

**Agenda**  
**Florence County Planning Commission Meeting**  
**Tuesday, May 22, 2012**  
**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 April 24, 2012

**III. Public Hearings**

**Comprehensive Plan Map Amendment:**

**PC#2012-05** Comprehensive Plan Map Amendment requested by the City of Johnsonville to change the Land Use Map designation for properties located on S. Georgetown Hwy. and Jasmine St., Johnsonville as shown on Florence County Tax Map No. 433, Block 5, Parcels 2-4, 176; Tax Map No. 50007, Block 4, Parcel 11; Tax Map No. 50007, Block 6, Parcel 1 from Transitional Growth and Preservation to Public Facility and Tax Map No. 440, Block 5, Parcel 93 from Rural Preservation to Suburban Development. (Lilac)

**Map Amendments:**

**PC#2012-06** Map Amendment requested by the City of Johnsonville to change the zoning district designation for properties located on S. Georgetown Hwy. and Jasmine St., Johnsonville as shown on Florence County Tax Map No. 433, Block 5, Parcels 2-4, 176; Tax Map No. 50007, Block 4, Parcel 11; Tax Map No. 50007, Block 6, Parcel 1 from R-3, Single-Family Residential District and Tax Map No. 440, Block 5, Parcel 93 from Unzoned and R-3, Single-Family Residential District to R-3A, Single-Family Residential District. (Salmon)

**IV. Requests for Plat/Plan Approval:**

None

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**Cont'd.**

**V. Other Business:**

**PC#2012-04 Text amendment request for Chapter 30 - Zoning Ordinance -  
Article V. - Sign Regulations for off-premise signage (billboards) of  
the Florence County Code of Ordinances.**

