

Agenda
Florence County Planning Commission Meeting
Tuesday, June 26, 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
- Meeting of May 22, 2012

III. Public Hearings

Text Amendment:

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.

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)

PC#2012-07 Map Amendment requested by William B. Eaddy to change the zoning district designation for property located on Laron St., Scranton as shown on Florence County Tax Map No. 194, Block 31, Parcel 128 from Unzoned and R-5, Multi-Family Residential District to PD, Planned Development District. (Blue)

Text Amendment:

PC#2012-08 Text amendment request for Chapter 30 - Zoning Ordinance, Section 30-267.- Certificates of zoning compliance and Section 30-268.- Repair permits of the Florence County Code of Ordinances.

Road Renaming:

PC#2012-09 Renaming of Range Way in Florence as shown on Florence County Tax Map No. 120, Block 1, Parcels 1, 52, 53, 58, 59, 62 ,63, 65, 73, 80-82, 86, 88-90, 92 and 93 to Otis Way. (Ivory)

IV. Requests for Plat/Plan Approval:

None

V. Other Business:

None

VI. Director's Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment

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-Cont'd.

- 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), the text amendment 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.

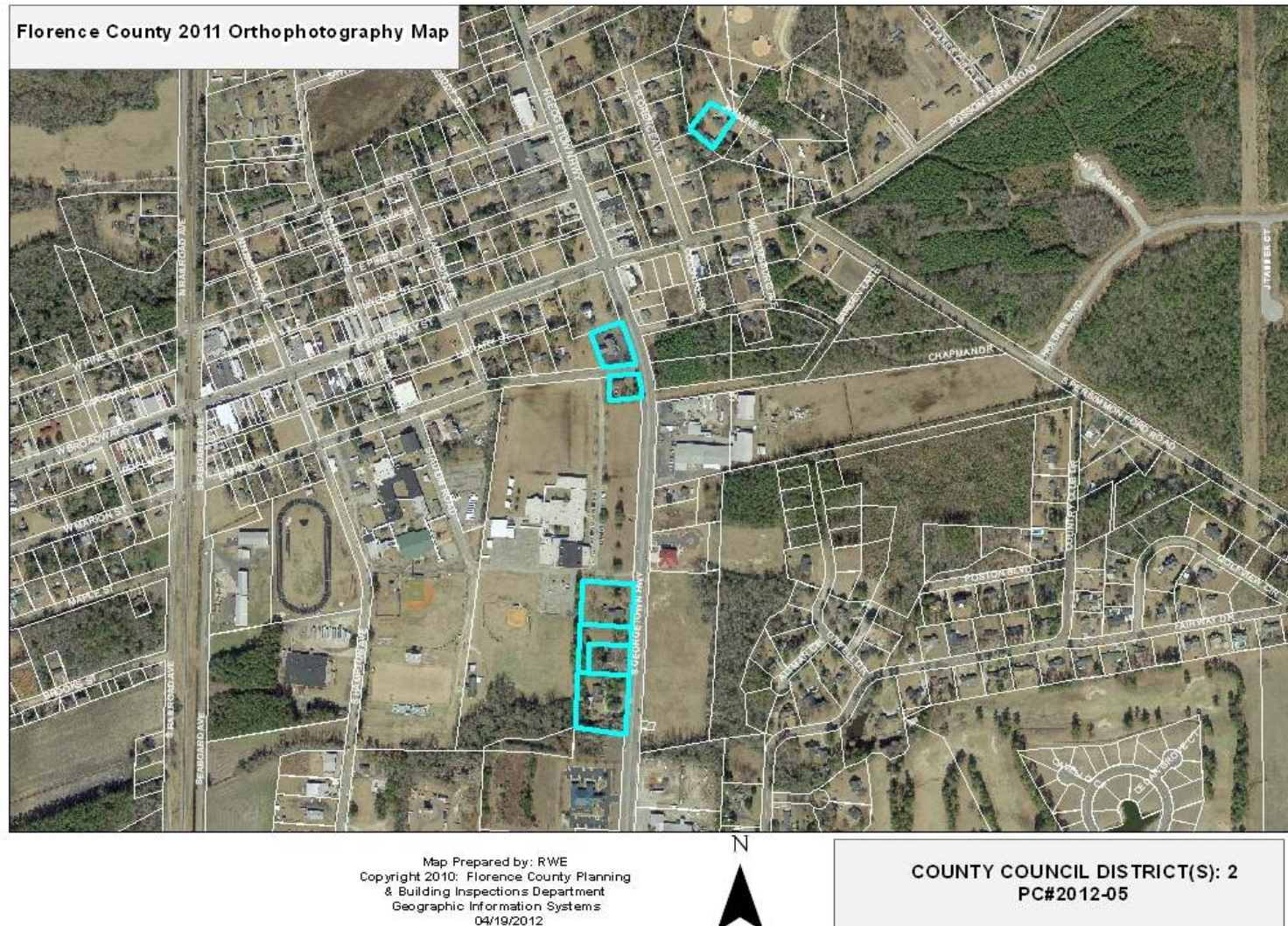
PC# 2012-05

- **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

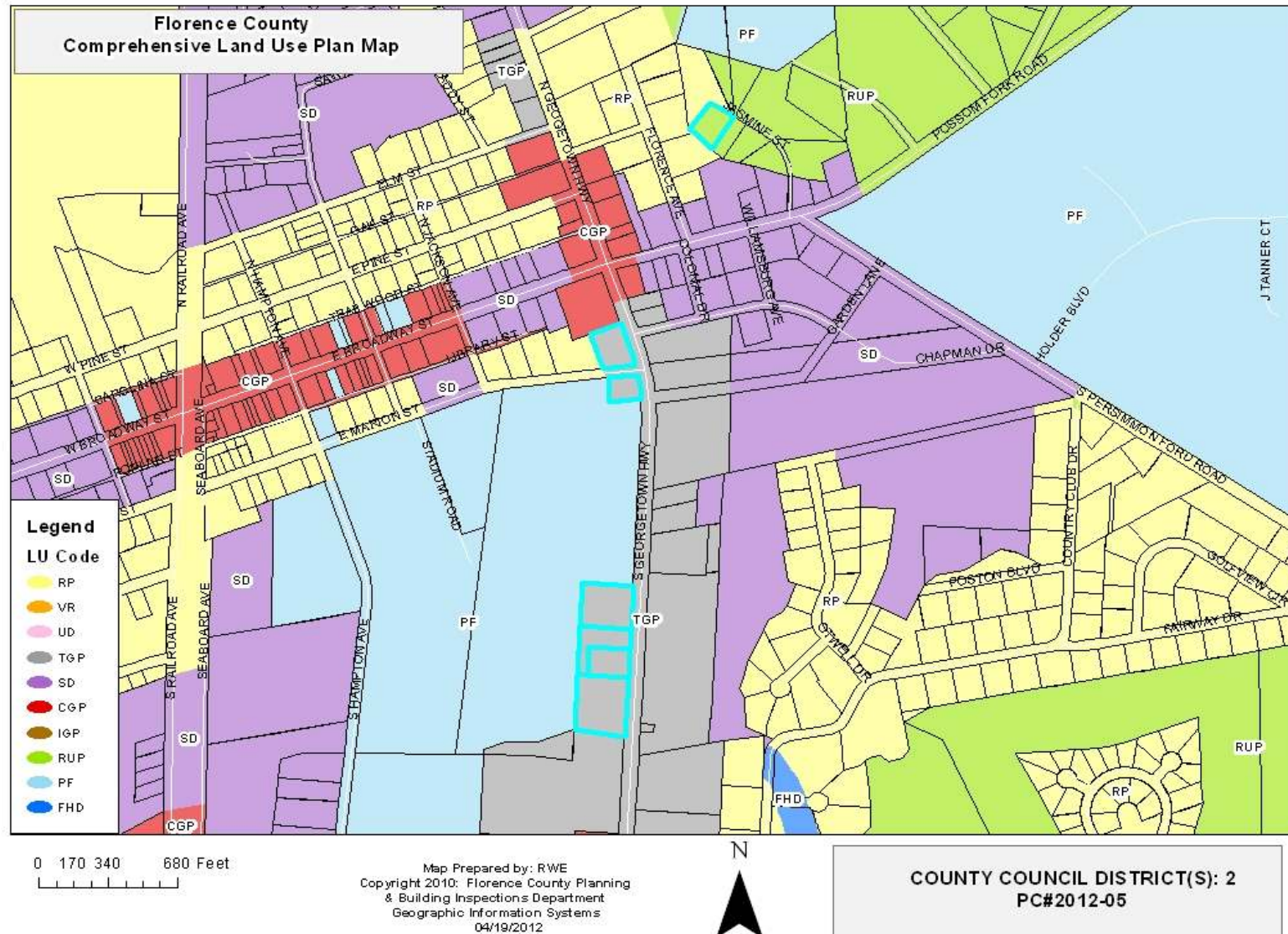
PC# 2012-05-Cont'd.

