



Florence County Planning Commission October 24, 2023

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 24, 2023
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 August 22, 2023

III. Public Hearings

Text Amendments:

PC#2023-29

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT.

PC#2023-31

Request For Text Amendments To The Existing County “LAND USE” Section and Future County, “Land Use And Growth” Section Of The Florence County 2032: Connecting Our Past, Defining Our Future Comprehensive Plan.

PC#2023-32

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, And ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 24, 2023
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.

Road Naming:
PC#2023-33

Request For The Naming Of A Road, Energy Drive, Located Off N. Williston RD, N. Williamson RD, And Estate RD In Florence, As Shown On Florence County Tax Maps As: 00176-01-013, 00205-01-007, 00205-01-054, 00205-01-055, 00206-01-198, 00206-01-199 And, 00240-01-018.

PC#2023-34

Request For The Naming Of A Private Road, Lowe Farm RD, Located Off Alligator RD In Timmons ville, As Shown On Florence County Tax Maps As: 00077-01-014, 00077-01-286, 00077-01-303, 00077-01-304, And 00077-01-305.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 24, 2023
6:00 P.M.

Map Amendments:

PC#2023-35

Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To R-3A Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00175-01-029, 00175-01-030, 00175-01-031, 90125-01-001, 90125-01-002, 90125-01-003, 90125-01-004, 90125-01-005, 90125-01-006, 90125-01-007, 90125-01-008, 90125-01-009, 90125-01-010, 90125-01-011, 90125-01-012, 90125-01-013, 90125-01-014, 90125-01-015, 90125-01-016, 90125-01-017, 90125-01-018, 90125-01-019, 90125-01-020, 90125-01-021, 90125-01-022, 90125-01-023, 90125-01-024, 90125-01-025, 90125-01-026, 90125-01-027, 90125-01-028, 90125-01-029, 90125-02-001, 90125-02-002, 90125-02-003, 90125-02-004, 90125-02-005, 90125-02-006, 90125-02-007, 90125-03-001, 90125-03-002, 90125-03-003, 90125-03-004, 90125-03-005, 90125-03-006, 90125-03-007, 90125-03-008, 90125-03-009, 90125-03-010, 90125-03-011, 90125-03-012, 90125-03-013, 90125-03-014, 90125-03-015, 90125-03-016, 90125-03-017, 90125-03-018, 90125-03-019, 90125-03-020, 90125-03-021.

PC#2023-36

Map Amendment Requested By Florence County To Change The Zoning Designation From R-3 Single Family Residential To R-3A Single Family Residential Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90125-01-048.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 24, 2023
6:00 P.M.

Map Amendments:

PC#2023-37

Map Amendment Requested By CDP Timmonsville 2, LLC To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 70007, Block 02, Parcel 001 Located At The Intersection Of W. Smith ST And W. Market ST, Timmonsville, SC From R-3 Single Family Residential To B-3 General Commercial.

PC#2023-35

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

LOCATION: Williamsburg Circle

TAX MAP NUMBERS: 00175-01-029, 00175-01-030, 00175-01-031, 90125-01-001, 90125-01-002, 90125-01-003, 90125-01-004, 90125-01-005, 90125-01-006, 90125-01-007, 90125-01-008, 90125-01-009, 90125-01-010, 90125-01-011, 90125-01-012, 90125-01-013, 90125-01-014, 90125-01-015, 90125-01-016, 90125-01-017, 90125-01-018, 90125-01-019, 90125-01-020, 90125-01-021, 90125-01-022, 90125-01-023, 90125-01-024, 90125-01-025, 90125-01-026, 90125-01-027, 90125-01-028, 90125-01-029, 90125-02-001, 90125-02-002, 90125-02-003, 90125-02-004, 90125-02-005, 90125-02-006, 90125-02-007, 90125-03-001, 90125-03-002, 90125-03-003, 90125-03-004, 90125-03-005, 90125-03-006, 90125-03-007, 90125-03-008, 90125-03-009, 90125-03-010, 90125-03-011, 90125-03-012, 90125-03-013, 90125-03-014, 90125-03-015, 90125-03-016, 90125-03-017, 90125-03-018, 90125-03-019, 90125-03-020, 90125-03-021

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2023-35 Aerial Map



PC#2023-35 Subject Properties



Comments/Questions



PC#2023-36

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

LOCATION: Williamsburg Circle

TAX MAP NUMBERS: 90125-01-048

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-3 Single Family Residential

PC#2023-36 Aerial Map



PC#2023-36 Subject Property



Comments/Questions



PC#2023-37

SUBJECT: Map Amendment Requested By CDP Timmonsville 2, LLC To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 70007, Block 02, Parcel 001 Located At The Intersection of W. Smith Street And W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-3 General Commercial.