**VI. Director's Report:**

- **Summary Plats**
- **Building Reports**

**VII. Executive Session (if needed)**

**VIII. Adjournment**

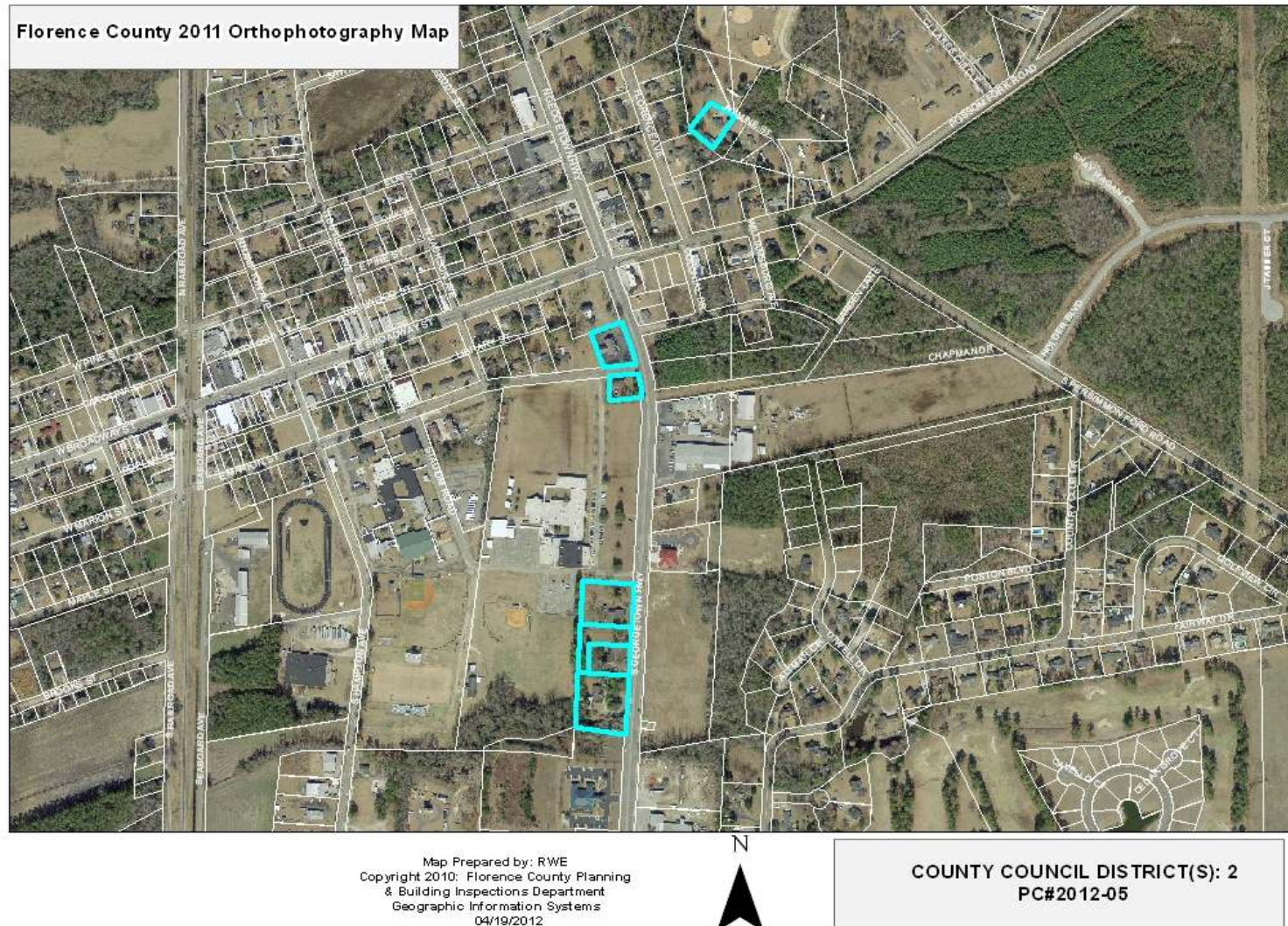
# **PC# 2012-05**

- **Subject:** Comprehensive Plan Map Amendment to change the Land Use Map designations for properties in Florence County located in the City of Johnsonville from Transitional Growth and Preservation to Public Facility and from Rural Preservation to Suburban Development.
- **Locations:** 127, 137, 259, 269, 277 and 309 S. Georgetown Highway and 171 Jasmine Street
