

Agenda
Florence County Planning Commission Meeting
Tuesday, October 25, 2011
6:30 P.M.
City/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 City/County Complex and on the information board at the entrance of the Planning, Zoning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

Meeting of August 23, 2011

III. Public Hearings

Comprehensive Plan Map Amendment:

PC#2011-17 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 900 E. Julip Lane, Florence shown on Tax Map No. 1812, Block 1, Parcel 1 from Public Facilities to Residential Preservation. (Ivory)

Map Amendments:

None

Text Amendment:

PC#2011-18 Text amendment request for Section 30-311. – Definitions for Dwelling, residential designed manufactured home of the Florence County Code of Ordinances.

IV. Requests for Plat/Plan Approval:

PC#2011-19 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Diane Haigler on behalf of David Johnson for property located off of Meadow Prong Rd., Effingham shown on Florence County Tax Map No. 107, Block 1, Parcel 33. [Withdrawn by applicant]

V. Other Business:

None

Agenda-(Cont'd.)
Florence County Planning Commission Meeting
Tuesday, October 25, 2011
6:30PM
City/County Complex
Room 803

VI. Director's Report:

- **Summary Plats**
- **Building Report**
- **Continuing Education - Advanced Issues in Land Use Planning and Zoning**

VII. Executive Session (if needed)

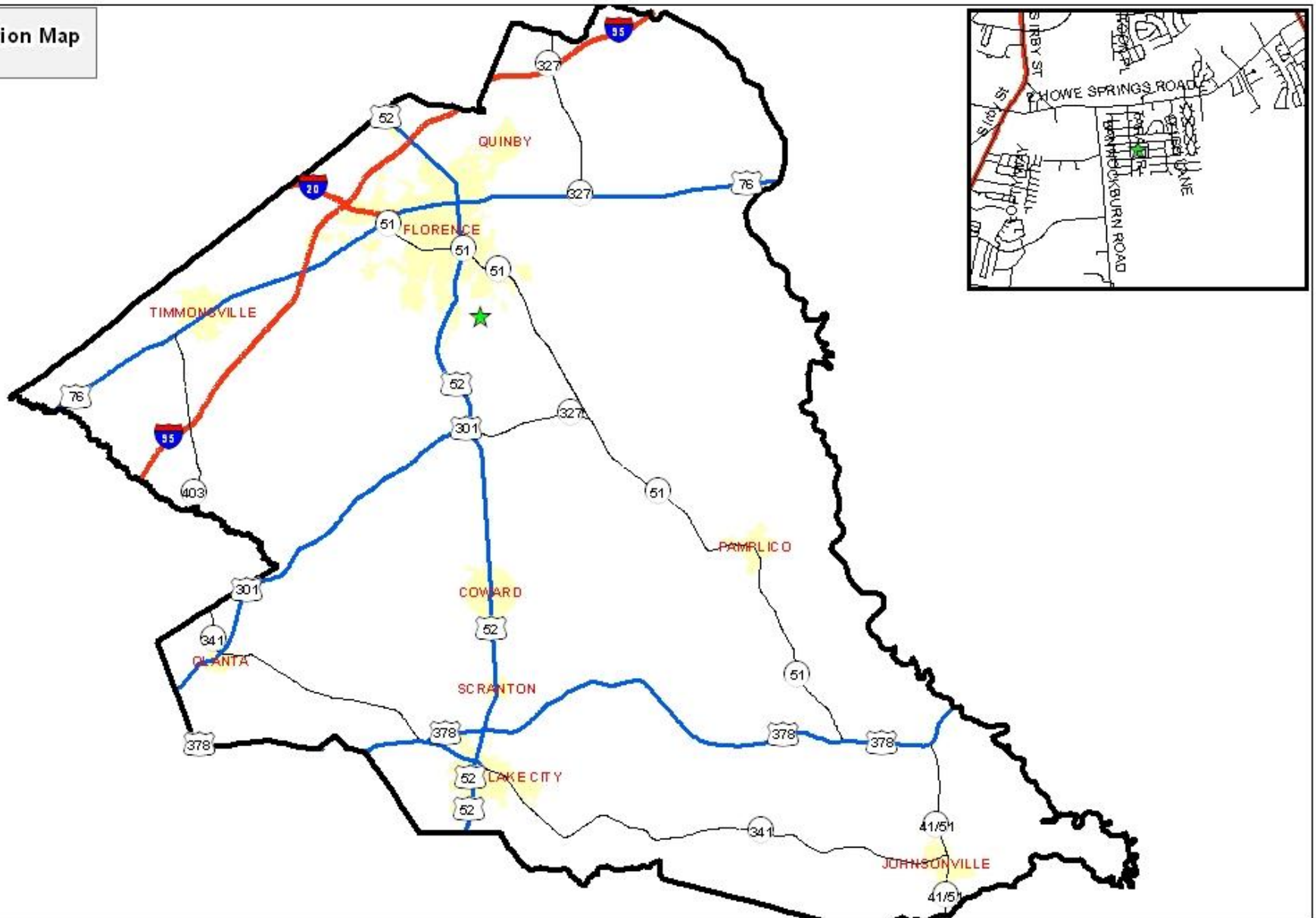
VIII. Adjournment

PC# 2011- 17

Subject: the	Comprehensive Plan Map Amendment to change Land Use Map designation for property in Florence County located at 900 E. Julip Lane, Florence from Public Facility to Residential Preservation.
Location:	900 E. Julip Lane, Florence
Tax Map Number:	01812, Block 01, Parcel 001
Council District(s):	7; County Council
Applicant:	Florence County Planning
Land Area:	Approximately 7.80 Acres

