

Florence County Planning Department
518 S. Irby Street
Florence, S.C. 29501
Office (843)676-8600 Toll-free (866)258-9232
Fax (843)676-8667 Toll-free (866)259-2068

ZONING MAP AMENDMENT REQUEST APPLICATION

FOR OFFICE USE ONLY:

Date filed: _____ Request No. _____

Hearing Date: _____ Fee Paid: _____ Notice Published: _____

Planning Commission Recommendation: _____

Date of Recommendation: _____

Florence County Council Action: _____

Date of Action: _____

INSTRUCTIONS

A zoning map amendment may be initiated by the property owner, agent of the property owner(as authorized by the property owner), Planning Commission, or Governing Council. The Florence County Planning Commission must then hold a public hearing. The applicant and/or agent must appear at the hearing to present the case before the Planning Commission. After the Planning Commission has made its recommendation, the issue will then go to Florence County Council.

If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent section.

A \$100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (S) that the property(ies) described below be zoned/rezoned from _____ to _____.

[Pertinent zoning district information required here]

THE APPLICANT (S) is/are the () property owner(s), () agent of property owner(s)

APPLICANT (S) (Please print or type):

Name(s): _____

Address: _____

Telephone Number: _____ [work] _____ [home]

[Use reverse side if more space is needed]

PROPERTY ADDRESS: _____

Tax Map No. _____, Block _____, Parcel _____, Lot _____.

Are there Restrictive Covenants on this property that would prohibit the proposed use? Yes No

[If yes, a copy must accompany this application.]

Subdivision _____

Plat Book: _____ Page: _____

Lot Dimensions: _____ Area: _____

Zoning District: _____ Zoning Map Page: _____

[Use reverse side if more space is needed]

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for the zoning map amendment.

Signature: _____ Date: _____

I (we) certify that the information in this request is correct.

Applicant(s) signature: _____ Date: _____

Printed name: _____ Date: _____

IV. Proposed Change:

Amendment to Map. It is requested that the property described and shown on the attached site plan be zoned to _____.

Amendment to Map. It is requested that the property described and shown on the attached site plan be rezoned from _____ to _____.

Present use of property: _____

_____.

Proposed use of property: _____

_____.

I certify that I have received and read the attached copy of Section 30-30 Table III: Zoning Setbacks for Residential, Business, and Rural Districts and understand that the property must meet these requirements.

I understand that other conditions such as a bufferyard or special setbacks may also be imposed by the Zoning Ordinance.

Applicant(s) signature: _____ Date: _____

VI. Adjacent Property Owners:

List all property adjacent to the subject property.

Name	Address	Present Use
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I certify that all of the above information including any attachments provided along with this application is true and accurate to the best of my knowledge.

Signature

Date

Sec. 30-30. Table III: Zoning setbacks.

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback	Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)		Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non-Residential				Res	Non Res		Res	Non Res	
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-3A	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
R-5A	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35	5	5(f)	20	20(f)	38	70	0.30
B-2	5,000	5,000	50	35	5	5(g)	20	20(g)	38	80	0.50
B-3	5,000	5,000	50	35	5	5(0)(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
B-6	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	100	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	200	35	15	50	30	60	38	20	0.15

Notes to Table III

a - Lot area is expressed in square feet.

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Total floor measured as a percent of total lot area.

e - There is no maximum: provided side and rear setbacks shall increase by one foot for each two feet in height over 35 feet for buildings outside of the B-4 district; further provided that approval of buildings over 35 feet shall be based on fire ladder capabilities as determined by the fire department with jurisdiction.

The following side and rear yard setbacks shall be observed in the commercial zoning districts when non-residential development is proposed adjacent to a residential zoning district.

f - 20 feet

g - 20 feet

h - 30 feet

i - 100 feet

j -The minimum front yard setback shall be 20' if parking is established either in the side or rear of the property.

N/A - Not Applicable

FLORENCE COUNTY PLANNING COMMISSION MEETING PROCEDURES

This information is being provided as a guide for the procedures of public hearings appearing on the agendas of the Florence County Planning Commission meetings.

It should also assist in preparation of a presentation for a request.

Conduct of hearing:

- The normal order of hearing, subject to modification by the Chairman, shall be:
- Statement of matter to be heard (Chairman or Secretary);
- Staff report;
- Questions, if any, for staff members;
- **Presentation by applicant (10 minute limit);**
- Questions from members for applicant;
- Chairman then calls for other comments in favor (3 minute limit);
- If no further comments in favor, then presentation by opponents (3 minute limit);
- If there are a number of persons in opposition, then a spokesperson may be designated;
- The Commission may question participants at any point in the hearing;
- The Commission may seek interpretation of a matter or question staff members at any point in the hearing;
- Matters in which additional time may be warranted may be moved to another area of the agenda;
- If there is no further discussion, the Chairman declares the hearing item closed and calls for a motion on the request;
- The declaration of closure to the agenda item stays any further discussion unless questions are asked by members of the Commission;
- The Commission may deliberate and make a final disposition of a matter by majority vote of members present at the hearing and qualified to vote; provided that not less than a quorum are qualified to vote nor may vote if he or she has not heard the matter;
- A motion is placed on the floor, a second is made and the Chairman calls for a vote;
- A motion carries either in approval or disapproval by majority vote;

- If a member abstains from voting, they must state their reason and any individual not voting and not abstaining will be counted as an affirmative vote;
- A motion may also fail by a tie vote or a motion made and not seconded;
- The Commission may also defer a request should the report necessitate.

Note:

Please be advised that it is very important that special attention be given to the area of the Presentation by Applicant.

Your presentation may assist in areas of your request wherein you find that additional information might be needed. The presentation may also serve to provide answers to and clarification of any other questions the Commission may have.