



Florence County Planning Commission

February 27, 2024

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 27, 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 January 23, 2024

III. Public Hearings

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: 00238-01-065, 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

Feb. 27, 2024

AERIAL VIEW



PC#2024-08 Subject Property



Comments/Questions



PC#2024-20

SUBJECT: A Comprehensive Plan Map Amendment Requested By William D. Carter To Change The Future Land Use Designation From Suburban Development District To **Variable Development District 1** For Property Located At 3601 E. Old Marion Highway, Florence, SC, As Shown On Florence County Tax Map Number 00238, Block 01, Parcel 053.

LOCATION: 3601 E. Old Marion Highway, Florence

TAX MAP NUMBERS: 00238, Block 01, Parcel 053

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: William D. Carter

APPLICANT: William D. Carter

ZONING/LAND AREA: 1 parcel approximately 141.39 acres

PC#2024-20 Aerial Map



0 320 640 1,280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-20

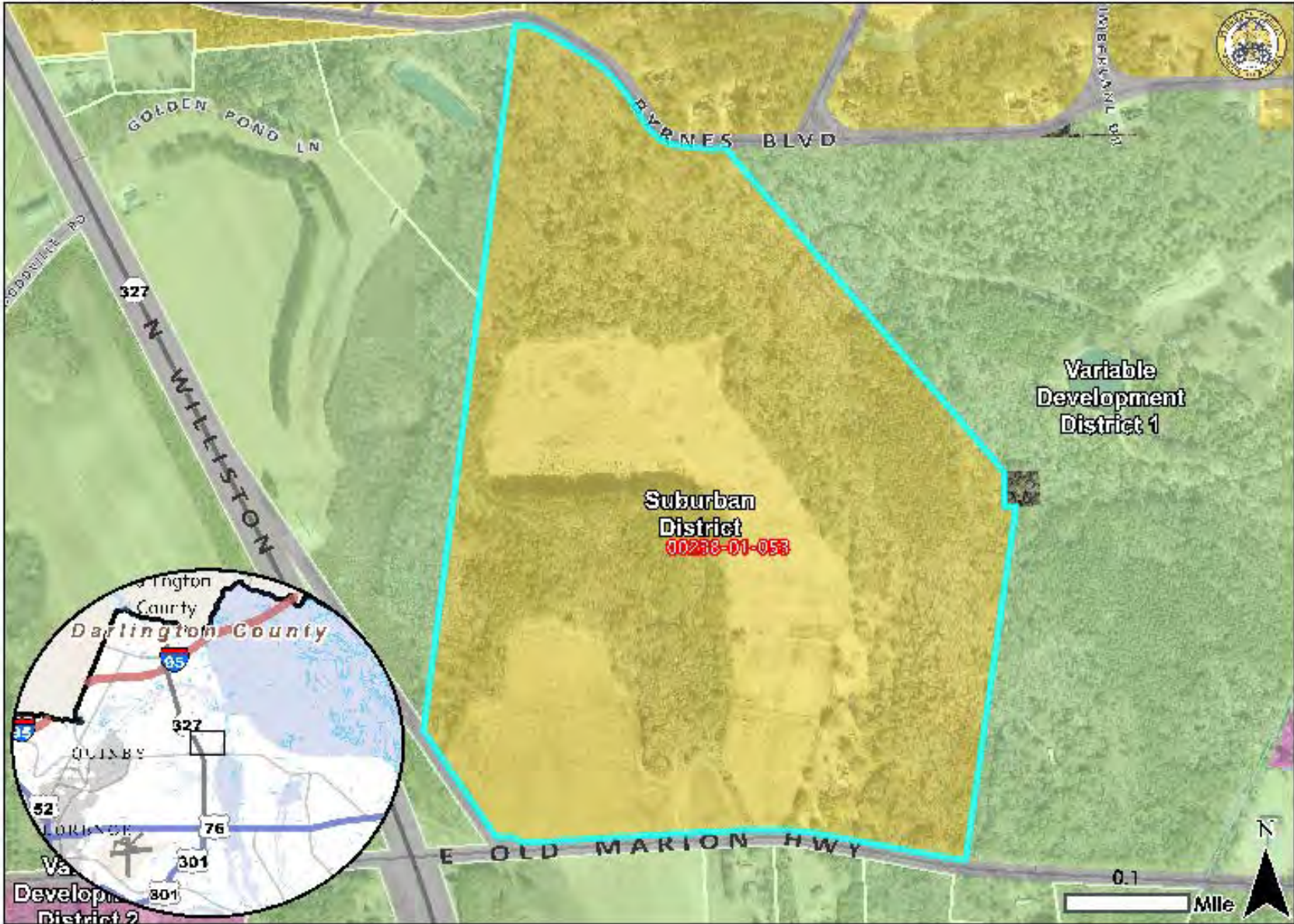
PC#2024-20 Comprehensive Plan Map

PC#2024-20

Feb. 27, 2024

FUTURE LAND USE

SUBURBAN DISTRICT



Comments/Questions



PC#2024-22

SUBJECT: Map Amendment Requested By William D. Carter To Change The Zoning Designation For Property Of Tax Map Number 00238, Block 01, Parcel 053 Located At 3601 E. Old Marion Highway, Florence, SC 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: 3601 E Old Marion Hwy, Florence

TAX MAP NUMBERS: 00238-01-053

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: William D. Carter

APPLICANT: William D. Carter

ZONING/LAND AREA: Unzoned Approximately 141.39 acres

WATER/SEWER AVAILABILITY: City of Florence Water/Sewer would require extension

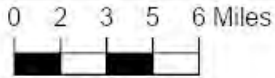
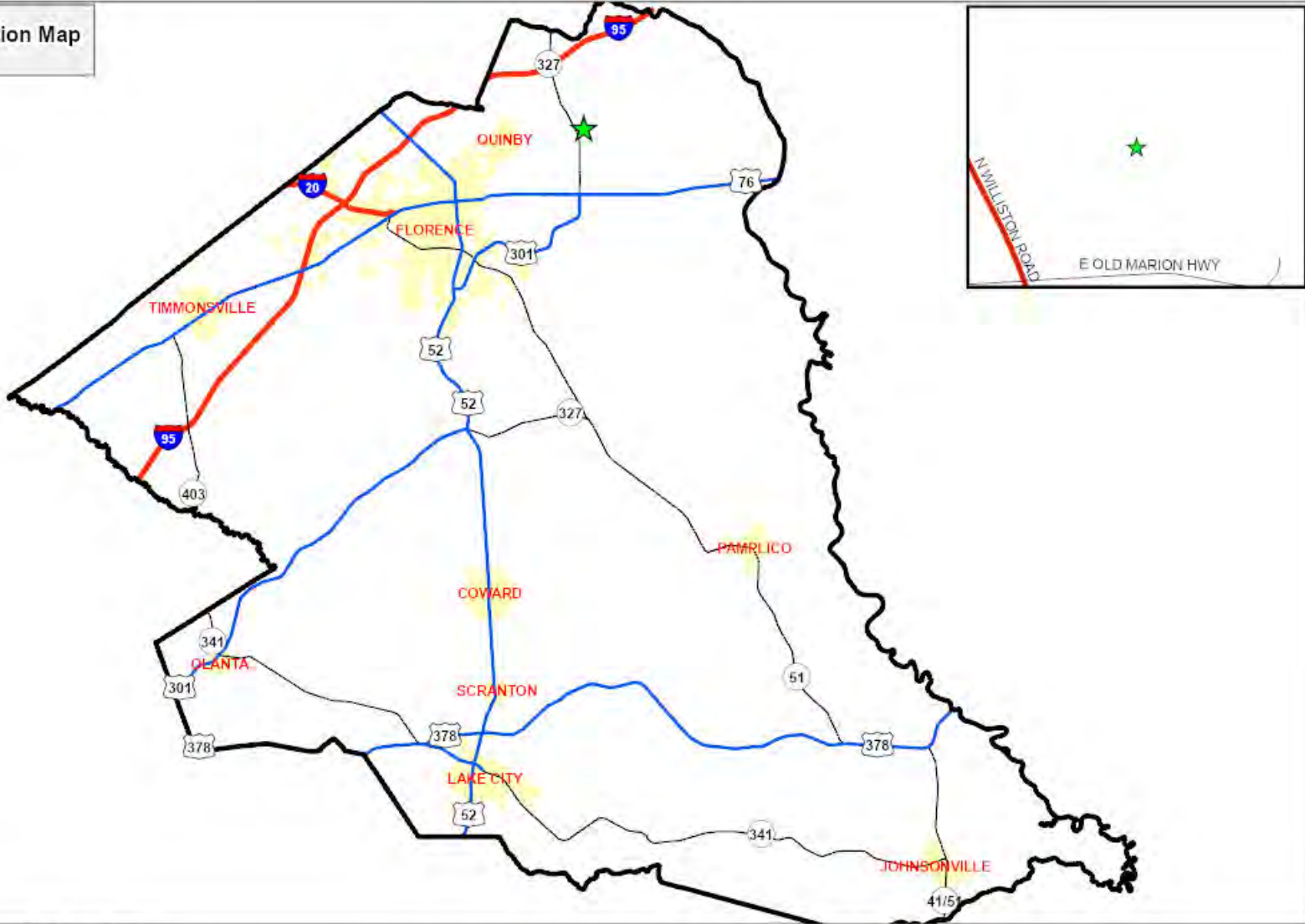
**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2024-22 Location Map

