton’s Fire & Safety Equipment Of Graham, NC In The Primary Bid Amount Of $141,785.64 To Be Funded From CPST III-A Funds. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on May 6, 2024. The bid opening was held on May 16, 2024. Two (2) bids were received and were compliant. Newton’s Fire & Safety Equipment is the lowest responsible, responsive bidder. James R. Epps, Deputy
Chief Administrator of the South Lynches Fire Department, recommends awarding Newton’s Fire & Safety Equipment. The bid expires August 16, 2024. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

ENGINEERING PROFESSIONAL SERVICES
Council Is Requested To Approve A Proposal With Alliance Consulting Engineers For Engineering Professional Services In The Amount Of $164,000 To Be Funded From CPSTIII-A, For The Montclair Way Extension And For The County Administrator to Execute An Agreement. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated Alliance Consulting Engineers is on the On-Call List of engineering firms approved by Council. Alliance Consulting Engineers was selected by Deputy Administrator Shannon Munoz after due diligence and review of costs were undertaken. Construction Observation services will be negotiated once bids for construction have been received. Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval. The motion was approved unanimously by all the members present.

OTHER BUSINESS:
HEPBORN BOULEVARD- INFRASTRUCTURE
Council Is Requested To Approve The Expenditure Of Not To Exceed $1,996.00 From Council District 9 Infrastructure Funding Allocations To Put Four (4) Stop Bars On Hepborn Boulevard. Councilman Dorriety made the motion and Councilman Springs seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

MARS BLUFF PARK- INFRASTRUCTURE
Council Is Requested To Approve The Expenditure Of Not To Exceed $18,433.04 From Council District 6 Infrastructure Funding Allocations To Purchase And Install A Swing Set At Mars Bluff Park In Florence, SC. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

GREENWOOD ATHLETIC COMPLEX- INFRASTRUCTURE
Council Is Requested To Approve The Expenditure Of Up To $162,080.00 From Council District 5 Infrastructure Funding Allocations To Add Parking At The Greenwood Athletic Complex And To Approve A Change Order For This Amount To The Chipley Company,
Inc. Contract. Councilman Caudle made the motion and Councilman Poston seconded. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**GUARD RAIL EXTENSION- INFRASTRUCTURE**
Council Is Requested To Approve The Purchase And Installation Of A Guard Rail Extension (Approximately 25 Feet) On Byrnes Boulevard In The Amount Of $10,000.00 From Council District 6 Infrastructure And Road System Maintenance Funding Allocations ($5,000.00 From Each Fund). Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**POSTON’S CORNER- INFRASTRUCTURE**
Council Is Requested To Approve The Expenditure Of Not To Exceed $5,500.00 From Council District 2 Infrastructure Funding Allocations To Put Four (4) Loads Of Class 2 Rip Rap To Poston’s Corner Equates To Roughly 85 Tons. Councilman Poston made a motion and Councilman Mumford seconded. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**SHAWN ROAD- RSMF**
Council Is Requested To Approve The Expenditure Of Not To Exceed $18,900.00 From Council District 2 Road System Maintenance Funding Allocations To Put 600 Tons Of MBC Stone On A Portion Of Shawn Road. Councilman Poston made the motion and Councilman Springs seconded. The motion was approved unanimously by all the members present. Councilman Poston submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**BELLE THOMPSON ROAD- RSMF**
Council Is Requested To Approve The Expenditure Of Not To Exceed $9,000.00 From Council District 2 Road System Maintenance Funding Allocations To Put 200 Tons Of MBC Stone On A Portion Of Belle Thompson Road. Councilman Poston made the motion and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present. Councilman Caudle submitted a proxy for Councilman Moore with a “YES” vote. (The proxy is attached and incorporated by reference.)

**EXECUTIVE SESSION:**
Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended To Discuss
1) A Contractual Matter Regarding A Potential Land Purchase
2) To Receive Legal Advice On A Legal Matter
Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded which was approved unanimously.

Council went into executive session @ 10:00 A.M. Council reconvened at 10:47 A.M. Chairman Schofield stated no action was taken in executive session.

**ADJOURN:**
There being no further business to come before Council, Councilman Dorriety made a motion to adjourn and Vice-Chairman Yarborough seconded, which was approved unanimously.

**COUNCIL MEETING ADJOURNED AT 10:50 A.M.**

WAYMON MUMFORD  
SECRETARY-CHAPLAIN

HOPE M. JONES  
CLERK TO COUNCIL

Florence County Council Agenda
June 20, 2024
STATE OF SOUTH CAROLINA    )
COUNTY OF FLORENCE    )

I hereby leave my voting proxy for the question of Approval of the minutes of the May 16, 2024, regular meeting of the County Council; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a "YES" vote on the question of Approval of the minutes of the May 16, 2024 regular meeting of the County Council.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Tyne] [Merrill]

STATE OF SOUTH CAROLINA    )
COUNTY OF FLORENCE    )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

Witness

[Signature]

SWORN to before me this 20th day of June, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of the Proclamation to proclaim the month of June as the Joy of Fatherhood month; at the regular meeting of County Council on June 20, 2024, with County Council Member [Insert Name]. This proxy is for a “YES” vote on the question of Approval of the Proclamation to proclaim the month of June as the Joy of Fatherhood month.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tiffany M. McNeil
Hope M. Jones

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of a Resolution of Recognition to recognize Corporal Earl "Tommy" Rauch; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a "yea" vote on the question of Approval of the Resolution of Recognition to recognize Corporal Earl "Tommy" Rauch.

Stoney C. Moore
Member, Florence County Council

WITNESSES:
Tyrusha Merrill
[Signature]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024.

Notary Public (S.C.)
My Commission Expires [Date]
STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE 

I hereby leave my voting proxy for the question of Approval of a Resolution No. 42-2023/24, A Resolution Authorizing An Amendment To The Agreement Governing The Darlington-Florence Industrial Park To Include Additional Properties In The Park.; at the regular meeting of County Council on June 20, 2024, with County Council Member Candle. This proxy is for a “yes” vote on the question of Approval of Resolution No. 42-2023/24.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynessa Merril

[Signature]

STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE 

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 30th day of June, 2024.

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROXY

I hereby leave my voting proxy for the question of Approval of Resolution No. 43-2023/24, A Resolution Authorizing The Refunding Of The $61,175,000 Original Principal Amount Florence County, South Carolina, Hospital Revenue Bonds (McLeod Regional Medical Center Project) Series 2014, And Other Matters Relating Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member . This proxy is for a “yes” vote on the question of Approval of Resolution No. 43-2023/24.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

________________________________________________________
Tynanra W. Nell

________________________________________________________
Lawn M. Jones

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

________________________________________________________
Witness

SWORN to before me this ______ day of June, 2024.

________________________________________________________
Witness

NOTARY PUBLIC (S.C.)
My Commission Expires 11/18/2034
STATE OF SOUTH CAROLINA  )
       )                       PROXY
COUNTY OF FLORENCE      )

I hereby leave my voting proxy for the question of Approval of Resolution No. 44-2023/24, A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24.; at the regular meeting of County Council on June 20, 2024, with County Council Member Pastor. This proxy is for a “Yes” vote on the question of Approval of Resolution No. 44-2023/24.

______________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneisha Merril

______________________________

STATE OF SOUTH CAROLINA  )
       )                       PROBATE
COUNTY OF FLORENCE      )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

______________________________
Witness

SWORN to before me this
20th day of June, 2024.

______________________________
Notary Public (S.C.)
My Commission Expires 4/6/2024
STATE OF SOUTH CAROLINA   
COUNTY OF FLORENCE   

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 62-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00033, Block 04, Parcel 145 Located At 507 E. Smith Street, Timmonsville, SC From RU-1 Rural Community District To RU-2 Rural Resource District; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member Candle. This proxy is for a "no" vote on the question of Approval of Ordinance No. 62-2023/24.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Tyrenia Merritt]
[Hope M. Jones]

STATE OF SOUTH CAROLINA   
COUNTY OF FLORENCE   

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

Witness

SWORN to before me this 20th day of June, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 11/9/2031
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 63-2023/24, An Ordinance To Ratify FY24 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member Poston. This proxy is for a "yes" vote on the question of Approval of Ordinance No. 63-2023/24 for the third reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneisha Mr. Jones

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 64-2023/24, An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Nine Hundred Twenty Thousand Dollar ($4,920,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Prescribe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto.; at the regular meeting of County Council on June 20, 2024, with County Council Member Candle. This proxy is for a “yes” vote on the question of Approval of Ordinance No. 64-2023/24 for the third reading.

______________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyezina Merrill
Hope M. James

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

______________________________
Witness

SWORN to before me this 20th day of June, 2024

______________________________
Hope M. James
NOTARY PUBLIC (S.C.)
My Commission Expires 1/1/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 01-2024/25, An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member ___________. This proxy is for a “yes” vote on the question of Approval of Ordinance No. 01-2024/25 for the third reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneria Merril

Irene M. Jones

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Irene M. Jones
Witness

SWORN to before me this 10th day of June, 2024.

Irene M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4/11/2024
STATE OF SOUTH CAROLINA   )
                        ) PROXY
COUNTY OF FLORENCE    )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 66-2023/24, An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member _________. This proxy is for a “_____” vote on the question of Approval of Ordinance No. 66-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tymeca Merrill

[Signature]

STATE OF SOUTH CAROLINA   ) PROBATE
                        )
COUNTY OF FLORENCE    )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
Witness

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 67-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member _______ [Signature]; This proxy is for a "NO" vote on the question of Approval of Ordinance No. 67-2023/24 for the second reading.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 68-2023/24, An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member [signature]. This proxy is for a "No" vote on the question of Approval of Ordinance No. 68-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneara Merrill
Leroy M. James

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 30th day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 69-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto at the regular meeting of County Council on June 20, 2024, with County Council Member _________________. This proxy is for a “No” vote on the question of Approval of Ordinance No. 69-2023/24 for the second reading.

__________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

__________________________
Tyrone Menil
__________________________
__________________________

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

__________________________
Witness

SWORN to before me this 20th day of June, 2024

__________________________
Notary Public (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
) PROXY
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 70-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member C. Dollar. This proxy is for a "NO" vote on the question of Approval of Ordinance No. 70-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
) PROBATE
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024.

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/14/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE     )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 72-2023/24, An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations Without Regard To The Days Or Hours Of Sales In The County Of Florence; at the regular meeting of County Council on June 20, 2024, with County Council Member Caudle. This proxy is for a “yes” vote on the question of Approval of Ordinance No. 72-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynicina Merrill

WITNESS:

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE     )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this

Notary Public (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Boards & Commissions - Pee Dee Mental Health Center Board: Council Is Requested To Approve The Appointment Of Lynn Brown-Bulloch To Serve On The Pee Dee Mental Health Board Representing Seat 2 With The Appropriate Expiration Term; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature], This proxy is for a "yes" vote on the question of Approval of appointment to the Pee Dee Mental Health Center Board.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneria Merid

[Signature]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Boards & Commissions- Pee Dee Workforce Development Board: Council Is Requested To Approve The Appointments & Reappointment Of The Following Individuals To Serve On The Pee Dee Workforce Development Board With The Appropriate Expiration Terms. A) Reappoint: Vicky Tyner Representing Employment & Workforce Division, B) Appoint: Shainna Williams Representing Vocational Rehabilitation Division And Tammy Miles Representing Lake City Chamber Of Commerce Division.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature], This proxy is for a "yes" vote on the question of Approval of appointments and reappointment to the Pee Dee Workforce Development Board.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyeaira M. Moore

HS

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this [ ] day of June, 2024

[Signature]
Notary Public (S.C.)

My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

I hereby leave my voting proxy for the question of Approval of Boards & Commissions - Florence County Developing Communities Commission Board; Council Is Requested To Approve The Reappointments Of The Following Individuals To Serve On The Florence County Developing Communities Commission With The Appropriate Expiration Terms. A) Dr. Dale Strickland Representing Seat 2- Johnsonville, B) Reverend Anthony Howard Representing Seat 6- Quinby, C) Thomas McFadden Representing Seat 9- Timmonsville. at the regular meeting of County Council on June 20, 2024, with County Council Member . This proxy is for a “yes” vote on the question of Approval of the reappointments to the Florence County Developing Communities Commission Board.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE  )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: SC Workforce Innovation and Opportunity Act Local Plans; Council Is Requested To Approve The Pee Dee Local Workforce Development Area To Apply For Redesignation As A Local Area Under The Provisions Of The Workforce Innovation And Opportunity Act (WIOA), at the regular meeting of County Council on June 20, 2024, with County Council Member [NAME REDACTED]. This proxy is for a "yes" vote on the question of Approval of the SC Workforce Innovation and Opportunity Act Local Plans item.

Stoney C. Moore  
Member, Florence County Council

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE  )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

Notary Public
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA    )      PROXY
COUNTY OF FLORENCE       )

I hereby leave my voting proxy for the question of Approval of Reports to Council: Accommodations Tax Advisory Committee; Council Is Asked To Approve The Expenditure Of $300,000 In State Accommodations Tax Funding Allocations To Be Distributed To The Various Recipients As Recommended By The Accommodations Tax Advisory Committee For FY24/25 With Funding Availability Confirmed By The County Administrator And Finance Director.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a “yea” vote on the question of Approval of the Accommodations Tax Advisory Committee item.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signature]

STATE OF SOUTH CAROLINA    )      PROBATE
COUNTY OF FLORENCE       )

PERSONALLY APPEARED, the undersigned witnessed and made oath that [he/she] saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

Witness

SWORN to before me this 20 day of June, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA   )
COUNTY OF FLORENCE   )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Workforce Development Board Budget; Council Is Requested To Approve The Pee Dee Workforce Development Board PY 2024 Budget As Stated In Section 107(d)(12)(A) Of The Workforce Innovation And Opportunity Act (WIOA).; at the regular meeting of County Council on June 20, 2024, with County Council Member [signature]. This proxy is for a "Yes" vote on the question of Approval of the Workforce Development Board Budget item.

__________________________
Stoney C. Moore  
Member, Florence County Council

WITNESSES:

__________________________
Tyanna Merrill
__________________________
Jane M. Jones

STATE OF SOUTH CAROLINA   )
COUNTY OF FLORENCE   )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

__________________________
Witness

SWORN to before me this [signature]
day of June, 2024

__________________________
Notary Public (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Declaration of Surplus Property; Council Is Requested To Approve The Declaration Of Two (2) Sheriff's Office Vehicles And Eight (8) Miscellaneous County Vehicles As Surplus Property For Disposal Through Enterprise Fleet Management; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name]. This proxy is for a “Yes” vote on the question of Approval of the Declaration of Surplus Property item.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this [Date] day of [Month], 2024.

NOTARY PUBLIC (S.C.)
My Commission Expires [Expiration Date]
STATE OF SOUTH CAROLINA  )            PROXY
COUNTY OF FLORENCE             )

I hereby leave my voting proxy for the question of Approval of Reports to Council: Bid No. 61-23/24; Council Is Requested To Bid No. 61-23/24, MBC Stone For Sage Road In District 4, To Palmetto Mining Company, LLC Of Florence, SC In The Amount Of $53,287.50 To Be Funded From Road Systems Maintenance (RSMF) Funds.; at the regular meeting of County Council on June 20, 2024, with County Council Member Borsten. This proxy is for a "Yes" vote on the question of Approval of Bid No. 61-23/24.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:
[Signature]

[Signature]

STATE OF SOUTH CAROLINA  )            PROBATE
COUNTY OF FLORENCE             )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
Notary Public (S.C.)
My Commission Expires 1/9/2034
STATE OF SOUTH CAROLINA    
COUNTY OF FLORENCE    

I hereby leave my voting proxy for the question of Approval of Reports to Council: Bid No. 63-23/24; Council Is Requested To Award Bid No. 63-23/24, Dirt To Pave Road Project For District 4 To C.R. Jackson, Inc. Of Florence, SC In The Amount Of $1,038,115.75 To Be Funded From CPST III And III-A Funds; at the regular meeting of County Council on June 20, 2024, with County Council Member [REMOVED]. This proxy is for a “Yes” vote on the question of Approval of Bid No. 63-23/24.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

SIGNED

STATE OF SOUTH CAROLINA    
COUNTY OF FLORENCE    

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named [REMOVED], sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Bid No. 60-23/24; Council Is Requested To Award Bid No. 60-23/24, Extrication Equipment To Newton's Fire & Safety Equipment Of Graham, NC In The Primary Bid Amount Of $141,785.64 To Be Funded From CPST III-A Funds. at the regular meeting of County Council on June 20, 2024, with County Council Member Camille [Signature]. This proxy is for a "Yes" vote on the question of Approval of Bid No. 60-23/24.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:
[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
Witness

NOTARY PUBLIC (S.C.)
My Commission Expires 6/1/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE ) PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Hepburn Boulevard; Council Is Requested To Approve The Expenditure Of Not To Exceed $1,996.00 From Council District 9 Infrastructure Funding Allocations To Put Four (4) Stop Bars On Hepborn Boulevard.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name]. This proxy is for a "Yea" vote on the question of Approval of Hepborn Boulevard.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signature]

[Signature]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE ) PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this [Day] day of June, 2024.

[Signature]
Notary Public (S.C.)
My Commission Expires 4/1/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

I hereby leave my voting proxy for the question of **Approval of Other Business: Mars Bluff Park; Council Is Requested To Approve The Expenditure Of Not To Exceed $18,433.04 From Council District 6 Infrastructure Funding Allocations To Purchase And Install A Swing Set At Mars Bluff Park In Florence, SC.; at the regular meeting of County Council on June 20, 2024,** with County Council Member **Pate**. This proxy is for a "**Yes**" vote on the question of **Approval of Mars Bluff Park**.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

**Tyndall Merrill**

**Hope M. Jones**

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney C. Moore**, sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

**Hope M. Jones**

SWORN to before me this 20th day of June, 2024.  

**Hope M. Jones**

NOTARY PUBLIC (S.C.)  
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
COUNTRY OF FLORENCE )

I hereby leave my voting proxy for the question of **Approval of Other Business: Greenwood Athletic Complex: Council Is Requested To Approve The Expenditure Of Up To $162,080.00 From Council District 5 Infrastructure Funding Allocations To Add Parking At The Greenwood Athletic Complex And To Approve A Change Order For This Amount To The Chipley Company, Inc. Contract.; at the regular meeting of County Council on June 20, 2024**, with County Council Member [Name Redacted]. This proxy is for a "Yes" vote on the question of **Approval of Greenwood Athletic Complex**.

__Signature__

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTRY OF FLORENCE )

**PERSONALLY APPEARED**, the undersigned witnessed and made oath that (s)he saw the within named **Stoney C. Moore**, sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

__Signature__  
Witness

SWORN to before me this __________ day of June, 2024  

__Signature__  
NOTARY PUBLIC (S.C.)  
My Commission Expires __1/9/2034__
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE   )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Guardrail Extension: Council Is Requested To Approve The Purchase And Installation Of A Guard Rail Extension (Approximately 25 Feet) On Byrnes Boulevard In The Amount Of $10,000.00 From Council District 6 Infrastructure And Road System Maintenance Funding Allocations ($5,000.00 From Each Fund); at the regular meeting of County Council on June 20, 2024, with County Council Member __________. This proxy is for a "Yes" vote on the question of Approval of Guardrail Extension.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:
[Names]

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE   )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this __ day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/14/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Poston’s Corner: Council Is Requested To Approve The Expenditure Of Not To Exceed $5,500.00 From Council District 2 Infrastructure Funding Allocations To Put Four (4) Loads Of Class 2 Rip Rap To Poston’s Corner Equates To Roughly 85 Tons.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name], This proxy is for a "Yes" vote on the question of Approval of Poston’s Corner.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynerith Merrill
Ace M. Jones

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

Sworn to before me this 20 day of June, 2024

Ace M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of **Approval of Other Business: Shawn Road: Council Is Requested To Approve The Expenditure Of Not To Exceed $18,900.00 From Council District 2 Road System Maintenance Funding Allocations To Put 600 Tons Of MBC Stone On A Portion Of Shawn Road.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Foster]. This proxy is for a “*Yes*” vote on the question of **Approval of Shawn Road**.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

Tyneria Meier  

Hage M. James

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney C. Moore**, sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

Hage M. James  

SWORN to before me this 20th day of June, 2024.

Hage M. James  

NOTARY PUBLIC (S.C.)  
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Belle Thompson Road; Council Is Requested To Approve The Expenditure Of Not To Exceed $9,000.00 From Council District 2 Road System Maintenance Funding Allocations To Put 200 Tons Of MBC Stone On A Portion Of Belle Thompson Road.; at the regular meeting of County Council on June 20, 2024, with County Council Member . This proxy is for a “Yes” vote on the question of Approval of Belle Thompson Road.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 

day of ____________

My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of Approval of Second Reading of Ordinance No. 72-2023/24: An Ordinance To Provide That A Public Referendum Be Held At The General Election ON November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations, Without Regard To The Days Or Hours Of Sales In the County Of Florence; at the regular called meeting of County Council on June 20, 2024, with County Council Member Poston. This proxy is for a “YES” vote on the question of Approval of the Second Reading of Ordinance No. 72-2023/24.

Dr. Alphonso Bradley  
Member, Florence County Council

WITNESSES:

________________________

________________________

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Dr. Alphonso Bradley, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

________________________

SWORN to before me this day of June, 2024

________________________

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of the minutes of the May 16, 2024, regular meeting of the County Council; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name Redacted]; This proxy is for a "YES" vote on the question of Approval of the minutes of the May 16, 2024 regular meeting of the County Council.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:
[Signatures]

STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of the Proclamation to proclaim the month of June as the Joy of Fatherhood month; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name] [Position]. This proxy is for a "Yes" vote on the question of Approval of the Proclamation to proclaim the month of June as the Joy of Fatherhood month.

__________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

__________________________
Tameka M. Mendil
__________________________
Hope M. Jones

STATE OF SOUTH CAROLINA )
) COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

__________________________
Witness

[Signature]

SWORN to before me this [Signature] day of June, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2084
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of Approval of a Resolution of Recognition to recognize Corporal Earl "Tommy" Rauch. at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a "yea" vote on the question of Approval of the Resolution of Recognition to recognize Corporal Earl "Tommy" Rauch.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

[Typewritten Names]

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024.

[Signature]
NOTARY PUBLIC (S.C.)  
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA    )    PROXY
COUNTY OF FLORENCE     )

I hereby leave my voting proxy for the question of Approval of a Resolution No. 42-2023/24, A Resolution Authorizing An Amendment To The Agreement Governing The Darlington-Florence Industrial Park To Include Additional Properties In The Park; at the regular meeting of County Council on June 20, 2024, with County Council Member Candle. This proxy is for a “yes” vote on the question of Approval of Resolution No. 42-2023/24.

__________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

________________________________________
Tynemond Meridie

__________________________
Stoney C. Moore
Member, Florence County Council

STATE OF SOUTH CAROLINA    )    PROBATE
COUNTY OF FLORENCE     )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within proxy, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

__________________________
Witness

SWORN to before me this 20th day of June, 2024.

__________________________
NOTARY PUBLIC (S.C.)
My Commission Expires 4/1/2024
STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

PROXY

I hereby leave my voting proxy for the question of Approval of Resolution No. 43-2023/24, A Resolution Authorizing The Refunding Of The $61,175,000 Original Principal Amount Florence County, South Carolina, Hospital Revenue Bonds (McLeod Regional Medical Center Project) Series 2014, And Other Matters Relating Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member ____________, This proxy is for a “YES” vote on the question of Approval of Resolution No. 43-2023/24.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyna M. Merrill
Amy M. Jones

STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this __ day of June, 2024.

NOTARY PUBLIC (S.C.)
My Commission Expires 4/12/2034
STATE OF SOUTH CAROLINA   
COUNTY OF FLORENCE   

PROXY

I hereby leave my voting proxy for the question of Approval of Resolution No. 44-2023/24, A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24; at the regular meeting of County Council on June 20, 2024, with County Council Member _________. This proxy is for a “yes” vote on the question of Approval of Resolution No. 44-2023/24.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

Tyneca Merrill  
Gayle Jones

STATE OF SOUTH CAROLINA   
COUNTY OF FLORENCE   

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024.

NOTARY PUBLIC (S.C.)  
My Commission Expires 4/1/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 62-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00033, Block 04, Parcel 145 Located At 507 E. Smith Street, Timmonsville, SC From RU-1 Rural Community District To RU-2 Rural Resource District; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member [Name]. This proxy is for a "no" vote on the question of Approval of Ordinance No. 62-2023/24.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 1/1/2023
STATE OF SOUTH CAROLINA  )
                        )            PROXY
COUNTY OF FLORENCE    )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 63-2023/24, An Ordinance To Ratify FY24 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature], This proxy is for a “Yes” vote on the question of Approval of Ordinance No. 63-2023/24 for the third reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA  )
                        )            PROBATE
COUNTY OF FLORENCE    )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA  )  PROXY
COUNTY OF FLORENCE   )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 64-2023/24, An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Nine Hundred Twenty Thousand Dollar ($4,920,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Describe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto., at the regular meeting of County Council on June 20, 2024, with County Council Member Cackle. This proxy is for a "yes" vote on the question of Approval of Ordinance No. 64-2023/24 for the third reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:
Tyrone Meekins
Taye M. James

STATE OF SOUTH CAROLINA  ) PROBATE
COUNTY OF FLORENCE   )

PERSONALLY APPEARED, the undersigned witnessed and made oath that(s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024
Taye M. James

NOTARY PUBLIC (S.C.)
My Commission Expires 11/9/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE  )

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 01-2024/25, An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member Poston. This proxy is for a "yes" vote on the question of Approval of Ordinance No. 01-2024/25 for the third reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyresha Memill
Ime M. Jones

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE  )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Ime M. Jones
Witness

SWORN to before me this 21st day of June, 2024

Ime M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4/4/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

I hereby leave my voting proxy for the question of Approval of Ordinance No. 66-2023/24, An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a “Yes” vote on the question of Approval of Ordinance No. 66-2023/24 for the second reading.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:
Tynerha Meville  


STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

Witness  

NOTARY PUBLIC (S.C.)  
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 67-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a "NO" vote on the question of Approval of Ordinance No. 67-2023/24 for the second reading.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:
Tyneira McNeill
[Signature]

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this [20th] day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 68-2023/24, An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member . This proxy is for a "No" vote on the question of Approval of Ordinance No. 68-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynetta Merrill

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 30th day of June, 2024

[Signatures]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

I hereby leave my voting proxy for the question of Approval of Ordinance No. 69-2023/24. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto.; at the regular meeting of County Council on June 20, 2024, with County Council Member _________. This proxy is for a “NO” vote on the question of Approval of Ordinance No. 69-2023/24 for the second reading.

______________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tyneisha Merril

______________________________

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

______________________________
Witness

SWORN to before me this 20th day of June, 2024

______________________________
Notary Public (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 70-2023/24, An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto, at the regular meeting of County Council on June 20, 2024, with County Council Member [name redacted]. This proxy is for a "No" vote on the question of Approval of Ordinance No. 70-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024.

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/1/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Ordinance No. 72-2023/24, An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations Without Regard To The Days Or Hours Of Sales In The County Of Florence, at the regular meeting of County Council on June 20, 2024, with County Council Member Caudle, This proxy is for a “yes” vote on the question of Approval of Ordinance No. 72-2023/24 for the second reading.

Stoney C. Moore
Member, Florence County Council

WITNESSES:
Tyneria Merrifield

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 7th day of June, 2024

Notary Public (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )               PROXY
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Boards & Commissions- Pee Dee Mental Health Center Board: Council Is Requested To Approve The Appointment Of Lynn Brown-Bulloch To Serve On The Pee Dee Mental Health Board Representing Seat 2 With The Appropriate Expiration Term.; at the regular meeting of County Council on June 20, 2024, with County Council Member _____Poster______, This proxy is for a "yes" vote on the question of Approval of appointment to the Pee Dee Mental Health Center Board.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynerina Merrill

STATE OF SOUTH CAROLINA )               PROBATE
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June 2024.

NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Boards & Commissions- Pee Dee Workforce Development Board; Council Is Requested To Approve The Appointments & Reappointment Of The Following Individuals To Serve On The Pee Dee Workforce Development Board With The Appropriate Expiration Terms. A) Reappoint: Vicky Tyner Representing Employment & Workforce Division, B) Appoint: Shainna Williams Representing Vocational Rehabilitation Division And Tammy Miles Representing Lake City Chamber Of Commerce Division. ; at the regular meeting of County Council on June 20, 2024, with County Council Member __________. This proxy is for a "yea" vote on the question of Approval of appointments and reappointment to the Pee Dee Workforce Development Board.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

Witness

SWORN to before me this ________ day of ________, 2021

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE       )

PROXY

I hereby leave my voting proxy for the question of Approval of Boards & Commissions-Florence County Developing Communities Commission Board; Council Is Requested To Approve The Reappointments Of The Following Individuals To Serve On The Florence County Developing Communities Commission With The Appropriate Expiration Terms. A) Dr. Dale Strickland Representing Seat 2- Johnsonville, B) Reverend Anthony Howard Representing Seat 6- Quinby, C) Thomas McFadden Representing Seat 9- Timmonsville, at the regular meeting of County Council on June 20, 2024, with County Council Member ______________. This proxy is for a “yes” vote on the question of Approval of the reappointments to the Florence County Developing Communities Commission Board.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:
[Signatures]

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE       )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this __________ day of June, 2024

[Signature]
Notary Public (S.C.)
My Commission Expires 4/19/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: SC Workforce Innovation and Opportunity Act Local Plans: Council Is Requested To Approve The Pee Dee Local Workforce Development Area To Apply For Redesignation As A Local Area Under The Provisions Of The Workforce Innovation And Opportunity Act (WIOA), at the regular meeting of County Council on June 20, 2024, with County Council Member __________. This proxy is for a "yes" vote on the question of Approval of the SC Workforce Innovation and Opportunity Act Local Plans item.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

Tyreece Merrill  
Hope M. Jones

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

Notary Public (S.C.)
My Commission Expires 4/19/2034

Hope M. Jones
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Accommodations Tax Advisory Committee; Council Is Asked To Approve The Expenditure Of $300,000 In State Accommodations Tax Funding Allocations To Be Distributed To The Various Recipients As Recommended By The Accommodations Tax Advisory Committee For FY24/25 With Funding Availability Confirmed By The County Administrator And Finance Director; at the regular meeting of County Council on June 20, 2024, with County Council Member Yarbrough. This proxy is for a "yes" vote on the question of Approval of the Accommodations Tax Advisory Committee item.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Timmy R. Mullen

[Signature]

[Signature]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this [20th] day of June , 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

I hereby leave my voting proxy for the question of Approval of Reports to Council: Workforce Development Board Budget; Council Is Requested To Approve The Pee Dee Workforce Development Board PY 2024 Budget As Stated In Section 107(d)(12)(A) Of The Workforce Innovation And Opportunity Act (WIOA); at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a “Yes” vote on the question of Approval of the Workforce Development Board Budget item.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

[Tyneana Merill]  
[Jane M. Jones]

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this day of June, 2024

[Signature]  
NOTARY PUBLIC (S.C.)  
My Commission Expires 4/1/2031
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Declaration of Surplus Property; Council Is Requested To Approve The Declaration Of Two (2) Sheriff’s Office Vehicles And Eight (8) Miscellaneous County Vehicles As Surplus Property For Disposal Through Enterprise Fleet Management; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a “Yes” vote on the question of Approval of the Declaration of Surplus Property item.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signature]
[Name]

[Signature]
[Name]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this [Day] day of June, 2024.

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires [Signature: 01/01/2034]
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Reports to Council: Bid No. 61-23/24; Council Is Requested To Bid No. 61-23/24, MBC Stone For Sage Road In District 4, To Palmetto Mining Company, LLC Of Florence, SC In The Amount Of $53,287.50 To Be Funded From Road Systems Maintenance (RSMFM) Funds.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name]. This proxy is for a "Yes" vote on the question of Approval of Bid No. 61-23/24.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signature]
[Name]
[Signature]
[Name]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024

[Signature]
Notary Public (S.C.)
My Commission Expires 4/1/2034
STATE OF SOUTH CAROLINA    )
COUNTY OF FLORENCE    )

PROXY

I hereby leave my voting proxy for the question of Approval of Reports to Council: Bid No. 63-23/24; Council Is Requested To Award Bid No. 63-23/24, Dirt To Pave Road Project For District 4 To C.R. Jackson, Inc. Of Florence, SC In The Amount Of $1,038,115.75 To Be Funded From CPST III And III-A Funds; at the regular meeting of County Council on June 20, 2024, with County Council Member Peter; This proxy is for a “Yes” vote on the question of Approval of Bid No. 63-23/24.

________________________
Stoney C. Moore
Member, Florence County Council

WITNESSES:

________________________
Tyneisha Merrill

________________________
Hope M. Jones

STATE OF SOUTH CAROLINA    )
COUNTY OF FLORENCE    )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

________________________
Witness

SWORN to before me this
20th day of June, 2024

________________________
Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROXY

I hereby leave my voting proxy for the question of **Approval of Reports to Council: Bid No. 60-23/24; Council Is Requested To Award Bid No. 60-23/24, Extrication Equipment To Newton’s Fire & Safety Equipment Of Graham, NC In The Primary Bid Amount Of $141,785.64 To Be Funded From CPST III-A Funds.** at the regular meeting of County Council on **June 20, 2024**, with County Council Member **Canle**, This proxy is for a “**Yes**” vote on the question of **Approval of Bid No. 60-23/24**.

WITNESSES:

[Signatures]

Stoney C. Moore
Member, Florence County Council

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney C. Moore**, sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witc**

Witness

**SWORN** to before me this 20th day of **June**, 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 2/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

I hereby leave my voting proxy for the question of Approval of Other Business: Hepborn Boulevard; Council Is Requested To Approve The Expenditure Of Not To Exceed $1,996.00 From Council District 9 Infrastructure Funding Allocations To Put Four (4) Stop Bars On Hepborn Boulevard; at the regular meeting of County Council on June 20, 2024, with County Council Member __________. This proxy is for a "Yes" vote on the question of Approval of Hepborn Boulevard.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signature]
[Signature]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 20th day of June, 2024.

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of **Approval of Other Business: Mars Bluff Park; Council Is Requested To Approve The Expenditure Of Not To Exceed $18,433.04 From Council District 6 Infrastructure Funding Allocations To Purchase And Install A Swing Set At Mars Bluff Park In Florence, SC.; at the regular meeting of County Council on June 20, 2024**, with County Council Member ________________. This proxy is for a "Yes" vote on the question of **Approval of Mars Bluff Park**.

[Signature]

Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney C. Moore**, sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

Witness

SWORN to before me this 20th day of June 2024

[Signature]

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Greenwood Athletic Complex; Council Is Requested To Approve The Expenditure Of Up To $162,080.00 From Council District 5 Infrastructure Funding Allocations To Add Parking At The Greenwood Athletic Complex And To Approve A Change Order For This Amount To The Chipley Company, Inc. Contract.; at the regular meeting of County Council on June 20, 2024, with County Council Member . This proxy is for a “Yes” vote on the question of Approval of Greenwood Athletic Complex.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

Tynerish M. Marshall

Jane M. James

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this _ day of _ , 2024

Jane M. James

NOTARY PUBLIC (S.C.)
My Commission Expires 11/9/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Guardrail Extension; Council Is Requested To Approve The Purchase And Installation Of A Guard Rail Extension (Approximately 25 Feet) On Byrnes Boulevard In The Amount Of $10,000.00 From Council District 6 Infrastructure And Road System Maintenance Funding Allocations ($5,000.00 From Each Fund); at the regular meeting of County Council on June 20, 2024, with County Council Member ______________, This proxy is for a “Yes” vote on the question of Approval of Guardrail Extension.

[Signature]
Stoney C. Moore
Member, Florence County Council

WITNESSES:

[Signatures]

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this _______ day of June, 2024

[Signature]
NOTARY PUBLIC (S.C.)
My Commission Expires 4/19/2024
STATE OF SOUTH CAROLINA  )                    PROXY
COUNTY OF FLORENCE  )

I hereby leave my voting proxy for the question of Approval of Other Business: Poston's Corner: Council Is Requested To Approve The Expenditure Of Not To Exceed $5,500.00 From Council District 2 Infrastructure Funding Allocations To Put Four (4) Loads Of Class 2 Rip Rap To Poston's Corner Equates To Roughly 85 Tons.; at the regular meeting of County Council on June 20, 2024, with County Council Member [Name]. This proxy is for a “Yes” vote on the question of Approval of Poston's Corner.

Stoney C. Moore
Member, Florence County Council

WITNESSES:
Tyrnthia Mehall
Her M. Jones

STATE OF SOUTH CAROLINA  )                    PROBATE
COUNTY OF FLORENCE  )

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June, 2024

Her M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4/7/2034
STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Shawn Road: Council Is Requested To Approve The Expenditure Of Not To Exceed $18,900.00 From Council District 2 Road System Maintenance Funding Allocations To Put 600 Tons Of MBC Stone On A Portion Of Shawn Road.; at the regular meeting of County Council on June 20, 2024, with County Council Member Foster. This proxy is for a "Yes" vote on the question of Approval of Shawn Road.

Stoney C. Moore
Member, Florence County Council

WITNESSES:

STATE OF SOUTH CAROLINA )
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this 20th day of June 2024.

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2024
STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROXY

I hereby leave my voting proxy for the question of Approval of Other Business: Belle Thompson Road; Council Is Requested To Approve The Expenditure Of Not To Exceed $9,000.00 From Council District 2 Road System Maintenance Funding Allocations To Put 200 Tons Of MBC Stone On A Portion Of Belle Thompson Road; at the regular meeting of County Council on June 20, 2024, with County Council Member [Signature]. This proxy is for a “Yes” vote on the question of Approval of Belle Thompson Road.

Stoney C. Moore  
Member, Florence County Council

WITNESSES:

Tyneith Merrill
Tam M. Jones

STATE OF SOUTH CAROLINA  )
COUNTY OF FLORENCE    )

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Stoney C. Moore, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

SWORN to before me this [day of] June, 2024

Notary Public (S.C.)
My Commission Expires 4/9/2034
STATE OF SOUTH CAROLINA  )  
COUNTY OF FLORENCE   )

I hereby leave my voting proxy for the question of Approval of Second Reading of Ordinance No. 72-2023/24: An Ordinance To Provide That A Public Referendum Be Held At The General Election ON November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations, Without Regard To The Days Or Hours Of Sales In the County Of Florence: at the regular called meeting of County Council on June 20, 2024, with County Council Member Poston. This proxy is for a “YES” vote on the question of Approval of the Second Reading of Ordinance No. 72-2023/24.