- **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.**

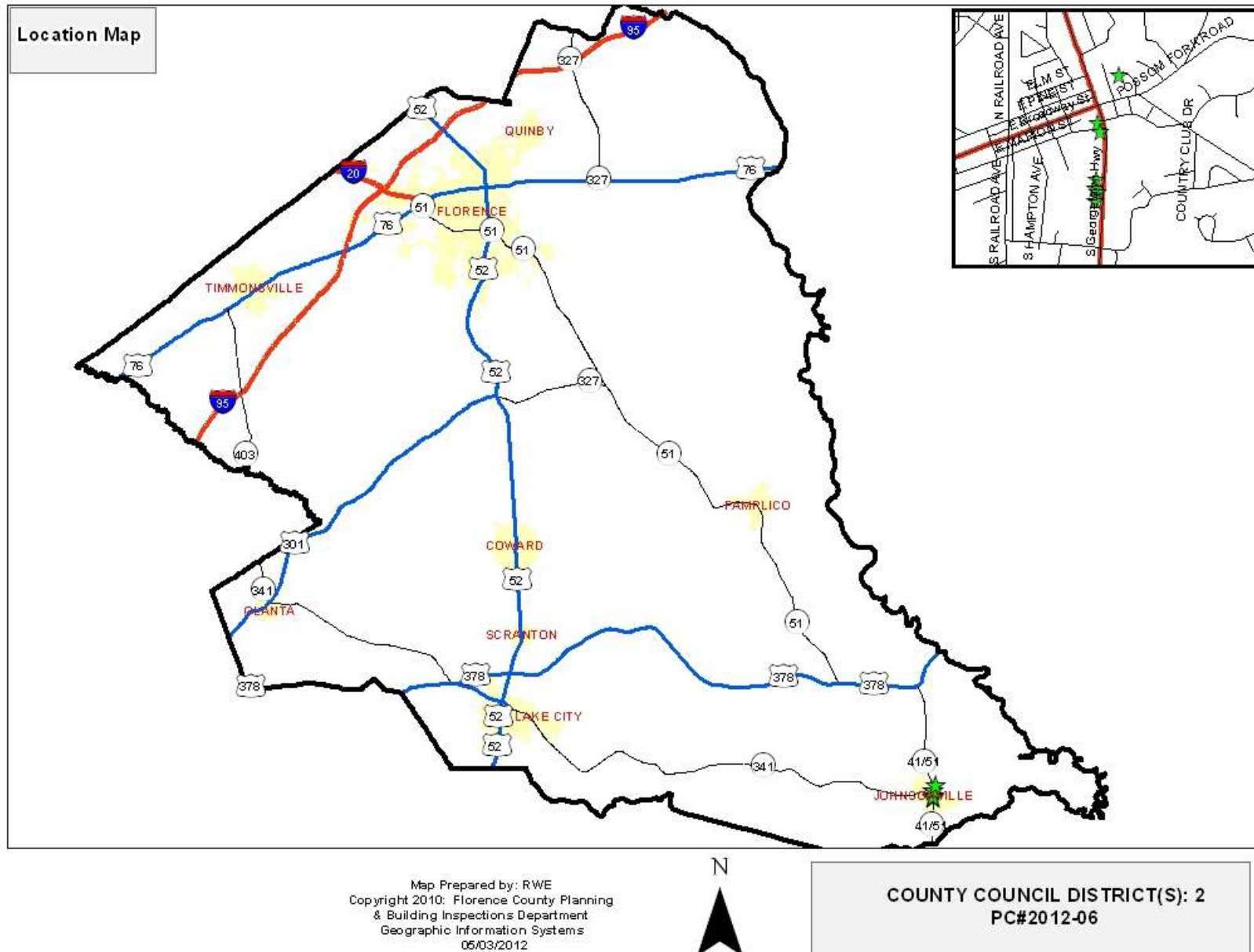
PC#2012-06

- **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

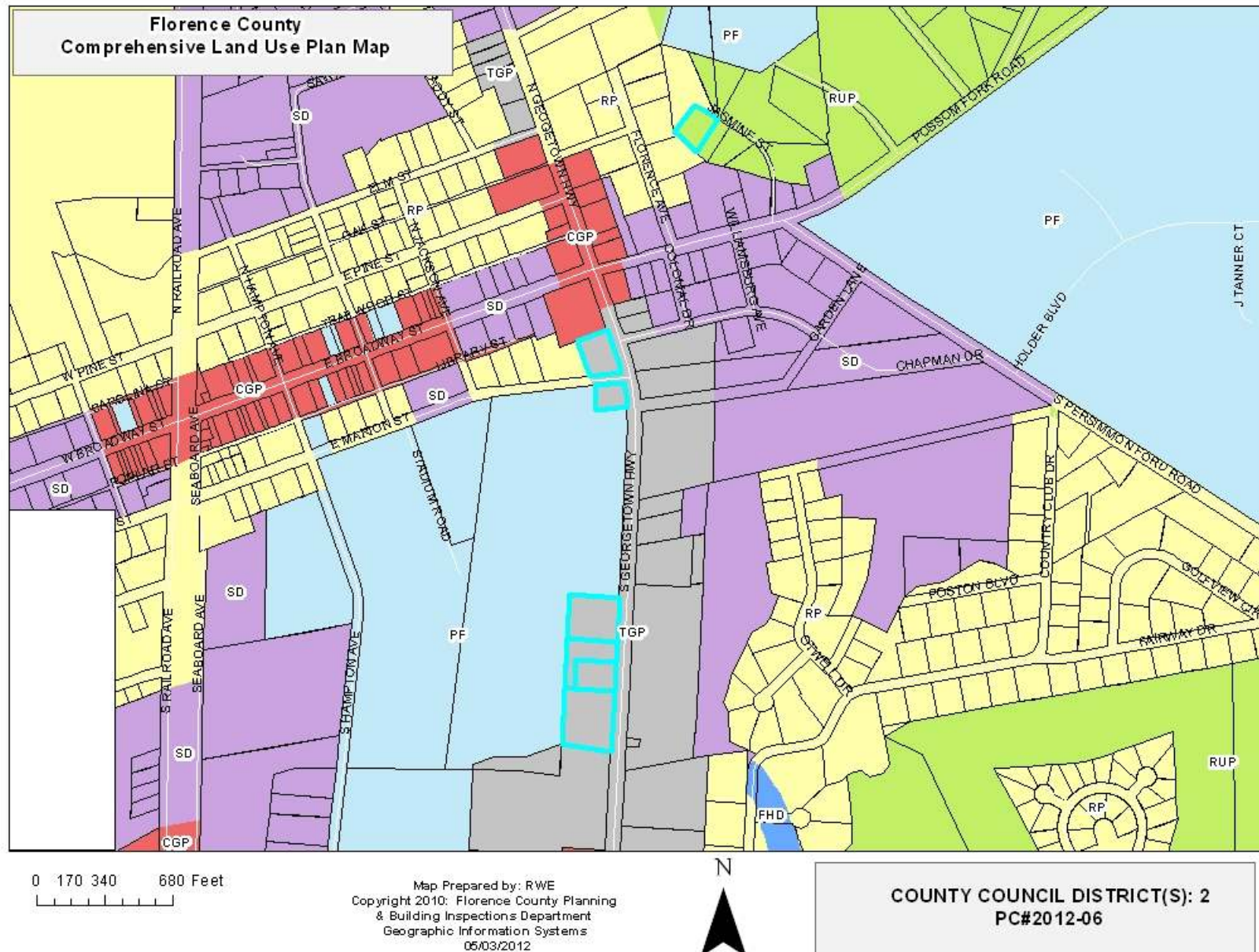
PC#2012-06-Cont'd.

- **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/
