

Florence County Planning Commission

January 23, 2024

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and 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 December 19, 2023

III. Public Hearings

Map Amendments:
PC#2024-01

A Comprehensive Plan Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change A Portion Of The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located At 372 Marsh Road, Pamplico, SC As Shown On Florence County Tax Map Number 00348, Block 02, Parcel 043.

PC#2024-02

Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change The Zoning Designation For Property Of Tax Map Number 00348, Block 02, Parcel 043 Located At 372 Marsh Road, Pamplico, SC From Unzoned and B-5, Office-Light Industrial District To B-6 Industrial District.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

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

PC#2024-03

Map Amendment Requested By Church Family Investments, LLC To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcel 004, 005 and 091 Located At 3323, 3409 And 3401 S Irby Street, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District.

PC#2024-04

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. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00275-01-103.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-05

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. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-013.

PC#2024-06

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-3 Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-012, 27517-01-001, 27517-01-002, 27517-01-003, 27517-01-004, 27517-01-005, 27517-01-006, 27517-01-007, 27517-01-008, 27517-01-009, 27517-01-010, 27517-01-011, 27517-01-012, 27517-01-013, 27517-01-014, 27517-01-015, 27517-01-016, 27517-01-017, 27517-01-018, 27517-01-019, 27517-01-020, 27517-01-021, 27517-01-022, 27517-01-023, 27517-01-024, 27518-01-001, 27518-01-002, 27518-01-003, 27518-01-004, 27518-01-005, 27518-01-006, 27518-01-007, 27518-01-008, 27518-01-009, 27518-01-010, 27518-01-011, 27518-01-012, 27518-01-013, 27518-01-014, 27518-01-015, 27518-01-016, 27518-01-017, 27518-01-018, 27518-01-019, 27518-01-020, 27518-01-021, 27518-01-022, 27518-01-023, 27518-01-024, 27518-01-025, 27518-01-026, 27518-01-027.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-07

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. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-032, 00204-01-079, 00204-01-081, 00238-01-063, 00238-01-068.

PC#2024-08

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. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-053, 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-09

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. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00240-01-017, 00275-01-134, 00275-01-236, 00275-01-237.

PC#2024-10

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. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-11

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. 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, 00240-01-012.

PC#2024-12

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. 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.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-13

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. 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.

PC#2024-14

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. 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, 00203-01-023, 00203-01-025, 00203-01-026, 00203-01-027, 00203-01-028, 00203-01-029, 00203-01-032, 00203-01-082, 00236-01-001, 00236-01-030, 00236-01-032, 00236-01-033, 00237-01-006, 00237-01-016, 00237-01-017, 00237-01-019, 00238-01-001, 00238-01-002, 00238-01-003, 00238-01-007, 00238-01-008, 00238-01-009, 00238-01-019, 00238-01-022, 00238-01-043, 00238-01-059, 00238-01-062, 00238-01-070, 00239-01-003, 00240-01-001, 00240-01-008, 00240-01-011, 00240-01-015, 00240-01-016, 00241-01-004, 00241-01-006, 00241-01-008, 00241-01-012, 00241-01-018, 00241-01-021, 00241-01-022, 00241-01-024, 00241-01-088, 00241-01-089, 00241-01-090, 00241-01-127, 00241-01-192, 00275-01-010, 00275-01-015, 00275-01-108, 00275-01-110, 00275-01-122, 00275-01-129, 00275-01-148, 00275-01-149, 00275-01-231, 00276-01-001, 00276-01-002, 00276-01-003, 00276-01-004, 00276-01-018, 00276-01-020, 00276-01-024, 00276-01-028, 00276-01-029, 00276-01-030, 00276-01-031, 00276-01-033, 00276-01-035, 00276-01-037, 00276-01-038, 00276-01-039, 00276-01-040, 00276-01-041.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

Text Amendments:

PC#2024-15

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III-CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; Sec. 30-117-30-120. Reserved.

PC#2024-16

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, Sec. 30-2. – Purpose of districts.

PC#2024-17

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, Sec. 30-9. – Unzoned areas.

PC#2024-18

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts And Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec.30-80.2. Uses Permitted(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

PC#2024-19

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec.30-27- Application Of Regulations, And 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 Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (c) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

PC#2024-01

SUBJECT: A Comprehensive Plan Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change A Portion Of The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located At 372 Marsh Road, Pamplico, SC As Shown On Florence County Tax Map Number 00348, Block 02, Parcel 043.

LOCATION: 372 Marsh Road, Pamplico

TAX MAP NUMBERS: 00348, Block 02, Parcel 043

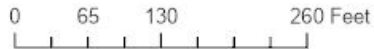
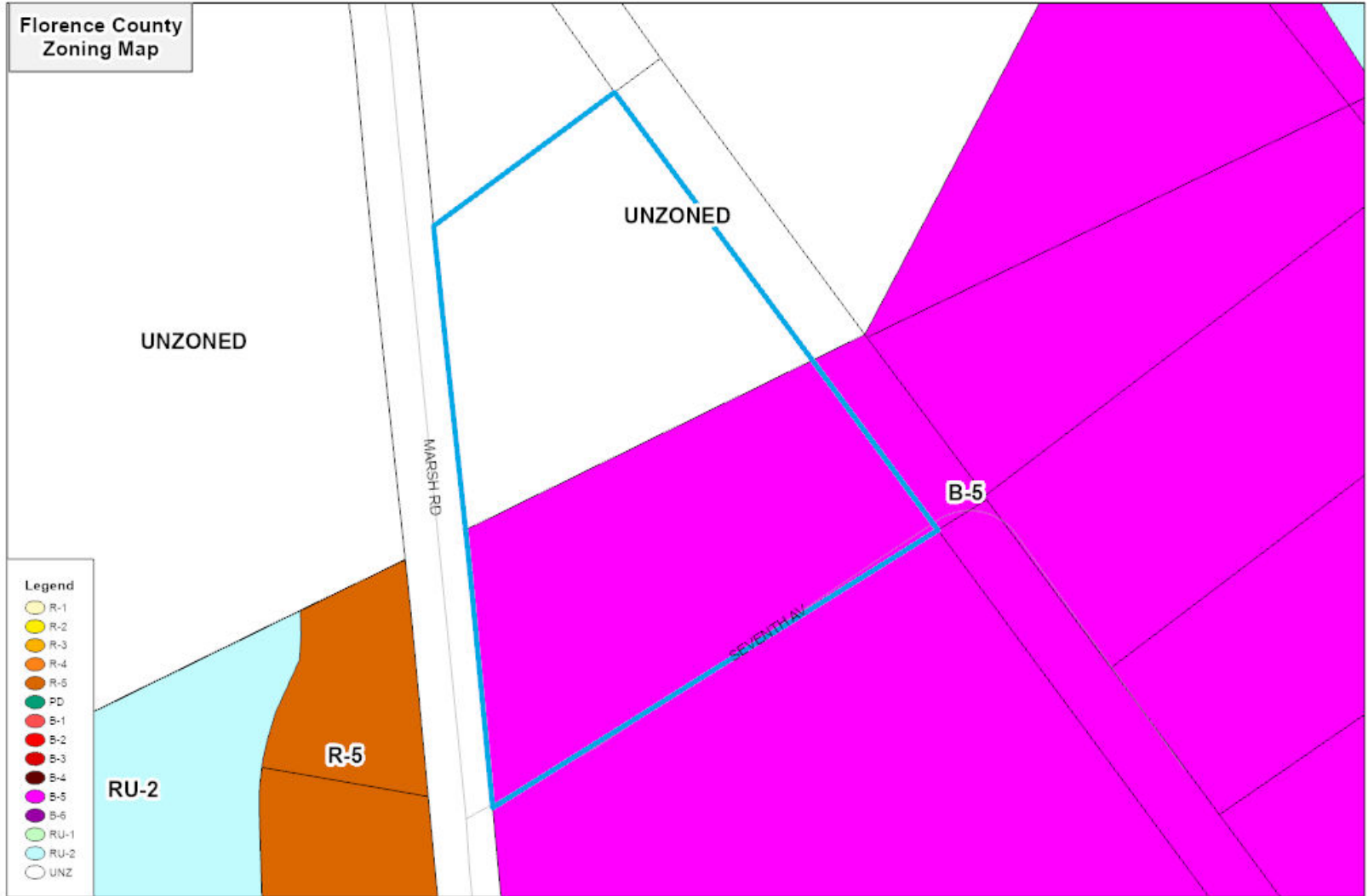
COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: George J Bush Trustee

APPLICANT: Eco Shield Asphalt Products, LLC

ZONING/LAND AREA: 1 parcel approximately 4.99 acres

PC#2024-01 Zoning Map



Florence County
Planning Department
Meeting Date:
1/23/24



Council District 2
PC#2024-01

PC#2024-01 Aerial Map



0 65 130 260 Feet

Florence County
Planning Department
Meeting Date:
1/23/24



Council District 2
PC#2024-01

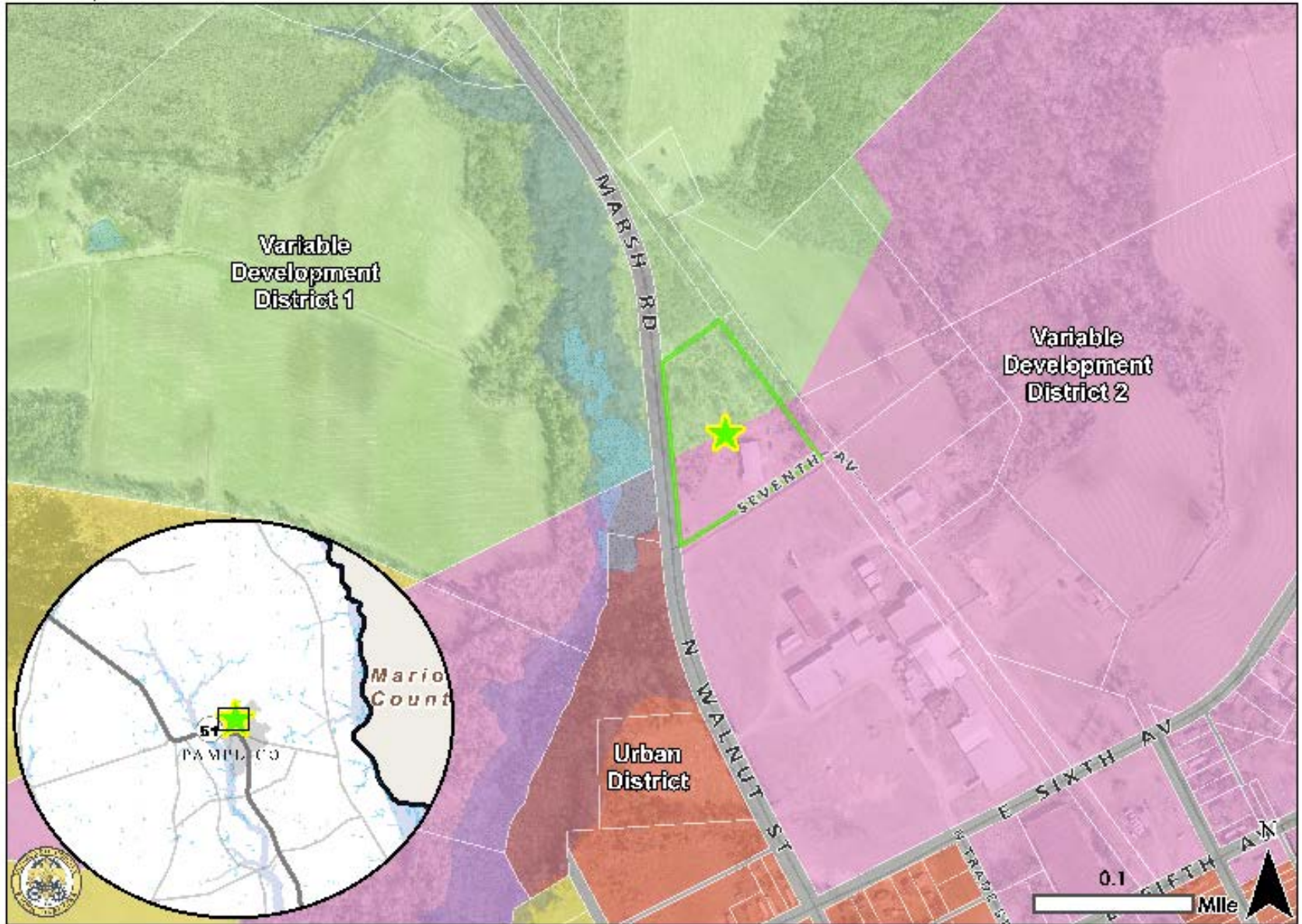
PC#2024-01 Comprehensive Plan Map

PC#2024-01

Jan. 23, 2024

FUTURE LAND USE

VARIABLE DEVELOPMENT DISTRICTS 1 & 2



PC#2024-01 Subject Property



PC#2024-01 Adjacent Properties



Comments/Questions



PC#2024-02

SUBJECT: Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change The Zoning Designation For Property Of Tax Map Number 00348, Block 02, Parcel 043 Located At 372 Marsh Road, Pamplico, SC From Unzoned and B-5, Office-Light Industrial District To B-6 Industrial District.

