

**CITY OF FLORENCE, SOUTH CAROLINA  
PLANNING COMMISSION  
FEBRUARY 8, 2022 AGENDA**

- I. Call to Order**
  
- II. Invocation**
  
- III. Approval of Minutes** Regular meeting on January 11, 2022.
  
- IV. Public Hearing and Matter in Position for Action**
  - PC-2022-04 Request to consider the abandonment of City right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Numbers 90114-13-001 and 90114-13-013.
  
- V. Matter in Position for Action**
  - PC-2022-05 Request for sketch plan review of a townhouse development to be located on Encino Road, identified as Florence County Tax Map Number 15110-01-110.
  
- VI. Matter in Position for Action**
  - PC-2022-07 Request for sketch plan review of a subdivision to be located on Howe Springs Road, identified as Florence County Tax Map Number 00152-01-021.
  
- VII. Public Hearing and Matter in Position for Action**
  - PC-2022-08 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, identified as Florence County Tax Map Number 90030-02-007.
  
- VIII. Adjournment** Next meeting is scheduled for March 8, 2022.

**CITY OF FLORENCE, SOUTH CAROLINA**  
**PLANNING COMMISSION**  
**JANUARY 11, 2022 MINUTES**

**MEMBERS PRESENT:** Thurmond Becote, Drew Chaplin, Betty Gregg, Dorothy Hines, Charles Howard, and Mark Lawhon

**MEMBERS ABSENT:** Robby Hill, Bryant Moses, and Vanessa Murray

**STAFF PRESENT:** Jerry Dudley, Derek Johnston, Alane Zlotnicki, and Bryan Bynum for IT

**CALL TO ORDER:** Mr. Jerry Dudley, as Planning Director, called the January 11, 2022 regular meeting to order at 6:01 p.m. and explained that the chairman and vice-chairman needed to be elected for 2022. Charles Howard nominated Drew Chaplin as Chairman; he was elected unanimously (6-0). Then Drew Chaplin nominated Charles Howard for vice-chairman; he was elected unanimously (6-0).

**INVOCATION:** Chairman Drew Chaplin asked Mr. Becote to provide the invocation, which he did.

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the December 14, 2021 meeting minutes. There being no changes, he moved to approve the minutes and the motion passed unanimously (6-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**PC-2022-01 Request to amend Table 1-2.7.5, Section 1-2.8.4, and Division 7-25.2 of the *Unified Development Ordinance* regarding donation receptacles.**

Chairman Chaplin read the introduction to PC-2022-01 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Dr. Lawhon expressed his disdain for the general disrepair and unsightliness of the donation receptacles in the city mentioning one was placed on his property without his permission. He asked Mr. Dudley if Codes Enforcement could check the bins around the city and cite owners who own nuisance receptacles. Mr. Dudley stated the amendment would be enforced.

There being no questions for staff, Chairman Chaplin opened the public hearing.

There being no questions for staff and no one to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Dr. Lawhon seconded, and the motion passed unanimously (6-0).

**PC-2022-02 Request for sketch plan review of a townhouse development to be located at 1230 Celebration Boulevard, identified as Florence County Tax Map Number 00100-01-251.**

Chairman Chaplin read the introduction to PC-2022-02 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. Although no public hearing was required for a

sketch plan review, because of the number of people present who wished to speak concerning the townhouse development, Chairman Chaplin permitted several interested parties to express their concerns.

Dr. Brian Sang of Palmetto Smiles Dental Office and Arthur Moore of Edward Jones both spoke expressing concerns regarding the proposal. Dr. Sang stated in the time since the neighboring townhomes had been constructed that his office lawn is constantly covered in litter from the pedestrians. He stated the townhomes have also brought crime and violence to the region. Mr. Moore stated that he purchased his lot when Celebration Boulevard was advertised as a commercial development. He is curious why residential property is allowed in what should be a commercial area. Mr. Moore also stated the lot where the townhomes are supposed to go is prone to flooding and development may adversely affect neighbors.

Chairman Chaplin stated if the project meets the Engineering Department's guidelines, then the developer can build on the property. He also mentioned Celebration Lake is there to collect the runoff from the parcels on Celebration Boulevard. Mr. Dudley stated in the ordinance there is a section which states a parcel cannot shed water onto an adjacent property. He also stated the area was inundated by severe flooding during 2015 which qualified as a 500-year storm event which is highly abnormal.

Mr. Howard asked Mr. Dudley if staff would approve the permitting for the project once Planning Commission approved the sketch plan, or if it would need to go to City Council. He also asked if the existing Celebration Lake was engineered to accept all runoff from the surrounding area. Mr. Dudley stated staff would approve or deny as soon as approval is given by the Commissioners and the developers submit a complete construction site plan to the Planning Department. He also stated the lake was engineered for the runoff from the Celebration Blvd. area to the best of his knowledge, but if it happened to be insufficient then city engineers would require a separate runoff catchment basin on the parcel in question.

Louie Hopkins, the applicant on behalf of the landowner, answered the Commissioners' questions.

Mr. Howard stated he empathizes with the people who spoke against the request, but the applicant is adhering to the city guidelines. He asked Mr. Dudley if the city could look into the complaints the two gentlemen raised.

Ms. Hines stated if the project meets all the city's requirements, then the Commission must approve.

Chairman Chaplin stated the Board cannot make exceptions to the rule of law.

There being no further questions for staff and no one else to speak in favor of or against the request, Chairman Chaplin called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed with Ms. Gregg voting no (5-1).

**PC-2022-03 Request to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street, identified as Florence County Tax Map Number 90100-03-001.**

Chairman Chaplin read the introduction to PC-2022-03 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing.

Mr. Kenneth Muldrow, applicant, rose to speak in favor of the request mentioning the multiplex would cater to travelling nurses.

Mr. Howard asked if Mr. Muldrow's plans met the requirements outlined in the city's zoning ordinance. Mr. Dudley stated NC6.3 allows for multiplexes which may occasionally fit into the character of a single family detached neighborhood. He mentioned NC-6.3 also allows for apartments which would not compliment 6.2 zoning. He mentioned that is the problem which arises when considering the spot rezoning of a parcel. One must also consider future possible uses if the multiplex was ever destroyed. The Chairman reiterated Mr. Dudley's sentiments and asked Mr. Muldrow if a duplex would be financially feasible. Mr. Muldrow stated he would like to maximize on the lot size and hoped to be able to construct more than two units.

There being no further questions for staff and no one else to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved to deny the request for rezoning; Dr. Lawhon seconded the denial, and the motion to deny passed 5-0, with Ms. Gregg abstaining from voting.

**COMMISSIONER TRAINING:** Mrs. Zlotnicki explained that all commissioners are required to obtain 6 hours of Orientation Training upon appointment to a board and then 3 hours annually of continuing education. She said that it is permissible to obtain those hours online or they can be sponsored by staff. She will email links to training opportunities to all members for their use. Mr. Dudley added that staff could provide short training sessions at the end of a regularly scheduled meeting if desired.

**ADJOURNMENT:** There being no other business, Chairman Chaplin adjourned the meeting at 7:17 p.m. The next meeting is scheduled for February 8, 2022.

Respectfully submitted,

Austin Cherry  
Administrative Assistant III

**CITY OF FLORENCE PLANNING COMMISSION**

**DATE:** February 8, 2022

**AGENDA ITEM:** PC-2022-04 Request to consider the abandonment of City right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Numbers 90114-13-001 and 90114-13-013.

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

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**I. ISSUE UNDER CONSIDERATION:**

Abandonment of the City of Florence Right-of-Way, specifically a portion of an unopened and undeveloped portion adjacent to 900 and 902 Oakland Avenue. The property is bounded on the North by Magnolia Street; Maxwell Street to the South; 900 through 910 Oakland Avenue to the West; and 607 Maxwell Street and 606 Magnolia Street to the East.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for public hearing and recommendation to City Council. Planning Commission recommended rezoning from Neighborhood Conservation 6.1 (NC-6.1) to Commercial Re-use (CR) on August 10, 2021, with restrictive covenants placed on the property. City Council approved the rezoning on second reading on October 11, 2021.

**III. POINTS TO CONSIDER:**

- (1) The request is being made by the owner of 900 Oakland Avenue, 902 Oakland Avenue, and 607 Maxwell Street.
- (2) Only the portion of undeveloped and unopened right-of-way adjacent to 900 Oakland Avenue, 902 Oakland Avenue, and 607 Maxwell Street is being proposed for abandonment.
- (3) This approximately 15' wide, 100' long Right-of-Way appears to have been part of the road network and may have acted as a service alley for homes and businesses. There are other such rights-of-way, like the one that runs parallel to the East (Attachments A & C), and others that still exist in the Central Business District (CBD).
- (4) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. There are no utilities located within this right-of-way and no reason to retain access for City services.
- (5) If the right-of-way is abandoned by the City, the property can be conveyed to the adjacent property owner, thus placing the right-of-way into private ownership. The property owner will ultimately decide the exact subdivision of the properties creating a summary plat to be approved by the City.

**IV. OPTIONS:**

Planning Commission may:

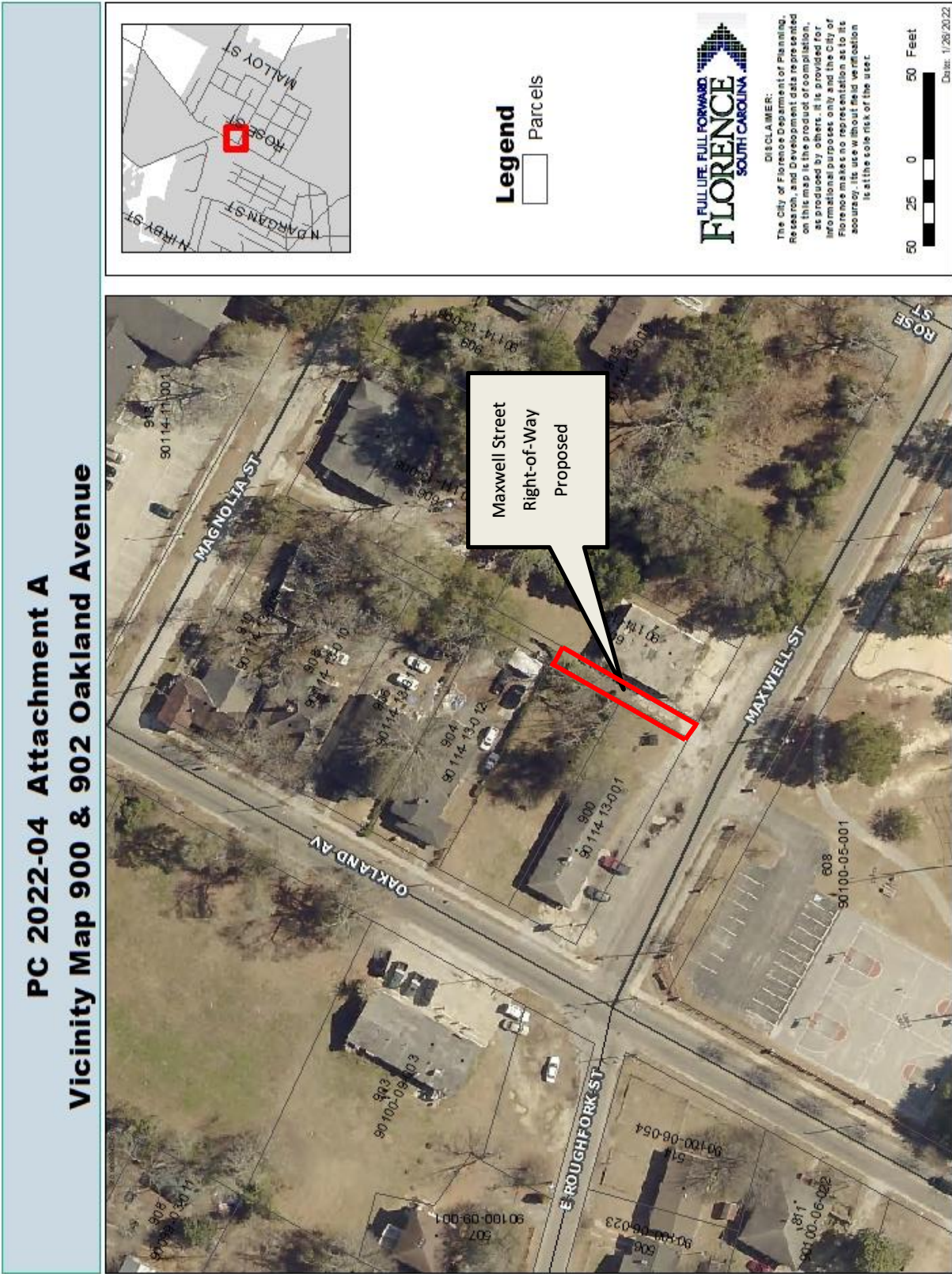
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.

- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

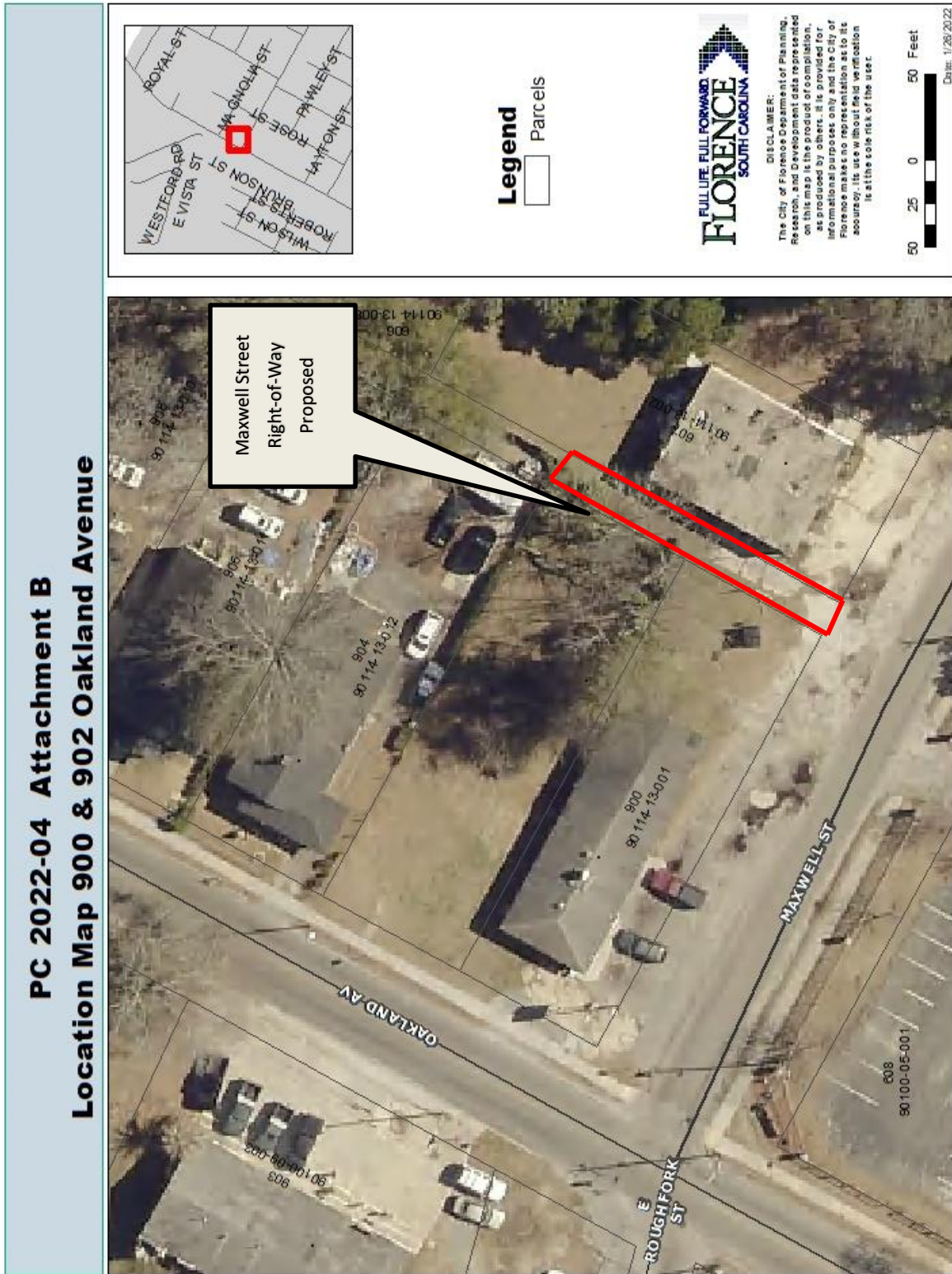
**V. ATTACHMENTS:**

- (A) Vicinity Map
- (B) Location Map
- (C) Utility Map
- (D) Proposed Summary Plat
- (E) Site Photos

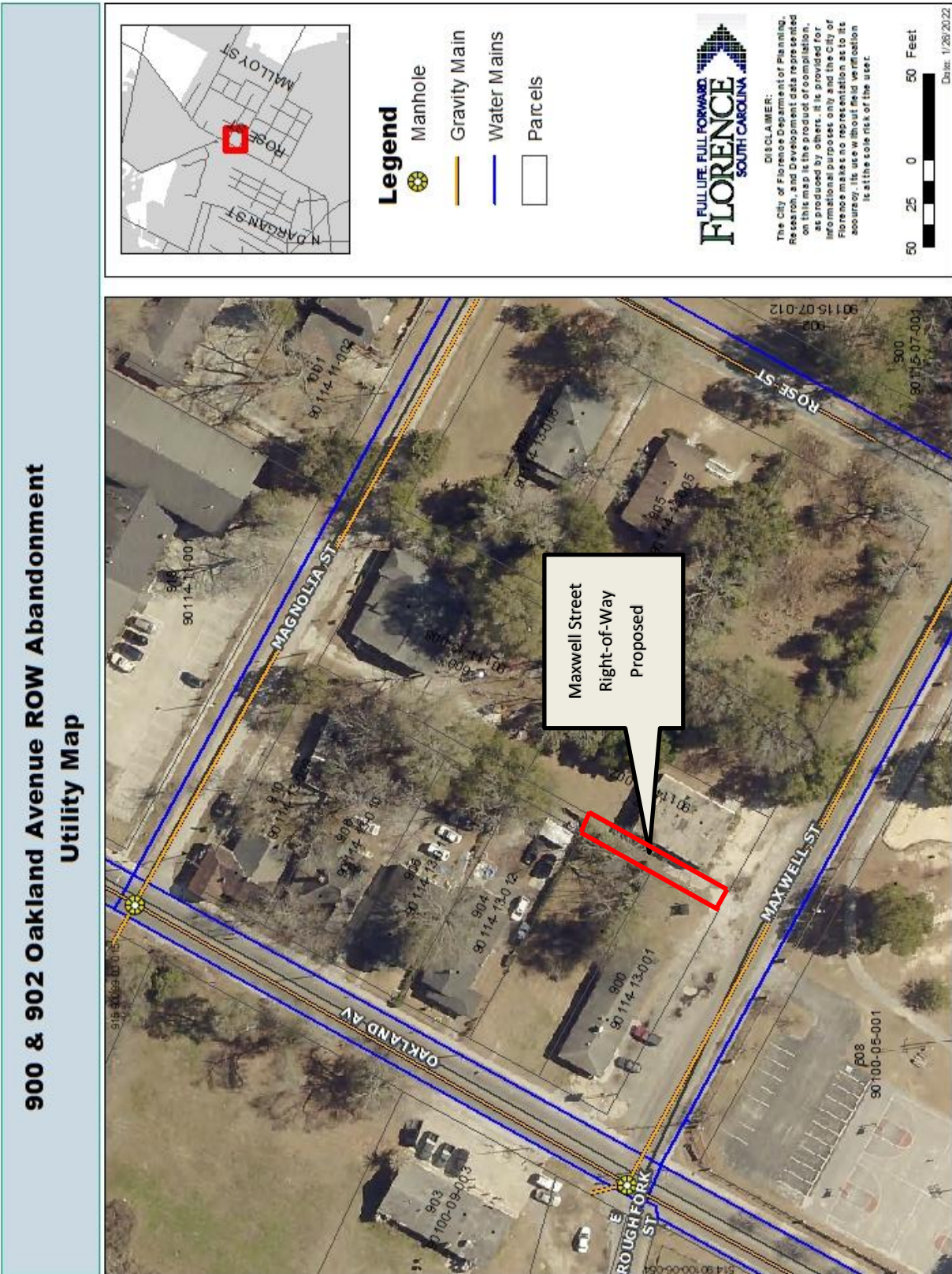
Attachment A: Vicinity Map



Attachment B: Location Map







Attachment D: Site Photos



From Oakland Avenue facing North



Driveway of 702 Wimbledon Avenue to South



Facing North (Right-of Way Ends at Wooden Fence in Background)



Facing North (Right-of Way Ends at Wooden Fence in Background)

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** February 8, 2022

**AGENDA ITEM:** PC-2022-05 Request for sketch plan review of a townhouse development to be located on Encino Drive, identified as Florence County Tax Map Number 15110-01-110.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
South Florence Developers LLC	15110-01-110

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for approval. No previous actions have been taken concerning this parcel.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** Neighborhood Conservation – 6.3 (NC-6.3)  
**Current Use:** Vacant Lot  
**Proposed Use:** 16 Single-Family Attached Townhomes

**IV. SURROUNDING LAND USE AND ZONING:**

**North:** Open Space/Recreation (OSR); Encino Stormwater Pond  
**South:** Neighborhood Conservation – 6.3 (NC-6.3); Deerfield Run Apartments and Basswood Condominiums  
**East:** Neighborhood Conservation – 6.1 (NC-6.1); Encino Subdivision  
**West:** Neighborhood Conservation – 6.1 (NC-6.1); The Abbeys Townhomes

**V. POINTS TO CONSIDER:**

(1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units

may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”

- (2) The parcel has a total of 1.5 acres. Two buildings with eight townhouse units each are proposed for the lot, with the front doors oriented to face Third Loop Road.
- (3) Access to the parking lot for the townhouses will be through an entrance from Third Loop Road at the south end of the parcel with an additional 5 space parking lot entrance proposed from Encino Drive at the east end of the parcel.
- (4) The townhouse development is reviewed per *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards. The subdivision is designed to meet the Ordinance’s minimum requirements listed in Table 2-4.1.3 for townhomes including 16’ minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (5) City water and sewer services are available to the property. The property’s stormwater system is under the jurisdiction of the City of Florence’s Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City’s Engineering Department and inspections for compliance to be conducted by the City’s Compliance Assistance Department.
- (6) The sketch plan initially submitted to staff for review contained issues which are currently being rectified by the Developer and Engineer. A full statement of compliance with the *Unified Development Ordinance* will be given by staff at the Planning Commission meeting on February 8, 2022.
- (7) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