BODIES OF WATER:** None
- **FLOOD ZONE:** N/A

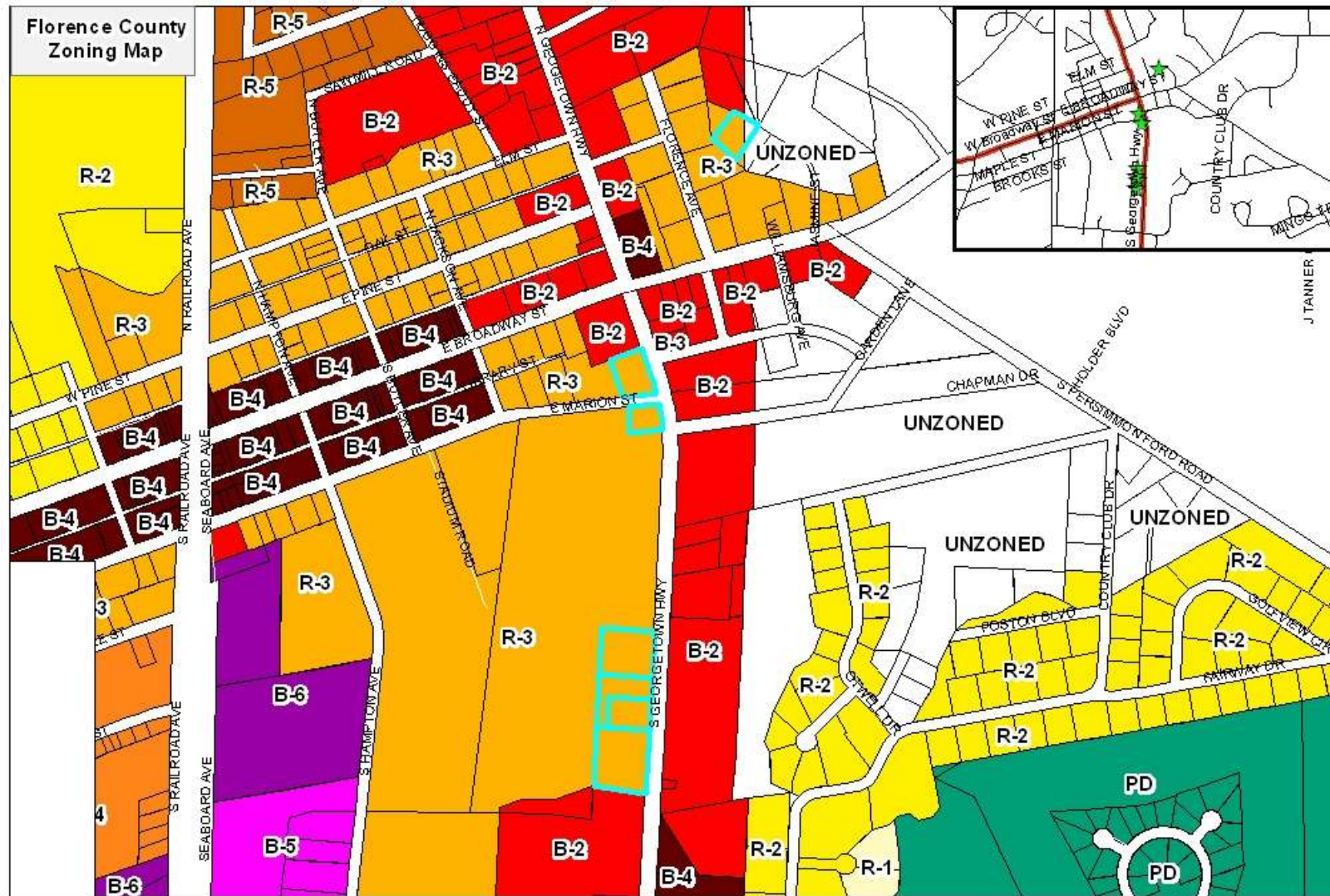
PC#2012-06-Location Map



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-Adjacent Property S. Georgetown Hwy.

North along S. Georgetown Hwy.



PC#2012-06-Adjacent 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.