- **Tax Map Numbers** 50007, Block 04, Parcel 011;  
50007, Block 06, Parcel 001;  
00433, Block 05, Parcel 002;  
00433, Block 05, Parcel 176;  
00433, Block 05, Parcel 003;  
00433, Block 05, Parcel 004;  
00440, Block 05, Parcel 093

# **PC# 2012-05-Cont'd.**

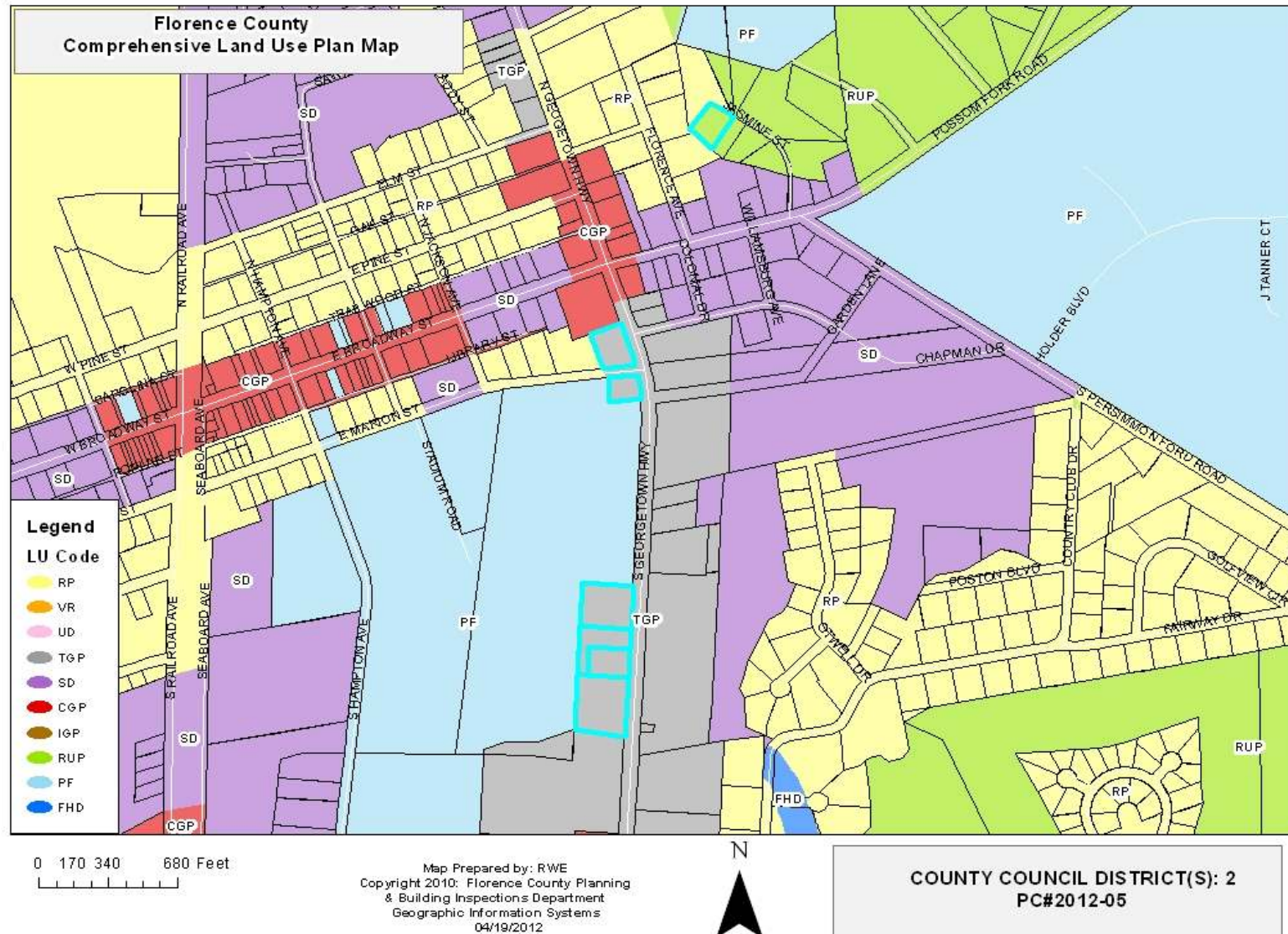
- **Council District(s):** 5; County Council
- **Applicant:** Florence County Planning Commission for the City of Johnsonville
- **Land Area:** 7 parcels, approximately 6.23 acres