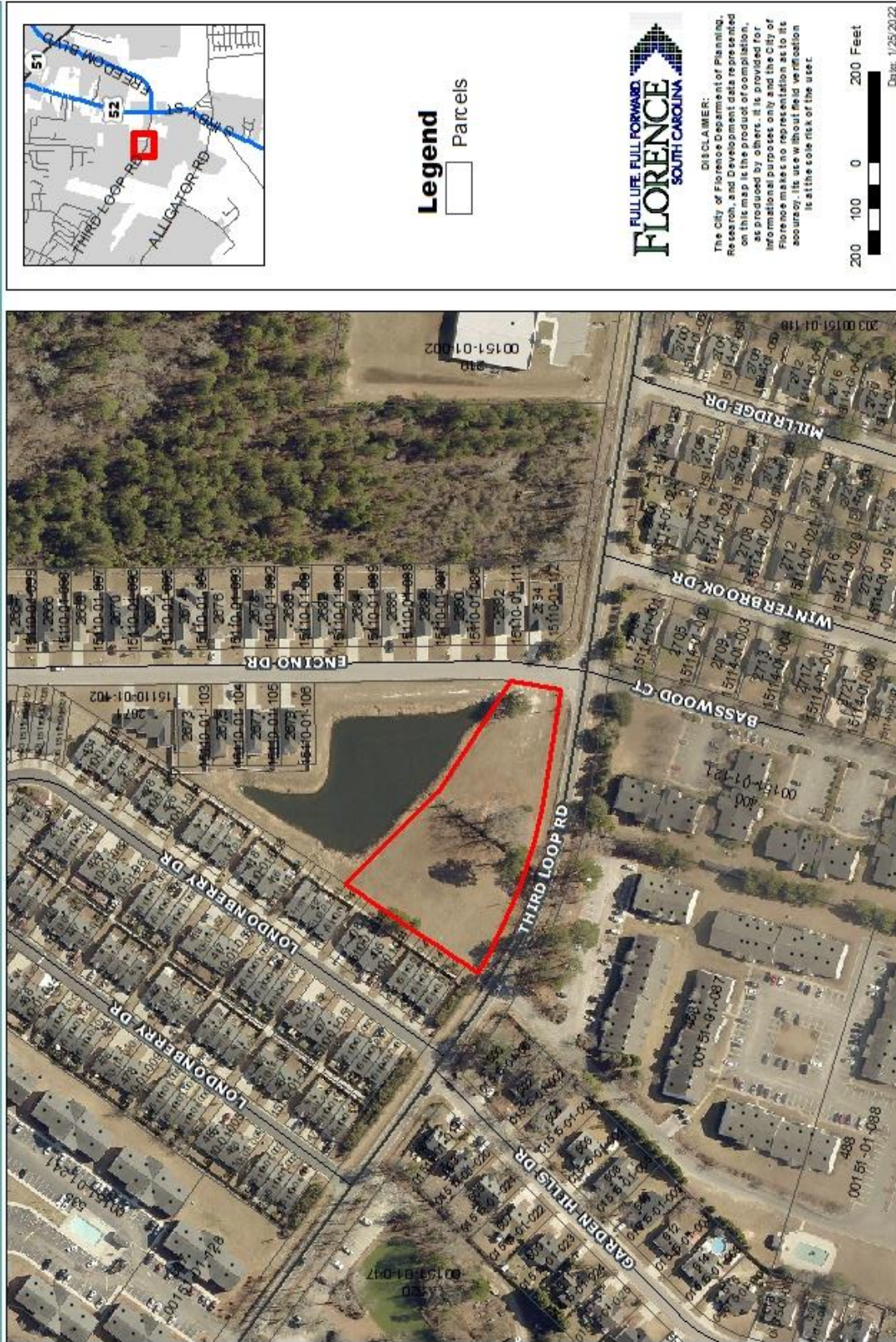
Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

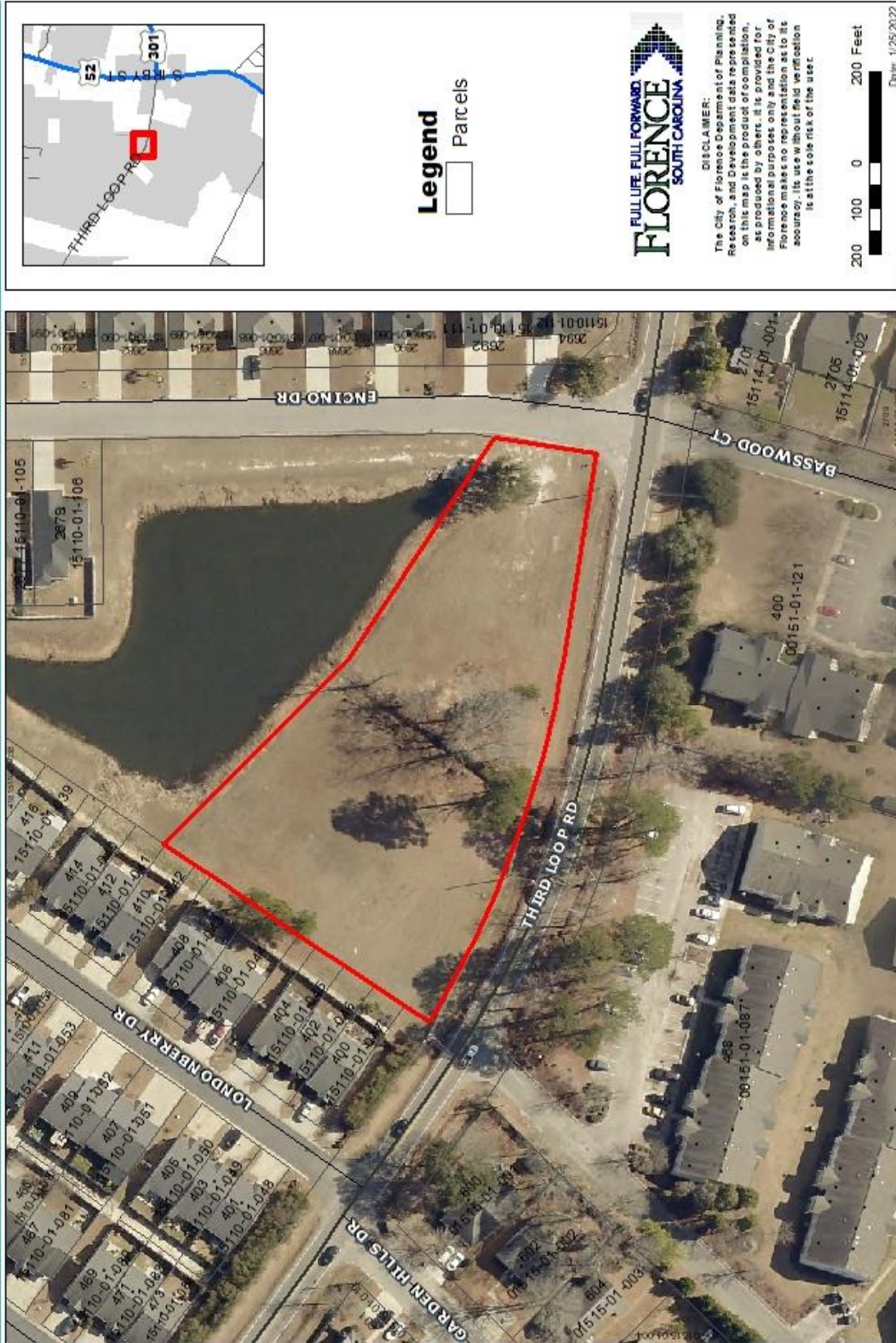
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Sketch Plan
- F) Site Photos

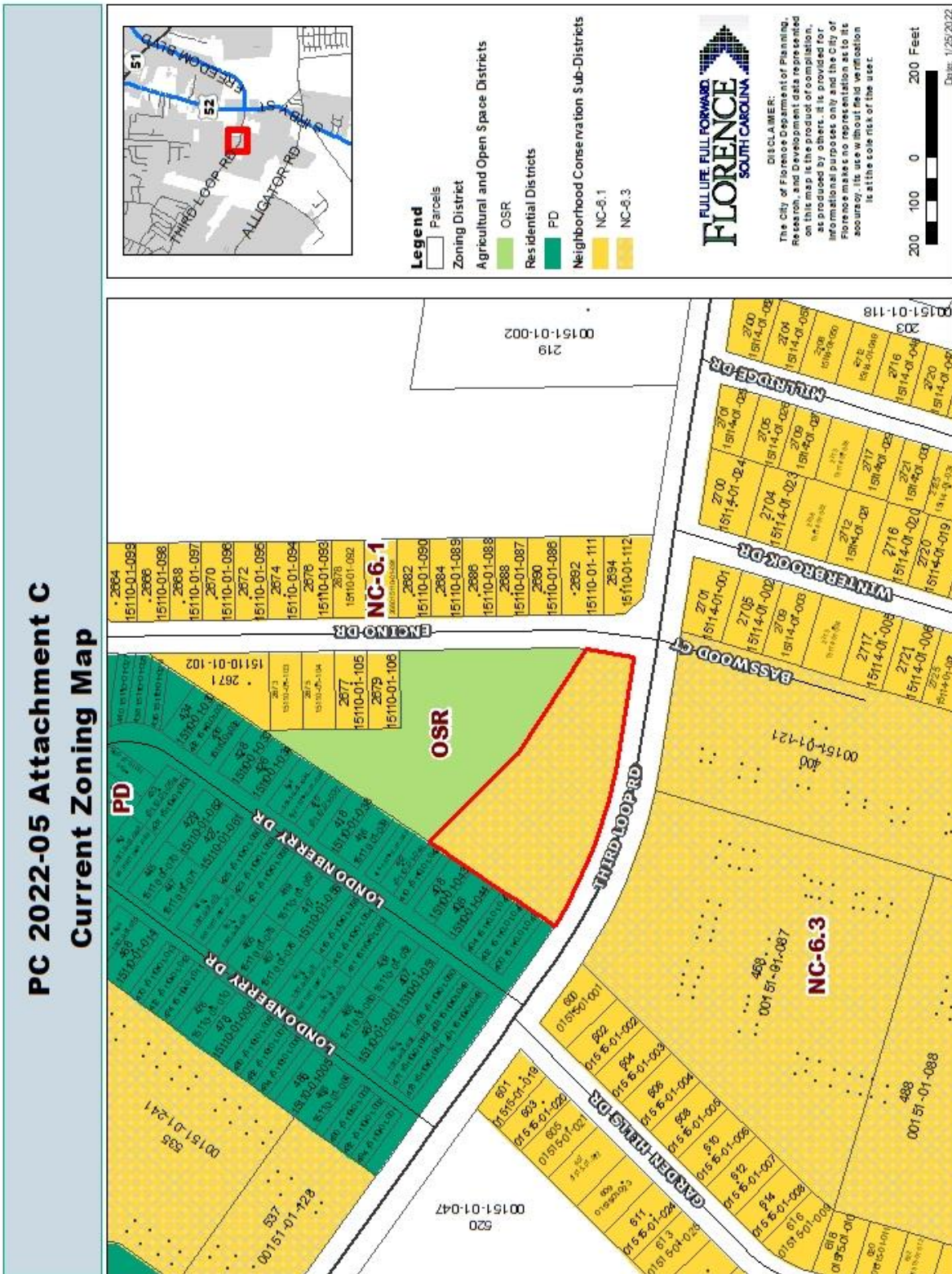
**PC 2022-05 Attachment A**  
**Vicinity Map Encino Townhomes - Third Loop Road**