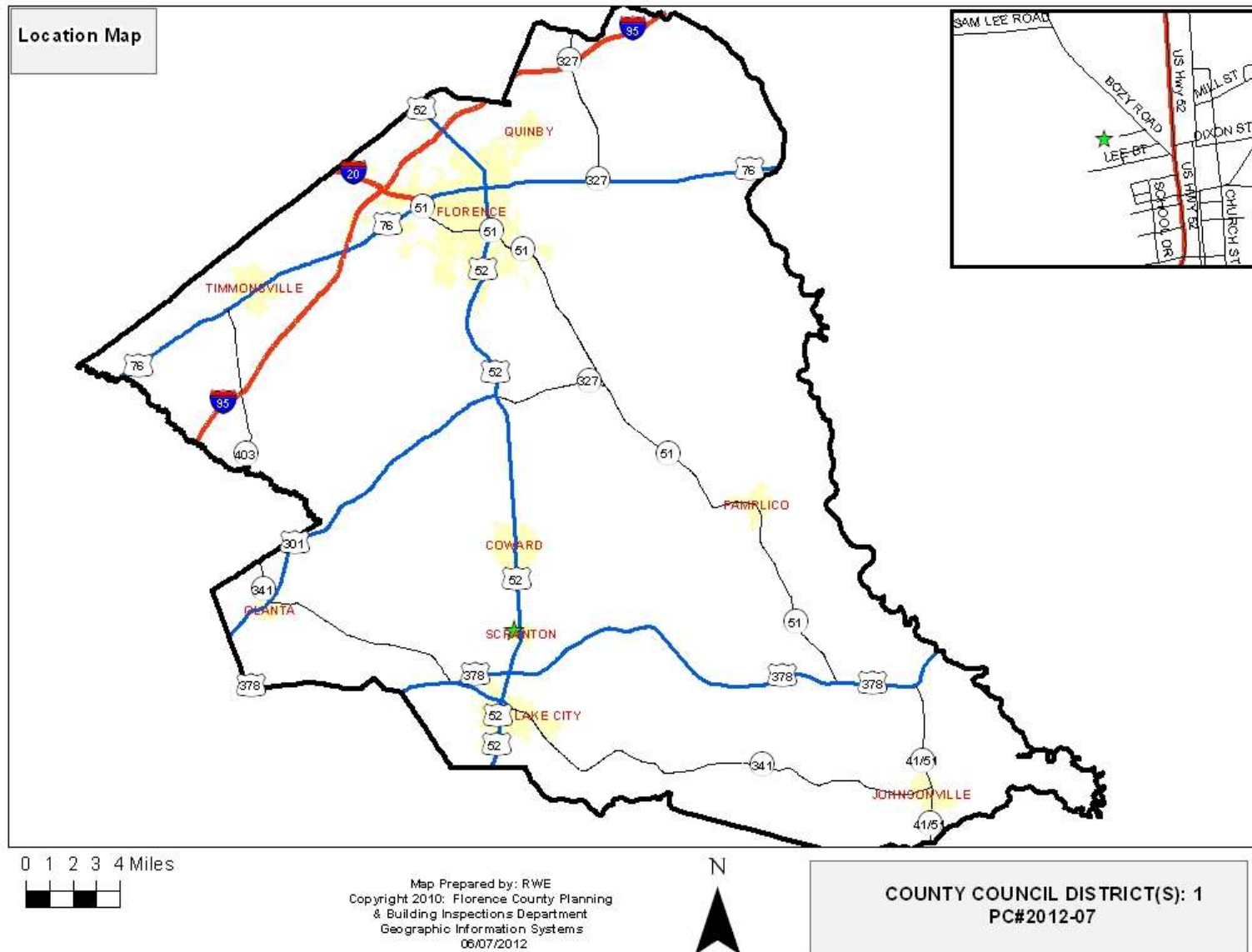
PC#2012-07

- **SUBJECT:** Rezoning request from R-5, Multi-Family Residential District and Unzoned to PD, Planned Development District.
- **LOCATION:** Property located off of Laron Street, Scranton
- **TAX MAP NUMBER:** 00194-31-128
- **COUNCIL DISTRICT(S):** 1; County Council
- **OWNER OF RECORD:** William C. B. Eaddy
- **APPLICANT:** William C. B. Eaddy

PC#2012-07-Cont'd.

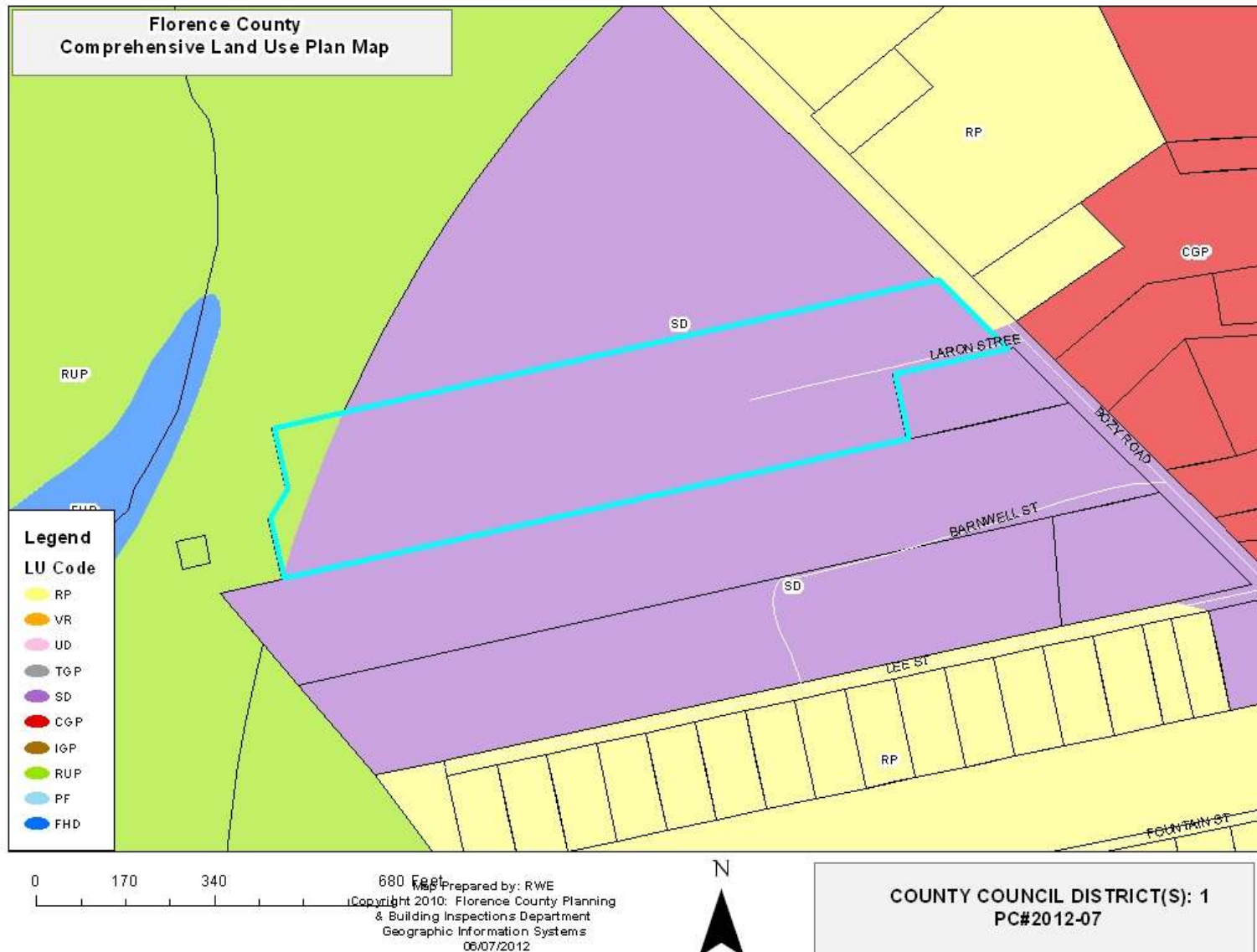
- **LAND AREA:** 8.51 Acres
- **WATER /SEWER AVAILABILITY:** Water services provided by the Town of Scranton.
- Sewer services provided by the City of Lake City.
- **ADJACENT WATERWAYS/
BODIES OF WATER:** Body of water located to the west
- **FLOOD ZONE:** N/A