LOCATION: Intersection of W. Smith Street and W. Market Street, Timmonsville

TAX MAP NUMBERS: 70007, Block 02, Parcel 001

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Joyce Booth

APPLICANT: CDP Timmonsville 2, LLC

ZONING/LAND AREA: R-3/Approximately 4.90 acres

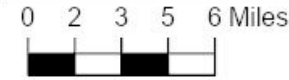
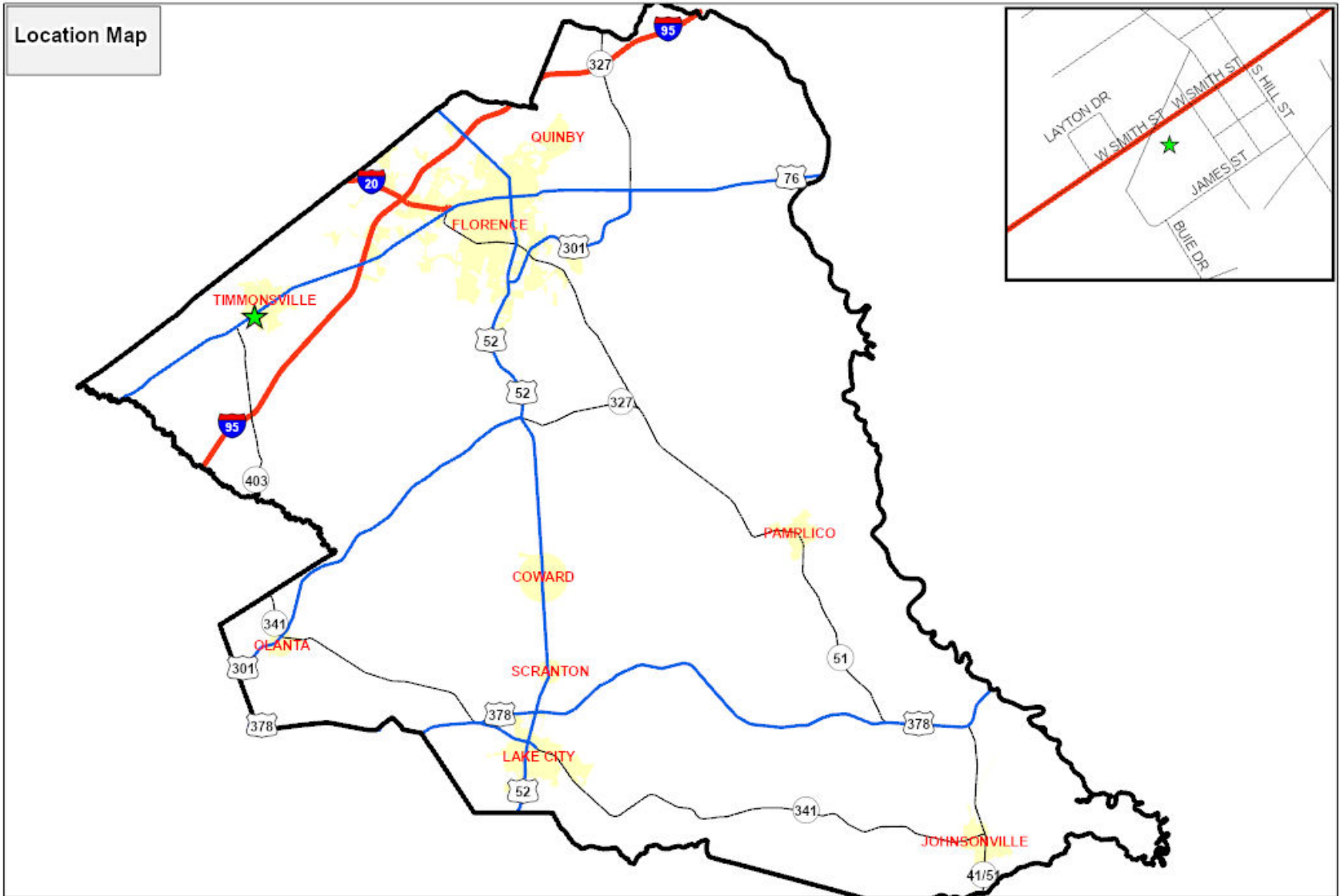
WATER/SEWER AVAILABILITY: Water Availability

**ADJACENT WATERWAYS/
BODIES OF WATER:** N/A

FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS: R-3

PC#2023-37 Location Map

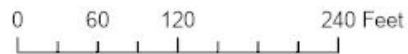
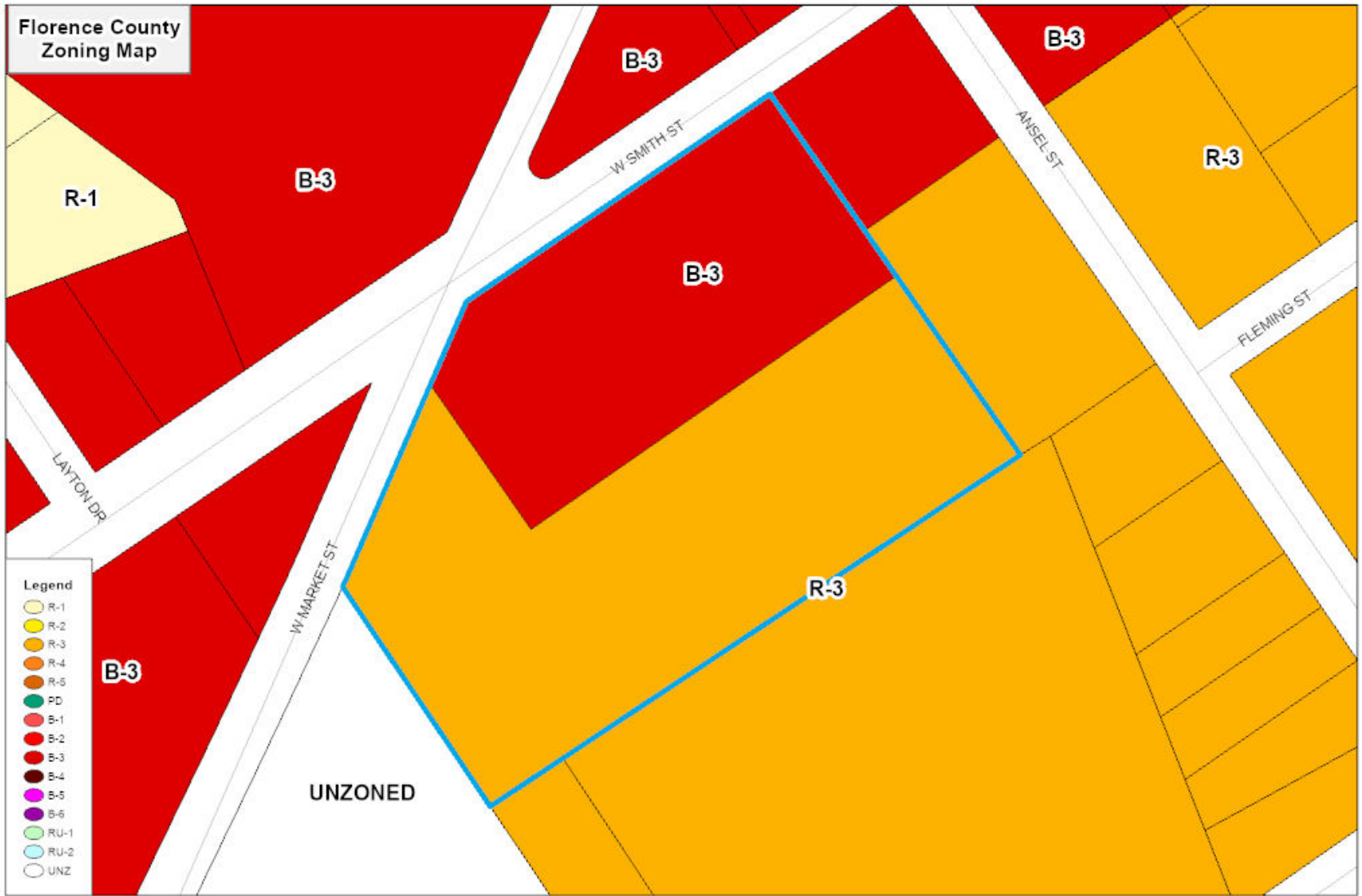


Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-37

PC#2023-37 Zoning Map

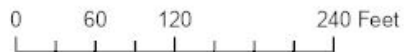


Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-37

PC#2023-37 Aerial Map



Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-37

PC#2023-37 Subject Property



PC#2023-37 Adjacent Properties



Comments/Questions



PC#2023-29

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT.

APPLICANT: Florence County

Sec. 30-40. – Definitions.

Amenities: Features that are intentionally designed to benefit the occupants of the PD and hold little to no benefit to the surrounding community. Amenities are provided to improve the quality of life for a variety of ages and lifestyles. Amenities may include, but are not limited to, clubhouses, gyms, swimming pools, sports facilities (both indoor and outdoor), improved surface walking/jogging/equestrian/biking trails (not including street sidewalks), enclosed dog parks, picnic areas and shelters, group facilities, and equipped playgrounds.

Buildable acreage. The portion of a tract or parcel of land which can be developed, not including existing platted rights-of-way and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the U.S. Army Corps of Engineers unless such wetlands are to be filled upon issuance of a "fill" permit. Wetland buffers may be included as developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.

Commercial Use. A use that is intended to serve the surrounding community at large and not limited to occupants of the PD. A commercial use shall be readily accessible to the users located outside of the PD and offer a benefit to the community as a whole. Commercial uses within a PD

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are those improvements which provide service to and enhance the quality of life for the general public.

Common open space. An open space area intended for the use or enjoyment of the occupants of the PD that highlights and compliments the natural character of the land and are passive in nature.

Density/use. The density and uses allowed within a PD shall be as established within the written narrative provided along with the sketch plan submittal. The narrative shall include a statement detailing the differences in land uses between the current use(s) and the proposed zoning. The PD narrative shall include a table summarizing the proposed gross and net densities of the proposed PD. A breakdown of buildable acreage versus gross acreage shall be provided with a minimum of twenty (20) percent from the overall project area to be subtracted for the provision of infrastructure and drainage.

For the purposes of determining gross and net densities, the formula below shall be used:

Gross density = the total number of dwelling units ÷ the total project acreage

Net density = the total number of dwelling units ÷ the net (buildable) acreage

Planned Development District. For the purposes of this section, Planned Development Districts (PD) may be defined as a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development and is characterized by a unified site design for a mixed use development.

Recreational Open Space. An improved open space area that is intended to encourage active participation by the occupants of the PD.

- 1) Active Recreational Open Space. An open space that is developed and improved to create opportunities for recreational activity. Amenities as defined in this section may qualify as active recreation open space.
- 2) Passive Recreational Space. A space which is developed as part of a required design element that results in an opportunity for recreational/physical activity.

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Sec. 30-41. Establishment of PD.

A PD shall be established on the official zoning map by the same procedure as for amendments generally (article IX) and in accord with the requirements of this section.

Additionally, each PD shall be identified by a prefix and number indicating the particular district, as for example "PD - 98 - 1" (Zone - Year - Number), together with whatever other identification appears appropriate.

(Ord. No. 33-2006/07, § 2.6-1, 6-7-07)

Sec. 30-42. Permitted uses in PD.

Any ~~use or~~ combination of uses meeting the objectives of this section may be established in a PD upon review and approved amendatory action by Florence County Council~~the council with jurisdiction~~. Once approved, the proposed uses and no others shall be permitted. Said uses shall be identified and listed on the basis of classification, i.e. retail, office, wholesale, residential multi-family, residential single-family detached, manufacturing, etc. The list may also include specific uses that are not allowed. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PD zoning applies to the land, unless otherwise amended by ordinance.

(Ord. No. 33-2006/07, § 2.6-2, 6-7-07)

Sec. 30-43. Development standards.

(1) Unless specifically addressed in the section, applicable land development and subdivision standards of the Florence County Code of Ordinance 28.6 shall apply.

(2) ~~1~~ *Minimum area required.* Minimum area requirements for establishing a PD shall be five ~~two~~ acres.

(3) ~~2~~ *Density.* The proposed PD shall not have a negative impact on its surrounding uses and on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc. through the thoughtful design of rResidential density, setbacks, impervious surface ratios, floor area ratios, and building heights, ~~shall be determined by the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc.~~

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- (d) In reaching a decision as to whether the change will require planning commission approval, the zoning administrator shall use the following criteria:
- (1) Any increase in intensity or use shall constitute a modification requiring planning commission approval. An increase in intensity of use shall be considered to be an increase in usable floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations.
 - (2) Any change in parking areas resulting in an increase or reduction in the number of spaces approved shall constitute a change requiring planning commission approval.
 - (3) Structural alterations significantly affecting the basic size, form, style, and location of a building, as shown on the approved plan, shall be considered a change requiring planning commission approval.
 - (4) Any reduction in the amount of open space or buffer area, or any change in the location or characteristics of open space, shall constitute a change requiring planning commission approval.
 - (5) Any change in use from one use group to another shall constitute a change requiring planning commission approval.
 - (6) Any change in pedestrian or vehicular access or circulation.
 - (7) Any change or variation of phasing of development must be approved by the Planning Commission. Where improvements and/or "common" amenities or infrastructure are not completed, the next phase may be approved provided proper development plans have been approved and financial guarantees are provided in accordance with Sec.30-45.