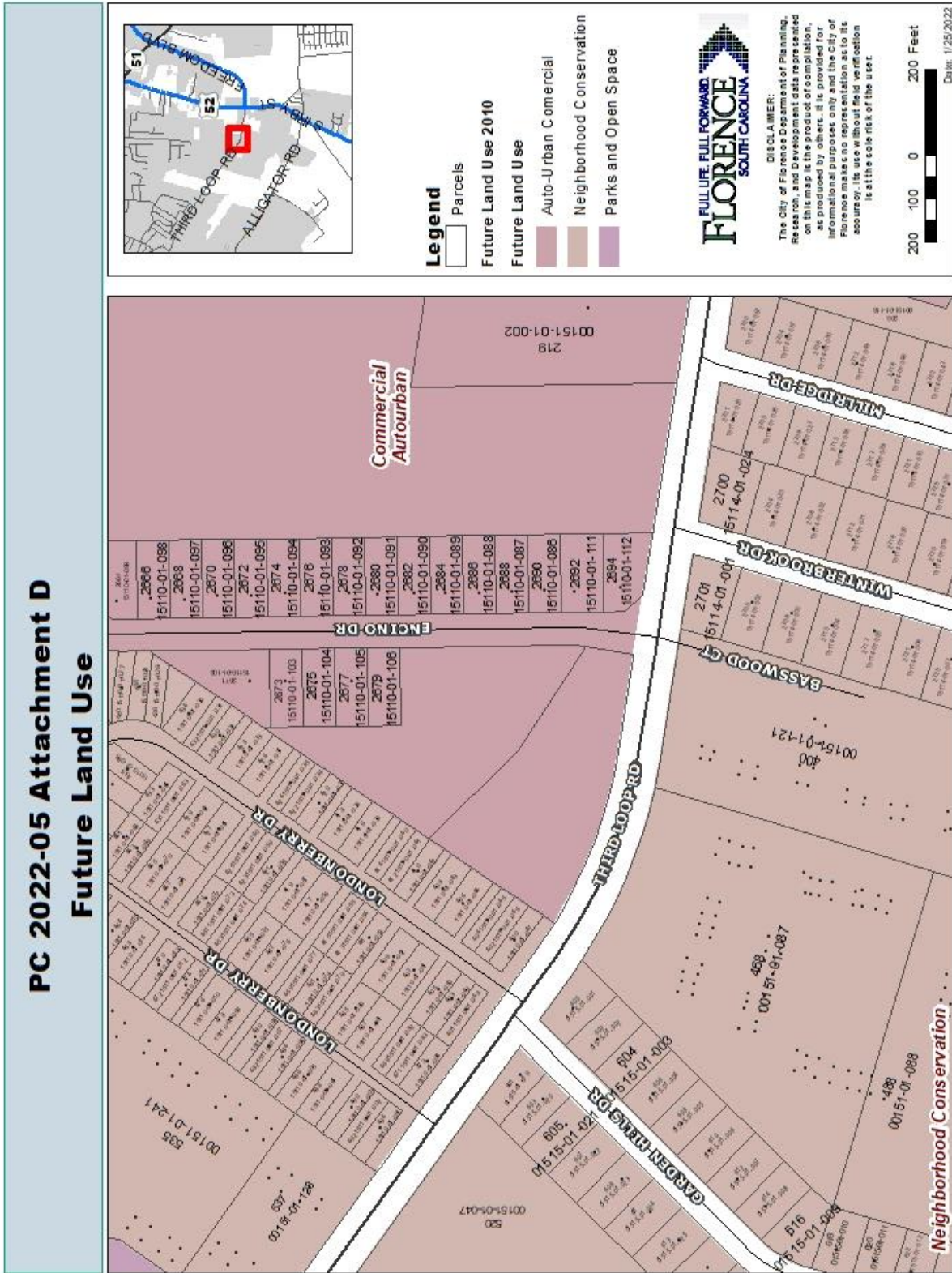
Attachment B: Location Map

**PC 2022-05 Attachment B Location Map  
Encino Townhomes - Third Loop Road**

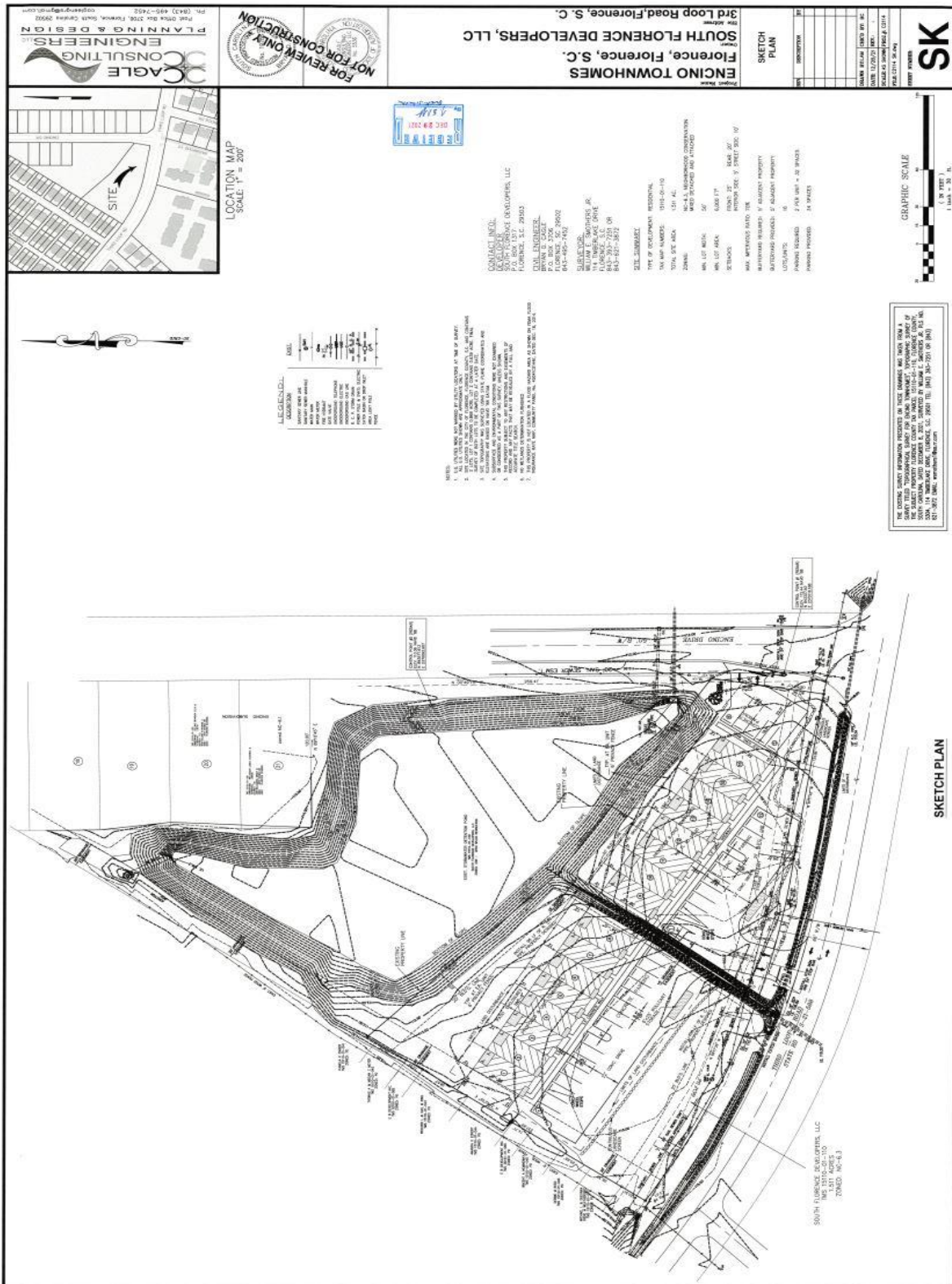








Attachment E: Sketch Plan



Attachment F: Site Photos



*East side of Parcel along Encino Drive (Encino Subdivision in background)*



*West side of Parcel (The Abbeys Townhomes in background)*



*Encino Drive – Proposed Location of Guest Parking Lot*

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** February 8, 2022

**AGENDA ITEM:** PC-2022-07 Request for sketch plan review of the Bluffs at Mill Creek subdivision located at the intersection of Howe Springs Road and Redbud Lane, specifically identified as Florence County Tax Map Number 00152-01-021.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Tri-Zenith Company, LLC</b>	<b>00152-01-021</b>

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:** County RU-1  
**Current Use:** Vacant  
**Proposed Use:** Single-Family Detached Houses

**III. SURROUNDING LAND USE AND ZONING:**

**North:** Unzoned (County)  
**East:** Unzoned (County); NC-10 (City)  
**South:** Unzoned (County)  
**West:** Unzoned (County); OSR, GC, CA, AC (City)

**IV. POINTS TO CONSIDER:**

- (1) The total acreage of the lot is 104 acres; because 14 acres of floodplain is located on the north side, 76.3 acres will be developed in three phases into a total of 240 single family residential lots. Phase 1 will develop 106 lots, Phase 2 will develop 62 lots, and Phase 3 will develop 72 lots.
- (2) The development agreement with the City has already been approved and the lots will be annexed through City Council before permits are issued.
- (3) Once annexed, the property will be zoned RG-3 and is reviewed per *Unified Development Ordinance* Section 2-4.1.3. The minimum lot size is 6,000 square feet, with a gross density of 2.3 units per acre. 11.6 acres will be set aside as ponds in addition to the 14 acres of wetlands.
- (4) The sketch plan conforms with the *Unified Development Ordinance* with the following staff concerns. A full statement of compliance with the *Unified Development Ordinance* will be given by staff at the Planning Commission meeting on February 8, 2022.

- a. Staff has spoken with the developer regarding the need for a secondary entrance to Phase 1 until Phase 2 is constructed. A temporary secondary entrance as well as temporary cul-de-sacs at the ends of the roads will be added to the plans by the developer.
  - b. The drainage easement at lot 53 is not shown.
  - c. There is concern about the back of lot drainage from many of the parcels into the adjacent ponds.
- (5) The proposed street names have been compared to the database and are acceptable.
- (6) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

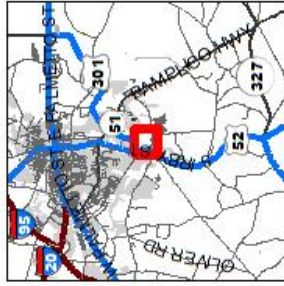
**V. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for approval. A development agreement with the owners was approved by the Planning Commission on September 14, 2021, with the assignment of the zoning designation of RG-3 to the entire parcel. The development agreement was approved by City Council on November 8, 2021.