PC#2012-07-Location Map

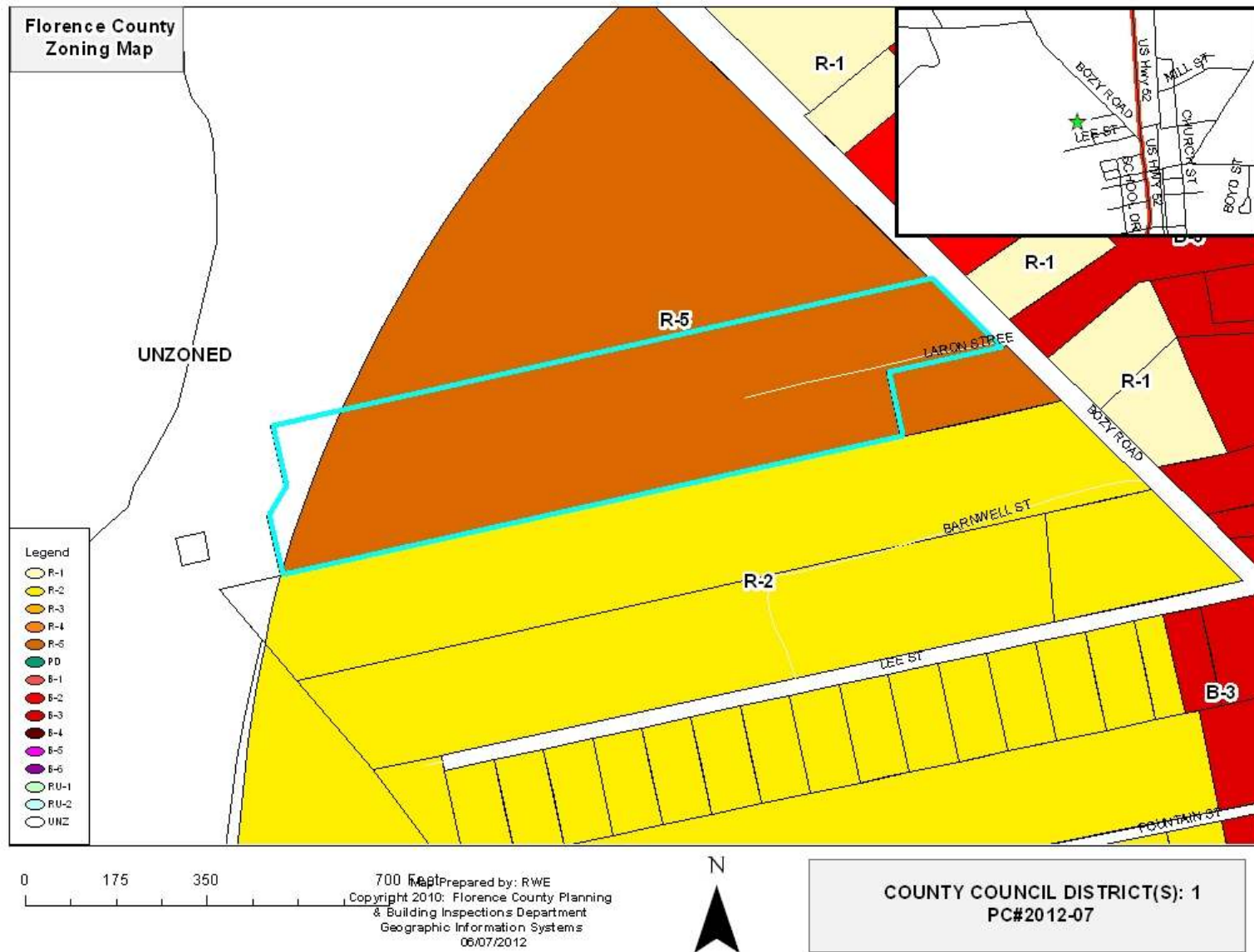


PC#2012-07-Comprehensive Plan

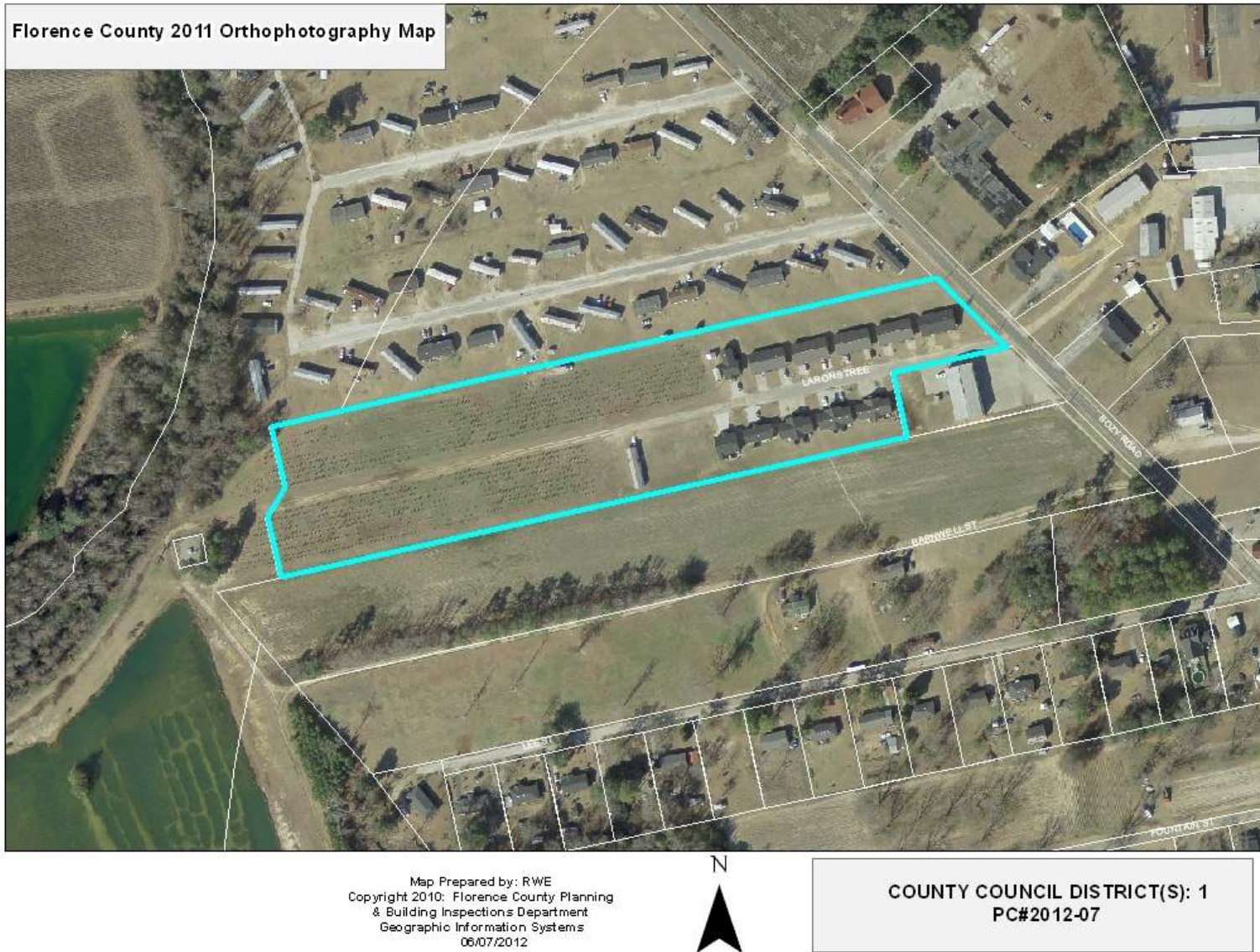
Land Use Map



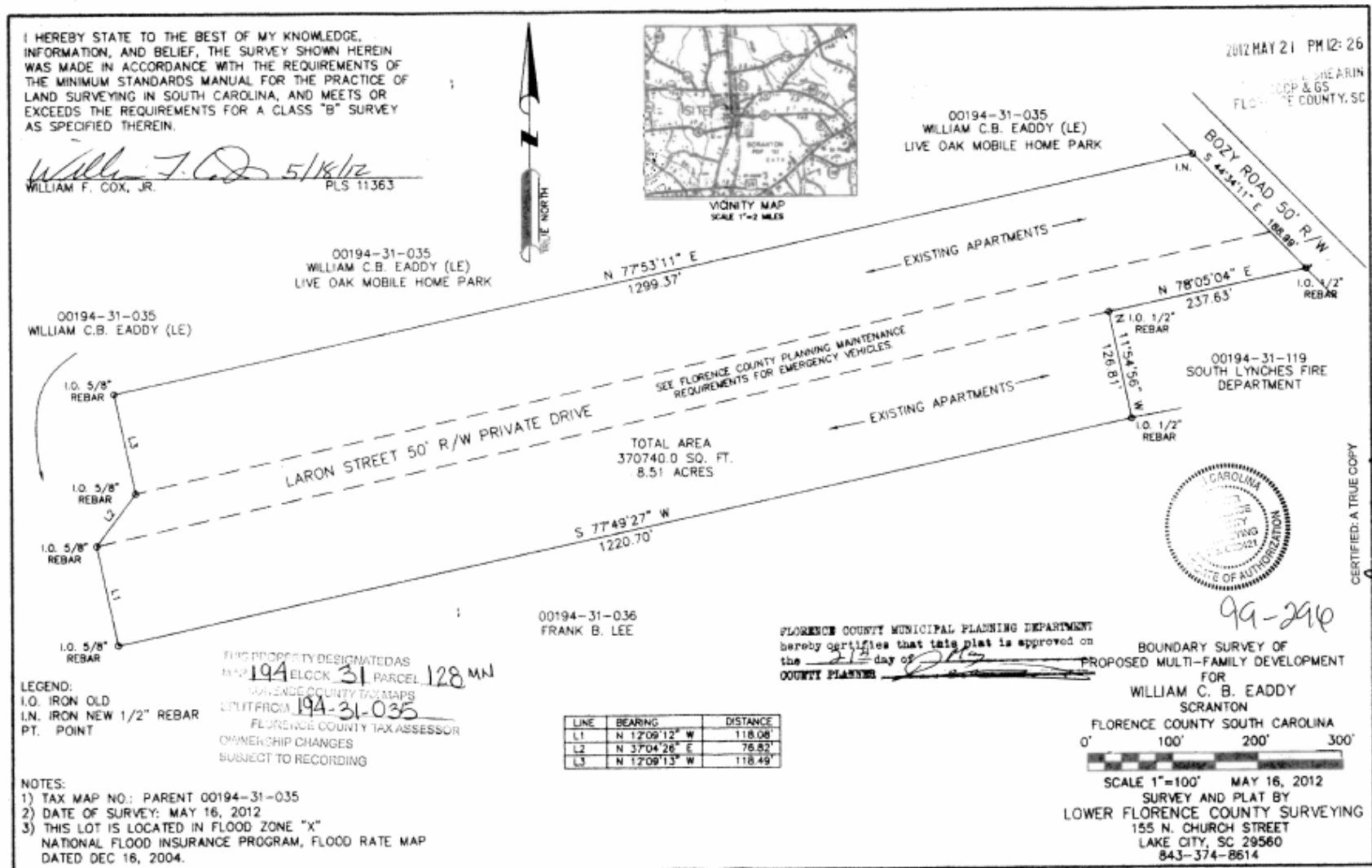
PC#2012-07-Zoning Map



PC#2012-07-Aerial Map



PC#2012-07-Site Plan-PD-12-01



PC#2012-07-Site Plan-PD-12-01



PC#2012-07-Site Photographs



PC#2012-07-Site Photographs

West Along Laron Street



PC#2012-07-Site Photographs

East along Laron Street



Rear View of Subject Property along LaRon Street



PC#2012-07-Adjacent Property Photograph

North of Laron Street



North of Laron Street Along Bozy Road



PC#2012-07-Adjacent Property Photograph

South of Laron Street



South along Bozy Road



South along Bozy Road



PC#2012-07-Adjacent Property Photograph

West to the rear of Laron Street



East across Bozy Road



PC#2012-07-Background

- **Existing Land Use and Zoning:**

Existing land uses include a mixture of duplexes, single-family homes and a single-wide mobile home.

The current zoning district is R-5, Multi-Family Residential District in the Town of Scranton. A rear smaller portion of the property is currently unzoned in Florence County.

- **Proposed Land Use and Zoning:**

The proposed land use is the development of a mixture of residential and commercial uses .

The proposed zoning district for the property is a PD, Planned Development District allowing uses such as those allowed in a B-3, General Commercial District exclusive of sexually oriented businesses and liquor store.

PC#2012-07-Background-Cont'd.

- **Surrounding Land Use and Zoning:**

North: Mixture of double and single-wide manufactured homes, mobile homes/
R-5/Town of Scranton

South: Vacant land/R-2/Town of Scranton

West: Wooded land /Substation/Unz/Florence County

East: Fire station/R-5/Town of Scranton
Single-family residential (across Bozy Road) /R-1/Town of Scranton
Commercial uses (across Bozy Road)/B-3/Town of Scranton

- **Transportation Access and Circulation:**