Dr. Alphonso Bradley
Member, Florence County Council

WITNESSES:

________________________________________

STATE OF SOUTH CAROLINA  )  
COUNTY OF FLORENCE   )  

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named Dr. Alphonso Bradley, sign and as his act and deed, deliver the within PROXY, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Witness

________________________________________

SWORN to before me this 30th day of June, 2024

NOTARY PUBLIC (S.C.)
My Commission Expires 4/9/2034
AGENDA ITEM: Public Hearing (s)

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Will Hold Public Hearings To Receive Public Input With Regard To The Following:

1. **ORDINANCE NO. 65-2023/24**
   An Ordinance Authorizing The Execution Of A Lease-Purchase Agreement In An Amount Not Exceeding $800,000 Relating To The Purchase Of Capital Improvements And Payment Of Related Costs For The City Of Johnsonville, Authorizing The Execution Of Other Necessary Documents And Papers, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 78-2023/24**
   An Ordinance Approving An Amendment To The Agreement Governing The Marion-Florence Industrial Park Between Marion County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto.

3. **ORDINANCE NO. 79-2023/24**
   An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Darlington County, Such Multi-County Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto.
AGENDA ITEM: Appearances
Alva Whitehead

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Alva Whitehead Requests To Appear Before Council Regarding The Rezoning Property At The Junction Of Pocket Road And Williston Road, Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
Hope M. Jones

From: heravenel@aol.com
Sent: Friday, June 28, 2024 3:06 PM
To: Hope M. Jones
Subject: Appearance before County Council July 18, 2024

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I would like to appear before County Council regarding the issue of rezoning property at the junction of Pocket Road and Williston Road.

Alva W Whitehead, Sr, M.D.
175 West Pocket Road
Florence, S. C. 29506
cell 843 617 6838
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM:  Appearances
    Weave Whitehead

DEPARTMENT:  County Council

ISSUE UNDER CONSIDERATION:
Weave Whitehead Requests To Appear Before Council To Speak On Behalf Of The Back Swamp Community Regarding The Rezoning Of Property On Pocket Road And Williston Road, Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
<table>
<thead>
<tr>
<th>From:</th>
<th>Weave Whitehead <a href="mailto:alva_weaver@yahoo.com">alva_weaver@yahoo.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Wednesday, July 3, 2024 8:44 AM</td>
</tr>
<tr>
<td>To:</td>
<td>Hope M. Jones</td>
</tr>
<tr>
<td>Subject:</td>
<td>Appearance before Council July 18</td>
</tr>
</tbody>
</table>

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to request permission to appear before County Council on July 18 to speak on behalf of the Back Swamp Community regarding the rezoning of property on Pocket Road and Williston Road.

Thank you,
Weave Whitehead
177 W Pocket Road
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Appearances
Pattie White

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Pattie White Requests To Appear Before Council To Speak To Ideas For The Important Interchange Exit Regarding Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a neighbor to the Pocket Rd/Williston Rd intersection where rezoning is being requested (Ordinance No 71 - 2023/24) and I would like to speak to ideas for this important interchange exit at the next Council meeting where it will have a second reading.

Thank you very much.

Pattie White
3030 Long Marsh Rd
Darlington SC 29532
843-206-1742

Sent from my iPhone
AGENDA ITEM: Appearances
Trapper Fowler

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Trapper Fowler Requests To Appear Before Council To Provide Information On
Ordinance No. 71-2023/24 Regarding The Importance Of Conservation Easements And
How The Rezoning Is Incompatible With The Nearby Protected Lands.

ATTACHMENTS:
A copy of the email request.
Ms. Jones,

Good morning. I would like to request to be included on the agenda for the 7/18 council meeting to provide input on the Pocket Rd./Williston Rd. Rezoning; Ordinance No.71-2023/24. I intend to provide council with more information regarding the importance of conservation easements and how this rezoning in particular is incompatible with the nearby protected lands. Thank you so much in advance for forwarding this request to council for their consideration. I hope you have a happy and safe holiday!

Best,

Trapper Fowler (He/Him)
Certified Wildlife Biologist®
North Coast Project Manager

o (843) 725-2064 ext. 112
AGENDA ITEM:   Appearances
Jo Jeffers

DEPARTMENT:   County Council

ISSUE UNDER CONSIDERATION:
Jo Jeffers Requests To Appear Before Council To Speak On Issues Relating To Pocket Road/ Williston Road, Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
I request to be on the agenda to speak at the 7/18 meeting, about issues relating to Pocket Rd/Williston Road zoning, ordinance #71-2023/24.

Jo Jeffers
113 West Pocket Road
Florence SC 29506

phone 843 813 0795
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Appearances
Gaye Erwin

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Gaye Erwin Requests To Appear Before Council Regarding Ordinance No. 71-2023/24 And The Negative Impact On The Neighborhood If The Property Is Rezoned And Developed.

ATTACHMENTS:
A copy of the email request.
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I live on Pocket Rd. in Florence County close to the Pocket Rd/Williston Rd rezoning request (Ord No. 71-2023/24). I would like to speak to the Council at the next reading regarding the negative impact on the neighborhood if the property is rezoned and developed.

Many thanks for considering my request.

Gaye Erwin
AGENDA ITEM: Appearances
Louise Thompson

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Louise Thompson Requests To Appear Before Council To Speak Against The Rezoning Of The Williston/ Pocket Road, Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
Hello,
I’d like to be put on the list of people who might have the opportunity to speak at the July 18th meeting. I’d be speaking against rezoning of the Williston/Pocket Rd tract.
Warm regards,
Louise Thompson

Sent from my iPhone
AGENDA ITEM: Appearances
Eliza Zeitlin

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Eliza Zeitlin Requests To Appear Before Council To Speak On Issues Relating To Pocket Road/Williston Road, Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
Hello,
I am Eliza Dargan Zeitlin, I would like to speak at the 7/18 meeting on issues relating to the Pocket Rd/Williston Rd zoning. Ordinance No 71 - 2023/24.
Thank you,
Eliza Zeitlin
AGENDA ITEM: Appearances
Palmetto Commercial Real Estate

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
David Tedder, Jim Poston, And Gary Finklea With Palmetto Commercial Real Estate, Requests To Appear Before Council To Answer Any Questions On Ordinance No. 71-2023/24.

ATTACHMENTS:
A copy of the email request.
Hope, specifically, David Tedder, Jim Poston and Gary Finklea would like to speak on Ordinance No. 71-2023/24. The public hearing at the planning commission was very detailed and thorough. Thank you.

Gary I. Finklea

Sent from my iPhone

(843) 317-4900 (P)
(843) 317-4910 (F)
gfinklea@finklealaw.com
www.finklealaw.com

On Jul 5, 2024, at 4:49 PM, David Tedder <DT@palmettocommercial.com> wrote:

Caution: This message was sent from outside the company. Please do not click links or open attachments unless you recognize the sender and verify the content is safe.
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Resolution of Recognition

DEPARTMENT: Parks & Recreation

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize The Lower Florence 15U Softball Team As The 2024 SCAP State Champions.

OPTIONS:
1. (Recommended) Approve Resolution of Recognition as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of proposed Resolution of Recognition.
WHEREAS, a group of young athletes formed a cohesive team and demonstrated extraordinary skills and abilities in athletic competition; and

WHEREAS, Lower Florence County 15 & Under (Comprised of girls from Scranton & Coward) had two regular season teams. The teams went undefeated in the county league, but lost to one another in the regular season.

WHEREAS, these athletes persevered and remained dedicated throughout the season aspiring to the goals they set for themselves; and

WHEREAS, the team went undefeated (3-0) in the SCAP District Tournament held on June 7-11, 2024 in North Myrtle Beach and went undefeated (3-0) in the State Tournament held on June 21-23, 2024 in Moncks Corner. The team defeated Myrtle Beach in the final game to win the 2024 SCAP 15U SOFTBALL STATE CHAMPIONSHIP; and,

WHEREAS, these young ladies represented and brought honor to their team, families, communities, and Florence County by winning the 2024 SCAP 15U SOFTBALL STATE CHAMPIONSHIP; and,

WHEREAS, the Florence County Council deems it appropriate to recognize the skill, perseverance, hard work, and determination of THE 2024 SCAP 15U SOFTBALL STATE CHAMPIONS and COACHES for their athletic accomplishments.

NOW, THEREFORE, BE IT RESOLVED, that the Florence County Council, on behalf of a proud citizenry, wishes to recognize the skill, perseverance, hard work, and determination of THE 2024 SCAP 15U SOFTBALL STATE CHAMPIONSHIP TEAM and COACHES: Natalie Alyssa Braveboy, Ava Chapyl Bryant, Ella Lee Ham, Kamryn Maliyah Leonard, Amiya Leanne Lewis, Kaylie Elizabeth Leyerly, Cannlyn Sage Matthews, Layla Bryant Matthews, Madelyn Caroline Matthews, Paisley Ann McCutcheon, Peyton Lynn Powell, Kelsie Ann-Marie Smith; Coaches- Gerald Smith, Tasha Dubridge, and Tony McCutcheon.

Congratulations on a job well done!!

DONE, in meeting duly assembled this 18th day of July 2024.

THE FLORENCE COUNTY COUNCIL:

________________________________________
C. William Schofield, Chairman

________________________________________
Waymon Mumford, Secretary-Chaplain

________________________________________
Jerry Yarborough, Jr., Vice-Chair

________________________________________
Dr. Alphonso Bradley, Member

________________________________________
Kent C. Caudle, Member

________________________________________
Willard Dorriety, Jr., Member

________________________________________
Roger M. Poston, Member

________________________________________
Jason M. Springs, Member

________________________________________
Stoney “Toney” C. Moore, Member
FLORENCE COUNTY COUNCIL MEETING
Thursday, July 18, 2024

AGENDA ITEM: Resolution No. 01-2024/25

DEPARTMENT: Planning and Building

ISSUE UNDER CONSIDERATION:

[A Resolution For The Naming Of A Private Road, Noren Drive, Located Off Becky’s Parkway In Florence, As Shown On Florence County Tax Map: 00208-01-069.]

POINTS TO CONSIDER:

1. The private road proposed exists in County Council District 6.
2. The applicant is proposing to name one private road located off of Becky’s Parkway in Florence, SC. The proposed road name is Noren Drive.
3. The private road is for E-911 addressing purposes.
4. The request was made by the property owner(s) or their representatives.
5. Applicants were advised of the minimum requirements to name private roads.
6. The road name is not a duplicate of existing road names for E-911 purposes in the County of Florence.
7. The road name has been approved by the County addressing office.

OPTIONS:
1. (Recommended) Approve As Presented.

ATTACHMENTS:
1. Resolution No. 01-2024/25
2. Staff report for PC#2024-62
3. Aerial map
4. Plat
RESOLUTION NO. 01-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[A Resolution For The Naming Of A Private Road, Noren Drive, Located Off Becky’s Parkway In Florence, As Shown On Florence County Tax Map: 00208-01-069.]

WHEREAS:

1. Florence County has established a uniform and organized road naming system to prevent duplication and confusion within the County and for E-911 addressing purposes; and,

2. Florence County, when deemed necessary, seeks to continue the implementation of the street naming system by reviewing requests for areas submitted and seeking to solve them; and,

3. All private roads that exist in Florence County shall be named based on criteria as set forth by the Florence County Road Naming/Renaming Ordinance; and,

4. The Florence County Planning Commission held a Public Hearing for the road naming request on June 25, 2024.

NOW THEREFORE, BE IT RESOLVED BY FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The private road located off of Becky’s Parkway, Florence, SC, shown on Tax Map Numbers As: 00208-01-069 Is Hereby named Noren Drive.

ATTEST:        SIGNED:

_____________________________  ___________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:
SUBJECT: Request for the naming of a private road, Noren Drive

LOCATION: Off Becky’s Parkway, Florence, SC

TAX MAP NUMBERS: 00208-01-069

COUNCIL DISTRICT: 6; County Council

APPLICANT(S): Jonathan Chandler

STAFF ANALYSIS:
The applicant is proposing to name a private road located off of Becky’s Parkway in Florence, SC. The proposed road name is Noren Drive.

The road is shown on Florence County Tax Map: 00208-01-069

The private road has been requested for an RV Park.

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 private roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. The private 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, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested private road naming.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested private road naming to Noren Drive, Florence, SC.
AGENDA ITEM: Resolution No. 02-2024/25

DEPARTMENT: Emergency Management

ISSUE UNDER CONSIDERATION:
(A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of Two (2) Additional Participants And Increase The Monthly Limit Of One (1) Participant In The South Carolina Procurement Card Program.)

POINTS TO CONSIDER:
1. Resolution No. 5-2009/10 authorizing Florence County’s participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009.

2. Increasing Florence County’s participation in this Program will further reduce the County’s exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases.

3. Efficiencies currently experienced by the County’s participation in this Program will increase with an increase in participation in this program.

4. Since the inception of the County’s participation in the Program almost fourteen years ago, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

FUNDING FACTORS:
Funding will be from account no. 010-421-422-200.

OPTIONS:
1. (Recommend) approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. Copy of Resolution No. 02-2024/25.
2. Copy of Resolution No. 5-2009/10.
WHEREAS:

1. Resolution No. 5-2009/10 authorizing Florence County’s participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009; and

2. Increasing Florence County’s participation in this Program will further reduce the County’s exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. Efficiencies currently experienced by the County’s participation in this Program will increase with an increase in participation in this program; and

4. Since the inception of the County’s participation in the Program almost fourteen years ago, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Section 4 of Resolution No. 5-2009/10 is hereby amended to issue a SC Procurement Card for the following positions and increase the amount of one position as outlined below:
### Department Daily Limit Monthly Limit

**Increase Limit to:**

<table>
<thead>
<tr>
<th>Department</th>
<th>Daily Limit</th>
<th>Monthly Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(010-421-422-100)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EP Coordinator</td>
<td></td>
<td>$5,000.00</td>
</tr>
<tr>
<td>(010-411-402-000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deputy Administrator of Public Safety</td>
<td></td>
<td>$2,000.00</td>
</tr>
<tr>
<td>(010-421-422-200)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Radio System Coordinator</td>
<td>(from $1,000)</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>

---

**ATTEST:**

____________________________
Hope M. Jones

**SIGNED:**

________________________
William Schofield, Chairman

**COUNCIL VOTE:**

**OPPOSED:**

**ABSENT:**
RESOLUTION NO. 5-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(To Authorize Florence County To Participate In The South Carolina Procurement Card Program and To Establish Local Policies And Procedures.)

WHEREAS:

1. Section 8f of Ordinance No. 01-2009/10, the annual budget Ordinance for Florence County, states in part, “Credit cards which obligate Florence County are not permitted unless specifically authorized by written resolution of County Council”; and

2. Florence County is currently exposed to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. It is becoming increasingly inefficient to do business without some form of credit card program: One such recent example of inefficiency being that the South Carolina Law Enforcement Division (SLED) no longer extends credit for the cost of employment background checks, but requires credit card payment. Since the County currently does not conduct business using credit cards, payment has to be made with a check in advance, which delays the County’s hiring process by as much as an additional three weeks; and

4. The per-transaction processing cost of a typical purchase order system such as Florence County’s is estimated to be in excess of $75 per purchase; whereas the same per-transaction processing cost for the SC Procurement Card Program is less than $25 per purchase (inclusive of all documentation, issuance, tracking, partial payout, reconciliation, and closure); and

5. The SC Procurement Card Program contains control mechanisms not available on commercial credit cards, in that the County can program each card with dollar and transaction limits per day/month, restrict use by vendor type, electronically monitor transactions in real time, cancel cards instantly via the Internet, and benefit from coverage of any fraudulent transactions with $100,000 per cardholder liability insurance by VISA; and

6. The SC Procurement Card Program has been in existence for approximately ten years, is currently being used by about fifty local governments, including eleven counties, and has handled over 1,000,000 transactions in 2008, totaling more than $244,000,000.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Florence County is hereby authorized to participate in the South Carolina Procurement Card Program, and the County Administrator is directed to execute the necessary documentation to proceed.

2. Regular monitoring of the County’s participation in the Program will include detailed reviews of each monthly statement at all levels, including heads of participating departments.
3. The County Administrator will manage the County’s participation in the Program:
   a. Requiring that each card be used solely for official, authorized use, reconciled timely, and fully accounted for at all times.
   b. Providing monthly reports to County Council detailing the dollar volume and number of transactions for each card authorized in the Program.
   c. Notifying the Council immediately of any event of fraud or misuse.
   d. Terminating or suspending any user, department, or all County participation as necessary.

4. Below is a listing of the positions to which cards will be issued as participants in the Program and a daily spending limit and a total monthly spending limit for each position. County Council may amend this list to add additional positions to the Program, or to increase existing spending limits, upon the recommendation of the County Administrator.

<table>
<thead>
<tr>
<th>Department</th>
<th>Daily Limit</th>
<th>Monthly Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Works Department</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Supervisor</td>
<td>$2,500</td>
<td>$2,500</td>
</tr>
<tr>
<td><strong>Recreation Department</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities Superintendent</td>
<td>$200</td>
<td>$1,000</td>
</tr>
<tr>
<td>Program Superintendent</td>
<td>$500</td>
<td>$2,000</td>
</tr>
<tr>
<td>Parks Superintendent</td>
<td>$200</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>Sheriff’s Office</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Supervisor</td>
<td>$2,500</td>
<td>$6,000</td>
</tr>
<tr>
<td>Fiscal Technician</td>
<td>$1,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Lieutenant/Security</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>Human Resources Department</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Director</td>
<td>$200</td>
<td>$550</td>
</tr>
<tr>
<td>Human Resources Coordinator</td>
<td>$200</td>
<td>$550</td>
</tr>
<tr>
<td><strong>Clerk to Council</strong></td>
<td>$1,500</td>
<td>$1,500</td>
</tr>
<tr>
<td><strong>Facilities Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities Manager</td>
<td>$500</td>
<td>$1,500</td>
</tr>
<tr>
<td>Facilities Coordinator</td>
<td>$100</td>
<td>$500</td>
</tr>
<tr>
<td>Buildings &amp; Grounds Superintendent</td>
<td>$100</td>
<td>$500</td>
</tr>
<tr>
<td><strong>Emergency Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Preparedness Coordinator</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>Technical Hazards Coordinator</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>Radio Technician</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>Information Technology</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information Tech. Director</td>
<td>$2,500</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Attest: 
Connie Y. Haselden, Council Clerk

Signed: 
K. G. Rusty Smith, Jr., Chairman

Council Vote: Approved
Opposed: 0
Absent: 0
AGENDA ITEM: Resolution No. 03-2024/25

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
(A Resolution Approving An Amendment To The Agreement Governing The Darlington-Florence Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina.

POINTS TO CONSIDER:
1. Florence County and Darlington County are authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina 1976 as amended to jointly develop a multi-county industrial park to include property located in the geographic boundaries of the Counties.
2. As provided under the act, to promote the economic welfare of their citizens, the Counties entered into an Agreement for the Development of a Joint County Industrial and Business Park dated April 21, 2016, to create a multi-county industrial park.
3. Section 1.01(a) of the agreement provides for the addition of property to the Park by ordinance or resolution of the county in which the property is located and resolution of the contiguous county.
4. The Counties desire to add certain property physically in Darlington County to the Park pursuant to the terms of that certain Amendment to the Agreement Governing the Darlington-Florence Industrial Park.

OPTIONS:
1. (Recommend) approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of Resolution No. 03-2024/25.
Sponsor(s): Economic Development
Adopted: July 18, 2024
Committee Referral: N/A
Committee Consideration Date: N/A
Committee Reconsideration: N/A

RESOLUTION NO.: 03-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT GOVERNING THE DARLINGTON-FLORENCE INDUSTRIAL PARK BETWEEN DARLINGTON COUNTY, SOUTH CAROLINA AND FLORENCE COUNTY, SOUTH CAROLINA.

WHEREAS:

1. Florence County, South Carolina (“Florence”), and Darlington County, South Carolina (“Darlington,” collectively, “Counties”), as contiguous counties, are authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to jointly develop a multi-county industrial park to include property located in the geographic boundaries of the Counties.

2. As provided under the Act, to promote the economic welfare of their citizens, the Counties entered into an Agreement for Development of Joint County Industrial and Business Park dated April 21, 2016 (the “Agreement”) to create a multi-county industrial park (“Park”) pursuant to the Act.

3. Section 1.01(a) of the Agreement provides for the addition of property to the Park by ordinance or resolution of the county in which the property is located and resolution of the contiguous county.

4. The Counties desire to add certain property physically located in Darlington County (the “Project Property”) to the Park pursuant to the terms of that certain Amendment to Agreement Governing the Darlington-Florence Industrial Park attached hereto as Exhibit A (the “MCIP Amendment”).

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED AS FOLLOWS:

Section 1. The Florence County Council hereby approves of the addition of the Project Property to the Park.

Section 2. The Chairman of Florence County Council, Florence County Administrator, and Clerk to Florence County Council are hereby authorized and directed to execute and deliver the MCIP Amendment to Darlington County in the form presented to the Florence County Council, together with any changes not materially adverse to Florence County as determined by the Florence County Administrator with the advice of the Florence County Attorney.

Section 3. This Resolution is effective immediately.
ATTEST:     SIGNED:

Hope Jones, Council Clerk  C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
EXHIBIT A
MCIP AMENDMENT
REMELT SOURCES, INCORPORATED PROPERTY

All that tract of land, situate in the County of Darlington, State of South Carolina, designated as Tract 1, containing 55 acres, as shown on a plat prepared for Marvin A. Pohlman by J. E. Tucker, Jr., dated December 14, 1989, and recorded in Plat Book 117, at page 157, in the Office of the Clerk of Court for Darlington County. This tract is more particularly described as follows: Beginning at the northeastern corner of the tract and running thence N 75 degrees, 7° E, a distance of 1,145.48 feet to an iron; thence S 14 degrees 53’ E (shown on the plat as N 14 degrees 53’ W), a distance of 724.84 feet to an iron; thence S 28 degrees 20’ (shown on the plat as N 28 degrees 20’ E) a distance of 489.73 feet to an iron; thence S 28 degrees 45’ W (shown on the plat as N 28 degrees 45’ E) a distance of 392.60 feet to an iron; thence S 61 degrees 15’ E (shown on the plat as N 61 degrees 15’ W) a distance of 96.00 feet to an iron; thence S 28 degrees 45’ W a distance of 2,057.51 feet to an iron; thence S 25 degrees 45’ W a distance of 243.11 feet to an iron; thence S 31 degrees 18’ W a distance of 81.47 feet to an iron; thence N 0 degrees 09’ W a distance of 2,975.33 feet to the point of beginning. This tract is bounded as follows: On the North by S.C. Road #177; on the east by property now or formerly of Annette H. Johnson, E. B. Davis, and W. W. Kirven, Jr.; on the south by property now or formerly of McCutcheon, et al.; and on the west by Seaboard Coast Line Railroad.


TMS#143-00-02-063
AGENDA ITEM: Resolution No. 04-2024/25

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
(A Resolution Approving An Amendment To The Agreement Governing The Darlington-Florence Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina.

POINTS TO CONSIDER:
1. Florence County and Darlington County are authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina 1976 as amended to jointly develop a multi-county industrial park to include property located in the geographic boundaries of the Counties.
2. As provided under the act, to promote the economic welfare of their citizens, the Counties entered into an Agreement for the Development of a Joint County Industrial and Business Park dated April 21, 2016, to create a multi-county industrial park.
3. Section 1.01(a) of the agreement provides for the addition of property to the Park by ordinance or resolution of the county in which the property is located and resolution of the contiguous county.
4. The Counties desire to add certain property physically in Darlington County to the Park pursuant to the terms of that certain Amendment to the Agreement Governing the Darlington-Florence Industrial Park.

OPTIONS:
1. *(Recommend)* approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of Resolution No. 04-2024/25.
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT GOVERNING THE DARLINGTON-FLORENCE INDUSTRIAL PARK BETWEEN DARLINGTON COUNTY, SOUTH CAROLINA AND FLORENCE COUNTY, SOUTH CAROLINA.

WHEREAS:

1. Florence County, South Carolina (“Florence”), and Darlington County, South Carolina (“Darlington,” collectively, “Counties”), as contiguous counties, are authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to jointly develop a multi-county industrial park to include property located in the geographic boundaries of the Counties.

2. As provided under the Act, to promote the economic welfare of their citizens, the Counties entered into an Agreement for Development of Joint County Industrial and Business Park dated April 21, 2016 (the “Agreement”) to create a multi-county industrial park (“Park”) pursuant to the Act.

3. Section 1.01(a) of the Agreement provides for the addition of property to the Park by ordinance or resolution of the county in which the property is located and resolution of the contiguous county.

4. The Counties desire to add certain property physically located in Darlington County (the “Project Property”) to the Park pursuant to the terms of that certain Amendment to Agreement Governing the Darlington-Florence Industrial Park attached hereto as Exhibit A (the “MCIP Amendment”).

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED AS FOLLOWS:

Section 1. The Florence County Council hereby approves of the addition of the Project Property to the Park.

Section 2. The Chairman of Florence County Council, Florence County Administrator, and Clerk to Florence County Council are hereby authorized and directed to execute and deliver the MCIP Amendment to Darlington County in the form presented to the Florence County Council, together with any changes not materially adverse to Florence County as determined by the Florence County Administrator with the advice of the Florence County Attorney.

Section 3. This Resolution is effective immediately.
ATTEST:     SIGNED:

Hope Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
Those certain parcels located in the County of Darlington, State of South Carolina, and more particularly described as follows:

Parcel 1:
Tax Map Number: 155-00-01-026:

ALL that tract or parcel of land, with the improvements thereon in School District #13, Darlington County, State of South Carolina, subject to the variations hereinafter described, which is described in a deed by Margaret McCall Russell et al. to J. Harold Russell, dated May 22, 1933, recorded in the Office of the Clerk of Court for Darlington County in Deed Book 182 at page 439, wherein the said tract is described as follows:

ALL that certain piece, parcel or tract of land containing two hundred twenty three and seventeen one-hundredths (223.17) acres, more or less, situate, lying and being in Society Hill Township, County of Darlington, State of South Carolina, having such shape, meles, courses and distances as will more fully appear by reference to a plat thereof made by T.E. Wilson, C.E., December 23, 1924, and attached to abstract now on file with the Federal Land Bank of Columbia, the same being bounded on the North by lands of the Estate of William Fountain and lands of Charity Bacote; on the Northeast and East by an old road separating it from lands of L.E. Carrigan; on the Southeast by road separating it from lands of Williams estate and other lands of L.E. Carrigan and from other lands of J.A. Russell, designated as the Crowley Hill Tract; on the South by lands of the Estate of W.C. Coker and lands of Ripon Bacot; on the Southwest by branch separating it from lands of the estate of W.C. Coker; on the West by said lands of the estate of W.C. Coker; and on the West and Northwest by run of Long Branch.

Since the said deed to J. Harold Russell was made, a county road has been laid out on the eastern boundary of this tract, leading from the Rosenwald School to Society Hill, and the said road, including the fee to the center thereof, constitutes the present eastern boundary of the lands hereby conveyed, this new road, as said eastern boundary, reducing the acreage of the whole tract approximately two acres. For copy of plat showing this tract before the opening of the new road, see Plat Book 7 Page 100 office of the Clerk of Court for Darlington County.

Parcel 2:
Tax Map Number: 155-00-01-049:

ALL that certain tract of land in the County of Darlington, State of South Carolina, containing 186.07 acres, with said tract being bounded now or formerly as follows: on the North by the run of branch separating it from land of Rogers; on the Northeast by lands of the Estate of J.A. Russell, deceased, the run of Long Branch being the line for a portion of the way and unnamed branch being the line for the remainder thereof; on the East by land of the Estate of J.A. Russell, deceased and by land of Delia and Ripon Bacot; on the south by said land of Delia and Ripon Bacot and by the public road leading from U.S. Highway 52 to Rosenwald School; and on the West by U.S. Highway No. 52 from Darlington to Society Hill. Said tract of land is a portion of the tract of 187.02 acres delineated on a plat thereof made by T.E. Wilson, C.E. February 6, 1939 and recorded in the Office of the Clerk of Court for Darlington County in Plat Book 9, at page 158 with the following portions of the said 187.02 acre tract being excluded herefrom:

a) That small triangular parcel of .95 acre at the extreme Northwestern corner thereof bounded on the North by run of branch separating it from land of Rogers; on the East by the aforesaid highway; and on the West by old road.

b) That certain tract of 15 acres deeded to Fulton McLain by deed of Charles K. Dunlap, et al dated April 26, 1982 recorded April 29, 1982 in Deed Book 538, at page 400 in said Clerk’s office.

Less and except the land conveyed by the following deeds to the SC DOT: Book 1094 Page 4026, 4031, 4035, 4041 and 4046.
Parcel 3:
Tax Map Number: 155-00-01-002:

All that certain piece, parcel or tract of land with the improvements thereon situate, lying and
being in the County of Darlington, State of South Carolina, lying on both sides of the public
highway leading from Hartsville to Society Hill (now known as U.S. Highway #15), containing
Three Hundred Sixty-one and 17/100 (361.17) acres, more or less, having such shape, metes,
courses and distances as will more fully appear by reference to plat of tract 395.17 acres,
(exclusive to right of way) of property known as E.T. Coker Plantation made by T.E. Wilson, C.E.,
January 31, 1955, amended to show a division into two tracts November 20, 1958, and recorded
in the Office of the Clerk of Court for Darlington County in Plat Book 79 at page 43, on which said
amended plat the tract hereby conveyed is designated as Tract A and is bounded according to
said amended plat on the Northwest in part by branch separating it from land of Mrs. Laurie D.
Coker, et al; and in part by high water mark of Old Mill Pond separating it from land of Mrs.
Laurie D. Coker, et al; on the Northeast in part by the said high water mark of Old Mill Pond
separating it from land of Mrs. Laurie D. Coker, et al; in part by the run of Gap Branch separating
it from land of Rogers’ Estate and land of Gardner and in part by land designated on said plat as
Tract B; on the Southeast in part by the aforesaid public highway leading from Hartsville to
Society Hill (now known as US. Highway #15) and in part by U.S. Highway #52 and #15-A
leading from Darlington to Society Hill; on the Southwest and West by land of Mrs. Laurie D.
Coker, et al.

Less and exception that land conveyed to SCDOT filed at Book 1094, Page 4228.

Parcel 4:
Tax Map Number: 155-00-01-003:

All that certain piece, parcel or tract of land with the improvements thereon, situate, lying and
being in the County of Darlington, State of South Carolina, containing Twenty-nine (29) acres,
more or less, having such shape, metes, courses and distances as will more fully appear by
reference to plat of tract thereon prepared by J.E. Tucker, Jr., January 13, 1970, a copy of which
is on file in Deed Book 649 at page 276, and according to said plat said parcel is bounded
generally on the East in part by land of Thomas A. Aycock and in part by U.S. Highway #52 and
401 leading from Society Hill to Darlington; on the Southwest by other land of P.L. McCall, Jr.,
designated on aforesaid plat Peter L. McCall, Jr., on the Northwest by U.S. Highway 15 leading
from Society Hill to Hartsville on the North and Northwest by branch separating it from the land of
Thomas P. Aycock; same being known as “Coker Home Place”.

SAVE and EXCEPT from Tract 2 that certain parcel of land conveyed by P.L. McCall, Jr. to Billy
E. Gainey, which parcel contains 0.767 acres, which is shown on plat recorded in Darlington
County Plat Book 87 at Page 199, with reference being made to deed of P.L. McCall, Jr., to Billy
E. Gainey recorded July 31, 1981, in Darlington County Deed Book 627 at Page 527.

SAVE and EXCEPT ALSO from Tract 2 that certain parcel of land containing 0.26 acres
conveyed unto P.L. McCall, Jr., unto Wanda B. Gainey and Kimberly A. Gainey, with said parcel
being shown on plat recorded in Darlington County Plat Book 213 at page 396, with reference
being made to deed to Wanda B. Gainey and Kimberly A. Gainey recorded April 8, 2016, in
Darlington County Deed Book 1075, at Page 1789.

Less and except that property conveyed to the SC DOT by that deed filed at Book 1094, Page
8698.
Parcel 5:
Tax Map Number: 155-00-01-029

All that piece, parcel or tract of land lying, being and situate in Society Hill School District, in the County of Darlington, State of South Carolina, containing twelve (12) acres, more or less, and bounded: On the North by road leading from the factory to the Mill Plantation; on the East by land of J. Harold Russell formerly of Estate of McIntosh; on the south by land of J. Harold Russell, formerly of S.C. Williams, and on the West by road leading from Society Hill to Crowly Hill; being the land conveyed to the late L.E. Carrigan by Polly Jenkins, et al. by deed dated November 24, 1919 and recorded in the Office of the Clerk of Court for Darlington County in Book 122, at page 29.

This being a portion of the property Beatrice Keith Bradshaw inherited from G.W. Bradshaw. See Probate File Number 1984-ES16-208. See also deed recorded on January 8, 1969 in Deed Book 621 at page 257 in the Office of the Clerk of Court for Darlington County.

And

ALL that certain parcel or tract of land situate, lying and being in the County of Darlington, State of South Carolina, containing twenty-four and 34/100 (24.34) acres, more or less, delineated on a plat made by T.E. Wilson, C.E., dated April 7, 1944 and referred to on said plat as Tract A, and thereon shown to be bounded as follows: On the North by land now or formerly of Carrigan; on the East in part by land designated as Tract B on said plat, in part by land now or formerly of Scipio Williams and in part by land now or formerly of Bacote; on the South by land now or formerly of Carrigan; and on the West by public road;

ALSO all that certain parcel or tract of land situate, lying and being in the County of Darlington, State of South Carolina, somewhat triangular in shape, containing eight and 26/100 (8.26/100) acres more or less, delineated on a plat made by T.E. Wilson, C.E., dated April 7, 1944, referred to on said plat as Tract B, and thereon shown to be bounded as follows: On the North and East by public road; On the south by land now or formerly of Scipio Williams; and on the West in part by land designated as Tract A on said plat and in part by land now or formerly of Carrigan.

Saving and Excepting Therefrom 1.30 acres conveyed to William Howell and Judy S. Howell in on January 10, 1972 and recorded in Deed Book 696 at Page 507.

(NOTE: The above parcels were formerly 155-00-01-029, 155-00-01-030 and 155-00-01-031)
Parcel 6:
Tax Map Number: 155-00-01-019

All that certain piece, parcel or tract of land containing thirty (30) acres, more or less, bounded on the North by property of Simpson and Shepard; on the East by property of Elijah Pettiford, of Robert Brown and by property of William Fountain Estate; on the South by property of fountain, C.K. Dunlap, and by property of Simpson and Shepard; and on the West by property of Simpson and Shepard; and by property of Elizabeth Jackson.

(Note: This sub parcel was formerly known as parcel no. 155-00-01-019 which said parcel was combined with additional lands below)

And

All that certain piece, parcel or lot of land situate, lying and being in the County of Darlington, State of South Carolina, located South of the City of Society Hill and being bounded as follows:

North: By property, now or formerly of L.E. Carrigan;
East: By property, now or formerly of William Fountain Estate;
South: By property, now or formerly, of C.K. Dunlap, Jr.; and
West: By property, now or formerly of L.E. Carrigan.

(Note: This sub parcel was formerly known as parcel no. 155-00-01-025 which parcel was dropped into parcel 155-00-01-019)

And

All those two certain pieces, parcels or tracts of land, situate, lying and being near Society Hill, Darlington County, South Carolina, containing at least 8 acres each and known as the Robert Brown and William Fountain tracts, Darlington County TMS #s 155-00-01-022 and 155-00-01-024. Being all of Grantor's property located on the Western side of road known as Crowley Hill Road which runs in a Northerly direction perpendicular to SC Road 16-359.

(Note: This sub parcel was formerly known as Parcel No. 155-00-01-022 and 155-00-01-024 which parcels were dropped into parcel 155-00-01-019).
AGENDA ITEM: Resolution 05-2024/25

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.

POINTS TO CONSIDER:

2. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess.

3. There are 4 specific projects being designated throughout Florence County that total $1,772,825.

OPTIONS:
1. (Recommend) approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. Proposed Resolution 05-2024/25
2. Ordinance 16-2023/24
WHEREAS:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023; and

2. Section 2.02 of said Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section 2.01(a)-(g), Council shall be resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess;

3. The specific projects being designated are as follows:

   **Road Improvements**
   - District 2: Resurfacing of Track Field FSD5                      $150,000
   - District 4: Discus Lane     $90,000

   **Cultural, Recreational, and Historic Facilities**
   - Purchase of Land (Land Conservation)                  $1,500,000

   **General Improvements To County Facilities**
   - Planning Building Roof Railings                      $32,825

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

Florence County Council hereby approves the above designated projects totaling $1,772,825 to be funded from CPSTIII Excess funds.

ATTEST: ______________________________
Hope M. Jones, Council Clerk

SIGNED: ______________________________
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:
ORDINANCE NO. 16-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE PURSUANT TO SECTION 4-10-340(B)(3) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, FOR THE EXPENDITURE OF EXCESS REVENUES RECEIVED BY THE COUNTY FROM THE CAPITAL PROJECT SALES TAX IMPOSED IN FLORENCE COUNTY PURSUANT TO ARTICLE 3 OF CHAPTER 10 OF TITLE 4 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND A REFERENDUM HELD IN FLORENCE COUNTY ON NOVEMBER 3, 2020, TO SPECIFY THE PURPOSES FOR WHICH EXPENDITURES WILL BE MADE, AND OTHER MATTERS RELATING THERETO.
TABLE OF CONTENTS

ARTICLE I

FINDINGS OF FACT

Section 1.01  Findings..............................................................................................................1

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDITURE OF EXCESS CPST III REVENUES

Section 2.01  Purposes of Expenditures.................................................................3
Section 2.02  Designation of Specific Projects.......................................................3
Section 2.03  Application of CPST III Excess to Projects........................................3

ARTICLE III

MISCELLANEOUS

Section 3.01  Severability of Invalid Provisions....................................................4
Section 3.03  Effective Date of Ordinance............................................................4
BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

On July 16, 2020, the Council enacted Ordinance Number 31-2019/20 entitled: “AN ORDINANCE TO IMPOSE A ONE PERCENT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN FLORENCE COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH THE TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO CONCUR IN THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO ESTABLISH THE PRIORITY IN WHICH THE PROCEEDS OF THE TAX ARE TO BE EXPENDED; TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX; TO PROVIDE FOR THE PAYMENT OF THE TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO” (the “Initial Ordinance”). The Initial Ordinance was enacted pursuant to the authority of certain provisions of the Code of Laws of South Carolina, 1976, as amended (the “S.C. Code”), including the Capital Project Sales Tax Act, Sections 4-10-300 et seq. of the S.C. Code (the “Sales Tax Act”).