**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan

**PC 2022-07  
Vicinity Map - The Bluffs at Mill Creek**

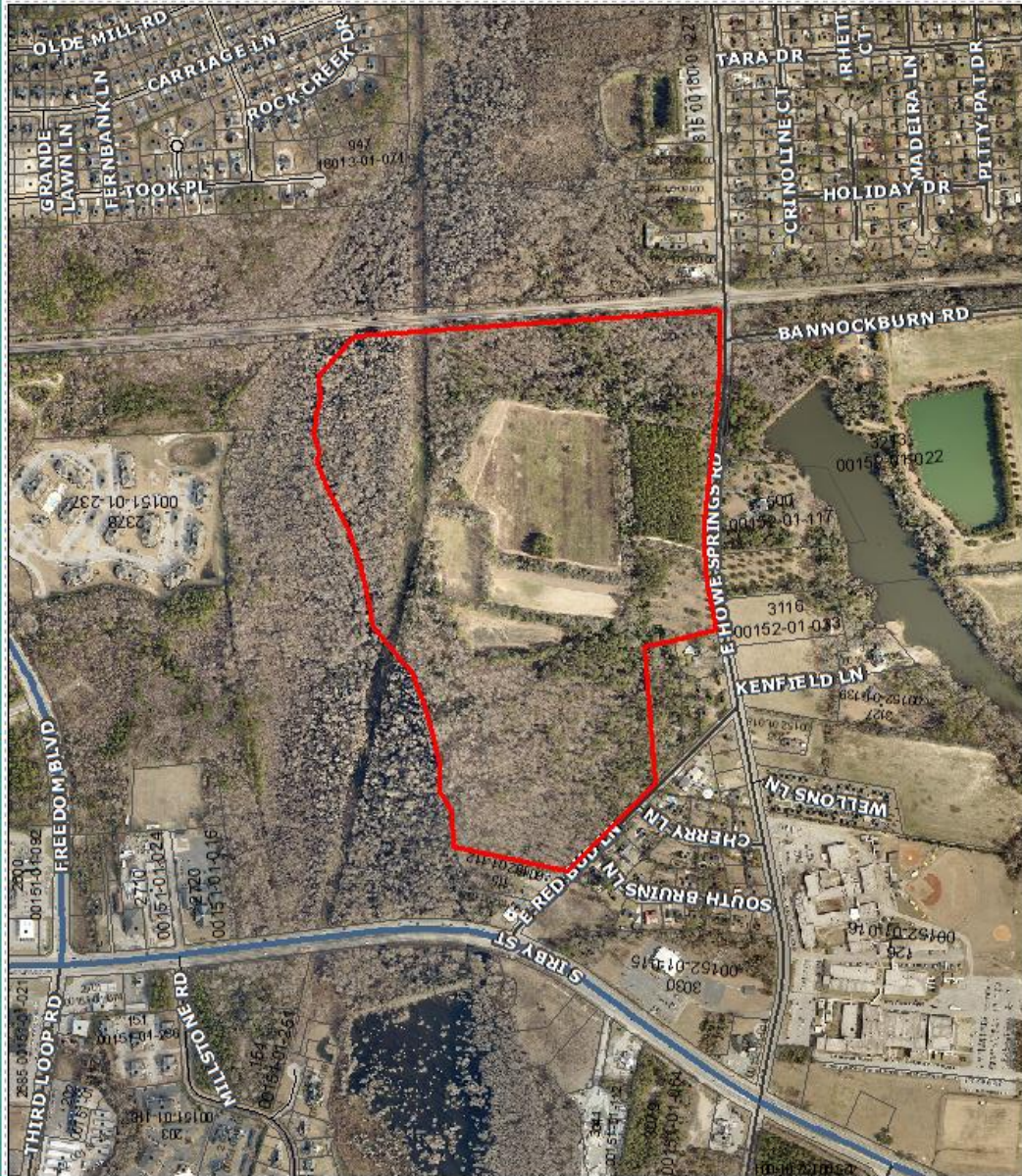
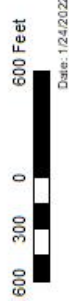


**Legend**

-  Parcels
-  Proposed Parcel

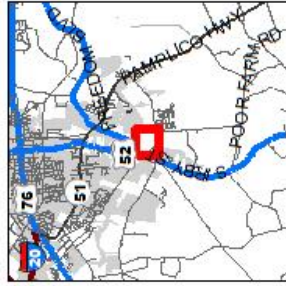


**DISCLAIMER:**  
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation. It is provided for general informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