# PC# 2012-05-Aerial Map





# PC# 2012-05-Land Use Map



# **PC# 2012-05-Background**

## **Staff Analysis:**

- The properties are currently designated as Transitional Growth and Preservation and/or Rural Preservation according to the Comprehensive Plan Land Use map.
- The applicant is proposing to change the designations to Public Facility and/or Suburban Development.
- Staff's Justification/Reason for the proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.

**PC# 2012-05**

**Staff Recommendation**

- **Staff recommends approval of this request to recognize substantial change and changing conditions or circumstances in a particular locality.**



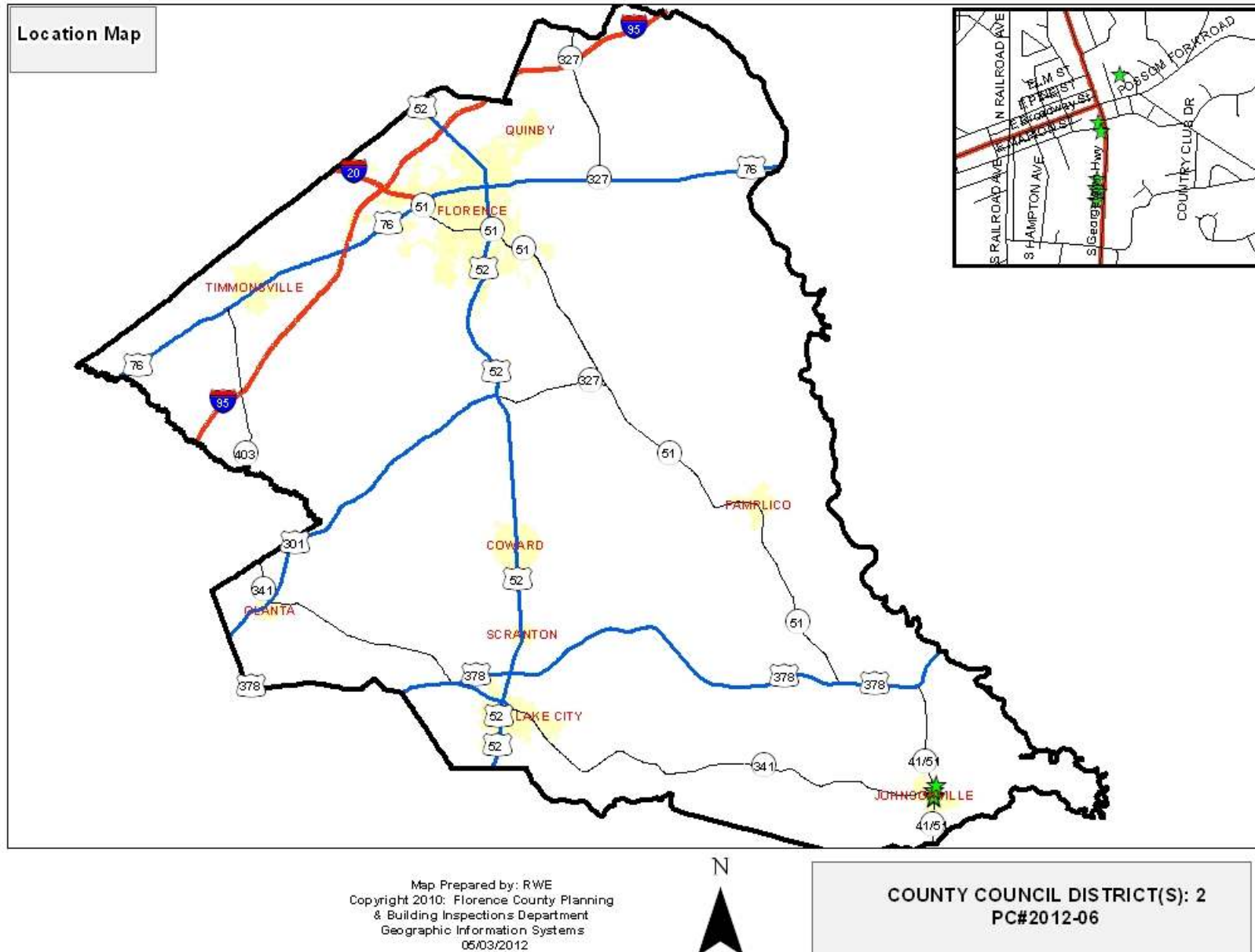
# **PC#2012-06**

- **SUBJECT:** Rezoning request from R-3, Single-Family Residential District and Unzoned to R-3A, Single-Family Residential District.
- **LOCATION:** 127, 137, 259, 269, 277 and 309 S. Georgetown Highway and 171 Jasmine Street, Johnsonville
- TAX MAP NUMBER(S):** 00433, Block 05, Parcels 002, 003, 004, 176  
00440, Block 05, Parcel 093  
50007, Block 04, Parcel 011  
Block 06, Parcel 001
- **COUNCIL DISTRICT(S):** 2; County Council

