

Agenda
Florence County Planning Commission Meeting
Tuesday, November 29, 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 October 25, 2011

III. Public Hearings

Comprehensive Plan:

PC#2011-20 Adoption of a Resolution recommending the Priority Investment Element of the Comprehensive Plan. (Green)

Text Amendments:

PC#2011-21 Text amendment request for Section 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts and Section 30-101. - Communication towers and antennas of the Florence County Code of Ordinances.

PC#2011-22 Text amendment request for Section 30-111. Development standards for unzoned areas Table I and (6) c. of the Florence County Code of Ordinances.

IV. Director's Report:

- **Summary Plats**
- **Building Report**

V. Executive Session (if needed)

VI. Adjournment

PC#2011- 20

PRIORITY INVESTMENT ELEMENT

Adoption of a Resolution recommending
the **Priority Investment Element** of the
Comprehensive Plan

PC#2011- 20 Staff Analysis

According to state law, a new comprehensive plan must be developed every ten years. The seven elements of the current plan were passed by all participating jurisdictions on various dates between December 1997 and April of 1999.

The Priority Investment Element is a recently legislated addition to the Florence County Comprehensive Plan. The Priority Investment Element is the ninth element to be adopted in accordance with this calendar to meet the ten-year requirement. The Planning Commission advertised for and held workshops on July 28, 2010 and October 21, 2011 to discuss this document.

PC#2011- 20 Element Information

The Priority Investment Element examines the sources of federal and state funding for public infrastructure and facilities over the past five fiscal years and analyzes future potential sources and projects over a 10-year time frame.

The goals and strategies in this element serve to effectively guide resource development, foster a sound and stable financial standing for the community, promote the County's ability to attract additional state, federal and private funding and to evaluate long term investment strategies.

PC# 2011- 21 Text Amendment Request

Sec. 30-28.-Table I and Sec. 30-101

Request for an amendment to Section 30-28. Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential uses and Section 30-101. Communication towers and antennas of the Florence County Code of Ordinances for text amendments.

PC# 2011- 21 Staff Analysis

As staff administers the regulations of Chapter 30-Zoning Ordinance of the Florence County Code, periodic amendments need to be made to the Zoning Ordinance in an effort to continue to provide the most efficient and accurate customer service as possible to the citizens of Florence County.

Florence County continues to review the need for permitting certain uses in residential zoning districts in an ongoing effort to facilitate the needs of communities for enhanced communication purposes.

PC# 2011- 21 Staff Analysis

The Board of Zoning Appeals has recommended that a text amendment be brought forth for appearance before the Planning Commission for review to allow communication towers and antennas conditionally in residential zoning districts.

At this time, the amendments to the text of the above-referenced Sections to allow communications towers and antennas conditionally and per review by the Board of Zoning Appeals in the R-1, R-2, R-3, R-4 and R-5 zoning districts are being submitted as follows.

PC# 2011- 21 Text Amendment Request

NOTE: The requested test amendments are as follows with deletions and replacement of text by strikethrough and in bold and addition of new text in bold only.

1. Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

[illegible]

PC# 2011- 21 Text Amendment Request

(Continued)

1. The amendment to the text of Section 30-101. - Communication towers and antennas shall add text to the section to read as follows:

Sec. 30-101. - Communication towers and antennas.

Where conditionally permitted as a principal use by Table I, communication towers and antennas shall appear before the Board of Zoning Appeals for review and if approved, shall adhere to the following regulations as set forth for the same uses as allowed by Table II.

Where conditionally permitted as a principal use by Table II, communication towers and antennas shall adhere to the following regulations.

PC# 2011- 21 Text Amendment Request

(Continued)

1. All new towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements.
2. All applicable safety code requirements shall be met.
3. Towers or antennas shall not be painted or illuminated unless otherwise required by state or federal regulations.
4. No tower or antenna shall be located within 1,000 feet of an existing tower or antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.
5. Towers or antennas shall be exempt from the maximum height requirements of this chapter, except as provided in [section 30-242](#)
6. Permit requirements for the erection or placement of a tower or antenna shall be accompanied by the following:
 - a. One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
 - b. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property; [site plan not required if antenna is to be mounted on an approved existing structure].

PC# 2011- 21 Text Amendment Request

(Continued)

- c. A current map or update of an existing map on file, showing locations of applicant's antenna, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.
- d. Identification of the owners of all antennae and equipment to be located on the site.
- e. Written authorization from the site owner for the application.
- f. Evidence that a valid FCC license for the proposed activity has been issued.
- g. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
- h. A written agreement to remove the tower and/or antenna within 180 days after cessation of use.
- i. A certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, together with written indemnification of the affected government and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the affected government

PC# 2011- 21 Staff Recommendation

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

PC # 2011-22 Text Amendment Request

Sec. 30-111

Request for text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, Section 30-111, Development Standards for Unzoned Areas Table I Existing Adjacent Uses and Section 30-111, Development Standards for Unzoned Areas, (6) Certain Uses and Industrial Projects, c, Automotive Race and Testing Tracks.

PC # 2011-22 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.

In a review of the ordinance language, it has been found that the use of the word “Automotive”, while representing mechanized vehicles, could be misconstrued to limit the intent of the ordinance to provide protection to adjacent properties from the activity of any mechanized vehicle racing or testing on a track established for such activity.

PC # 2011-22 Staff Analysis (Continued)

Planning staff is requesting an amendment to the text of Sec. 30-111 in an effort to alleviate any misunderstanding that may arise from the view that the use of the word “automotive” represents a specific class of mechanized vehicle rather than any mechanized vehicle.

Amendment to the text would provide a more accurate phrasing of the intent of the ordinance to address the racing or testing activity of mechanized vehicles on tracks established for such purposes within Florence County.

PC # 2011-22 Text Amendment Request

Sec. 30-111

The amendment to the text of Chapter 30-Zoning Ordinance-Sec.30-111 of the Florence County Code shall read as follows:

Sec. 30-111. Development Standards for Unzoned Areas Table I Existing Adjacent Uses

Proposed Land Use	Single Family Use on residential streets	Multi-family and all other residential uses	Manufacture and Home Parks	Office and Commercial	Industrial	Institutional
<u>Automotive Mechanized Vehicle</u> race and testing tracks	F	E	D	C	*	F

And

Sec. 30-111. Development Standards for Unzoned Areas Table I Existing Adjacent Uses, (6) Certain Uses and Industrial Projects, c, Automotive Mechanized Vehicle Race and Testing Tracks.

PC # 2011-22 Staff Recommendation

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

Directors Report

- Summary Plats
- Building Reports