Location Map

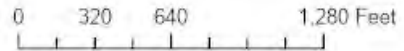
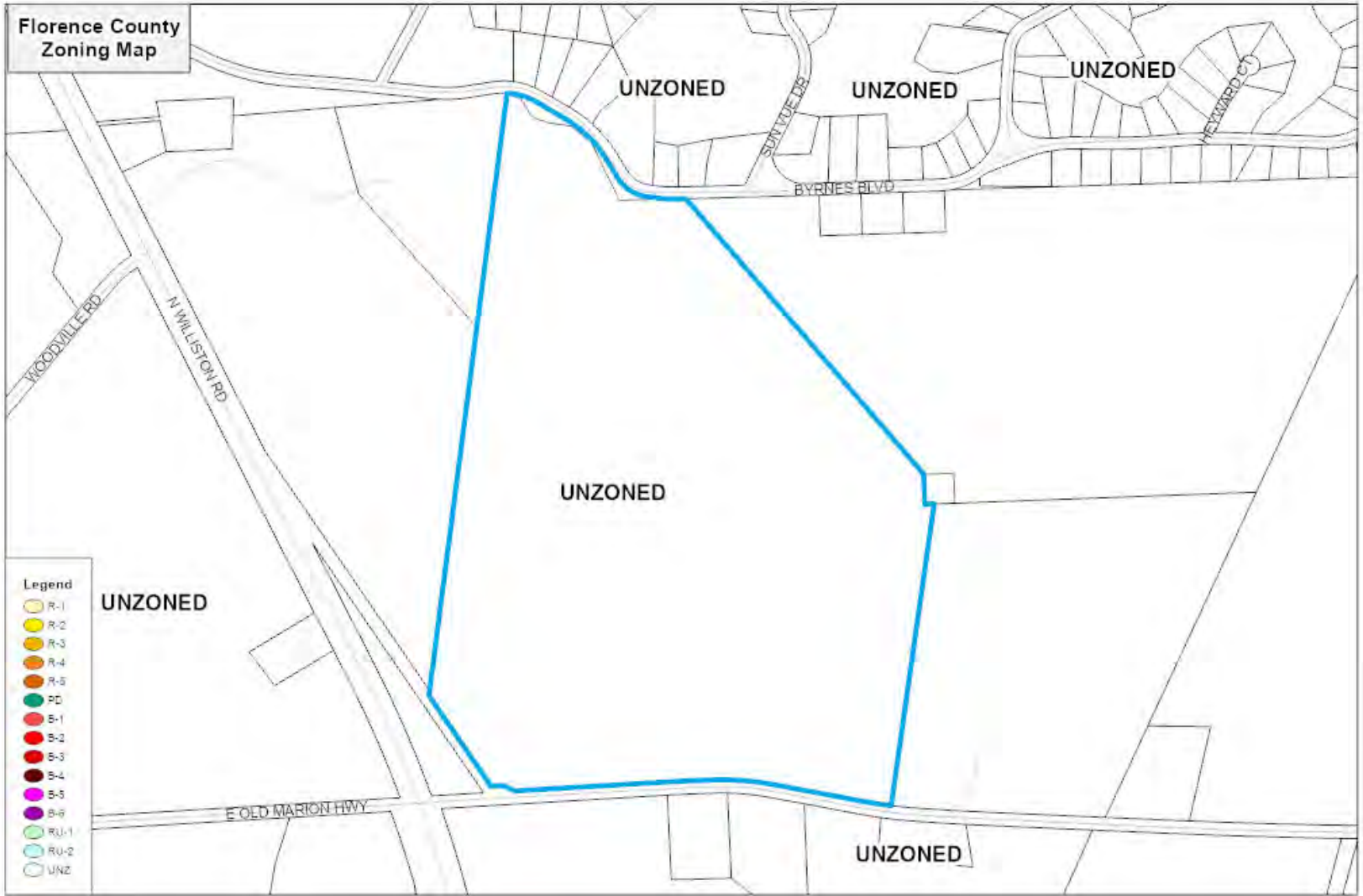


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Council District 6
PC#2024-20

PC#2024-22 Zoning Map



Florence County
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Council District 6
PC#2024-20

PC#2024-22 Aerial Map



0 320 640 1,280 Feet

Florence County
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Council District 6
PC#2024-20

PC#2024-22 Subject Property



Comments/Questions



PC#2024-21

SUBJECT: A Comprehensive Plan Map Amendment Requested By Crescent Farming, LLC To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** For Property Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 122.

LOCATION: E. Palmetto Street, Florence

TAX MAP NUMBERS: 00275, Block 01, Parcel 122

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Crescent Farming, LLC

APPLICANT: Crescent Farming, LLC

ZONING/LAND AREA: 1 parcel approximately 144.43 acres

PC#2024-21 Zoning Map



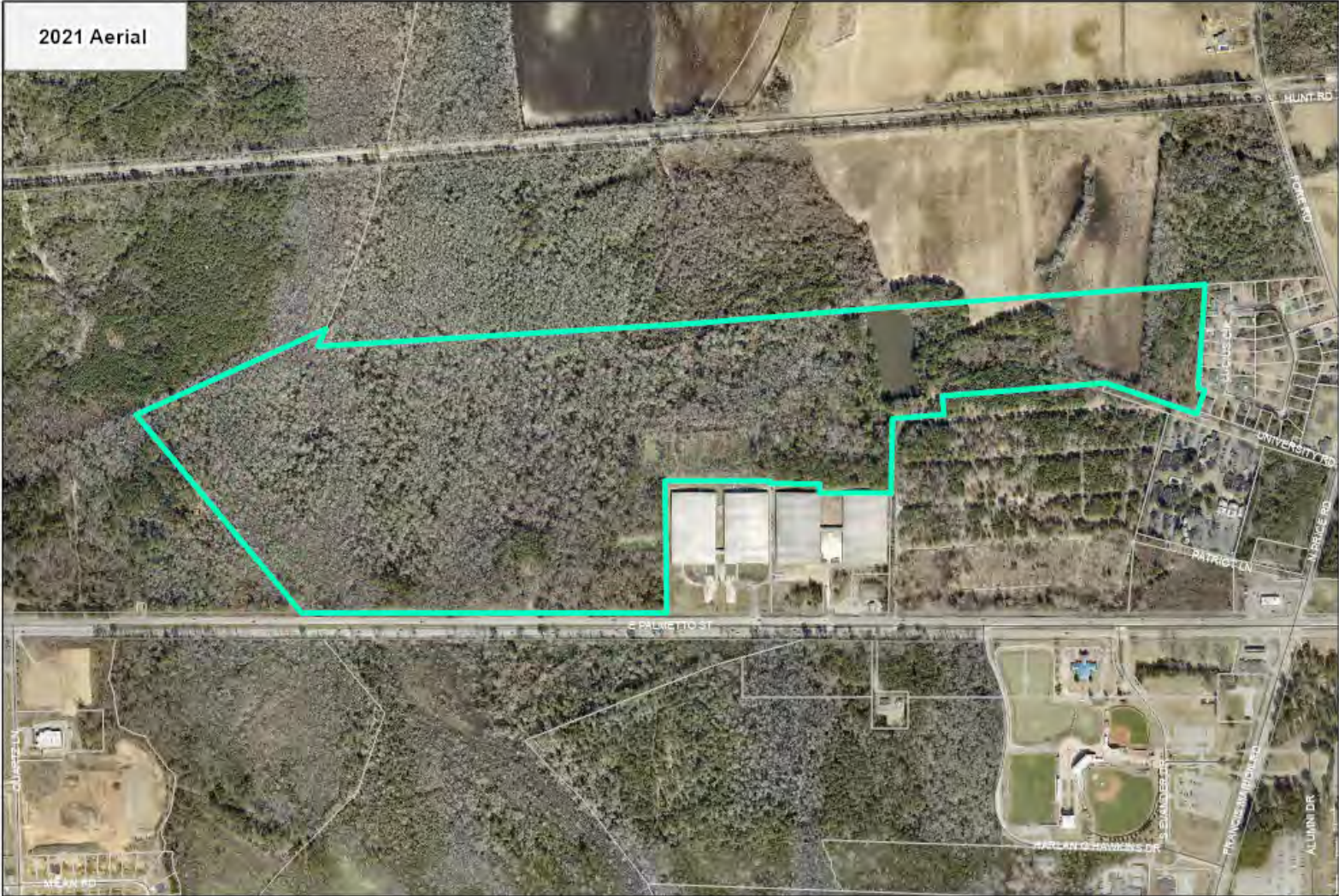
0 360 720 1,440 Feet

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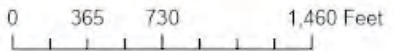


Council District 6
PC#2024-21

PC#2024-21 Aerial Map



2021 Aerial



Florence County
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Council District 6
PC#2024-21

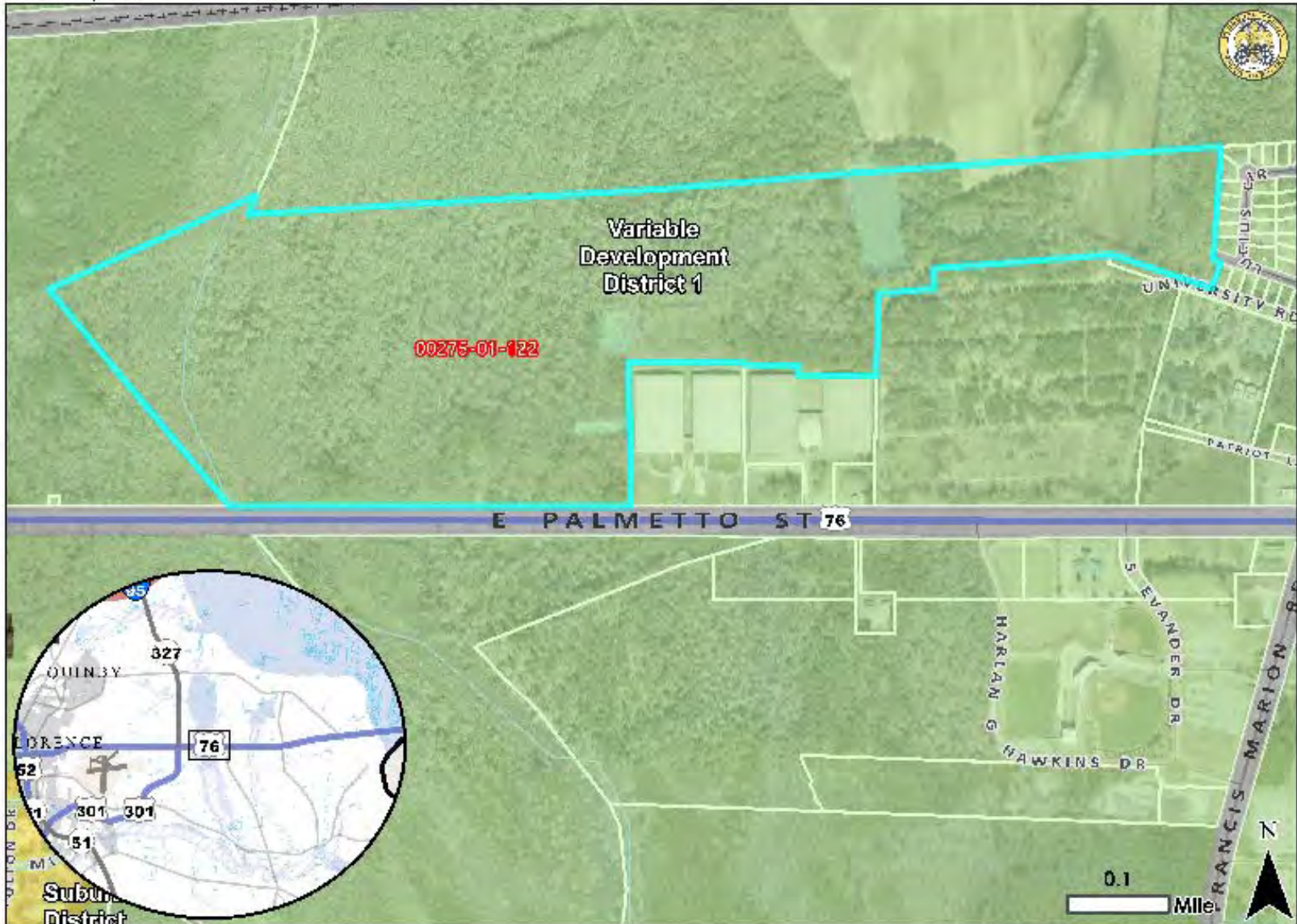
PC#2024-21 Comprehensive Plan Map

PC#2024-21

Feb. 27, 2024

FUTURE LAND USE

VARIABLE DEVELOPMENT 1



Comments/Questions



PC#2024-23

SUBJECT: Map Amendment Requested By Crescent Farming, LLC To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To **B-6 Industrial District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: E Palmetto Street, Florence