(Ord. No. 33-2006/07, § 2.6-8, 6-7-07; Ord. No. 27-2008/09, § 2, 6-4-09)

Comments/Questions



PC#2023-31

Future Land Use Map

The Future Land Use Map is a graphical representation of the policies and goals in this plan. These designations and their placement is very specifically designed to promote the ideals of character found in each district.






- **Variable** character areas have wide open spaces and a mixture of commercial and residential uses. This area makes up the majority of the undeveloped areas of the county as well as areas that are transitioning into more developed areas. Zoning Districts appropriate in the Variable Development District Future Land Use Category include ***B1, B2, B3, B5, B6, R1, R3, R3A, RU-1, RU-1A, RU-2, ~~and PD~~ TH, MR, MMF, FO/LI, CMU, and PD.*** However, to clarify that certain areas of the County are prescribed for a more intense land use than others, there are two Variable Development Districts, which include:
 - ***Variable Development District 1: B1, B2, B3, RU-1, RU-1A, R1, R3, R3A, TH, MR, MMF, FO/LI, CMU and PD:*** This generally focuses on the first 500 feet from urban corridors and ~~and~~ the majority of the Rural land in Florence County. For parcels that are greater than 500 feet deep, the entirety of the parcel could be developed in the preferred zoning district if approved by Council when rezoning. Overall, this area will include most areas within ½ mile from Suburban or Urban categories.
 - ***Variable Development District 2: B5, B6, RU-1 RU-1A, RU-2, FO/LI and PD:*** This area is specified in Florence County as specifically for industrial parks and growth as well as large lot residential development. This is also a district option for Rural land.
- **Suburban** character areas have noticeably less intensive use of land than Urban areas, with open and green spaces balancing – or, in estate sized areas, exceeding – the extent of land covered by structures and paved surfaces. Zoning Districts appropriate in the Suburban District Future Land Use Category include ***R1, R2, R3, R3A, B1, MR, and PD.***

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- **Urban** character areas exhibit the greatest pedestrian orientation, through a more compact scale and “**architectural enclosure**” of streets by buildings situated close to front property lines and sidewalks. Within the Urban class, auto urban character areas are a particular planning challenge as they are designed mainly to accommodate automobile circulation and parking. This is the main type of Urban development in Florence County. The extent of land cover by buildings and paved surfaces is similar to Urban areas, but often without a pedestrian orientation as in traditional downtowns. This is especially true where development is **spread across the landscape more horizontally relative to more compact “development nodes” and “activity centers”** that enable multi-purpose trips and walking or biking between destinations. *Zoning Districts within Florence County appropriate in the Urban District Future Land Use Category include **B1, B2, B3, R3A, R4, R5, R5A, TH, MR, MMF, MU, CMU, and PD.***
- Much like Urban character areas, **Downtown** character areas are categorized by development very close to or within the proximity of a municipal downtown. *As Florence County does Land Use planning for several municipalities therein, including the Downtown Development District Future Land Use Category is necessary with the allowed zonings of **B4, MU, CMU and PD.***

Comprehensive Land Use Plan Map Designations



-  **1. Variable Development District 1 (VD1):** This generally focuses on the first 500 feet from Urban corridors. For parcels that are greater than 500 feet deep, the entirety of the parcel could be developed in the preferred zoning district if approved by Council when rezoning. Overall, this area will include most areas within ½ mile from Suburban or Urban categories.
Zoning Districts Permitted: B1, B2, B3, RU-1, RU-1A, R1, R3, R3A, TH, MR, MME, FO/LI, CMU, and PD.
-  **2. Variable Development District 2 (VD2):**
This area is specified in Florence County as specifically for industrial parks and growth and the majority of the Rural land in Florence County.
Zoning Districts Permitted: B5, B6, RU-1, RU-1A, RU-2, FO/LI, and PD.
-  **3. Suburban (SD)** character areas have noticeably less intensive use of land than Urban areas, with open and green spaces balancing – or, in estate sized areas, exceeding – the extent of land covered by structures and paved surfaces.
Zoning Districts Permitted: R1, R2, R3, R3A, B1, MR, and PD.
-  **4. Urban (UD)** character areas exhibit the greatest pedestrian orientation, through a more compact scale and “architectural enclosure” of streets by buildings situated close to front property lines and sidewalks. Within the Urban class, auto urban character areas are a particular planning challenge as they are designed mainly to accommodate automobile circulation and parking. This is the main type of Urban development in Florence County. The extent of land cover by buildings and paved surfaces is similar to Urban areas, but often without a pedestrian orientation as in traditional downtowns. This is especially true where development is spread across the landscape more horizontally relative to more compact “development nodes” and “activity centers” that enable multi-purpose trips and walking or biking between destinations.
Zoning Districts Permitted: B1, B2, B3, R3A, R4, R5, R5A, TH, MR, MME, MU, CMU, and PD.
-  **5. Downtown** character areas are categorized by development very close to or within the proximity of a municipal downtown. *As Florence County does Land Use planning for several municipalities therein, including the Downtown Development District Future Land Use Category is necessary with the allowed zonings of B4, MU, CMU, and PD.*