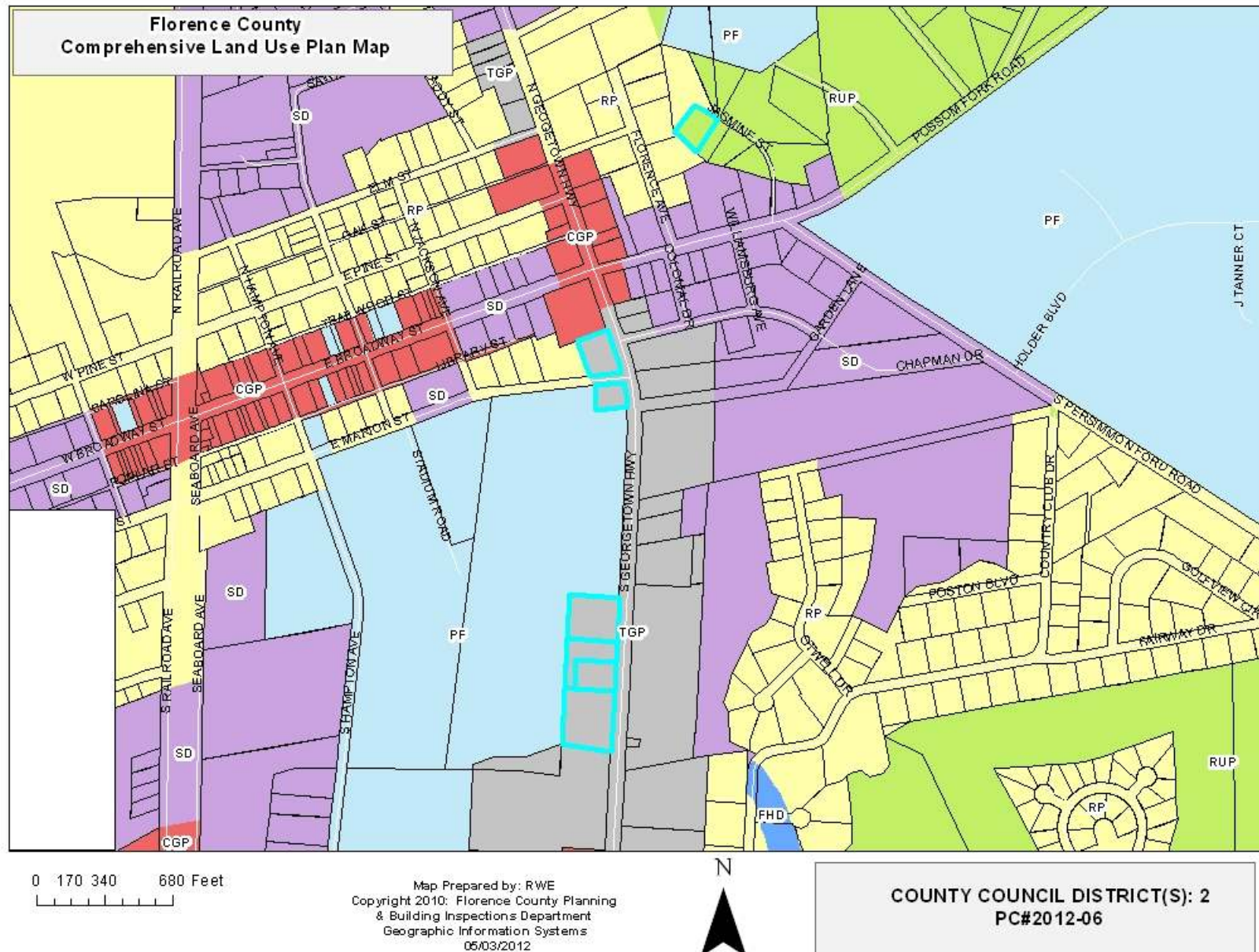
# **PC#2012-06**

- **OWNER(S) OF RECORD:** See Property Owners' Information Attached
- 
- **APPLICANT:** The City of Johnsonville's City Council o/b/o
- City of Johnsonville and Property Owners
- 
- **LAND AREA:** Approx. 6.24 acres
- 
- **WATER /SEWER AVAILABILITY:** Water and sewer services are provided by the City of Johnsonville.
- 
- **ADJACENT WATERWAYS/** None
- **BODIES OF WATER:**
- 
- **FLOOD ZONE:** N/A