TAX MAP NUMBERS: 00275-01-122

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Crescent Farming, LLC

APPLICANT: Crescent Farming, LLC

ZONING/LAND AREA: Unzoned Approximately 144.43 acres

WATER/SEWER AVAILABILITY: City of Florence

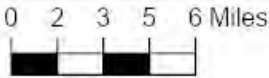
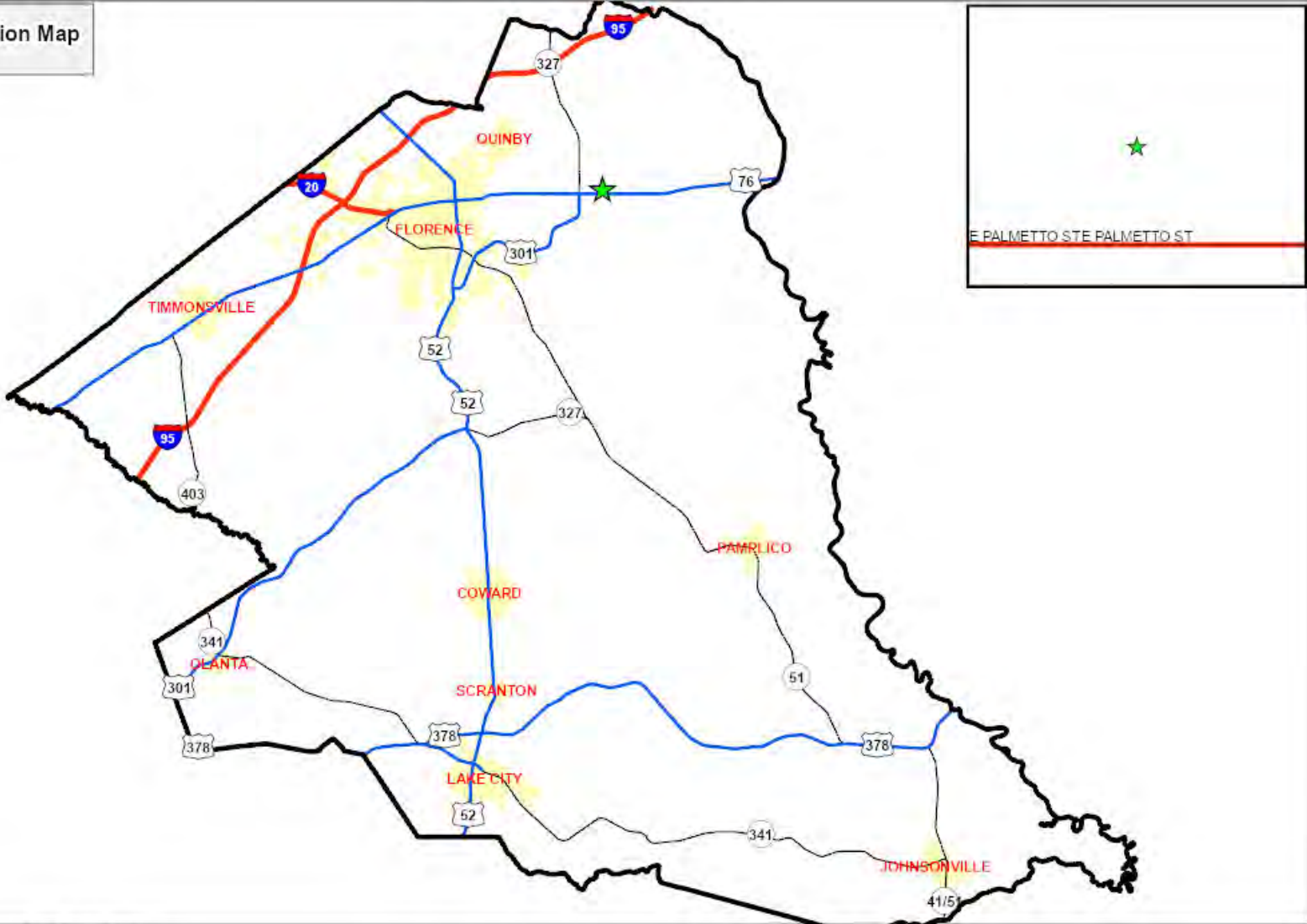
**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone A; X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2024-23 Location Map

Location Map



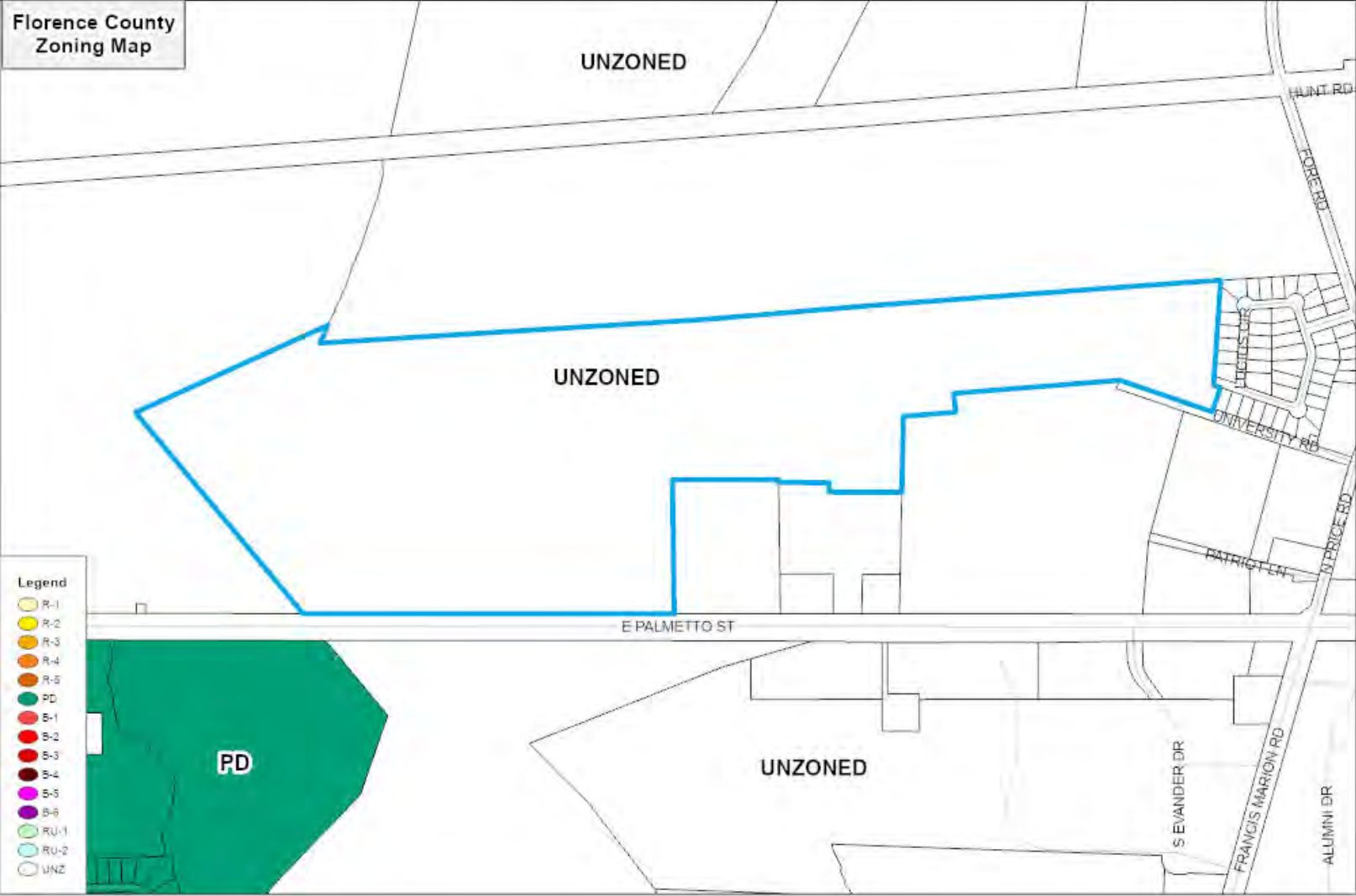
Florence County
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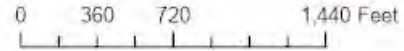
Council District 6
PC#2024-21

PC#2024-23 Zoning Map

Florence County
Zoning Map



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

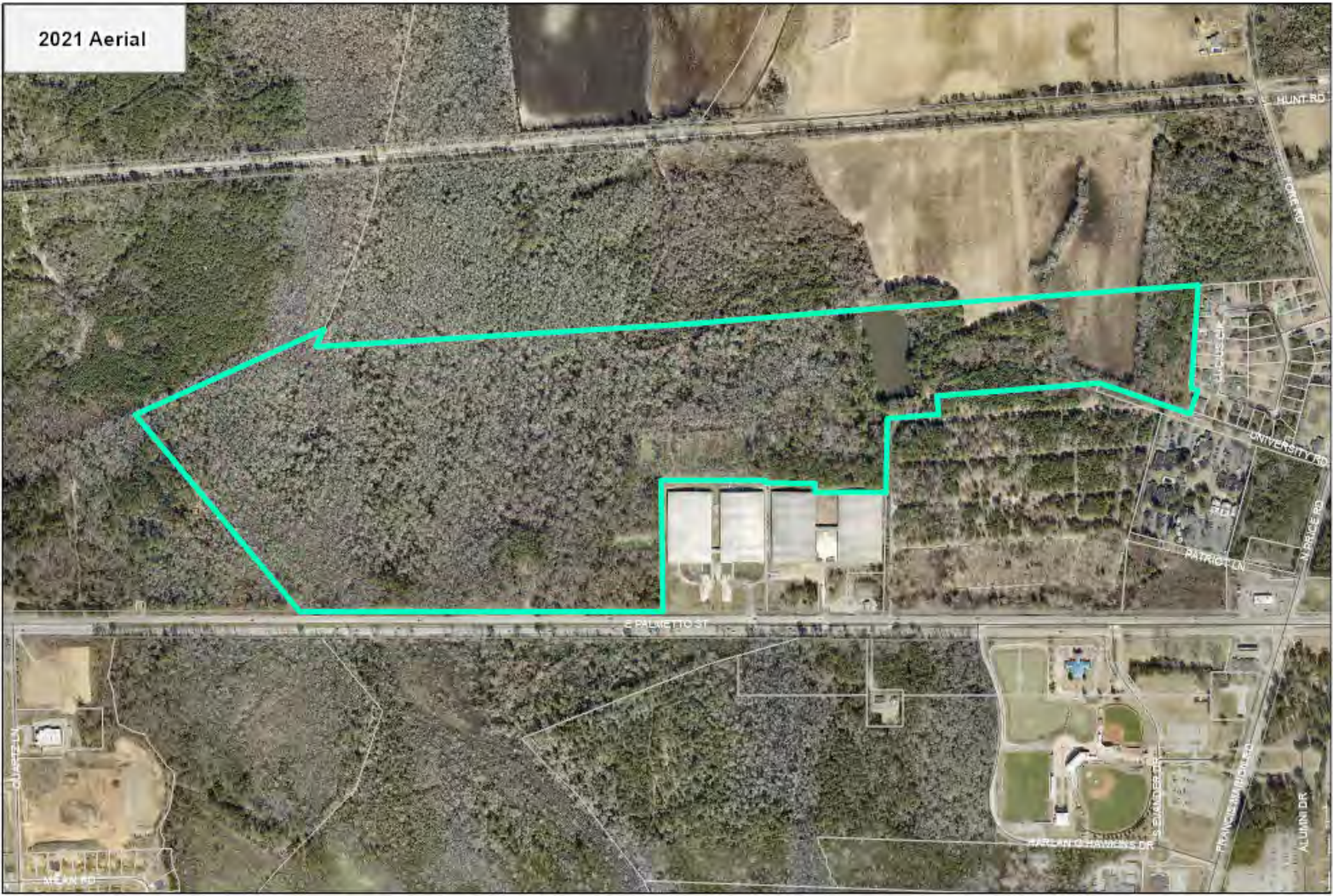


Florence County
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Council District 6
PC#2024-21

PC#2024-23 Aerial Map



2021 Aerial

0 365 730 1,460 Feet

Florence County
Planning Department
Meeting Date:
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Council District 6
PC#2024-21

PC#2024-23 Subject Property



Comments/Questions



PC#2024-24

SUBJECT: Map Amendment Requested By David W. Elliot, PE – G3 Engineering & Surveying To Change The Zoning Designation For The Property Of Tax Map Number 00208, Block 01, Parcel 066 Located At The Intersection Of Becky’s Parkway and Freedom Boulevard Florence, SC From Unzoned To **Planned Development (PD-24-1)**.

