

Florence County Planning Commission

April 27, 2021

6:00 PM

*Electronic meeting format will be virtually hosted by Florence County via the GoToWebinar platform. On the day of the meeting, a link to the meeting will be available on the Florence County website under the Planning tab. For more information on how to access the electronic meeting, call 843.656.1501 or 843.656.1503.

Agenda
Florence County Planning Commission
August Regular Meeting
Tuesday, April 27, 2021
6:00 P.M.

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

I. Call to Order

II. Review and Motion of Minutes

- Meeting of February 23, 2021

III. Public Hearings

Map Amendment:

PC#2021-06 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-28. – Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.; and, Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts; and, ARTICLE III. - CONDITIONAL USE REGULATIONS, Sec. 30-111. - Development standards for unzoned areas. (6) Certain uses and industrial projects.

PC#2021-06

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-28. – Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.; and, Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts; and, ARTICLE III. - CONDITIONAL USE REGULATIONS, Sec. 30-111. - Development standards for unzoned areas. (6) Certain uses and industrial projects.

APPLICANT: Florence County

STAFF RECOMMENDATION:

Approve as submitted.

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to more effectively regulate open flea market sales lots in Florence County.

The current ordinance, without these alterations, allows such open markets to occur anywhere, and more times than not those are not conducive locations.

PC#2021-06(Sec. 30-28)

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts. ⁽²⁾

(2) Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a seven day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the business structure during non-business hours.

PC#2021-06(Sec. 30-29)

Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts. (1)(2)

Notes:

(1) Off street parking is not required in the B-4 district.

(2) Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a seven day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the business structure during non-business hours.

PC#2021-06(Sec. 30-111)

Sec. 30-111. - Development standards for unzoned areas.

(6) *Certain uses and industrial projects.*

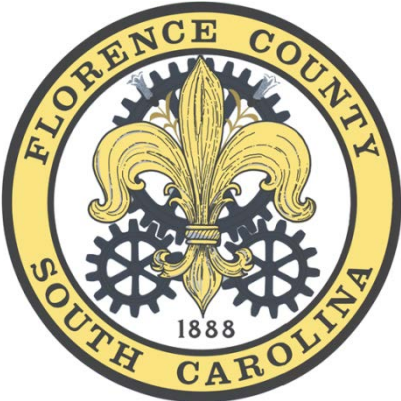
g. *Flea markets and yard sales.*

1. Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a seven day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the business structure during non-business hours.

PC#2021-06 Public Comments

None

Comments/Questions



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IV. Other Business:

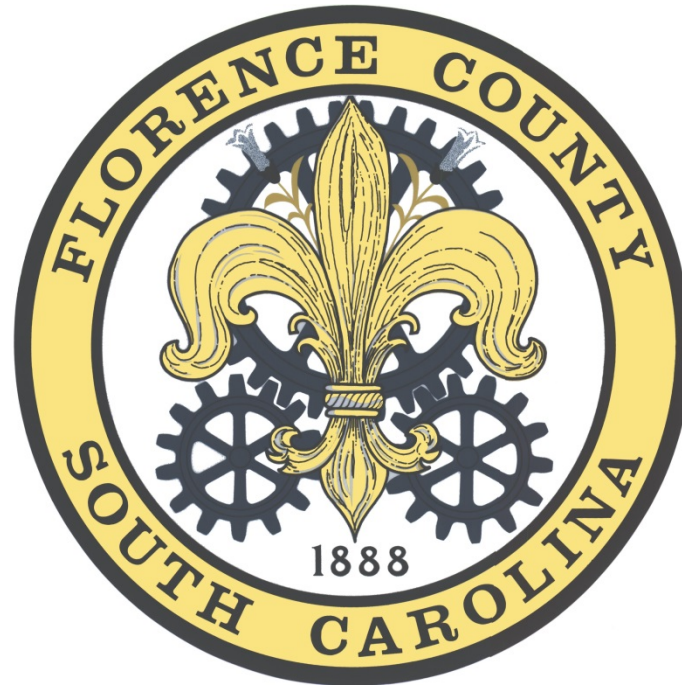
- None

V. Director's Report:

- Summary Plats (February & March 2021)
- Building Reports (February & March 2021)

VI. Adjournment

Meeting Adjourned



Thanks for attending!