# PC#2012-06-Location Map

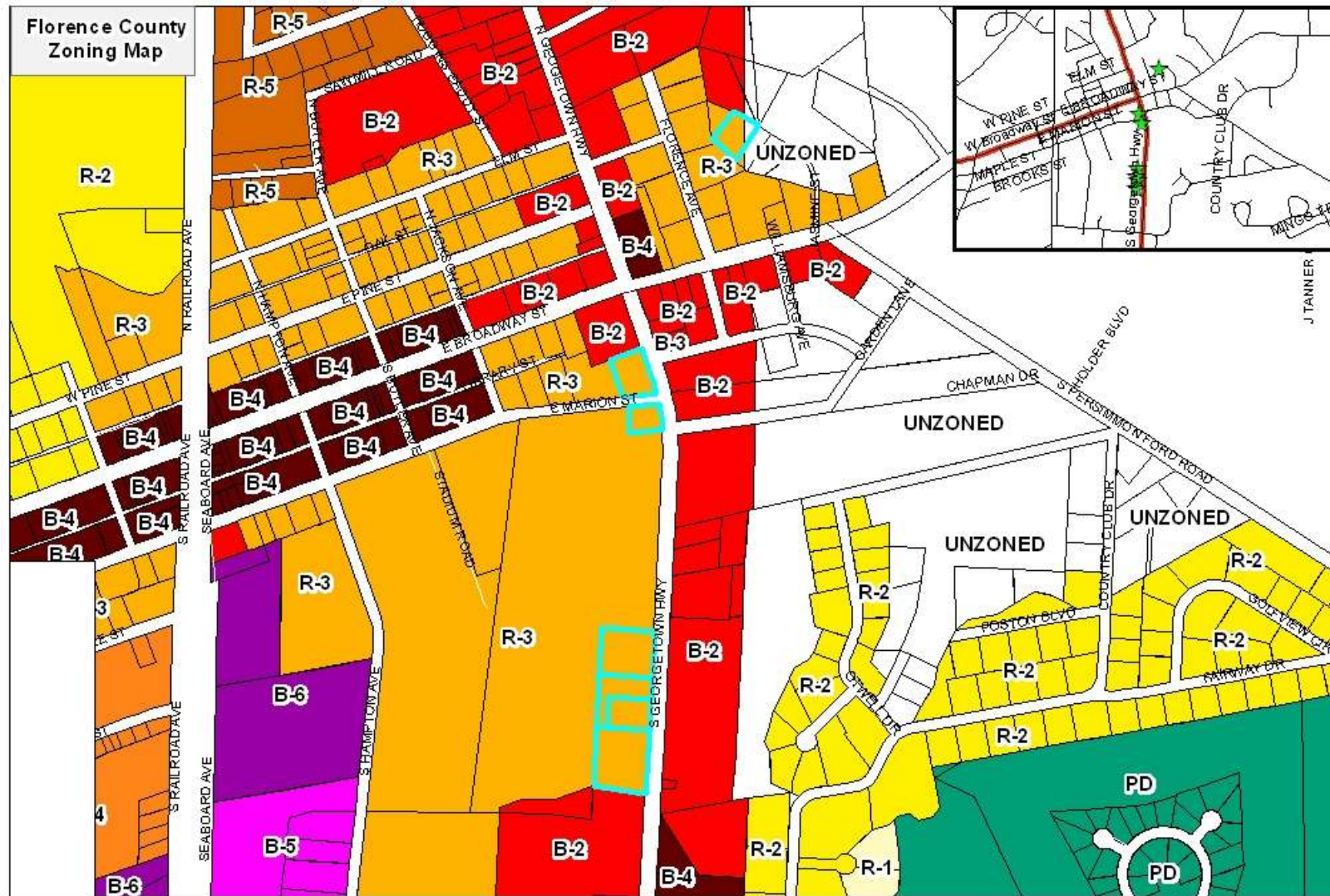


# PC#2012-06-Land Use Map





# PC#2012-06-Zoning Map



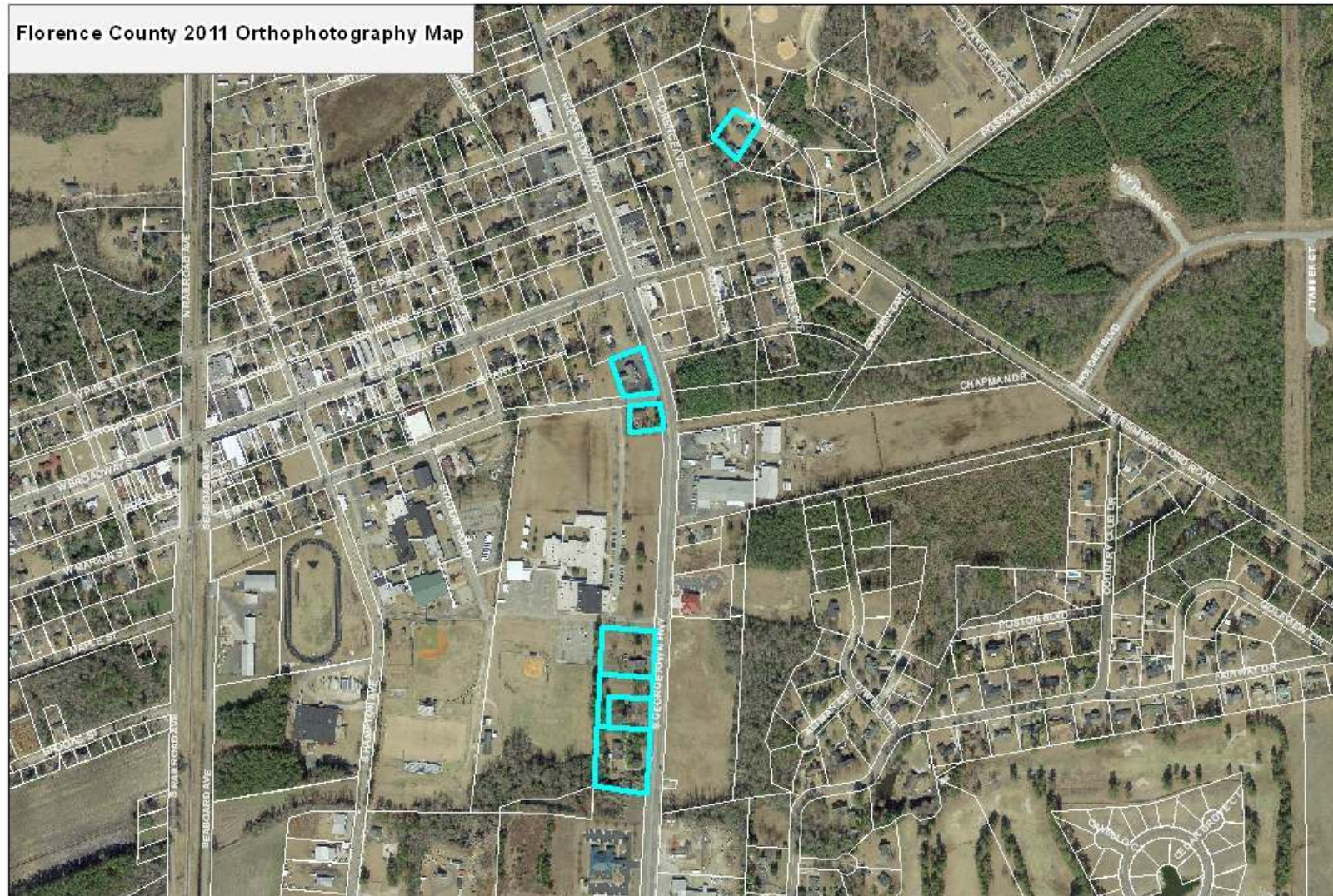
Map Prepared by: RWE  
Copyright 2010: Florence County Planning  
& Building Inspections Department  
Geographic Information Systems  
05/03/2012