LOCATION: Intersection of Freedom Boulevard and Becky’s Parkway, Florence.

TAX MAP NUMBERS: 00208, Block 01, Parcel 066

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jonathan D Chandler

APPLICANT: David W. Elliot, PE- G3 Engineering & Surveying

ZONING/LAND AREA: Unzoned/Approximately 68.35 acres

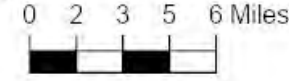
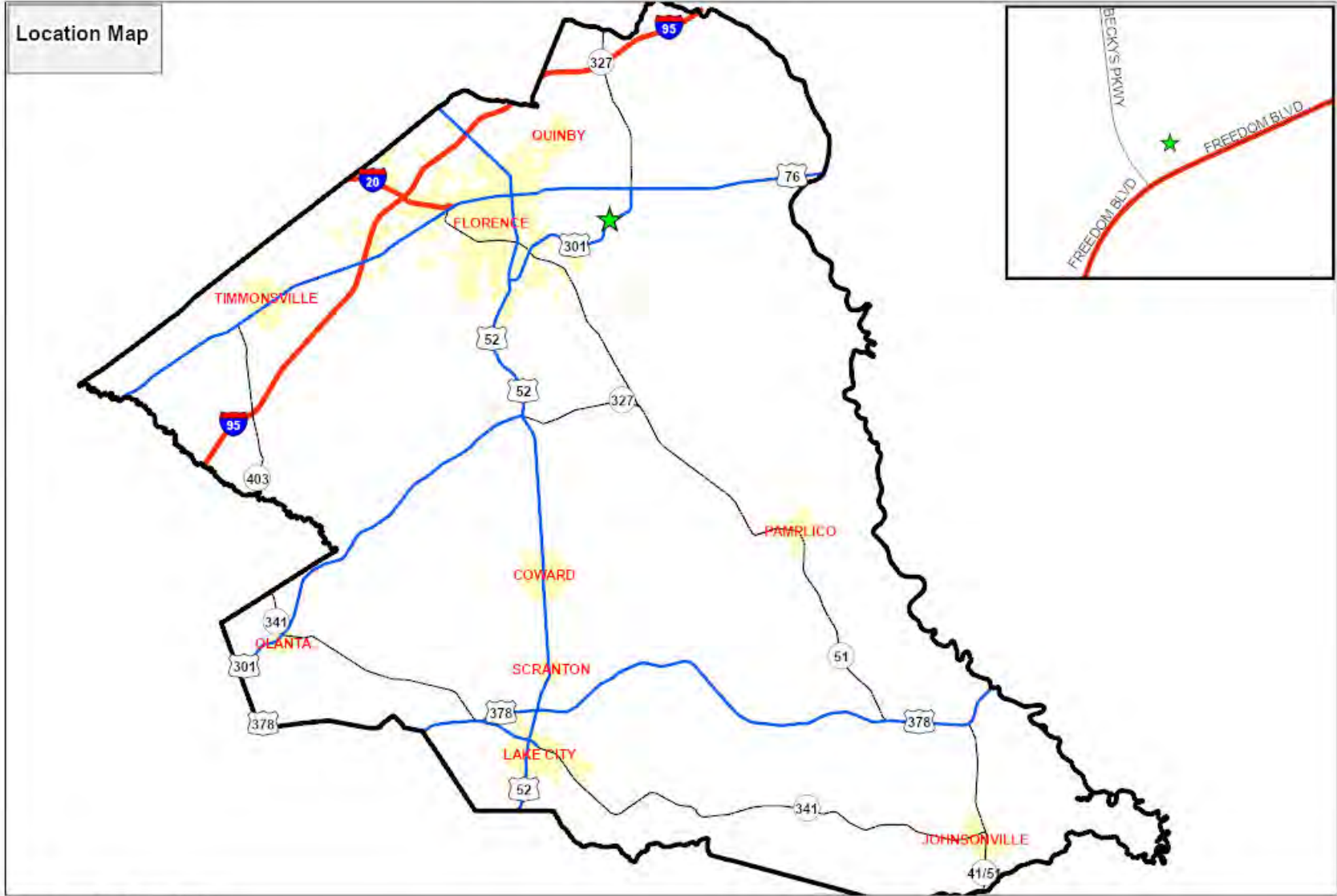
WATER/SEWER AVAILABILITY: City of Florence Water and Sewer- water being available for the first phase

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

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2024-24 Location Map



Florence County
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Council District 6
PC#2024-24

PC#2024-24 Aerial Map

PC#2024-24

Feb. 27, 2024

AERIAL VIEW



SITE DATA

1. TAX MAP NUMBER = 0208-01-086
2. TOTAL SITE = 68.35 AC
3. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
4. CURRENT ZONING = UNZONED
PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
5. MAX BUILDING HEIGHT = 38'
6. THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

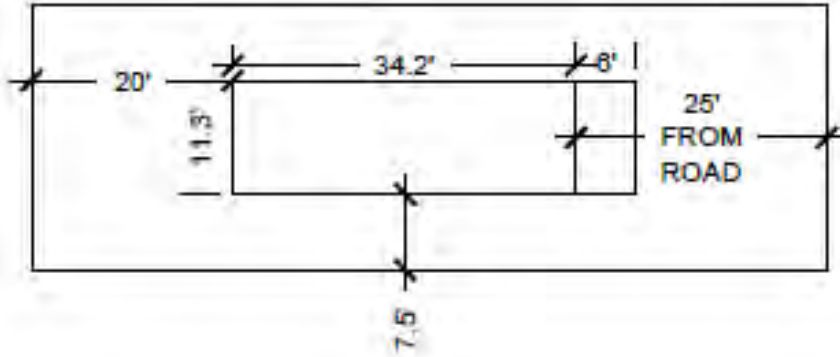
PROJECT DATA

1. TYPICAL LOT SIZE
 - 1.1. SINGLE FAMILY CASITA STYLE : 40' X 45'
 - 1.2. DUPLEX STYLE : 42' X 76'
 - 1.3. HOME PARK STYLE : 11'-4" X 34'-2"
2. NUMBER OF BUILDINGS (281 BUILDINGS / 345 UNITS)
 - 2.1. SINGLE FAMILY CASITA STYLE = 128 UNITS
 - 2.2. DUPLEX STYLE = 84 BUILDINGS (128 UNITS)
 - 2.3. HOME PARK STYLE = 98 UNITS
3. DENSITY (UNITS) = 5.17 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. BUILDING SIZES SHALL BE GOVERNED BY PROTECTIVE COVENANTS
10. GREEN SPACE
 - 10.1. MIN. 15% (10.25 AC)
 - 10.2. PROVIDED 21.14% (14.45 AC)

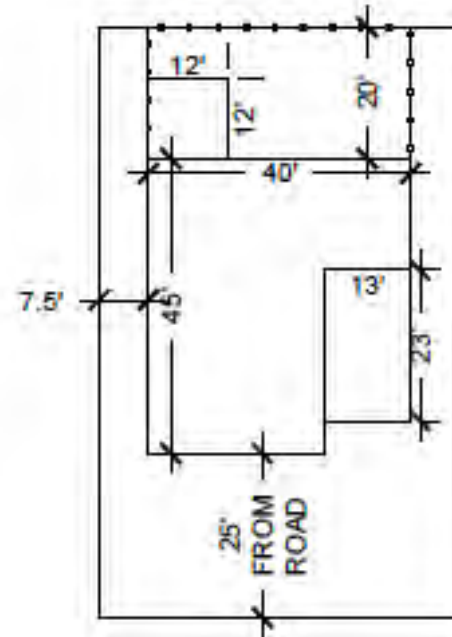
11. PARKING
 - 11.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
 - 11.2. SINGLE FAMILY CASITA STYLE WILL HAVE A COVERED CAR PORT FOR 1 VEHICLE AND A DRIVEWAY CAPABLE OF PARKING 1 ADDITIONAL VEHICLE
 - 11.3. THE DUPLEX STYLE WILL HAVE A COVERED CAR PORT FOR 1 VEHICLE AND A DRIVEWAY CAPABLE OF PARKING 1 ADDITIONAL VEHICLE
 - 11.4. THE HOME PARK STYLE WILL HAVE A DRIVEWAY SPACE THAT PROVIDES PARKING FOR 2 VEHICLES
 - 11.5. TOTAL ADDITIONAL PARKING SPACES = 162
12. STREET SIGNAGE (CUSTOM)
 - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS
13. SUBDIVISION IDENTIFICATION SIGNAGE
 - 13.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
14. ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED WITH 50' WIDE PRIVATE RIGHT OF WAY
15. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
16. MIN. BUILDING SEPERATION = 15'
17. BUILDING SETBACKS
 - 17.1. FRONT = 25' FROM EDGE OF ROAD
 - 17.2. SIDE = 7.5'
 - 17.3. REAR = 20'
18. OPEN SPACE/LANDSCAPING