Pursuant to the Initial Ordinance and the Sales Tax Act, a referendum was held in the County on November 3, 2020. As certified by the Florence County Voter Registration and Elections Commission, the question presented in the referendum (the “Referendum Question”) was approved by the majority of the voters casting a vote therein, with 33,263 votes cast in favor and 13,944 votes cast in opposition.

Pursuant to the Sales Tax Act and approval of the Referendum Question, the imposition of the sales and use tax provided for in the Sales Tax Act, the third such sales and use tax imposed in Florence County (“CPST III”) commenced May 1, 2021 and will terminate on April 30, 2028.

The Referendum Question contained projects permitted to be funded from the proceeds of CPST III pursuant to Section 4-10-330(A)(1) of the Sales Tax Act (the “Initial Projects”).

On February 18, 2021, the Council enacted Ordinance No. 15-2020/21 entitled “AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING ONE HUNDRED TWENTY MILLION DOLLARS ($120,000,000) GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO” (the “CPST Bond Ordinance”).

Pursuant to the CPST Bond Ordinance, the County issued, sold, and delivered $120,000,000 in principal amount of general obligation bonds of the County on March 11, 2021 (the “CPST III Bonds”) in order to provide funds to defray the costs of the Initial Projects.

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on June 1, 2028.

Section 3.8 of the Initial Ordinance provides for a flow of funds relative to the CPST III revenues and the CPST III Bonds. Said Section 3.8 provides that an amount equal to the amount of principal and interest payable on the CPST III Bonds during the following thirteen months shall be maintained in the sinking
fund for the CPST III Bonds at all times, after which funds may be used to fund any debt service reserve fund established for the CPST Bonds and used to pay cost overruns with respect to the Initial Projects.

No debt service reserve fund has been established for the CPST III Bonds and all of the Initial Projects are either complete for fully funded with no cost overruns.

In consultation with the County’s municipal financial advisor, County administration has projected that the amount of CPST III revenue that will be collected to April 30, 2028 will exceed debt service requirements with respect to the CPST III Bonds to the final maturity of the CPST III Bonds by between $50,000,000 and $80,000,000 (the “CPST III Excess”).

Section 4-10-340(B)(3) of the Sales Tax Act, provides that, if excess revenues from the imposition of a capital project sales tax remain after all projects in the applicable referendum question have been fully funded and the capital project sales tax has not been reimposed, County Council may by ordinance apply may specify and direct the expenditure of such proceeds to other projects selected by County Council so long as the projects fall within the categories of project listed in Section 4-10-330(A)(1) of the Sales Tax Act.

CPST III is currently in effect and has not been reimposed.

As allowed by Section 4-10-340(B)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of $50,000,000 of the CPST Excess to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *
ARTICLE II
SPECIFICATION AND DIRECTION OF EXPENDITURE OF EXCESS CPST III REVENUES

Section 2.01  Purposes of Expenditures.

As provided in Section 4-10-340(B)(3) of the Sales Tax Act, Council hereby directs the expenditure of $50,000,000 of CPST III Excess to the following projects:

(a) Road Improvements
   (including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks or other resurfacing, routing, rerouting drainage, sidewalks, and other in each County Council District, to be allocated equally among County Council districts

(b) Infrastructure permitted by Section 4-10-330(A)(1) of the Sales Tax Act and serving economic development projects

(c) Cultural, recreational, and historic Facilities to include parks and public land

(d) Improvements to fire protection facilities

(e) Montague Road Extension

(f) General improvements to County facilities
   Permitted by Section 4-10-330(A)(1) of the Sales Tax Act

(g) Municipal water and sewer improvements

Section 2.02  Designation of Specific Projects.

Within the project categories set forth in Section 2.01(a)-(g) above, Council shall by resolution from time to time designate the specific individual projects to be funded from CPST III Excess.

Section 2.03  Application of CPST III Excess to Projects.

Council may fund the projects identified in Section 2.01 above either by direct expenditure of the CPST III Excess designated in such Section or by using such amounts to pay debt service on acquisition agreements with respect to such projects, including without limitation installment purchase agreements.
ARTICLE III
MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 3.02 Further Action by Officers of County.

The proper officers of the County are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the Council herein authorized to take any act or make any decision, the County Administrator is hereby authorized to take any such act or make any such decision.

Section 3.03 Effective Date of Ordinance.

This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale, issuance and delivery of the Bonds. This Ordinance shall be construed liberally to effect the intent of Council.

ATTEST:

Hope Jones, Clerk to County Council
Willard Dorriety, Jr., Chairman

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE: approved
OPPOSED: (proxy - Bradley)
ABSENT:
STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

I, the undersigned, Clerk of the Florence County Council (the “County Council”), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by the County Council on November 16, 2023. The Ordinance was read at three public meetings of the County Council on three separate days, September 21, 2023, October 19, 2023, and November 16, 2023. An interval of at least seven days occurred between each reading of the Ordinance. At each such meeting, a quorum of the County Council was present and remained present throughout the meeting.

The meetings held on September 21, 2023, October 19, 2023, and November 16, 2023 were each a regular meeting of the County Council, for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the “Freedom of Information Act”).

The original of the Ordinance is duly entered in the permanent records of County Council, in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the County, this 16th day of November, 2023.

(Seal)

Clerk, Florence County Council
AGENDA ITEM: Resolution No. 06-2024/25

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
(A Resolution Approving The Naming Of The Florence County Judicial Center.)

OPTIONS:
1. *(Recommend)* approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of Resolution No. 06-2024/25.
RESOLUTION NO. 06-2024/25

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[A RESOLUTION APPROVING THE NAMING OF THE FLORENCE COUNTY JUDICIAL CENTER.]

WHEREAS the Florence County Council acknowledges that Florence County has been extremely blessed with exceptional individuals who tirelessly serve the citizens of Florence County and County Council deems it appropriate and essential to recognize those outstanding individuals; and,

WHEREAS the late James T. Schofield was first elected to Florence County Council in 2007 and served until his death in 2020. He previously served as a City of Florence Councilman from 1983 until 1991; and,

WHEREAS it became apparent to James T. Schofield that the County of Florence was in need of a new courthouse, and he began his efforts to secure the funding for a new courthouse, ultimately, culminating in the construction of the new Florence County Courthouse which opened in 2018; and,

WHEREAS James T. Schofield recognized safety issues and logistical issues of the Florence County Courthouse for General Sessions, Common Pleas, and Family Court and determined that for the safety of the public and the efficient administration of justice a new courthouse should be built; and,

WHEREAS James T. Schofield worked tirelessly for the funding and construction of the new Florence County Courthouse; and,

WHEREAS it was principally through the efforts of James T. Schofield that Florence County constructed its new courthouse; and,

WHEREAS as recognition of his service and contributions toward enhancing the administration of justice, Florence County finds it appropriate to name the Florence County Courthouse, the James T. Schofield Florence County Judicial Center.
NOW, THEREFORE, BE IT RESOLVED by the Florence County Council, the governing body of Florence County, that the Florence County Courthouse be known as the James T. Schofield Florence County Judicial Center in recognition and appreciation in memoriam for his dedicated service.

DONE in meeting duly assembled this______day of______, 20__.

THE FLORENCE COUNTY COUNCIL:

____________________________________
Jerry Yarborough Vice-Chairman

ATTEST: ______________________________
Hope M. Jones

SIGNED: ______________________________
William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:
AGENDA ITEM: Ordinance No. 65-2023/24 Third Reading

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing The Execution Of A Lease-Purchase Agreement In An Amount Not Exceeding $800,000 Relating To The Purchase Of Capital Improvements And Payment Of Related Costs For The City Of Johnsonville, Authorizing The Execution Of Other Necessary Documents And Papers, And Other Matters Relating Thereto.]

OPTIONS:
1. (Recommend) approved the third reading of Ordinance No. 65-2023/24.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of proposed Ordinance No. 65-2023/24 for the third reading.
ORDINANCE NO.: 65-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE-PURCHASE AGREEMENT IN AN AMOUNT NOT EXCEEDING $800,000 RELATING TO THE PURCHASE OF CAPITAL IMPROVEMENTS AND PAYMENT OF RELATED COSTS FOR CITY OF JOHNSONVILLE, AUTHORIZING THE EXECUTION OF OTHER NECESSARY DOCUMENTS AND PAPERS, AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of The City of Johnsonville, South Carolina (the "Council"), the governing body of the City of Johnsonville, South Carolina (the "City"), has requested a lease-purchase agreement with the County of Florence for various items of equipment for the City of Johnsonville’s Wellness Club Golf Course.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, in a meeting duly assembled, as follows:

1. Council has determined that a need exists for and that it is necessary for the City of Johnsonville to acquire various items of equipment and other improvements relating to the City of Johnsonville’s Wellman Club Golf Course as shown on Exhibit A hereto for use by the City of Johnsonville (the “Capital Items”). The total cost of the Capital Items and costs associated therewith shall not exceed $800,000. The City of Johnsonville anticipates that the total cost of the Capital Items will not exceed $800,000.

2. Council hereby approves the entry with the City of Johnsonville into a one or more lease financing agreements in aggregate principal amount not to exceed $800,000 (singularly or collectively, the “Agreement”) to finance the purchase of the Capital Items and, in the discretion of the County Administrator pay associated issuance costs. The interest rate applicable to the agreement shall not exceed 7.0% per annum (in the absence of default or change in tax status) unless approved by resolution of Council supplemental thereto. The Agreement may, in the discretion of the County Administrator, consist of two or more agreements, each addressing one or more components of the Capital Items.
3. The County Administrator is hereby authorized to execute any and all other documents, instruments, certificates, or other papers as he deems necessary and appropriate, with the advice of counsel, to accomplish the transactions contemplated by this Ordinance.

4. This Ordinance shall become effective upon the third and final reading thereof.

DONE IN MEETING DULY ASSEMBLED this 20th day of June, 2024.

(SEAL)

ATTEST:                      SIGNED:

________________________________________  ______________________________________
Hope M. Jones, Council Clerk            C. William Schofield, Chairman

________________________________________  COUNCIL VOTE:
Approve as to Form & Content          OPPOSED:
D. Malloy McEachin, Jr., County Attorney  ABSENT:
## CAPITAL ITEMS

Drainage piping .......................... $10,000.00  
Greens Covers .......................... 23,000.00  
Golf Course Well Upgrades ............... 61,710.00  
Repaired Pump .......................... 6,640.63  
Repaired Pump .......................... 4,600.00  
Skid Steer, used ......................... 50,000.00  

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Model</th>
<th>Manufacturer</th>
<th>SN / IDN / VIN</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cart</td>
<td>Gator</td>
<td>John Deere</td>
<td>IM056DE8KL3054</td>
<td>$17,365.38</td>
</tr>
<tr>
<td>Weed Eater</td>
<td>FS91R</td>
<td>Stihl</td>
<td>530759182</td>
<td>$356.54</td>
</tr>
<tr>
<td>Weed Eater</td>
<td>FS91R</td>
<td>Stihl</td>
<td>531544924</td>
<td>$356.54</td>
</tr>
<tr>
<td>Weeder</td>
<td>FS91R</td>
<td>Stihl</td>
<td>531544970</td>
<td>$356.54</td>
</tr>
<tr>
<td>Edger</td>
<td>FC91</td>
<td>Stihl</td>
<td>531040652</td>
<td>$379.62</td>
</tr>
<tr>
<td>Edger</td>
<td>FC91</td>
<td>Stihl</td>
<td>531040690</td>
<td>$379.62</td>
</tr>
<tr>
<td>Hedgetrimmer</td>
<td>HL94K</td>
<td>Stihl</td>
<td>527306476</td>
<td>$391.15</td>
</tr>
<tr>
<td>Hedgetrimmer</td>
<td>HL94</td>
<td>Stihl</td>
<td>528992759</td>
<td>$391.15</td>
</tr>
<tr>
<td>Chainsaw</td>
<td>MS170</td>
<td>Stihl</td>
<td>529260345</td>
<td>$575.77</td>
</tr>
<tr>
<td>Chainsaw</td>
<td>MS250</td>
<td>Stihl</td>
<td>528366572</td>
<td>$910.80</td>
</tr>
<tr>
<td>Pole Saw</td>
<td>HT13S</td>
<td>Stihl</td>
<td>531804500</td>
<td>$725.77</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>518542939</td>
<td>$522.60</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>509475725</td>
<td>$522.60</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>519283812</td>
<td>$522.60</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>532285027</td>
<td>$522.60</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>532284979</td>
<td>$522.60</td>
</tr>
<tr>
<td>Backpack</td>
<td>BR600</td>
<td>Stihl</td>
<td>532285038</td>
<td>$522.60</td>
</tr>
<tr>
<td>Buffalo Blower</td>
<td>Cyclone KB3</td>
<td>Buffalo Turbine</td>
<td>16311</td>
<td>$7,650.00</td>
</tr>
<tr>
<td>Pro Gator</td>
<td>TX4x2</td>
<td>John Deere</td>
<td>*1mcutrfcjm130261</td>
<td>$7,650.00</td>
</tr>
<tr>
<td>Lely Spreaders</td>
<td>Lely</td>
<td>Lely</td>
<td>2320511827067</td>
<td>$6,027.69</td>
</tr>
<tr>
<td>Air Force Mower</td>
<td>AG19</td>
<td>Air Force</td>
<td>16217</td>
<td>$1,969.23</td>
</tr>
<tr>
<td>Air Force Mower</td>
<td>AG19</td>
<td>Air Force</td>
<td>139759</td>
<td>$1,969.23</td>
</tr>
<tr>
<td>John Deere Tractor</td>
<td>405R</td>
<td>John Deere</td>
<td>LVR5086062103</td>
<td>$49,375.38</td>
</tr>
<tr>
<td>John Deere 7700</td>
<td>7700 FWY Mower</td>
<td>John Deere</td>
<td>CHR00402101</td>
<td>$46,096.14</td>
</tr>
<tr>
<td>John Deere 2500 B</td>
<td>John Deere 2500 B</td>
<td>John Deere</td>
<td>FC2500BGTJH120063</td>
<td>$19,990.38</td>
</tr>
<tr>
<td>John Deere 1200 A</td>
<td>1200A</td>
<td>John Deere</td>
<td>1TC1200AEDT200471</td>
<td>$11,322.69</td>
</tr>
<tr>
<td>John Deere 2500 B</td>
<td>John Deere 2500 B</td>
<td>John Deere</td>
<td>1TC2500BGHTJH120068</td>
<td>$19,990.38</td>
</tr>
<tr>
<td>Trailer</td>
<td>John Deere</td>
<td>John Deere</td>
<td>XLA055135</td>
<td>$912.69</td>
</tr>
<tr>
<td>John Deere Gator 4x2</td>
<td>John Deere 4x2</td>
<td>John Deere</td>
<td>JIM130255</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>John Deere Gator 4x2</td>
<td>John Deere 4x2</td>
<td>John Deere</td>
<td>JPM1210263</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>Turfco TD</td>
<td>Turfco1550</td>
<td>Turfco</td>
<td>21743</td>
<td>$20,365.38</td>
</tr>
<tr>
<td>Salsco</td>
<td>HP11 Gas Greens Roller</td>
<td>Salsco</td>
<td>171023000615</td>
<td>$8,650.85</td>
</tr>
<tr>
<td>John Deere</td>
<td>TX4x2</td>
<td>John Deere</td>
<td>N/A</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>John Deere 700 A</td>
<td>700 FWY Mower</td>
<td>John Deere</td>
<td>1014977</td>
<td>$46,096.14</td>
</tr>
<tr>
<td>John Deere 2500 B</td>
<td>2500 B Greens Mower</td>
<td>John Deere</td>
<td>1TC2500BGHTH100281</td>
<td>$19,990.38</td>
</tr>
<tr>
<td>John Deere 7400</td>
<td>7400 Terrain Cut</td>
<td>John Deere</td>
<td>119825</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>John Deere 9009 A</td>
<td>9009 Rough Unit</td>
<td>John Deere</td>
<td>J9009AHVJH150020180</td>
<td>$48,460.38</td>
</tr>
<tr>
<td>Greens Groomer</td>
<td>Greens Groomer Brush</td>
<td>Greens Groomer</td>
<td>923979</td>
<td>$3,768.46</td>
</tr>
<tr>
<td>Toro Procure</td>
<td>Toro</td>
<td>Toro</td>
<td>122390</td>
<td>$12,115.38</td>
</tr>
<tr>
<td>Item Description</td>
<td>Make 1</td>
<td>Make 2</td>
<td>Make 3</td>
<td>Make 4</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td>John Deere Z-Turn</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
</tr>
<tr>
<td>John Deere Pro Gator</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
</tr>
<tr>
<td>John Deere HD200</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
</tr>
<tr>
<td>John Deere Gator 4x2</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
<td>John Deere</td>
</tr>
<tr>
<td>Toro Push Mower</td>
<td>Toro</td>
<td>Toro</td>
<td>Toro</td>
<td>Toro</td>
</tr>
<tr>
<td>FRX PULL BEHIND</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buffalo Blower</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vertical Tiers</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Lift</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grinder</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relief Grinder</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buffalo Blower</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GREENS ROLER JD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John Deere 2500 B</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2500 B Greens Mower</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A-2
AGENDA ITEM: Ordinance No. 72-2023/24- Third Reading

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S.C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations, Without Regard To The Days Or Hours Of Sales In The County Of Florence.

POINTS TO CONSIDER:
1. South Carolina Code of Laws 1976, as amended § 61-6-2010 provides methods that call for a referendum to place the question of authorizing the South Carolina Department of Revenue to issue temporary permits to allow the possession, sale and consumption of alcoholic liquors by the drink and to allow the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales; and

2. South Carolina Code of Laws, 1976, as amended § 61-6-2010 (C) (4) allows for the County governing body by ordinance to call for such referendum in the next general election; and

3. The next general election is November 5, 2024; and

4. The County Council desires to call for the referendum by ordinance as provided for in South Carolina Code of Laws, 1976, as amended § 61-6-2010 (C) (4).

OPTIONS:
1. (Recommend) approve as presented for the third reading of ordinance.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of Ordinance No. 72-2023/24 third reading.
ORDINANCE NO. 72-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

An Ordinance To Provide That A Public Referendum Be Held At The General Election On November 5, 2024, Pursuant To The Provisions Of S. C. Code Section 61-6-2010 To Determine Whether Or Not Temporary Permits May Be Issued To Allow The Sale Of Beer And Wine At Permitted Off-Premises Locations, Without Regard To The Days Or Hours Of Sales In The County Of Florence.

WHEREAS:

1. South Carolina Code of Laws 1976, as amended § 61-6-2010 provides methods that call for a referendum to place the question of authorizing the South Carolina Department of Revenue to issue temporary permits to allow the possession, sale and consumption of alcoholic liquors by the drink and to allow the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales; and

2. South Carolina Code of Laws, 1976, as amended § 61-6-2010 (C) (4) allows for the County governing body by ordinance to call for such referendum in the next general election; and

3. The next general election is November 5, 2024; and

4. The County Council desires to call for the referendum by ordinance as provided for in South Carolina Code of Laws, 1976, as amended § 61-6-2010 (C) (4).

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council as follows:

Section 1. Pursuant to South Carolina Code of Laws, 1976, as amended Section 61-6-2010 (C) (4) County Council directs that the following question be placed on the ballot on the 5th day of November, 2024, to be voted upon by all qualified electors:

“Shall the following be approved:

Shall the South Carolina Department of Revenue be authorized to issue temporary permits in Florence County for a period not to exceed twenty-four hours to allow the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales?”
Section 2. The Florence County Election Commission is directed to place the above question on the ballot on November 5, 2024, and that such Commission conduct the referendum in the manner provided for by law for such general election.

Section 3. If any portion of this Ordinance is deemed unlawful, unconstitutional, or otherwise invalid, the validity and binding effect of the remaining portions shall not be affected thereby.

Section 4. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

ATTEST:

Hope M. Jones, Clerk To Council

C. William Schofield, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
FLORENCE COUNTY COUNCIL MEETING
Thursday, July 18, 2024

AGENDA ITEM: Ordinance No. 37-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with current uses consisting primarily of residential use.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approved As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 37-2023/24
2. Staff report for PC#2024-04
3. Aerial Map
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

ORDINANCE NO. 37-2023/24

[An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. -- Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County, and

2. The subject properties are currently unzoned with current uses consisting primarily of residential use, and

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237 are hereby rezoned Townhouse District (TH).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney   ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, January 23, 2024
PC#2024-04

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00275-01-103, 00275-01-236, 00275-01-237

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The subject property is currently unzoned with varying current uses being residential.

2. **Proposed Land Use and Zoning:**
   The proposed zoning recommendation for the subject properties is TH (Townhouse District).

3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.
4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to TH Townhouse District.
AGENDA ITEM: Ordinance No. 38-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-013; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 1; Council District 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with current uses consisting primarily of residential use.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 38-2023/24
2. Staff report for PC#2024-05
3. Aerial Map
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It is Reflected On The Tax Maps As: 00240-01-013; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County, and

2. The subject properties are currently unzoned with current uses consisting primarily of residential use, and

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00240-01-013 is hereby rezoned Rural Community (RU-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

SIGNED:  

COUNCIL VOTE:  

Approved as to Form and Content  
OPPOSED:  
D. Malloy McEachin, Jr., County Attorney  
ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, January 23, 2024
PC#2024-05

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00240-01-013

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned with varying current uses being residential.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is RU-1 (Rural Community).

3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 6 to 1 to approve the requested map amendment request. Vice-Chairman Dwight Johnson was opposed to the requested map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to RU-1 Rural Community.
ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-01-063, 00238-01-068; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying current uses being vacant and residential.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 40-2023/24
2. Staff report for PC#2024-07
3. Aerial Map
<table>
<thead>
<tr>
<th>Sponsor(s)</th>
<th>Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission Consideration</td>
<td>January 23, 2024</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td>January 23, 2024</td>
</tr>
<tr>
<td>Planning Commission Action</td>
<td>January 23, 2024 [Approved 6-0]</td>
</tr>
<tr>
<td>First Reading/Introduction</td>
<td>February 15, 2024</td>
</tr>
<tr>
<td>Committee Referral</td>
<td></td>
</tr>
<tr>
<td>County Council Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Second Reading</td>
<td>July 18, 2024</td>
</tr>
<tr>
<td>Third Reading</td>
<td></td>
</tr>
<tr>
<td>Effective Date</td>
<td></td>
</tr>
</tbody>
</table>

**ORDINANCE NO. 40-2023/24**

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-01-063, 00238-01-068; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County, and

2. The subject properties are currently unzoned with varying current uses being vacant and residential, and

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-01-063, 00238-01-068 are hereby rezoned Single Family Residential (R-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________
Hope M. Jones, Council Clerk

SIGNED:

_____________________________
C. William Schofield, Chairman

COUNCIL VOTE:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

OPPOSED:

ABSENT:
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The subject properties are currently unzoned with varying current uses being vacant and residential.

2. **Proposed Land Use and Zoning:**
   The proposed zoning recommendation for the subject properties is R-1 (Single Family Residential).

3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:
Six Commission members voted 6 to 0 to approve the requested map amendment request. (One member Vice-Chairman Dwight Johnson recused himself from voting as he owns property in the area.)

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-1 Single Family Residential.
AGENDA ITEM: Ordinance No. 41-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-017; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.

2. The subject property is currently unzoned with current use being vacant.

3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 41-2023/24
2. Staff report for PC#2024-09
3. Aerial Map
ORDINANCE NO. 41-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-017; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County, and

2. The subject property is currently unzoned with current use being vacant, and

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00240-01-017 is hereby rezoned Mixed Multi-Family (MMF).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00240-01-017

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning: The subject properties are currently unzoned with varying current uses being vacant.

2. Proposed Land Use and Zoning: The proposed zoning recommendation for the subject properties is MMF (Mixed Multi-Family District).

3. Surrounding Land Use and Zoning: All surrounding properties are unzoned.
4. **Florence County Comprehensive Plan:**
The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to MMF Mixed Multi-Family.
AGENDA ITEM: Ordinance No. 42-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying current uses being vacant, residential and commercial.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 42-2023/24
2. Staff report for PC#2024-10
3. Aerial Maps
ORDINANCE NO. 42-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County, and
2. The subject properties are currently unzoned with varying current uses being vacant, residential and commercial, and
3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134 are hereby rezoned Flex Office/Light Industrial (FO/LI).
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: __________________________ SIGNED: __________________________
Hope M. Jones, Council Clerk C. William Schofield, Chairman

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE:

OPPOSED:

ABSENT:
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134.

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses being vacant, residential and commercial.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is FO/LI (FO/LI Flex Office/Light Industrial District).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to FO/LI Flex Office/Light Industrial.
AGENDA ITEM: Ordinance No. 43-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00236-01-040, 00240-01-012; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with various commercial uses.
3. The surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 43-2023/24
2. Staff report for PC#2024-11
3. Aerial Maps
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00236-01-040, 00240-01-012; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with various commercial uses; and,

3. The surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00236-01-040, 00240-01-012 are hereby rezoned Industrial District (B-6).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________
Hope M. Jones, Council Clerk

SIGNED:

_____________________________
C. William Schofield, Chairman

COUNCIL VOTE:

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney

OPPOSED:

ABSENT:
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses being commercial.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is B-6(Industrial District).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-6 Industrial District.
AGENDA ITEM: Ordinance No. 44-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned and vacant.
3. The surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approved As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 44-2023/24
2. Staff report for PC#2024-12
3. Aerial Maps
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned and vacant; and,

3. The surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010 are hereby rezoned Office and Light Industrial District (B-5).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE:

OPPOSED:

ABSENT:
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning: The subject properties are currently unzoned with varying current uses being vacant.

2. Proposed Land Use and Zoning: The proposed zoning recommendation for the subject properties is B-5(Office and Light Industrial District).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-5 Office and Light Industrial District.
AGENDA ITEM: Ordinance No. 45-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037; And Other Matters Related Thereto.]
(Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying current uses being residential and commercial.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 45-2023/24
2. Staff report for PC#2024-13
3. Aerial Map
ORDINANCE NO. 45-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying current uses being residential and commercial; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037 are hereby rezoned Limited Business District (B-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  
__________________________________________  ______________________________________
Hope M. Jones, Council Clerk  
C. William Schofield, Chairman

SIGNED:  

COUNCIL VOTE:  
Approved as to Form and Content  
D. Malloy McEachin, Jr., County Attorney

OPPOSED:  

ABSENT:  
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The subject properties are currently unzoned with varying current uses being residential and commercial.

2. **Proposed Land Use and Zoning:**
   The proposed zoning recommendation for the subject properties is B-1(Limited Business District).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:**
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-1 Limited Business District.
AGENDA ITEM: Ordinance No. 46-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with various commercial uses.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Defer Second Reading of Ordinance No. 46-2023/24.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 46-2023/24
2. Staff report for PC#2024-14
3. Aerial Maps
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY


WHEREAS:

1. This map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with various commercial uses; and,

3. Surrounding properties are unzoned.
NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:


2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:    SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:
APPROVED AS TO FORM AND CONTENT    ABSENT:
D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses being commercial.

2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is CMU (Commercial Mixed-Use District).

3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JANUARY 23, 2024:
Seven Commission members voted 7 to 0 to approve the requested map amendment request.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested map amendment request to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to CMU Commercial Mixed-Use.
FLORENCE COUNTY COUNCIL MEETING
Thursday, July 18, 2024

AGENDA ITEM: Ordinance No. 71-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties Of Tax Map Numbers 00202, Block 01, Parcels 003 And 065 Located At 1510 E. Pocket Road, Florence, SC And Property Located Off Of N. Williston Road And E. Pocket Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 3; Council District 7)

POINTS TO CONSIDER:
1. This map amendment was requested by McCall Tract, LLC And Edwin D. Williamson.
2. The subject property is currently vacant and zoned RU-1.
3. Surrounding land uses are residential, religious, commercial, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 71-2023/24
2. Staff report for PC#2024-41
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 71-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties Of Tax Map Numbers 00202, Block 01, Parcels 003 And 065 Located At 1510 E. Pocket Road, Florence, SC And Property Located Off Of N. Williston Road And E. Pocket Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by McCall Tract, LLC And Edwin D. Williamson; and,

2. The subject property is currently vacant and zoned RU-1; and,

3. Surrounding land uses are residential, religious, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located At 1510 E. Pocket Road, Florence, SC And Property Located Off Of N. Williston Road and E. Pocket Road, Florence, SC As Shown On Florence County Tax Maps As: 00202-01-003 and 00202-01-065; Are Hereby Rezoned From RU-1 Rural Community District To B-3 General Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  SIGNED:

Hope M. Jones, Council Clerk  C. William Schofield, Chairman

COUNCIL VOTE:

APPROVED:  OPPOSED:  ABSENT:

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-41

SUBJECT: Map Amendment Requested By McCall Tract, LLC And Edwin D. Williamson To Change The Zoning Designation For Properties Of Tax Map Numbers 00202, Block 01, Parcel 003 And 065 Located At 1510 E. Pocket Road, Florence, SC And Property Located Off Of N. Williston Road And E. Pocket Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District.

LOCATION: 1510 E Pocket Road, Florence

TAX MAP NUMBERS: 00202, Block 01, Parcel 003, 065

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: McCall Tract, LLC And Edwin D. Williamson

APPLICANT: McCall Tract, LLC And Edwin D. Williamson

ZONING/LAND AREA: RU-1 Approximately 105.32 acres

WATER/SEWER AVAILABILITY: City of Florence (East Side of Williston)

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is vacant and zoned RU-1.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-3 General Commercial District.

3. Surrounding Land Use and Zoning:
   North: Florence County/ Vacant, Residential / RU-1
   South: Florence County/ Vacant / B-3
   West: Florence County/ Vacant, Religious / RU-1
   East: Florence County/ Vacant, Commercial/ B-3, B-6
4. **Transportation Access and Circulation:**  
   Present access to the property is by the way of E. Pocket Road and N. Williston Road in Florence, SC.

5. **Traffic Review:**  
   The rezoning of this property from RU-1 to B-3 could have a limited impact on traffic.

6. **Florence County Comprehensive Plan:**  
   The future land use designation for the property is currently Variable Development District 1.  
   The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**  
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION June 25, 2024:**  
Eight Commission members voted 5 to 3 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**  
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from RU-1 Rural Community District to B-3 General Commercial District.
FLORENCE COUNTY COUNCIL MEETING
Thursday, July 18, 2024

AGENDA ITEM: Ordinance No. 73-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Map Number 00176, Block 01, Parcel 036; And Other Matters Related Thereto.] (Planning Commission Approved 3 to 2; Council District 7)

POINTS TO CONSIDER:
1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.
2. The applicant is proposing to change the designation to Variable Development District 2.
3. The applicant’s justification for the proposed amendment is to accommodate a RU-2 Rural Resource District.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 73-2023/24
2. Staff report for PC#2024-43
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map
ORDINANCE NO. 73-2023/24

council-administrator form of government for florence county

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Map Number 00176, Block 01, Parcel 036; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map; and,

2. The applicant is proposing to change the designation to Variable Development District 2; and,

3. The applicant’s justification for the proposed amendment is to accommodate a RU-2 Rural Resource District.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The property Located off of E. Old Marion Hwy, Florence, SC as Shown on Florence County Tax Maps As: 00176-01-036; Is Hereby Rezoned from Variable Development District 1 to Variable Development District 2.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:    SIGNED:

_____________________________   __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

____________________________    OPPOSED:

Approved as to Form and Content     ABSENT:

D. Malloy McEachin, Jr., County Attorney
SUBJECT: A Comprehensive Plan Map Amendment Requested By Amber L. Wall, P.E To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Map Number 00176, Block 01, Parcel 036.

LOCATION: East Old Marion Hwy, Florence SC

TAX MAP NUMBERS: 00176, Block 01, Parcel 036

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Elizabeth Tandy Clarke

APPLICANT: Amber L. Wall, P.E

ZONING/LAND AREA: 1 parcel approximately 1.47 acres

STAFF ANALYSIS:
The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Variable Development District 2.

The applicant’s justification/ reason for the proposed amendment is to accommodate RU-2 Rural Resource District.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, June 20, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 28, 2024:
Five Commission members voted 3 to 2 to approve the requested comprehensive plan map amendment request.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan map amendment request to the Florence County Council to change the future land use for the referenced parcel from Variable Development District 1 to Variable Development District 2.
FLORENCE COUNTY COUNCIL MEETING  
Thursday, July 18, 2024

AGENDA ITEM: Ordinance No. 74-2023/24  
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:  
[An Ordinance To Change The Zoning Designation For Property Located Off Of E. Old Marion Hwy, Florence, SC From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052; And Other Matters Related Thereto.]  
(Planning Commission Approved 3 to 2; Council District 7)

POINTS TO CONSIDER:  
1. This map amendment was requested by Amber L. Wall, P.E.
2. The subject properties are currently vacant with RU-1 and B-3 zoning designations.
3. Surrounding land uses are residential, commercial, and vacant.

OPTIONS:  
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:  
1. Ordinance No. 74-2023/24
2. Staff report for PC#2024-44
3. Location Map
4. Zoning Map
5. Aerial Map
Sponsor(s) : Planning Commission
Planning Commission Consideration : May 28, 2024
Planning Commission Public Hearing : May 28, 2024
Planning Commission Action : May 28, 2024 [Approved 3-2]
First Reading/Introduction : June 20, 2024
Committee Referral :
County Council Public Hearing :
Second Reading : July 18, 2024
Third Reading :
Effective Date :

ORDINANCE NO. 74-2023/24
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Located Off Of E. Old Marion Hwy, Florence, SC From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052; And Other Matters Related Thereto.]

WHEREAS:
1. This map amendment was requested by Amber L. Wall, P.E.; and,
2. The subject properties are currently vacant with RU-1 and B-3 zoning designations; and,
3. Surrounding land uses are residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:
1. The Properties Located Off Of E. Old Marion Hwy, Florence, SC As Shown On Florence County Tax Maps As: 00175-01-108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052; Are Hereby Rezoned From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  
Hope M. Jones, Council Clerk

SIGNED:  
C. William Schofield, Chairman

COUNCIL VOTE:  
APPROVED AS TO FORM AND CONTENT

D. Malloy McEachin, Jr., County Attorney

ABSENT:
STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, May 28, 2024  
PC#2024-44  

SUBJECT: Map Amendment Requested By Amber L. Wall, P.E. To Change The Zoning Designation For Property Located Off Of E Old Marion Hwy, Florence, SC From RU-1 Rural Community District And B-3 General Commercial District To RU-2 Rural Resource District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-108, 00176-01-020, 00176-01-021, 00176-01-036, 00176-01-045, 00176-01-052.

LOCATION: East Old Marion Road, Florence


COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: South Carolina Creek, Clarke & Clarke LLC, Elizabeth Tandy Clarke, Browning 525 LLC,

APPLICANT: Amber L. Wall, P.E

ZONING/LAND AREA: RU-1/ B-3 Approximately 73.46 acres

WATER/SEWER AVAILABILITY: Unknown

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1 and B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning: The current use of the subject property is vacant and zoned RU-1 and B-3.

2. Proposed Land Use and Zoning: The proposal is to rezone the subject property to RU-2 Rural Resource District.
3. **Surrounding Land Use and Zoning:**
   North: Florence County/ Residential, Vacant / RU-1, R-1
   South: Florence County/ Residential, Commercial, Vacant / B-3, Unzoned
   West: Florence County, City of Florence/ Residential/ R-1, RU-1
   East: Florence County/ Residential, Vacant / RU-1, R-1

4. **Transportation Access and Circulation:**
   Present access to the property is by the way of E. Old Marion Hwy in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from RU-1 and B-3 to RU-2 shouldn’t have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development District 1 and Variable Development District 2. The requested rezoning for the parcel 00175-01-036 is not compatible with the designated future land use. The applicant has requested to change the parcel to Variable Development District 2, this future land use would be compatible with RU-2 Rural Resource District.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, June 20, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 28, 2024:**
Five Commission members voted 3 to 2 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from RU-1 Rural Community District and B-3 General Commercial District to RU-2 Rural Resource District.
AGENDA ITEM: Ordinance No. 75-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00174, Block 01, Parcels 063 and 070 Located At 330 Creek Drive, Quinby, SC From Unzoned To RU-1A Rural Community District; And Other Matters Related Thereto.]
(Planning Commission Approved 5 to 0; Council District 3)

POINTS TO CONSIDER:
1. This map amendment was requested by the Town Of Quinby.
2. The subject properties are currently vacant and unzoned.
3. Surrounding land uses are residential and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 75-2023/24
2. Staff report for PC#2024-45
3. Location Map
4. Zoning Map
5. Aerial Map
I____________________,
Council Clerk, certify that this Ordinance was advertised for Public Hearing on_________.

ORDINANCE NO. 75-2023/24
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00174, Block 01, Parcels 063 and 070 Located At 330 Creek Drive, Quinby, SC From Unzoned To RU-1A Rural Community District; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by the Town Of Quinby; and,

2. The subject properties are currently vacant and unzoned; and,

3. Surrounding land uses are residential and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located At 330 Creek Drive, Florence, SC As Shown On Florence County Tax Maps As: 00174-01-063 and 00174-01-070; Are Hereby Rezoned From Unzoned To RU-1A Rural Community District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk   C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

ABSENT:
SUBJECT: Map Amendment Requested By Town Of Quinby To Change The Zoning Designation For Property Of Tax Map Number 00174, Block 01, Parcel 063 and 070 Located At 330 Creek Drive, Quinby, SC From Unzoned To RU-1A Rural Community District.

LOCATION: 330 Creek Drive, Quinby

TAX MAP NUMBERS: 00174, Block 01, Parcel 063 and 070

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: Town of Quinby

APPLICANT: Town of Quinby

ZONING/LAND AREA: Unzoned Approximately 50.38 acres

WATER/SEWER AVAILABILITY: Unknown

ADJACENT WATERWAYS/ BODIES OF WATER: Black Creek

FLOOD ZONE: Zone AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and unzoned.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to RU-1A Rural Community District.

3. Surrounding Land Use and Zoning:
North: Florence County/ Residential, Vacant / Unzoned
South: Florence County/ Residential / R-1
West: Florence County/ Residential / Unzoned
East: Florence County/ Vacant/ R-1, Unzoned
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of Creek Drive in Quinby, SC.

5. **Traffic Review:**
   The rezoning of this property from Unzoned to RU-1A should not have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development District 1.
   The requested rezoning of the property is compatible with the designated future land use.

### FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, June 20, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

### FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 28, 2024:
Five Commission members voted 5 to 0 to approve the requested zoning map amendment.

### FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to RU-1A Rural Community District.
AGENDA ITEM: Ordinance No. 76-2023/24 Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00173, Block 01, Parcel 137 Located Off Of W. Freight Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 7)

POINTS TO CONSIDER:
1. This map amendment was requested by The Iron Peddlers.

2. The subject property is currently vacant and zoned RU-1 Rural Community.

3. Surrounding land uses are commercial, industrial, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 76-2023/24
2. Staff report for PC#2024-46
3. Location Map
4. Zoning Map
5. Aerial Map
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00173, Block 01, Parcel 137 Located Off Of W. Freight Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by The Iron Peddlers; and,
2. The subject property is currently vacant and zoned RU-1 Rural Community; and,
3. Surrounding land uses are commercial, industrial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of W. Freight Road, Florence, SC As Shown On Florence County Tax Maps As: 00173-01-137; Is Hereby Rezoned From RU-1 Rural Community District to B-3 General Commercial District.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  SIGNED:

_____________________________ __________________________
Hope M. Jones, Council Clerk   C. William Schofield, Chairman

COUNCIL VOTE:

______________________________  OPPOSED:
Approved as to Form and Content   ABSENT:
D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By The Iron Peddlers To Change The Zoning Designation For Property Of Tax Map Number 00173, Block 01, Parcel 137 Located Off Of W. Freight Road, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District.

LOCATION: W. Freight Road, Florence

TAX MAP NUMBERS: 00173, Block 01, Parcel 137

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Arthur K Cates Trustee

APPLICANT: The Iron Peddlers

ZONING/LAND AREA: Unzoned Approximately 8.13 acres

WATER/SEWER AVAILABILITY: Unknown

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and zoned RU-1.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to B-3 General Commercial District.

3. Surrounding Land Use and Zoning:
North: Darlington County/ Vacant, B-6
South: Florence County/ Industrial / Unzoned
West: Florence County/ B-3
East: Florence County/ Commercial/ B-3, B-6
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of W. Freight Road in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from RU-1 to B-3 could have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development District 1.
   The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, June 20, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 28, 2024:**
Five Commission members voted 5 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from RU-1A Rural Community District To B-3 General Commercial District.
AGENDA ITEM: Ordinance No. 77-2023/24
               Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance For Text Amendments To The Florence County Code Of Ordinances,
Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT
REGULATIONS, And ARTICLE X. – DEFINITIONS; And Other Matters Related
Thereto.] (Planning Commission Approved (5 to 0))

POINTS TO CONSIDER:
1. The intent of this text amendment is to update the Florence County Ordinance to ensure the
   Corridor Overlay and Zoning Districts provide adequate controls to enhance the character of
   the community and to foster long term vision for responsible development.

OPTIONS:
1. Approve As Presented.

ATTACHMENTS:
1. Ordinance No. 77-2023/24 w/mark up
2. Ordinance No. 77-2023/24 w/out markup
3. Staff Report for PC#2024-47
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to ensure the Corridor Overlay and Zoning Districts provide adequate controls to enhance the character of the community and to foster long term vision for responsible development.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 7, Corridor Overlay District; Shall be amended and will read as follows:

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

(a) Effect. The Corridor Overlay zoning district regulations of this Division apply in addition to underlying (base) zoning district regulations to impose specific development regulations for properties within the corridor district. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.

(b) Relationship to Plans and Policies. In addition to all other stated purposes, individually and collectively the Corridor Overlay zoning district is intended to advance the purposes of the Comprehensive Plan, corridor plans, landscape/streetscape plans and strategies, and similar policies adopted by the county.
Sec. 30-79.2. Uses

(a) Uses Permitted. Unless prohibited as listed in this Division, all uses permitted within the underlying district are permitted in the corridor overlay in the same manner and with the same restrictions provided they meet all the requirements of this Division and any additional conditions as listed.

(b) Additional Conditions. The following additional conditions must be met for the listed uses.

1. Communication Towers and Antennas. Towers and freestanding antennas are prohibited within 100 feet of the corridor roadway unless the bottom 35 feet of such tower or antenna is screened from view by buildings located on the site.

2. Exterior Sales and Displays. All exterior sales and displays must be at or behind the front building line and must be screened from public view and adjacent neighbors. Exterior sales and displays with approved screening shall not be limited in size, but must comply with all other applicable zoning standards. Except: All Automobiles (passenger cars), Commercial Vehicles, Campers, RV's, Boats, Farm Equipment, and Construction Equipment are exempt from location and screening requirements given the following conditions are met:

   a. No displays are allowed in the buffer areas.

   b. New automobile sales located in front of the building line must be assembled in parallel rows (singular or head-to-head) with no less than 18 feet drive lanes in between the rows. Parking Requirements of section 30-79.7(c) shall still apply.

   c. Display areas for all other new permissible uses shall be allowed in the front of the building line parking area. When the display area is not designed for automobile parking the following formula shall be used to determine the area allowed for display: (Building Square Footage / Off Street Parking Requirements) × 345.6 = Allowable Square Footage of Display Area.
**Uses Prohibited.** The following uses are expressly prohibited within the corridor.

1. Storage and stockpiling of sand, gravel, or other aggregates.
2. Unscreened outdoor storage.
3. Sexually oriented businesses.
4. Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
5. Above-ground fuel storage intended for retail or wholesale.
6. Outdoor shooting and target ranges for firearms, archery, and similar activities.
7. Warehousing and storage facilities.
8. Manufactured home and storage building sales lots.
9. Outside storage or sales of motor vehicles and playground equipment.

**Sec. 30-79.3. Building and Structure Design.**

(a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative
styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.

Figure 12 Finished concrete block is acceptable.

Figure 23 Unfinished block is not acceptable.

Figure 34 Decorative styles of sheet metal, such as box rib, are acceptable.

Figure 45 Plain corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com
(b) **Color.**

(1) All colors used on buildings and structures must be subtle, neutral, or earth tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.

(2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.

(3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

(4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation.** All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:
   a. The development is accessed from a side-street or all properties share a common ingress/egress drive.
   
   b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosk) shall be adequately screened so that they are not visible from the corridor.
   
   c. In commercial developments, not less than two primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.
   
   d. In addition to the requirements of 30-79.5, additional buffering shall be applied in concentrated developments where the building’s rear or side faces the corridor roadway and side streets, and those roadway facing facades do not have the
appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the 5' requirement of Bufferyard A as defined in Section 30-121. In the event that Section 30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15' wide and shall be located not more than 35' from the wall of the building. Planning Staff may approve an additional 10’ separation when necessary for utility and delivery point parking.

e. Interior buffers shall be required between dissimilar uses within the development.

(d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.

(e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(f) **Fuel Dispensing Station.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.
(g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.

(h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments such structures shall not be located between the principle buildings and the corridor.

### Sec. 30-79.4. Mechanical and Utility Equipment.

(a) **Location of Mechanical Equipment.** Mechanical equipment shall be located on the side, rear, or roof of buildings fronting the corridor roadway. Rooftop equipment shall be screened from view from the roadway.

(b) **Distributed Energy Equipment.** Equipment related to onsite energy generation is permitted only as an attached, integral element of a building or **screened by or within a decorative structure such as a clock tower.** Freestanding equipment and large-scale energy generation is not permitted.

(c) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

### Sec. 30-79.5. Landscape Design.

(a) **Perimeter Parking Lot Landscaping.** Landscaped areas shall be provided to provide visual and climatic relief from broad expanses of pavement and to define logical areas for pedestrian and vehicular circulation.

1. A landscape buffer shall be provided between adjacent street right-of-way and parking lot with a minimum of six feet in width and one canopy tree at a maximum of 50 feet spacing.

2. Canopy trees shall be a minimum size of three-inch caliper.
(b) **Interior Parking Lot Landscaping.**

(1) Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved parking area.

(2) Each landscaped area shall be a minimum of 100 square feet.

(3) Within the interior, landscape islands shall be provided for any open vehicular use area containing ten or more parking spaces. As an alternative, landscaped six feet wide center medians located between all linear rows of parking facing head-to-head may be provided with one canopy tree located every 50 linear feet of median.

   a. The landscape islands shall be a minimum of six feet wide and include one canopy tree. Canopy trees should be of a species that will not be hindered by or cause significant damage to adjacent concrete, curbing and or asphalt.

(4) A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces.

(5) One canopy tree shall be required for each 200 square feet of required landscaping, and at least one canopy tree per landscaped area.

(6) Canopy trees shall be a minimum size of three-inch caliper.
(c) **Street Trees.** Street trees shall be provided to enhance the appearance and viability of the community.

1. Trees shall be provided within a landscaped buffer area between the back of curb or edge of pavement of the corridor roadway and sidewalk or shared-use pathway. The landscaped buffer area shall be not less than 5 feet in width. Where a 5-foot landscaped buffer area is not possible, applicant may work with staff to determine a feasible alternative.

2. Trees shall be at a minimum of one canopy tree for each 50 feet of road frontage, planted on-center.

3. These canopy trees are to be a minimum of 14 feet in height, shall be a minimum of three-inch caliper, and with a minimum six-foot clear trunk, at planting.
Sec. 30-79.6. Lighting Design.

(a) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.

(b) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

Sec. 30-79.7. Parking and Loading Design.

(a) **Parking Area Location.**

(1) **All Districts Except Single-Family and Townhouse Districts.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the corridor roadway. The remainder of the parking may be to the rear and side of the building behind the front building line.

(b) **Number of Parking Spaces.** Parking requirements as listed in the Schedule of Permitted Uses shall be interpreted as the maximum number of parking spaces permitted within the corridor for a particular use. Requirements for maximum and minimum parking spaces shall **comply with the base zoning district.** An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking and to approved requests for an increase in the number of parking spaces.

(e) **Requests for Increases in the Number of Parking Spaces.** An applicant may petition the planning commission for permission to exceed the maximum number of parking spaces. Such approval may be for regular parking or for occasional overflow parking needed for events.

(1) Approval of such a petition may require that parking initially be limited to the maximum number prescribed pending eventual occupancy and performance of the space.
(2) The site plan must clearly indicate where allowed parking and requested expanded parking areas will occur and show enough design detail to demonstrate a future expansion will be safely integrated into the allowed parking.

(3) If phased parking construction is required, the area for expansion shall be maintained as undisturbed open space. If it is determined that grading or disturbing these areas during development is necessary, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy.

(4) For expansions of regular parking, adherence to landscaping and buffer requirements for expansion areas shall not occur until or unless such additional parking is constructed. Parking lot landscaping requirements may be waived in whole or part by the Planning Commission for overflow parking areas.

(5) Any non-paved surface used for overflow parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers.

(6) The marking of spaces for overflow parking is not required; however, the property owner will be required to ensure that all site use for overflow parking routinely includes drive aisles, turn-arounds, connections, and other motorized and non-motorized safety features that meet all requirements of this Chapter.

**Location of Parking Spaces.** Off-street parking is permitted in required yard and setback areas as provided in this Division but shall not be permitted in any required buffer area. Parking shall be distributed on not less than two sides of the building’s exterior. Parking that fronts the main building’s front entrance (in front of the building line) shall not exceed 60% of the required parking total or 300 parking spaces, whichever is less. The remainder may be placed on the side, behind the main building’s front building line or at the rear of the building. However, no parking shall occur between the side or rear of a building and the corridor roadway. All parking must occur in approved parking spaces.

**On-street Parking.** On-street parking is allowed and encouraged along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulb-outs shall be provided at intersections to cap rows of on-street parking.
(f)(e) **Shared Parking.** Shared parking between multiple uses on a site and between development sites within 500 feet of one another is encouraged. Any off-site parking to be used shall require the recording of a perpetual easement prior to occupancy in the office of the Clerk of Court of Florence County, the form and substance of which must be approved by the zoning administrator.

(g)(f) **Loading Area Location.** Loading areas shall be in approved loading areas and screened from the corridor roadway.

(h)(g) **Surface Parking Materials.** Unless otherwise permitted in this Section, parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

Sec. 30-79.8. Motorized and Non-Motorized Cross Access and Driveway Connections.

(a) **Cross-Access Facilities.** Where cross access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. Where cross-access facilities do not exist on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points. New commercial developments and substantial improvements to existing commercial developments shall provide for pedestrian and automobile access connection between adjacent commercial properties.
(b) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.

(c) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed within the corridor by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.

![Figure 11.14](image-url) Where non-motorized facilities, such as side paths, are planned with the corridor, each development must construct such facilities.

(d) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site and all ANSI 117.1 access requirements are met.

**Sec. 30-79.9. Curb Cut Restrictions.**

(a) **Number Restricted.**

(1) **New Development.** All parcels in a corridor overlay are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses on local roads which shall be permitted one access regardless of frontage length.

(2) **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standard specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section.

(b) **Plan Required.** As a condition of application approval for a rezoning or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may
be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

(1) Aggregation of parcels
(2) Construction of a parallel frontage road or drive
(3) Shared access

(c) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval. Recording shall be with the Clerk of Court of Florence County.

(d) **New Roads.** New roads shall meet all applicable standards of Florence County's development standards in addition to the following standards.

(1) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county’s road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(2) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

(e) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

(1) Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and

(2) The applicant demonstrates to the satisfaction of the BZA that:
   a. The applicant tried in good faith to obtain a shared access agreement without success, or
   b. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be
incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(f) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.

![Diagram of minimum distances between an intersection and curb cut.](image)

(g) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The Zoning Administrator may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.
Sec. 30-79.10. Sign Restrictions.

(a) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.

(b) **Freestanding Signs.**

   (1) Only monument signs are permitted.

   (2) A maximum of one sign shall be permitted per road frontage per development site.

   (3) Signs shall not exceed 50 square feet per sign face.

   (4) A maximum of two sign faces are permitted per sign structure.

   (5) Signs, including the structure on which they are located, shall not exceed 10 feet in height.

   (6) Signs shall be set back a minimum of ten feet from the edge of right-of-way.

   (7) Only internal illumination of sign faces and structures is permitted.

   (8) Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.

   Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

   (9) 

(c) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

(d) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:

   (1) Flashing, blinking, strobing, spinning

   (2) Audible components

   (3) Portable signs

   (4) Billboards

Sec. 30-80—30-90. Reserved.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. - DEFINITIONS; shall be amended and will read as follows:

Sec. 30-311. - Definitions.
Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

*Abutting.* Sharing a common border; physically touching.

*Accessory structure (appurtenant structure).* Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

*Addition (to an existing building).* An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for
new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

*Agricultural structure.* A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

*Airport elevation.* The established elevation of the highest point on the usable landing area.

*Airport hazard.* Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

*Airport reference point.* The point established as the appropriate geographic center of the airport landing areas and so designated.

*Appeal.* A request for a review of the local administrator's interpretation of any provision of this chapter.

*Area of shallow flooding.* A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

*Area of special flood hazard.* The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

*Base flood.* The flood having a one percent chance of being equaled or exceeded in any given year.

*Basement.* Any enclosed area of a building that is below grade on all sides.

*Bed and breakfast inn.* Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

*Buildable area.* That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

*Building, accessory.* A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be
attached and part of the primary structure when such construction is in accordance with one of the following methods.

(1) Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)

(2) Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)

Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.
Build-To Zone. The area of a lot where a building façade must be placed.

Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.
Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. The principal road of an established corridor overlay district.

Cottage court. A group of small-scale detached dwellings arranged around a shared court visible from the road.

Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.
Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.

Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadruplex. A building containing four dwelling units.
Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the
construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

**Expansion to an existing manufactured home park or subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

**Family.** One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

**Federal Manufactured Home Construction and Safety Standards.** Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

**Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

**Flood hazard boundary map (FHBM).** An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.

**Flood insurance rate map (FIRM).** An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood insurance study.** An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

**Floodproofing.** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Flood-resistant material.** Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.
Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Floor area ratio. An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage, private. (As defined by the Standard Building Code.)

Garage, public. (As defined by the Standard Building Code.)

Gross floor area (GFA). The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Habitable dwelling. A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

Hazard to air navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height. The vertical distance of a structure or vegetation.

Highest adjacent grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic structure. Any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places;
(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
   a. By an approved state program as determined by the Secretary of Interior; or
   b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

Home occupation. Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

Impervious surface. Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

Impervious surface ratio. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.

Impervious Surface

Improvement. Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

Increased cost of compliance (ICC). Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.
**Instrument runway.** A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

**Junk or salvage.** Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

**Junk or salvage yard.** Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

**Larger than utility runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

**Limited storage.** An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)](4) of this chapter.

**Lot.** A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.
**Types of Lots**

*Lot area.* The area contained within the boundary line of a lot.

*Lot, corner.* A lot located at the intersection of two or more streets.

*Lot depth.* The horizontal distance between front and rear lot lines.

*Lot, interior.* A lot, other than a corner lot, which has frontage on only one street other than an alley.

*Lot line.* A line bounding a lot which divides one lot from another or from a street or any other public or private space.

*Lot of record.* A lot, the boundaries of which are filed as legal record.

*Lot, through or double frontage.* A lot which has frontage on more than one street.

*Lot width.* The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

*Lowest adjacent grade (LAG).* An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

*Lowest floor.* The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.
Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.

Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)
Mini-warehouse. A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

Mixed occupancy. Any building that is used for two or more occupancies classified by different occupancy use groups.

Modular building unit or modular structure. Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New construction. Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

Nonconformity. Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Nonresidential use. A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

North American Vertical Datum (NAVD). Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

Nudity or state of nudity. Means:

(1) The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or

(2) A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.
**Park.** A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

**Park, neighborhood.** A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

**Precision instrument runway.** A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

**Premises.** A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

**Recreational vehicle.** A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Redevelopment.** The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

**Regulatory floodway.** The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Repetitive loss.** A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

**Riparian buffer.** An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

**Runway.** A defined area on an airport prepared for landing and takeoff of aircraft along its length.

**Section 1316 of the National Flood insurance Act of 1968.** The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

**Sexually oriented business.** For purposes of this chapter, sexually oriented business operations shall mean and include the following:

**Adult arcade** means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture
machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

2. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity; or

2. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or

2. Offers a sleeping room for rent for a period of time that is less than ten hours; or

3. Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

1. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
2. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

Screening. The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.

Sign. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.
Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

Sign, identification. A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

Sign, illegal. Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, off-premises. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.
Sign, political. A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.

Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.
Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

**Level 1 Solar Energy System** - Level 1 SESs include the following:

i. Any roof-mounted system on any code-compliant structure.

ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.

iii. Any system covering permanent parking lot and other hardscape areas.

iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

**Level 2 Solar Energy System** - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

i. RU-1/RU-2: SES ≤1/2 acres

ii. R-1: SES ≤1/2 acre

iii. R-2/R-3: SES ≤1/2 acre

iv. R-4/R-5 ≤1/2 acre

v. B-1/B-2: SES ≤10 acres

vi. B-3: SES ≤10 acres

vii. B-4: SES ≤10 acres

viii. B-5/B-6: SES >10 acres

**Level 3 Solar Energy System** — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities. Means and includes any of the following:
(1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;

(3) Masturbation, actual or simulated; or

(4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value
of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

1. Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
2. Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.
Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:    SIGNED:

_____________________________  ___________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:

Approved as to Form and Content

ABSENT:

D. Malloy McEachin, Jr., County Attorney
ORDINANCE NO. 77-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to ensure the Corridor Overlay and Zoning Districts provide adequate controls to enhance the character of the community and to foster long term vision for responsible development.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 7, Corridor Overlay District; Shall be amended and will read as follows:

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

(a) Effect. The Corridor Overlay zoning district regulations of this Division apply in addition to underlying (base) zoning district regulations to impose specific development regulations for properties within the corridor district. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.

(b) Relationship to Plans and Policies. In addition to all other stated purposes, individually and collectively the Corridor Overlay zoning district is intended to advance the purposes of the Comprehensive Plan, corridor plans, landscape/streetscape plans and strategies, and similar policies adopted by the county.
Sec. 30-79.2. Uses

(a) **Uses Permitted.** Unless prohibited as listed in this Division, all uses permitted within the underlying district are permitted in the corridor overlay in the same manner and with the same restrictions provided they meet all the requirements of this Division and any additional conditions as listed.

(b) **Additional Conditions.** The following additional conditions must be met for the listed uses.

1. **Communication Towers and Antennas.** Towers and freestanding antennas are prohibited within 100 feet of the corridor roadway unless the bottom 35 feet of such tower or antenna is screened from view by buildings located on the site.

2. **Exterior Sales and Displays.** All exterior sales and displays must be at or behind the front building line and must be screened from public view and adjacent neighbors. Exterior sales and displays with approved screening shall not be limited in size, but must comply with all other applicable zoning standards. Except: All Automobiles (passenger cars), Commercial Vehicles, Campers, RV’s, Boats, Farm Equipment, and Construction Equipment are exempt from location and screening requirements given the following conditions are met:
   
   a. No displays are allowed in the buffer areas.

   b. New automobile sales located in front of the building line must be assembled in parallel rows (singular or head-to-head) with no less than 18 feet drive lanes in between the rows. Parking Requirements of section 30-79.7(c) shall still apply.

   c. Display areas for all other new permissible uses shall be allowed in the front of the building line parking area. When the display area is not designed for automobile parking the following formula shall be used to determine the area allowed for display: \((\text{Building Square Footage} / \text{Off Street Parking Requirements}) \times 345.6 = \text{Allowable Square Footage of Display Area.}\)
(c) **Uses Prohibited.** The following uses are expressly prohibited within the corridor.

1. Storage and stockpiling of sand, gravel, or other aggregates.
2. Unscreened outdoor storage.
3. Sexually oriented businesses.
4. Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
5. Above-ground fuel storage intended for retail or wholesale.
6. Outdoor shooting and target ranges for firearms, archery, and similar activities.
7. Warehousing and storage facilities.
8. Manufactured home and storage building sales lots.
9. Outside storage or sales of playground equipment.

**Sec. 30-79.3. Building and Structure Design.**

(a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.
Figure 2 Finished concrete block is acceptable.

Figure 3 Unfinished block is not acceptable.

Figure 4 Decorative styles of sheet metal, such as box rib, are acceptable.

Figure 5 Plain corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com
(b) **Color.**

(1) All colors used on buildings and structures must be subtle, neutral, or earth tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.

(2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.

(3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

(4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation.** All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

![Figure 6 Primary building facades shall face the roadway.](image)

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:

   a. The development is accessed from a side-street or all properties share a common ingress/egress drive.

   b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosk) shall be adequately screened so that they are not visible from the corridor.

   c. In commercial developments, not less than two primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.

   d. In addition to the requirements of 30-79.5, additional buffering shall be applied in concentrated developments where the building’s rear or side faces the corridor roadway and side streets, and those roadway facing facades do not have the
appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the 5’ requirement of Bufferyard A as defined in Section 30-121. In the event that Section 30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15’ wide and shall be located not more than 35’ from the wall of the building. Planning Staff may approve an additional 10’ separation when necessary for utility and delivery point parking.

e. Interior buffers shall be required between dissimilar uses within the development.

Figure 7 Two examples of a commercial development primary building layout / shared parking area design.

(d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.

e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(f) **Fuel Dispensing Station.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.
(g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.

(h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments such structures shall not be located between the principle buildings and the corridor.

**Sec. 30-79.4. Mechanical and Utility Equipment.**

(a) **Location of Mechanical Equipment.** Mechanical equipment shall be located on the side, rear, or roof of buildings fronting the corridor roadway. Rooftop equipment shall be screened from view from the roadway.

(b) **Distributed Energy Equipment.** Equipment related to onsite energy generation is permitted only as an attached, integral element of a building or screened by or within a decorative structure. Freestanding equipment and large-scale energy generation is not permitted.

(c) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

**Sec. 30-79.5. Landscape Design.**

(a) **Perimeter Parking Lot Landscaping.** Landscaped areas shall be provided to provide visual and climatic relief from broad expanses of pavement and to define logical areas for pedestrian and vehicular circulation.

1. A landscape buffer shall be provided between adjacent street right-of-way and parking lot with a minimum of six feet in width and one canopy tree at a maximum of 50 feet spacing.

2. Canopy trees shall be a minimum size of three-inch caliper.
(b) **Interior Parking Lot Landscaping.**

1. Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved parking area.

2. Each landscaped area shall be a minimum of 100 square feet.

3. Within the interior, landscape islands shall be provided for any open vehicular use area containing ten or more parking spaces. As an alternative, landscaped six feet wide center medians located between all linear rows of parking facing head-to-head may be provided with one canopy tree located every 50 linear feet of median.

   a. The landscape islands shall be a minimum of six feet wide and include one canopy tree. Canopy trees should be of a species that will not be hindered by or cause significant damage to adjacent concrete, curbing and or asphalt.

4. A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces.

5. One canopy tree shall be required for each 200 square feet of required landscaping and at least one canopy tree per landscaped area.

6. Canopy trees shall be a minimum size of three-inch caliper.
(c) **Street Trees.** Street trees shall be provided to enhance the appearance and viability of the community.

(1) Trees shall be provided within a landscaped buffer area between the back of curb or edge of pavement of the corridor roadway and sidewalk or shared-use pathway. The landscaped buffer area shall be not less than 5 feet in width. Where a 5-foot landscaped buffer area is not possible, applicant may work with staff to determine a feasible alternative.

(2) Trees shall be at a minimum of one canopy tree for each 50 feet of road frontage, planted on-center.

(3) These canopy trees are to be a minimum of 14 feet in height, shall be a minimum of three-inch caliper, and with a minimum six-foot clear trunk, at planting.
Sec. 30-79.6. Lighting Design.

(a) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.

(b) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

Sec. 30-79.7. Parking and Loading Design.

![Figure 12 Single row of parking along corridor frontage.](image)

(a) **Number of Parking Spaces.** Requirements for maximum and minimum parking spaces shall comply with the base zoning district. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking and to approved requests for an increase in the number of parking spaces.

(b) **Requests for Increases in the Number of Parking Spaces.** An applicant may petition the planning commission for permission to exceed the maximum number of parking spaces. Such approval may be for regular parking or for occasional overflow parking needed for events.

(1) Approval of such a petition may require that parking initially be limited to the maximum number prescribed pending eventual occupancy and performance of the space.

(2) The site plan must clearly indicate where allowed parking and requested expanded parking areas will occur and show enough design detail to demonstrate a future expansion will be safely integrated into the allowed parking.

(3) If phased parking construction is required, the area for expansion shall be maintained as undisturbed open space. If it is determined that grading or disturbing these areas during development is necessary, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy.
(4) For expansions of regular parking, adherence to landscaping and buffer requirements for expansion areas shall not occur until or unless such additional parking is constructed. Parking lot landscaping requirements may be waived in whole or part by the Planning Commission for overflow parking areas.

(5) Any non-paved surface used for overflow parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers.

(6) The marking of spaces for overflow parking is not required; however, the property owner will be required to ensure that all site use for overflow parking routinely includes drive aisles, turn-arounds, connections, and other motorized and non-motorized safety features that meet all requirements of this Chapter.

(c) **Location of Parking Spaces.** Parking shall be distributed on not less than two sides of the building’s exterior. Parking that fronts the main building’s front entrance (in front of the building line) shall not exceed 60% of the required parking total or 300 parking spaces, whichever is less. The remainder may be placed on the side, behind the main building’s front building line or at the rear of the building. However, no parking shall occur between the side or rear of a building and the corridor roadway. All parking must occur in approved parking spaces.

(d) **On-street Parking.** On-street parking is allowed and encouraged along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulb-outs shall be provided at intersections to cap rows of on-street parking.

![Figure 13 On-street parking with bulb-outs.](image-url)
(e) **Shared Parking.** Shared parking between multiple uses on a site and between development sites within 500 feet of one another is encouraged. Any off-site parking to be used shall require the recording of a perpetual easement prior to occupancy in the office of the Clerk of Court of Florence County, the form and substance of which must be approved by the zoning administrator.

(f) **Loading Area Location.** Loading areas shall be in approved loading areas and screened from the corridor roadway.

(g) **Surface Parking Materials.** Unless otherwise permitted in this Section, parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

**Sec. 30-79.8. Motorized and Non-Motorized Cross Access and Driveway Connections.**

(a) **Cross-Access Facilities.** New commercial developments and substantial improvements to existing commercial developments shall provide for pedestrian and automobile access connection between adjacent commercial properties.

(b) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.

(c) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed within the corridor by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.

*Figure 14 Where non-motorized facilities, such as side paths, are planned with the corridor, each development must construct such facilities.*
(d) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site and all ANSI 117.1 access requirements are met.

**Sec. 30-79.9. Curb Cut Restrictions.**

(a) **Number Restricted.**

1. **New Development.** All parcels in a corridor overlay are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses on local roads which shall be permitted one access regardless of frontage length.

2. **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standard specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section.

(b) **Plan Required.** As a condition of application approval for a rezoning or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

   1. Aggregation of parcels
   2. Construction of a parallel frontage road or drive
   3. Shared access

(c) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval. Recording shall be with the Clerk of Court of Florence County.

![Shared Access Drive](image)

*Figure 15 Shared access drive.*

(d) **New Roads.** New roads shall meet all applicable standards of Florence County's development standards in addition to the following standards.
(1) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county’s road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(2) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

(e) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

1. Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and
2. The applicant demonstrates to the satisfaction of the BZA that:
   a. The applicant tried in good faith to obtain a shared access agreement without success, or
   b. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(f) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
(g) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The Zoning Administrator may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.

**Sec. 30-79.10. Sign Restrictions.**

(a) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.

(b) **Freestanding Signs.**

   (1) Only monument signs are permitted.
   
   (2) A maximum of one sign shall be permitted per road frontage per development site.
   
   (3) Signs shall not exceed 50 square feet per sign face.
   
   (4) A maximum of two sign faces are permitted per sign structure.
   
   (5) Signs, including the structure on which they are located, shall not exceed 10 feet in height.
   
   (6) Signs shall be set back a minimum of ten feet from the edge of right-of-way.
   
   (7) Only internal illumination of sign faces and structures is permitted.
   
   (8) Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.

   Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

(c) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs
as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

(d) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:

1. Flashing, blinking, strobing, spinning
2. Audible components
3. Portable signs
4. Billboards

**Sec. 30-80—30-90. Reserved.**

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. - DEFINITIONS; Shall be amended and will read as follows:

**Sec. 30-311. - Definitions.**

Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.
The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

**Abutting.** Sharing a common border; physically touching.

**Accessory structure (appurtenant structure).** Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

**Addition (to an existing building).** An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

**Agricultural structure.** A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

**Airport elevation.** The established elevation of the highest point on the usable landing area.

**Airport hazard.** Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

**Airport reference point.** The point established as the appropriate geographic center of the airport landing areas and so designated.

**Appeal.** A request for a review of the local administrator's interpretation of any provision of this chapter.

**Area of shallow flooding.** A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.
**Area of special flood hazard.** The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

**Base flood.** The flood having a one percent chance of being equaled or exceeded in any given year.

**Basement.** Any enclosed area of a building that is below grade on all sides.

**Bed and breakfast inn.** Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

**Buildable area.** That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

**Building, accessory.** A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

1. Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)

2. Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)
Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Build-To Zone. The area of a lot where a building façade must be placed.

Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.
Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.

Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. The principal road of an established corridor overlay district.

Cottage court. A group of small-scale detached dwellings arranged around a shared court visible from the road.
Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.
**Driveway.** A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

**Dwelling.** A building or portion of a building arranged or designed exclusively for human habitation.

**Dwelling, apartment.** (See "Dwelling, multi-family").

**Dwelling, detached.** A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

**Dwelling, duplex.** A building containing two dwelling units.

**Dwelling, group occupied.** A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

**Dwelling, mobile home.** A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

**Dwelling, multi-family.** A building containing five or more dwelling units.

**Dwelling, patio house.** A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

**Dwelling, quadruplex.** A building containing four dwelling units.

**Dwelling, residential designed manufactured home.** A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

**Dwelling, single-family.** A building containing one dwelling unit.

**Dwelling, standard designed manufactured home.** A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

**Dwelling, townhouse.** A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.
Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Family. One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

Federal Manufactured Home Construction and Safety Standards. Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood hazard boundary map (FHBM). An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.
**Flood insurance rate map (FIRM).** An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood insurance study.** An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

**Floodproofing.** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Flood-resistant material.** Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

**Floodway.** The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floor.** The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

**Floor area ratio.** An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

**Freeboard.** A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**Functionally dependent use.** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Garage, private.** (As defined by the Standard Building Code.)

**Garage, public.** (As defined by the Standard Building Code.)

**Gross floor area (GFA).** The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include
unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

**Habitable dwelling.** A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

**Hazard to air navigation.** An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

**Height.** The vertical distance of a structure or vegetation.

**Highest adjacent grade.** The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

**Historic structure.** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places;
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
   a. By an approved state program as determined by the Secretary of Interior; or
   b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

**Home occupation.** Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

**Impervious surface.** Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

**Impervious surface ratio.** The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.
**Impervious Surface**

*Improvement.* Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

*Increased cost of compliance (ICC).* Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

*Instrument runway.* A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

*Junk or salvage.* Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

*Junk or salvage yard.* Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

*Larger than utility runway.* A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

*Limited storage.* An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)](4) of this chapter.
Lot. A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.

**Types of Lots**

*Lot area.* The area contained within the boundary line of a lot.

*Lot, corner.* A lot located at the intersection of two or more streets.

*Lot depth.* The horizontal distance between front and rear lot lines.

*Lot, interior.* A lot, other than a corner lot, which has frontage on only one street other than an alley.

*Lot line.* A line bounding a lot which divides one lot from another or from a street or any other public or private space.

*Lot of record.* A lot, the boundaries of which are filed as legal record.

*Lot, through or double frontage.* A lot which has frontage on more than one street.

*Lot width.* The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.
**Lowest adjacent grade (LAG).** An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

**Lowest floor.** The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building’s lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

**Manufactured home.** A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

** Manufactured home park or manufactured home subdivision.** A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

**Manufactured home park space.** A plot or ground within a manufactured home park designed for the accommodation of one unit.

**Mean sea level.** For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

**Minimum required setback line.** The line where the required yard and buildable area meet. More specifically:

- **Front yard setback line:** The line where the front yard and buildable area of a lot meet.
- **Rear yard setback line:** The line where the rear yard and buildable area of a lot meet.
- **Side yard setback line:** The line where the side yard and buildable area of a lot meet.
**Mining.** As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, Title 48, Chapter 21, Article II)

**Mini-warehouse.** A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

**Mixed occupancy.** Any building that is used for two or more occupancies classified by different occupancy use groups.

**Modular building unit or modular structure.** Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

**National Geodetic Vertical Datum (NGVD).** As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

**New construction.** Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

**New manufactured home park or manufactured home subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

**Nonconformity.** Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

**Nonresidential use.** A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

**North American Vertical Datum (NAVD).** Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

**Nudity or state of nudity.** Means:

1. The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or
2. A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.
Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.
Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

**Sexually oriented business.** For purposes of this chapter, sexually oriented business operations shall mean and include the following:

*Adult arcade* means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

*Adult bookstore or adult video store* means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
2. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

*Adult cabaret* means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity; or
2. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

*Adult motel* means a hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified
anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or

(2) Offers a sleeping room for rent for a period of time that is less than ten hours; or

(3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

Screening. The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.
Sign. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.

Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

Sign, identification. A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

Sign, illegal. Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the
attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

*Sign, incidental.* A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

*Sign, off-premises.* A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

*Sign, permanent.* A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

*Sign, political.* A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

*Sign, portable.* Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

*Sign, projecting.* A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

*Sign, real estate.* Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

*Sign, roof.* A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

*Sign, roof integral.* A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

*Sign, temporary.* A sign that is used only for a short period of time and is not permanently mounted.

*Sign, wall.* Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

*Sign, window.* A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.

Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.
Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.

Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:

i. Any roof-mounted system on any code-compliant structure.

ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.

iii. Any system covering permanent parking lot and other hardscape areas.

iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

i. RU-1/RU-2: SES ≤1/2 acres

ii. R-1: SES ≤1/2 acre

iii. R-2/R-3: SES ≤1/2 acre

iv. R-4/R-5 ≤1/2 acre

v. B-1/B-2: SES ≤10 acres

vi. B-3: SES ≤10 acres

vii. B-4: SES ≤10 acres

viii. B-5/B-6: SES >10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.
Specified sexual activities. Means and includes any of the following:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."
Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

(1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and

(2) Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.
**Visual runway.** A runway intended solely for the operation of aircraft using visual approach procedures.

**Wetlands.** Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

**Yard.** An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

**Yard, front.** A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

**Yard, rear.** A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

**Yard, required.** That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

**Yard, side.** A yard extending the full length of the lot in the area between the side lot line and a side building line.

**Zoning district.** A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:  

_____________________________  ___________________________  
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

SIGNED:  

COUNCIL VOTE:  

_____________________________  OPPOSED:  
Approved as to Form and Content  ABSENT:  
D. Malloy McEachin, Jr., County Attorney

ABSENT:

39
SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS.

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance to ensure that the Corridor Overlay District provides adequate controls to enhance the character of the community while fostering responsible development, with long term vision.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 7, Corridor Overlay District; shall be amended and will read as follows:

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

(a) Effect. The Corridor Overlay zoning district regulations of this Division apply in addition to underlying (base) zoning district regulations to impose specific development regulations for properties within the corridor district. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.

(b) Relationship to Plans and Policies. In addition to all other stated purposes, individually and collectively the Corridor Overlay zoning district is intended to advance the purposes of the Comprehensive Plan, corridor plans, landscape/streetscape plans and strategies, and similar policies adopted by the county.

Sec. 30-79.2. Uses

(a) Uses Permitted. Unless prohibited as listed in this Division, all uses permitted within the underlying district are permitted in the corridor overlay in the same manner and with the same restrictions provided they meet all the requirements of this Division and any additional conditions as listed.

(b) Additional Conditions. The following additional conditions must be met for the listed uses.
(1) **Communication Towers and Antennas.** Towers and freestanding antennas are prohibited within 100 feet of the corridor roadway unless the bottom 35 feet of such tower or antenna is screened from view by buildings located on the site.

(2) **Exterior Sales and Displays.** All exterior sales and displays must be at or behind the front building line and must be screened from public view and adjacent neighbors. Exterior sales and displays with approved screening shall not be limited in size, but must comply with all other applicable zoning standards. Except: All Automobiles (passenger cars), Commercial Vehicles, Campers, RV's, Boats, Farm Equipment, and Construction Equipment are exempt from location and screening requirements given the following conditions are met:

   a. No displays are allowed in the buffer areas.

   b. New automobile sales located in front of the building line must be assembled in parallel rows (singular or head-to-head) with no less than 18 feet drive lanes in between the rows. Parking Requirements of section 30-79.7(c) shall still apply.

   c. Display areas for all other new permissible uses shall be allowed in the front of the building line parking area. When the display area is not designed for automobile parking the following formula shall be used to determine the area allowed for display: (Building Square Footage / Off Street Parking Requirements) × 345.6 = **Allowable Square Footage of Display Area.**

![Figure 1 Example layout of automotive dealership inventory display area /parking area layout.](image-url)
(c) **Uses Prohibited.** The following uses are expressly prohibited within the corridor.