COUNTY COUNCIL DISTRICT(S): 2  
PC#2012-06



# PC#2012-06-Aerial Map



Map Prepared by: RWE  
Copyright 2010: Florence County Planning  
& Building Inspections Department  
Geographic Information Systems  
05/03/2012



COUNTY COUNCIL DISTRICT(S): 2  
PC#2012-06



**PC#2012-06-Site Photograph**  
**S. Georgetown Hwy.**



# PC#2012-06-Site Photograph

## S. Georgetown Hwy.





# **PC#2012-06-Site Photograph**

## **S. Georgetown Hwy.**



# PC#2012-06-Site Photograph

## S. Georgetown Hwy





# PC#2012-06-Site Photograph

## S. Georgetown Hwy.



# PC#2012-06-Site Photograph

## S. Georgetown Hwy.





**PC#2012-06-Site Photograph**  
**S. Georgetown Hwy.**





# PC#2012-06-Site Photograph

## S. Georgetown Hwy.



# PC#2012-06-Site Photograph

## S. Georgetown Hwy.





# **PC#2012-06-Adjacent Property** **S. Georgetown Hwy.**

East across S. Georgetown Hwy



# **PC#2012-06-Adjacent Property**

## **S. Georgetown Hwy.**

West of S. Georgetown Hwy.



# PC#2012-06-Ajacent Property

## S. Georgetown Hwy.

North along S. Georgetown Hwy.





# PC#2012-06-Ajacent Property

## S. Georgetown Hwy.

South along S. Georgetown Hwy.



# PC#2012-06-Site Photograph

## Jasmine Street





# PC#2012-06-Site Photograph

## Jasmine Street





# PC#2012-06-Adjacent Property Photograph

## Jasmine Street



# PC#2012-06-Adjacent Property Photograph

## Jasmine Street





# **PC#2012-06-Adjacent Property Photograph**

## **Jasmine Street**





# **PC#2012-06-Background**

## **STAFF ANALYSIS:**

- **Existing Land Use and Zoning:**

The subject properties are currently occupied by single-family and manufactured home residential uses, educational support uses, and commercial uses.

The subject properties are currently zoned R-3, Single-Family Residential District and a portion of the subject property located on Jasmine Street is unzoned.

- **Proposed Land Use and Zoning:**

There have been no proposals submitted for the development of new land uses or the redevelopment in the existing land uses at this time.

The request is to zone the properties to an R-3A, Single-Family Residential Zoning District.

# **PC#2012-06-Background-Cont.'d**

- Surrounding Land Use and Zoning on S. Georgetown Hwy:  
North: Residential and commercial/R-3/B-2/ City of Johnsonville  
South: Residential and commercial/R-3/B-2/City of Johnsonville  
West: Residential and educational /R-3/City of Johnsonville  
East: Across E. Georgetown Hwy, commercial and residential/B-2/City of Johnsonville
- Surrounding Land Use and Zoning on Jasmine Street  
North: Residential/B-2/Unz/Florence County  
South: Residential/R-3/City of Johnsonville  
West: Residential/R-3/City of Johnsonville  
East: Residential/Unz/Florence County

# **PC#2012-06-Background Cont.'d**

- Transportation Access and Circulation:

Main access and circulation to the subject properties are by way of S. Georgetown Hwy., and Jasmine Street.

- Traffic Review:

The rezoning of the subject properties will not have an effect on traffic flow for the area.



# **PC#2012-06**

## **Comprehensive Plan**

- Currently, the Land Use Element of the Comprehensive Plan designates the subject properties as Transitional Growth and Preservation and/or Rural Preservation.
- The request for the zoning amendment to an R-3A does not presently comply with the Land Use Element's and Map's designation for the subject properties .
- In order for the zoning amendment to be in compliance with the land Use Element and Map of the Comprehensive Plan, the applicant has submitted a land use amendment request for the properties in question to the designation of Public Facility and/or Suburban Development.
- Approval of the land use amendment of the subject properties will bring the zoning amendment of the subject properties to an R-3A, Single-Family Residential District in compliance with the Florence County Comprehensive Plan.

# **PC#2012-06**

## **Chapter 30-Zoning Ordinance**

- The R-3A, Single-Family Residential District has all the same permitted and conditional uses, excluding manufactured homes and the same setback requirements as the R-3, Single-Family Residential District.
- Additionally, the intent of the R-3, Single-Family Residential District is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.



# **PC#2012-06**

## **Staff Recommendation**

- Staff recommends approval of the zoning amendment request based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan with the land use amendment request approval.

