

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, FEBRUARY 13, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on December 12, 2023
(No meeting held on January 9, 2024)

- IV. Public Hearing and Matter in Position for Action**

PC-2024-01 Request to rezone a portion of the parcel at 186 Dunbarton Drive from CG to IH, identified as a portion of Florence County Tax Map Number 00099-01-020.

- V. Public Hearing and Matter in Position for Action**

PC-2024-02 Request to zone RG-3, pending annexation, 137 acres located at 3701 Bannockburn Road, identified as Florence County Tax Map Number 00152-01-025.

- VI. Public Hearing and Matter in Position for Action**

PC-2024-03 Request to zone NC-15, pending annexation, the lot located at 2506 Parsons Gate, identified as Florence County Tax Map Number 01221-01-285.

- VII. Public Hearing and Matter in Position for Action**

PC-2024-04 Request to rezone from NC-6.2 to NC-6.3 the two parcels located at 709 and 711 West Darlington Street, identified as Florence County Tax Map Numbers 90060-11-002 and 90060-11-017.

- VIII. Matter of Discussion**

PC-2024-05 Proposed amendment to Section 4-12.5.1 of the *Unified Development Ordinance* regarding Riparian Buffers.

- IX. Adjournment** Next regular meeting is scheduled for March 12, 2024.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

DECEMBER 12, 2023 MINUTES

MEMBERS PRESENT: Betty Gregg, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Xavier Sams

MEMBERS ABSENT: Drew Chaplin, Charles Howard, and Shelanda Deas

STAFF PRESENT: Clint Moore, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: In the absence of Chairman Drew Chaplin, Dr. Mark Lawhon called the meeting to order at 6:02 p.m.

INVOCATION: Chairman Lawhon asked Mr. Moses to provide the invocation, which he did. He wished everyone a Merry Christmas.

APPROVAL OF MINUTES: Chairman Lawhon asked Commissioners if any changes needed to be made to the November 14, 2023 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (5-0).

APPROVAL OF 2024 MEETING CALENDAR: Chairman Lawhon introduced the 2024 calendar of meeting dates. Mr. Moses moved to accept the calendar, Mr. Keith seconded, and the motion passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-34 Request to zone NC-15, pending annexation, the property located at 233 North Lakewood Drive, specifically identified as Florence County Tax Map Number 90008-01-003.

Chairman Lawhon read the introduction to PC-2023-34, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff, Chairman Lawhon opened the public hearing. There being no one to speak in favor of or against the request, Chairman Lawhon closed the public hearing and called for a motion.

Mr. Moses moved to approve the rezoning request; Ms. Gregg seconded, and the motion passed unanimously (5-0).

OTHER BUSINESS: Mr. Moore updated the Commission regarding the subcommittee formed with Mr. Howard, Ms. Sams, and Dr. Lawhon to look at the riparian buffer requirements of the *Unified Development Ordinance*. He explained that staff was looking at the riparian buffer requirements of other cities, including Charleston, North Augusta, and Raleigh, NC. Proposals will be considered by the subcommittee in anticipation of a full amendment in the coming months. Dr. Lawhon asked if there would be public hearings

held; Mr. Moore said that yes, there will be public hearings before the Planning Commission, similar to when other amendments have been made in the past.

Mr. Moore said that Vanessa Murray had resigned from the Planning Commission, and Council has appointed Charlie Abbott of Carolina Bank to replace her.

ADJOURNMENT: There being no other business, Chairman Lawhon asked for a motion to adjourn. Mr. Moses moved to adjourn; Mr. Keith seconded the motion, and the motion passed unanimously (5-0). Chairman Lawhon adjourned the meeting at 6:10 p.m. The next regular meeting is scheduled for January 9, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 FEBRUARY 13, 2024**

AGENDA ITEM: PC-2024-01 Request to rezone a portion of the parcel at 186 Dunbarton Drive from CG to IH, identified as a portion of Florence County Tax Map Number 00099-01-020.