LOCATION: 372 Marsh Road, Pamplico

TAX MAP NUMBERS: 00348, Block 02, Parcel 043

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: George J Bush Trustee

APPLICANT: Eco Shield Asphalt Products, LLC

ZONING/LAND AREA: B-5/Unzoned Approximately 4.99 acres

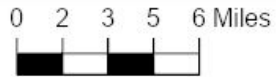
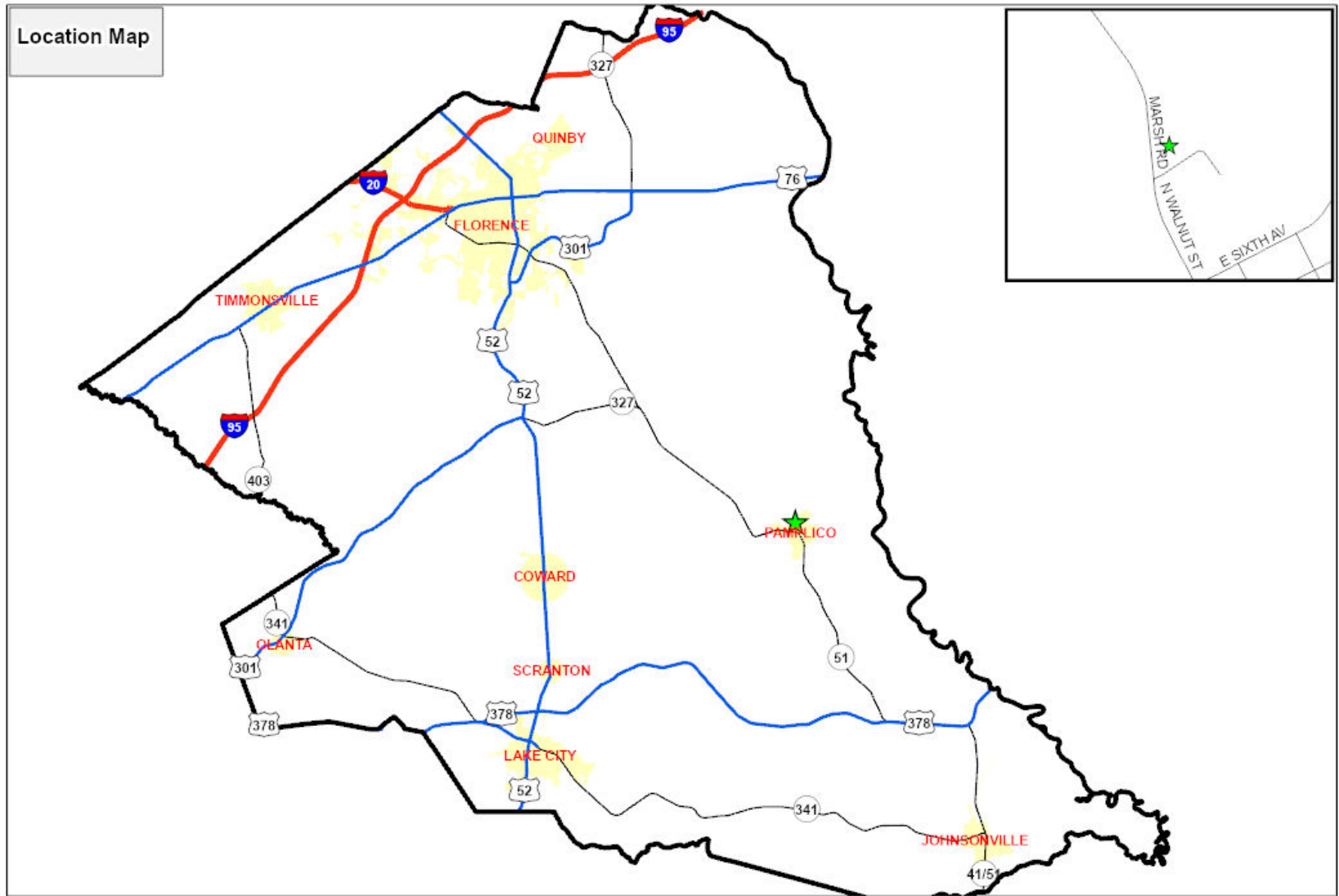
WATER/SEWER AVAILABILITY: Town of Pamplico

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned/ B-5

PC#2024-02 Location Map

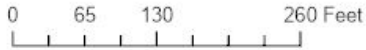
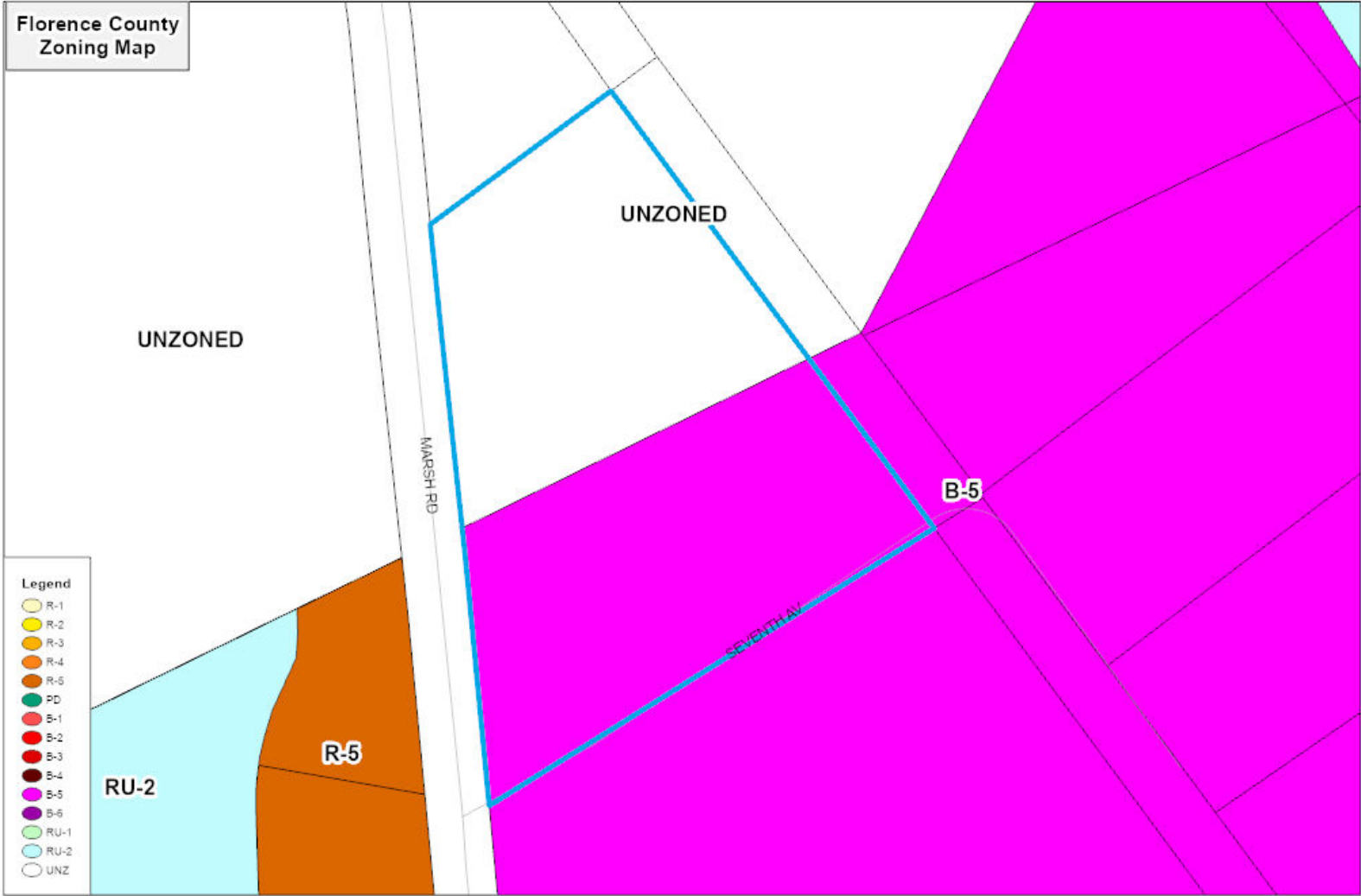


Florence County
Planning Department
Meeting Date:
1/23/24



Council District 2
PC#2024-02

PC#2024-02 Zoning Map



Florence County
Planning Department
Meeting Date:
1/23/24



Council District 2
PC#2024-02

PC#2024-02 Aerial Map



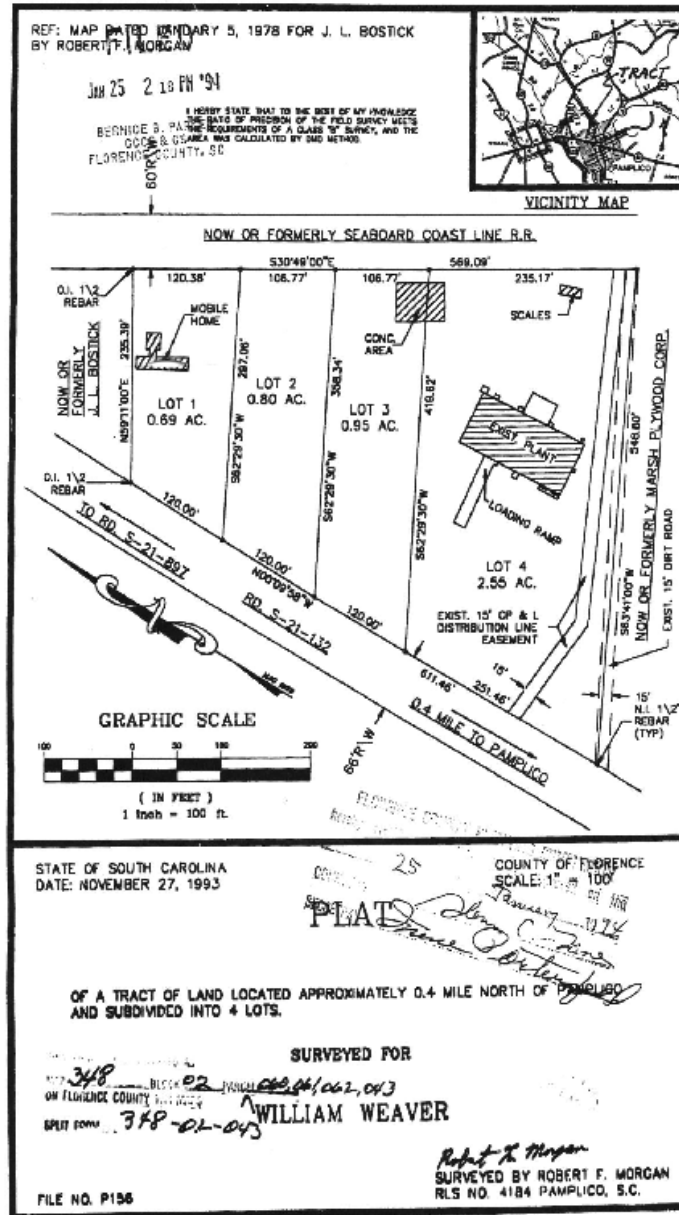
0 65 130 260 Feet

Florence County
Planning Department
Meeting Date:
1/23/24



Council District 2
PC#2024-02

PC#2024-02 Applicant Submitted Plat



57-33

Comments/Questions



PC#2024-03

SUBJECT: Map Amendment Requested By Church Family Investments, LLC To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcel 004, 005 and 091 Located At 3323, 3409 And 3401 S Irby Street, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District.