# **PC#2012-04**

- **SUBJECT:** Text amendment request for Chapter 30 – Zoning Ordinance, Article V. – Sign Regulations for off-premise signage (billboards) of the Florence County Code.
- **APPLICANT:** Florence County Planning Department

# **PC#2012-04-Background**

- **STAFF ANALYSIS:**

Chapter 30 – Zoning Ordinance, Article V. – Sign Regulations for off-premise signage (billboards) of the Florence County Code defines an off-premise sign as a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Recent inquiries concerning the use of a more advanced type of off-premise sign that is beyond this scope of the paste billboards and other type outdoor messaging centers regulated by the Florence County Code have been brought to the attention of Planning staff. These particular types of billboards and messaging centers are electronic and/or of digital display in nature.

As the sign industry receives requests for newer and more viable means of advertisement from the business industry, it looks to local government for regulatory direction. Planning staff seeks to provide the most accurate and efficient information to guide enhanced development.

The current Zoning Ordinance establishes regulations for off-premise signage but the current regulations do not address the specific design standards under which the newer billboards would fall.



# **PC#2012-04-Background**

- If approved, a text amendment to Sections 30-202. – Signs on Private Property, Table VII.-Regulation of Signs by Type, Characteristics, and Zoning Districts and Section 30-207. – Development Standards of Chapter 30-Zoning Ordinance of the Florence County Code off-premise signage (billboards) to allow digital display billboards shall read as follows(new text shall be shown in bold and underlined and deleted text shall be shown with strikethrough):

# PC#2012-04-Text Amendment

## Sec. 30-202 -Table VII Regulation of Signs By Type, Characteristics, and Zoning Districts

[illegible]

# PC#2012-04-Text Amendment

## Sec.30-202 Cont.'d

1. Signs identifying or announcing land subdivisions, residential projects, or agricultural operations, where permitted.
2. See [section 30-205](#)
3. This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted in residential zoning districts, i.e., churches, schools, parks, etc., and includes historical markers.
4. Where permitted by Table VII, billboards may be established only on lots or parcels fronting or within 600 feet of Interstate ROW as defined by Table VIII and U.S. designated highways.
5. Unzoned area of county.
6. Though allowed w/o prior permitting, must meet the conditional requirements of Table VIII. Directional signs are allowed for conforming, nonresidential uses in residential zones.
7. Color, fluorescent—Allowed only on portable signs where permitted.
8. **Digital display billboards-See Sec. 30-207 for development standards.**
- ~~**NA— Regulation not applicable in unzoned area of county.**~~



# PC#2012-04-Text Amendment-Sec.30-207

(f) Digital and Electronic Changing Message Off-Premise Signs

1. Digital and Electronic Changing Message Signs are permitted off-site signs, including preexisting non-conforming off-site signs may be digital signs or electronic changing message signs subject to the following provisions:

a. All messages, images or displays on a digital sign or electronically changing message sign shall remain unchanged for a minimum of six (6) seconds.

b. The time interval used to change from one complete message, image or display to the next complete message, image or display shall be a maximum of one (1) second.

c. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image or display appears simultaneously with a part of a second message, image or display.

d. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement or flow of the message, image or display within the sign.

e. The intensity and contrast of light levels shall remain constant throughout the sign face.

f. Each digital sign or electronically changing message sign shall be equipped with automatic day/night dimming software, to reduce the illumination intensity of the sign from one hour after sunset to one hour prior to sunrise.

g. The conversion of a preexisting nonconforming off-site sign to a digital sign or electronically changing message sign, including structural improvements related thereto, is permitted and shall not be considered as a removal, replacement, change, expansion, or restoration of a nonconformity. Any necessary modifications to a preexisting nonconforming off-site sign to a digital sign or electronically changing message sign, including reconstruction of the structure or structural alterations, shall be allowed, as long as all dimensions of the sign display shall stay the same as the current dimensions of the sign display.

h. Any digital display installation on existing sign structures as of the date of the adoption of this sign ordinance amendment shall be a minimum of 650' from any other digital display facing the same direction.

i. The following are the criteria for lighting standards for display signs or electronically changing messages signs:

a. Lighting levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a pre-set distance.

b. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each sign size. Measurement distance criteria follow:

i. Displays of 300 square feet or less                      150'

ii. Displays of 378 square feet or less                      200'

iii. Displays of 672 square feet or less                      250'

c. Each digital display or electronically changing message sign shall include a light-sensing device that will adjust the brightness as ambient light conditions change.

# PC#2012-04-Text Amendment-Sec.30-207

## Cont.'d

(g) ~~(f)~~ *Sign illumination.* Illuminated signs shall not directly shine on abutting properties. No illumination simulating traffic control devices or emergency vehicles shall be used, nor shall lights which are intermittently switched on and off, changed in intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.



# **Director's Report**

- **Summary Plats**
- **Building Reports**