I. IDENTIFYING DATA:

Applicant	Tax Map Number
Zak Elyasi	00099-01-020

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 AND USES:

Current Zoning: Commercial General (CG)
Proposed Zoning: Heavy Industrial (IH)
Current Use: Vacant Land
Proposed Use: Warehousing and Distribution Center

North: UPS Distribution Center: Florence County, unzoned
South: Vacant Land: Planned Development (shopping center)
East: Vacant Land, Floodway: Commercial General
West: Interstate 95; Office Space: CG

IV. POINTS TO CONSIDER:

- (1) The parcel contains an office building currently occupied by ACS Technologies. The office building and related parking lot utilize the front 400 feet of the parcel, which has a total depth of about 2,300 feet.
- (2) The applicant is requesting to rezone the back portion of the property to Heavy Industrial (IH) with the intent of developing a warehouse and distribution center on the lot (Attachments E and F).
- (3) If the rezoning request is approved, subdivision of the property will be required.
- (4) The warehouse and distribution use is permitted in the IH zoning district only.
- (5) There is a UPS distribution center immediately adjacent to the affected parcel. It is not in the City limits and is unzoned.

- (6) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the IH district (Attachments H and I).
- (7) All development is subject to the City of Florence codes and regulations, including setbacks, landscaping, bufferyards, and parking.
- (8) Land uses of the adjacent properties include vacant land and commercial uses. A multifamily development is in the early stages of construction on the parcel on the other side of the UPS location.
- (9) The Future Land Use Map designates these parcels as General Commercial.
- (10) City water and sewer services are accessible to this parcel.
- (11) If rezoning to an Industrial zoning designation is considered, City staff would recommend the Light Industrial zoning.

V. OPTIONS:

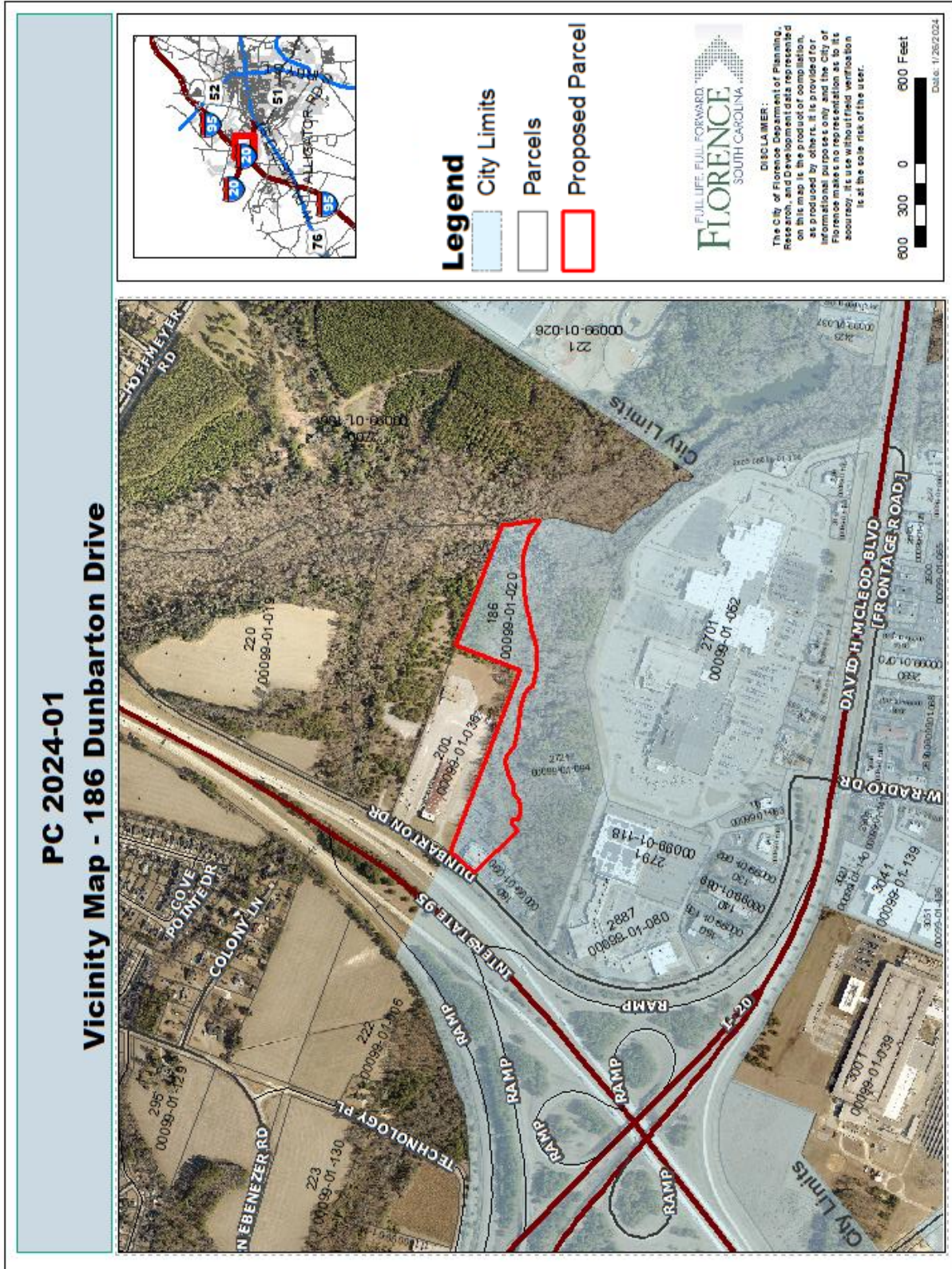
Planning Commission may:

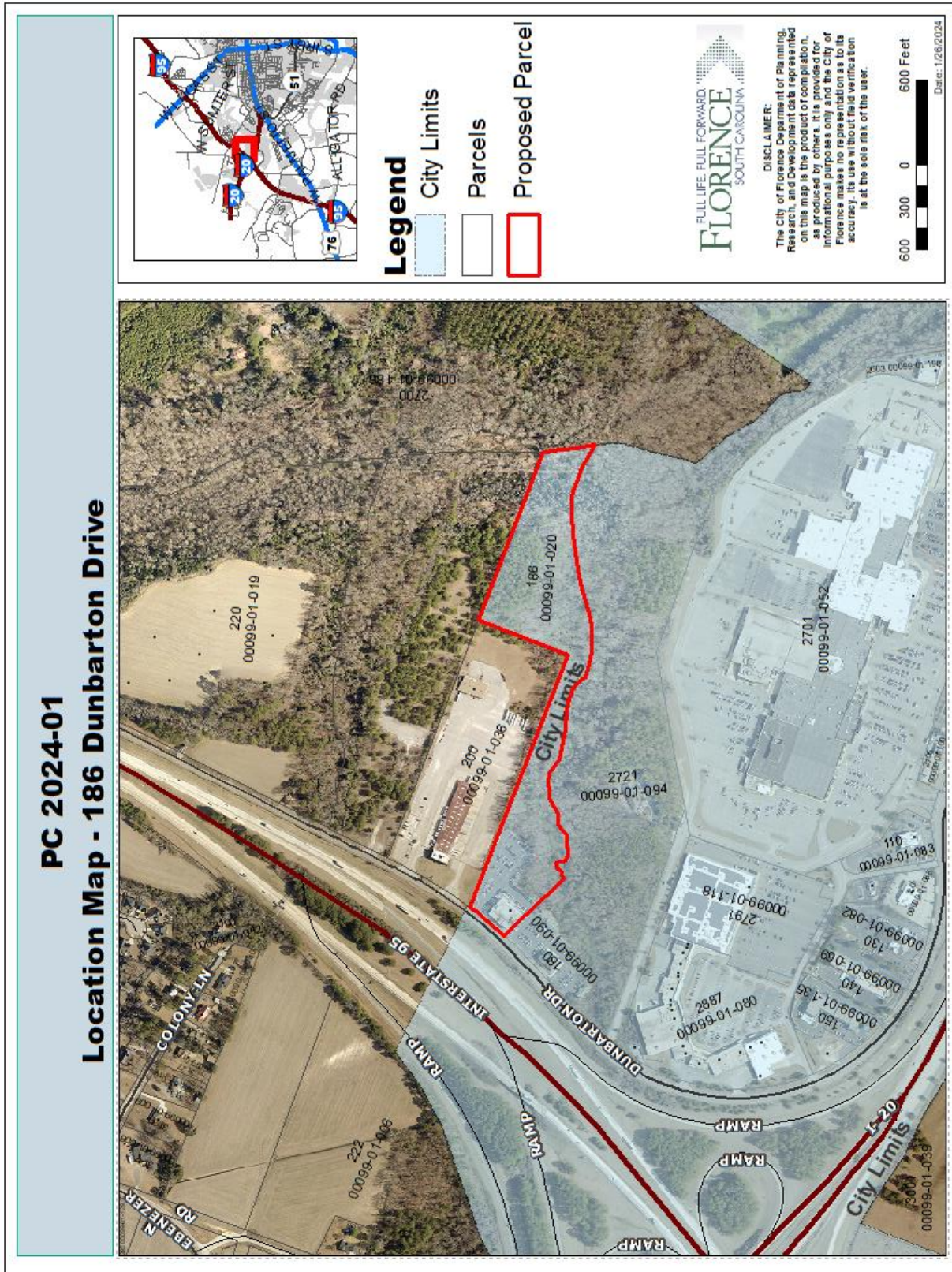
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