**PC 2022-07**

**Location Map - The Bluffs at Mill Creek**

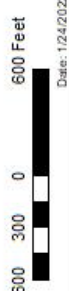


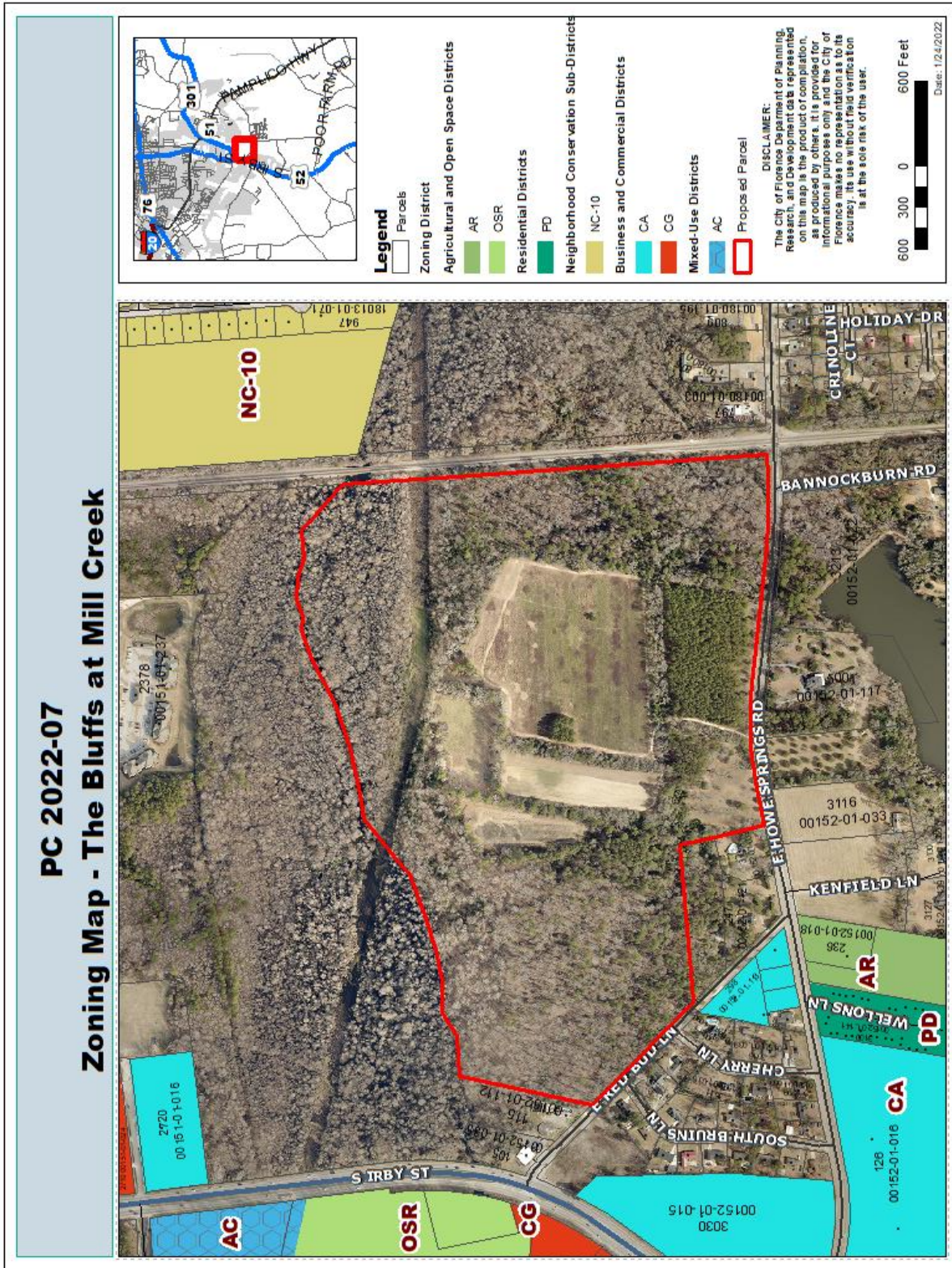
**Legend**

-  Parcels
-  Proposed Parcel

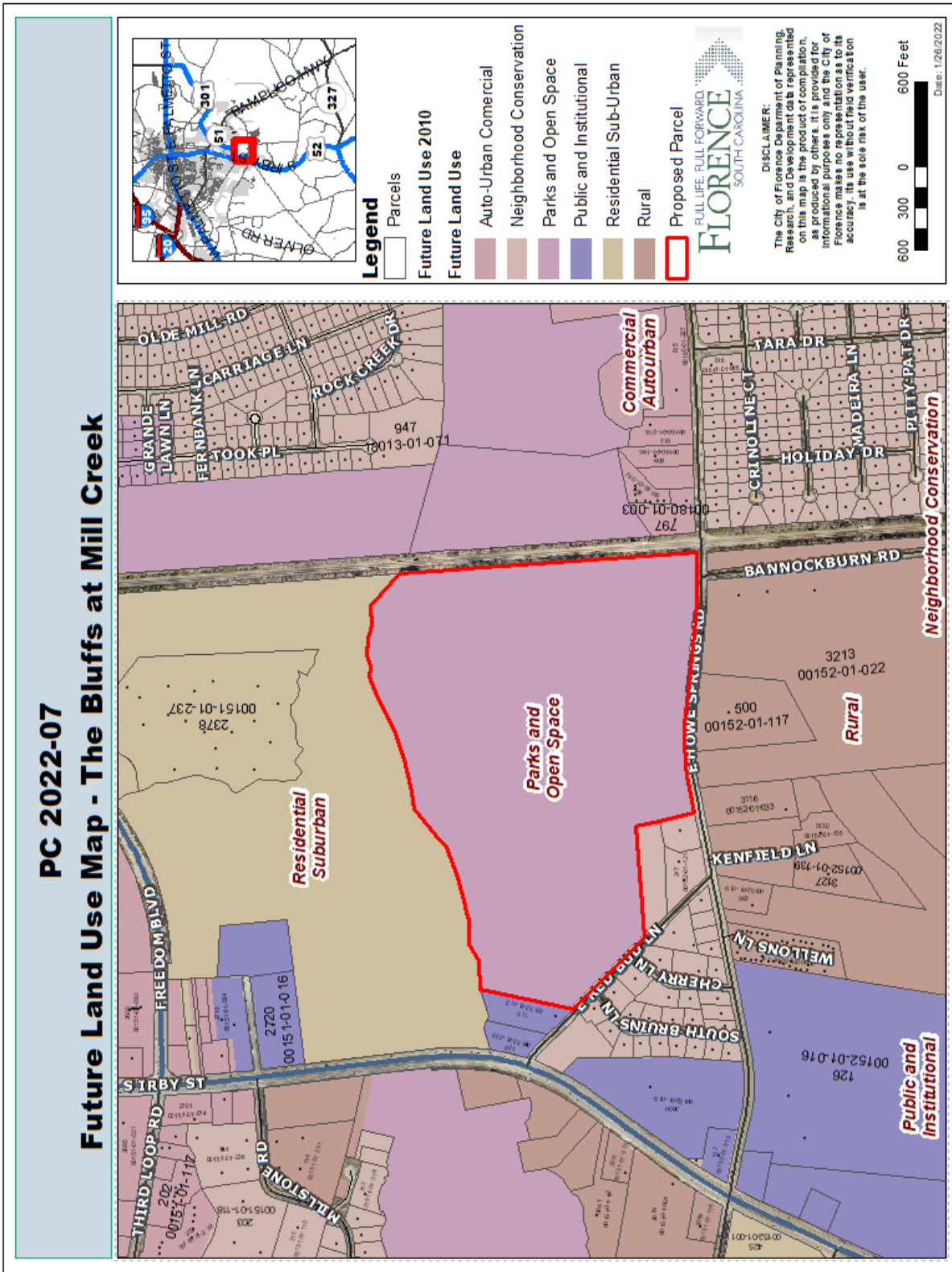


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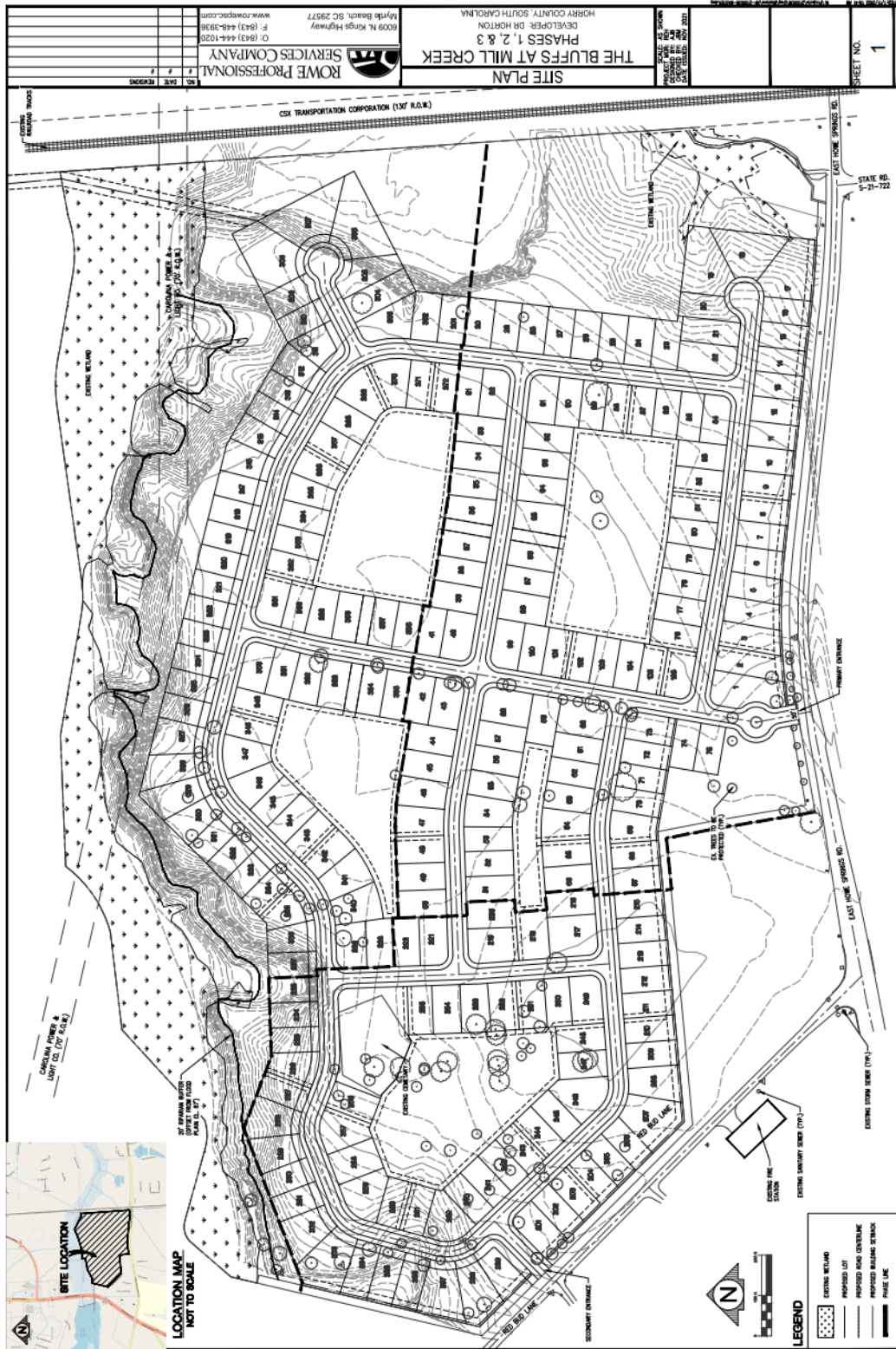




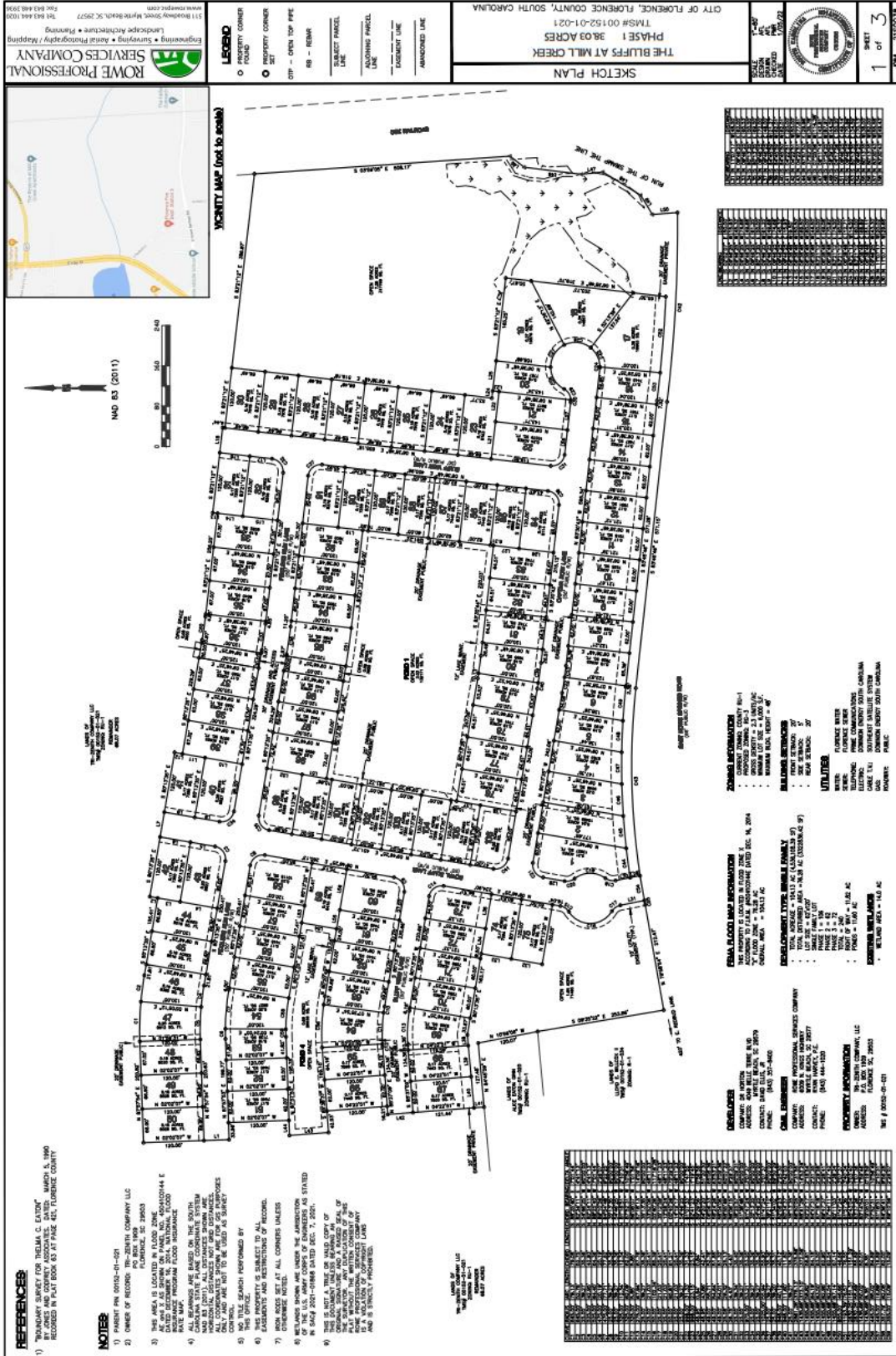




Complete Site Plan – All 3 Phases



Phase 1 Details



**ROWE PROFESSIONAL SERVICES COMPANY**  
 Engineering • Planning • Surveying • Architecture • Interiors • Landscaping • Environmental • Construction Management  
 111 Broadway Street, Myrtle Beach, SC 29577  
 Tel: 843.444.1000 Fax: 843.444.1000

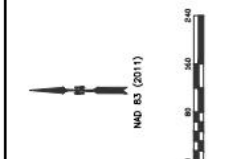
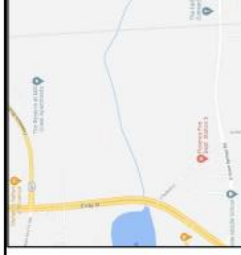
**LEGEND**  
 ○ FOUND PROPERTY CORNER  
 ○ PROPERTY CORNER SET  
 ○ CITY - CONVEY TOP PIPE  
 RS - REMAIN  
 LINE - EXISTING PARCEL  
 LINE - ALTERNATE PARCEL  
 LINE - FACILITY LINE  
 LINE - UNADVISED LINE

**SKETCH PLAN**  
 THE BLUFFS AT MILL CREEK  
 PHASE 1 38.03 ACRES  
 TMS# 00152-01-021  
 CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA

**SCALE**  
 1" = 40'  
 DATE: 08/11/11  
 DRAWN BY: JAC  
 CHECKED BY: JAC

**DATE**  
 08/11/11

**1 of 3 SHEETS**  
 JOB # 210303



**REFERENCES**  
 1) TRAILWAY SURVEY FOR 'MILWAUKEE C. CREEK' BY JONES AND COMPANY ASSOCIATES, DATED: MARCH 8, 1980 RECORDED IN PLAT BOOK 60 AT PAGE 102, FLORENCE COUNTY

**NOTES**  
 1) PERMIT PIN: 00102-01-021  
 2) OWNER OF RECORD: TRIZENITH COMPANY LLC FLORENCE, SC 29503  
 3) THIS AREA IS LOCATED IN FLOOD ZONE 1. THE FLOOD ZONE MAP WAS DATED OCTOBER 19, 2010. NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.  
 4) ALL EXISTING UTILITIES ARE SHOWN ON THE SOUTH SIDE OF THE ROAD. ALL UTILITIES SHOWN ARE BASED ON THE SOUTH SIDE OF THE ROAD. ALL UTILITIES SHOWN ARE BASED ON THE SOUTH SIDE OF THE ROAD. ALL UTILITIES SHOWN ARE BASED ON THE SOUTH SIDE OF THE ROAD.  
 5) THIS UTILITY SEARCH PERFORMED BY [Name] ON [Date].  
 6) THIS PROPERTY IS SUBJECT TO ALL RECORDS, PLANS, AND ORDINANCES OF THE CITY OF FLORENCE, SOUTH CAROLINA.  
 7) IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 8) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 2001 IN SOUTH CAROLINA.  
 9) THIS IS NOT A TITLE OR VALID COPY OF ORIGINAL SURVEY. THIS IS A REPRODUCTION OF A COPY OF THE ORIGINAL SURVEY. THIS IS NOT A VALID COPY OF ORIGINAL SURVEY. THIS IS A REPRODUCTION OF A COPY OF THE ORIGINAL SURVEY. THIS IS NOT A VALID COPY OF ORIGINAL SURVEY. THIS IS A REPRODUCTION OF A COPY OF THE ORIGINAL SURVEY.



**UTILITY INFORMATION**

WATER	FLORENCE WATER
SEWER	FLORENCE SEWER
ELECTRIC	COMMON WEALTH SOUTH CAROLINA
TELEPHONE	COMMON WEALTH SOUTH CAROLINA
CABLE	COMMON WEALTH SOUTH CAROLINA
POWER	POWER

**DEVELOPER**

COMPANY:	TRIZENITH COMPANY LLC
ADDRESS:	111 BROADWAY STREET, FLORENCE, SC 29503
PHONE:	(843) 444-1000

**GENERAL INFORMATION**

LOT AREA:	38.03 ACRES
TOTAL AREA:	38.03 ACRES
PERCENTAGE OF TOTAL AREA:	100%

**DEVELOPER INFORMATION**

COMPANY:	TRIZENITH COMPANY LLC
ADDRESS:	111 BROADWAY STREET, FLORENCE, SC 29503
PHONE:	(843) 444-1000

**GENERAL INFORMATION**

LOT AREA:	38.03 ACRES
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PHONE:	(843) 444-1000

