Florence County Planning Commission
September 22, 2015

Florence County Council Chambers
6:30 PM
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 County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

• I. Call to Order

• II. Election of Officers

• III. Review and Motion of Minutes

   • Meeting of August 25, 2015 (Pages 3–7)
• IV. Public Hearings

• Text Amendments:

• PC#2015-13 Amendment to the Florence County Fee Schedule

• Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL, Section 28.6-32, Filing Fees; ARTICLE VI. – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Section 28.6-100, Setup, Extensions, And Reduction Of Guarantee And Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Section 30-105, Sexually Oriented Business, (d) Fees; ARTICLE VIII. – ADMINISTRATION AND ENFORCEMENT, Section 30-266, Filing Applications; Fees; And ARTICLE IX. – APPLICATIONS FOR CHANGE AND/OR RELIEF, Section 30-296, Application Requirements And Fees, For The Purpose Of Creating A Comprehensive Fee Schedule To Reflect All Current Fees For Florence County Planning And Zoning Applications. (Pages 8-11)
• PC#2015-16 Amendment to the Florence County Flag Lot Regulations

Request For Text Amendment To The FLORENCE COUNTY CODE, CHAPTER 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS, Section 28.6-63, Lots, (h) Flag Lots: And (i), For The Purpose Of Amending Flag Lot Regulations. (Pages 12-13)

• V. Other Business:
• • None
• VI. Director’s Report:
• • Summary Plats (Page 14)
• • Building Reports (Page 15)
• VII. Executive Session
• VIII. Adjournment
PC#2015-13 - Text Amendment to the Florence County Fee Schedule

• **Subject:**

  [Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL, Section 28.6-32, Filing Fees; ARTICLE VI. – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Section 28.6-100, Setup, Extensions, And Reduction Of Guarantee And Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Section 30-105, Sexually Oriented Business, (d) Fees; ARTICLE VIII. – ADMINISTRATION AND ENFORCEMENT, Section 30-266, Filing Applications; Fees; And ARTICLE IX. – APPLICATIONS FOR CHANGE AND/OR RELIEF, Section 30-296, Application Requirements And Fees, For The Purpose Of Creating A Comprehensive Fee Schedule To Reflect All Current Fees For Florence County Planning And Zoning Applications.]

• **Applicant:**

  Florence County Planning and Building Department

• **Staff Recommendation:**

  Approve as submitted
STAFF ANALYSIS:

- Florence County has separate ordinances for Zoning, Land Development and Subdivision, each containing specific fees for applications. The creation of a comprehensive list of all required Fees provides a single resource for ease of providing the information. In addition, amendments or changes to the proposed comprehensive list of fees could be accomplished by resolution with no ordinance text amendment required.

- Therefore, the following sections in the Florence County Code of Ordinances, Chapter 28.6, Land Development And Subdivision Ordinance and Chapter 30, Zoning Ordinance shall be amended as presented:
Chapter 28.6 - LAND DEVELOPMENT AND SUBDIVISION ORDINANCE

• ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL
  o Sec. 28.6-32. - Filing fees.

• ARTICLE VI. - SUBDIVISION IMPROVEMENTS AND GUARANTEES
  o Sec. 28.6-100. - Setup, extensions, and reduction of guarantee.

Chapter 30 - ZONING ORDINANCE

• ARTICLE III. - CONDITIONAL USE REGULATIONS
  o Sec. 30-105. - Sexually oriented business, (d) Fees.

• ARTICLE VIII. - ADMINISTRATION AND ENFORCEMENT
  o Sec. 30-266. - Filing applications; fees.

• ARTICLE IX. - APPLICATIONS FOR CHANGE AND/OR RELIEF
  o Sec. 30-296. - Application requirements and fees.
Florence County Planning and Zoning Fee Schedule

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>FEE</th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Publications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comprehensive Plan</td>
<td>$ 25.00</td>
<td></td>
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<tr>
<td>Land Development Regulations</td>
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<tr>
<td>Consolidated Zoning Ordinance</td>
<td>$ 10.00</td>
<td></td>
</tr>
<tr>
<td>Zoning Maps</td>
<td>$ 15.00</td>
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<tr>
<td>Applications</td>
<td></td>
<td></td>
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<tr>
<td>Certificate of Zoning Compliance</td>
<td>$ 25.00</td>
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</tr>
<tr>
<td>On Premises Signage</td>
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<tr>
<td>Use Plan Review</td>
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<tr>
<td>Temporary Use Permit</td>
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<td></td>
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<tr>
<td>Manufactured Home Permit</td>
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<td></td>
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<td>Zoning Map Amendment</td>
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<tr>
<td>Variance</td>
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<td>Special Exceptions</td>
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<td>Appeals of Zoning Administrator</td>
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</tr>
<tr>
<td>Subdivision</td>
<td>$ 100.00</td>
<td>Plan $25.00 Per Lot/Acre</td>
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<td>Sexually Oriented Business</td>
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<td>Letter of Credit</td>
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<td>Set Up</td>
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<tr>
<td>Reduction</td>
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<td></td>
</tr>
</tbody>
</table>

Application fees shall be waived for administrative officials, agencies, councils and commissions.
PC# 2015-16 - Amendment to the Florence County Flag Lot Regulations

• Subject: Request For Text Amendment To The FLORENCE COUNTY CODE, CHAPTER 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS, Section 28.6-63, Lots, (h) Flag Lots: And (i), For The Purpose Of Amending Flag Lot Regulations.

• Applicant: Florence County Planning and Building Department

• Staff Recommendation: Approve as submitted
PC# 2015-16 - Background Continued

STAFF ANALYSIS:

• Flag lots (L-shaped lots) are identified as a parcel of land shaped like a flag with the pole being a minimum of fifty (50) feet in width along a public right-of-way (street frontage). This strip of land provides vehicular and pedestrian access to a street. The bulk of the flag lot has property in the rear of the parcel and the parcel is required to be two (2) acres or larger in size.

• In order to provide for increased utilization of flag lots for subdivision of residential land in Florence County, the requirements for flag lots are being eased. The flag lot provides: street frontage for the newly created lot, ownership of the access for the newly created lot and does not create a land locked parcel/lot. Current practice for subdivision includes easements, which create land locked parcels/lots.

• Therefore, the following section of the Florence County Code of Ordinances, Chapter 28.6, Land Development And Subdivision Ordinance shall be amended as presented:
Chapter 28.6 - LAND DEVELOPMENT AND SUBDIVISION ORDINANCE

• ARTICLE V. – MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENT FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS
  ○ Sec. 28.6-63. – Lots, (h) Flag Lots: and (i).
• Other Business
  – None
• Director’s Report
  – Summary Plats
  – Building Reports
• Executive Session
• Adjournment