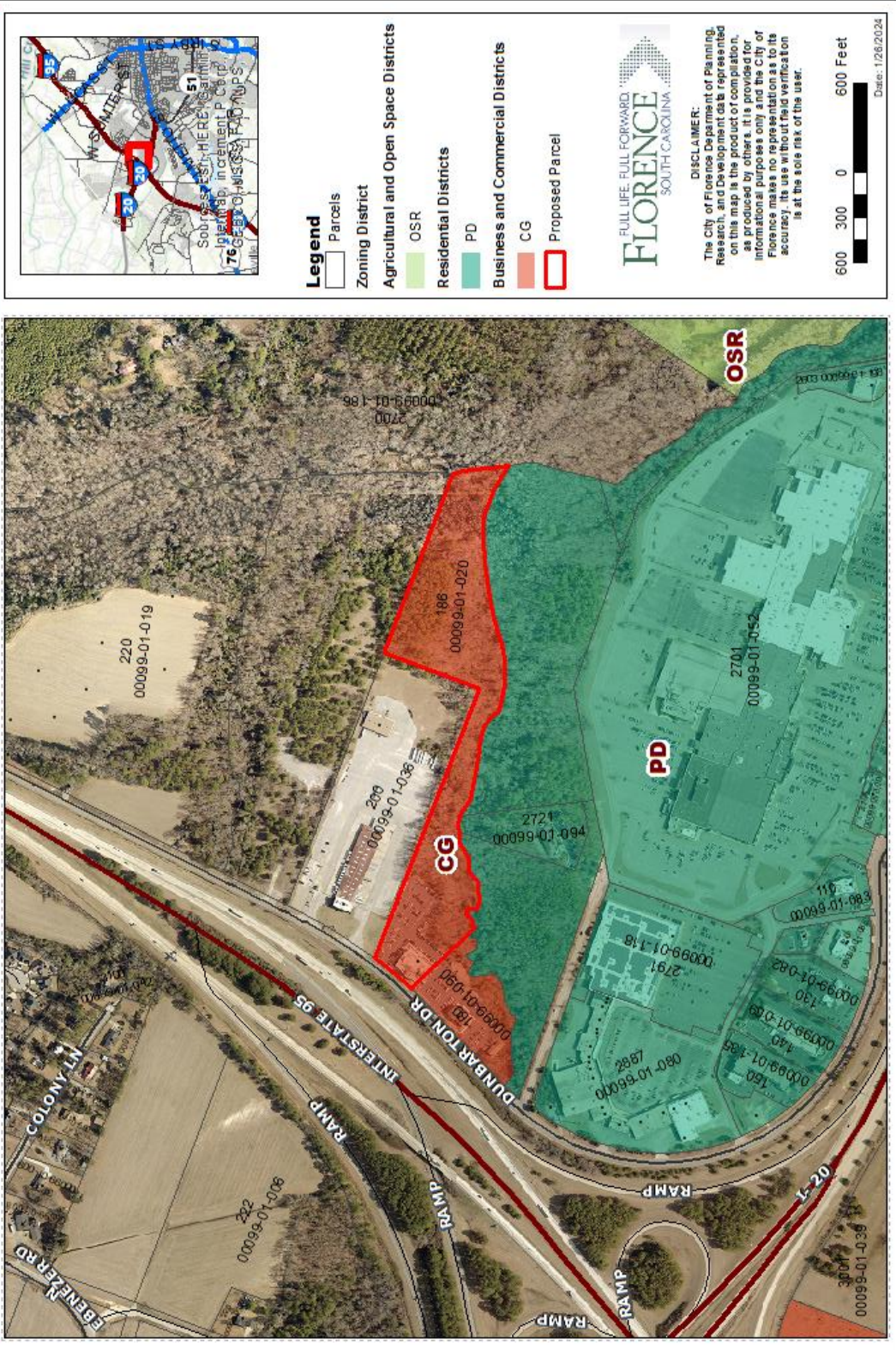
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Zoning
- F) Proposed Development Site Plan
- G) Site Photos
- H) Use Table from the *Unified Development Ordinance*
- I) Definitions for Light Industrial and Heavy Industrial uses