19. PARKING REQUIREMENTS WILL BE MET FOR COMMERCIAL BUILDING USE AND SIZE SELECTED

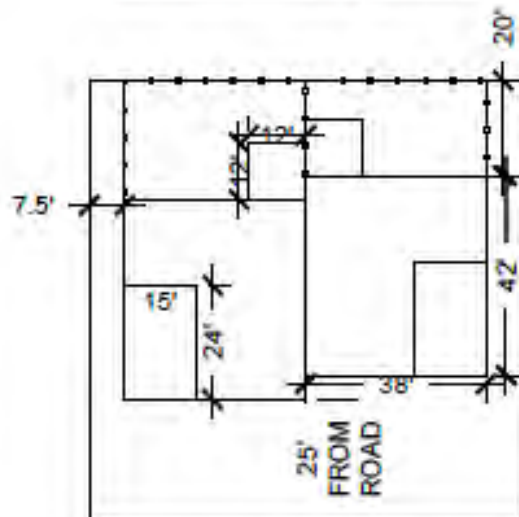
HOME PARKS



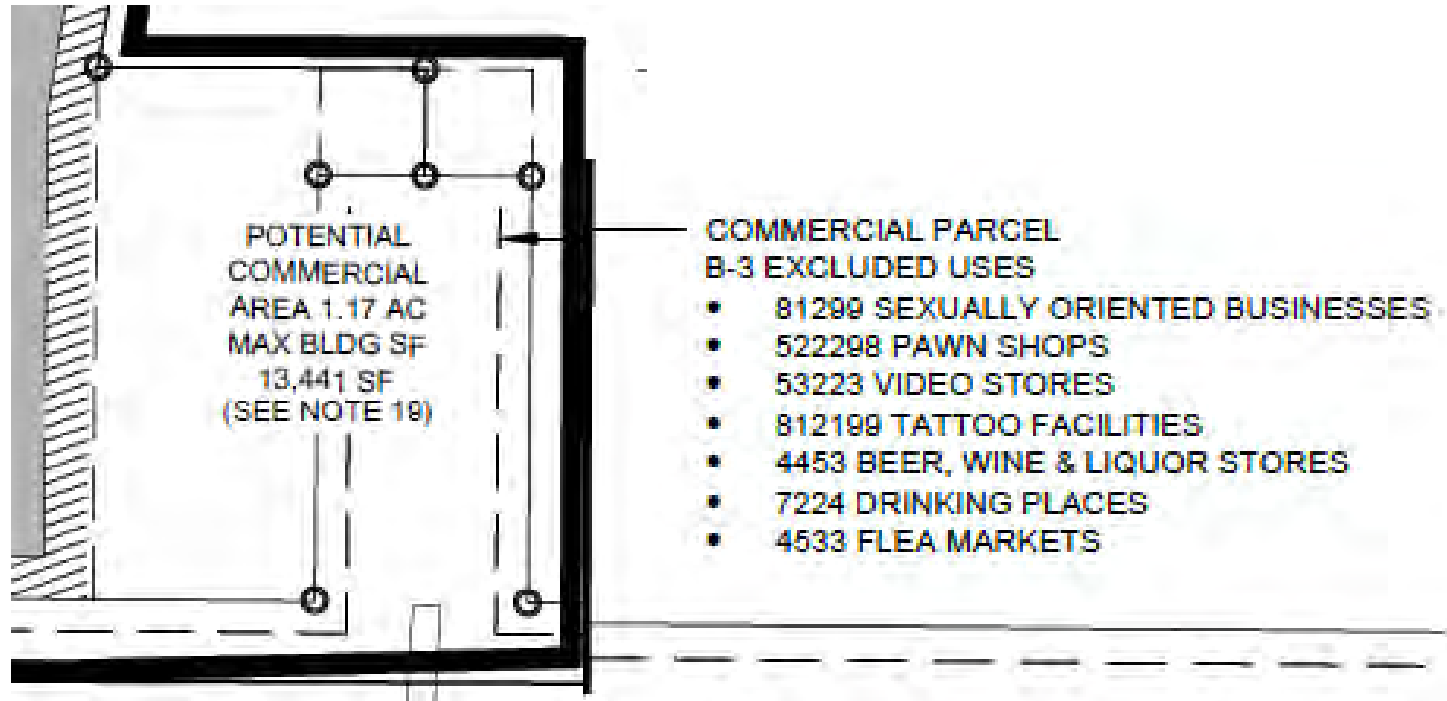
SINGLE FAMILY CASITA



DUPLEX HOME



PC#2024-24 Sketch Plan



PC#2024-24 Subject Property



Comments/Questions



PC#2024-25

SUBJECT: Map Amendment Requested By Jane Hamilton Vernon To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To **R-1 Single Family Residential District**.

LOCATION: E Palmetto Street and Wallace Woods Road, Florence, SC

TAX MAP NUMBERS: 00276-01-018, 00276-01-030

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jane Hamilton Vernon

APPLICANT: Jane Hamilton Vernon

ZONING/LAND AREA: Unzoned Approximately 13.32 acres

WATER/SEWER AVAILABILITY: City of Florence water only available to a portion of the referenced parcels

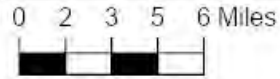
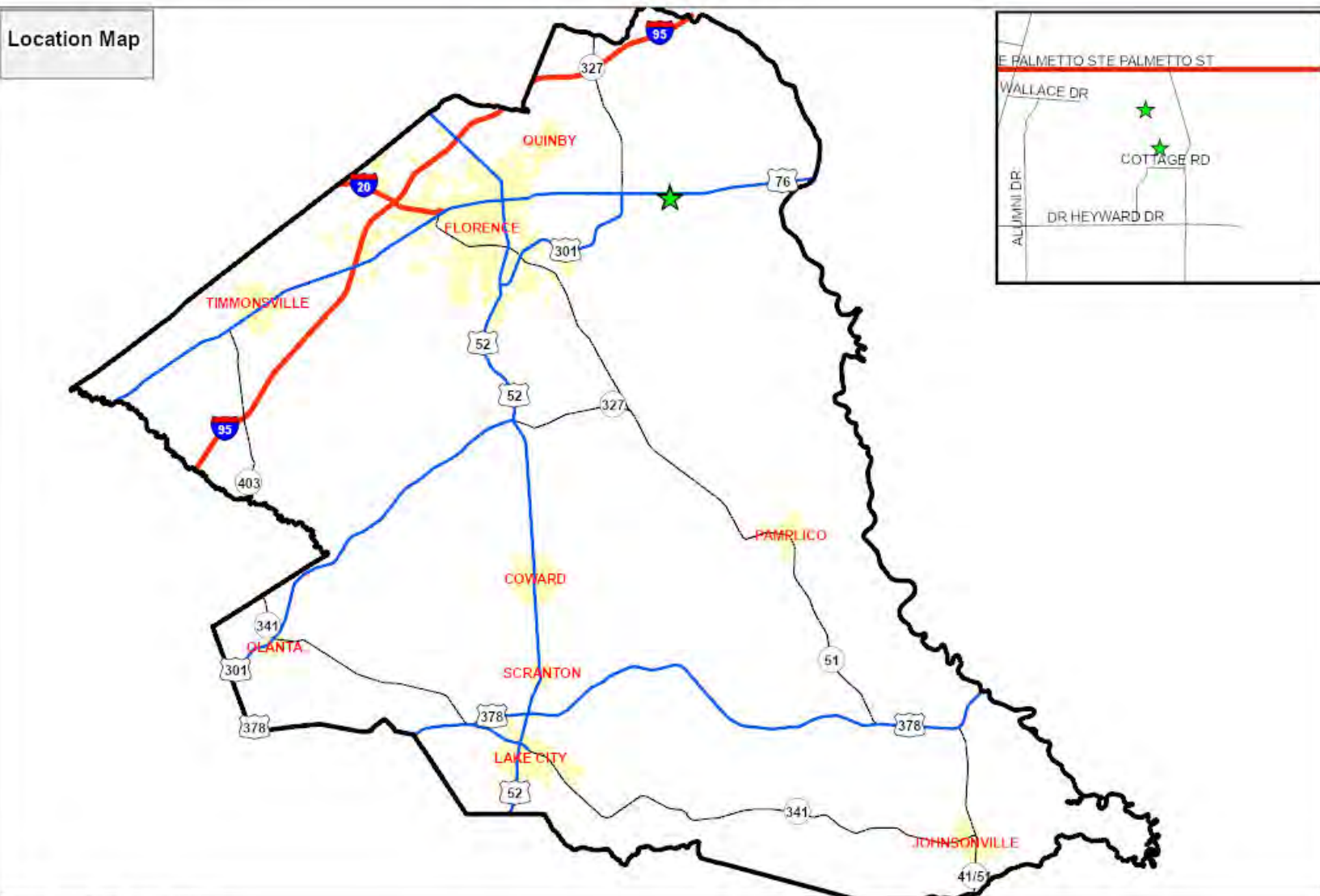
**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2024-25 Location Map

Location Map



Florence County
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Council District 6
PC#2024-25

PC#2024-25 Zoning Map

Florence County
Zoning Map

E PALMETTO ST

WALLACE DR

WALLACE WOODS RD

UNZONED

COTTAGE RD

Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- B-9
- RU-1
- RU-2
- UNZ

0 90 180 360 Feet

Florence County
Planning Department
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Council District 6
PC#2024-25

PC#2024-25 Aerial Map



0 90 180 360 Feet

Florence County
Planning Department
Meeting Date:
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**Council District 6
PC#2024-25**

PC#2024-25 Subject Properties



Comments/Questions



PC#2024-26

SUBJECT: Map Amendment Requested By Salco Land LLC To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street Florence, SC From Unzoned To **R-1 Single Family Residential District.**

LOCATION: E Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00276-01-003

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Salco Land LLC

APPLICANT: Salco Land LLC

ZONING/LAND AREA: Unzoned Approximately 29.25 acres

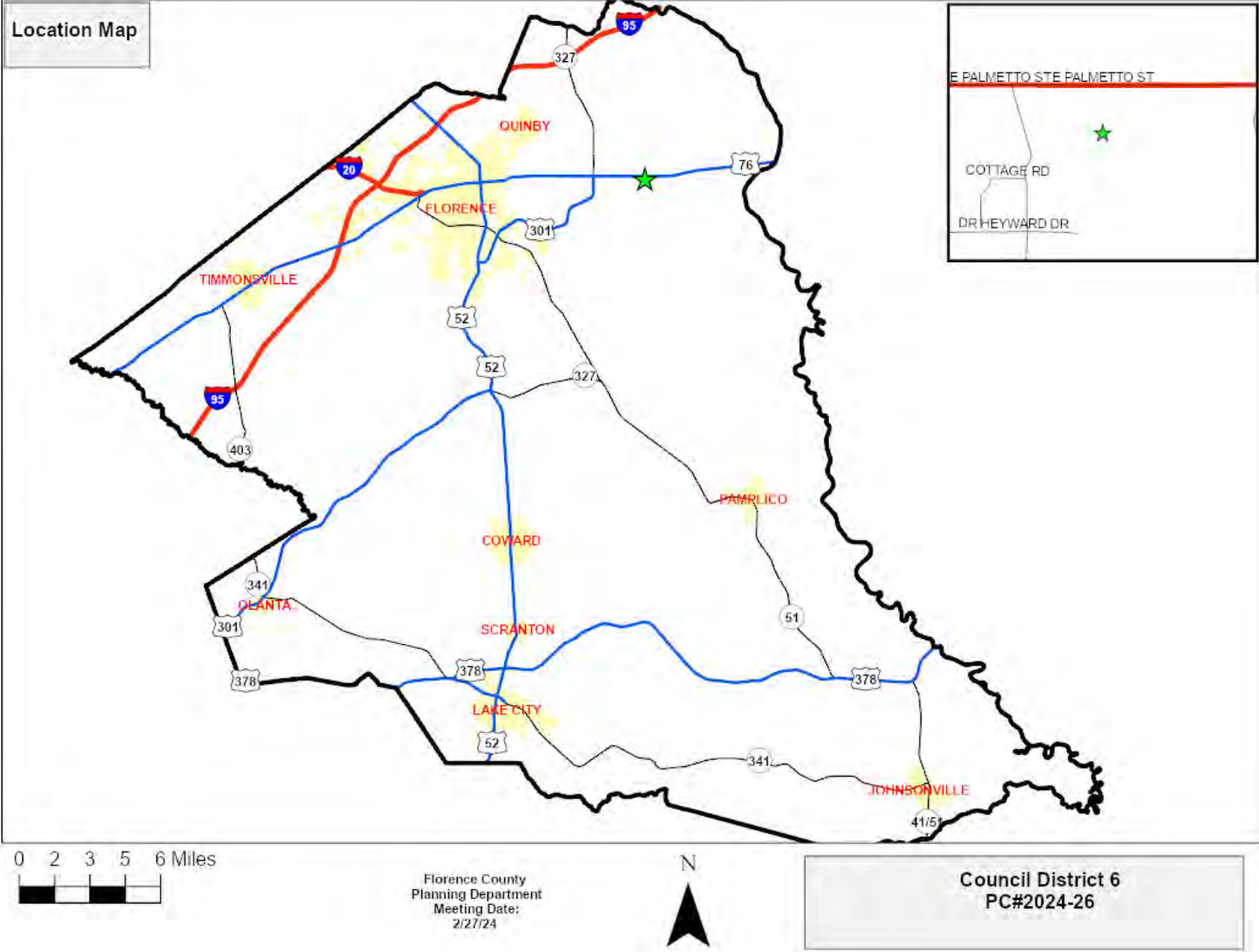
WATER/SEWER AVAILABILITY: City of Florence Water Only

