



Florence County Planning Commission

May 24, 2016

Florence County Council Chambers
6:30 PM

Agenda
Florence County Planning Commission
Regular Meeting Tuesday, May 24, 2016
6:30 P.M.
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 County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

- **I. Call to Order**
- **II. Review and Motion of Minutes**
 - Meeting of April 26, 2016
- **III. Public Hearings**
 - Text Amendment:**
 - **PC#2016-06**
 - **PC#2016-09**

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- **Other Business:**

None

- **VI. Director's Report:**

Summary Plats
Building Reports

- **VII. Executive Session**

- **VIII. Adjournment**

PC# 2016-06

- **Subject:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPEN SPACE REGULATIONS, Section 30-121, Bufferyards, Table VI Bufferyard Requirements; ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246, Accessory Buildings And Uses, (2) General Requirements, a. Residential Districts And ARTICLE X. – DEFINITIONS, Section 30-311, Definitions.
- **Applicant:** Florence County Planning & Building Department
- **Staff Recommendation:** *Approve as submitted*

PC#2016-06 Background

- **Staff Analysis:**

There is a disparity in the Zoning Ordinance between rural and urban applications of the existing accessory structure requirements.

Staff has created a more flexible schedule for accessory structures that addresses the current inequity discovered between the rural and urban settings.

Therefore, the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPEN SPACE REGULATIONS, Section 30-121, Bufferyards, Table VI Bufferyard Requirements; ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246, Accessory Buildings and Uses (2) General Requirements, a. Residential Districts and ARTICLE X. – DEFINITIONS, Section 30-311 shall be amended as follows:

PC#2016-09

- **Subject:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 7, BUILDING REGULATIONS, ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE, DIVISION 1. – GENERALLY, Sec. 7-11. – Building Code Administration, To Comply With The International Building Code Adopted

- **Applicant:** Florence County Planning & Building Department

- **Staff Recommendation:** *Approve as submitted*

PC#2016-09 Background

- **Staff Analysis:**

The State of South Carolina, consistent with the national building code requirements, has adopted the 2015 International Building Code® series, the 2014 edition of the National Electrical Code® and the 2009 International Energy Conservation Code® with an effective date of July 2016 as the SC State Building Code.

South Carolina State Law requires that all local governments enforce the South Carolina State Building Codes. PC#2016-09 ratifies the State Law and the State Building Code requirements on the local level to effect enforcement authority as required.

- Director's Report
 - Summary Plats
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- Executive Session
- Adjournment