LOCATION: 3323, 3409, 3401 S Irby Street, Florence

TAX MAP NUMBERS: 00152, Block 01, Parcel 004, 005 and 091

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Church Family Investments

APPLICANT: Church Family Investments

ZONING/LAND AREA: RU-1 Approximately 10.75 acres

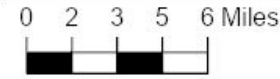
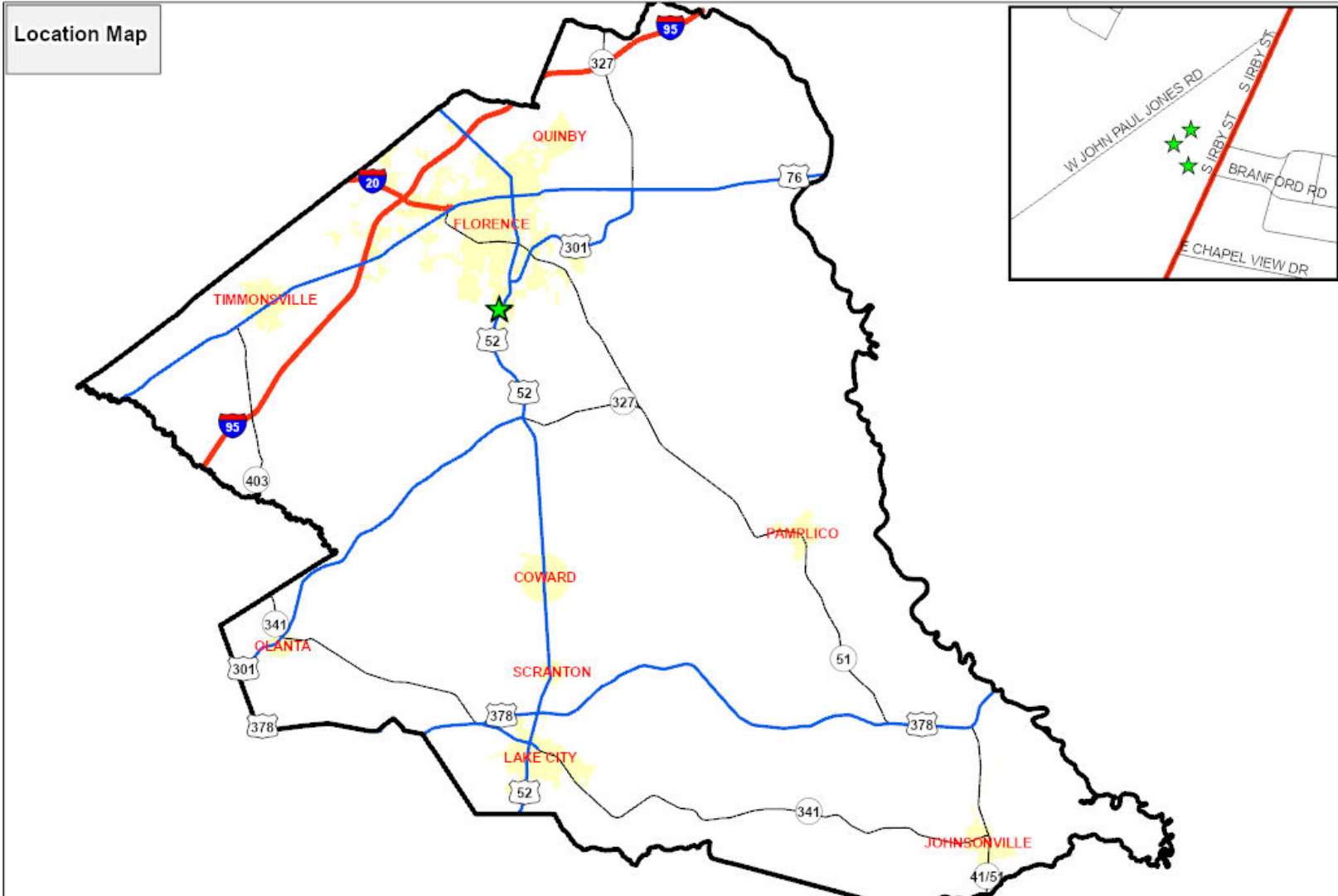
WATER/SEWER AVAILABILITY: City of Florence Water Only

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

PC#2024-03 Location Map

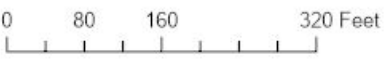


Florence County
Planning Department
Meeting Date:
1/23/24



Council District 5
PC#2024-03

PC#2024-03 Zoning Map



Florence County
Planning Department
Meeting Date:
1/23/24



Council District 5
PC#2024-03

PC#2024-03 Aerial Map



2021 Aerial

W JOHN PAUL JONES RD

E THORNCLEFT RD

BRANFORD RD

S IRBY ST

0 80 160 320 Feet

Florence County
Planning Department
Meeting Date:
1/23/24



Council District 5
PC#2024-03

PC#2024-03 Subject Property



PC#2024-03 Adjacent Properties



Comments/Questions



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

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2024-04 Aerial Map

PC#2024-04

Jan. 23, 2024

AERIAL VIEW



PC#2024-04 Subject Property



Comments/Questions



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

PC#2024-05 Aerial Map

PC#2024-05

Jan. 23, 2024

AERIAL VIEW



PC#2024-05 Subject Property



Comments/Questions



PC#2024-06

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-3 Single Family Residential District.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00275-01-012, 27517-01-001, 27517-01-002, 27517-01-003, 27517-01-004, 27517-01-005, 27517-01-006, 27517-01-007, 27517-01-008, 27517-01-009, 27517-01-010, 27517-01-011, 27517-01-012, 27517-01-013, 27517-01-014, 27517-01-015, 27517-01-016, 27517-01-017, 27517-01-018, 27517-01-019, 27517-01-020, 27517-01-021, 27517-01-022, 27517-01-023, 27517-01-024, 27518-01-001, 27518-01-002, 27518-01-003, 27518-01-004, 27518-01-005, 27518-01-006, 27518-01-007, 27518-01-008, 27518-01-009, 27518-01-010, 27518-01-011, 27518-01-012, 27518-01-013, 27518-01-014, 27518-01-015, 27518-01-016, 27518-01-017, 27518-01-018, 27518-01-019, 27518-01-020, 27518-01-021, 27518-01-022, 27518-01-023, 27518-01-024, 27518-01-025, 27518-01-026, 27518-01-027.

COUNCIL DISTRICT(S): 6; County Council

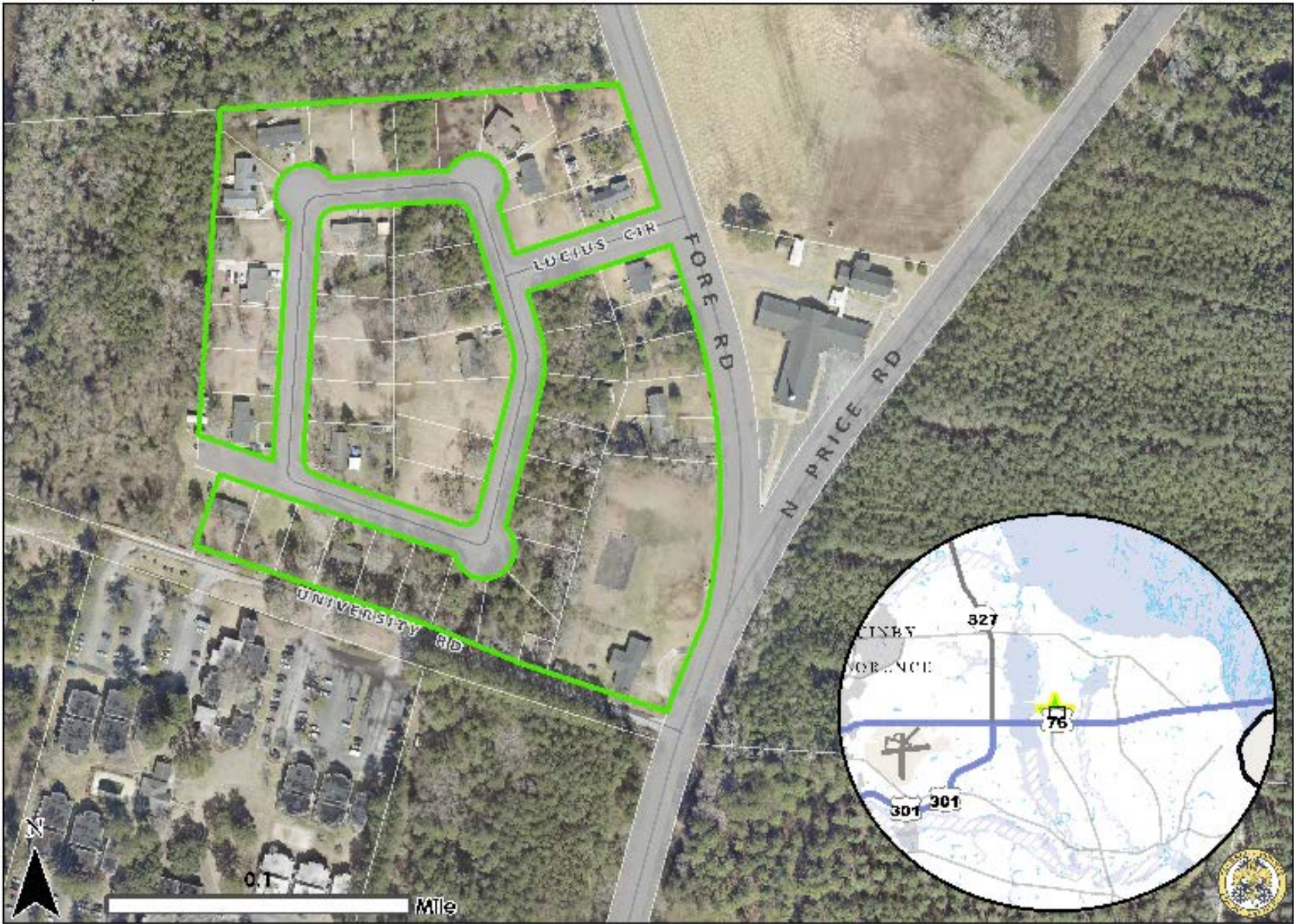
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2024-06

Jan. 23, 2024

AERIAL VIEW



PC#2024-06 Subject Properties



PC#2024-06 Subject Properties



Comments/Questions



PC#2024-07

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

TAX MAP NUMBERS:

00204-01-022, 00204-01-032, 00204-01-079, 00204-01-081, 00238-01-063, 00238-01-068.

COUNCIL DISTRICT(S):

6,7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

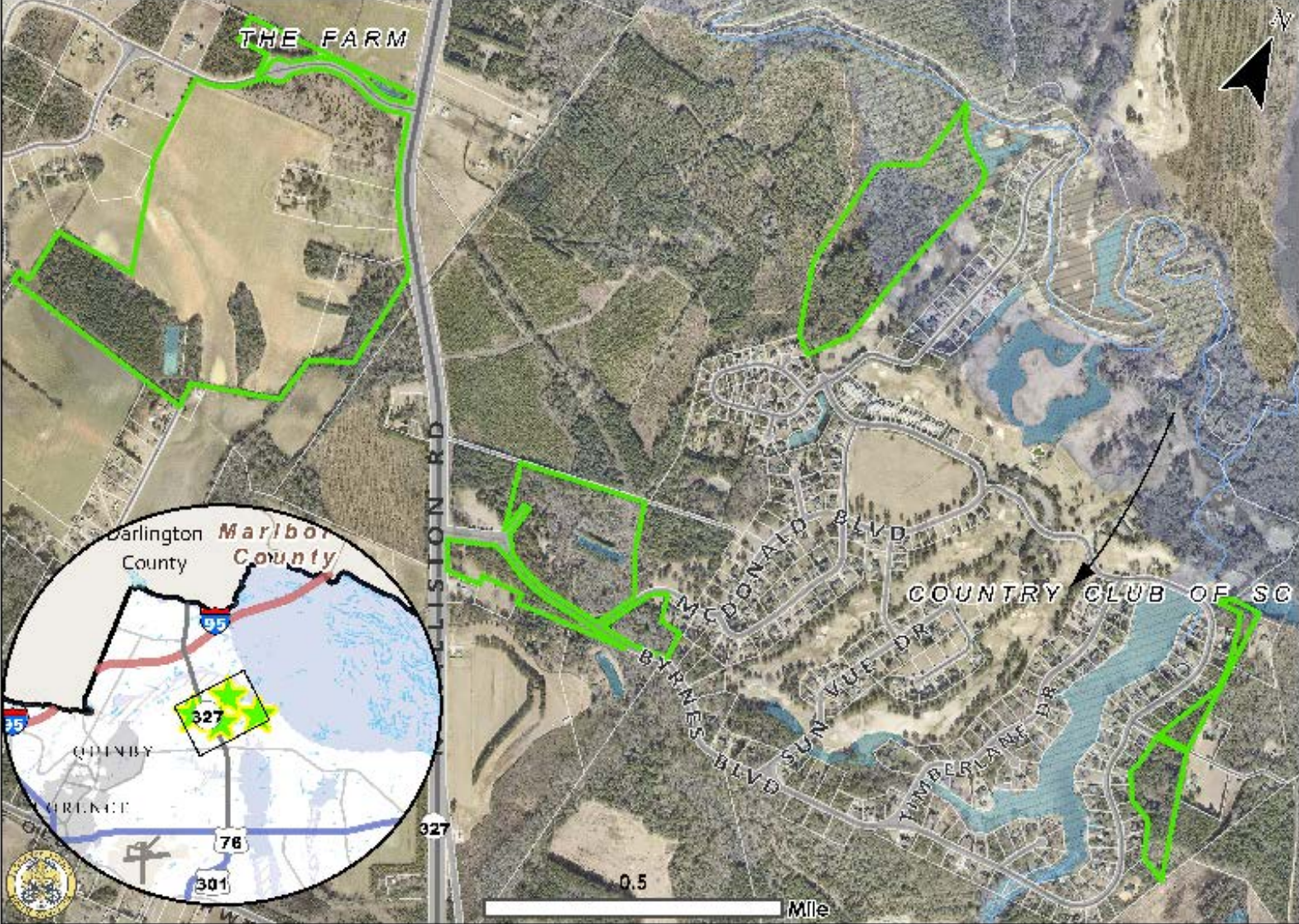
Unzoned

PC#2024-07 Aerial Map

PC#2024-07

Jan. 23, 2024

AERIAL VIEW



PC#2024-07 Subject Properties



Comments/Questions



PC#2024-08

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

TAX MAP NUMBERS:

00238-01-053, 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

COUNCIL DISTRICT(S):

6,7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

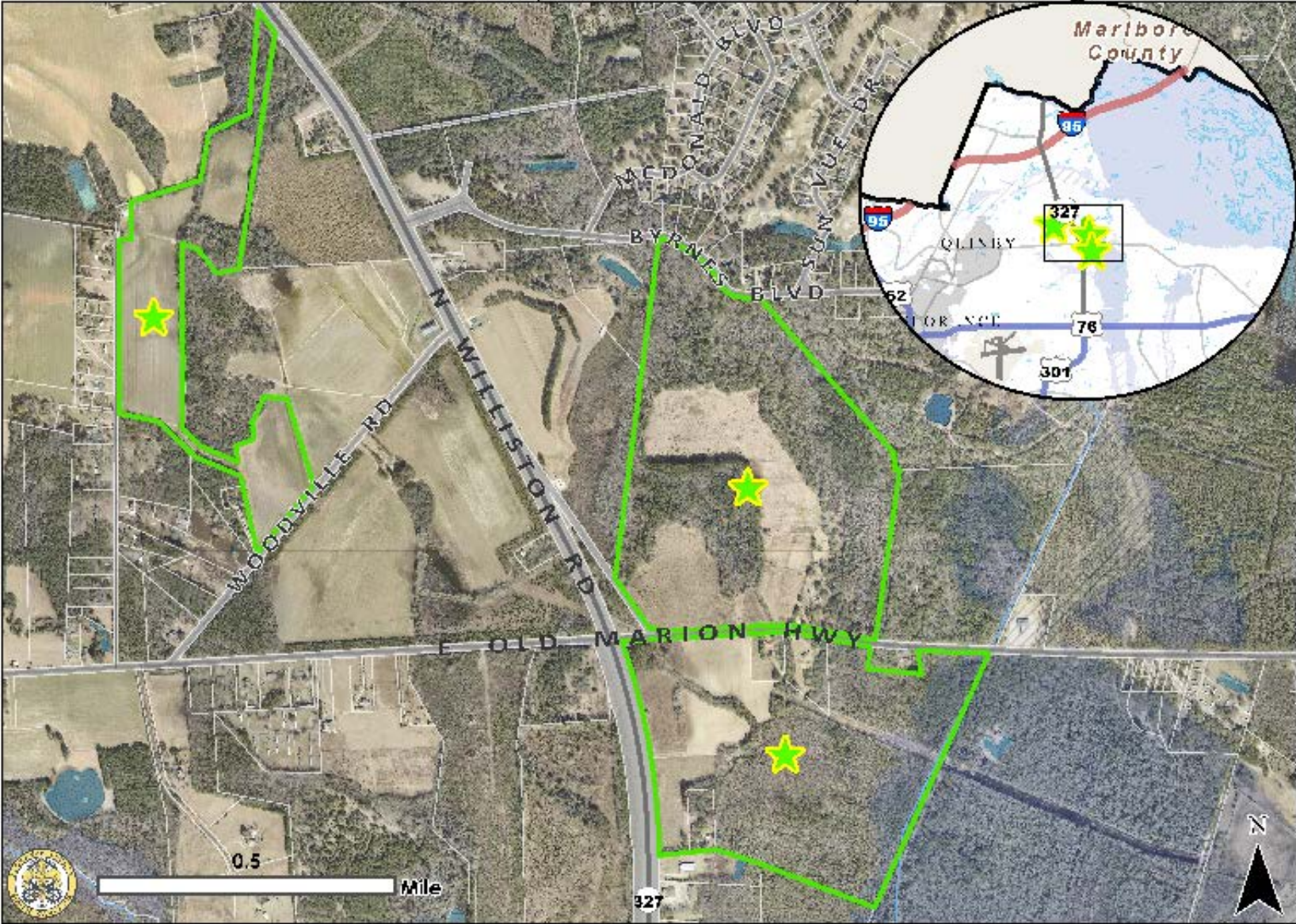
Unzoned

PC#2024-08 Aerial Map

PC#2024-08

Jan. 23, 2024

AERIAL VIEW



PC#2024-08 Subject Properties



Comments/Questions



PC#2024-09

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, 00275-01-134, 00275-01-236, 00275-01-237

COUNCIL DISTRICT(S):

6; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

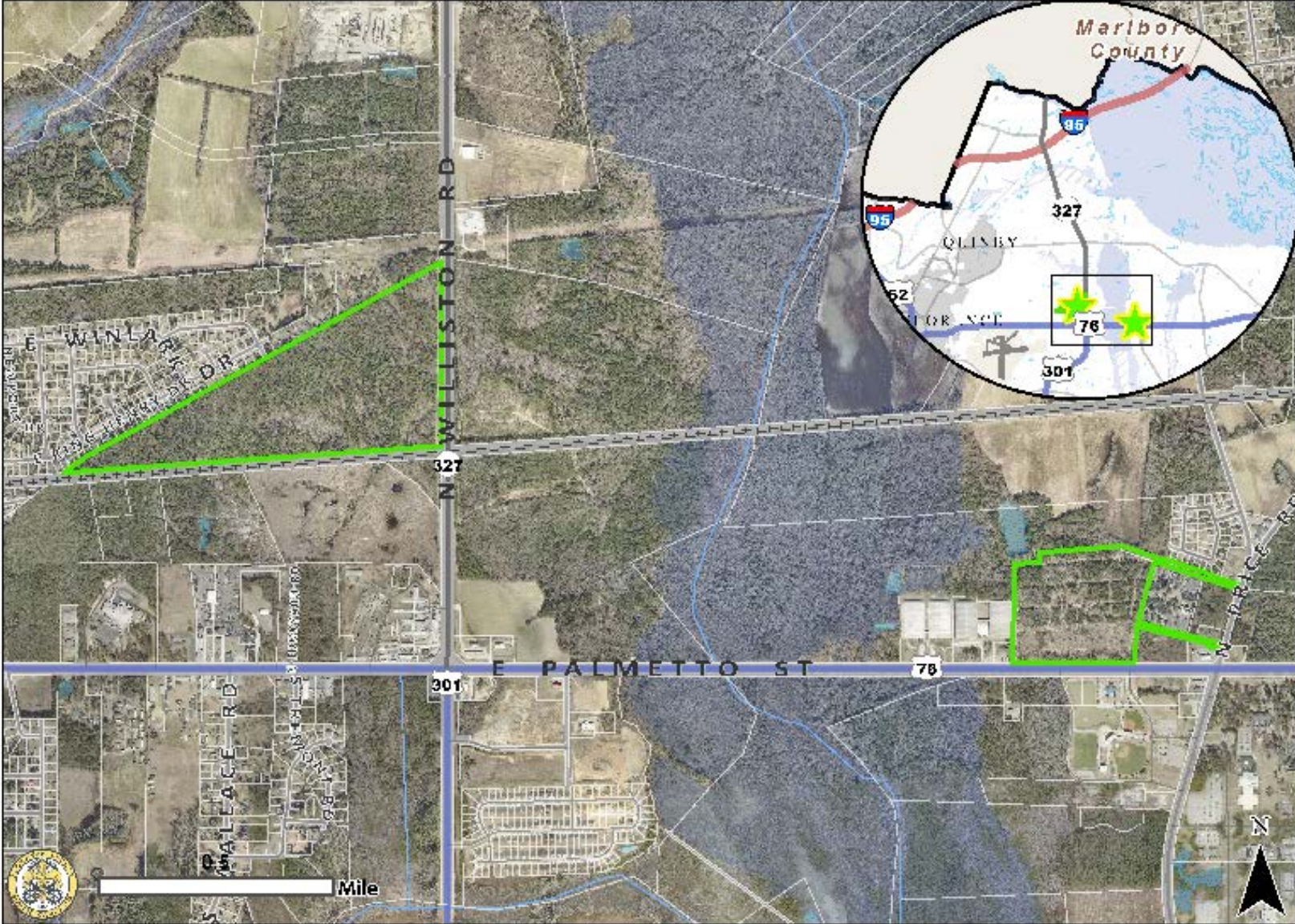
Unzoned

PC#2024-09 Aerial Map

PC#2024-09

Jan. 23, 2024

AERIAL VIEW



PC#2024-09 Subject Properties



Comments/Questions



PC#2024-10

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, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023.