1. Storage and stockpiling of sand, gravel, or other aggregates.
2. Unscreened outdoor storage.
3. Sexually oriented businesses.
4. Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
5. Above-ground fuel storage intended for retail or wholesale.
6. Outdoor shooting and target ranges for firearms, archery, and similar activities.
7. Warehousing and storage facilities.
8. Manufactured home and storage building sales lots.
9. Outside storage or sales of motor vehicles and playground equipment.

---

**Sec. 30-79.3. Building and Structure Design.**

(a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.

*Figure 42 Finished concrete block is acceptable.*
Figure 23 Unfinished block is not acceptable.

Figure 34 Decorative styles of sheet metal, such as box rib, are acceptable.

Figure 45 Plain corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com
(b) **Color.**

1. All colors used on buildings and structures must be subtle, neutral, or earth tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.

2. Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.

3. Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

4. The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation.** All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:

   a. The development is accessed from a side-street or all properties share a common ingress/egress drive.

   b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosk) shall be adequately screened so that they are not visible from the corridor.

   c. In commercial developments, not less than two primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.

   d. In addition to the requirements of 30-79.5, additional buffering shall be applied in concentrated developments where the building’s rear or side faces the corridor roadway and side streets, and those roadway facing facades do not have the
appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the 5’ requirement of Bufferyard A as defined in Section 30-121. In the event that Section 30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15' wide and shall be located not more than 35' from the wall of the building. Planning Staff may approve an additional 10’ separation when necessary for utility and delivery point parking.

e. Interior buffers shall be required between dissimilar uses within the development.

(d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.

(e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(f) **Fuel Dispensing Station.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.
(g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.

(h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments such structures shall not be located between the principle buildings and the corridor.

**Sec. 30-79.4. Mechanical and Utility Equipment.**

(a) **Location of Mechanical Equipment.** Mechanical equipment shall be located on the side, rear, or roof of buildings fronting the corridor roadway. Rooftop equipment shall be screened from view from the roadway.

(b) **Distributed Energy Equipment.** Equipment related to onsite energy generation is permitted only as an attached, integral element of a building or screened by or within a decorative structure such as a clock tower. Freestanding equipment and large-scale energy generation is not permitted.

(c) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

**Sec. 30-79.5. Landscape Design.**

(a) **Perimeter Parking Lot Landscaping.** Landscaped areas shall be provided to provide visual and climatic relief from broad expanses of pavement and to define logical areas for pedestrian and vehicular circulation.

(1) A landscape buffer shall be provided between adjacent street right-of-way and parking lot with a minimum of six feet in width and one canopy tree at a maximum of 50 feet spacing.

(2) Canopy trees shall be a minimum size of three-inch caliper.
(b) **Interior Parking Lot Landscaping.**

(1) Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved parking area.

(2) Each landscaped area shall be a minimum of 100 square feet.

(3) Within the interior, landscape islands shall be provided for any open vehicular use area containing ten or more parking spaces. As an alternative, landscaped six feet wide center medians located between all linear rows of parking facing head-to-head may be provided with one canopy tree located every 50 linear feet of median.

   (4) The landscape islands shall be a minimum of six feet wide and include one canopy tree. Canopy trees should be of a species that will not be hindered by or cause significant damage to adjacent concrete, curbing and or asphalt.

   (5) A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces.

   (6) One canopy tree shall be required for each 200 square feet of required landscaping, and at least one canopy tree per landscaped area.

(7) Canopy trees shall be a minimum size of three-inch caliper.
(c) **Street Trees.** Street trees shall be provided to enhance the appearance and viability of the community.

1. Trees shall be provided within a landscaped buffer area between the back of curb or edge of pavement of the corridor roadway and sidewalk or shared-use pathway. The landscaped buffer area shall be not less than 5 feet in width. Where a 5-foot landscaped buffer area is not possible, applicant may work with staff to determine a feasible alternative.

2. Trees shall be at a minimum of one canopy tree for each 50 feet of road frontage, planted on-center.

3. These canopy trees are to be a minimum of 14 feet in height, shall be a minimum of three-inch caliper, and with a minimum six-foot clear trunk, at planting.
Sec. 30-79.6. Lighting Design.

(a) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.

(b) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

Sec. 30-79.7. Parking and Loading Design.

(a) **Parking Area Location.**

   (1) **All Districts Except Single-Family and Townhouse Districts.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the corridor roadway. The remainder of the parking may be to the rear and side of the building behind the front building line.

   ![All Districts Except Single-Family and Townhouse Districts](image)

   *Figure 912 Single row of parking along corridor frontage.*

(b)(a) **Number of Parking Spaces.** Parking requirements as listed in the Schedule of Permitted Uses shall be interpreted as the maximum number of parking spaces permitted within the corridor for a particular use. Requirements for maximum and minimum parking spaces shall comply with the base zoning district. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking and to approved requests for an increase in the number of parking spaces.

(e)(b) **Requests for Increases in the Number of Parking Spaces.** An applicant may petition the planning commission for permission to exceed the maximum number of parking spaces. Such approval may be for regular parking or for occasional overflow parking needed for events.

   (1) Approval of such a petition may require that parking initially be limited to the maximum number prescribed pending eventual occupancy and performance of the space.
(2) The site plan must clearly indicate where allowed parking and requested expanded parking areas will occur and show enough design detail to demonstrate a future expansion will be safely integrated into the allowed parking.

(3) If phased parking construction is required, the area for expansion shall be maintained as undisturbed open space. If it is determined that grading or disturbing these areas during development is necessary, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy.

(4) For expansions of regular parking, adherence to landscaping and buffer requirements for expansion areas shall not occur until or unless such additional parking is constructed. Parking lot landscaping requirements may be waived in whole or part by the Planning Commission for overflow parking areas.

(5) Any non-paved surface used for overflow parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers.

(6) The marking of spaces for overflow parking is not required; however, the property owner will be required to ensure that all site use for overflow parking routinely includes drive aisles, turn-arounds, connections, and other motorized and non-motorized safety features that meet all requirements of this Chapter.

(d)(c) **Location of Parking Spaces.** Off-street parking is permitted in required yard and setback areas as provided in this Division but shall not be permitted in any required buffer area. Parking shall be distributed on not less than two sides of the building’s exterior. Parking that fronts the main building’s front entrance (in front of the building line) shall not exceed 60% of the required parking total or 300 parking spaces, whichever is less. The remainder may be placed on the side, behind the main building’s front building line or at the rear of the building. However, no parking shall occur between the side or rear of a building and the corridor roadway. All parking must occur in approved parking spaces.

(e)(d) **On-street Parking.** On-street parking is allowed and encouraged along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulb-outs shall be provided at intersections to cap rows of on-street parking.
Figure 1013 On-street parking with bulb-outs.

(f)(e) **Shared Parking.** Shared parking between multiple uses on a site and between development sites within 500 feet of one another is encouraged. Any off-site parking to be used shall require the recording of a perpetual easement prior to occupancy in the office of the Clerk of Court of Florence County, the form and substance of which must be approved by the zoning administrator.

(g)(f) **Loading Area Location.** Loading areas shall be in approved loading areas and screened from the corridor roadway.

(h)(g) **Surface Parking Materials.** Unless otherwise permitted in this Section, parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

Sec. 30-79.8. Motorized and Non-Motorized Cross Access and Driveway Connections.

(a) **Cross-Access Facilities.** Where cross access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. Where cross-access facilities do not exist on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points. New commercial developments and substantial improvements to existing commercial developments shall provide for pedestrian and automobile access connection between adjacent commercial properties.
(b) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.

(c) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed within the corridor by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.

(d) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site and all ANSI 117.1 access requirements are met.

**Sec. 30-79.9. Curb Cut Restrictions.**

(a) **Number Restricted.**

(1) **New Development.** All parcels in a corridor overlay are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses on local roads which shall be permitted one access regardless of frontage length.

(2) **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standard specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section.

(b) **Plan Required.** As a condition of application approval for a rezoning or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to
achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

(1) Aggregation of parcels
(2) Construction of a parallel frontage road or drive
(3) Shared access

(c) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval. Recording shall be with the Clerk of Court of Florence County.

(d) **New Roads.** New roads shall meet all applicable standards of Florence County’s development standards in addition to the following standards.

(1) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county’s road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(2) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

(e) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

(1) Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and

(2) The applicant demonstrates to the satisfaction of the BZA that:

   a. The applicant tried in good faith to obtain a shared access agreement without success, or
   b. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be
incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(f) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.

![Figure 1316 Minimum distances between an intersection and curb cut.](image)

(g) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The Zoning Administrator may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.
Sec. 30-79.10. Sign Restrictions.

(a) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.

(b) **Freestanding Signs.**

   (1) Only monument signs are permitted.
   
   (2) A maximum of one sign shall be permitted per road frontage per development site.
   
   (3) Signs shall not exceed 50 square feet per sign face.
   
   (4) A maximum of two sign faces are permitted per sign structure.
   
   (5) Signs, including the structure on which they are located, shall not exceed 10 feet in height.
   
   (6) Signs shall be set back a minimum of ten feet from the edge of right-of-way.
   
   (7) Only internal illumination of sign faces and structures is permitted.
   
   (8) Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.

Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

(c) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

(d) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:

   (1) Flashing, blinking, strobing, spinning
   
   (2) Audible components
   
   (3) Portable signs
   
   (4) Billboards

Sec. 30-80—30-90. Reserved.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. - DEFINITIONS; shall be amended and will read as follows:

Sec. 30-311. - Definitions.
Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

*Abutting.* Sharing a common border; physically touching.

*Accessory structure (appurtenant structure).* Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

*Addition (to an existing building).* An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for
new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

**Agricultural structure.** A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

**Airport elevation.** The established elevation of the highest point on the usable landing area.

**Airport hazard.** Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

**Airport reference point.** The point established as the appropriate geographic center of the airport landing areas and so designated.

**Appeal.** A request for a review of the local administrator's interpretation of any provision of this chapter.

**Area of shallow flooding.** A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

**Area of special flood hazard.** The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

**Base flood.** The flood having a one percent chance of being equaled or exceeded in any given year.

**Basement.** Any enclosed area of a building that is below grade on all sides.

**Bed and breakfast inn.** Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

**Buildable area.** That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

**Building, accessory.** A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be
attached and part of the primary structure when such construction is in accordance with one of the following methods.

1. Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)

2. Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)

*Building, alteration.* Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

*Building, principal.* A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.
*Build-To Zone.* The area of a lot where a building façade must be placed.

![Build-To Zone Diagram](image)

*Canopy tree.* A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

*Certificate of occupancy.* A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

*Certificate of zoning compliance.* A document certifying that a proposed use meets all requirements of this chapter.

*Child day care services.* Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

*Club, private.* An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

*Cluster development.* A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

*Color, fluorescent.* Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

*Community garden.* Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.
**Conditional use.** A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

**Condominium.** A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

**Corridor roadway.** The principal road of an established corridor overlay district.

**Cottage court.** A group of small-scale detached dwellings arranged around a shared court visible from the road.

**Critical development.** Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.
Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.

Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadruplex. A building containing four dwelling units.
Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the
construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

**Expansion to an existing manufactured home park or subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

**Family.** One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

**Federal Manufactured Home Construction and Safety Standards.** Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

**Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

**Flood hazard boundary map (FHBM).** An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.

**Flood insurance rate map (FIRM).** An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood insurance study.** An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

**Floodproofing.** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Flood-resistant material.** Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.
Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Floor area ratio. An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage, private. (As defined by the Standard Building Code.)

Garage, public. (As defined by the Standard Building Code.)

Gross floor area (GFA). The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Habitable dwelling. A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

Hazard to air navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height. The vertical distance of a structure or vegetation.

Highest adjacent grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic structure. Any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places;
(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
   a. By an approved state program as determined by the Secretary of Interior; or
   b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

*Home occupation.* Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

*Impervious surface.* Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

*Impervious surface ratio.* The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.

---

![Impervious Surface Illustration](image)

**Impervious Surface Improvement.** Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

**Increased cost of compliance (ICC).** Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.
**Instrument runway.** A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

**Junk or salvage.** Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

**Junk or salvage yard.** Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

**Larger than utility runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

**Limited storage.** An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)](4) of this chapter.

**Lot.** A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.
Types of Lots

Lot area. The area contained within the boundary line of a lot.
Lot, corner. A lot located at the intersection of two or more streets.
Lot depth. The horizontal distance between front and rear lot lines.
Lot, interior. A lot, other than a corner lot, which has frontage on only one street other than an alley.
Lot line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.
Lot of record. A lot, the boundaries of which are filed as legal record.
Lot, through or double frontage. A lot which has frontage on more than one street.
Lot width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.
Lowest adjacent grade (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.
Lowest floor. The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.
Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.

Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)
Mini-warehouse. A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

Mixed occupancy. Any building that is used for two or more occupancies classified by different occupancy use groups.

Modular building unit or modular structure. Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New construction. Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

Nonconformity. Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Nonresidential use. A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

North American Vertical Datum (NAVD). Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

Nudity or state of nudity. Means:

1. The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or

2. A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.
Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture
machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

**Adult bookstore** or **adult video store** means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

2. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

**Adult cabaret** means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity; or

2. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

**Adult motel** means a hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or

2. Offers a sleeping room for rent for a period of time that is less than ten hours; or

3. Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

**Adult motion picture theater** means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

Screening. The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.

Sign. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.
Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

Sign, identification. A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

Sign, illegal. Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, off-premises. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.
Sign, political. A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.

Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.
Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:
   i. Any roof-mounted system on any code-compliant structure.
   ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.
   iii. Any system covering permanent parking lot and other hardscape areas.
   iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:
   i. RU-1/RU-2: SES ≤1/2 acres
   ii. R-1: SES ≤1/2 acre
   iii. R-2/R-3: SES ≤1/2 acre
   iv. R-4/R-5 ≤1/2 acre
   v. B-1/B-2: SES ≤10 acres
   vi. B-3: SES ≤10 acres
   vii. B-4: SES ≤10 acres
   viii. B-5/B-6: SES >10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities. Means and includes any of the following:
(1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
(3) Masturbation, actual or simulated; or
(4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value
of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

1. Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and

2. Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.
**Visual runway.** A runway intended solely for the operation of aircraft using visual approach procedures.

**Wetlands.** Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

**Yard.** An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

**Yard, front.** A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

**Yard, rear.** A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

**Yard, required.** That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

**Yard, side.** A yard extending the full length of the lot in the area between the side lot line and a side building line.

**Zoning district.** A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

---

**FLORENCE COUNTY COUNCIL:**
This item is tentatively scheduled to appear for introduction Thursday, June 20, 2024 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

**FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 28, 2024:**
Five Commission Members voted 5 to 0 to approve the proposed text amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the proposed text amendment request to the Florence County Council to amend Chapter 30, ZONING ORDINANCE, ARTICLE II. ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS.
AGENDA ITEM: Ordinance No. 78-2023/24- Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
An Ordinance Approving An Amendment To The Agreement Governing The Marion-Florence Industrial Park Between Marion County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto.

POINTS TO CONSIDER:
1. Florence County entered into a written agreement to develop an industrial and business park with Marion County for the development of a joint industrial and business park to be located with in Marion County and Florence County dated April 19, 2018.
2. Florence County desires to amend the distribution of revenues set forth in Section IV of Ordinance No. 24-2017/18 which approved the creation of the Park.

OPTIONS:
1. (Recommend) approve as presented for the second reading of the ordinance.
2. Provide an alternate directive.

ATTACHMENTS:
1. Copy of Ordinance No. 78-2023/24 second reading.
ORDINANCE NO. 78-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE APPROVING AN AMENDMENT TO THE AGREEMENT GOVERNING THE MARION-FLORENCE INDUSTRIAL PARK BETWEEN MARION COUNTY, SOUTH CAROLINA AND FLORENCE COUNTY, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE COUNTY COUNCIL OF FLORENCE COUNTY, SOUTH CAROLINA:

SECTION I: Florence County has entered into a written agreement to develop an industrial and business park with Marion County (the “Park”) pursuant to that certain Agreement for the Development of a Joint Industrial and Business Park to be located within Marion County and Florence County dated April 19, 2018 (the “Park Agreement”), all as authorized by Sec. 4-1-170 of the South Carolina Code of Laws 1976, as amended. The Park is currently located lands located in Marion County and Florence County.

SECTION II: Florence County wishes amend the distribution of revenues set forth in Section IV of Ordinance No. 24-2017/18, which approved the creation of the Park, provided for a written agreement with Marion County to provide for the expenses of the Park, the percentage of revenue application and the distribution of fees in lieu of ad valorem taxation, and other matters thereto.

SECTION III: Revenues generated from Cheney Bros., Inc., a company previously identified as Project Blue (“Cheney Bros”) and ________________, [a company previously identified as Project A] (“____________,” and together with “Cheney Bros,” the “Companies”) within the Florence County portion of the Park and to be retained by Florence County pursuant to the Park Agreement shall be distributed within Florence County in the following Manner:

First, ten percent (10%) shall be allocated to the Florence County Economic Development Fund;

Second, thirty-nine percent (39%) of the remaining total shall be allocated to reimburse Florence County for any expenses incurred in the acquisition and
installation of mast arms at the intersection of Interstate 95 and Highway 327; and

Third, fifty percent (50%) of the remaining total shall be allocated to those taxing districts within Florence County’s portion of the Park, in a pro-rata fashion based on comparative millage rates for the year in question of such taxing districts.

SECTION IV: The Florence County Administrator, Chairman of County Council, and Clerk to County Council are hereby authorized and directed to execute and deliver the Park Agreement, as amended, to Marion County and to take any and all such actions as may be necessary to cause Florence County to comply with its obligations thereunder.

SECTION V: This Ordinance shall supersede and amend in its entirety any other ordinances or resolutions of Florence County Council pertaining to the Park or any other multi-county industrial parks.

SECTION VI: Should any section of this Ordinance be, for any reason, held void or invalid, it shall not affect the validity of any other section hereof which is not itself void or invalid.

SECTION VII: This Ordinance shall be effective after third and final reading thereof.

_________________________________
C. William Schofield, Chairman
Florence County Council

(SEAL)

ATTEST:

Hope M. Jones, Clerk to Council
Florence County, South Carolina

APPROVED AS TO FORM AND CONTENT

_________________________________
D. Malloy McEachin, Jr.
Florence County Attorney
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(An Ordinance To Develop A Jointly Owned And Operated Industrial And Business Park In Conjunction With Marion County, Such Industrial And Business Park To Include Property Initially Located In Marion County And Established Pursuant To Sec. 4-1-170 Of The Code Of Laws Of South Carolina, 1976, As Amended, To Provide For A Written Agreement With Marion County To Provide For The Expenses Of The Park, The Percentage Of Revenue Application, And The Distribution Of Fees In Lieu Of Ad Valorem Taxation; And Other Matters Related Thereto.)

BE IT ORDAINED BY THE COUNTY COUNCIL OF FLORENCE COUNTY, SOUTH CAROLINA:

SECTION I: Florence County is hereby authorized to jointly develop an industrial and business park with Marion County (the “Park”). The Park shall be located initially on lands located in Marion County only as authorized by Sec. 4-1-170 of the South Carolina Code of Laws 1976, as amended.

SECTION II: Florence County will enter into a written agreement to develop the Park jointly with Marion County in substantially the form attached hereto as Schedule I and incorporated herein by reference (the “Park Agreement”). The Chairman of Florence County Council is hereby authorized to execute the Park Agreement on behalf of Florence County, with such changes thereto as the Chairman shall deem, upon advice of counsel, necessary and do not materially change the import of the matters contained in the form of agreement set forth in Schedule I.

SECTION III: The businesses or industries located in the Park will pay a fee in lieu of ad valorem taxes as provided for by law or as set forth in the Park Agreement. With respect to properties located in the Florence County portion of the Park, the fee paid in lieu of ad valorem taxes shall be paid to the Treasurer of Florence County. That portion of such fee allocated pursuant to the Park Agreement to Marion County shall be thereafter paid by the Treasurer of Florence County to the Treasurer of Marion County within ten (10) business days of receipt for distribution in accordance with the terms of the agreement. With respect to properties located in the Marion County portion of the Park, the fee paid in lieu of ad valorem taxes shall be paid to the Treasurer of Marion County. That portion of such fee allocated pursuant to the Park Agreement to Florence County shall thereafter be paid by the Treasurer of Marion County to the Treasurer of Florence County within ten (10) business days of receipt for distribution in accordance with the terms of the Park Agreement.
SECTION IV: Revenues generated from industries or businesses located in the Florence County portion of the Park and to be retained by Florence County pursuant to the Park Agreement shall be distributed within Florence County in the following manner:

First, unless Florence County elects to pay or credit the same from only those revenues which Florence County would otherwise be entitled to receive as provided under “Third” below, to pay annual debt service on any special source revenue bonds issued by Florence County pursuant to, or to be utilized as a credit in the manner provided in the second paragraph of, Section 4-1-175, Code of Laws of South Carolina 1976, as amended, or any successor statutes or provisions, payable in whole or in part by or from revenues generated from any properties in the Park; and

Second, at the option of Florence County, to reimburse Florence County for any expenses incurred by it in the development, operation, maintenance and promotion of the Park or the businesses located therein;

Third, to those taxing districts which overlap the applicable properties within Florence County’s portion of the Park, in a pro-rata fashion based on comparative millage rates for the year in question of such taxing districts;

provided, that (i) all taxing districts which overlap the applicable properties within the Park shall receive some portion of the revenues generated from such properties; and (ii) all revenues receivable by a taxing entity in a fiscal year shall be allocated to operations and maintenance and to debt service as determined by the governing body of such taxing entity; and (iii) the County may, by ordinance, from time to time, amend the distribution of the fee in lieu of tax payments to all taxing entities.

SECTION V: This Ordinance shall supersede and amend in its entirety any other ordinances or resolutions of Florence County Council pertaining to the Park.

SECTION VI: Should any section of this Ordinance be, for any reason, held void or invalid, it shall not affect the validity of any other section hereof which is not itself void or invalid.

SECTION VII: This Ordinance shall be effective after third and final reading thereof.

ATTEST:  

Connie Y. Haselden, Council Clerk

SIGNED:  

Kent C. Caudle, Chairman

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: 0

Approved as to Form and Content  
D. Malloy McEachin, Jr., County Attorney

HSB: 5279767 v.1
STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  

I, the undersigned, Clerk to County Council of Florence, South Carolina ("County Council") DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct, and verbatim copy of an Ordinance adopted by the County Council. The Ordinance was read and received a favorable vote at three public meetings of the County Council on **Feb. 15, 2018**, **Mar. 15, 2018**, and **April 19, 2018**. At least one day passed between first and second reading, and at least seven days passed between second and third readings. A public hearing was held on **March 15, 2018**, and notice of the public hearing was published in the *Morning News* on **Feb. 27, 2018**. At each meeting, a quorum of County Council was present and remained present throughout the meeting.

Attached hereto are excerpts of the minutes of the meetings of the County Council. The County Council complied with the Freedom of Information Act, Chapter 4, Title 30 of the S.C. Code of Laws, 1976, in connection with said meetings of County Council.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the Florence County Council, South Carolina, as of this 19th day of **April**, 2018.

[Signature]

Clerk to Florence County Council  
Florence County, South Carolina
AFFADAVIT OF INSERTION

STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

Personally appeared before me Cassie Lloyd

The Legal Clerk for the Morning News, a daily newspaper published in the City of Florence, County of Florence, and the State of South Carolina said that the attached advertisement was published on _______ and 7/27/18 as shown by the files as said company.

Cassie Lloyd

Sworn and subscribed before me this 26 day of March, 201

Notary Public South Carolina

Commissions expire: 01/21/24

310 S. Dargan St. Florence, South Carolina 29506 843-317-7
STATE OF SOUTH CAROLINA
COUNTY OF MARION
COUNTY OF FLORENCE

AGREEMENT FOR THE DEVELOPMENT
OF A JOINT INDUSTRIAL AND BUSINESS PARK
(Marion and Florence Counties – DMA Substantia, LLC)

THIS AGREEMENT for the development of a joint industrial and business park to be located within Marion County and Florence County is made and entered into as of this ___ day of __________, 2018, by and between Marion County and Florence County.

WITNESSETH:

WHEREAS, Marion County, South Carolina ("Marion County") and Florence County, South Carolina ("Florence County"), are contiguous counties which, pursuant to ordinance no. 24-2017/18 adopted by Florence County Council on April 19, 2018, and ordinance no. ___ adopted by Marion County Council on ___, 2018 (collectively, the "Enabling Ordinances"), have each determined that, in order to promote economic development and thus provide additional employment opportunities within both of said counties, there should be established, initially in Marion County, a Joint County Industrial and Business Park (the "Park"), to be located upon property described in Exhibit A hereto; and

WHEREAS, as a consequence of the establishment of the Park, property comprising the Park and all property having a situs therein shall be exempt from ad valorem taxation pursuant to Article VIII, Section 13 of the South Carolina Constitution, but the owners or lessees of such property shall pay annual fees in an amount equal to that amount for which such owner or lessee would be liable except for such exemption;

NOW, THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Binding Agreement.** This Agreement serves as a written instrument setting forth the entire agreement between the parties and shall be binding on Marion County and Florence County, and their successors and assigns.

2. **Authorization.** Article VIII, Section 13(D) of the Constitution of South Carolina provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and further provided that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in such park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxing ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as compared to the assessed valuation of taxable property in all school districts in South Carolina. Section 4-1-170, Code of Laws of
South Carolina, 1976, as amended (the "Code") satisfied the conditions imposed by Article VIII, Section 13(D) of the Constitution and provides the statutory vehicle whereby a joint county industrial or business park may be created.

3. **Location of the Park.**

   (A) As of the date of this Agreement, the Park consists of properties located in Marion County only, as further identified in Exhibit A (Marion) hereto. It is specifically recognized that the Park may, from time to time, consist of non-contiguous properties within each county. The boundaries of the Park may be enlarged or diminished from time to time as authorized by ordinances or resolutions of the County Councils of both Marion County and Florence County. If the Park encompasses all or a portion of a municipality, the counties must obtain the consent of the municipality prior to creation of the Park.

   (B) In the event of any enlargement or diminution of the boundaries of the Park, this Agreement shall be deemed amended and there shall be attached hereto a revised Exhibit A (Marion County Properties) or Exhibit B (Florence County Properties), as the case may be, which shall contain a legal description of the boundaries of the Park, as enlarged or diminished, together with a copy of the ordinances or resolutions of Marion County Council and Florence County Council pursuant to which such enlargement or diminution was authorized.

   (C) Prior to the adoption by Marion County Council and by Florence County Council of ordinances authorizing the diminution of the boundaries of the Park, separate public hearings shall first be held by Marion County Council and by Florence County Council. Notice of such public hearings shall be published in newspapers of general circulation in Marion County and Florence County, respectively, at least once and not less than fifteen (15) days prior to such hearing. Notice of such public hearings shall also be served in the manner of service of process at least fifteen (15) days prior to such public hearing upon the owner and, if applicable, the lessee of any real property which would be excluded from the Park by virtue of the diminution.

   (D) The owner, or, if applicable, lessee of any property located within the Park, may remove personal property from the Park at any time, unless specifically prohibited otherwise.

4. **Fee in Lieu of Taxes.** Pursuant to Article VIII, Section 13(D), South Carolina Constitution, property located in the Park shall be exempt from ad valorem taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of ad valorem property taxes) equivalent to the ad valorem property taxes that would have been due and payable but for the location of such property within the Park, provided that this paragraph shall not prohibit Marion or Florence from entering into a negotiated fee in lieu of tax incentive agreement applicable to any property located within the park. Payments of fees in lieu of taxes will be made on or before the due date for taxes for a particular year. Penalties for late payment will be at the same rate as late tax payment. Any late payment beyond said date will accrue interest at the rate of statutory judgment interest. The counties, acting by and through the Treasurers of Marion County and Florence County, shall maintain all liens and rights to foreclose upon liens provided for counties in the collection of ad valorem taxes.

HSB: 5279764 v.1
5. Allocation of Expenses. Marion County and Florence County shall bear expenses, including, but not limited to, development, operation, maintenance and promotion of the Park and the cost of providing public services, in the following proportions:

If property is in Marion County portion of the Park:

(1) Marion County 100%
(2) Florence County 0%

If property is in Florence County portion of the Park:

A. Marion County 0%
B. Florence County 100%

6. Allocation of Revenues. Marion County and Florence County shall receive an allocation of all revenue generated by the Park through payment of fees in lieu of ad valorem property taxes or from any other source (net of any special source revenue credits provided by either County) in the following proportions:

If property is in Marion County portion of the Park:

A. Marion County 99%
B. Florence County 1%

If property is in Florence County portion of the Park:

A. Marion County 1%
B. Florence County 99%

7. Revenue Allocation Within Each County.

(A) Revenues generated by the Park through the payment of fees in lieu of ad valorem property taxes shall be distributed to Marion County and to Florence County, as the case may be, according to the proportions established by Paragraph 6 herein. With respect to revenues allocable to Marion County or Florence County by way of fees in lieu of taxes generated within its own County (the “Host County”), such revenue shall be distributed within the Host County in the manner provided by ordinance of the county council of the Host County; provided, that (i) all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and (ii) with respect to amounts receivable in any fiscal year by a taxing entity, the governing body of such taxing entity shall allocate the revenues received to operations and/or debt service of such entity. Each Host County is hereby specifically authorized to use a portion of revenue for economic development purposes as permitted by law and as established by ordinance of the County Council of the Host County.
(B) Revenues allocable to Marion County by way of fees in lieu of taxes generated within Florence County shall be distributed solely to Marion County. Revenues allocated to Florence County by way of fees in lieu of taxes generated within Marion County shall be distributed solely to Florence County.

8. Fees In Lieu of Taxes Pursuant to Title 4 or Title 12 of the Code of Laws of South Carolina. It is hereby agreed that the entry by Marion County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12 of the Code with respect to property located within the Marion County portion of the Park and the terms of such agreements shall be at the sole discretion of Marion County. Likewise, entry by Florence County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12, of the Code as amended, with respect to property located within the Florence County portion of the Park and the terms of such agreements shall be at the sole discretion of Florence County.

9. Regulation and Jurisdiction. Any ordinances of Marion County and Florence County concerning zoning, health and safety regulations, and building code requirements will apply for the respective portions of the Park in Marion County and Florence County. The Sheriff’s Departments of Marion County and Florence County will have jurisdiction to make arrests and exercise all authority and power within the boundaries of the respective portions of the Park in Marion County and Florence County.

10. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxing ability pursuant to Section 59-20-20(3) of the Code, allocation of the assessed value of property within the Park to Marion County and Florence County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Paragraph 6 and 7 herein.

11. Severability. In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

12. Termination. Notwithstanding any provision of this Agreement to the contrary, Marion County and Florence County agree that this Agreement may not be terminated by either party with respect to any property included herein without the consent of the affected property owner for a period of 30 years commencing with the effective date hereof.
WITNESS our hands and seals as of the date first above written.

(MARION COUNTY, SOUTH CAROLINA)

(SEAL)

Signature: __________________________
Name: __________________________
Title: Clerk to County Council

(FLORENCE COUNTY, SOUTH CAROLINA)

(Signature: [Signature]
Name: [Name]
Title: [Title]

ATTEST:

Signature: __________________________
Name: __________________________
Title: Clerk to County Council
EXHIBIT A

MARION COUNTY PROPERTIES

6424 East Highway US 76
Mullins, SC 29574
TMS: 058-00-00-091-000
EXHIBIT B

FLORENCE COUNTY PROPERTIES

None as of 04/19/2018
AGENDA ITEM: Ordinance No. 79-2023/24- Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Darlington County, Such Multi-County Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto.

POINTS TO CONSIDER:
1. Florence County and Darlington County are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial and business park with the geographical boundaries of one or more of the member counties.
2. To promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties and promoting economic development in and enhancing the tax base of the Counties.
3. Florence County proposes to enter into an agreement with Darlington County to develop jointly an industrial and business park with Florence County and Darlington County as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina 1976.

OPTIONS:
1. (Recommend) approve as presented for the second reading of the ordinance.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of Ordinance No. 79-2023/24 second reading.
ORDINANCE NO. 79-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE TO AUTHORIZE AND APPROVE AN AGREEMENT FOR THE DEVELOPMENT OF A MULTI-COUNTY PARK AGREEMENT BY AND BETWEEN FLORENCE COUNTY AND DARLINGTON COUNTY, SUCH MULTI-COUNTY PARK TO BE GEOGRAPHICALLY LOCATED IN FLORENCE COUNTY AND DARLINGTON COUNTY AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED; AUTHORIZING THE INCLUSION OF CERTAIN PROPERTY LOCATED IN FLORENCE COUNTY IN THE MULTI-COUNTY PARK; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Florence County, South Carolina (“Florence County”) and Darlington County, South Carolina (“Darlington County,” and together with Florence County, the “Counties”) are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial and business park within the geographical boundaries of one or more of the member counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties and promoting economic development in, and enhancing the tax base of the Counties, Florence County proposes to enter into an agreement with Darlington County to develop jointly an industrial and business park within Florence County and Darlington County, as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended (collectively, the “Act”);

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF FLORENCE COUNTY, SOUTH CAROLINA:

SECTION I: Florence County is hereby authorized to jointly develop an industrial and business park (the “Park”) with Darlington County, with the consent of any applicable municipality (as required by the Act).

SECTION II: Florence County will enter into a written agreement to develop the Park jointly with Darlington County in substantially the form attached hereto as Exhibit A, which is incorporated herein by reference (the “Park Agreement”). By enactment of this Ordinance, the Florence County Council hereby approves the Park Agreement and all of its terms, provisions and conditions. The Florence County Administrator is hereby authorized to execute the Park Agreement.
Agreement on behalf of Florence County, with such changes as he shall deem, upon advice of counsel, necessary or desirable and which do not materially alter the agreements set forth therein.

SECTION III: The businesses or industries located in the Park must pay a fee in lieu of ad valorem taxes as provided for in the Park Agreement. With respect to properties located in the Florence County portion of the Park, the fee paid in lieu of ad valorem taxes shall be paid to the Treasurer of Florence County. The portion of such fee allocated pursuant to the Park Agreement to Darlington County shall be thereafter paid by the Treasurer of Florence County to the Treasurer of Darlington County within ten (10) business days after the end of the calendar quarter of receipt for distribution in accordance with the Park Agreement and the ordinances of Darlington County. With respect to properties located in the Darlington County portion of the Park, the fee paid in lieu of ad valorem taxes shall be paid to the Treasurer of Darlington County. The portion of such fee allocated pursuant to the Park Agreement to Florence County shall thereafter be paid by the Treasurer of Darlington County to the Treasurer of Florence County within ten (10) business days after the end of the calendar quarter of receipt for distribution in accordance with the Park Agreement and the ordinances of Florence County.

SECTION IV: The ordinances and regulations of Florence County concerning zoning, health and safety, and building code requirements apply to the Park properties in Florence County unless the properties are within the boundaries of a municipality, in which case the municipality's ordinances and regulations apply. The ordinances and regulations of Darlington County concerning zoning, health and safety, and building code requirements apply to the Park properties in Darlington County unless the properties are within the boundaries of a municipality, in which case the municipality's ordinances and regulations apply.

SECTION V: Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Florence County is vested with the Florence County Sheriff's Department. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Darlington County is vested with the Darlington County Sheriff's Department. If any of the Park properties located in either Florence County or Darlington County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

SECTION VI: Revenues generated from industries or businesses located within the Florence County portion of the Park and to be retained by Florence County pursuant to the Park Agreement shall be distributed within Florence County in the following Manner:

First, fifty percent (50%) shall be allocated to reimburse Florence County for any expenses incurred in the acquisition and installation of mast arms at the intersection of West Palmetto Street and Meadors Road; and

Second, fifty percent (50%) of the remaining total shall be allocated to those taxing districts within Florence County’s portion of the Park, in a pro-rata fashion based on comparative millage rates for the year in question of such taxing districts.
SECTION VII: The Florence County Administrator, Chairman of County Council, and Clerk to County Council are hereby authorized and directed to execute and deliver the Park Agreement, as amended, to Darlington County and to take any and all such actions as may be necessary to cause Florence County to comply with its obligations thereunder.

SECTION VIII: This Ordinance shall supersede and amend in its entirety any other ordinances or resolutions of Florence County Council pertaining to the Park or any other multi-county industrial parks.

SECTION IX: Should any section of this Ordinance be, for any reason, held void or invalid, it shall not affect the validity of any other section hereof which is not itself void or invalid.

SECTION X: This Ordinance shall be effective after third and final reading thereof.

C. William Schofield, Chairman
Florence County Council
(SEAL)

ATTEST:

Hope M. Jones, Clerk to Council
Florence County, South Carolina

APPROVED AS TO FORM AND CONTENT

D. Malloy McEachin, Jr.
Florence County Attorney
AGENDA ITEM: Ordinance No. 02-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council Districts 6, 7)

POINTS TO CONSIDER:
1. This map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying uses being vacant and residential.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 02-2024/25
2. Staff report for PC#2024-08
3. Aerial Map
ORDINANCE NO. 02-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Florence County; and;

2. The subject properties are currently unzoned with varying uses being vacant and residential; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group One Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044; are Hereby Rezoned Low Density Mixed Residential District (MR).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: ________________________________
Hope M. Jones, Council Clerk

SIGNED: ________________________________
C. William Schofield, Chairman

COUNCIL VOTE: _______________________
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

OPPOSED: _______________________
ABSENT: _______________________

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The subject properties are currently unzoned with varying current uses consisting of vacant and residential.

2. **Proposed Land Use and Zoning:**
   The proposed zoning recommendation for the subject properties is MR (Lower Density Mixed Residential).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to MR, Low Density Mixed Residential District.
AGENDA ITEM: Ordinance No. 03-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Crescent Farming, LLC.
2. The subject property is currently unzoned and vacant.
3. Surrounding properties are unzoned with current using consisting of commercial, industrial, residential and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 03-2024/25
2. Staff report for PC#2024-23
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 03-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Crescent Farming, LLC; and,

2. The subject property is currently unzoned and vacant; and,

3. Surrounding properties are unzoned with current using consisting of commercial, industrial, residential and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property Located Off of East Palmetto Street, Florence, SC As Shown On The Following Tax Maps As: 000275-01-122; is Hereby Rezoned to Industrial District (B-6).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: __________________________
Hope M. Jones, Council Clerk

SIGNED: __________________________
C. William Schofield, Chairman

COUNCIL VOTE:
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

OPPOSED:

ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-23

SUBJECT: Map Amendment Requested By Crescent Farming, LLC To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. - Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: E Palmetto Street, Florence

TAX MAP NUMBERS: 00275-01-122

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Crescent Farming, LLC

APPLICANT: Crescent Farming, LLC

ZONING/LAND AREA: Unzoned Approximately 144.43 acres

WATER/SEWER AVAILABILITY: City of Florence

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone A; X

PARCEL ZONING DESIGNATIONS: Unzoned
**STAFF ANALYSIS:**

1. **Existing Land Use and Zoning:**
   The subject property is currently vacant and unzoned.