Comments/Questions



PC#2023-33

SUBJECT: Request for the Road Naming of Energy Drive

LOCATION: Off N. Williston Rd., N. Williamson Rd., Estate Rd, Florence, SC

TAX MAP NUMBER: 00176-01-013, 00205-01-007, 00205-01-054, 00205-01-055,
00206-01-198, 00206-01-199, 00240-01-018

COUNCIL DISTRICT: 7; County Council

APPLICANT(S): Florence County

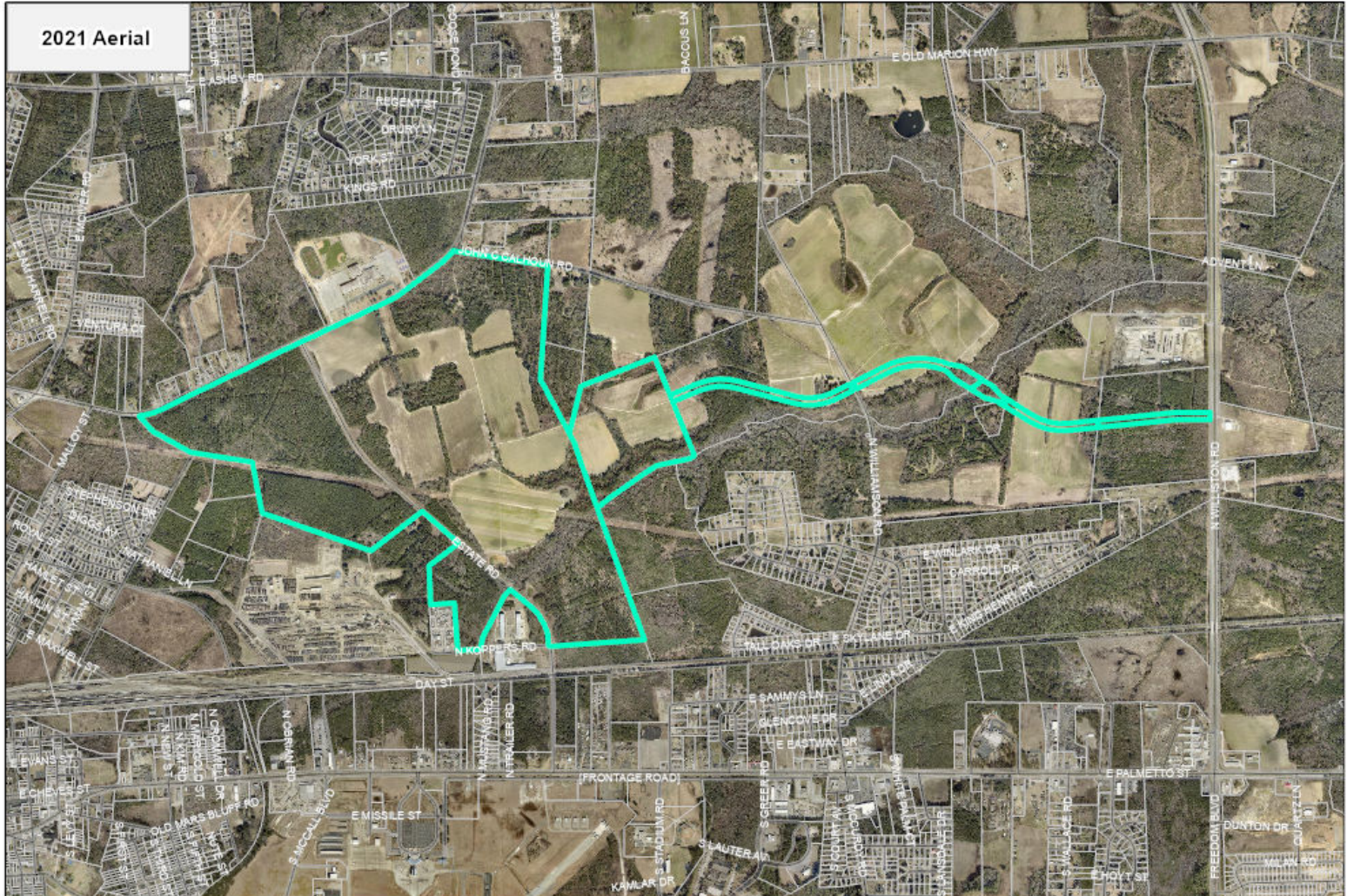
STAFF ANALYSIS:

The applicant is proposing to name a public road located off N. Williston Rd., N. Williamson Rd. and Estate Rd. in Florence, SC. The proposed road name is Energy Drive.

The road is shown on Florence County Tax Maps: 00176-01-013, 00205-01-007, 00205-01-054, 00205-01-055, 00206-01-198, 00206-01-199, and 00240-01-018.

The public road is needed for E-911 Addressing purposes.