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

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2024-10 Aerial Map

PC#2024-10

Jan. 23, 2024

AERIAL VIEW 1

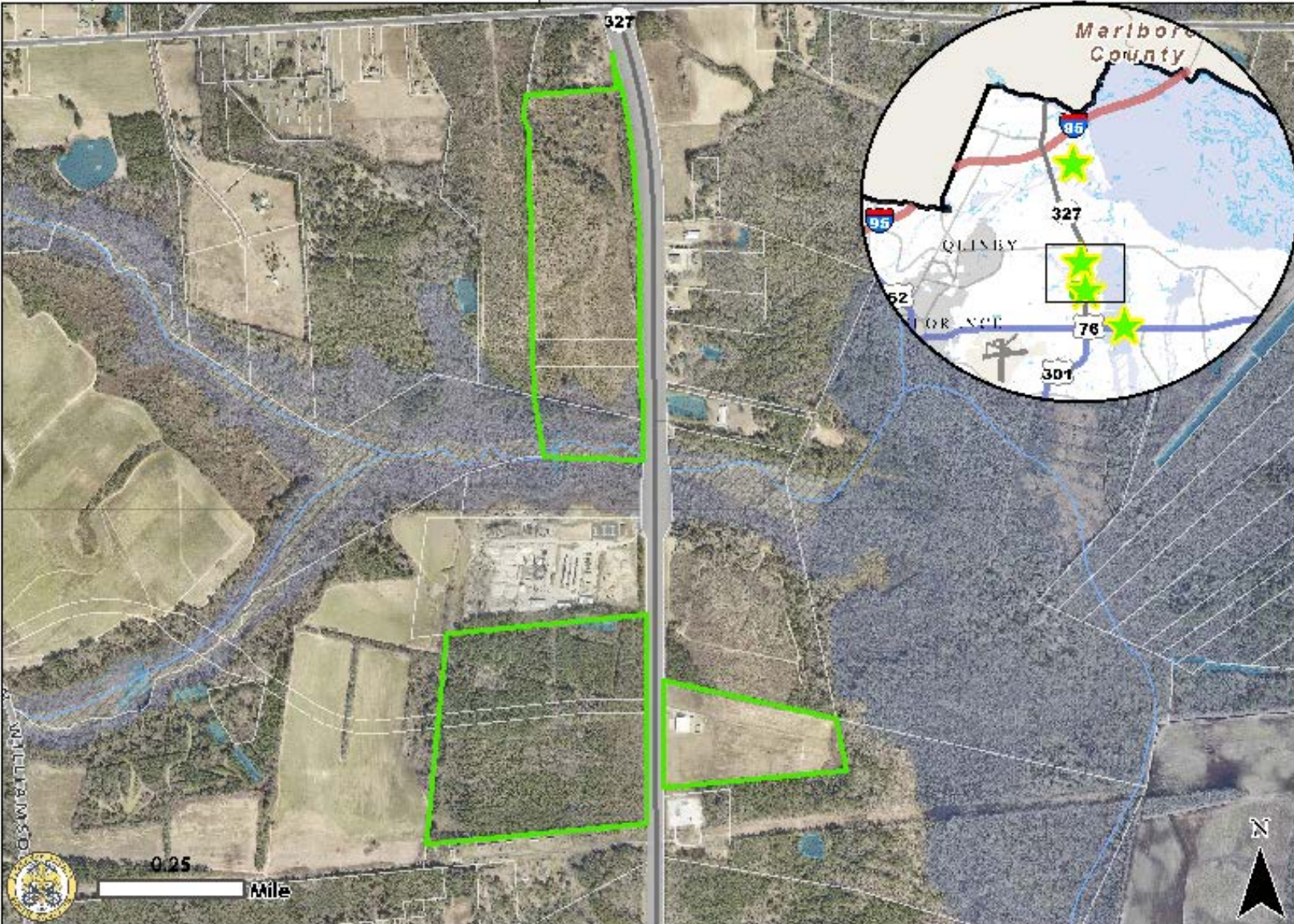


PC#2024-10 Aerial Map

PC#2024-10

Jan. 23, 2024

AERIAL VIEW 2

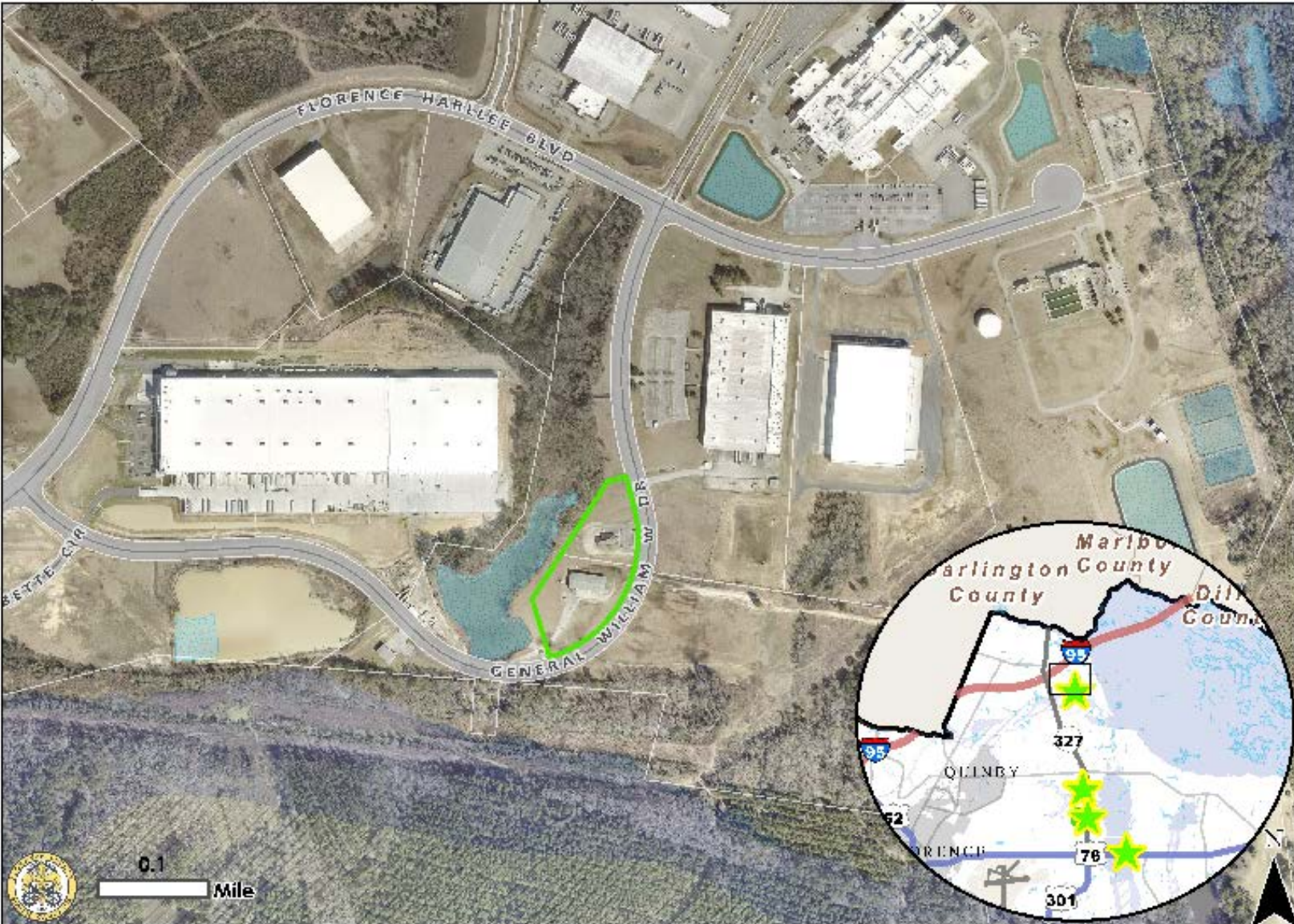


PC#2024-10 Aerial Map

PC#2024-10

Jan. 23, 2024

AERIAL VIEW 3



PC#2024-10 Subject Properties



Comments/Questions



PC#2024-11

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

TAX MAP NUMBERS: 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, 00240-01-012.