2. **Proposed Land Use and Zoning:**
   The proposal is to rezone the subject property to B-6 Industrial.

3. **Surrounding Land Use and Zoning:**
   - North: Florence County/ Vacant/ Unzoned
   - South: Florence County/ Vacant/ Unzoned
   - West: Florence County/ Commercial, Vacant/ Unzoned
   - East: Florence County/ Industrial, Residential, Vacant/ Unzoned

4. **Transportation Access and Circulation:**
   Present access to the property is by the way of E Palmetto Street in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from Unzoned to B-6 Industrial may have an impact on traffic flow.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development 2. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to B-6, Industrial District.
AGENDA ITEM: Ordinance No. 04-2024/25
   Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Jane Hamilton Vernon.
2. The subject property is currently vacant and unzoned
3. Surrounding properties are unzoned with current uses being residential and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 04-2024/25
2. Staff report for PC#2024-25
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 04-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Jane Hamilton Vernon; and,

2. The subject property is currently vacant and unzoned; and,

3. Surrounding properties are unzoned with current uses being residential and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located Off of East Palmetto Street and Wallace Woods Road, Florence, SC As Shown On The Following Tax Maps As: 000276-01-018, 00276-01-030; are Hereby Rezoned Single Family Residential (R-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: SIGNED:

Hope M. Jones, Council Clerk C. William Schofield, Chairman

COUNCIL VOTE:

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney

OPPOSED:

ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-25

SUBJECT: Map Amendment Requested By Jane Hamilton Vernon To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To R-1 Single Family Residential District.

LOCATION: E Palmetto Street and Wallace Woods Road, Florence, SC

TAX MAP NUMBERS: 00276-01-018, 00276-01-030

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jane Hamilton Vernon

APPLICANT: Jane Hamilton Vernon

ZONING/LAND AREA: Unzoned Approximately 13.32 acres

WATER/SEWER AVAILABILITY: City of Florence water for a portion of the referenced parcels

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning: The subject property is currently vacant and unzoned.

2. Proposed Land Use and Zoning: The proposal is to rezone the subject property to R-1 Single Family Residential.

3. Surrounding Land Use and Zoning:
   North: Florence County/ Vacant /Unzoned
   South: Florence County/ Residential/ Unzoned
   West: Florence County/ Residential/ Unzoned
   East: Florence County/ Vacant / Unzoned
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of E Palmetto Street and Wallace Woods Road in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from Unzoned to R-1 Single Family Residential may have an impact on traffic flow.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development 1. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to R-1, Single Family Residential District.
Florence County Zoning Map

UNZONED

Legend:
- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- RU-1
- RU-2
- UNZ

0 90 180 360 Feet

Council District 6
PC#2024-25

Florence County Planning Department
Meeting Date:
6/25/2024
AGENDA ITEM: Ordinance No. 05-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Salco Land LLC.
2. The subject property is currently vacant and unzoned
3. Surrounding properties are unzoned with current uses being residential, educational, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 05-2024/25
2. Staff report for PC#2024-26
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 05-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To R-1 Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Salco Land LLC; and,

2. The subject property is currently vacant and unzoned; and,

3. Surrounding properties are unzoned with current uses being residential, educational, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASsembled THAT:

1. Property Located Off of East Palmetto Street, Florence, SC As Shown On The Following Tax Maps As: 00276-01-003; are Hereby Rezoned Single Family Residential (R-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

SIGNED:

C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content    D. Malloy McEachin, Jr., County Attorney

ABSENT:
SUBJECT: Map Amendment Requested By Salco Land LLC To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street Florence, SC From Unzoned To R-1 Single Family Residential District.

LOCATION: E Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00276-01-003

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Salco Land LLC

APPLICANT: Salco Land LLC

ZONING/LAND AREA: Unzoned Approximately 29.25 acres

WATER/SEWER AVAILABILITY: City of Florence Water Only

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-1 Single Family Residential.

3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant /Unzoned
South: Florence County/ Educational / Unzoned
West: Florence County/ Residential, Vacant / Unzoned
East: Florence County/ Vacant / Unzoned
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of E Palmetto Street in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from Unzoned to R-1 Single Family Residential may have an impact on traffic flow.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development 1. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to R-1, Single Family Residential.
AGENDA ITEM: Ordinance No. 06-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council Districts 6, 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying uses; a majority of them being commercial.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 06-2024/25
2. Staff report for PC#2024-28
3. Aerial Map
ORDINANCE NO. 06-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying uses; a majority of them being commercial; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group Two Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012; Are Hereby Rezoned Commercial Mixed Use (CMU).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

_____________________________
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The TotalParcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012.

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The subject properties are currently unzoned with varying current uses; a majority of them being commercial.

2. **Proposed Land Use and Zoning:**
   The proposed zoning recommendation for the subject properties is CMU (Commercial Mixed-Use District).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties’ future land use designs.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to CMU, Commercial Mixed Use District.
AGENDA ITEM: Ordinance No. 07-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00203-01-023, 00203-01-028, 00203-01-101, 00236-01-032, 00237-01-016, 00237-01-019, 00238-01-002, 00238-01-009, 00239-01-003, 00241-01-193; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.

2. The subject properties are currently unzoned with varying uses; a majority of them being vacant.

3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 07-2024/25
2. Staff report for PC#2024-29
3. Aerial Map
ORDINANCE NO. 07-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00203-01-023, 00203-01-028, 00203-01-101, 00236-01-032, 00237-01-016, 00237-01-019, 00238-01-002, 00238-01-009, 00239-01-003, 00241-01-193; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying uses; a majority of them being vacant; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:


2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: _________________________________

Hope M. Jones, Council Clerk

SIGNED: _________________________________

C. William Schofield, Chairman

COUNCIL VOTE: _________________________________

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney

OPPOSED: _________________________________

ABSENT: _________________________________
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses; a majority of them being vacant.

2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is B-3(General Commercial).
3. **Surrounding Land Use and Zoning:**
   All surrounding properties are unzoned.

4. **Florence County Comprehensive Plan:**
   The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-3, General Commercial District.
AGENDA ITEM: Ordinance No. 08-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Urban Development District For Property Located Off Of S. Cashua Drive, Florence, SC As Shown On Florence County Tax Map Number 00075, Block 01, Parcel 009; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:
1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map.

2. The applicant is requesting to change the designation to Urban Development District.

3. The applicant’s justification for the proposed land use amendment is to accommodate a B-3 General Commercial District Zoning.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 08-2024/25
2. Staff report for PC#2024-48
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map
ORDINANCE NO. 08-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Urban Development District For Property Located Off Of S. Cashua Drive, Florence, SC As Shown On Florence County Tax Map Number 00075, Block 01, Parcel 009; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map; and,

2. The applicant is proposing to change the designation to Urban Development District; and,

3. The applicant’s justification for the proposed land use amendment is to accommodate a B-3 General Commercial District Zoning.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of S. Cashua Drive, Florence, SC as Shown on Florence County Tax Maps As: 00075-01-009; Is Hereby Rezoned from Suburban Development District to Urban Development District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: 

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

SIGNED: 

_____________________________  __________________________

Approved as to Form and Content 
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE:

____________________________   OPPOSED:

Approved as to Form and Content    ABSENT:

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-48

SUBJECT: A Comprehensive Plan Map Amendment Requested By MGL Developments Co, To Change The Future Land Use Designation From Suburban Development District To Urban Development District For Property Located Off Of S. Cashua Drive, Florence, SC As Shown On Florence County Tax Map Number 00075, Block 01, Parcel 009.

LOCATION: S. Cashua Drive, Florence SC

TAX MAP NUMBERS: 00075, Block 01, Parcel 009

COUNCIL DISTRICT(S): 9; County Council

OWNER OF RECORD: M G L Development Co Inc

APPLICANT: MGL Developments Co

ZONING/LAND AREA: 1 parcel approximately 11.99 acres

STAFF ANALYSIS:

The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Urban Development District.

The applicant’s justification/ reason for the proposed amendment is to accommodate B-3 General Commercial District.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested comprehensive plan map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan map amendment to the Florence County Council to change the future land use for the referenced parcel from Suburban Development District to Urban Development District.
AGENDA ITEM: Ordinance No. 09-2024/25
   Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00075, Block 01, Parcel 009 Located Off Of S. Cashua Drive, Florence, SC From Unzoned To B-3 General Commercial District; And Other Matters Related Thereto.]  (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by MGL Development Co., Phillip H Greenberg.

2. The subject property is currently unzoned and vacant.

3. Surrounding properties are unzoned with current uses being residential, commercial, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 09-2024/25
2. Staff report for PC#2024-49
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 09-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00075, Block 01, Parcel 009 Located Off Of S. Cashua Drive, Florence, SC From Unzoned To B-3 General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by MGL Development Co., Phillip H Greenberg; and,
2. The property is currently unzoned and vacant; and,
3. Surrounding properties are unzoned with current uses being residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property Located Off Of S. Cashua Drive, Florence, SC As Shown On The Following Tax Maps As: 00075-01-009; Is Hereby Rezoned General Commercial District (B-3).
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:                                      SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:  

_____________________________  OPPOSED:  

Approved as to Form and Content

ABSENT:

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-49

SUBJECT: Map Amendment Requested By MGL Development Co, Phillip H Greenberg, To Change The Zoning Designation For Property Of Tax Map Number 00075, Block 01, Parcel 009 Located Off Of S. Cashua Drive, Florence, SC From Unzoned To B-3 General Commercial District.

LOCATION: S. Cashua Drive, Florence

TAX MAP NUMBERS: 00075, Block 01, Parcel 009

COUNCIL DISTRICT(S): 9; County Council

OWNER OF RECORD: MGL Development Co Inc

APPLICANT: MGL Development Co, Phillip H Greenberg

ZONING/LAND AREA: Unzoned Approximately 11.99 acres

WATER/SEWER AVAILABILITY: City of Florence

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and unzoned.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3 General Commercial District.

3. Surrounding Land Use and Zoning:
North: Florence County/ Commercial, Residential / Unzoned
South: Florence County/ Vacant, Residential / Unzoned
West: Florence County/ Vacant / Unzoned
East: Florence County/ Vacant, Residential/ Unzoned
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of S. Cashua Drive, Rugby Lane and S. Stanley Drive in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from Unzoned to B-3 could have a limited impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Suburban Development District.
   The requested rezoning of the property is not compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-3 General Commercial District.
AGENDA ITEM: Ordinance No. 10-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Urban Development District For Property Located At 225 And 309 E. Chapel View Drive, Florence, SC As Shown On Florence County Tax Map Number 00152, Block 01, Parcels 047 And 133; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

2. The applicant is requesting to change the land use designation to Urban Development District.

3. The applicant’s justification for the requested land use designation is to accommodate an R-4 Multi-Family Residential District, Limited Zoning.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 10-2024/25
2. Staff report for PC#2024-50
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map
ORDINANCE NO. 10-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Urban Development District For Property Located At 225 And 309 E. Chapel View Drive, Florence, SC As Shown On Florence County Tax Map Number 00152, Block 01, Parcels 047 And 133; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map; and,

2. The applicant is requesting to change the land use designation to Urban Development District; and,

3. The applicant’s justification for the requested land use designation is to accommodate an R-4 Multi-Family Residential District, Limited Zoning.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located At 225 and 309 E. Chapel View Drive, Florence, SC as Shown on Florence County Tax Maps As: 00152-01-047, 00152-01-133; Is Hereby Rezoned from Variable Development District 1 to Urban Development District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: SIGNED:

Hope M. Jones, Council Clerk C. William Schofield, Chairman

COUNCIL VOTE:

Approved as to Form and Content ABSENT:

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-50

SUBJECT: A Comprehensive Plan Map Amendment Requested By Carlos Velazquez, To Change The Future Land Use Designation From Variable Development District 1 To Urban Development District For Property Located At 225 and 309 E. Chapel View Drive, Florence, SC As Shown On Florence County Tax Map Number 00152, Block 01, Parcels 047 And 133.

LOCATION: 225 and 309 E. Chapel View Drive, Florence SC

TAX MAP NUMBERS: 00152, Block 01, Parcel 047 And 133

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Latin New Home Construction

APPLICANT: Carlos Velazquez

ZONING/LAND AREA: 2 parcels approximately 5.81 acres

STAFF ANALYSIS:

The properties are currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Urban Development District.

The applicant’s justification/ reason for the proposed amendment is to accommodate R-4 Multi- Family Residential District, limited.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested comprehensive plan map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan map amendment to the Florence County Council to change the future land use for the referenced parcel from Variable Development District 1 to Urban Development District.
AGENDA ITEM: Ordinance No. 11-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcels 047 And 133 Located At 225 Chapel View Drive, Florence, SC From B-3 General Commercial District To R-4 Multi-Family Residential District, Limited; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Carlos Velazquez.
2. The subject property is currently vacant and zoned B-3 General Commercial District.
3. Surrounding properties are zoned B-3 General Commercial and City of Florence Zoning with current uses being residential, commercial, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 11-2024/25
2. Staff report for PC#2024-51
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 11-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcels 047 And 133 Located At 225 Chapel View Drive, Florence, SC From B-3 General Commercial District To R-4 Multi-Family Residential District, Limited; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Carlos Velazquez; and,

2. The subject property is currently vacant and zoned B-3 General Commercial District; and,

3. Surrounding properties are zoned B-3 General Commercial and City of Florence Zoning with current uses being residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property Located at 225 Chapel View Drive, Florence, SC As Shown On The Following Tax Maps As: 00152-01-047, 00152-01-133; Are Hereby Rezoned R-4 Multi-Family Residential, Limited (R-4).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By Carlos Velazquez To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcels 047 And 133 Located At 225 Chapel View Drive, Florence, SC From B-3 General Commercial District To R-4 Multi-Family Residential District, Limited.

LOCATION: 225 Chapel View Drive, Florence

TAX MAP NUMBERS: 00152, Block 01, Parcel 047 And 133

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Latin New Home Construction

APPLICANT: Carlos Velazquez

ZONING/LAND AREA: B-3 Approximately 5.81 acres

WATER/SEWER AVAILABILITY: None Available

ADJACENT WATERWAYS/BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: B-3 General Commercial District

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and zoned B-3 General Commercial.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-4 Multi-Family Residential District, Limited.

3. Surrounding Land Use and Zoning:
North: City of Florence Zoning/Residential
South: Florence County/Commercial, Residential /B-3
West: Florence County, City of Florence Zoning/Vacant, Residential / B-3
East: City of Florence Zoning/Residential
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of Chapel View Drive in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from B-3 to R-4 should not have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development District 1.
   The requested rezoning of the property is not compatible with the designated future land use.
   The applicant has requested to change the future land use to Urban Development, this future land use would be compatible with the request rezoning.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from B-3 General Commercial District to R-4 Multi-Family Residential, Limited.
AGENDA ITEM:  Ordinance No. 12-2024/25
Introduction

DEPARTMENT:  Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 309 Rosewood Drive, Johnsonville, SC As Shown On Florence County Tax Map Number 00432, Block 05, Parcel 013; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 2)

POINTS TO CONSIDER:
1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map.

2. The applicant is requesting to change the designation to Variable Development District 1.

3. The applicant’s justification for the requested land use designation is to accommodate a RU-1 Rural Community District Zoning.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 12-2024/25
2. Staff report for PC#2024-52
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map
<table>
<thead>
<tr>
<th>Sponsor(s)</th>
<th>Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission Consideration</td>
<td>June 25, 2024</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td>June 25, 2024 [Approved 8-0]</td>
</tr>
<tr>
<td>Planning Commission Action</td>
<td>July 18, 2024</td>
</tr>
<tr>
<td>First Reading/Introduction</td>
<td></td>
</tr>
<tr>
<td>Committee Referral</td>
<td></td>
</tr>
<tr>
<td>County Council Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Second Reading</td>
<td></td>
</tr>
<tr>
<td>Third Reading</td>
<td></td>
</tr>
<tr>
<td>Effective Date</td>
<td></td>
</tr>
</tbody>
</table>

**ORDINANCE NO. 12-2024/25**

**COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY**

[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 309 Rosewood Drive, Johnsonville, SC As Shown On Florence County Tax Map Number 00432, Block 05, Parcel 013; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map; and,

2. The applicant is requesting to change the designation to Variable Development District 1; and,

3. The applicant’s justification for the requested land use designation is to accommodate a RU-1 Rural Community District Zoning.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The property Located at 309 Rosewood Drive, Johnsonville, SC as Shown on Florence County Tax Maps As: 00432-05-013; Is Hereby Rezoned from Suburban Development District to Variable Development District 1.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

**ATTEST:**

Hope M. Jones, Council Clerk

**SIGNED:**

C. William Schofield, Chairman

**COUNCIL VOTE:**

Approved as to Form and Content

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-52

SUBJECT: A Comprehensive Plan Map Amendment Requested By Milton And Susanna Graham, To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 309 Rosewood Dr, Johnsonville, SC As Shown On Florence County Tax Map Number 00432, Block 05, Parcel 013.

LOCATION: 309 Rosewood Dr, Johnsonville SC

TAX MAP NUMBERS: 00432, Block 05, Parcel 013

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: Milton and Susanna Graham

APPLICANT: Milton and Susanna Graham

ZONING/LAND AREA: 1 parcel approximately 41.05 acres

STAFF ANALYSIS:

The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Variable Development District 1.

The applicant’s justification/ reason for the proposed amendment is to accommodate RU-1 Rural Community District.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested comprehensive plan map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan map amendment to the Florence County Council to change the future land use for the referenced parcel from Suburban Development District to Variable Development District 1.
AGENDA ITEM: Ordinance No. 13-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00432, Block 05, Parcel 013 Located At 309 Rosewood Drive, Johnsonville, SC From R-2 Single Family District To RU-1 Rural Community District; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 2)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Milton and Susanna Graham.
2. The subject property is currently vacant and zoned R-2 Single Family Residential District.
3. Surrounding properties are zoned residential with current uses residential and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 13-2024/25
2. Staff report for PC#2024-53
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 13-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00432, Block 05, Parcel 013 Located At 309 Rosewood Drive, Johnsonville, SC From R-2 Single Family District To RU-1 Rural Community District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Milton and Susanna Graham; and,

2. The subject property is currently vacant and zoned R-2 Single Family Residential District; and,

3. Surrounding properties are zoned residential with current uses residential and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property Located at 309 Rosewood Drive, Johnsonville, SC As Shown On The Following Tax Maps As: 00432-05-013; Is Hereby Rezoned Rural Community District (RU-1).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  SIGNED:

Hope M. Jones, Council Clerk  C. William Schofield, Chairman

COUNCIL VOTE:

APPROVED  OPPOSED  ABSENT:

D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-53

SUBJECT: Map Amendment Requested By Milton And Susanna Graham To Change The Zoning Designation For Property Of Tax Map Number 00432, Block 05, Parcel 013 Located At 309 Rosewood Dr, Johnsonville, SC From R-2 Single Family District To RU-1 Rural Community District.

LOCATION: 309 Rosewood Dr, Johnsonville

TAX MAP NUMBERS: 00432, Block 05, Parcel 013

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: Milton and Susanna Graham

APPLICANT: Milton and Susanna Graham

ZONING/LAND AREA: R-2 Approximately 41.05 acres

WATER/SEWER AVAILABILITY: City of Johnsonville

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: R-2 Single Family Residential District

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and zoned R-2 Single Family Residential.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-1 Rural Community District.

3. Surrounding Land Use and Zoning:
   North: Johnsonville/ Residential, Vacant/ Unzoned, R-2
   South: Johnsonville/ Residential, Vacant /R-2, R-5
   West: Johnsonville/ Residential / R-2, Unzoned
   East: Johnsonville/ Residential, Vacant/ R-2, R-3A
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of Rosewood Drive and Diamond Branch Road in Johnsonville, SC.

5. **Traffic Review:**
   The rezoning of this property from R-2 to RU-1 could have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Suburban Development District. The requested rezoning of the property is not compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Seven Commission members voted 7 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from R-2 Single Family Residential to RU-1 Rural Community District.
FLORENCE COUNTY COUNCIL MEETING
Thursday, July 18, 2024

AGENDA ITEM: Ordinance No. 14-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00100, Block 01, Parcels 031 And 047 Located At 2916 W. Palmetto Street, Florence, SC From RU-1A Rural Community District To R-3A Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council Districts 3, 9)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Neil Patel.
2. The subject properties are vacant and residential and are zoned RU-1A Rural Community District.
3. Surrounding properties are zoned B-3 General Commercial District and City of Florence Zoning with current uses being residential, commercial, and vacant.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 14-2024/25
2. Staff report for PC#2024-54
3. Location Map
4. Zoning Map
5. Aerial Map
ORDINANCE NO. 14-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00100, Block 01, Parcels 031 And 047 Located At 2916 W. Palmetto Street, Florence, SC From RU-1A Rural Community District To R-3A Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Neil Patel; and,

2. The subject properties are vacant and residential and are zoned RU-1A Rural Community District, and,

3. Surrounding properties are zoned B-3 General Commercial District and City of Florence Zoning with current uses being residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property Located at 2916 W. Palmetto Street, Florence, SC As Shown On The Following Tax Maps As: 00100-01-031, 00100-01-047; Are Hereby Rezoned Single Family Residential District (R-3A).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  
Hope M. Jones, Council Clerk

SIGNED:  
C. William Schofield, Chairman

COUNCIL VOTE:  
APPROVED

ABSENT:
D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-54

SUBJECT: Map Amendment Requested By Neil Patel To Change The Zoning Designation For Property Of Tax Map Number 00100, Block 01, Parcel 031 And 047 Located At 2916 W. Palmetto St, Florence, SC From RU-1A Rural Community District To R-3A Single Family Residential District.

LOCATION: 2916 W. Palmetto St, Florence

TAX MAP NUMBERS: 00100, Block 01, Parcel 031 and 047

COUNCIL DISTRICT(S): 3,9; County Council

OWNER OF RECORD: 2022 Real Estate Development LLC and Global Investors Inc

APPLICANT: Neil Patel

ZONING/LAND AREA: RU-1A Approximately 11.89 acres

WATER/SEWER AVAILABILITY: City of Florence Available off of Brittany Drive

ADJACENT WATERWAYS/BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1A Rural Community District

STAFF ANALYSIS:

1. Existing Land Use and Zoning: The current use of the subject properties are vacant and residential and are zoned RU-1A Rural Community District.

2. Proposed Land Use and Zoning: The proposal is to rezone the subject properties to R-3A Single Family Residential District.

4. **Transportation Access and Circulation:**
   Present access to the property is by the way of W. Palmetto Street, Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from RU-1A to R-3A could have a limited impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Urban Development District. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from RU-1A, Rural Community District to R-3A Single Family Residential District.
AGENDA ITEM: Ordinance No. 15-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-01-070, 00306-01-077, 00306-01-089, 00307-01-065, 00307-01-066, 00307-01-067, 00307-01-068, 00307-01-073, 00307-01-074; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying uses being commercial and vacant.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 15-2024/25
2. Staff report for PC#2024-55
3. Aerial Map
ORDINANCE NO. 15-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-01-070, 00306-01-077, 00306-01-089, 00307-01-065, 00307-01-066, 00307-01-067, 00307-01-068, 00307-01-073, 00307-01-074; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying uses being commercial and vacant; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group Three Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00306-01-070, 00306-01-077, 00306-01-089, 00307-01-065, 00307-01-066, 00307-01-067, 00307-01-068, 00307-01-073, 00307-01-074; Are Hereby Rezoned General Commercial (B-3).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:        SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content    ABSENT:

D. Malloy McEachin, Jr., County Attorney
SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00306-01-070, 00306-01-077, 00306-01-089, 00307-01-065, 00307-01-066, 00307-01-067, 00307-01-068, 00307-01-073, 00307-01-074

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses, consisting of commercial and vacant uses.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).

3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.
FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION: Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-3, General Commercial District.
AGENDA ITEM: Ordinance No. 16-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00275-01-022, 00275-01-234, 00275-01-253, 00276-01-005, 00276-01-006, 00276-01-007, 00276-01-021; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.
2. The subject properties are currently unzoned with varying uses being commercial and vacant.
3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 16-2024/25
2. Staff report for PC#2024-56
3. Aerial Map
ORDINANCE NO. 16-2024/25
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00275-01-022, 00275-01-234, 00275-01-253, 00276-01-005, 00276-01-006, 00276-01-007, 00276-01-021; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying uses being commercial and vacant; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group Three Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00275-01-022, 00275-01-234, 00275-01-253, 00276-01-005, 00276-01-006, 00276-01-007, 00276-01-021; Are Hereby Rezoned Commercial Mixed-Use District (CMU).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:    SIGNED:
_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:
_____________________________  OPPOSED:
Approved as to Form and Content   ABSENT:
D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-56

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses, consisting of commercial and vacant uses.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is CMU (Commercial Mixed-Use).

3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.
FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to CMU, Commercial Mixed-Use District.
AGENDA ITEM: Ordinance No. 17-2024/25
    Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The
East Highway 76 Gateway Study From Unzoned To MR Mixed Residential, Low Density
Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-
01-057, 00306-01-071, 00306-01-072, 00306-01-083, 00306-01-092, 00306-01-100, 00306-01-
115, 00306-01-124, 00306-01-137, 00307-01-004, 00307-01-046, 00307-01-057, 00307-01-058,
00307-01-059, 00307-01-060, 00307-01-061, 00307-01-070; And Other Matters Related
Thereto.] (Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.

2. The subject properties are currently unzoned with varying uses being residential and vacant.

3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 17-2024/25
2. Staff report for PC#2024-57
3. Aerial Map
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To MR Mixed Residential, Low Density Consisting Of The Following Properties As They Are Reflected On The Tax Maps: 00306-01-057, 00306-01-071, 00306-01-072, 00306-01-083, 00306-01-092, 00306-01-100, 00306-01-115, 00306-01-124, 00306-01-137, 00307-01-004, 00307-01-046, 00307-01-057, 00307-01-058, 00307-01-059, 00307-01-060, 00307-01-061, 00307-01-070; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with varying uses being residential and vacant; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:


2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:  
_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-57

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The East Highway 76 Gateway Study From Unzoned To MR Mixed Residential, Low Density.

LOCATION: The East Highway 76 Gateway Study


COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses, consisting of residential and vacant uses.

2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is MR Mixed Residential, Low Density

3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.
FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to MR, Low Density Mixed Residential District.
AGENDA ITEM: Ordinance No. 18-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County.

2. The subject properties are currently unzoned with current uses vacant.

3. Surrounding properties are unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 18-2024/25
2. Staff report for PC#2024-59
3. Aerial Map
ORDINANCE NO. 18-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with current uses vacant; and,

3. Surrounding properties are unzoned.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties Located In Group Three Of The East Highway 76 Gateway Study As Shown On The Following Tax Maps As: 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004; Are Hereby Rezoned Flex Office/Light Industrial (FO/LI).

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:                                                    SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk                                      C. William Schofield, Chairman

_____________________________
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE: OPPOSED: ABSENT:

Approved as to Form and Content   ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 25, 2024
PC#2024-59

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial. Furthermore, The Requirements of Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Article II.-Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004.

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses being vacant.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is FO/LI Flex Office Light Industrial

3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.
4. **Florence County Comprehensive Plan:**
The recommended zoning district is compatible with the subject properties future land use designation.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is tentatively scheduled to appear on the agenda on Thursday, July 18, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:**
Eight Commission members voted 8 to 0 to approve the requested zoning map amendment.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to FO/LI, Flex Office/Light Industrial District.
AGENDA ITEM: Ordinance No. 19-2024/25
   Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance For Text Amendments To The Florence County Code Of Ordinances,
Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; And Other Matters
Related Thereto.] (Planning Commission Approved (8 to 0))

POINTS TO CONSIDER:
1. The intent of this text amendment is to update the Florence County Ordinance to clearly
   define measured lot widths within the Mixed-Use and Townhouse Districts.

OPTIONS:
1. Approve As Presented.

ATTACHMENTS:
1. Ordinance No. 19-2024/25 w/mark up
2. Ordinance No. 19-2024/25 w/out markup
3. Staff Report for PC#2024-60
ORDINANCE NO. 19-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to clearly define measured lot widths within the Mixed-Use and Townhouse Districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; Shall be amended and will read as follows:

Sec. 30-311. – Definitions.

Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."
The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

**Abutting.** Sharing a common border; physically touching.

**Accessory structure (appurtenant structure).** Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

**Addition (to an existing building).** An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

**Agricultural structure.** A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

**Airport elevation.** The established elevation of the highest point on the usable landing area.

**Airport hazard.** Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.
Airport reference point. The point established as the appropriate geographic center of the airport landing areas and so designated.

Appeal. A request for a review of the local administrator's interpretation of any provision of this chapter.

Area of shallow flooding. A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of special flood hazard. The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Basement. Any enclosed area of a building that is below grade on all sides.

Bed and breakfast inn. Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

Buildable area. That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

Building, accessory. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

(1) Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)

(2) Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)
Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Build-To Zone. The area of a lot where a building façade must be placed.

Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.
Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.

Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. The principal road of an established corridor overlay district.
Cottage court. A group of small-scale detached dwellings arranged around a shared court visible from the road.

Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.
**Driveway.** A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

**Dwelling.** A building or portion of a building arranged or designed exclusively for human habitation.

**Dwelling, apartment.** (See "Dwelling, multi-family").

**Dwelling, detached.** A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

**Dwelling, duplex.** A building containing two dwelling units.

**Dwelling, group occupied.** A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

**Dwelling, mobile home.** A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

**Dwelling, multi-family.** A building containing five or more dwelling units.

**Dwelling, patio house.** A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

**Dwelling, quadraplex.** A building containing four dwelling units.

**Dwelling, residential designed manufactured home.** A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

**Dwelling, single-family.** A building containing one dwelling unit.

**Dwelling, standard designed manufactured home.** A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

**Dwelling, townhouse.** A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

**Dwelling, triplex.** A single building containing three dwelling units.
**Dwelling unit.** A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**Dwelling, zero lot line.** A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

**Easement.** A right-of-way granted to another party for specific limited use.

**Elevated building.** A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

**Evergreen tree.** A coniferous or deciduous tree that remains green throughout the year.

**Executive Order 11988 (Floodplain Management).** Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

**Existing construction.** For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

**Existing manufactured home park or manufactured home subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

**Expansion to an existing manufactured home park or subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

**Family.** One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

**Federal Manufactured Home Construction and Safety Standards.** Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

**Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

**Flood hazard boundary map (FHBM).** An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.
**Flood insurance rate map (FIRM).** An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood insurance study.** An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

**Floodproofing.** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Flood-resistant material.** Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submersion are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

**Floodway.** The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floor.** The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

**Floor area ratio.** An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

**Freeboard.** A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**Functionally dependent use.** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Garage, private.** (As defined by the Standard Building Code.)

**Garage, public.** (As defined by the Standard Building Code.)
Gross floor area (GFA). The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Habitable dwelling. A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

Hazard to air navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height. The vertical distance of a structure or vegetation.

Highest adjacent grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic structure. Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places;
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
   a. By an approved state program as determined by the Secretary of Interior; or
   b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

Home occupation. Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

Impervious surface. Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

Impervious surface ratio. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.
**Impervious Surface**

*Improvement.* Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

*Increased cost of compliance (ICC).* Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

*Instrument runway.* A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

*Junk or salvage.* Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

*Junk or salvage yard.* Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

*Larger than utility runway.* A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

*Limited storage.* An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)](4) of this chapter.
Lot. A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.

Types of Lots

Lot area. The area contained within the boundary line of a lot.
Lot, corner. A lot located at the intersection of two or more streets.
Lot depth. The horizontal distance between front and rear lot lines.
Lot, interior. A lot, other than a corner lot, which has frontage on only one street other than an alley.
Lot line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.
Lot of record. A lot, the boundaries of which are filed as legal record.
Lot, through or double frontage. A lot which has frontage on more than one street.
Lot width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. Lot width requirements found in Section 30-80.5(c) must be measured as an average of the distance between side property lines.

Lowest adjacent grade (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or
storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.

Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining
not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)

**Mini-warehouse.** A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

**Mixed occupancy.** Any building that is used for two or more occupancies classified by different occupancy use groups.

**Modular building unit or modular structure.** Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

**National Geodetic Vertical Datum (NGVD).** As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

**New construction.** Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

**New manufactured home park or manufactured home subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

**Nonconformity.** Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

**Nonresidential use.** A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

**North American Vertical Datum (NAVD).** Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

**Nudity or state of nudity.** Means:

(1) The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or

(2) A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

**Open space development.** Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

**Open space ratio.** A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.
Parcel. A land area bounded by property lines that is recognized as such by the county assessor’s office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

(1) Built on a single chassis;
(2) 400 square feet or less when measured at the largest horizontal projection;
(3) Designed to be self-propelled or permanently towable by a light duty truck; and
(4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:
*Adult arcade* means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

*Adult bookstore or adult video store* means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

2. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

*Adult cabaret* means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity; or

2. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

*Adult motel* means a hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or

2. Offers a sleeping room for rent for a period of time that is less than ten hours; or

3. Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.
Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

Screening. The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.

Sign. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120
continuous days or more. Sign structures and boxes with faces that are blank or which advertise
the availability of a property (for sale, for lease etc.) on vacant properties are not considered
abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a
special effect or scene.

Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an
awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to
a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can
be changed or rearranged without altering the face or the surface of the sign. A sign on which
the message changes more than eight times per day shall be considered an animated sign and not
a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes
is an electronic or mechanical indication of time or temperature shall be considered a "time and
temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts
in the support, guys, and or anchors, or which is unable to meet the minimum safety
requirements of the building code adopted by Florence County and any other applicable state
codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering,
replacement of broken faces or parts, repairing of electrical wiring and or lighting which is
defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the
zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and
other similar directives. No sign with a commercial message legible from a position off the zone
lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

Sign, identification. A sign giving the nature, logo, trademark, or other identifying symbol;
address; or any combination of the name, symbol, and address of a building, business,
development, or establishment on the premises where it is located.

Sign, illegal. Permanent signs installed not in compliance with this chapter or without a permit
or which the permit has been revoked or expired shall be removed within 30 days of the
attempted delivery of a certified letter from the Florence County Planning Department requiring
removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the
zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and
other similar directives. No sign with a commercial message legible from a position off the zone
lot on which the sign is located shall be considered incidental.
Sign, off-premises. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

Sign, political. A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Sign Types

*Single-family detached.* A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

*Solar energy systems.* For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

*Building-integrated solar system.* An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

*Ground-mounted.* Freestanding pole and tower used to support renewable energy systems (RES).

*Height.* The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

*Integrated energy systems.* Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

*Renewable energy system.* Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

*Roof-mounted.* RES affixed to a roof utilizing solar panels to produce energy.

*Solar collector.* A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

*Solar energy.* Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.
Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:

i. Any roof-mounted system on any code-compliant structure.
ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.
iii. Any system covering permanent parking lot and other hardscape areas.
iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

i. RU-1/RU-2: SES ≤1/2 acres
ii. R-1: SES ≤1/2 acre
iii. R-2/R-3: SES ≤1/2 acre
iv. R-4/R-5 ≤1/2 acre
v. B-1/B-2: SES ≤10 acres
vi. B-3: SES ≤10 acres
vii. B-4: SES ≤10 acres
viii. B-5/B-6: SES >10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.
Specified sexual activities. Means and includes any of the following:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."
Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

(1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and

(2) Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.
Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:  
Hope M. Jones, Council Clerk

SIGNED:  
C. William Schofield, Chairman

COUNCIL VOTE:  
APPROVED AS TO FORM AND CONTENT
D. Malloy McEachin, Jr., County Attorney
ORDINANCE NO. 19-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to clearly define measured lot widths within the Mixed-Use and Townhouse Districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; Shall be amended and will read as follows:

Sec. 30-311. – Definitions.

Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."
The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

*Abutting.* Sharing a common border; physically touching.

*Accessory structure (appurtenant structure).* Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

*Addition (to an existing building).* An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

*Agricultural structure.* A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

*Airport elevation.* The established elevation of the highest point on the usable landing area.

*Airport hazard.* Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.
Airport reference point. The point established as the appropriate geographic center of the airport landing areas and so designated.

Appeal. A request for a review of the local administrator's interpretation of any provision of this chapter.

Area of shallow flooding. A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of special flood hazard. The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Basement. Any enclosed area of a building that is below grade on all sides.

Bed and breakfast inn. Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

Buildable area. That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

Building, accessory. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

1. Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)

2. Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)
Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Build-To Zone. The area of a lot where a building façade must be placed.

Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.
Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.

Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. The principal road of an established corridor overlay district.
**Cottage court.** A group of small-scale detached dwellings arranged around a shared court visible from the road.

![Photo: missingmiddlehousing.com](image_url)

**Critical development.** Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

**Day care services.** Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

**Density.** The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

**Developer.** An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

**Development.** Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

**DHEC.** South Carolina Department of Health and Environmental Control.

**Domestic animal shelter.** A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

**Drainage.** The removal of surface water or groundwater from land by drains, grading, or other means.
Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.

Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadraplex. A building containing four dwelling units.

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.
Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Family. One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

Federal Manufactured Home Construction and Safety Standards. Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood hazard boundary map (FHBM). An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.
Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood-resistant material. Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Floor area ratio. An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage, private. (As defined by the Standard Building Code.)

Garage, public. (As defined by the Standard Building Code.)
**Gross floor area (GFA).** The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

**Habitable dwelling.** A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

**Hazard to air navigation.** An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

**Height.** The vertical distance of a structure or vegetation.

**Highest adjacent grade.** The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

**Historic structure.** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places;
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
   a. By an approved state program as determined by the Secretary of Interior; or
   b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

**Home occupation.** Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

**Impervious surface.** Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

**Impervious surface ratio.** The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.
**Impervious Surface**

*Improvement.* Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

*Increased cost of compliance (ICC).* Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

*Instrument runway.* A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

*Junk or salvage.* Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

*Junk or salvage yard.* Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

*Larger than utility runway.* A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

*Limited storage.* An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)][4] of this chapter.
**Lot.** A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.