**GENERAL INFORMATION**

LOT AREA:	38.03 ACRES
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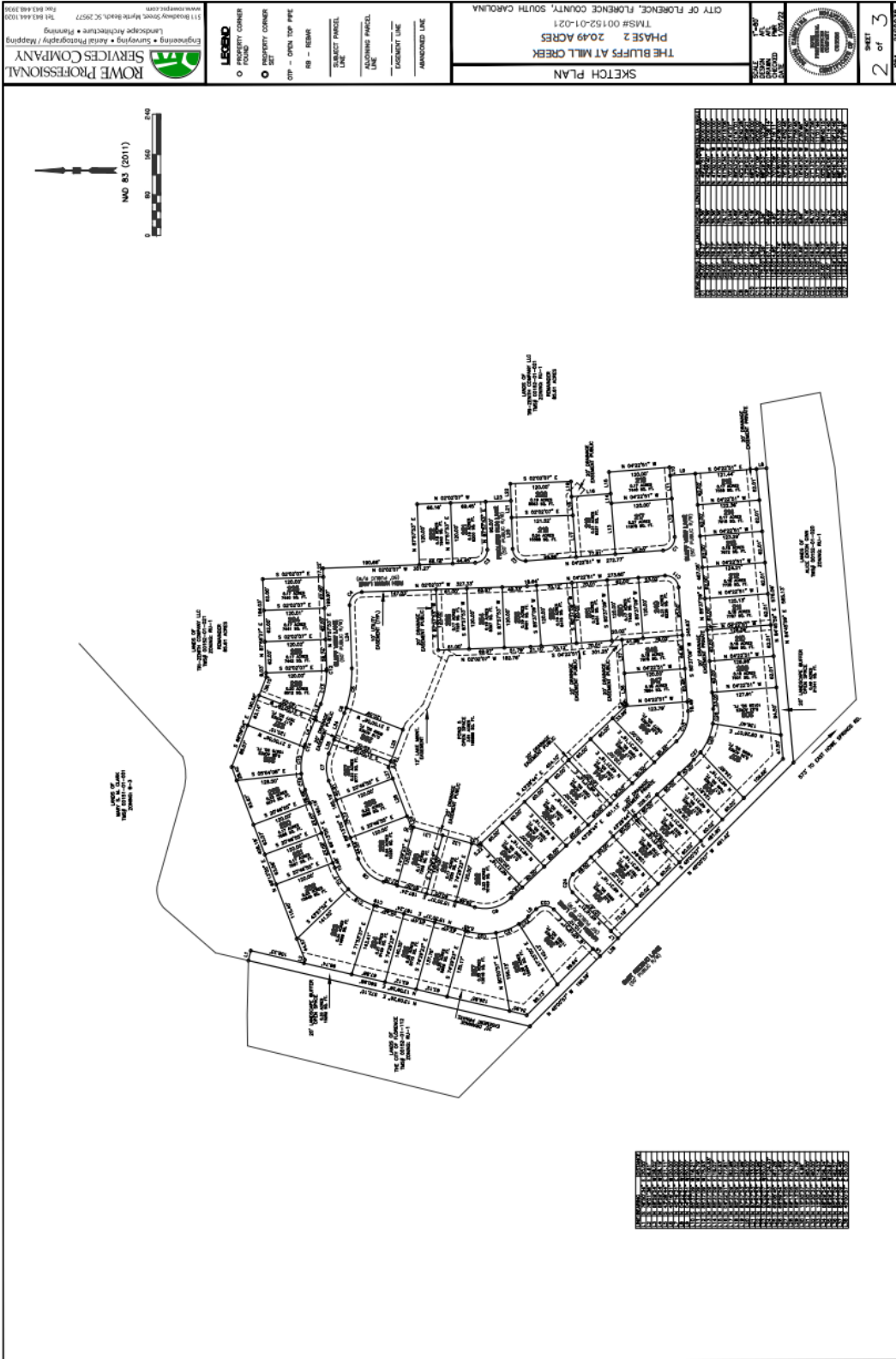
**DEVELOPER INFORMATION**

COMPANY:	TRIZENITH COMPANY LLC
ADDRESS:	111 BROADWAY STREET, FLORENCE, SC 29503
PHONE:	(843) 444-1000

**GENERAL INFORMATION**

LOT AREA:	38.03 ACRES
TOTAL AREA:	38.03 ACRES
PERCENTAGE OF TOTAL AREA:	100%

Phase 2 Details





**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** February 8, 2022

**AGENDA ITEM:** PC-2022-08 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, specifically identified as Florence County Tax Map Number 90030-02-007

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Connelly Development</b>	90030-02-007

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

**III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING & LAND USE:**

**Current Zoning:** Planned Development District (PDD) and Activity Center (AC)  
**Proposed Zoning:** Activity Center (AC)  
**Current Use:** Vacant Land  
**Proposed Use:** Apartments

**North:** NC-15; single family residential  
**South:** NC-6.1 and NC-15; single family residential  
**East:** AC and NC-15; commercial and single family residential  
**West:** PD, AC, and NC-6.1; commercial and single family residential

**IV. POINTS TO CONSIDER:**

- (1) The 4 acre lot is currently zoned both Planned Development District and Activity Center (see Attachments C and E). The split zoning resulted from a 2005 rezoning when TMN 90030-02-007 consisted of two separate lots, 90030-02-001 and -007. Lot -001 was rezoned at that time from R-1 to PDD, and -007 remained B-2. The two parcels were combined at a later date, but the disparate zoning districts were not corrected at that time. When the *Unified Development Ordinance* zoning map was applied in 2018, the B-2 section was designated AC and the PDD portion remained.
- (2) The applicant wishes to rezone the portion that is currently PDD to AC to match the portion of the lot that abuts Second Loop Road. The intended use of the parcel following rezoning is to construct three story apartment buildings with a separate clubhouse/office space, which is a permitted use in the AC.
- (3) The lot meets the dimensional requirements of the AC zoning district per the City of Florence *Unified Development Ordinance*.
- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the AC district. The property is subject to the City of Florence codes and regulations.

- (5) Land uses of the adjacent properties are a mixture of single-family residential and commercial.
- (6) Upon development, the installation of a 25 foot wide landscaped buffer including a minimum 3 foot high fence will be required against the adjacent single-family development.
- (7) The Future Land Use Map designates this parcel as Commercial Autourban.
- (8) City water and sewer services are available.
- (9) City staff recommends the parcel be rezoned AC as requested. This recommendation is based on the adjacent zoning and character of the built environment and its agreement with the Future Land Use designation.

**V.OPTIONS:**

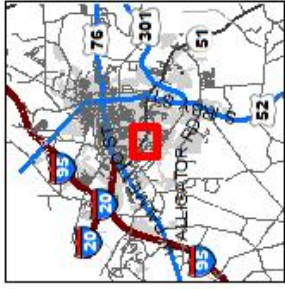
Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Original Ordinance 2005-31 and Zoning Map
- F) Site Photos

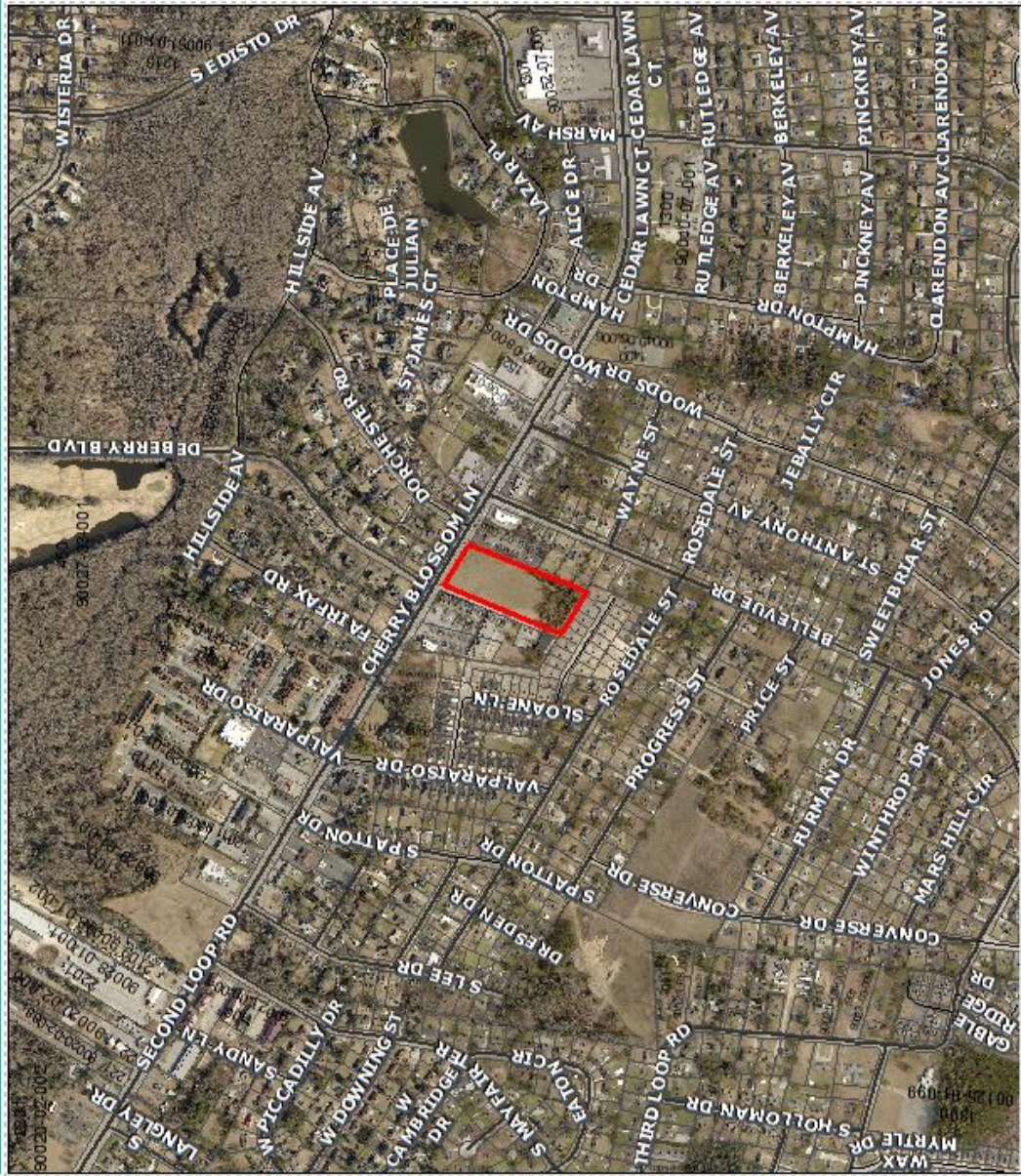
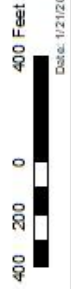
**PC 2022-08  
Vicinity Map - Second Loop Road**