PC#2011-17 - Location Map

Location Map



0 1 2 3 4 Miles

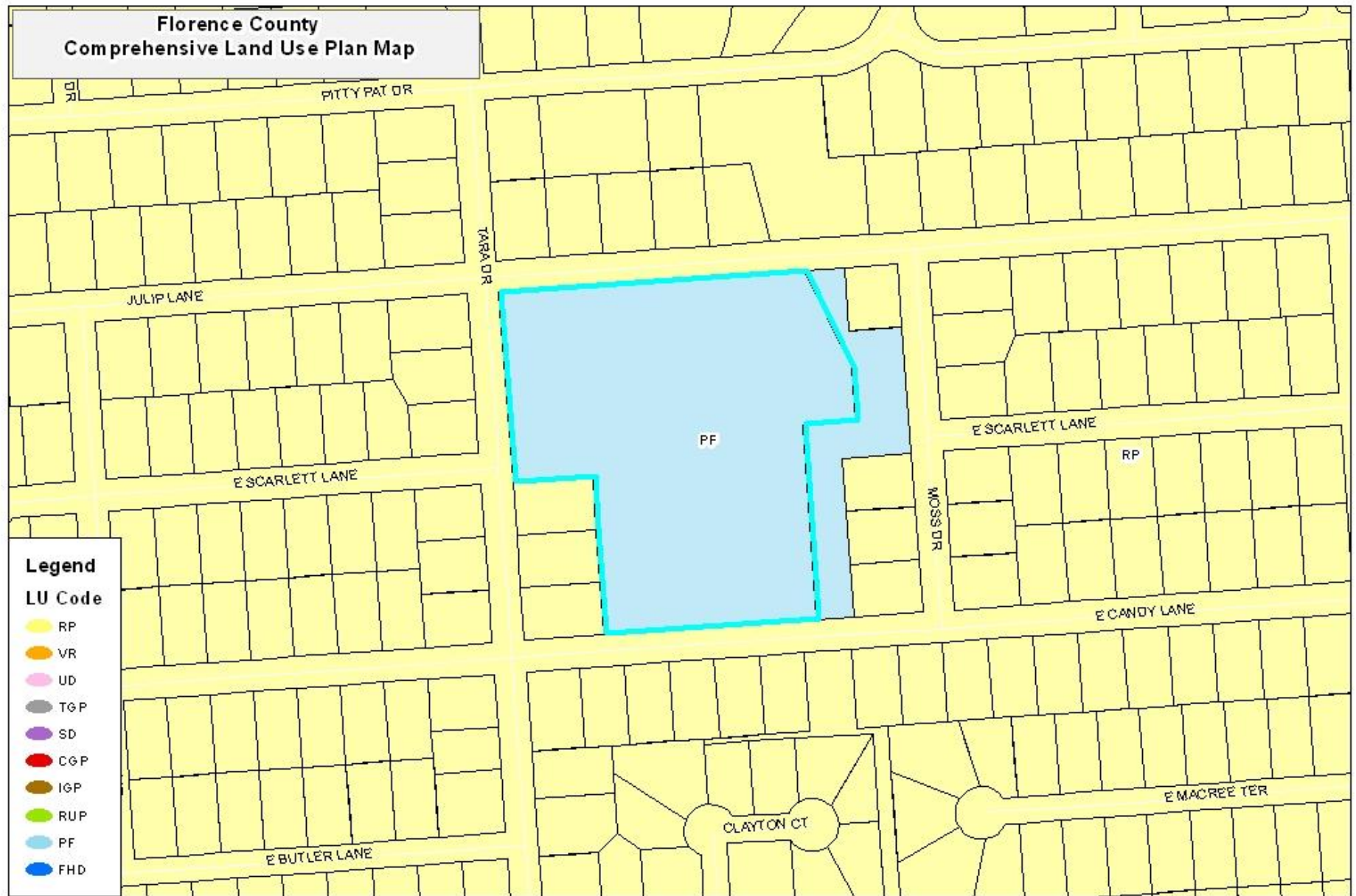


Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
09/20/2011

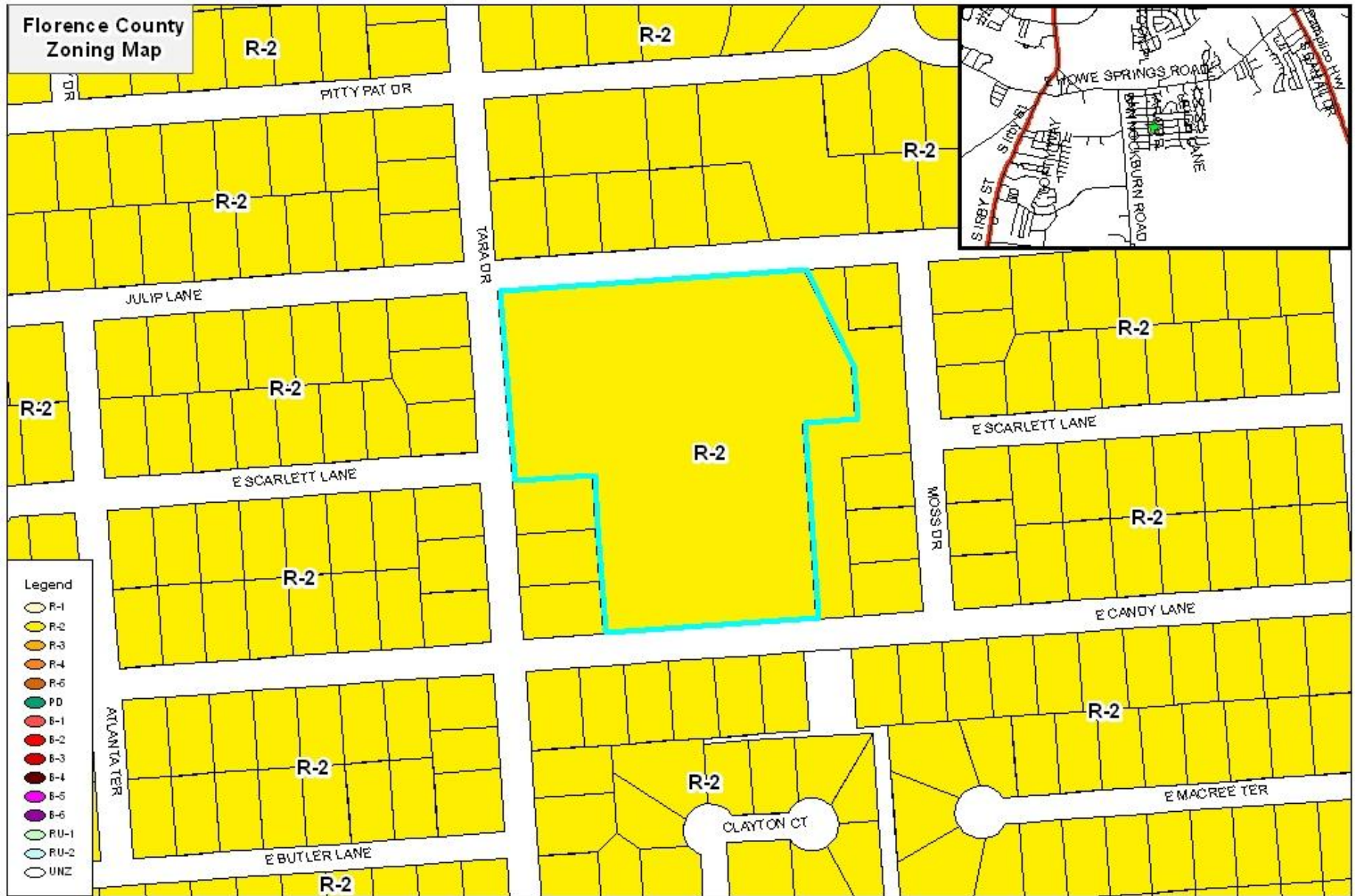


COUNTY COUNCIL DISTRICT(S): 7
PC#2011-17

PC#2011-17 - Comprehensive Plan Map



PC#2011-17 - Zoning Map



PC#2011-17 - Aerial Map

Florence County 2008 Orthophotography Map



0 150 300 Feet

Map Prepared by: RWE
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Geographic Information Systems
09/20/2011



COUNTY COUNCIL DISTRICT(S): 7
PC#2011-17

PC# 2011-17 Site Photograph



PC# 2011-17 Site Photograph



PC # 2011-17 Staff Analysis

The property is currently designated as Public Facility according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designation to Residential Preservation.

Staff's Justification/Reason for proposed amendment is to correct an original mistake or manifest error.

PC # 2011-17 Comprehensive Plan

The proposal is to change the designation to Residential Preservation which protects and sustains existing low density single-family residential areas, including property values and amenities, and provide for the growth of suburban or developing rural areas consisting of single-family homes and their accessory uses.

PC # 2011-17 Staff Recommendation

Staff recommends approval of the land use amendment request to the Florence County Planning Commission to correct an original designation error to the Comprehensive Plan Land Use Map.

PC# 2011- 18

