STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
November 17, 2015
PC#2015-22

SUBJECT: **[Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Section 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, Sector 81: Other Services (Except Public Administration)].**

APPLICANT: Florence County Planning and Building Department

STAFF RECOMMENDATION:
Approve as submitted

Staff Analysis:
As the economy continues to improve, new commercial development requests have been submitted for review and approval.

A request has been received for an Auto repair & maintenance business on a parcel that is currently zoned Office and Light Industrial District (B-5). This land use is not permitted in a B-5 zoning district.

The Auto repair & maintenance and Other repair categories are permitted in the General Commercial (B-3) and Central Commercial (B-4) Districts, which have less restrictions than the (B-5) district.

Similar uses permitted in the (B-3) district are permitted in the (B-5) district currently in Chapter 30 of the Florence County Code of Ordinances.

Therefore, the Florence County Code of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Section 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts, Sector 81: Other Services (except Public Administration) shall be amended as follows:

ARTICLE II. – ZONING DISTRICT REGULATIONS

DIVISION 1. – GENERALLY

Section 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts

Sector 81: Other Services (except Public Administration)

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Auto repair & maintenance (section 30-103	8111	N	N	P	P	~~N~~P	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other repair (section 30-103	8112-4	N	P	P	P	~~N~~P	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & laundry services	812									
Personal care services	8121	N	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo facilities (section 30-113	812199	N	N	C	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & dry cleaning services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None
Sexually oriented business (section 30-105	81299	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, December 10, 2015 @ 9:00 a.m. in room 803 of the County complex, 180 North Irby Street, Florence.