PC#2023-33 Aerial Map



2021 Aerial

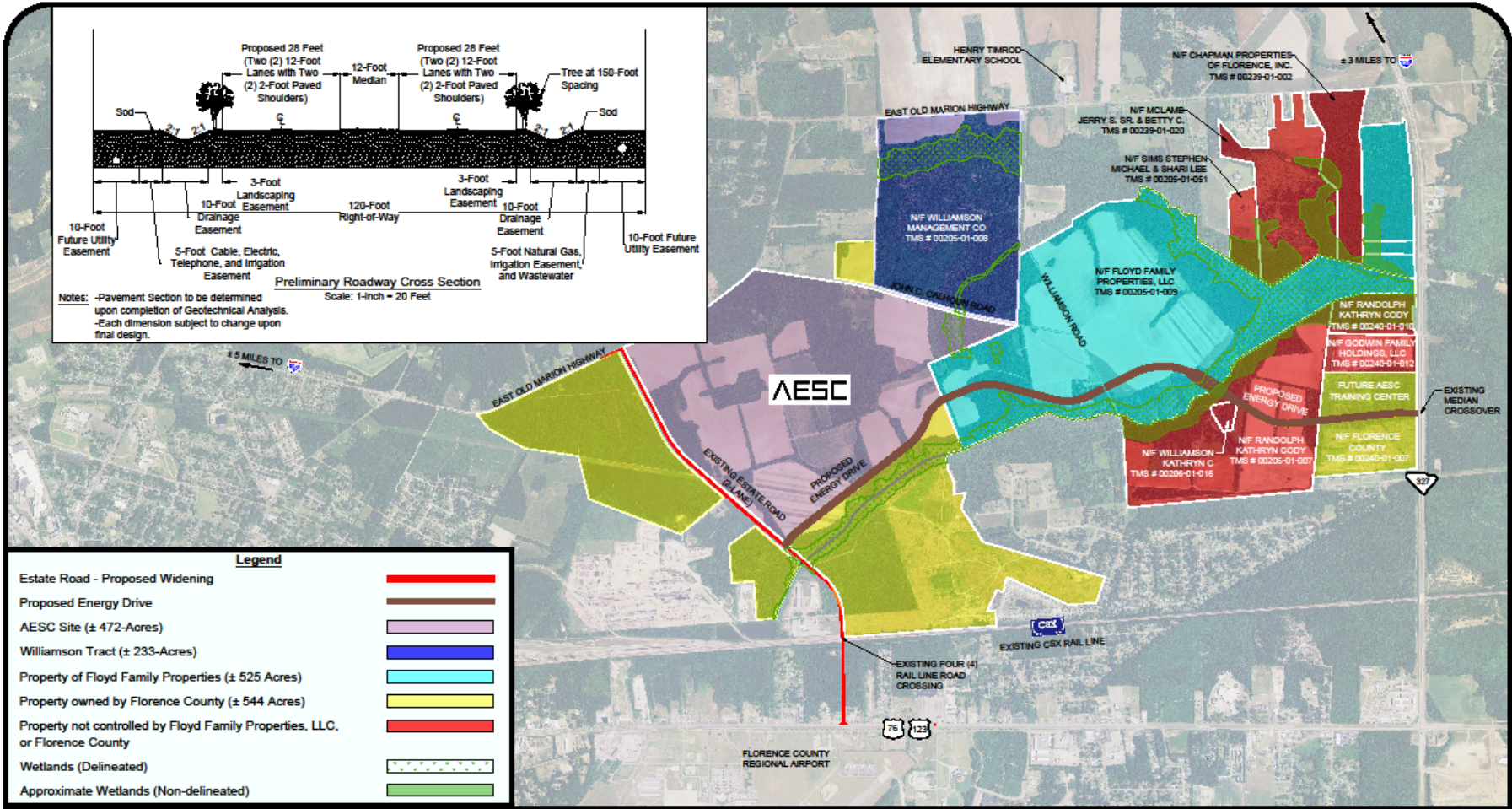
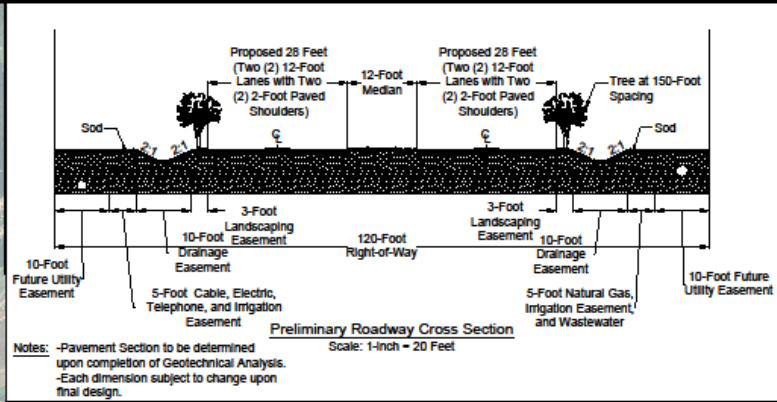
0 1,000 2,000 4,000 Feet

Florence County
Planning Department
Meeting Date:
10/24/23



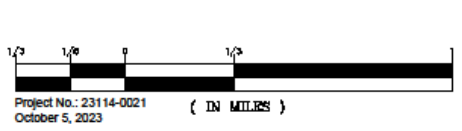
Council District 7
PC#2023-33

PC#2023-33 Proposed Road Plan



Legend

Estate Road - Proposed Widening	
Proposed Energy Drive	
AESC Site (± 472-Acres)	
Williamson Tract (± 233-Acres)	
Property of Floyd Family Properties (± 525 Acres)	
Property owned by Florence County (± 544 Acres)	
Property not controlled by Floyd Family Properties, LLC, or Florence County	
Wetlands (Delineated)	
Approximate Wetlands (Non-delineated)	



Roadway Exhibit
Energy Drive
 ± 1,016-Acre Florence Global Technology Park
 Florence County, South Carolina



Comments/Questions



PC#2023-34

SUBJECT: Request for the Road Naming of a Private Road Lowe Farm Road

LOCATION: Off Alligator Road, Timmons ville, SC

TAX MAP NUMBERS: 00077-01-014, 00077-01-286, 00077-01-303, 00077-01-304,
00077-01-305

COUNCIL DISTRICT: 4; County Council

APPLICANT(S): David Lowe, Sr.

STAFF ANALYSIS:

The applicant is proposing to name one private road located off Alligator Road in Timmons ville, SC. The proposed road name is Lowe Farm Road.

The road is shown on Florence County Tax Maps: 00077-01-014, 00077-01-286, 00077-01-303, 00077-01-304, and 00077-01-305.

The private road has been requested for a family development.