Present access to the property is by way of Bozy Road onto Laron Street.

- **Traffic Review:**

The rezoning of the property will not have an effect on traffic flow for this area.

Site Plan PD-12-01

Development Standards

Permitted Uses within a B-3, General Commercial District

- Residential uses of single-family homes, doublewide manufactured homes, duplexes
- Commercial uses (Excluding sexually oriented businesses and liquor stores.)

Density

Residential density, setbacks, impervious surface ratios, floor area ratios, and building heights shall be determined by the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc.

- Minimum Setback Requirements

Front – 5 feet - Laron Street

Side – 10 feet

Rear – 10 feet

- Building to Building

20 feet

- Impervious Surface Ratio (%)

90%

-

Site Plan PD-12-01-Cont'd.

Development Standards

- Maximum Floor Area Ratio

None

(Total floor area measured as a percent of total lot area.)

- Maximum Height

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.

- Buffer Areas

- Buffer areas shall be required for peripheral uses only, and shall be provided in accordance with the minimum requirements for adjacent uses prescribed by article IV, division 1. Buffer areas are not required for internal use.

Site Plan PD-12-01-Cont'd.

Development Standards

Streets and Street Improvements

Private streets may be permitted in a PD provided such streets meet the design and construction standards promulgated for public streets; further provided that an acceptable maintenance plan be submitted to and approved by the planning commission prior to permitting.

Landscaping and Common Open Space

Landscaping and open space requirements shall comply with the provisions of Article IV of Chapter 30- Zoning Ordinance of the Florence County Code.

Signage

Chapter 30-Zoning Ordinance, Sec. 30-203.-Common signage plan required of the Florence County Code establishes that common signage plan shall be prerequisite to the issuance of any sign permit involving a PD, Planned Development District.