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

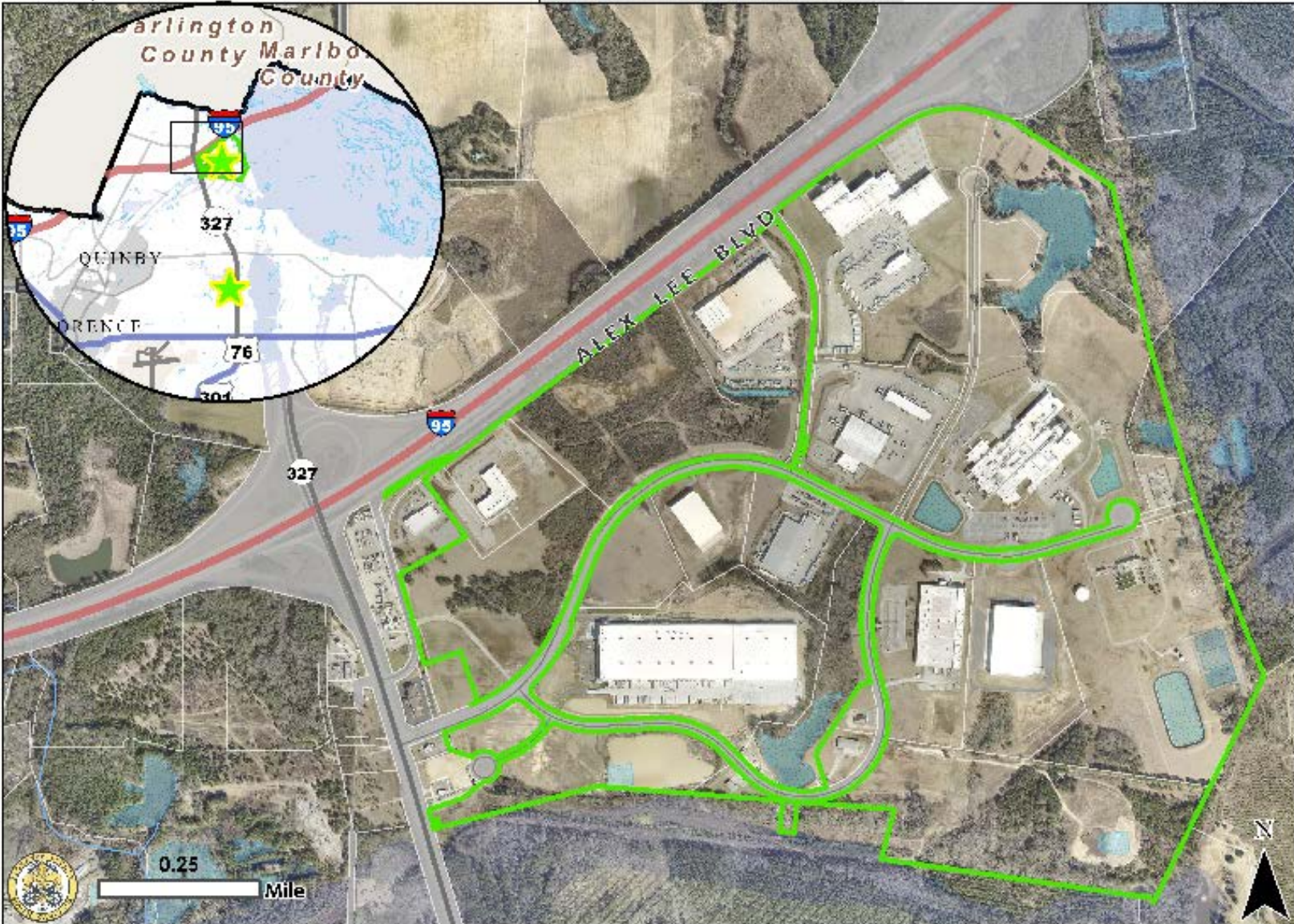
ZONING/LAND AREA: Unzoned

PC#2024-11 Aerial Map

PC#2024-11

Jan. 23, 2024

AERIAL VIEW 1

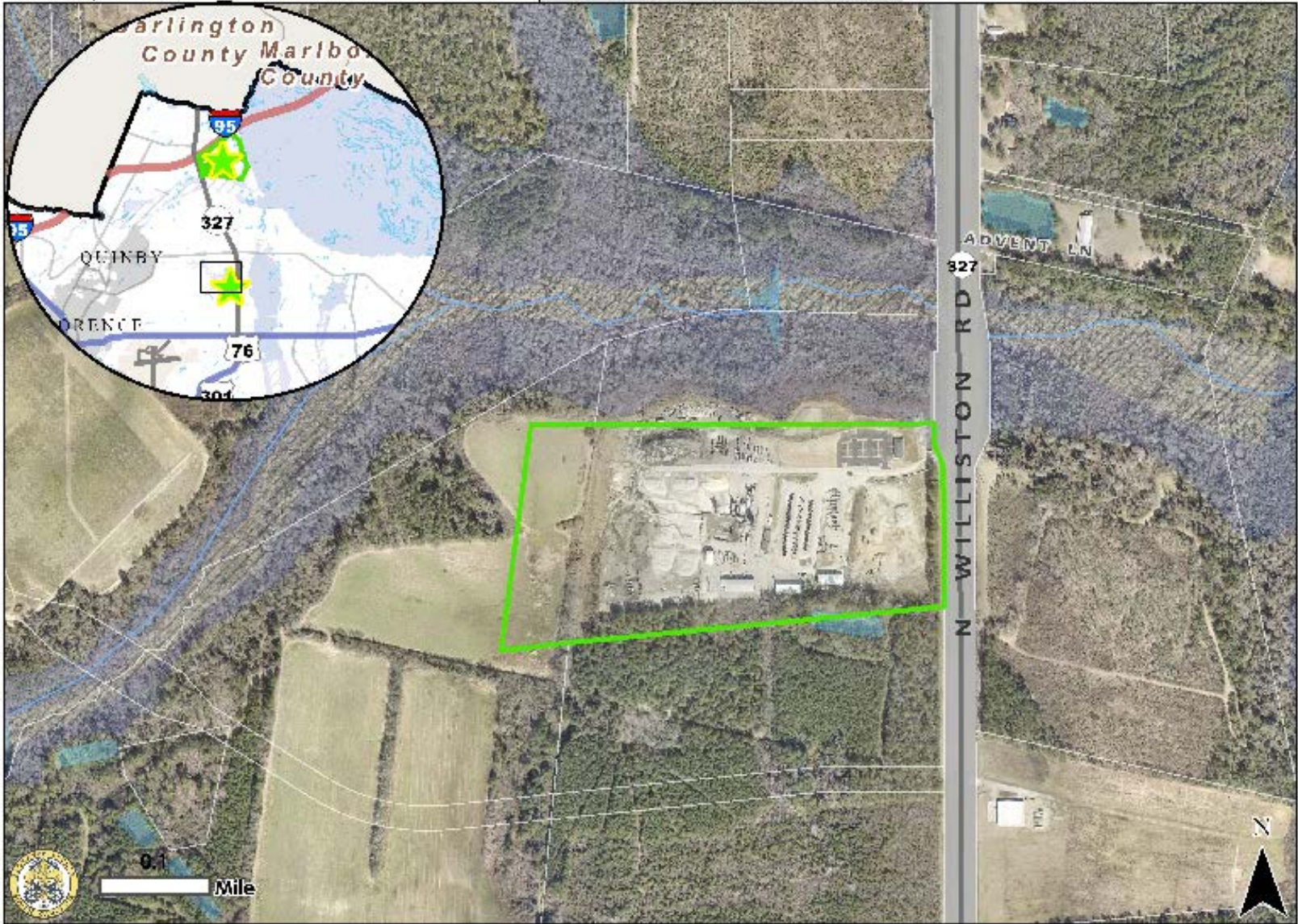


PC#2024-11 Aerial Map

PC#2024-11

Jan. 23, 2024

AERIAL VIEW 2



PC#2024-11 Subject Properties



Comments/Questions



PC#2024-12

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

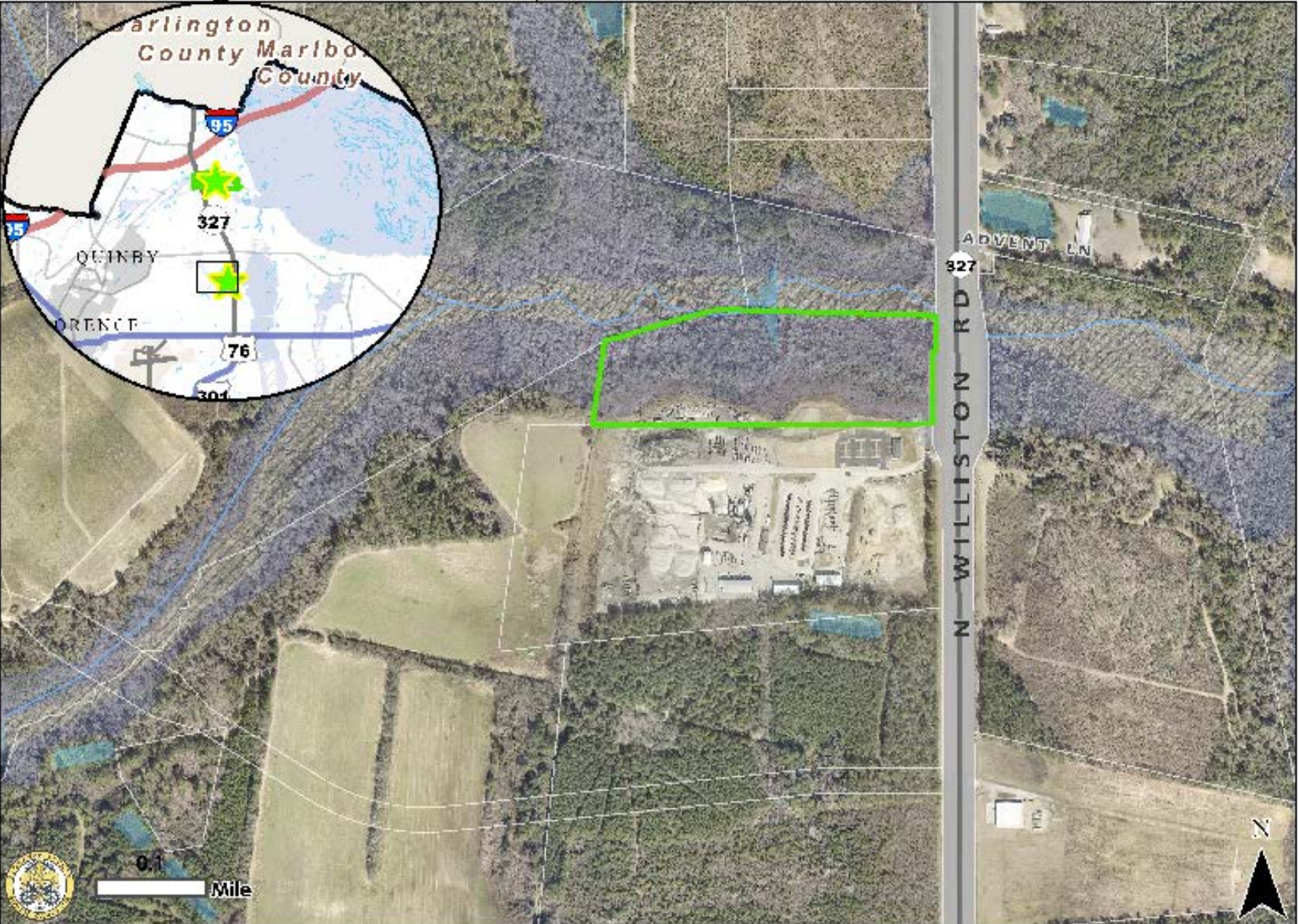
ZONING/LAND AREA: Unzoned

PC#2024-12 Aerial Map

PC#2024-12

Jan. 23, 2024

AERIAL VIEW 1

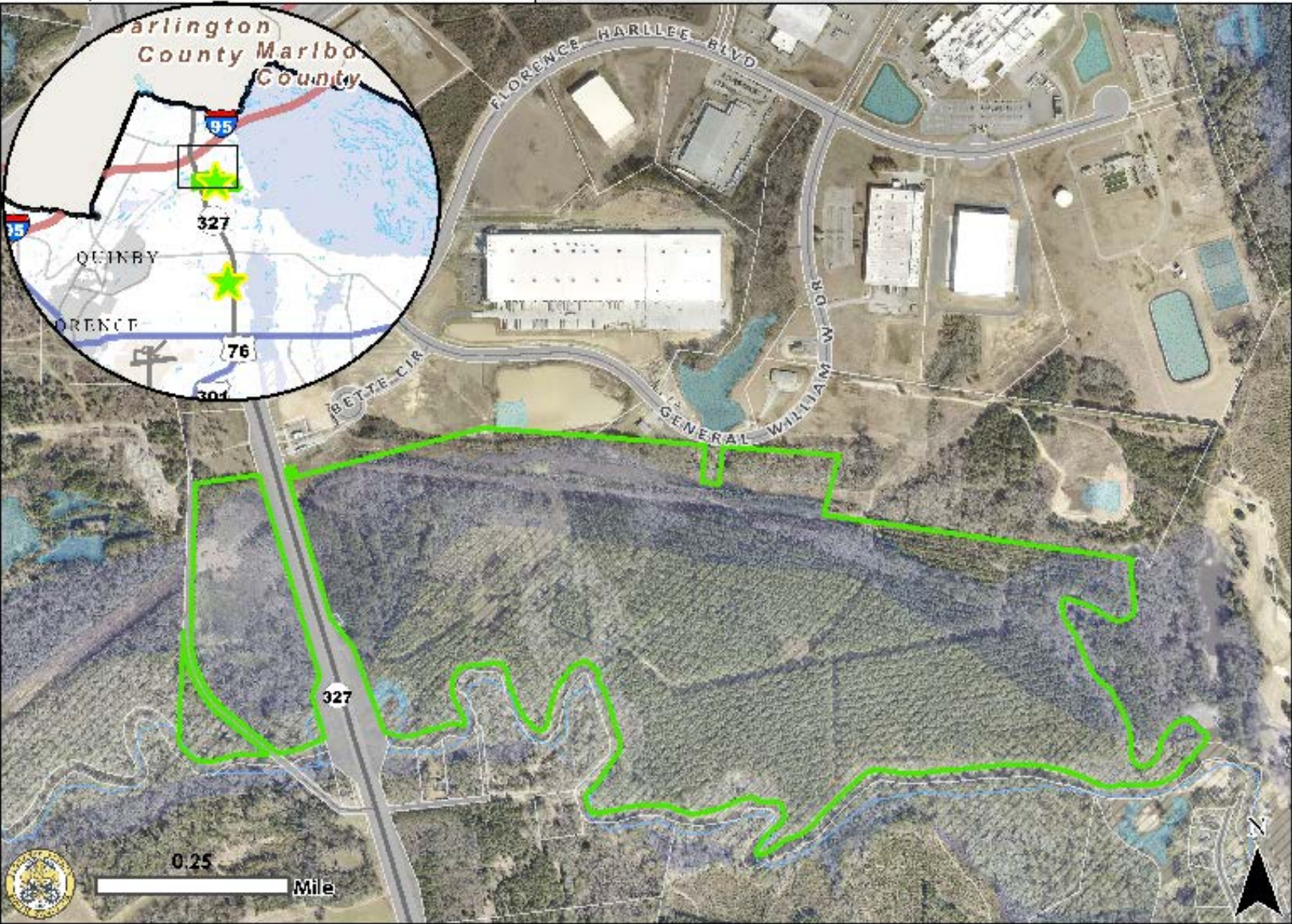


PC#2024-12 Aerial Map

PC#2024-12

Jan. 23, 2024

AERIAL VIEW 2



PC#2024-12 Subject Properties



Comments/Questions



PC#2024-13

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

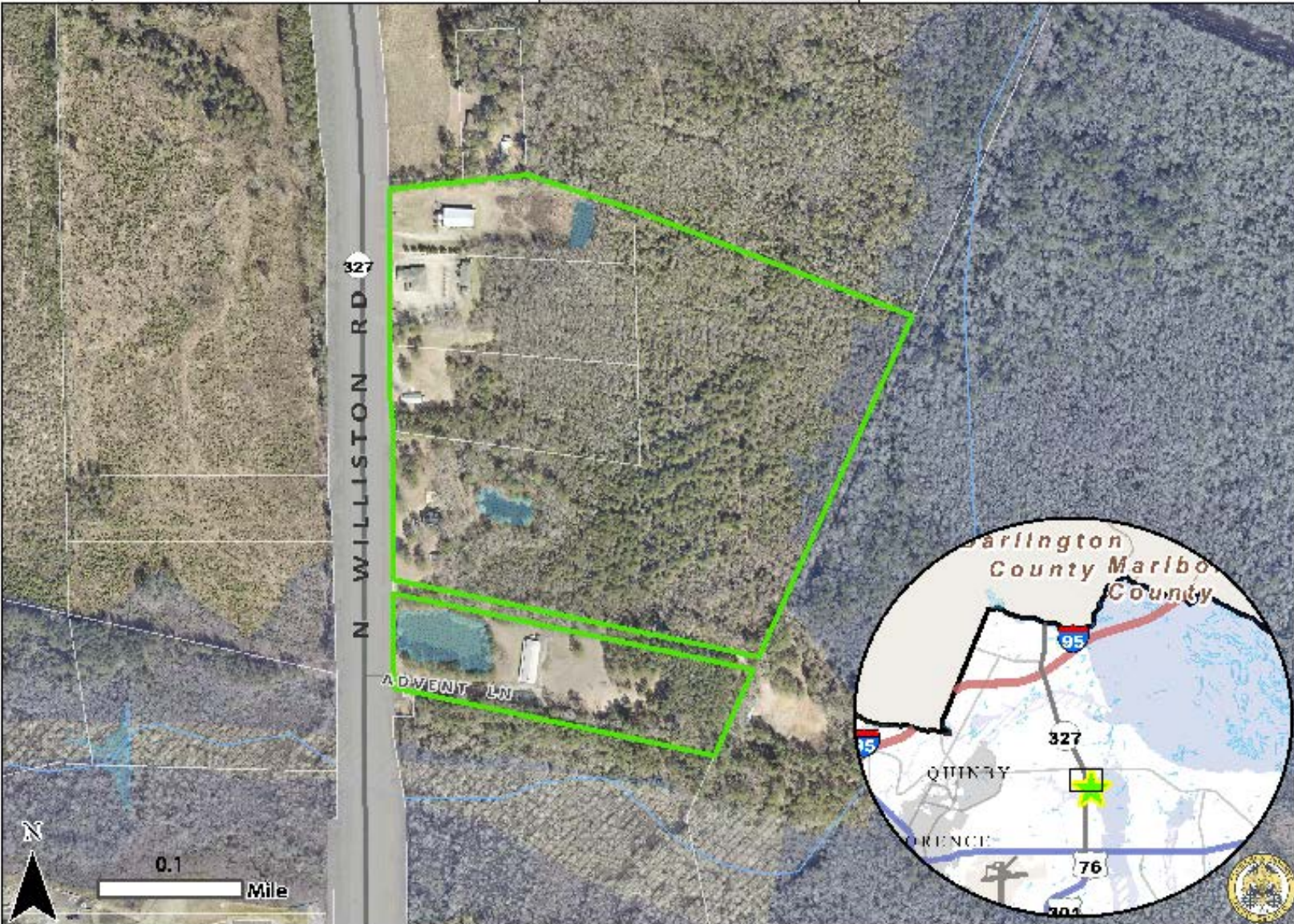
ZONING/LAND AREA: Unzoned

PC#2024-13 Aerial Map

PC#2024-13

Jan. 23, 2024

AERIAL VIEW



PC#2024-13 Subject Properties



Comments/Questions



PC#2024-14

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

TAX MAP NUMBERS:

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, 00203-01-023, 00203-01-025, 00203-01-026,
00203-01-027, 00203-01-028, 00203-01-029, 00203-01-032,
00203-01-082, 00236-01-001, 00236-01-030, 00236-01-032,
00236-01-033, 00237-01-006, 00237-01-016, 00237-01-017,
00237-01-019, 00238-01-001, 00238-01-002, 00238-01-003,
00238-01-007, 00238-01-008, 00238-01-009, 00238-01-019,
00238-01-022, 00238-01-043, 00238-01-059, 00238-01-062,
00238-01-070, 00239-01-003, 00240-01-001, 00240-01-008,
00240-01-011, 00240-01-015, 00240-01-016, 00241-01-004,
00241-01-006, 00241-01-008, 00241-01-012, 00241-01-018,
00241-01-021, 00241-01-022, 00241-01-024, 00241-01-088,
00241-01-089, 00241-01-090, 00241-01-127, 00241-01-192,
00275-01-010, 00275-01-015, 00275-01-108, 00275-01-110,
00275-01-122, 00275-01-129, 00275-01-148, 00275-01-149,
00275-01-231, 00276-01-001, 00276-01-002, 00276-01-003,
00276-01-004, 00276-01-018, 00276-01-020, 00276-01-024,
00276-01-028, 00276-01-029, 00276-01-030, 00276-01-031,
00276-01-033, 00276-01-035, 00276-01-037, 00276-01-038,
00276-01-039, 00276-01-040, 00276-01-041.