- Legend**
- Parcels
  - Proposed Parcel

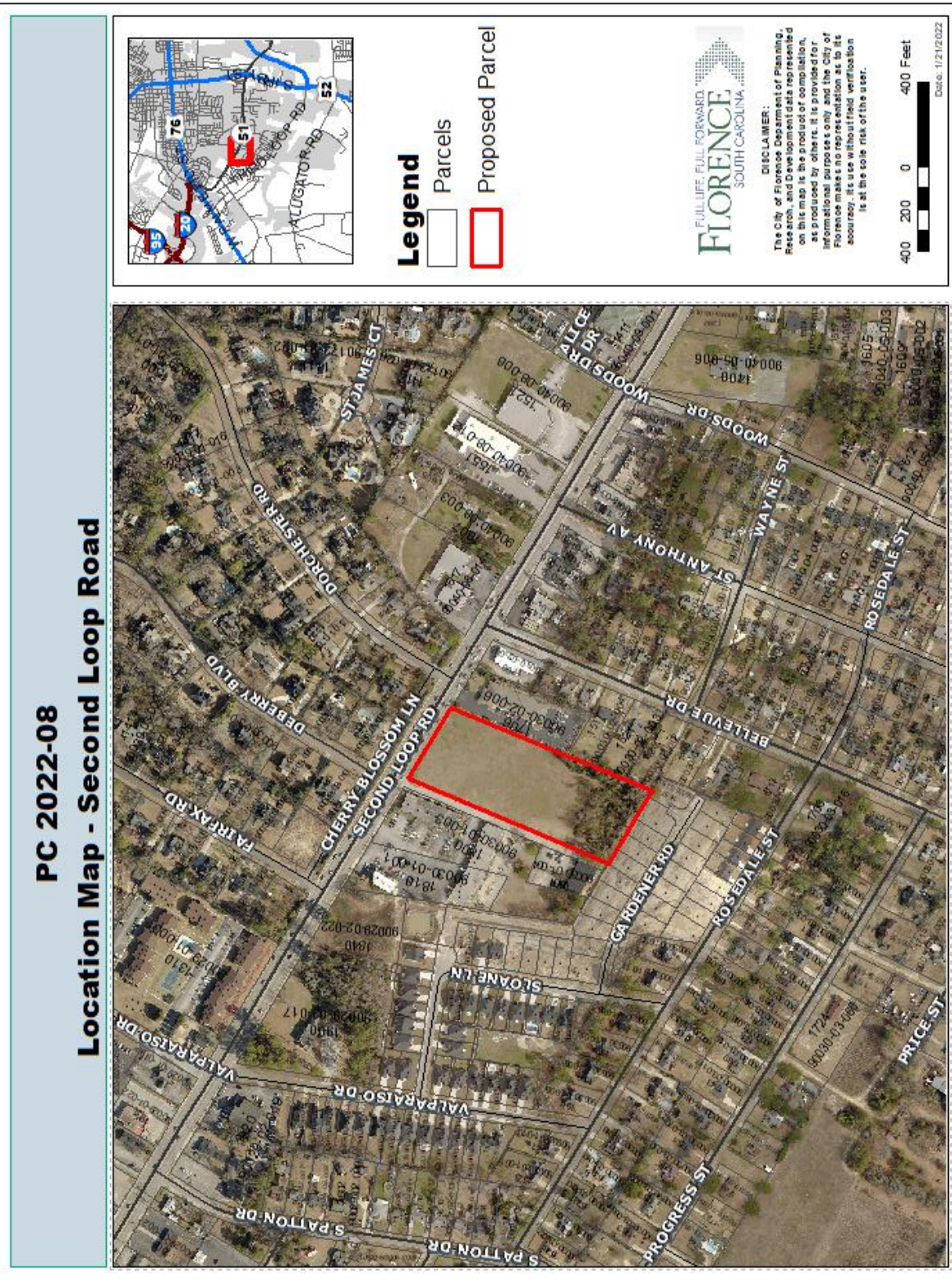


**DISCLAIMER:**  
The City of Florence, Department of Planning, Research, and Development data represented on this map is the product of compilation as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

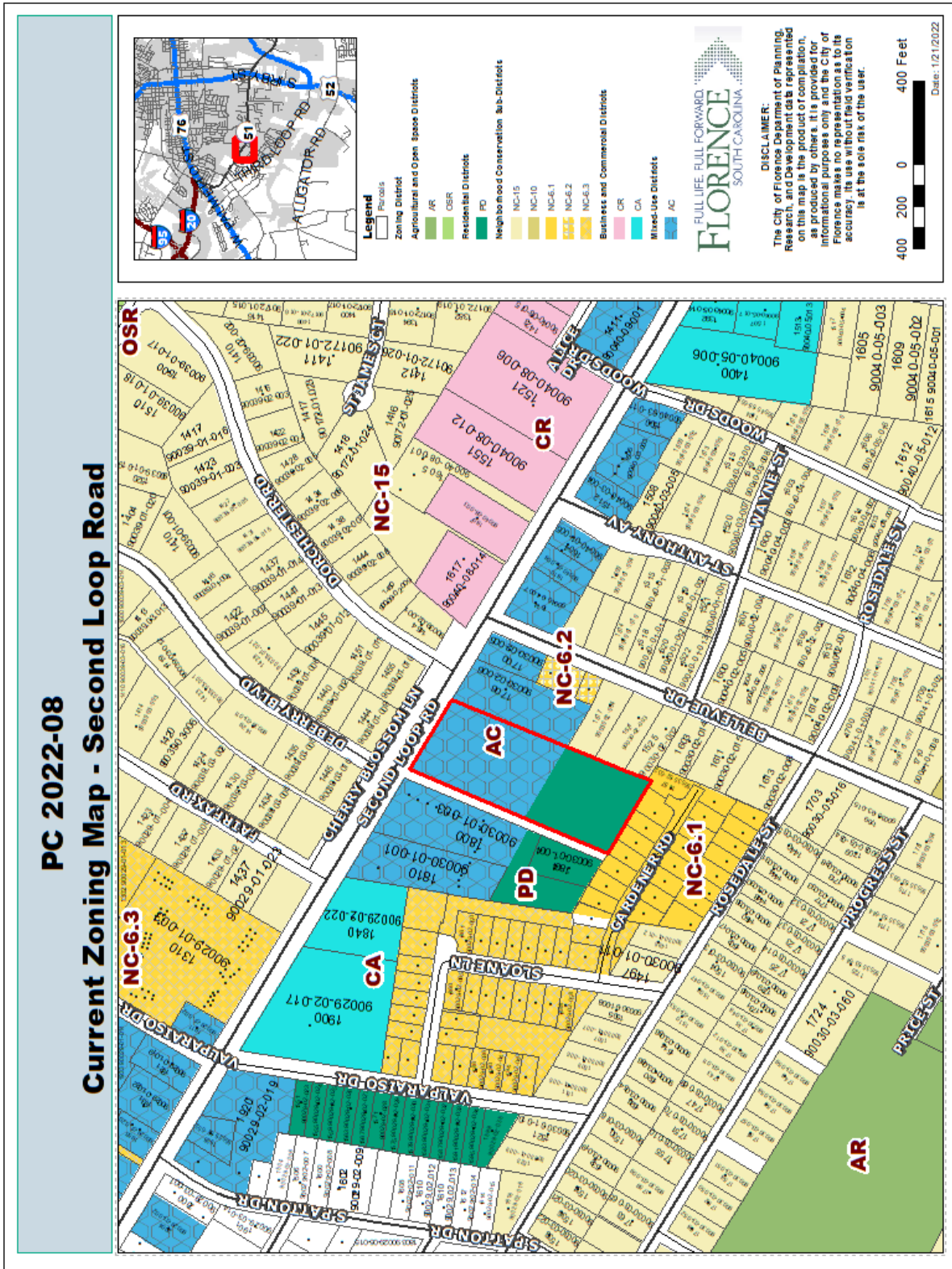


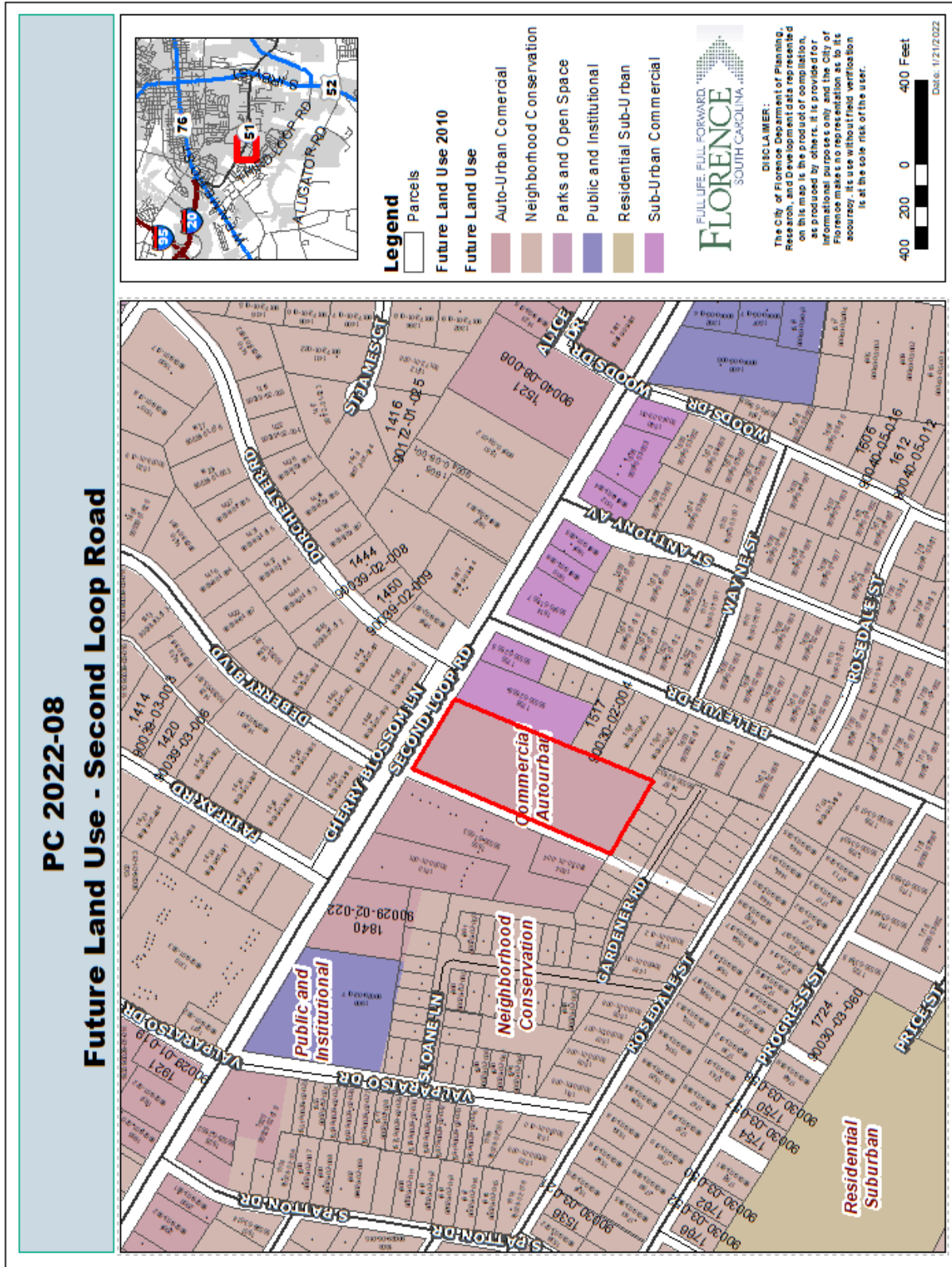


Attachment B: Location Map



Attachment C: Zoning Map





**ORDINANCE NO. 2005- 31**

**AN ORDINANCE TO REZONE PROPERTIES OWNED BY DEBERRY-BASKIN LIMITED PARTNERSHIP AND MYRTLE G. MCLEOD LOCATED OFF SECOND LOOP ROAD AND ROSEDALE AVENUE BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.**

**WHEREAS**, a Public Hearing was held in Room 803 of the City-County Complex on August 23, 2005 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

**WHEREAS**, an application by Aubrey Richardson for property located off Second Loop Road and Rosedale Avenue was presented requesting an amendment to the City of Florence Zoning Atlas changing the zoning district classification of the aforementioned properties from B-2, Limited Business District and R-1, Single-Family Residential District to PDD, Planned Development District and described as follows:

**Shown more specifically on Florence County Tax Map 90-029, Block 02, Parcel 1; 90-030, Block 2, Parcel 1 and 90-030, Block 2, Parcel 9 consisting of approximately 16.28 acres.**

**WHEREAS**, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:**

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and changing the zoning district classification of the aforesaid properties from B-2, Limited Business District and R-1, Single-Family Residential District to PDD, Planned Development District.
2. That this Ordinance shall become effective upon its approval and adoption this 17th day of October, 2005 by the City Council of the City of Florence and posting of this amendment in the official **Zoning Atlas**.

**ADOPTED THIS 17th DAY OF October, 2005.**

PC #2005-08-04 Second Loop Road & Rosedale Avenue, Florence, 90-029 Block 2, Parcel 1 and 90-030, Block 1, Parcel 2, and 90-030, Block 2, Parcels 1 & 9 (Richardson)



Attachment F: Site Photos