PC#2023-34 Aerial Map



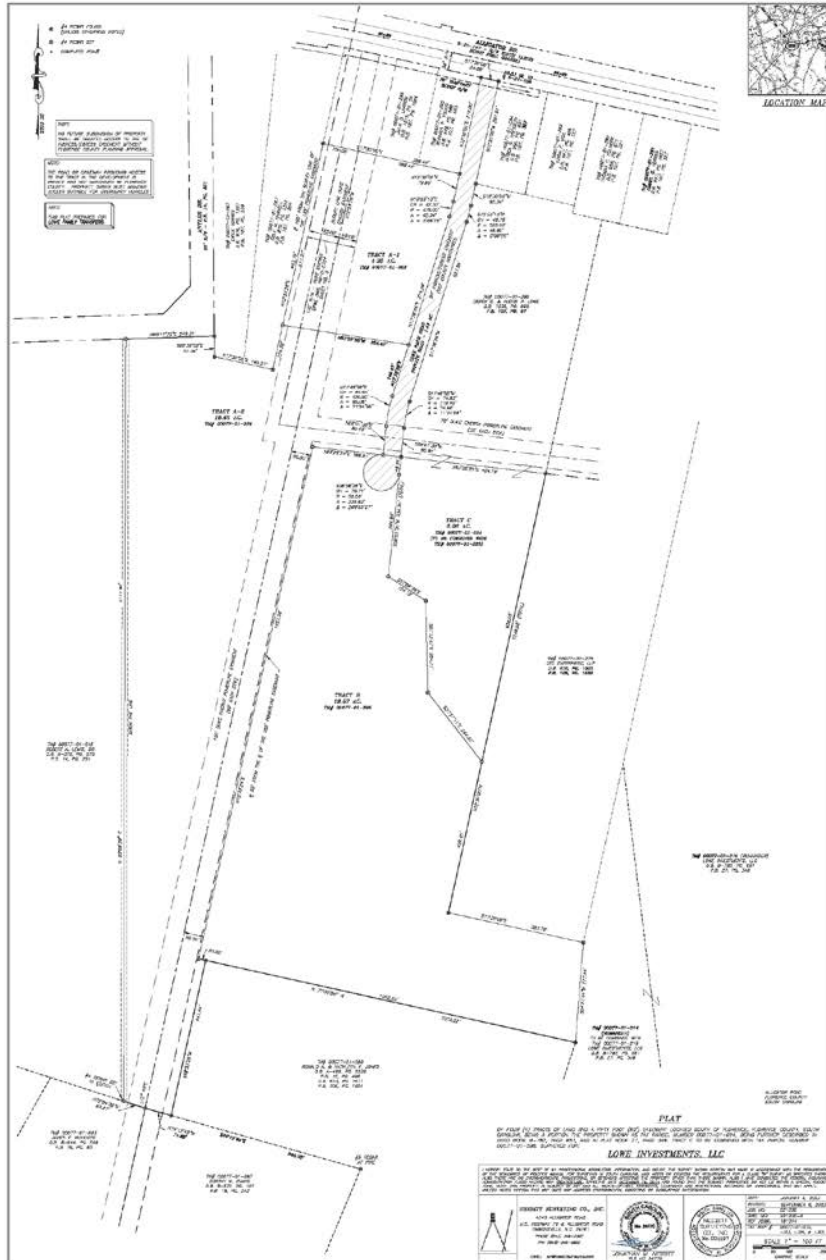
0 255 510 1,020 Feet

Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-34

PC#2023-34 Plat



Comments/Questions



PC#2023-32

Sec. 30-1. - Establishment of districts.

For purposes of this chapter, the following zoning districts are hereby established:

Residential Districts	Business Districts	Rural Districts	Special Purpose Districts	<u>Mixed-Use Districts</u>
R-1, single-family, large lots	B-1, limited	RU-1, <u>RU-1A</u> community	PD, planned development	<u>MR, lower density mixed residential</u>
R-2, single-family, medium lots	B-2, convenience	RU-2, resource	FH, flood hazard	<u>MMF, mixed multi-family</u>
R-3 and R-3A, single-family, small lots	B-3 general		AC, airport compatibility	<u>FO/LI, flex office/light industrial</u>
R-4, multi-family, limited	B-4, central		<u>CO, corridor overlay</u>	<u>MU, mixed use</u>
R-5 and R-5A, multi-family	B-5, office-light industrial			<u>CMU, commercial mixed use</u>
<u>TH, townhouse</u>	B-6, industrial			

Sec. 30-26. - Establishment of regulations.

The uses permitted in the several zoning districts established by article I, the off-street parking requirements, and the dimensional requirements of each are set forth herein. The requirements for uses in residential, business, and rural districts are presented on tables.

Section 30-28 (Table I) sets forth use and off-street parking requirements for the five residential districts. Section 30-29 (Table II) establishes use and off-street parking requirements for business and rural districts. Section 30-30 (Table III) sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for all residential, business, and rural districts. Article II, division 2 establishes regulations for the planned development district;. Article II, division 3 prescribes regulations for development in the flood hazard district, and article II, division 4 establishes regulations for the airport compatibility district. development in open space development districts (cluster developments). Article II division 4 prescribes regulations for development in the flood hazard district. Article II, division 5 establishes regulations for the airport compatibility district. Article II, division 6 establishes requirements for riparian buffers. Article II, division 7 establishes regulations for the corridor overlay district. Article II, division 8 establishes regulations for townhouse and mixed-use districts. Section 30.8.1 (Table XI) sets forth use and off-street parking requirements for the five mixed-use districts and the townhouse district. Section 30-80.5 sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for townhouse and mixed-use districts.

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

•**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.

•**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

•**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.

•**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.

•**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.

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(a) **Color.**

- (1) All colors used on buildings and structures must be subtle, neutral, or earthtone 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.

(b) **Orientation.** All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

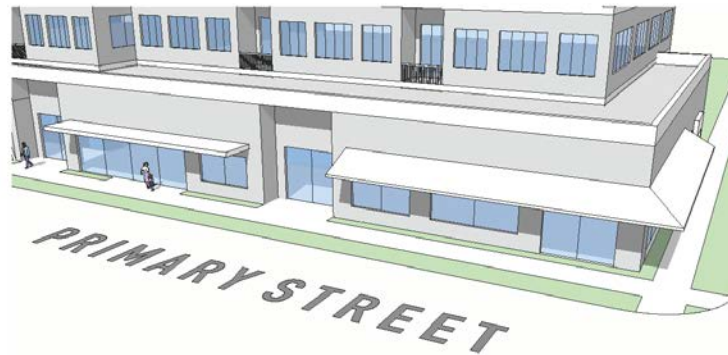


Figure 1 Primary building facades shall face the roadway.