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

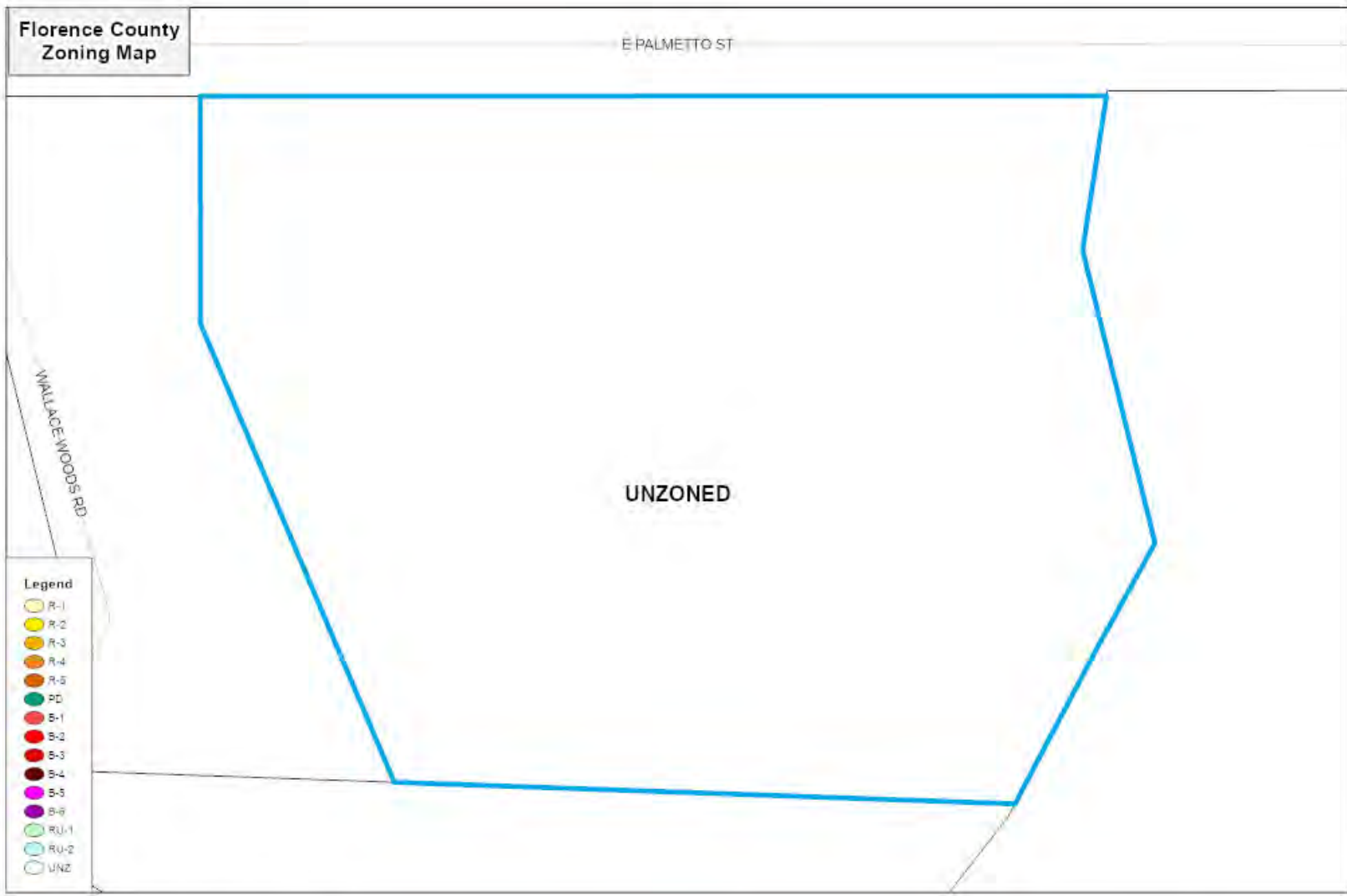
FLOOD ZONE: Zone AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

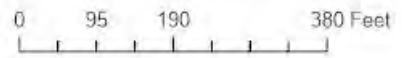
PC#2024-26 Location Map



PC#2024-26 Zoning Map



- Legend**
- R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - PD
 - B-1
 - B-2
 - B-3
 - B-4
 - B-5
 - B-6
 - RU-1
 - RU-2
 - UNZ



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Council District 6
PC#2024-26

PC#2024-26 Aerial Map



0 95 190 380 Feet

Florence County
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Council District 6
PC#2024-26

PC#2024-26 Subject Property



THIS PROPERTY IS SUBJECT
TO A FLORENCE COUNTY
PLANNING COMMISSION
OR BOARD OF ZONING
APPEALS ADMINISTRATION
FOR MORE INFORMATION
PLEASE CALL 843.684.1577

Comments/Questions



PC#2024-27

SUBJECT:

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **R-3A 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:

00238-01-001

COUNCIL DISTRICT(S):

7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

Unzoned

PC#2024-27 Aerial Map

PC#2024-27

Feb. 27, 2024

AERIAL VIEW



PC#2024-27 Subject Property



Comments/Questions



PC#2024-28

SUBJECT:

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **CMU Commercial Mixed-Use District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The 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:

00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012

COUNCIL DISTRICT(S):

6,7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

Unzoned

PC#2024-28 Aerial Map

PC#2024-28

Feb. 27, 2024

AERIAL VIEW 1

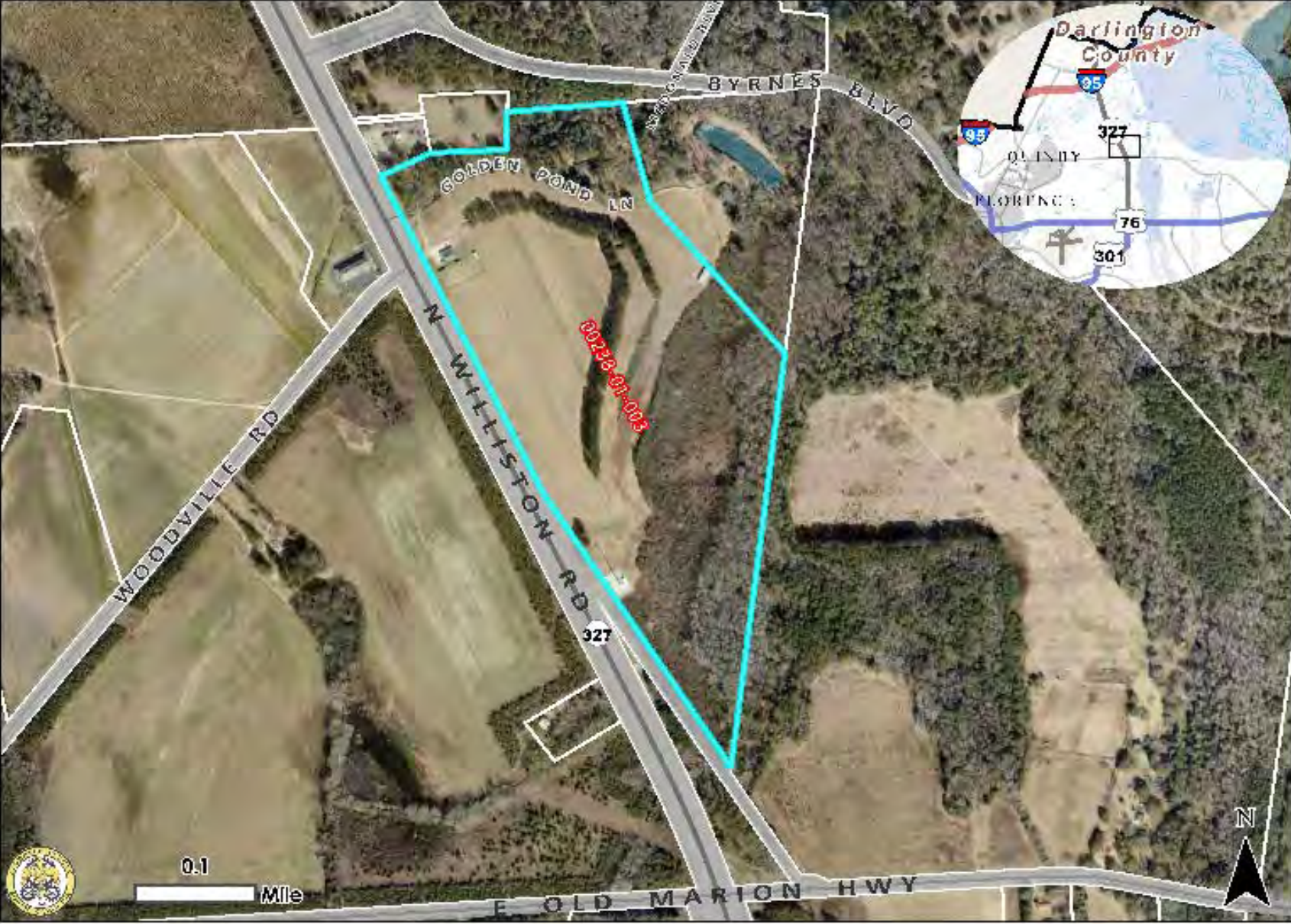


PC#2024-28 Aerial Map

PC#2024-28

Feb. 27, 2024

AERIAL VIEW 2



PC#2024-28 Aerial Map

PC#2024-28

Feb. 27, 2024

AERIAL VIEW 3



PC#2024-28 Subject Properties



PC#2024-28 Subject Properties



Comments/Questions



PC#2024-29

SUBJECT:

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **B-3 General Commercial District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION:

The East Highway 76 Gateway Study

TAX MAP NUMBERS:

00203-01-023, 00203-01-028, 00204-01-032, 00236-01-032, 00237-01-016, 00237-01-019, 00238-01-002, 00238-01-009, 00239-01-003, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00241-01-021

COUNCIL DISTRICT(S):

6,7; County Council

APPLICANT:

County of Florence

ZONING/LAND AREA:

Unzoned

PC#2024-29 Aerial Map

PC#2024-29

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AERIAL VIEW 1

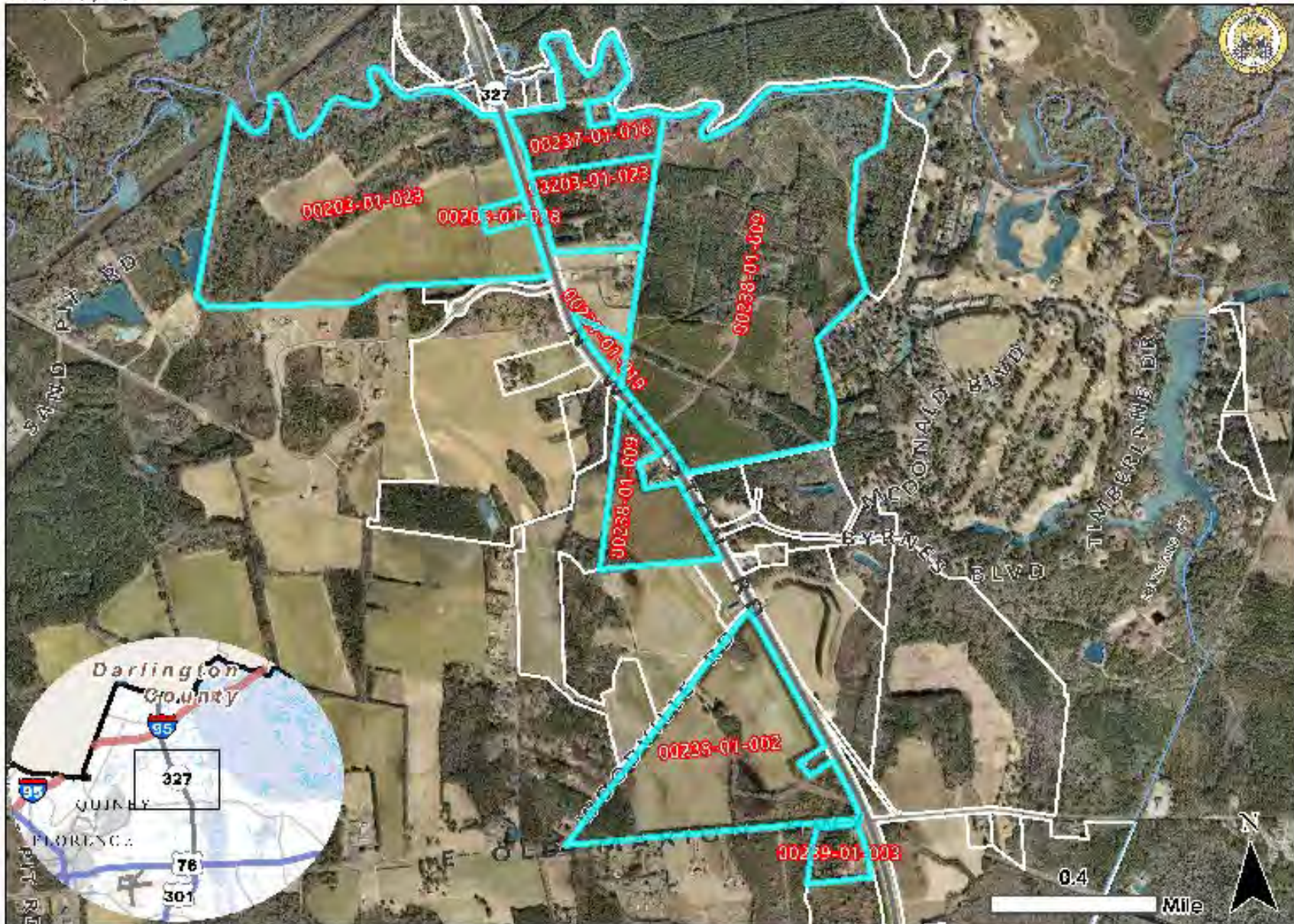


PC#2024-29 Aerial Map

PC#2024-29

Feb. 27, 2024

AERIAL VIEW 2

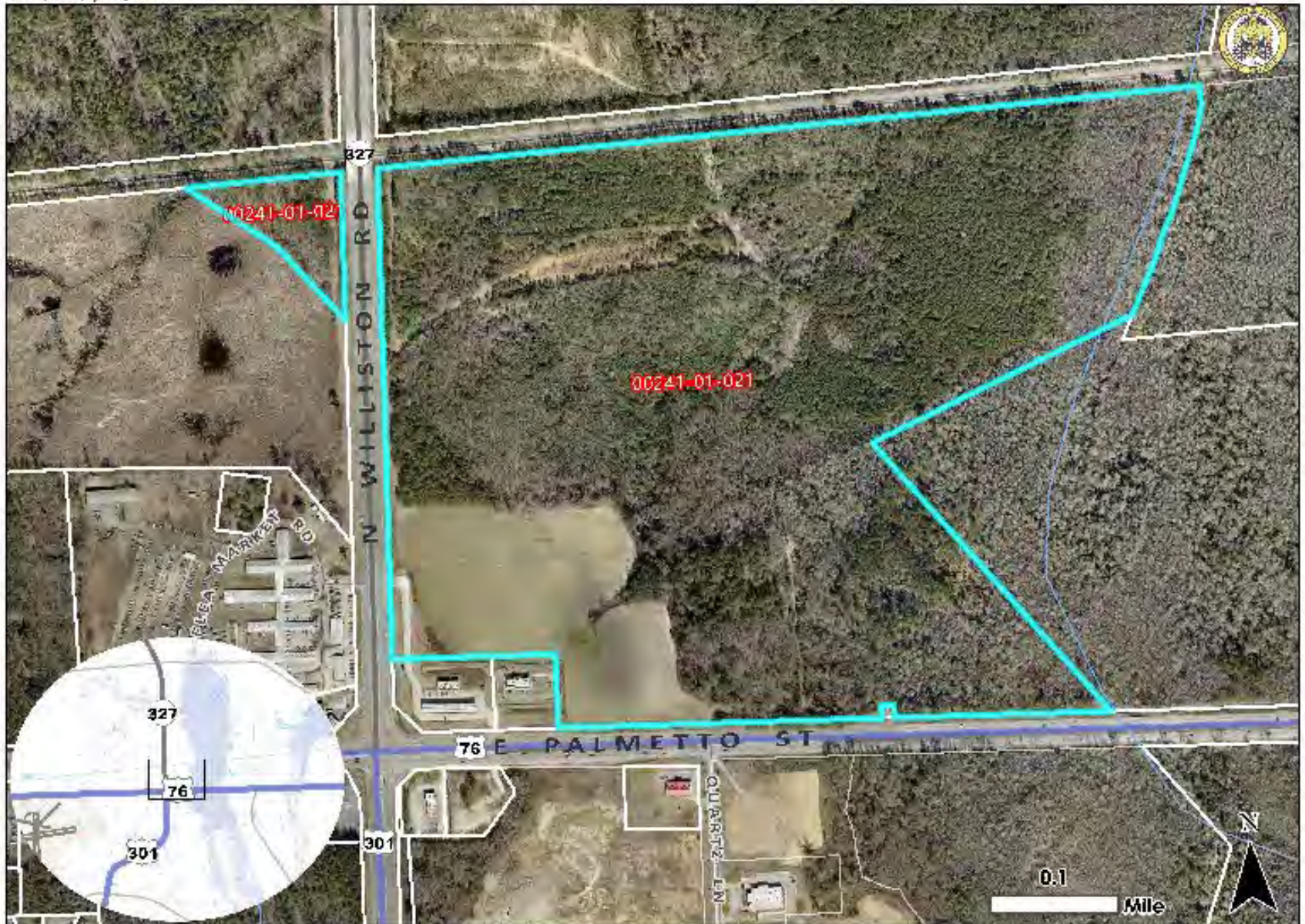


PC#2024-29 Aerial Map

PC#2024-29

Feb. 27, 2024

AERIAL VIEW 3



PC#2024-29 Subject Properties



Comments/Questions



PC#2024-30

SUBJECT: Request for the naming of private roads, Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Odero Drive, and Theola Drive

LOCATION: Off Becky's Parkway, Florence, SC

TAX MAP NUMBERS: Portions of 00208-01-001, 00208-01-003, 00208-01-006

COUNCIL DISTRICT: 6; County Council

APPLICANT(S): J. Greg Hendrick

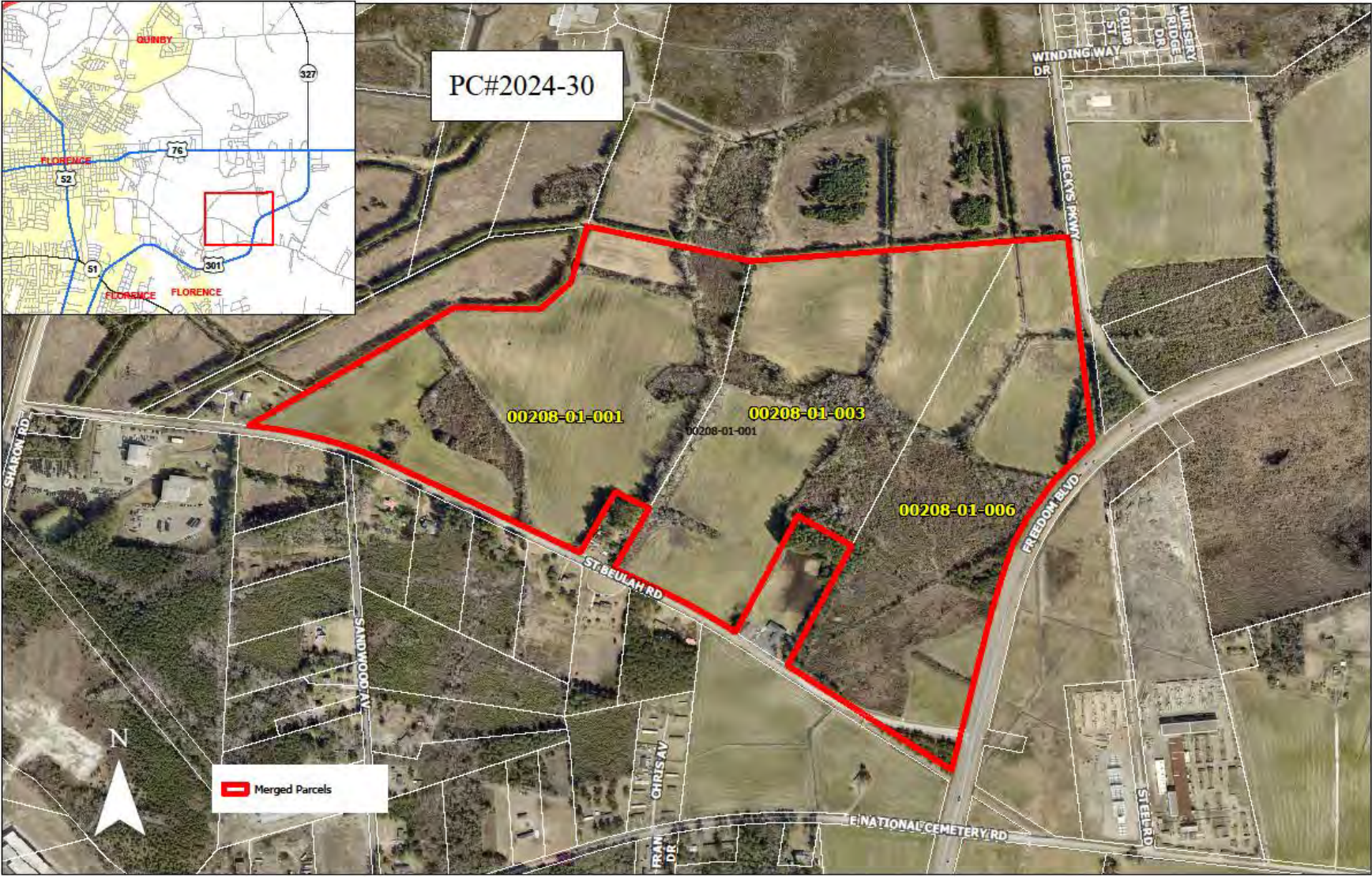
STAFF ANALYSIS:

The applicant is proposing to name six private roads located off of Becky's Parkway in Florence, SC. The proposed road names are Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Odero Drive, and Theola Drive.