Request for text amendment to the Florence County Code of Ordinances, Chapter 30. Zoning Ordinance, Section 30-311. – Definitions for residential designed manufactured home.

PC# 2011- 18 Staff Analysis

As staff administers the regulations of the Zoning Ordinance of the Florence County Code and all the participating jurisdictions, periodic amendments need to be made to the Code to maintain accurate references, to stay abreast of advances in technologies and systems and to provide the most efficient and accurate customer service as possible to all the citizens of Florence County.

More than ten years ago, certain requirements were established within the definition of a residential designed manufactured home (doublewide) for placement in R-3 and R-5 zoning districts. Two of the requirements state the home must contain a 3:12 roof pitch and an 8-inch overhang before being placed on property.

PC# 2011- 18 Staff Analysis Cont.

Building Officials currently go to location and measure selected homes to assist the potential or current homeowner. The roof pitch of the homes usually measure between 2:12 and 3:12. Often they do not meet the 3:12 roof pitch requirement and require expensive custom modification to conform with the Code. The overhang usually measures between a 6-inch and 8-inch overhang. It has been found that these inconsistencies are driven by SCDOT height and width restrictions on transportation that push the roof pitch to less than the 3:12 pitch and the eight inch overhang requirement of the past.

Construction practices and techniques have significantly improved the final product of residential-designed manufactured homes over the last ten years. In fact, in 2001 the *American Planning Association* stated that “manufactured homes have become safer and more durable since the enactment of the HUD Code in 1976, and their appearance has improved significantly.”

PC# 2011- 18 Amendment Request

Planning Department staff requests an amendment to the definition of residential designed manufactured home dwelling by modifying the current requirement from a 3:12 roof pitch to a 2.3:12 roof pitch and the 8-inch overhang to a 6-inch overhang.

The amendment to the text of the above-referenced definition shall read as follows with deletions and replacement of text by strikethrough and in bold.

PC# 2011- 18 Amendment Request

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, ~~5~~ Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

- a. Has a minimum width over ~~20~~ 25 feet (multiple-section);
- b. Has a minimum of ~~900~~ 1100 square feet of enclosed living area;
- c. Has a minimum ~~3~~ 2.3:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
- d. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction; and
- e. Has a roof overhang of not less than ~~eight~~ six inches; and
~~e.~~ f. Has an entry landing that conforms to the minimum requirement of the current edition of the SC State Residential Building Code.

PC# 2011- 18 Staff Recommendation

Planning Department staff recommends approval of the text amendment request to the Planning Commission as presented.

PC# 2011-19

This item has been removed per request of the applicant.

Director's Report

- Summary Plats
- Building Report
- Continuing Education