- (c) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.
- (d) **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.

(a) Interior Parking Lot Landscaping.

- (1) Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved 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 100 square feet of required landscaping.
- (7) Canopy trees shall be a minimum size of three-inch caliper.

(f) 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.

(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.

- (a) **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.

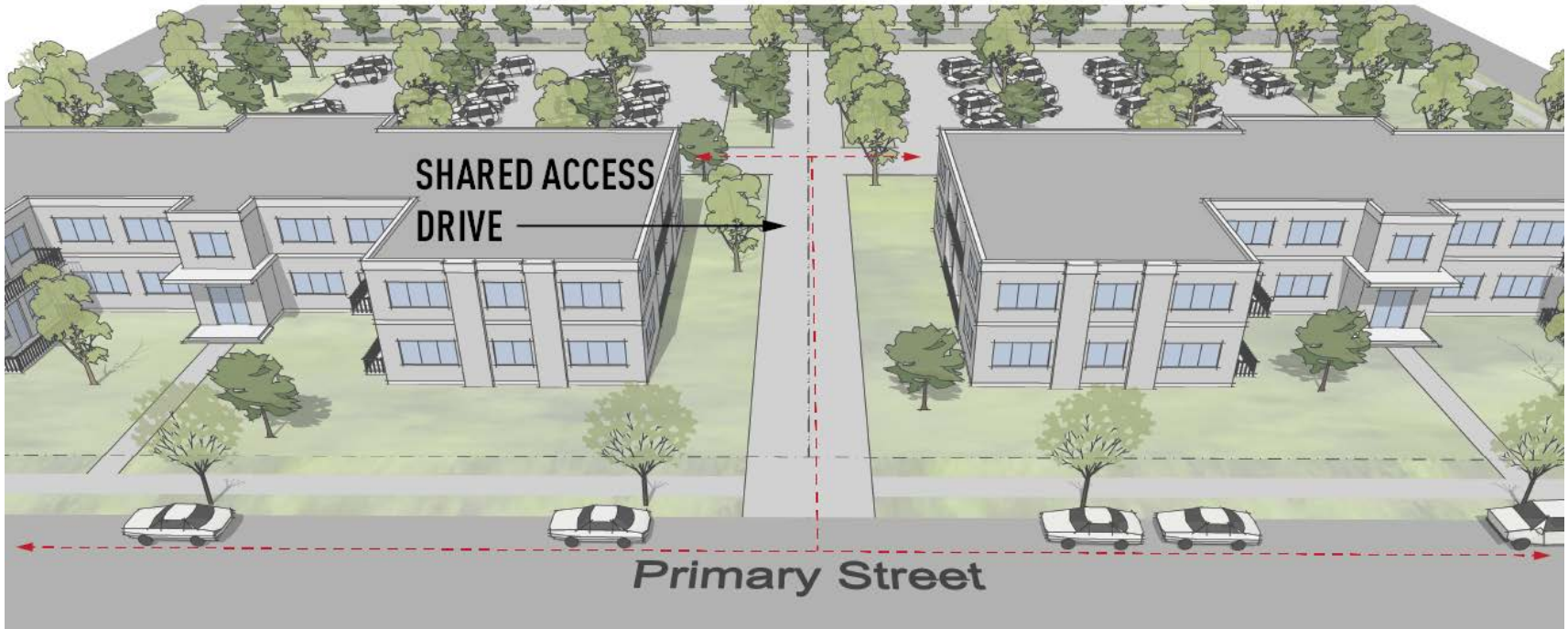


Figure 1 Shared access.

DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS

Sec. 30-80.1. Effect of Townhouse and Mixed-Use Districts; Relationship to Plans and Policies.

- (a) **Effect. Townhouse and mixed-use zoning district regulations as established in this Division apply in addition to all other general zoning district regulations. 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 townhouse and mixed-use zoning districts are intended to advance the purposes of the Comprehensive Plan, corridor plans, and similar policies adopted by the county.**

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	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
Construction								
Building construction - general contract & operative builders	233	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA

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Built-To-Zone (BTZ)*/ Setback	Building Type	Zoning Districts					
		TH**	MR	MMF	MU	CMU	FO/LI
Font in Feet (min-max BTZ)	Residential	10-20	15-25	10-20	0-10	0-10	0-10
	MU/Non-Res.	15-25	25-35	15-25	0-10	0-10	0-10
	Accessory (minimum only)	***	***	***	***	***	***
Interior Side in Feet (setback)	Residential	15	5	10	0	0	0
	MU/Non-Res.	10	10	5	0	0	0
	Accessory (minimum only)	10	5	5	***	***	***
Street Side in Feet (min-max BTZ)	Residential	15-25	10-20	15-25	5-15	0-10	0-10
	MU/Non-Res.	20-30	20-30	20-30	10-20	0-10	0-10
	Accessory (minimum only)	5	5	5	***	***	***
Rear in Feet (setback)	Residential	15	10	15	5	0	0
	MU/Non-Res.	20	30	20	10	0	0
	Accessory (minimum only)	5	10	5	***	***	***

**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.*

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	Zoning Districts by Type					
	TH	MR	MMF	MU	CMU	FO/LI
Minimum Lot Size (residential/non-res) (sq.ft.)	5,000*/ 12,000	7,500/ 12,000	1,500 per du /12,000			
Minimum Lot Width (ft)	50**	50	25	35	35	35
Minimum Road Frontage (ft)	35	35	35	35	35	35
Site Width to Depth Ratio (w:d) (minimum site depth required)***	Not applicable					
Maximum Impervious Surface Ratio (%)****	45	70	70	80	90	90
Minimum Park and Open Space Dedication (%)****	15	20	20	20	10	10
Minimum Sidewalk Width (public/private) (ft)	6/5	6/5	6/5	10/6	10/6	6/6

**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.*

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 24, 2023
6:00 P.M.

I. Other Business

II. Director's Report:

- Summary Plats (August & September 2023)
- Building Reports (August & September 2023)

III. Adjournment