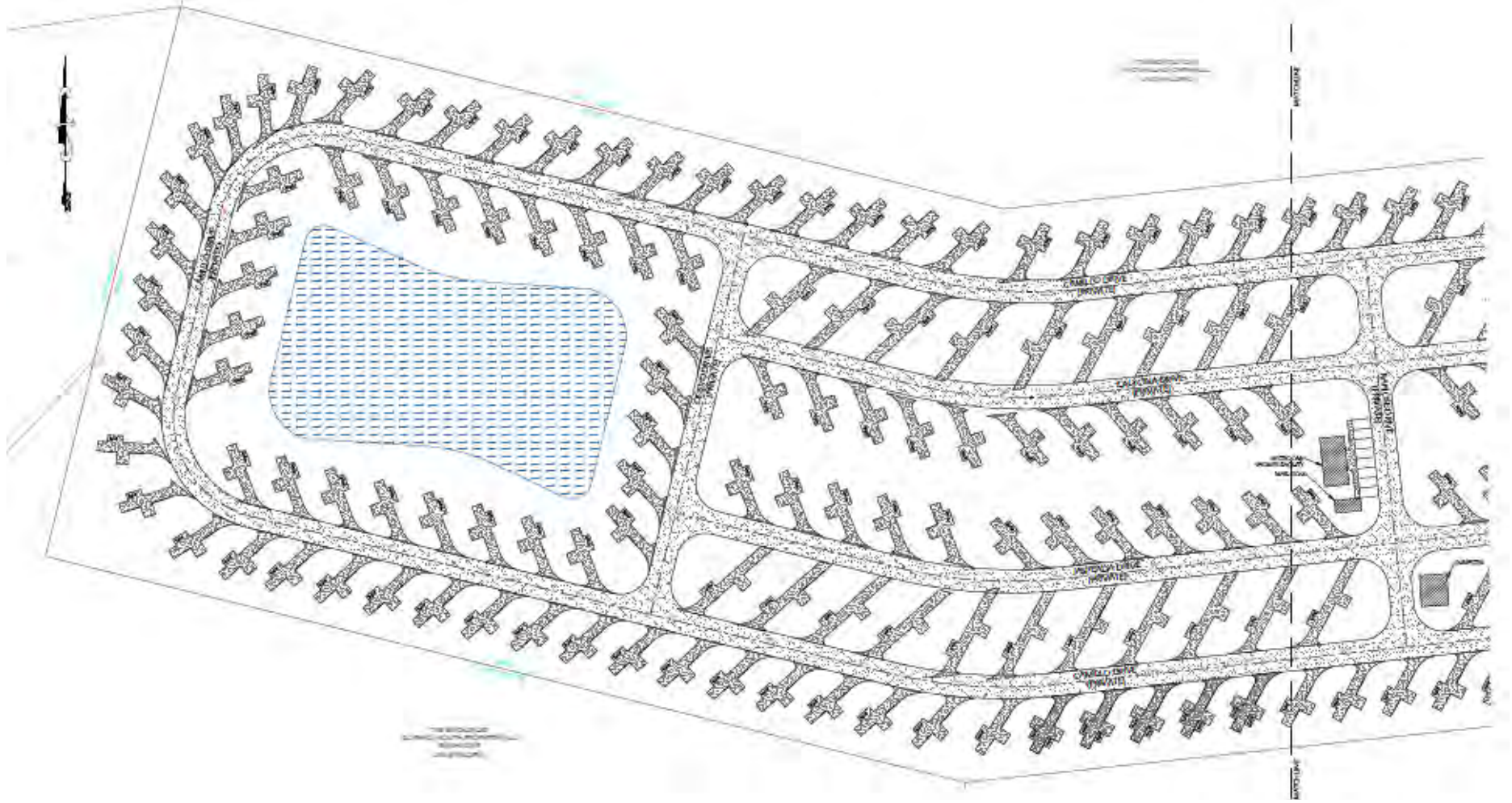
The roads are shown on a portion of Florence County Tax Maps: 00208-01-001, 00208-01-003, 00208-01-006.

The private roads have been requested for an RV Park.

PC#2024-30 Aerial Map



PC#2024-30 Site Plan



Comments/Questions



PC#2024-31

SUBJECT: Request for the naming of a private road, Talia Drive

LOCATION: Off Pisgah Road, Florence, SC

TAX MAP NUMBERS: 00097-01-015

COUNCIL DISTRICT: 3; County Council

APPLICANT(S): Tim Davis on behalf of Jonathan Chandler

STAFF ANALYSIS:

The applicant is proposing to name one private road located off of Pisgah Road in Florence, SC. The proposed road name is Talia Drive.

The road is shown on Florence County Tax Map: 00097-01-015.

The private road has been requested for residential.

PC#2024-31 Aerial Map



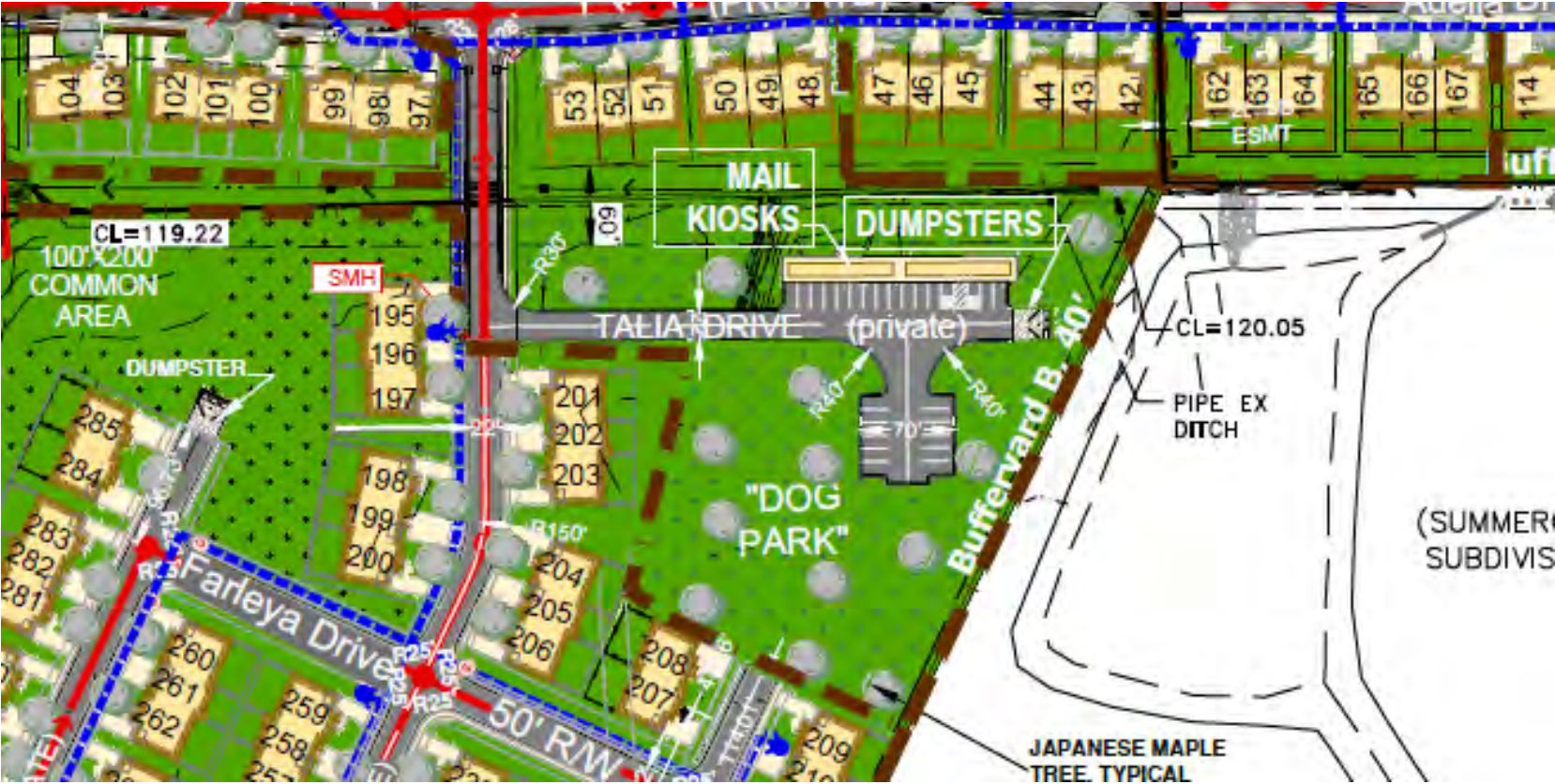
0 125 250 500 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 3
PC#2024-31

PC#2024-30 Site Plan



Comments/Questions



PC#2024-32

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 reflect the 2022 North American Industry Classification System (NAICS).

PC#2024-32

Sector 22: Utilities												
Electric 2211												
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA	
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA	
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA	
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA	
Water supply systems 22131												
Storage/treatment	<u>221310</u>	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA	
Transmission	<u>221310</u>	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA	
Sewerage systems 22132												
Collection	<u>221320</u>	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA	
Treatment	<u>221320</u>	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA	
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	N	N	1.0 per 500 s.f. GFA	
Sector 23: Construction												
Building construction - general contract & operative builders	<u>2336</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA	
Heavy construction other than building construction-contractors	<u>2347990</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA	
Special trade contractors	<u>2358</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA	

Comments/Questions



PC#2024-33

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.3. Uses Prohibited.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to exclude the Flex Office/Light Industrial district from the uses prohibited section of the townhouse and mixed use districts standards.

PC#2024-33

Sec. 30-80.3. Uses Prohibited.

The following uses are prohibited within the mixed-use and townhouse districts, excluding FO/LI district:

- (a) Storage and stockpiling of sand, gravel, or other aggregates.
- (b) Unscreened outdoor storage.
- (c) Sexually oriented businesses.
- (d) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
- (e) Above-ground fuel storage intended for retail or wholesale.
- (f) Outdoor shooting and target ranges for firearms, archery, and similar activities.
- (g) Warehousing and storage facilities except for storage that is customary to a residential use.

Comments/Questions



PC#2024-34

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 (A) Building Placement.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to ensure that all applicable parking and bufferyard requirements can be meet, while still adhering to the required setback limits.

PC#2024-34

Built-To-Zone (BTZ)*/ Setback	Building Type	Zoning Districts					
		TH**	MR	MMF	MU	CMU	FO/LI
Front 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.*

*** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.*

**** At or behind the front building line*

***** The maximum setback limit may be exceeded only to allow for required buffers and parking allowances as defined in Sec. 30-79.5, Sec.30-79.7(A)(1), Sec.30-80.6(B)(2), and Sec. 30-121.*

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 27, 2024
6:00 P.M.
County Complex
Room 803

I. Other Business

II. Director's Report:

- Summary Plats (January 2024)
- Building Reports (January 2024)

III. Adjournment

THANK YOU
FOR
ATTENDING!