---

**Types of Lots**

- **Lot area.** The area contained within the boundary line of a lot.
- **Lot, corner.** A lot located at the intersection of two or more streets.
- **Lot depth.** The horizontal distance between front and rear lot lines.
- **Lot, interior.** A lot, other than a corner lot, which has frontage on only one street other than an alley.
- **Lot line.** A line bounding a lot which divides one lot from another or from a street or any other public or private space.
- **Lot of record.** A lot, the boundaries of which are filed as legal record.
- **Lot, through or double frontage.** A lot which has frontage on more than one street.
- **Lot width.** The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. Lot width requirements found in Section 30-80.5(c) must be measured as an average of the distance between side property lines.
- **Lowest adjacent grade (LAG).** An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.
- **Lowest floor.** The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or
storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.

Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining
not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)

*Mini-warehouse.* A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

*Mixed occupancy.* Any building that is used for two or more occupancies classified by different occupancy use groups.

*Modular building unit or modular structure.* Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

*National Geodetic Vertical Datum (NGVD).* As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

*New construction.* Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

*New manufactured home park or manufactured home subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

*Nonconformity.* Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

*Nonresidential use.* A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

*North American Vertical Datum (NAVD).* Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

*Nudity or state of nudity.* Means:

1. The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or

2. A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

*Open space development.* Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

*Open space ratio.* A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.
Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

(1) Built on a single chassis;
(2) 400 square feet or less when measured at the largest horizontal projection;
(3) Designed to be self-propelled or permanently towable by a light duty truck; and
(4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:
Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

(1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

(2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

(1) Persons who appear in a state of nudity; or

(2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

(3) Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:

(1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or

(2) Offers a sleeping room for rent for a period of time that is less than ten hours; or

(3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.
**Adult motion picture theater** means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

**Adult theater** means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

**Escort agency** means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

**Massage parlor** means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

**Nude model studio** means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

**Sexual encounter center** means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

1. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
2. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

**Screening.** The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.

**Sign.** Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

**Sign, abandoned or obsolete.** A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120
continuous days or more. Sign structures and boxes with faces that are blank or which advertise
the availability of a property (for sale, for lease etc.) on vacant properties are not considered
abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a
special effect or scene.

Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an
awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to
a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can
be changed or rearranged without altering the face or the surface of the sign. A sign on which
the message changes more than eight times per day shall be considered an animated sign and not
a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes
is an electronic or mechanical indication of time or temperature shall be considered a "time and
temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts
in the support, guys, and or anchors, or which is unable to meet the minimum safety
requirements of the building code adopted by Florence County and any other applicable state
codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering,
replacement of broken faces or parts, repairing of electrical wiring and or lighting which is
defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the
zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and
other similar directives. No sign with a commercial message legible from a position off the zone
lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

Sign, identification. A sign giving the nature, logo, trademark, or other identifying symbol;
address; or any combination of the name, symbol, and address of a building, business,
development, or establishment on the premises where it is located.

Sign, illegal. Permanent signs installed not in compliance with this chapter or without a permit
or which the permit has been revoked or expired shall be removed within 30 days of the
attempted delivery of a certified letter from the Florence County Planning Department requiring
removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the
zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and
other similar directives. No sign with a commercial message legible from a position off the zone
lot on which the sign is located shall be considered incidental.
Sign, off-premises. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

Sign, political. A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Sign Types

*Single-family detached.* A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

*Solar energy systems.* For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

*Building-integrated solar system.* An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

*Ground-mounted.* Freestanding pole and tower used to support renewable energy systems (RES).

*Height.* The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

*Integrated energy systems.* Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

*Renewable energy system.* Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

*Roof-mounted.* RES affixed to a roof utilizing solar panels to produce energy.

*Solar collector.* A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

*Solar energy.* Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.
Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

**Level 1 Solar Energy System** - Level 1 SESs include the following:

i. Any roof-mounted system on any code-compliant structure.

ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.

iii. Any system covering permanent parking lot and other hardscape areas.

iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

**Level 2 Solar Energy System** - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

i. RU-1/RU-2: SES ≤1/2 acres

ii. R-1: SES ≤1/2 acre

iii. R-2/R-3: SES ≤1/2 acre

iv. R-4/R-5 ≤1/2 acre

v. B-1/B-2: SES ≤10 acres

vi. B-3: SES ≤10 acres

vii. B-4: SES ≤10 acres

viii. B-5/B-6: SES >10 acres

**Level 3 Solar Energy System** — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.
Specified sexual activities. Means and includes any of the following:

(1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;

(3) Masturbation, actual or simulated; or

(4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."
**Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

**Substantially improved existing manufactured home park or subdivision.** Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

**Travel trailer or recreational vehicle.** A structure that is:

(1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and

(2) Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

**Townhouse.** A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

**Understory tree.** A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

**Use.** The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

**Use, accessory.** See "building, accessory."

**Use, principal.** The primary purpose for which land is used.

**Utility runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

**Variance.** A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

**Vegetation.** Any object of natural growth.

**Violation.** The failure of a structure or other development to be fully compliant with these regulations.
Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:  SIGNED:

_____________________________  ___________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

OPPOSED:
ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 25th, 2024
PC#2024-60

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS.

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance to better define how to measure lot widths within the Mixed-Use and Townhouse Districts.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X – DEFINITIONS; shall be amended and will read as follows:

Sec. 30-311. - Definitions.

Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.
The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

*Abutting.* Sharing a common border; physically touching.

*Accessory structure (appurtenant structure).* Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

*Addition (to an existing building).* An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

*Agricultural structure.* A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

*Airport elevation.* The established elevation of the highest point on the usable landing area.

*Airport hazard.* Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

*Airport reference point.* The point established as the appropriate geographic center of the airport landing areas and so designated.

*Appeal.* A request for a review of the local administrator's interpretation of any provision of this chapter.

*Area of shallow flooding.* A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not
exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

**Area of special flood hazard.** The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

**Base flood.** The flood having a one percent chance of being equaled or exceeded in any given year.

**Basement.** Any enclosed area of a building that is below grade on all sides.

**Bed and breakfast inn.** Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

**Buildable area.** That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

**Building, accessory.** A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

1. Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)
2. Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)
**Building, alteration.** Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

**Building, principal.** A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

**Build-To Zone.** The area of a lot where a building façade must be placed.

---

**Canopy tree.** A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

**Certificate of occupancy.** A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

**Certificate of zoning compliance.** A document certifying that a proposed use meets all requirements of this chapter.

**Child day care services.** Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

**Club, private.** An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

**Cluster development.** A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.
Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.

Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. The principal road of an established corridor overlay district.

Cottage court. A group of small-scale detached dwellings arranged around a shared court visible from the road.
Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.
Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadruplex. A building containing four dwelling units.

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

1. Has a minimum width over 25 feet (multiple-section);
2. Has a minimum of 1,100 square feet of enclosed living area;
3. Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
4. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
5. Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.
Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Family. One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

Federal Manufactured Home Construction and Safety Standards. Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood hazard boundary map (FHBM). An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.

Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood-resistant material. Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency
Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

_Floodway._ The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

_Floor._ The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

_Floor area ratio._ An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

_Freeboard._ A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

_Functionally dependent use._ A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

_Garage, private._ (As defined by the Standard Building Code.)

_Garage, public._ (As defined by the Standard Building Code.)

_Gross floor area (GFA)._ The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

_Habitable dwelling._ A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

_Hazard to air navigation._ An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

_Height._ The vertical distance of a structure or vegetation.

_Highest adjacent grade._ The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

_Historic structure._ Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
(3) Individually listed on a state inventory of historic places;

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:

a. By an approved state program as determined by the Secretary of Interior; or

b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

*Home occupation.* Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

*Impervious surface.* Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

*Impervious surface ratio.* The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.

![Impervious Surface Illustration](image)

*Improvement.* Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

*Increased cost of compliance (ICC).* Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.
**Instrument runway.** A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

**Junk or salvage.** Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

**Junk or salvage yard.** Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

**Larger than utility runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

**Limited storage.** An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of section 30-62[(b)](4) of this chapter.

**Lot.** A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.
Types of Lots

Lot area. The area contained within the boundary line of a lot.

Lot, corner. A lot located at the intersection of two or more streets.

Lot depth. The horizontal distance between front and rear lot lines.

Lot, interior. A lot, other than a corner lot, which has frontage on only one street other than an alley.

Lot line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.

Lot of record. A lot, the boundaries of which are filed as legal record.

Lot, through or double frontage. A lot which has frontage on more than one street.

Lot width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. Lot width requirements found in Section 30-80.5(c) must be measured as an average of the distance between side property lines.

Lowest adjacent grade (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.
Side yard setback line: The line where the side yard and buildable area of a lot meet.

Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)

Mini-warehouse. A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

Mixed occupancy. Any building that is used for two or more occupancies classified by different occupancy use groups.

Modular building unit or modular structure. Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building’s Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New construction. Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.
Nonconformity. Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Nonresidential use. A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

North American Vertical Datum (NAVD). Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

Nudity or state of nudity. Means:

(1) The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or

(2) A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

(1) Built on a single chassis;

(2) 400 square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light duty truck; and

(4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.
Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

(1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

(2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:
(1) Persons who appear in a state of nudity; or
(2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
(3) Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:
(1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or
(2) Offers a sleeping room for rent for a period of time that is less than ten hours; or
(3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:
(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

**Screening.** The act of concealing a use or area from public view, through the use of intense landscaping, opaque fencing or walls, and building placement. Other forms of screening that are not listed, may be used if the Zoning Administrator determines they meet the intent of the ordinance.

**Sign.** Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

**Sign, abandoned or obsolete.** A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

**Sign, animated.** Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.

**Sign, awning, canopy or marquee.** A sign that is mounted or painted on or attached to an awning, canopy or marquee.

**Sign, bench.** A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

**Sign, building.** Any sign attached to any part of a building.

**Sign, changeable copy.** A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

**Sign, dangerous.** A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

**Sign, dilapidated.** A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

**Sign, directional.** A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and
other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

**Sign face.** The area or display surface used for the message.

**Sign, freestanding.** Any nonmovable sign not affixed to a building.

**Sign, identification.** A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

**Sign, illegal.** Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

**Sign, incidental.** A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

**Sign, off-premises.** A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

**Sign, permanent.** A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

**Sign, political.** A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

**Sign, portable.** Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

**Sign, projecting.** A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

**Sign, real estate.** Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

**Sign, roof.** A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

**Sign, roof integral.** A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

**Sign, temporary.** A sign that is used only for a short period of time and is not permanently mounted.
Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.

Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.
Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.

Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:
  i. Any roof-mounted system on any code-compliant structure.
  ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.
  iii. Any system covering permanent parking lot and other hardscape areas.
  iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:
  i. RU-1/RU-2: SES ≤1/2 acre
  ii. R-1: SES ≤1/2 acre
  iii. R-2/R-3: SES ≤1/2 acre
  iv. R-4/R-5 ≤1/2 acre
  v. B-1/B-2: SES ≤10 acres
  vi. B-3: SES ≤10 acres
  vii. B-4: SES ≤10 acres
  viii. B-5/B-6: SES >10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."
Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities. Means and includes any of the following:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market
value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

**Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

**Substantially improved existing manufactured home park or subdivision.** Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

**Travel trailer or recreational vehicle.** A structure that is:

1. Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
2. Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

**Townhouse.** A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

**Understory tree.** A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

**Use.** The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

**Use, accessory.** See "building, accessory."

**Use, principal.** The primary purpose for which land is used.

**Utility runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

**Variance.** A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

**Vegetation.** Any object of natural growth.
Violation. The failure of a structure or other development to be fully compliant with these regulations.

Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

FLORENCE COUNTY COUNCIL:
This item is tentatively scheduled to appear for introduction Thursday, July 18, 2024 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission Members voted 8 to 0 to approve the proposed text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the proposed text amendment request to the Florence County Council to amend Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS.
AGENDA ITEM: Ordinance No. 20-2024/25
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; And Other Matters Related Thereto.] (Planning Commission Approved (8 to 0))

POINTS TO CONSIDER:
1. The intent of this text amendment is to update the Florence County Ordinance to clarify setback requirements in the Townhouse and Mixed-Use Zoning Districts.

OPTIONS:
1. Approve As Presented.

ATTACHMENTS:
1. Ordinance No. 20-2024/25 w/mark up
2. Ordinance No. 20-2024/25 w/out markup
3. Staff Report for PC#2024-61
ORDINANCE NO. 20-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to better clarify setback requirements in the Townhouse and Mixed-Use Zoning Districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; Shall be amended and will read as follows:

Sec. 30-80.5. Dimensional Standards.

(a) **Building Placement.** All buildings shall meet the requirements noted below.

<table>
<thead>
<tr>
<th>Built-To-Zone (BTZ)*/ Setback</th>
<th>Building Type</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front in Feet (min-max BTZ)</strong></td>
<td>Residential</td>
<td>TH**</td>
</tr>
<tr>
<td>****</td>
<td>10-20</td>
<td>15-25</td>
</tr>
<tr>
<td>MU/Non-Res.</td>
<td>15-25</td>
<td>25-35</td>
</tr>
<tr>
<td><strong>Accessory (minimum only)</strong></td>
<td>***</td>
<td>***</td>
</tr>
<tr>
<td><strong>Interior Side in Feet (setback)</strong></td>
<td>Residential</td>
<td>15</td>
</tr>
<tr>
<td>MU/Non-Res.</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td><strong>Accessory (minimum only)</strong></td>
<td>10</td>
<td>5</td>
</tr>
</tbody>
</table>
### Building Characteristics

All buildings shall meet the requirements noted below and additional standards as specified in this Chapter except that buildings created solely for the purposes of housing a public utility substation or public water or sewer lift station shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose and acceptable access is provided (deeded or easement). The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MMF</th>
<th>MU</th>
<th>CMU</th>
<th>FO/LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td>38 ft</td>
<td>38 ft</td>
<td>4 stories</td>
<td>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (multifamily and non-residential dwellings only)</td>
<td>.30</td>
<td>.25</td>
<td>.30</td>
<td></td>
<td>Not applicable</td>
<td></td>
</tr>
<tr>
<td>Maximum Residential Density (du/ac)</td>
<td>15</td>
<td>10</td>
<td>15</td>
<td>15</td>
<td>20</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Dwelling Units per Building excluding Permitted Accessory Dwellings</td>
<td>NA</td>
<td>4</td>
<td>24</td>
<td></td>
<td></td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

*There is no maximum: provided side and rear setbacks are increased by one foot for each two feet in height over 35 feet and buildings are no taller than fire ladder capabilities as determined by the fire department with jurisdiction.

### Lot Characteristics

All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a
public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MMF</th>
<th>MU</th>
<th>CMU</th>
<th>FO/LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size (residential/non-res) (sq.ft.)</td>
<td>5,000*/ 12,000</td>
<td>7,500/ 12,000</td>
<td>1,500 per du /12,000</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>50**</td>
<td>50</td>
<td>25</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Minimum Road Frontage (ft)</td>
<td>35</td>
<td>35</td>
<td>25</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Site Width to Depth Ratio (w:d) (minimum site depth required)***</td>
<td>Not applicable</td>
<td>1:0.75</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Surface Ratio (%)****</td>
<td>45</td>
<td>70</td>
<td>70</td>
<td>80</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Minimum Park and Open Space Dedication (%)****</td>
<td>15</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Minimum Sidewalk Width (public/private) (ft)</td>
<td>6/5</td>
<td>6/5</td>
<td>6/5</td>
<td>10/6</td>
<td>10/6</td>
<td>6/6</td>
</tr>
</tbody>
</table>

*For the first dwelling. One thousand additional square feet per dwelling unit is required.

** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.

*** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.

****Minimum percentage is based on gross acreage of the development site.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST: SIGNED:

_____________________________  ___________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:  ABSENT:

_____________________________
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
ORDINANCE NO. 20-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to better clarify setback requirements in the Townhouse and Mixed-Use Zoning Districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; Shall be amended and will read as follows:

Sec. 30-80.5. Dimensional Standards.

(a) Building Placement. All buildings shall meet the requirements noted below.

<table>
<thead>
<tr>
<th>Built-To-Zone (BTZ)*/ Setback</th>
<th>Building Type</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front in Feet (min-max BTZ)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>10-20</td>
<td>15-25</td>
</tr>
<tr>
<td>MU/Non-Res.</td>
<td>15-25</td>
<td>25-35</td>
</tr>
<tr>
<td>Accessory (minimum only)</td>
<td>***</td>
<td>***</td>
</tr>
<tr>
<td>Interior Side in Feet (setback)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>MU/Non-Res.</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Accessory (minimum only)</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Residential</td>
<td>15-25</td>
<td>10-20</td>
</tr>
</tbody>
</table>
Street Side in Feet (min-max BTZ) 

<table>
<thead>
<tr>
<th></th>
<th>MU/Non-Res.</th>
<th>20-30</th>
<th>20-30</th>
<th>20-30</th>
<th>10-20</th>
<th>0-10</th>
<th>0-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory (minimum only)</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>***</td>
<td>***</td>
<td>***</td>
<td>***</td>
</tr>
<tr>
<td>Residential</td>
<td>15</td>
<td>10</td>
<td>15</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MU/Non-Res.</td>
<td>20</td>
<td>30</td>
<td>20</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Accessory (minimum only)</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>***</td>
<td>***</td>
<td>***</td>
<td>***</td>
</tr>
</tbody>
</table>

**At least 80% of the building’s front wall must meet the maximum build-to line. The remaining 20% may be located further from the right-of-way if it is dedicated to covered dining or courtyard entrances or another use approved by the Planning Commission. Minor offsets and similar features that add interest and articulation but do not disrupt the overall building plane are permitted.**

** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.

*** At or behind the front building line

**** The maximum setback limit may be exceeded only to allow for required buffers and parking allowances as defined in Sec. 30-79.5,Sec.30-79.3(c)(1)d, Sec.30-80.6(B)(2), and Sec. 30-121.

(b) **Building Characteristics.** All buildings shall meet the requirements noted below and additional standards as specified in this Chapter except that buildings created solely for the purposes of housing a public utility substation or public water or sewer lift station shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose and acceptable access is provided (deeded or easement). The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MM F</th>
<th>MU</th>
<th>CMU</th>
<th>FO/ LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td>38 ft</td>
<td>38 ft</td>
<td>4 stories</td>
<td>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (multifamily and non-residential dwellings only)</td>
<td>.30</td>
<td>.25</td>
<td>.30</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Residential Density (du/ac)</td>
<td>15</td>
<td>10</td>
<td>15</td>
<td>15</td>
<td>20</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Dwelling Units per Building excluding Permitted Accessory Dwellings</td>
<td>NA</td>
<td>4</td>
<td>24</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*There is no maximum: provided side and rear setbacks are increased by one foot for each two feet in height over 35 feet and buildings are no taller than fire ladder capabilities as determined by the fire department with jurisdiction.*

(c) **Lot Characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such
purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MMF</th>
<th>MU</th>
<th>CMU</th>
<th>FO/LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size (residential/non-res) (sq.ft.)</td>
<td>5,000*/12,000</td>
<td>7,500/12,000</td>
<td>1,500 per du /12,000</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>50**</td>
<td>50</td>
<td>25</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Minimum Road Frontage (ft)</td>
<td>35</td>
<td>35</td>
<td>25</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Site Width to Depth Ratio (w:d) (minimum site depth required)***</td>
<td>Not applicable</td>
<td>1:0.75</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Surface Ratio (%)****</td>
<td>45</td>
<td>70</td>
<td>70</td>
<td>80</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Minimum Park and Open Space Dedication (%)****</td>
<td>15</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Minimum Sidewalk Width (public/private) (ft)</td>
<td>6/5</td>
<td>6/5</td>
<td>6/5</td>
<td>10/6</td>
<td>10/6</td>
<td>6/6</td>
</tr>
</tbody>
</table>

*For the first dwelling. One thousand additional square feet per dwelling unit is required.
** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.
*** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.
****Minimum percentage is based on gross acreage of the development site.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:  
_____________________________  ___________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

SIGNED:

COUNCIL VOTE:  
Approved as to Form and Content  
ABSENT:
D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 25th, 2024
PC#2024-61

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance to clarify setback requirements in the Townhouse and Mixed-Use districts.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards; shall be amended and will read as follows:

Sec. 30-80.5. Dimensional Standards.

(a) Building Placement. All buildings shall meet the requirements noted below.

<table>
<thead>
<tr>
<th>Built-To-Zone (BTZ)*/Setback</th>
<th>Building Type</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>TH**</td>
</tr>
<tr>
<td>Front in Feet (min-max BTZ)</td>
<td>Residential</td>
<td>10-20</td>
</tr>
<tr>
<td></td>
<td>MU/Non-Res.</td>
<td>15-25</td>
</tr>
<tr>
<td></td>
<td>Accessory</td>
<td>***</td>
</tr>
<tr>
<td></td>
<td>(minimum only)</td>
<td>***</td>
</tr>
<tr>
<td>Interior Side in Feet (setback)</td>
<td>Residential</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>MU/Non-Res.</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Accessory</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>(minimum only)</td>
<td>10</td>
</tr>
<tr>
<td>Street Side in Feet (min-max BTZ)</td>
<td>Residential</td>
<td>15-25</td>
</tr>
<tr>
<td></td>
<td>MU/Non-Res.</td>
<td>20-30</td>
</tr>
<tr>
<td></td>
<td>Accessory</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>(minimum only)</td>
<td>5</td>
</tr>
<tr>
<td>Rear in Feet (setback)</td>
<td>Residential</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>MU/Non-Res.</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Accessory</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>(minimum only)</td>
<td>5</td>
</tr>
</tbody>
</table>
At least 80% of the building’s front wall must meet the maximum build-to line. The remaining 20% may be located further from the right-of-way if it is dedicated to covered dining or courtyard entrances or another use approved by the Planning Commission. Minor offsets and similar features that add interest and articulation but do not disrupt the overall building plane are permitted.

** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.

*** At or behind the front building line

**** The maximum setback limit may be exceeded only to allow for required buffers and parking allowances as defined in Sec. 30-79.5, Sec.30-79.7(A)(1), Sec.30-79.3(c)(1)d, Sec.30-80.6(B)(2), and Sec. 30-121.

(b) **Building Characteristics.** All buildings shall meet the requirements noted below and additional standards as specified in this Chapter except that buildings created solely for the purposes of housing a public utility substation or public water or sewer lift station shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose and acceptable access is provided (deeded or easement). The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MMF</th>
<th>MU</th>
<th>CMU</th>
<th>FO/LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td>38 ft</td>
<td>38 ft</td>
<td>4 stories</td>
<td>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (multifamily and non-residential dwellings only)</td>
<td>.30</td>
<td>.25</td>
<td>.30</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Residential Density (du/ac)</td>
<td>15</td>
<td>10</td>
<td>15</td>
<td>15</td>
<td>20</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Dwelling Units per Building excluding Permitted Accessory Dwellings</td>
<td>NA</td>
<td>4</td>
<td>24</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*There is no maximum: provided side and rear setbacks are increased by one foot for each two feet in height over 35 feet and buildings are no taller than fire ladder capabilities as determined by the fire department with jurisdiction.

(c) **Lot Characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

<table>
<thead>
<tr>
<th>Zoning Districts by Type</th>
<th>TH</th>
<th>MR</th>
<th>MMF</th>
<th>MU</th>
<th>CMU</th>
<th>FO/LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size (residential/non-res) (sq.ft.)</td>
<td>5,000*/12,000</td>
<td>7,500/12,000</td>
<td>1,500 per du/12,000</td>
<td>Not applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>50**</td>
<td>50</td>
<td>25</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Minimum Road Frontage (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>----------------------------</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
</tr>
<tr>
<td>Site Width to Depth Ratio (w:d) (minimum site depth required)***</td>
<td>Not applicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1:0.75</td>
</tr>
<tr>
<td>Maximum Impervious Surface Ratio (%)****</td>
<td>45</td>
<td>70</td>
<td>70</td>
<td>80</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Minimum Park and Open Space Dedication (%)****</td>
<td>15</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Minimum Sidewalk Width (public/private) (ft)</td>
<td>6/5</td>
<td>6/5</td>
<td>6/5</td>
<td>10/6</td>
<td>10/6</td>
<td>6/6</td>
</tr>
</tbody>
</table>

*For the first dwelling. One thousand additional square feet per dwelling unit is required.

** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.

*** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.

****Minimum percentage is based on gross acreage of the development site.

FLORENCE COUNTY COUNCIL:
This item is tentatively scheduled to appear for introduction Thursday, July 18, 2024 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 25, 2024:
Eight Commission Members voted 8 to 0 to approve the proposed text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the proposed text amendment to the Florence County Council to amend The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 Dimensional Standards.
AGENDA ITEM: Ordinance No. 21-2024/25 By Title Only
Introduction

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
An Ordinance Authorizing And Providing For The Issuance Of Not Exceeding $40,000,000 Florence County, South Carolina Special Source Revenue Bonds (Savannah Grove Infrastructure Projects) Series 2024; Prescribing The Form Of Bonds; Limiting The Payment Of The Bonds Solely From Certain Revenues Derived From The Payment Of Fees In Lieu Of Taxes From Designated Multi-County Parks Located In Florence County And Pledging Certain Revenues Of Such Payment; Creating Certain Funds And Providing For Payments Into Such Funds; And Making Other Covenants And Agreements In Connection With The Foregoing; The Entering Into Of Certain Covenants And Agreements; And The Execution And Delivery Of Certain Instruments Relating To The Issuance Of The Aforesaid Bonds, Including An Indenture And First Supplemental Indenture And Certain Other Matters Relating Thereto.

ATTACHMENTS:
A copy of Ordinance No. 21-2024/25 introduction.
ORDINANCE NO. 21-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT EXCEEDING $40,000,000 FLORENCE COUNTY, SOUTH CAROLINA SPECIAL SOURCE REVENUE BONDS (SAVANNAH GROVE INFRASTRUCTURE PROJECTS) SERIES 2024; PRESCRIBING THE FORM OF BONDS; LIMITING THE PAYMENT OF THE BONDS SOLELY FROM CERTAIN REVENUES DERIVED FROM THE PAYMENT OF FEES IN LIEU OF TAXES FROM DESIGNATED MULTI-COUNTY PARKS LOCATED IN FLORENCE COUNTY AND PLEDGING CERTAIN REVENUES OF SUCH PAYMENT; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; THE ENTERING INTO OF CERTAIN COVENANTS AND AGREEMENTS; AND THE EXECUTION AND DELIVERY OF CERTAIN INSTRUMENTS RELATING TO THE ISSUANCE OF THE AFORESAID BONDS, INCLUDING AN INDENTURE AND FIRST SUPPLEMENTAL INDENTURE AND CERTAIN OTHER MATTERS RELATING THERETO.
AGENDA ITEM: Ordinance No. 22-2024/25 Introduction

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Williamsburg County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Title The Industrial/Business Park As High Hill Commerce Park And To Include Additional Property In Florence County Related To Enterprise Drive, LLC (The “Company”) As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.]

POINTS TO CONSIDER:
1. Florence County Economic Development Partnership is working to create a defined commerce/industrial park for the High Hill area. This park will include Otis Elevator and others in the area, including Enterprise Drive, LLC, which is currently improving its property to include planned warehouse buildings.
2. In order to provide funding for necessary infrastructure improvements in the Park area, participating owners will agree to place their property in the MCIP, among other agreements related to the overall Park.
3. To insure consistency and recognition of the park area, these properties should all be in the same MCIP. The Otis Elevator property is currently in an MCIP with Williamsburg County and the Florence County Economic Development Partnership would like to add these additional properties, as they come on board, to the MCIP, which will be named, High Hill Commerce Park.
4. This current ordinance amends the MCIP to add the Enterprise Drive property to the MCIP and name the MCIP as High Hill Commerce Park.

ATTACHMENTS:
Copy of proposed introduction of Ordinance No. 22-2024/25.
ORDINANCE NO. 22-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Williamsburg County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Title The Industrial/Business Park As High Hill Commerce Park And To Include Additional Property In Florence County Related To Enterprise Drive, LLC (The “Company”) As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.]

WHEREAS:

1. Florence County and Williamsburg County entered into an agreement for development of a joint county industrial and business park dated as of July 11, 2011, pursuant to Florence County Ordinance No. 33-2010/11 (the “Park Agreement”) that initially contained property located entirely in Florence County known as the Otis Elevator Parcel; and

2. Pursuant to Section 3 of the Park Agreement, the boundaries of the park created therein (the “Park”) may be enlarged pursuant to ordinances of the respective County Councils of Florence County and Williamsburg County and property located in Florence County that is added to the Park shall be described in an attachment to the Park Agreement designated Exhibit A; and

3. It is now desired that the boundaries of the Park be enlarged to include property located in Florence County related to a project by the Company; and

4. The Park shall include the real estate described in the schedule attached to this Ordinance as Exhibit A (as such description may be hereafter refined) (“Property”) and upon passage of this Ordinance and the related Williamsburg County ordinance, this Ordinance, the First Amendment and Exhibit A shall be attached to the Park Agreement; and

5. As the Otis Elevator Parcel and the Property are both in an area to be called the High Hill Commerce Park, the Park Agreement will be referred to as the High Hill Commerce Park for all property located in Florence that is now, or in the future, included in the Park Agreement.
NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, as follows:

Section 1. The Park Agreement is hereby and shall be amended as the First Amendment to the Park Agreement.

Section 2. The Property, as attached hereto as Exhibit A in the First Amendment to the Park Agreement shall be added to the Park, and the Chairman of County Council and the Clerk to County Council are hereby authorized, empowered and directed to execute, acknowledge and deliver the First Amendment to the Company and Williamsburg County and the Clerk to County Council shall attach this Ordinance, the First Amendment, Exhibit A, and a copy of the related Williamsburg County ordinance to the Park Agreement.

Section 3. For all property included in the Park Agreement now, or in the future, located in Florence County, the Park Agreement shall be known as the High Hill Commerce Park.

Section 4. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 5. All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval.

ATTEST: SIGNED:

_________________________________  ________________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney
THIS AMENDMENT ENTERED INTO AS OF THE ___ DAY OF _____, 2024 BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND WILLIAMSBURG COUNTY, SOUTH CAROLINA.

By authority of Florence County Ordinance No. __-2024/25 enacted by Florence County Council on ________, 2024; and Williamsburg County Ordinance No. _____-__ enacted by Williamsburg County Council on ____________, 2024, for value received, Florence County and Williamsburg County hereby agree to this First Amendment to Agreement for the Development of a Joint Industrial and Business Park between Florence County and Williamsburg County dated as of July 11, 2011, to provide that the property described in Exhibit A and attached hereto, is hereby added to and shall be deemed to be a part of the Agreement for the Development of a Joint Industrial and Business Park between Florence County and Williamsburg County dated as of July 11, 2011 (the “Park Agreement”).

All other terms and provisions of said Park Agreement shall remain in full force and effect.

[Signatures On Following Page]
WITNESS our hands and seals as of the day first above written.

FLORENCE COUNTY, SOUTH CAROLINA

____________________________
C. William Schofield
Chairman of County Council

ATTEST:

Hope M. Jones, Council Clerk

WILLIAMSBURG COUNTY, SOUTH CAROLINA

____________________________
Kelvin Washington
Chairperson of County Council

ATTEST:

Tammi Epps-McClary, Council Clerk
EXHIBIT A

FLORENCE COUNTY PROPERTIES

LEGAL DESCRIPTION

That certain parcel of land located in Florence County, South Carolina in proximity to Otis Way, and more particularly described as that certain parcel of land containing approximately 35.7 acres and being identified as Florence County Tax Map Number 00120-01-080.
AGENDA ITEM: Introduction of Ordinance No. 23-2024/25 by title only

DEPARTMENT: Administration/Finance/Assessor

ISSUE UNDER CONSIDERATION:
(An Ordinance To Amend Ordinance No. 01-2024/25 And Other Matters Related Thereto.)

POINTS TO CONSIDER:
1. Tax Year 2024 is a reassessment year and the Assessor’s Office has completed its reassessment work in accordance with state law.
2. Pursuant to SC Code of Laws Section 12-37-351(E), Florence County’s millage rate must be “rolled back” as a result of any increase in property tax value as a result of reassessment.
3. Accordingly, Ordinance No. 01-2024/25 – the budget Ordinance for Florence County – must be amended to reduce the millage rate included in this Ordinance.
4. Once the Assessor’s Office has completed its reassessment work, the necessary calculations will be performed in order to reduce the millage rate in accordance with state law.
5. This millage rate reduction will be included in the second reading of this Ordinance.

FUNDING FACTOR:
1. The required reduction in the various millage rates will be offset by the increase in property tax value as a result of reassessment; therefore, there should be no impact on property tax revenue.

OPTIONS:
1. (Recommended) Approve Introduction of Ordinance No. 23-2024/25 by title only.
2. Provide An Alternate Directive

ATTACHMENT:
Copy of Proposed Ordinance No. 23-2024/25 (title only)
<table>
<thead>
<tr>
<th>Sponsor(s)</th>
<th>County Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>July 18, 2024</td>
</tr>
<tr>
<td>Committee Referral</td>
<td>N/A</td>
</tr>
<tr>
<td>Committee Consideration Date</td>
<td>N/A</td>
</tr>
<tr>
<td>Committee Recommendation</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Hearing</td>
<td>August 15, 2024</td>
</tr>
<tr>
<td>Second Reading</td>
<td>August 15, 2024</td>
</tr>
<tr>
<td>Third Reading</td>
<td>September 19, 2024</td>
</tr>
<tr>
<td>Effective Date</td>
<td>September 19, 2024</td>
</tr>
</tbody>
</table>

**ORDINANCE NO. 23-2024/2025**

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Ordinance No. 01-2024/2025 And Other Matters Related Thereto.]
AGENDA ITEM: Boards & Commissions
   Museum Board

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Appointment Of Donna Goodman To Serve On The Museum Board Representing District 7 With The Appropriate Expiration Term.

OPTIONS:
1. *(Recommend)* Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
None
AGENDA ITEM: Boards & Commissions
   Pee Dee Mental Health Board

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Appointment Of Laura Samuel To Serve On The Pee Dee Mental Health Board Representing Seat 9 With The Appropriate Expiration Term.

OPTIONS:
1. (Recommend) Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Copy of recommendation letter from Joseph Bittle, Chairman of PDMHB.
June 27th, 2024

The Honorable Willard Dorriety, Jr.
Chairman Florence County Council
180 North Irby Street, MSC-G
Florence, South Carolina 29501

Dear Chairman Dorriety:

During the meeting of the Pee Dee Mental Health Center Board of Directors on June 27th, 2024, the Board unanimously voted to submit the following name to Florence County for consideration and nomination to Governor Henry McMaster, for appointment to the Pee Dee Mental Health Board of Directors, representing Florence County:

Seat # 9
Laura Samuel
1608 Casilda Drive
Florence, SC 29501

(This is a new seat that has been added due to the census results.)

We shall greatly appreciate your efforts to expedite this process of your recommendation to the Governor. Thank you for your continued interest and support.

Yours Truly,

Joseph M. Bittle, Chairman
Pee Dee Mental Health Board of Directors

Cc: Hope Jones, Clerk to Council
AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Declaration Of A 2012 Ford E450 Ambulance As Surplus Property And Donate The Vehicle To The Timmonsville Rescue Squad In Council District 4.

POINTS TO CONSIDER:
1. The Timmonsville Rescue Squad has the 2012 Ford E450 Ambulance, VIN #1FDXE45P66DB42539.
2. Numerous Repairs have been made from May 2023 through November 2023 in the amount of $19,000.
3. Since the repairs Timmonsville Rescue Squad has been unable to use it as an active ambulance.
4. Donnie Windham, Chief of the Timmonsville Rescue Squad, requests Council to donate the vehicle to the Timmonsville Rescue Squad to sell to recoup the money that was expended for the repairs.
5. Disposal will not impact ongoing operations.
6. Florence County Code requires County Council approval for the disposal of surplus property.

OPTIONS:
1. (Recommend) Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
None
AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Declaration Of Four (4) Misc. County Vehicles As Surplus Property For Disposal Through Enterprise Fleet Management.

POINTS TO CONSIDER:
1. Attached listing of units recommended to be declared surplus by the using departments.
2. The units are obsolete to the using departments.
3. Disposal will not impact on-going operations.
4. Florence County Code requires County Council approval for disposal of surplus property.
5. Disposal by Enterprise Fleet Management is the most efficient and cost-effective way since proceeds go towards new vehicles.

FUNDING FACTORS:
$0=Cost of disposal and funds are reallocated to Enterprise leased fleet vehicles for the county.

OPTIONS:
1. (Recommended) Approve as presented.
2. Provide alternate instructions.

ATTACHMENT:
List of units.
<table>
<thead>
<tr>
<th>UNIT</th>
<th>VIN</th>
<th>YEAR</th>
<th>MAKE</th>
<th>MODEL</th>
<th>DEPARTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>26TLBB</td>
<td>1FM5K7D84FGA89026</td>
<td>2015</td>
<td>FORD</td>
<td>EXPLORER</td>
<td>LIBRARY</td>
</tr>
<tr>
<td>26TL3F</td>
<td>1FM5K8AR7JGC49511</td>
<td>2018</td>
<td>FORD</td>
<td>POLICE INTERCEPTOR</td>
<td>SHERIFF</td>
</tr>
<tr>
<td>26TL9L</td>
<td>1GNSK2EC0FR606539</td>
<td>2015</td>
<td>CHEVROLET</td>
<td>TAHOE</td>
<td>SHERIFF</td>
</tr>
<tr>
<td>26TL8S</td>
<td>2GCRCECK1139700</td>
<td>2019</td>
<td>CHEVROLET</td>
<td>SILVERADO</td>
<td>ENVIRONMENTAL</td>
</tr>
<tr>
<td>26TL9N</td>
<td>1GCVKNEC9JZ247711</td>
<td>2018</td>
<td>CHEVROLET</td>
<td>SILVERADO</td>
<td>EMS</td>
</tr>
<tr>
<td>26TL9O</td>
<td>1FTFX1CV0FB26764</td>
<td>2010</td>
<td>FORD</td>
<td>F-150</td>
<td>CEN. MAINT.</td>
</tr>
<tr>
<td>26TL9T</td>
<td>1FTYR14U44TA19375</td>
<td>2004</td>
<td>FORD</td>
<td>RANGER</td>
<td>RECREATION</td>
</tr>
<tr>
<td>26TL2N</td>
<td>1FTMF1CM0DKG34665</td>
<td>2013</td>
<td>FORD</td>
<td>F-150</td>
<td>PLANNING</td>
</tr>
<tr>
<td>26TL26</td>
<td>1FTMF1CF8EKF78946</td>
<td>2014</td>
<td>FORD</td>
<td>F-150</td>
<td>TAX ASSESSOR</td>
</tr>
<tr>
<td>26TL2B</td>
<td>1FM5K7D83EGA14526</td>
<td>2014</td>
<td>FORD</td>
<td>EXPLORER</td>
<td>TAX ASSESSOR</td>
</tr>
</tbody>
</table>
AGENDA ITEM: Reports to Council
Position Reclassifications

DEPARTMENT: Emergency Management

ISSUE UNDER CONSIDERATION:
Request For Council To Approve The Reclassification Of A Currently Vacant Deputy Director (Salary) To An Emergency Manager (Salary). And Reclassification of a currently filled Senior Radio Coordinator (Hourly) position to Communications Manager (Salary).