COUNCIL DISTRICT(S):

6,7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

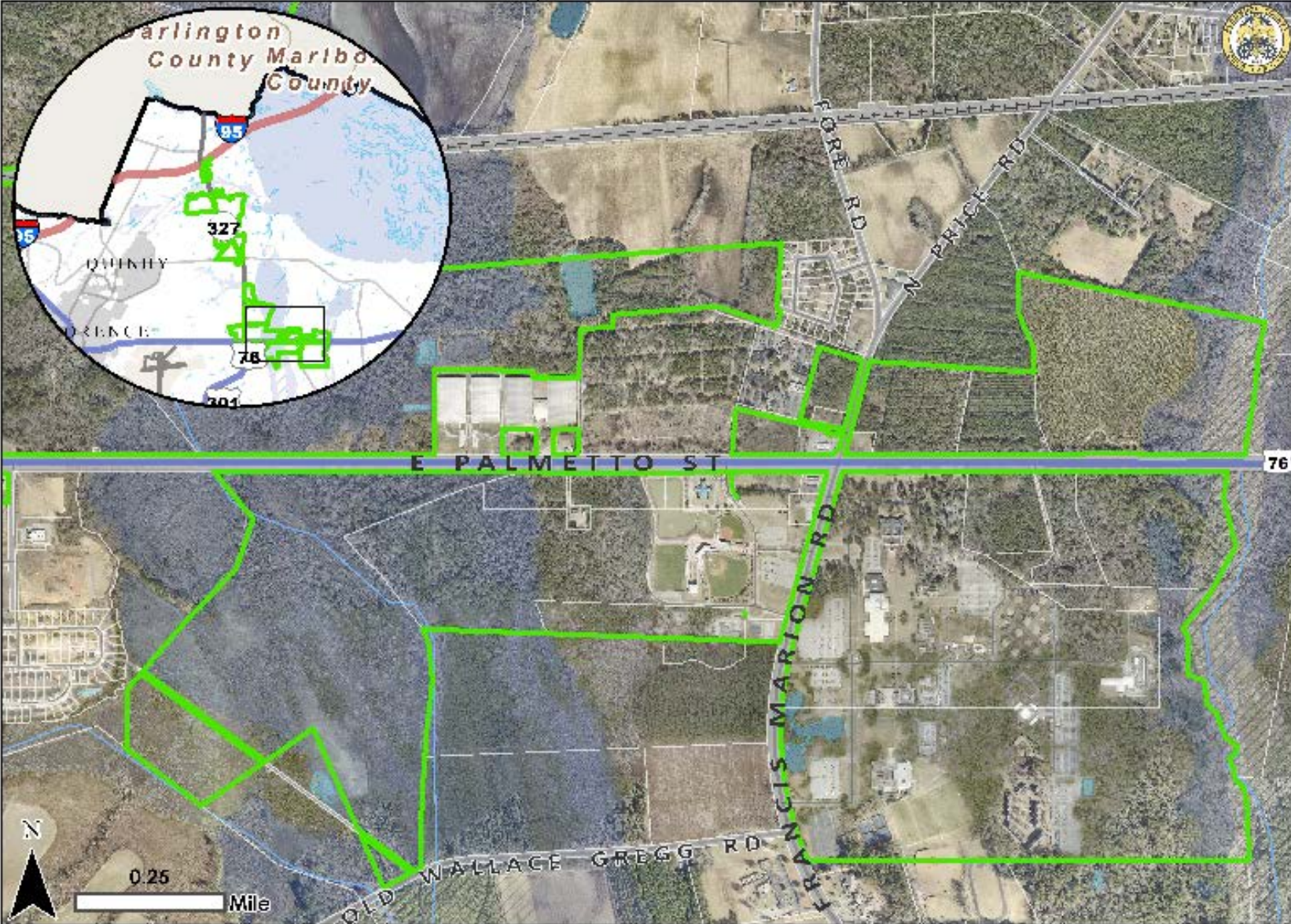
Unzoned

PC#2024-14 Aerial Map

PC#2024-14

Jan. 23, 2024

AERIAL VIEW 1

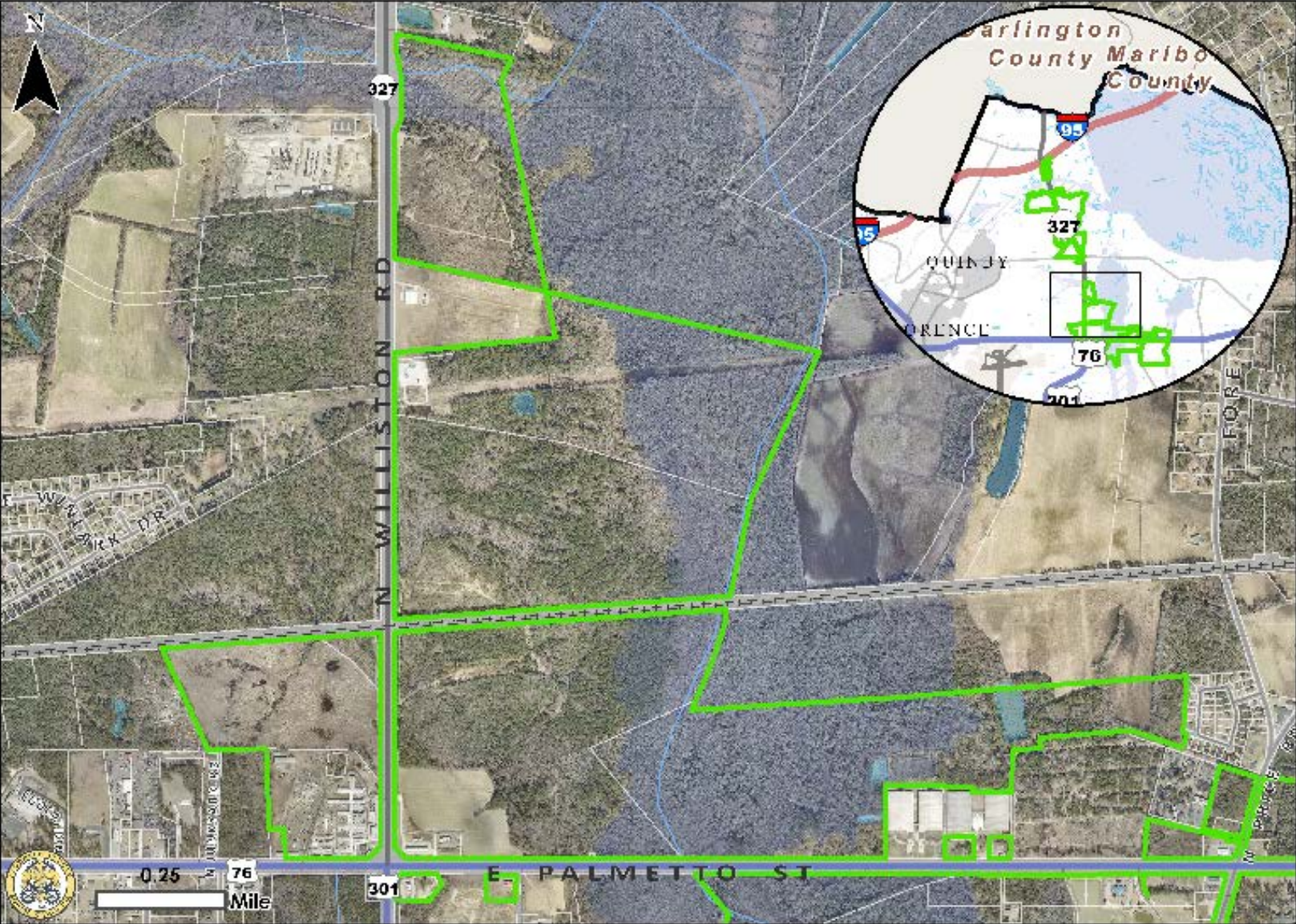


PC#2024-14 Aerial Map

PC#2024-14

Jan. 23, 2024

AERIAL VIEW 2

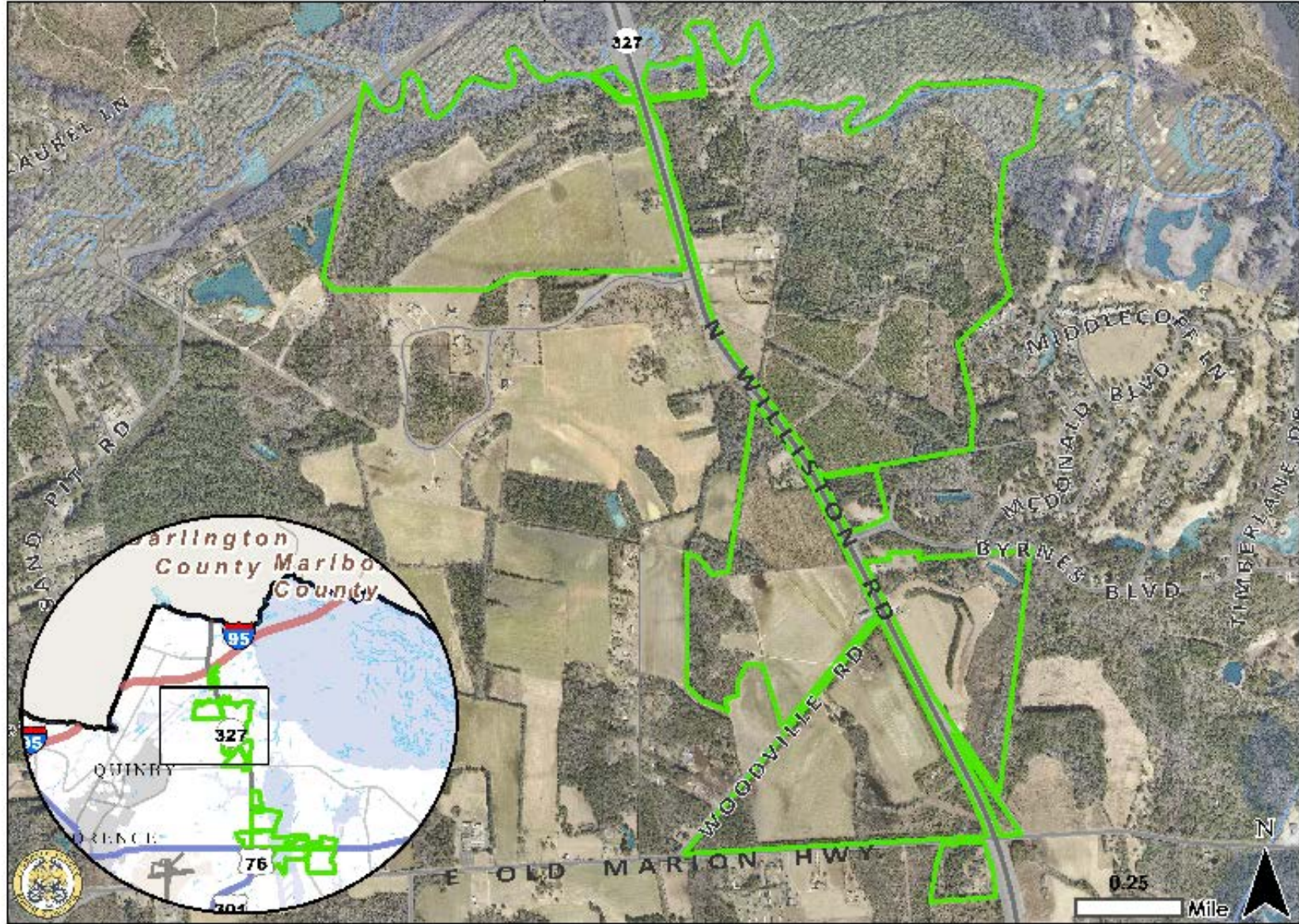


PC#2024-14 Aerial Map

PC#2024-14

Jan. 23, 2024

AERIAL VIEW 3

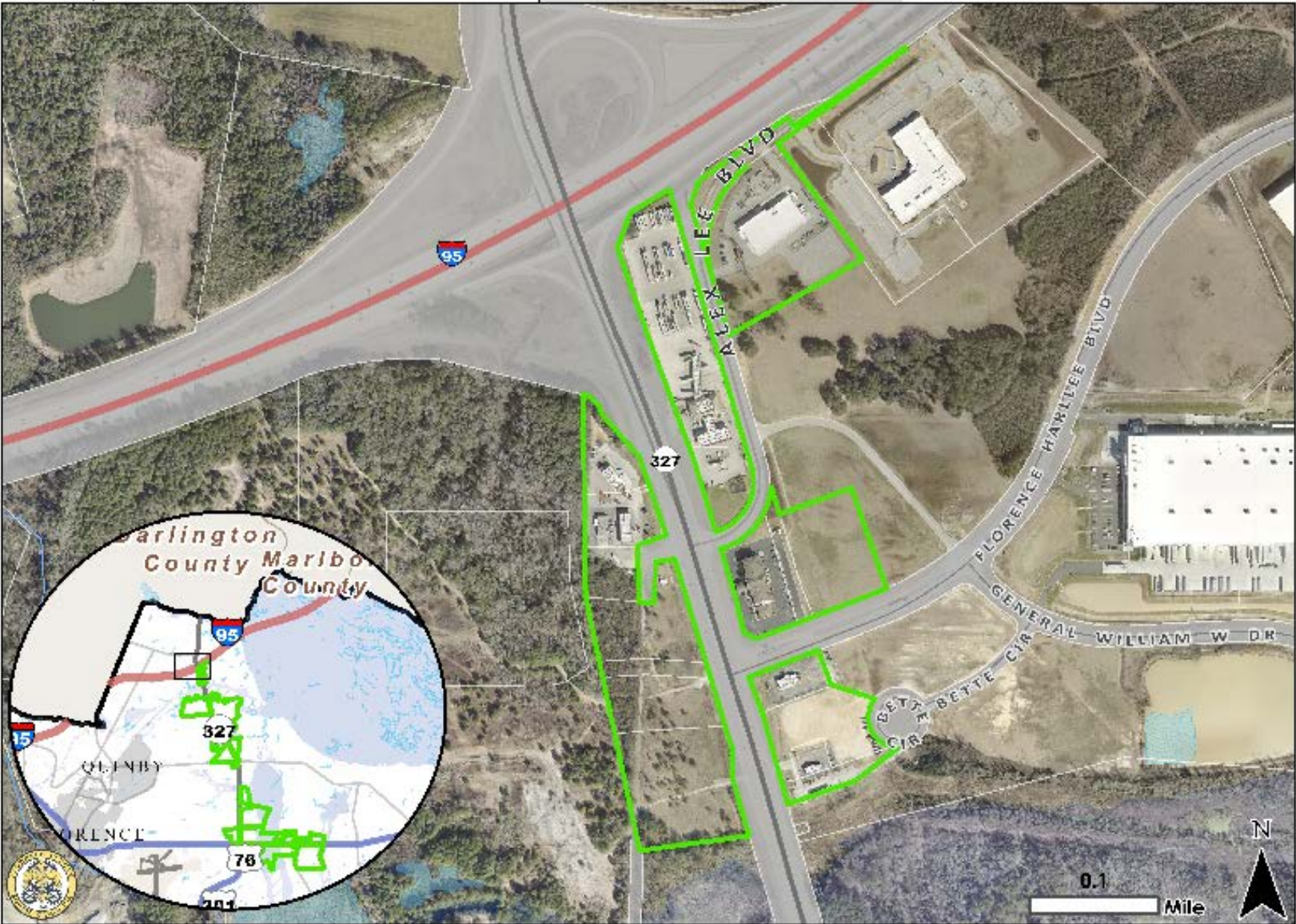


PC#2024-14 Aerial Map

PC#2024-14

Jan. 23, 2024

AERIAL VIEW 4



PC#2024-14 Subject Properties



Comments/Questions



PC#2024-15

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III- CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; Sec. 30-117-30-120. Reserved.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update Florence County Code of Ordinance regarding mining operations in Florence County.

PC#2024-15

30-117 Mining and Extraction operations.

A mining or extraction operation must obtain a certificate of zoning compliance prior to such activities. Prior to the issuance of a certificate of zoning compliance, applicable mining related permits must be obtained from applicable state and federal agencies. Proof of such permits must be provided along with a zoning compliance application. The applicable state and federal permits shall have been issued within six (6) months of the date of the request for the County certificate. The application for the certificate of zoning compliance must include documentation to demonstrate compliance with the following requirements.

(1) Mines greater than five acres:

- a. Shall be not less than five hundred feet (500') from the property line. shall not be less than two thousand feet (2,000') from the nearest residential use and obvious place where children congregate such as: schools, religious worship centers, playgrounds, and daycares, etc.
- b. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the twenty-foot (20') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

PC#2024-15

(2) Mines five acres or less:

- a. Shall not be less than two hundred fifty feet (250') from the property line.
- b. Shall be 1,000 feet from the nearest residential use and not less than 2,000 feet from an obvious place where children congregate such as: schools, playgrounds, and daycares, etc.
- c. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the forty-foot (40') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

(3) Mines regardless of size:

- a. Hours of operation shall be Monday thru Friday 7:30 AM To 5:30 PM and Saturdays 8:30 AM – 12:00 PM, except County observed Holidays.
- b. Where explosives are employed, the mine operator shall provide an action plan that has been approved by the fire marshal having jurisdiction and the Florence County Sheriff's Office. Explosive operation times shall be within the hours of 9:00 a.m. and 5:00 p.m. Monday—Friday excluding county observed holidays.

PC#2024-15

c. Site access.

- i. The site must have direct access to a major arterial road. Minor arterial road and Collector road access may be allowed only when direct access to a major arterial road is unreasonable and alternate access would not result in excessive traffic through populated areas and the road(s) is designed for heavy truck traffic. It shall be the burden of the developer/applicant to demonstrate compliance.
- ii. A truck route plan must be included in the submission for zoning compliance.
- iii. All private and/or public roads shall be kept wetted while being used or shall be hard-surfaced and maintained to prevent the emanation of dust.
- iv. Access from the site onto any public road shall not create the accumulation of debris such as dirt or gravel onto the roadway.
- v. Any sub-standard roads must be brought up to adequate standards before a certificate zoning compliance can be issued. A financial guarantee must be provided to ensure road repairs are made during and post mining activities. Cost estimates of road repairs must be provided by a duly licensed SC Engineer.

d. Height. No equipment shall exceed 38 feet in height above the lowest natural grade on the site regardless of zoned districts.

PC#2024-15

e. Fencing. A fencing plan shall be submitted with an application for zoning compliance for mines. In addition to fencing that may be required for bufferyard compliance, the following requirements must be met.

- i. A heavy-duty security fence of not less than six feet (6') shall encompass the extraction site, areas of possible unsafe conditions (such as above ground fuel tanks and stockpiles of materials) and places where unauthorized personnel are prohibited.
- ii. The fence shall not be less than fifty feet (50') from the extraction site and other required fenced areas.
- iii. Entrances, gates and access points in the fence shall be lockable to prevent unauthorized entry during non-operational hours.

f. Identification:

- i. Clearly legible signs shall be placed along the fence at intervals not to exceed three hundred feet (300'). The sign shall read, "NO TRESSPASSING - MINING ZONE" in letters not less than four inches (4") in height. These signs shall also be placed at all entry/access points to the site.
- ii. A sign shall be located at all entrances, gates and access points that provide the assigned E-911 Address, and the operators emergency contact name, address and phone number. The sign shall not be less than nine (9) square feet with letters and numbers not less than six inches (6") in height.

g. Noise. Maximum noise at the property line shall not exceed 65 decibels measured at the property line.