The plan shall contain all information required for sign permits generally as required by Sec.[30-270](#) of the Florence County Code and shall specify standards for consistency among all signs on the lot affected by the plan with regard to lettering or graphic style; lighting; location of each sign on the buildings; material; sign proportions and all other pertinent criteria as established by this Ordinance.

PC#2012-07

Florence County Comprehensive Plan

The subject property is located in a Suburban Development and Rural Preservation area according to the Comprehensive Plan Land Use Map.

While the applicant has requested to rezone this property for a Planned Development use, this request does comply with the Comprehensive Plan.

PC#2012-07

Chapter 30-Zoning Ordinance

- PD, Planned Development District: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.
- Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.
- In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

PC#2012-07

Technical Review Committee Action

The Technical Review Committee recommended approval of PD-12-01 on June 18, 2012 to the Planning Commission.

PC#2012-07

Staff Recommendation

Staff recommends approval of the zoning amendment request to Florence County Council based on the request being in compliance with the Land Use Element and Land Use Map of the Comprehensive Plan.

PC#2012-08

- **SUBJECT:** Request for text amendment to the Florence County Code, Chapter 30; Zoning Ordinance, Section 30-267, Certificates of zoning compliance and Section 30-268, Repair permits.
- **APPLICANT:** Florence County Planning Department

PC#2012-08-Background

- **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.

Planning staff is requesting an amendment to the text of Sec. 30-267 and Sec. 30-268 in an effort to alleviate any misunderstanding that may arise regarding the requirements for when a Certificate of Zoning Compliance (CZC) is needed, the processing of applications for a CZC and information required for a CZC application.

Amendment to the text would provide a more accurate phrasing of the requirements the ordinance has established for CZC's and thus improve the public's interaction with the permitting process.

PC#2012-08-Text Amendment Request

Sec. 30-267. - Certificates of zoning compliance.

- (a) *When required.* A certificate of zoning compliance shall be required in advance of:
- (1) The issuance of a building permit for new construction or for existing construction where the footprint of an existing building is re-established through movement or increased through expansion.
 - (2) Excavation preparatory to the construction of a structure for which a building permit is required.
 - (3) ~~All proposed construction and other developments including t~~The placement or relocation of manufactured homes.
 - (4) Grading, filling, surfacing, or enlarging parking areas. ~~containing more than six parking spaces for a new or changed use.~~
 - (5) Changing the use of any part of a structure or zoning lot, including any increase in the number of families or dwelling units occupying a building or lot.
 - ~~(6) The installation on any zoning lot of a manufacturing or other industrial process whose operation may generate effects of the types and magnitudes limited by performance standards as set forth in section 30-100.~~
 - (7) Installation of any sign for which a permit is required.
 - (8) The establishment of a temporary use as required by Section 30-99.
 - ~~(9) Electric or gas utility companies and/or cooperatives extending service or utilities to a given site.~~

Exceptions: Certificates of zoning compliance are not required for maintenance work, repair work and trade work provided that the work permitted will not result in a change of use of any existing building.

PC#2012-08-Text Amendment Request

- (b) *Processing procedures.*
- (1) When the zoning administrator receives an application for a certificate of zoning compliance whose proposed improvement and use described and illustrated conforms to all requirements of this chapter, he shall issue a certificate of zoning compliance and return a signed copy to the applicant within ten days of receipt of the application.
- (2) When the zoning administrator receives an application for a certificate of zoning compliance whose proposed improvement and use described and illustrated does not conform to this chapter, he shall deny the issuance of a certificate of zoning compliance, and so advise the applicant within ten days, citing the particular sections of this chapter with which the application does not comply.
- (3) Each application for a certificate of zoning compliance shall be filed with the zoning ~~coordinator~~ administrator on a form provided therefore, which form may be combined with the application for a building permit required under the building code. The application must be signed by the owner or his authorized agent or attorney.
- (c) *Application requirements.*
- (1) In addition to such information as may be required in an application for a building permit where a site plan is required, each application for a certificate of zoning compliance shall be accompanied by a plan in duplicate, drawn legibly to scale on either a plat or paper, showing:
 - a. The shape and dimensions of the zoning lot.
 - b. The size and location of all existing buildings.

PC#2012-08-Text Amendment Request

- c. The lines within which any proposed buildings shall be erected, altered, or moved; the locations of any officially approved building setback lines.
 - d. The heights of all proposed buildings and parts thereof.
 - e. The existing and proposed use of each building and part thereof.
 - f. The use of adjoining properties.
 - g. The number of families or dwelling units in each existing building and the number that each proposed building is intended to accommodate.
 - h. The size and location of all proposed driveways, off-street loading areas, and off-street parking areas, ~~containing more than six parking spaces.~~
 - i. Finished first floor elevation above mean sea level requirement and the flood hazard zone designation if in a special flood hazard zone.
 - j. Such other reasonable and pertinent information concerning the lot or neighboring lots as the zoning administrator may find necessary for the enforcement of this chapter.
- (2) Each application for a certificate of zoning compliance shall be accompanied by a recorded plat of the lot in duplicate, ~~and~~ drawn to scale, when required by the zoning administrator, for placement and distance measurement clarification.

(Ord. No. 33-2006/07, § 8.7, 6-7-07; Ord. No. 08-2008/09, § 1, 11-20-08)

Sec. 30-268. — Reserved - Repair permits.

~~Where an application for a certificate of zoning compliance is to effect repairs only, the zoning administrator may waive the requirements of an approved plat or plan. The work to be performed shall be clearly defined in the certificate of zoning compliance.~~