This is a budget neutral request. No additional funding will be required, these reclassifications will be funded from the current year’s salary savings from vacancies. These changes are being made to correctly identify the duties of the positions. These employees would bring leadership to Emergency Management as they maintain the high standards we expect, coming from their combined 36 years of experience.

POINTS TO CONSIDER:

1. FCEMD will use the salary savings to reclassify the Deputy Director Position to an Emergency Manager and reclassify the Senior Radio Coordinator to Communications Manager.
2. Ashley Davison, and Claudia Kropf support the reclassification of these position.
3. The proposed change is Budget Neutral and has been reviewed and approved by the Finance Director and Human Resources Director.

OPTIONS:
1. Approve as presented.

ATTACHMENTS:
Emails from Finance Director and Human Resources Director.

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.
MEMO

TO: County Council
FROM: Ashley Davison, Finance Director
DATE: July 2, 2024
RE: FY2024/2025 Emergency Management Emergency Reclassifications

I have reviewed the proposed Emergency Management position reclassification requests and support these changes. I have confirmed that these are both budget neutral requests. Please do not hesitate to reach out with any questions or concerns.

Thank you.
Hope M. Jones

From: Claudia Kropf
Sent: Tuesday, July 9, 2024 1:32 PM
To: Hope M. Jones
Subject: EMD

Hope:
Regarding the reclassification for EMD, since this is a budget neutral request and no additional funding will be required, I support that these reclassifications will be funded from the current year's salary savings from vacancies.

Claudia

Claudia B. Kropf
Director, Human Resources
843.665.3054
AGENDA ITEM: Reports To Council

DEPARTMENT: Parks & Recreation

ISSUE UNDER CONSIDERATION:
Approve The Acquisition Of Property Known As The +/- 7.57 Acres, Located Along N. Church St, Lake City, SC, Designated As County Tax Map#00196-31-063, – For Enhancement Of The Lake City Park, And Authorize The County Administrator And Attorney To Execute The Appropriate Documents.

FACTORS:
The +/- 7.57 Acres of Land Located Along N. Church St. Lake City, SC Will Be Donated To The County At No Cost By The Askins Family Limited Partnership

OPTIONS:
1. (Recommended) Approve as presented.
2. Decline.

ATTACHMENTS:
Map & Title To Real Estate
The Grantor herein reserves unto itself, its successors and assigns joint use of the 50' right-of-way for purposes of Ingress and Egress to other lands of Grantor.

This being the same property conveyed to Grantor herein by deed of Canal Wood Corporation dated June 12, 1963 and recorded in Deed Book A5 at Page 349 in the Office of the Clerk of Court for Florence County, South Carolina.

Parcel Nine

All and singular that certain piece, parcel or tract of land located in county and state aforesaid containing 60.43 acres as shown on map by Ervin Engineering Company dated December 5, 1963, recorded December 5, 1963 in Plat Book T, Page 27 Florence County.

The Grantor reserves unto itself, its successors and assigns a 20' right of way across above conveyed 60.43 acres for purpose of ingress and egress to the portion of the property retained by Grantor at this time.

This being the same property conveyed to Grantor herein by deed of Canal Wood Corporation dated and recorded in Deed Book A9 at Page 143 in the Office of the Clerk of Court for Florence County, South Carolina.

Parcel Ten

Tax Map #385-02-040

All that certain piece, parcel or tract of land lying, situate and being in Hannah Township, School District No. 18, State of South Carolina and County of Florence, the same containing Fifty (50) acres, more or less, and being designated as Tracts No. One (1) and Two (2) on a Plat of Ninety-nine (99) acres of land owned by I. D. Powell and S. S. Powell prepared by J. C. Prusser and recorded in the Office of the Clerk of Court for Florence County in Plat Book "O", at Page 99, reference being had thereunto as forming a part and parcel of this description.

This being the same property conveyed to Grantor herein by deed of J. B. Clements, Mayor, to C. B. Askins dated December 14, 1979 and recorded in Deed Book A-167 at Page 656 in the Office of the Clerk of Court for Florence County, South Carolina.

Parcel Eleven

Tax Map #196-31-063

All that certain piece, parcel or tract of land situate, lying and being in the City of Lake City, County of Florence, State of South Carolina containing 7.57 acres, more or less, being shown and designated on a Plat of Property of M. D. Neath car Swamp made by Elbert E. Floyd, Surveyor, on November 12, 1955, recorded in Plat Book 14, Page 575 Florence County records, and by reference incorporated herewith and being described as follows: beginning at a point where the right of way of Highway 378 and Lake Swamp intersect, thence running South 30 degrees 20 minutes West 544 feet to a point; thence running North 57 degrees 44 minutes West 479.2 feet to a point; thence running South 32 degrees 31 minutes West 15 feet to a point; thence running North 57 degrees 44 minutes West 230 feet to a point; thence running South 32 degrees 31 minutes West 20 feet to a point; thence running North 57 degrees 44 minutes West for 100 feet to a point, thence running North 32 degrees 31 minutes East 36 feet to a point; thence running South 29 degrees 13 minutes East 36.8 feet to a point; thence running North 43 degrees 42 minutes East 377.9 feet to Cypress Stake 3X0; thence running South 73 degrees 22 minutes East for 708 feet to the point of beginning.
AGENDA ITEM: Other Business
   Council District #5

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council is requested to approve the expenditure of not to exceed $8,883.00 from Council District #5 Infrastructure Funding Allocations to pay for 90 feet of 24” galvanized pipe and 90 feet of 18” galvanized pipe to be used for the Salem Community Water Shed.

FUNDING SOURCE:

   X Infrastructure
   ___________ Road System Maintenance
   ___________ Utility

SIGNED:

Councilmember: Kent Caudle
   Council District #5

Steven Allen
   Public Work Director

Date: ________________

ATTACHMENTS:

I, Hope M. Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope M. Jones
   Clerk to Council
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Other Business
Infrastructure- Council Districts

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Expenditure Of Not To Exceed $12,000.00 From Council Districts Infrastructure Funding Allocations To Assist With The Purchase Of A Marker, Which Will Include Site Preparation, Shipping, Installation, The Emblem, And Etching On The Beveled Stone In Tribute To The Newest Branch Of Service, The US Space Force.

FUNDING FACTORS:

<table>
<thead>
<tr>
<th>xx</th>
<th>Infrastructure</th>
<th>Road System Maintenance Fee</th>
<th>Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,333.33</td>
<td>$1,333.33</td>
<td>$1,333.33</td>
<td></td>
</tr>
</tbody>
</table>

Signed:

Jason M. Springs
Roger M. Poston
Dr. Alphonso Bradley

Amount: $1,333.34
Signed:

Jerry W. Yarborough, Jr.
Kent C. Caudle
Stoney C. Moore

Amount: $1,333.33
Signed:

Waymon Mumford
William Schofield
Willard Dorriety, Jr.

ATTACHMENTS:
None

I, Hope M Jones, Clerk To County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope M. Jones, Clerk to Council
AGENDA ITEM: Other Business
Infrastructure- Council Districts

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council is requested to approve the expenditure of not to exceed $55,000.00 for a feasibility study for a botanical garden from Council Districts Infrastructure Allocations Funding.

FUNDING FACTORS:

<table>
<thead>
<tr>
<th></th>
<th>Infrastructure</th>
<th>Road System Maintenance Fee</th>
<th>Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>xx</td>
<td>$ 6,111.11</td>
<td>$ 6,111.11</td>
</tr>
</tbody>
</table>

Signed: Jason M. Springs  Roger M. Poston  Dr. Alphonso Bradley

Amount: $ 6,111.11 $ 6,111.11 $ 6,111.11

Signed: Jerry W. Yarborough, Jr.  Kent C. Caudle  Stoney C. Moore

Amount: $ 6,111.11 $ 6,111.11 $ 6,111.11


ATTACHMENTS:
None

I, Hope M Jones, Clerk To County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

__________________________
Hope M. Jones, Clerk to Council
AGENDA ITEM: Other Business
Infrastructure Project
Council District 7

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $11,356.00 from Council District 7 Infrastructure Funding Allocation to replace old and/or broken kitchen appliances/foodware at the Leatherman Senior Center. This facility supports the Meals on Wheels program that serves several hundred senior citizens monthly.

FUNDING SOURCE:

XXXX Infrastructure
_____ Road System Maintenance
_____ Utility

SIGNED:

Amount $ Amount $ Amount $
Jason M. Springs Roger M. Poston Alphonso Bradley

Amount $
Jerry W Yarborough Jr. Kent C. Caudle Waymon Mumford

Amount $
Willard Dorriety Jr. C. William Schofield Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope Jones, Clerk to Council
# Invoice

**06/25/2024**

**FRS Foodservice & Restaurant Supply**

**Project:**
Florence County Parks and Recreation

**From:**
FRS Inc.
Ashley Bailey
1310 Meadors Farm Rd.
Florence, SC 29505
(843)723.9806
843.662.7021 (Contact)

**Job Reference Number:** 25240

<table>
<thead>
<tr>
<th>Item</th>
<th>Qty</th>
<th>Description</th>
<th>Sell</th>
<th>Sell Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2 ea</td>
<td>GAS FLOOR FRYER</td>
<td>$1,056.00</td>
<td>$2,112.00</td>
</tr>
</tbody>
</table>

Admiral Craft Equipment Corp. Model No. BDGF-120/NG
Black Diamond Fryer, floor standing, natural gas, 45-50 lbs.
capacity, thermostatically controlled, automatic shut off, stainless
steel tank, includes (2) baskets, built-in integrated flue deflector,
stainless steel front & door with galvanized sides & back,
adjustable legs, 120,000 BTU, cETLus, ETL-Sanitation (NET)

2 ea Warning: Cancer and Reproductive harm. For more info please
visit www.P65Warnings.ca.gov

2 ea 1 year parts & labor warranty, 5 year limited warranty on fry tank,
standard

1 ea Warning: Cancer and Reproductive harm. For more info please
visit www.P65Warnings.ca.gov

1 ea 1 year parts & labor warranty, 5 year limited warranty on fry tank,
standard

2 kt BK Resources S5BR-UP3-PLY-TLB-PS4 Caster kit, 5" diameter swivel plate,
top lock brake, non-marking polyurethane tread, 300 lb.
capacity, resistant to acids & caustics, 3-1/2" x 3-1/2" top plate,
1/2" king pin, double ball bearing, operational temp range -45° to
180° F, zinc plated, POP box (4 per kit) | $145.00 | $290.00 |

**ITEM TOTAL:** $2,402.00

| 2    | 2 kt SAFETY SYSTEM MOVEABLE GAS CONNECTOR | $220.00 | $440.00 |

Florence County Parks and Recreation

Initial: ______

Page 1 of 7
<table>
<thead>
<tr>
<th>Item</th>
<th>Qty</th>
<th>Description</th>
<th>Sell</th>
<th>Sell Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Dormont Manufacturing Model No. 1675KIT48</td>
<td>$440.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4&quot; inside dia., 48&quot; long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow capacity, limited lifetime warranty</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1 ea</td>
<td>CART, UTILITY/BUSSING</td>
<td>$185.00</td>
<td>$185.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Winco Model No. UC-3019G</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Utility Cart, 3-tier, 40-3/4&quot;W x 19-1/2&quot;D x 37-3/8&quot;H, 400 lb capacity, plastic, gray, KD (Qty Break = 1 each)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>2 ea</td>
<td>SPATULA</td>
<td>$16.30</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Browne USA Foodservice Model No. 71778</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Scraper, 16-3/10&quot;L, high heat, temperature range up to 500°F (260°C), silicone blade, polypropylene handle</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>1 ea</td>
<td>MICROWAVE OVEN</td>
<td>$569.00</td>
<td>$569.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ACP Model No. RCS10DSB</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amana® Commercial Microwave Oven, 1.2 cu. ft. capacity, 1000 watts, medium volume, 10-min. dial timer, (4) power levels, non-removable air filter, side hinged door with tempered glass, accommodates 14&quot; plate, stainless steel exterior &amp; interior, 120v/60/1-ph, 13.0 amps, 15 MCA, 1550 watts (total), NEMA 5-15P, cETLus, ETL-Sanitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 ea</td>
<td>3-year limited warranty (1 year full)</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>9 cs</td>
<td>GLASS, MIXING</td>
<td>$324.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Libbey Model No. 1639HT</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mixing Glass, 16 oz., heavy weight, heat treated, DuraTuff®, Restaurant Basics (H 5-7/8&quot;; T 3-1/2&quot;; B 2-3/8&quot;; D 3-1/2&quot;) (24 each per case)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>2 ea</td>
<td>HEAT LAMP</td>
<td>$312.00</td>
<td></td>
</tr>
</tbody>
</table>

Florence County Parks and Recreation
<table>
<thead>
<tr>
<th>Item</th>
<th>Qty</th>
<th>Description</th>
<th>Sell</th>
<th>Sell Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>4 ea</td>
<td>WIRE SHELVING</td>
<td>$29.00</td>
<td>$116.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Skibee Distributing, Inc. Model No. SKIWGR1836CWP</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Packed 4 shelf, wire, 36&quot;W x 18&quot;D, green epoxy coating, NSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 ea</td>
<td>SKIWGR74CWP Shelving Post 74&quot;H, numbered, green epoxy coating, includes:</td>
<td>$20.00</td>
<td>$80.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>leveling foot with cap, NSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>17 dz</td>
<td>SUNDAE DESSERT DISH</td>
<td>$16.75</td>
<td>$284.75</td>
</tr>
<tr>
<td></td>
<td></td>
<td>G.E.T. Enterprises Model No. DD-50-CL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Packed 4 dz Dessert Time™ Dessert Dish, 5 oz., 3-3/4&quot; dia. x 2-1/2&quot;H, break-</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>resistant, dishwasher safe, BPA free, SAN, clear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>1 ea</td>
<td>HOT FOOD WELL UNIT, DROP-IN, ELECTRIC</td>
<td>$3,388.96</td>
<td>$3,388.96</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hatco Model No. HWBI-4D</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Drop-In Modular/Ganged Heated Well, with drains, (4) full size pan capacity</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>insulated, top mounted, remote thermostat with separate power switch,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>stainless steel &amp; Aluminized construction (standard watt), CE, cULus, UL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>EPH Classified, Made in USA</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>NOTE: Sale of this product must comply with Hatco’s Minimum Resale Price</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy; consult order acknowledgement for details</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>NOTE: Includes 24/7 parts &amp; service assistance, call 414-671-6350</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>One year on-site parts &amp; labor warranty, plus one additional year parts</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>only warranty on the metal sheathed elements</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>208v/60/1, 4815w, 23.2 amps</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>Single remote control configuration</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>HWBI-CORD-3-4 Attached cord for HWBI-3, -4, single phase only</td>
<td>$120.95</td>
<td>$120.95</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(available at time of purchase only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>HWBI-EZ EZ-locking hardware for installation &amp; remote thermostats with</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>lighted power switches (available at time of purchase only) standard</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>HWBI4MANIF External Manifold with ball valves, for HWBI-4D,</td>
<td>$1,099.76</td>
<td>$1,099.76</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&lt;Optional&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Qty</td>
<td>Description</td>
<td>Sell</td>
<td>Sell Total</td>
</tr>
<tr>
<td>------</td>
<td>-----</td>
<td>-------------------------------------------------------------------------------------------------------</td>
<td>-------</td>
<td>------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-4DA (HWBI only, not available for Slim models)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 ea</td>
<td></td>
<td>23-5/8&quot; bezel depth, standard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 ea</td>
<td></td>
<td>BALLVALVE3/4 High Temperature NPT Ball Valve, 3/4&quot;, for units with drains &amp; no manifold</td>
<td>$75.52</td>
<td>&lt;Optional&gt;</td>
</tr>
<tr>
<td>1 ea</td>
<td></td>
<td>FREIGHT freight from factory</td>
<td>$318.50</td>
<td>$318.50</td>
</tr>
<tr>
<td>42</td>
<td>3 ea</td>
<td>SOLID WASTE</td>
<td>$2.00</td>
<td>$6.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FRS Model No. SOLID WASTE South Carolina Solid Waste Tax</td>
<td></td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>1 ea</td>
<td>MICROWAVE OVEN</td>
<td>$659.00</td>
<td>$659.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ACP Model No. RCS10TS Amana® Commercial Microwave Oven, 1000 watts, 1.2 cu. ft. capacity, medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>volume, 4-stage cooking, (5) power levels, (100) memory settings, braille touch pads,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>non-removable air filter, side hinged door with tempered glass, accommodates 14&quot; plate, stainless</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>steel interior &amp; exterior, 120v/60/1-ph, 13.0 amps, 15 MCA, 1550 watts (total), NEMA 5-15P, cETLus,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ETL-Sanitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ea</td>
<td>3-year limited warranty (1 year full)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>17 dz</td>
<td>DINNER FORK</td>
<td>$22.00</td>
<td>$374.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Browne USA Foodservice Model No. 502203 Packed 1 dz</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lafayette Dinner Fork, 7-1/2&quot;, 18/0 stainless steel, mirror finish</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>17 dz</td>
<td>DINNER KNIFE</td>
<td>$37.00</td>
<td>$629.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Browne USA Foodservice Model No. 502211S Packed 1 dz</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lafayette Dinner Knife, 9-3/10&quot;, serrated, 13/0 stainless steel, mirror finish</td>
<td></td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>17 dz</td>
<td>COFFEE / TEASPOON</td>
<td>$17.00</td>
<td>$289.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Browne USA Foodservice Model No. 502223 Packed 1 dz</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lafayette Teaspoon, 6-1/10&quot;, 18/0 stainless steel, mirror finish</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GET FINANCED QUICKLY WITH AQ Pay

- Competitive terms and taxes
- Seamless integration with AutoQuotes
- Solutions for most credit profiles
- 3-minute application

Questions? 844-783-7600

---

FRS Inc.

Merchandise: $10,514.46
Subtotal: $10,514.46
Tax 8%: $841.16
Total: $11,355.52

06/25/2024

Initial: ________
Page 5 of 7
A signature is required to place this order. Verbal or text approval is not acceptable. Please sign and date below and return to FRS with required down payment. Quoted price is based on payment method of cash or business check. Deposits and payments using a credit card will be charged a non-refundable convenience fee.

Special order items will require a deposit PRIOR to the placement of the order with the factory. Payment in full may be required in some cases. All quotes are subject to price verification upon order acceptance. We cannot guarantee that prices haven’t changed between the quote date and the time it is accepted. In addition, factory initiated and/or carrier freight surcharges are being imposed along with random price increases. By submitting an order, you are agreeing to pay additional documented charges for factory and/or freight surcharges, if any, that are greater than those on the original accepted quote. Lead times are also beyond our control and FRS will not be held responsible for these type events.

Special order merchandise is returnable only at the manufacturer’s discretion and may be subject to return freight and restocking charges. FRS stock merchandise may be returned with PRIOR approval within ten (10) days and only if in "NEW" condition complete with all original factory labels and packaging. Store credit only will be issued to your account.

Staged merchandise or jobs - If FRS is staging merchandise for delivery/pick-up on a certain date (Required Date) and in the event that the customer is not prepared to take possession on or before that date, the full amount of the order(s) shall be immediately due and payable. In addition, if the delivery date extends more than two weeks past the original Required Date, storage charges for merchandise will accrue and be payable prior to final delivery of the merchandise.

Unless otherwise stated, freight is not included in the sell prices. Freight charges will be prepaid and added to the invoice. All freight quotes are given based on information provided at the time of the sales order. Your shipment MAY incur shipment or handling fees in addition to the original estimate. Possible causes for additional fees include but are not limited to: inside delivery, lift gate services at delivery, residential/limited access fees, construction site delivery, notification requests, and non-acceptance/re-delivery fees.

If included on this quote, FRS delivery means the following: Inspect for damage, deliver, set in place, and remove packaging from site. Delivery does NOT include installation or final connections.

FRS sale prices do NOT include any applicable sales, excise, use or other taxes. The customer is responsible for verification of sales taxes as local rates may vary.
Pricing on this quote will be held for no longer than 30 days. If price increases occur without advance notice from the manufacturer, pricing may change in less than 30 days. Pricing does NOT include any permits or fees.

Acceptance: ____________________________ Date: ____________________________
Printed Name: ____________________________
Project Grand Total: $11,355.62
AGENDA ITEM: Other Business
Infrastructure Project
Council District 3

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $7,000.00 from Council District 3 Infrastructure Funding Allocation to install concrete floor for stage located at Brooks McCall Park in Florence, SC.

FUNDING SOURCE:

<table>
<thead>
<tr>
<th>XXXX</th>
<th>Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>______</td>
<td>Road System Maintenance</td>
</tr>
<tr>
<td>______</td>
<td>Utility</td>
</tr>
</tbody>
</table>

SIGNED:

<table>
<thead>
<tr>
<th>Amount $</th>
<th>Amount $</th>
<th>Amount $7,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason M. Springs</td>
<td>Roger M. Poston</td>
<td>Alphonso Bradley</td>
</tr>
<tr>
<td>Jerry W Yarborough Jr.</td>
<td>Kent C. Caudle</td>
<td>Waymon Mumford</td>
</tr>
<tr>
<td>Willard Dorriety Jr.</td>
<td>C. William Schofield</td>
<td>Stoney C. 'Toney' Moore</td>
</tr>
</tbody>
</table>

ATTACHMENTS:
None

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope Jones, Clerk to Council
Your estimate is ready!
Total Estimate

$7,595.00

or $239/month with financing (36 mo)*

Review and accept

Dear Customer,

Below are your estimate details. To move forward with this estimate, please review and select Accept and Pivot Point Construction LLC will reach out with next steps.

There are various payment methods available for you, you also have the option to pay this monthly.

Have a great day!

Estimate # 1183

Pivot Point Construction LLC

- concrete

$7,595.00

1085 x $7.00

Total $7,595.00

or starting at $239/month (36 mo)*
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Executive Session

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended To Discuss A Legal Update From The County’s Attorney Concerning A Pending Lawsuit.
FLORENCE COUNTY COUNCIL MEETING
July 18, 2024

AGENDA ITEM: Inactive Agenda- Ordinance No. 66-2023/24

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Denied 6 to 0; Council District 4)

At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance.

ATTACHMENTS:
A copy of the information provided in the June 20, 2024, Agenda packet.
FLORENCE COUNTY COUNCIL MEETING
Thursday, June 20, 2024

AGENDA ITEM: Ordinance No. 66-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto.] (Planning Commission Denied 6 to 0; Council District 4)

POINTS TO CONSIDER:
1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

2. The applicant is proposing to change the designation to Downtown Development District.

3. The applicant’s justification for the proposed amendment is to accommodate a B-4 Central Commercial District.

OPTIONS:
1. Deny As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 66-2023/24
2. Staff report for PC#2024-36
3. Zoning Map
4. Aerial Map
5. Comprehensive Plan Map
ORDINANCE NO. 66-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map; and,

2. The applicant is proposing to change the designation to Downtown Development District; and,

3. The applicant’s justification for the proposed amendment is to accommodate a B-4 Central Commercial District.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The property Located 102 W. Market Street, Timmonsville, SC as Shown on Florence County Tax Maps As: 70013-09-006; Is Hereby Rezoned from Variable Development District 1 to Downtown Development District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST: SIGNED:

_____________________________ __________________________
Hope M. Jones, Council Clerk C. William Schofield, Chairman

COUNCIL VOTE:

____________________________ OPPOSED:
Approved as to Form and Content ABSENT:
D. Malloy McEachin, Jr., County Attorney
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2024
PC#2024-36

SUBJECT: A Comprehensive Plan Map Amendment Requested By Jimmy Gioldasis To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District For Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006.

LOCATION: 102 W. Market Street, Florence

TAX MAP NUMBERS: 70013, Block 09, Parcel 006

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Jimmy & Christina Gioldasis

APPLICANT: Jimmy Gioldasis

ZONING/LAND AREA: 1 parcel approximately .35 acres

STAFF ANALYSIS:

The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Downtown Development District.

The applicant’s justification/ reason for the proposed amendment is to accommodate B-4 Central Commercial District.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, May 16, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 23, 2024:
Six Commission members voted 6 to 0 to deny the requested comprehensive plan map amendment request.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends denial of the requested comprehensive plan map amendment request to the Florence County Council to change the future land use for the referenced parcel from Variable Development District 1 to Downtown Development District.
AGENDA ITEM: Inactive Agenda- Ordinance No. 67-2023/24

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto. (Planning Commission Denied 6 to 0; Council District 4)

At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance.

ATTACHMENTS:
A copy of the information provided in the June 20, 2024, Agenda packet.
AGENDA ITEM: Ordinance No. 67-2023/24
               Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto.] (Planning Commission Denied 6 to 0; Council District 4)

POINTS TO CONSIDER:
1. This map amendment was requested by Jimmy Gioldasis.

2. The subject property is currently residential and zoned R-3.

3. Surrounding land uses are residential, commercial, and vacant.

OPTIONS:
1. Deny As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 67-2023/24
2. Staff report for PC#2024-37
3. Location Map
4. Zoning Map
5. Aerial Map
6. Town of Timmonsville Recommendation Email dated April 12, 2024
ORDINANCE NO. 67-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Jimmy Gioldasis; and,

2. The subject property is currently residential and zoned R-3; and,

3. Surrounding land uses are residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located At 102 W. Market Street, Timmonsville, SC As Shown On Florence County Tax Maps As: 70013-09-006; Is Hereby Rezoned From R-3 Single Family Residential To B-4 Central Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:          SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content   ABSENT:
D. Malloy McEachin, Jr., County Attorney

I Council Clerk, certify that this Ordinance was advertised for Public Hearing on _______________.
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2024
PC#2024-37

SUBJECT: Map Amendment Requested By Jimmy Gioldasis To Change The Zoning Designation For Property Of Tax Map Number 70013, Block 09, Parcel 006 Located At 102 W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-4 Central Commercial District.

LOCATION: 102 W. Market Street, Timmonsville

TAX MAP NUMBERS: 700013, Block 09, Parcel 006

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Jimmy & Christina Gioldasis

APPLICANT: Jimmy Gioldasis

ZONING/LAND AREA: R-3 Approximately .35 acres

WATER/SEWER AVAILABILITY: City of Florence

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: R-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is residential and zoned R-3.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-4 Central Commercial District.

3. Surrounding Land Use and Zoning:
North: Town of Timmonsville/ Commercial, Vacant / B-4
South: Town of Timmonsville/ Residential/ R-3
West: Town of Timmonsville/ Residential/ R-3
East: Town of Timmonsville/ Residential/ R-3
4. Transportation Access and Circulation:
   Present access to the property is by the way of W. Market Street and S. Warren Street in Timmonsville, SC.

5. Traffic Review:
   The rezoning of this property from R-3 to B-4 could have a limited impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is not compatible with the designated future land use. The applicant has requested to change the future land use to Downtown Development, this future land use would be compatible with B-4 Central Commercial District.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, May 16, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 23, 2024:**
Six Commission members voted 6 to 0 to deny the requested zoning map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends denying the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from R-3 Single Family Residential to B-4 Central Commercial District.
Good afternoon,

Per the Mayor’s request the rezoning for 102 W Market Street is No and 70008-01-004 Tobacco Street Yes for the General Commercial, but No for R-3 Single Family Residential they’ll allow nothing less than R-3A.

Best

Thomas J. McFadden
Town Administrator

Town of Timmonsville
115 W. Main Street Post Office Box 447
Timmonsville SC 29502
Office: (843)346-7942 Fax: (843)346-3965

Good afternoon,

We have received two request to rezone property located in Timmonsville, below are the two request.

1. Rezone approximately .35 acres from R-3 Single Family Residential to B-4 Central Commercial District – 102 W Market Street

2. Rezone approximately 2.34 acres from B-3 General Commercial to R-3 Single Family Residential. – 70008-01-004 (Tobacco Street)

Neither request states what the applicant’s proposed use of the property is. Please note, if the zoning is changed, the applicant will be able to utilize the parcel for any use permitted within that zoning district. Since the parcels are located within the municipal limits of Timmonsville, we would like to provide the Florence County Planning Commission and
Florence County Council with a letter of opinion from the Town. Please feel free to email me the letter or send a hard copy to our office. If you have any questions, please do not hesitate to contact me.

Thank you,

HOLLY SMITH
Planner II
Florence County Planning
518 S Irby St. Florence, SC
Direct: 843.656.1502

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.
AGENDA ITEM: Inactive Agenda- Ordinance No. 68-2023/24

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto. (Planning Commission Denied 3 to 2; Council District 6)

At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance.

ATTACHMENTS:
A copy of the information provided in the June 20, 2024, Agenda packet.
AGENDA ITEM: Ordinance No. 68-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto.] (Planning Commission Denied 3 to 2; Council District 6)

POINTS TO CONSIDER:
1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map.
2. The applicant is proposing to change the designation to Variable Development District 1.
3. The applicant’s justification for the proposed amendment is to accommodate a B-3 General Commercial District.

OPTIONS:
1. Deny As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 68-2023/24
2. Staff report for PC#2024-38
3. Zoning Map
4. Aerial Map
5. Comprehensive Plan Map
ORDINANCE NO. 68-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010; And Other Matters Related Thereto.]

WHEREAS:

1. The property is currently designated as Suburban Development District according to the Comprehensive Plan Land Use Map; and,

2. The applicant is proposing to change the designation to Variable Development District 1; and,

3. The applicant’s justification for the proposed amendment is to accommodate a B-3 General Commercial District.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The property Located off of Yancey Drive, Florence, SC as Shown on Florence County Tax Maps As: 21105-03-010; Is Hereby Rezoned from Suburban Development District to Variable Development District 1.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

______________________________
Hope M. Jones, Council Clerk

SIGNED:

______________________________
C. William Schofield, Chairman

COUNCIL VOTE:

APPROVED AS TO FORM AND CONTENT

D. Malloy McEachin, Jr., County Attorney
SUBJECT: A Comprehensive Plan Map Amendment Requested By Craig Group LLC To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Map Number 21105, Block 03, Parcel 010.

LOCATION: Yancey Drive, Florence SC

TAX MAP NUMBERS: 21105, Block 03, Parcel 010

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Craig Group, LLC

APPLICANT: Craig Group, LLC

ZONING/LAND AREA: 1 parcel approximately .43 acres

STAFF ANALYSIS:

The property is currently designated as Suburban Development according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Variable Development District 1.

The applicant’s justification/ reason for the proposed amendment is to accommodate B-3 General Commercial.

FLORENCE COUNTY COUNCIL MEETING:
This item is scheduled on the agenda on Thursday, May 16, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 23, 2024:
Five Commission members voted 3 to 2 to deny the requested comprehensive plan map amendment request.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends denial of the requested comprehensive plan map amendment request to the Florence County Council to change the future land use for the referenced parcel from Suburban Development District to Variable Development District 1.
AGENDA ITEM: Inactive Agenda- Ordinance No. 69-2023/24

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Denied 4 to 1; Council District 6)

At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance.

ATTACHMENTS:
A copy of the information provided in the June 20, 2024, Agenda packet.
AGENDA ITEM: Ordinance No. 69-2023/24  
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:  
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto.] (Planning Commission Denied 4 to 1; Council District 6)

POINTS TO CONSIDER:  
1. This map amendment was requested by Craig Group LLC.

2. The subject property is currently vacant and zoned R-2.

3. Surrounding land uses are residential, commercial, and vacant.

OPTIONS:  
1. Deny As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:  
1. Ordinance No. 69-2023/24  
2. Staff report for PC#2024-39  
3. Location Map  
4. Zoning Map  
5. Aerial Map
ORDINANCE NO. 69-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Craig Group LLC; and,

2. The subject property is currently vacant and zoned R-2; and,

3. Surrounding land uses are residential, commercial, and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of Yancey Drive, Florence, SC As Shown On Florence County Tax Maps As: 21105-03-010; Is Hereby Rezoned From R-2 Single Family Residential To B-3 General Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:    SIGNED:

_____________________________  __________________________
Hope M. Jones, Council Clerk    C. William Schofield, Chairman

COUNCIL VOTE:

_____________________________  OPPOSED:
Approved as to Form and Content   ABSENT:
D. Malloy McEachin, Jr., County Attorney

I Council Clerk, certify that
this Ordinance was advertised for Public
Hearing on ______________.
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2024
PC#2024-39

SUBJECT: Map Amendment Requested By Craig Group LLC To Change The Zoning Designation For Property Of Tax Map Number 21105, Block 03, Parcel 010 Located Off Of Yancey Drive, Florence, SC From R-2 Single Family Residential To B-3 General Commercial District.

LOCATION: Yancey Drive, Florence

TAX MAP NUMBERS: 21105, Block 03, Parcel 010

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Craig Group, LLC

APPLICANT: Craig Group, LLC

ZONING/LAND AREA: R-2 Approximately .43 acres

WATER/SEWER AVAILABILITY: City of Florence

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: R-2

STAFF ANALYSIS:

1. **Existing Land Use and Zoning:**
   The current use of the subject property is vacant and zoned R-2.

2. **Proposed Land Use and Zoning:**
   The proposal is to rezone the subject property to B-3 General Commercial District.

3. **Surrounding Land Use and Zoning:**
   North: Florence County/ Residential, Vacant / R-2, B-3
   South: Florence County/ Residential, Commercial / R-3
   West: Florence County/ Residential/ Unzoned
   East: Florence County/ Commercial, Vacant / B-3
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of Yancey Drive in Florence, SC.

5. **Traffic Review:**
   The rezoning of this property from R-2 to B-3 could have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Suburban Development. The requested rezoning of the property is not compatible with the designated future land use. The applicant has requested to change the future land use to Variable Development District 1, this future land use would be compatible with B-3 General Commercial District.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, May 16, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 23, 2024:**
Five Commission members voted 4 to 1 to deny the requested zoning map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends denial of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from R-2 Single Family Residential to B-3 General Commercial District.
AGENDA ITEM: Inactive Agenda- Ordinance No. 70-2023/24

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto. (Planning Commission Denied 4 to 1; Council District 4)

At Its Regular Meeting On June 20, 2024, County Council Denied The Second Reading Of The Ordinance.

ATTACHMENTS:
A copy of the information provided in the June 20, 2024, Agenda packet.
AGENDA ITEM: Ordinance No. 70-2023/24
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto.] (Planning Commission Denied 4 to 1; Council District 4)

POINTS TO CONSIDER:
1. This map amendment was requested by Martin B. Stephens.
2. The subject property is currently vacant and zoned B-3.
3. Surrounding land uses are residential and vacant.

OPTIONS:
1. Deny As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 70-2023/24
2. Staff report for PC#2024-40
3. Location Map
4. Zoning Map
5. Aerial Map
6. Town of Timmonsville Recommendation Email dated April 12, 2024
ORDINANCE NO. 70-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential; And Other Matters Related Thereto.]

WHEREAS:

1. This map amendment was requested by Martin B. Stephens; and,

2. The subject property is currently vacant and zoned B-3; and,

3. Surrounding land uses are residential and vacant.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of Tobacco Street, Timmonsville, SC As Shown On Florence County Tax Maps As: 70008-01-004; Is Hereby Rezoned From B-3 General Commercial District To R-3 Single Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:                    SIGNED:

________________________   _______________________
Hope M. Jones, Council Clerk C. William Schofield, Chairman

COUNCIL VOTE:

________________________   _______________________
Approved as to Form and Content O P P O S E D:  
D. Malloy McEachin, Jr., County Attorney

ABSENT:
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2024
PC#2024-40

SUBJECT: Map Amendment Requested By Martin B. Stephens To Change The Zoning Designation For Property Of Tax Map Number 70008, Block 01, Parcel 004 Located Off Of Tobacco Street, Timmonsville, SC From B-3 General Commercial District To R-3 Single Family Residential.

LOCATION: Tobacco Street, Timmonsville

TAX MAP NUMBERS: 70008, Block 01, Parcel 004

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Martin B. Stephens

APPLICANT: Martin B. Stephens

ZONING/LAND AREA: B-3 Approximately 2.34 acres

WATER/SEWER AVAILABILITY: None

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is vacant and zoned B-3.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to R-3 Single Family Residential District.

3. Surrounding Land Use and Zoning:
   North: Florence County/ Vacant / B-3
   South: Florence County/ Vacant / R-3
   West: Florence County/ Vacant / R-3
   East: Florence County/ Residential/ R-3
4. **Transportation Access and Circulation:**
   Present access to the property is by the way of Tobacco Street in Timmonsville, SC.

5. **Traffic Review:**
   The rezoning of this property from B-3 to R-3 should not have an impact on traffic.

6. **Florence County Comprehensive Plan:**
   The future land use designation for the property is currently Variable Development District 1.
   The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**
This item is scheduled on the agenda on Thursday, May 16, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 23, 2024:**
Five Commission members voted 4 to 1 to deny the requested zoning map amendment request.

**FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:**
Florence County Planning Commission recommends denial of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from B-3 General Commercial District to R-3 Single Family District.
Good afternoon,

Per the Mayor’s request the rezoning for 102 W Market Street is No and 70008-01-004 Tobacco Street Yes for the General Commercial, but No for R-3 Single Family Residential they’ll allow nothing less than R-3A.

Best

Thomas J. McFadden
Town Administrator

Town of Timmonsville
115 W. Main Street Post Office Box 447
Timmonsville SC 29502
Office: (843)346-7942 Fax: (843)346-3965

Good afternoon,

We have received two request to rezone property located in Timmonsville, below are the two request.

1. Rezone approximately .35 acres from R-3 Single Family Residential to B-4 Central Commercial District – 102 W Market Street

2. Rezone approximately 2.34 acres from B-3 General Commercial to R-3 Single Family Residential. – 70008-01-004 (Tobacco Street)

Neither request states what the applicant’s proposed use of the property is. Please note, if the zoning is changed, the applicant will be able to utilize the parcel for any use permitted within that zoning district. Since the parcels are located within the municipal limits of Timmonsville, we would like to provide the Florence County Planning Commission and
Florence County Council with a letter of opinion from the Town. Please feel free to email me the letter or send a hard copy to our office. If you have any questions, please do not hesitate to contact me.

Thank you,

HOLLY SMITH
Planner II
Florence County Planning
518 S Irby St. Florence, SC
Direct: 843.656.1502

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.