h. Operations Plan. An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be

PC#2024-15

incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.

i. Exemptions for certain uses pertaining to mining operations. Excavation or grading activities solely for onsite construction, or land development whereas the extracted materials will not be removed from the site, and agricultural irrigation ponds five (5) acres or less and drainage conveyances shall be exempt from the mining requirements of the Zoning Ordinance if the use complies with all of the following conditions:

- i. The mining operation shall be limited to one year. If such work exceeds one year, a new certificate of zoning compliance must be obtained.
- ii. The mining operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any Building intended for human occupancy existing at the time of zoning compliance application.
- iii. No more than one mining use shall be permitted on the same property within one year from the date of zoning compliance approval for a previous mining use.

Comments/Questions



PC#2024-16

SUBJECT: 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, Sec. 30-2. – Purpose of districts.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

Unzoned District:

The intent of this district is to sustain and support the rural community environment. This district is commonly referred to as unzoned areas throughout the Florence County Zoning Ordinance. While identified as unzoned, developments standards do exist and apply to this district as outlined in the Florence County Land Development and Zoning ordinances. This district supports a multitude of uses such as, but limited to, residential, commercial, industrial, agrarian, and horticultural in nature.

Comments/Questions



PC#2024-17

SUBJECT: 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, Sec. 30-9. – Unzoned areas

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

PC#2024-17

Sec. 30-9. - Unzoned areas.

Unzoned areas of the county shall be subject to the requirements of article II zoning district regulations, division 4, FH Flood Hazard District; article III conditional use regulations, section 30-94, residential designed manufactured dwellings; 30-94 standard designed manufactured dwellings; section 30-95, manufactured homes section 30-96, manufactured home parks; section 30-99, temporary uses; section 30-105, sexually oriented businesses; section 30-106 camps & recreational vehicle parks; section 30-107, coin operated amusements, cash payouts; section 30-111, development standards for unzoned areas; section 30-112, special use permit; article V, sign regulations; section 30-202, signs on private property; section 30-205, temporary signs on private property; and, article VII general and ancillary regulations, section 30- 246, accessory buildings and uses.

Comments/Questions



PC#2024-18

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. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts And Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec.30-80.2. Uses Permitted(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to allow the use of Ambulatory Health Care Services in the B-6 Industrial District and FO/LO Flex Office/ Light Industrial District.

PC#2024-18

Sector 62: Health Care and Social Assistance											
Ambulatory Health Care Services	62	P	P	P	P	P	NP	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Community care for elderly	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Social services	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA

Comments/Questions



PC#2024-19

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.30-27- Application Of Regulations, And 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 Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (c) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

APPLICANT: Florence County

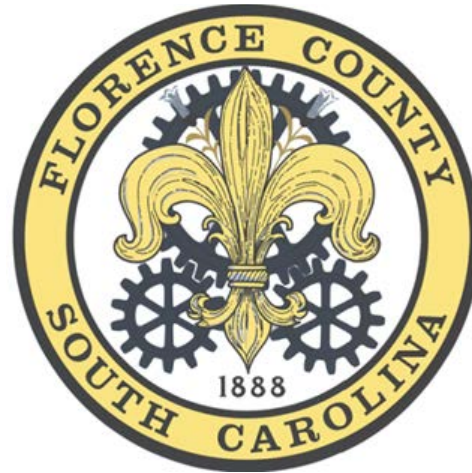
Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to reflect the 2022 North American Industry Classification System(NAICS).

PC#2024-19

	NAICS	R-1	R-2	R-3	R-3A	R-4	R-5	R-5A	Off-Street Parking Requirements
Residential uses									
Site built dwellings									
Single-family detached	81411--	P	P	P	P	P	P	P	None
Duplex	81411--	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section 30-91)	81411--	N	N	C	C	C	C	C	2.0 spaces per unit
Patio home (section 30-92)	81411--	N	N	C	C	C	C	C	2.0 spaces per unit
Triplex	81411--	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex	81411--	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	81411--	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section 30-93)	721191	N	N	C	C	C	C	C	1.0 spaces per bedroom
Manufactured dwellings (footnote)									
Residential designed (section 30-94)	81411--	N	N	C	N	N	C	N	None
Standard designed (section 30-94)	81411--	N	N	N	N	N	N	N	None
Mobile home (section 30-95)	81411--	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	81411--	P	P	P	P	P	P	P	None
Manufactured home park (section 30-96)	81411--	N	N	N	N	N	C	N	2.0 spaces per unit
Accessory uses (section 30-246)									
Bathhouses, cabanas	NA	P	P	P	P	P	P	P	None
Domestic animal shelters	NA	P	P	P	P	P	P	P	None
Child day care services	624410	P	P	P	P	P	P	P	None
Satellite dishes/antennas	NA	P	P	P	P	P	P	P	None
Solar Panels (see sec. 30.114.8)	NA	C	C	C	C	C	C	C	None

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

I. Other Business

- Election of Officers

II. Director's Report:

- Summary Plats (December 2023)
- Building Reports (December 2023)

III. Adjournment

THANK YOU
FOR
ATTENDING!