~~*(Ord. No. 33-2006/07, § 8.8, 6-7-07)*~~

PC#2012-08

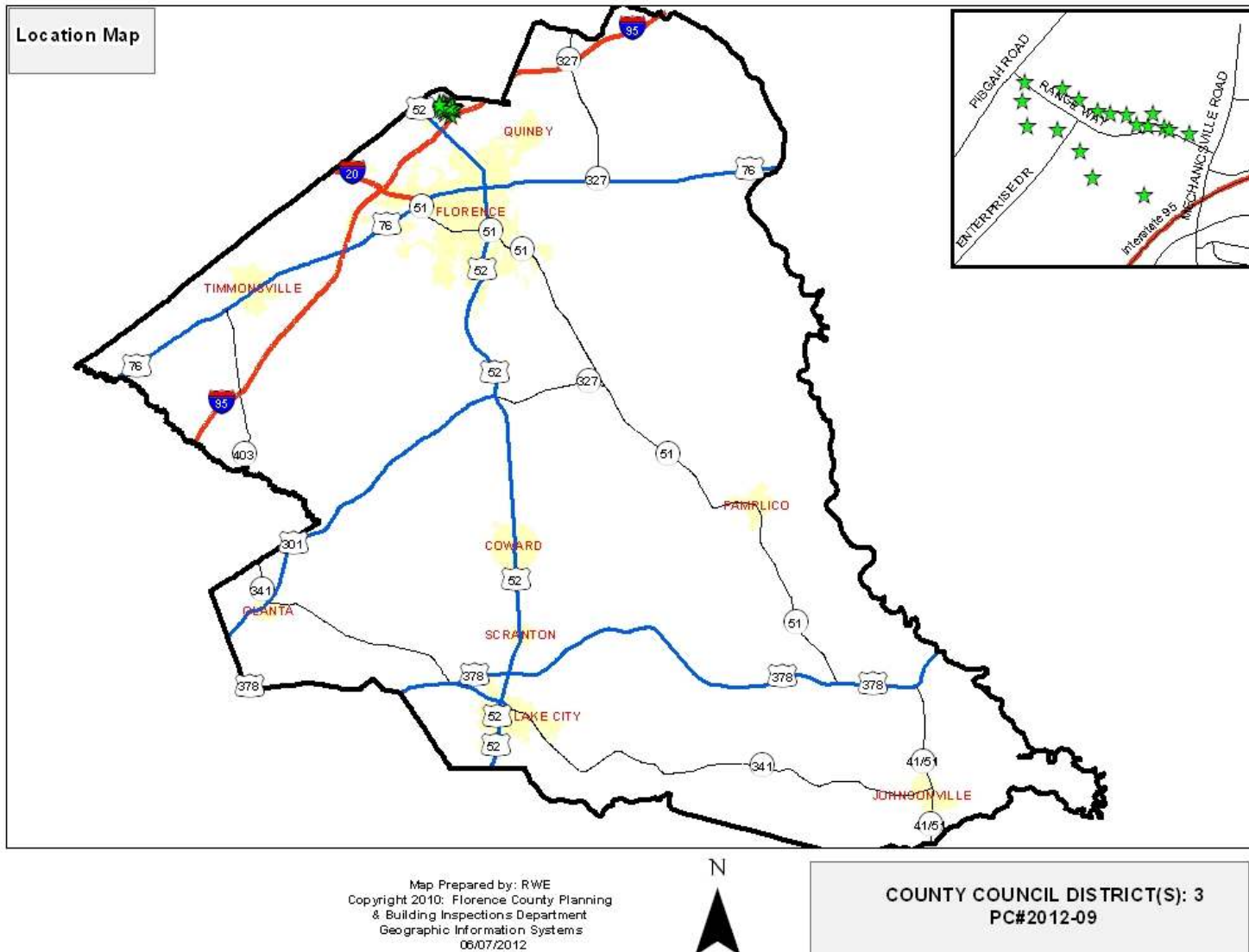
Staff Recommendation

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

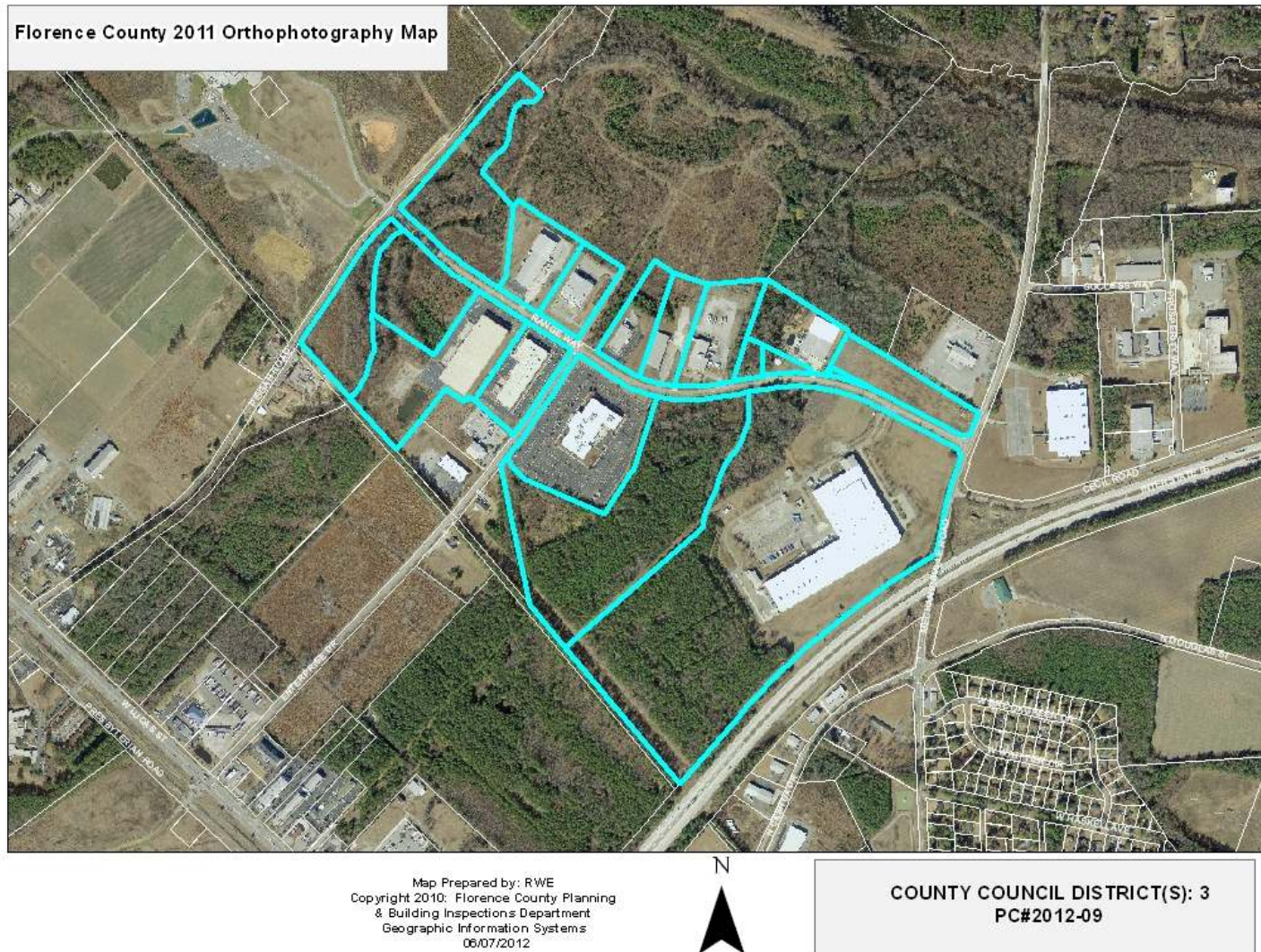
PC#2012-09

- **SUBJECT:** Renaming of Range Way to Otis Way
- **LOCATION:** Within Florence Industrial Park,
Florence County
- **TAX MAP NUMBER:** 00120, Block 01, Parcels 001, 052, 053,
058, 059, 062, 063, 065, 073, 080-082,
086, 088-90, 092, 093
- **COUNCIL DISTRICT(S):** 3; County Council
- **APPLICANT:** Otis Elevator and all other property
owners

PC#2012-09-Location Map



PC#2012-09-Aerial Map



PC#2012-09-Background

- **Staff Analysis:**

The applicant(s) are proposing to rename Range Way, an existing road located in Florence County to Otis Way.

This road is a County-maintained road located between Pisgah Road and Mechanicsville Road in Florence County.

The road is shown to exist on Tax Map No. 00120, Block 01, Parcels 001, 052, 053, 058, 059, 062, 063, 065, 073, 080-082, 086, 088-90, 092, 093.

PC#2012-09-Background-Cont'd.

- **Findings:**

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised to the minimum requirements to name a road.
3. Road names are not duplicates of existing road names in the County of Florence.
4. All landowners with property abutting the proposed road(s) have signed the petition.
5. The road name has been approved by the County addressing office.

PC#2012-09

Staff Recommendation

The staff recommends approval of the request for the road renaming to Otis Way to the Florence County Planning Commission based on compliance with the Florence County Road Naming/Renaming Ordinance.

Director's Report

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