

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 29, 2011
PC#2011-22**

SUBJECT: 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.

APPLICANT: Florence County Planning Department

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.

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.

TEXT AMENDMENT REQUEST:

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	Manufactured Home Parks	Office and Commercial	Industrial	Institutional
Office and Commercial Uses						
Less than .35 floor area ratio	B	A	A	*	*	B
Mini-Warehouses	B	A	A	*	*	B
.35 to 1.00 floor area ratio	C	B	B	*	*	B
1.00 floor area ratio or greater and shopping centers or office parks 250,000 square feet or less.	E	E	D	*	*	B
Convenience Center or Drop-Off Center	C	C	C	*	*	B
Industrial use						
Light	E	E	C	B	*	E
Heavy	F	F	D	C	*	F
Sanitary landfill, incinerator, and dump sites	F	E	D	C	*	F
Transfer stations, communication towers & antennas	F	E	D	C	*	F
Automotive Mechanized Vehicle race and testing tracks	F	E	D	C	*	F
Mining and extraction operations	F	E	D	C	*	F
Institutional	B	B	A	*	*	*
Warehouse	F	F	D	C	*	F

* No bufferyard required.

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.

STAFF RECOMMENDATION:

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

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, NOVEMBER 29, 2011:

FLORENCE COUNTY COUNCIL MEETING:

Tentatively scheduled for appearance on the agenda for Introduction at the meeting on Thursday, December 8, 2011 at 10:00am at Lynches River County Park, 1110 Ben Gause Road, Coward.