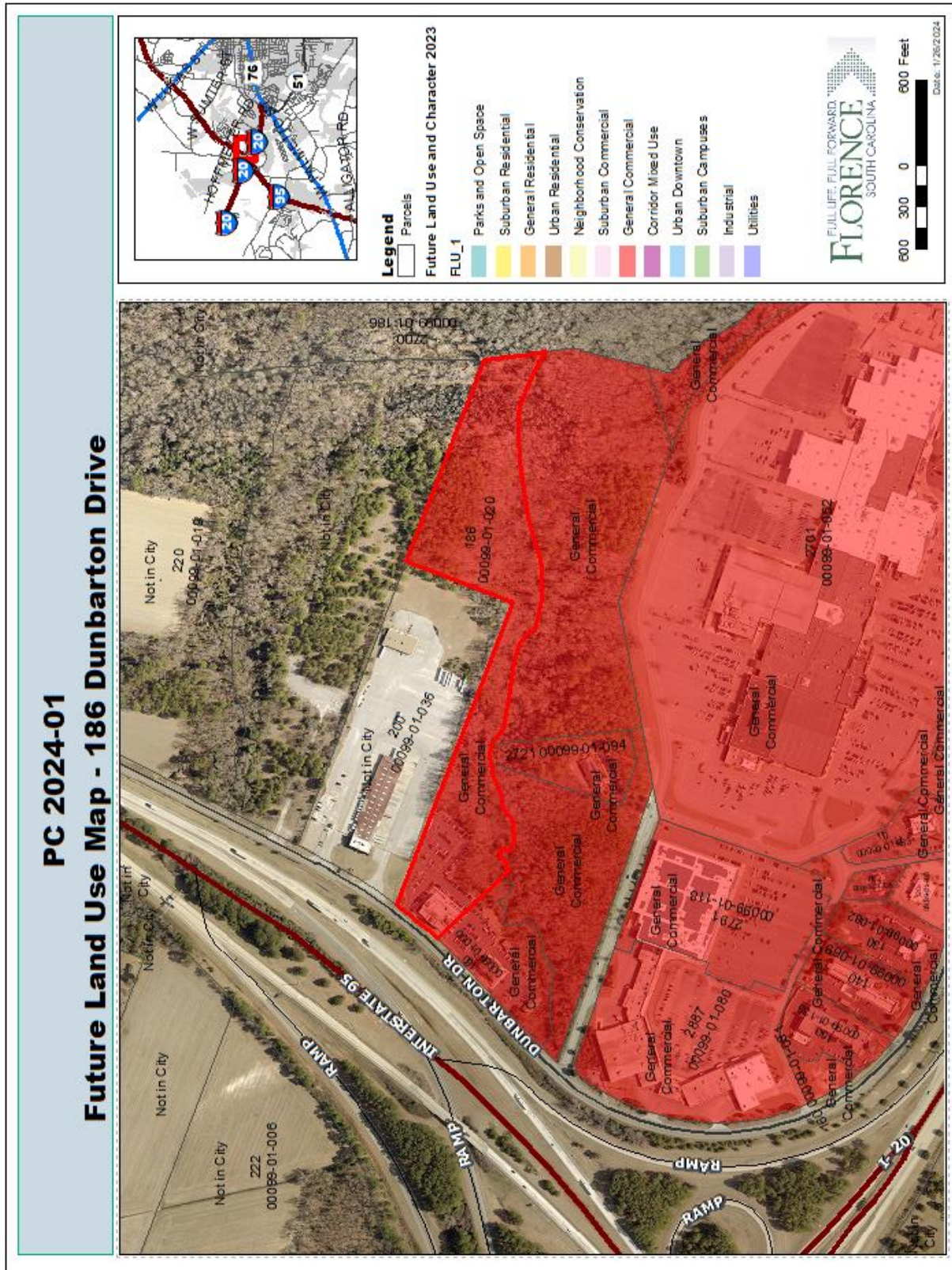
Attachment A: Vicinity Map





**PC 2024-01
Zoning Map - 186 Dunbarton Drive**





Attachment E: Proposed Zoning



Attachment F: Proposed Development Site Plan



Attachment G: Site Photos



Existing office building.



The UPS center immediately adjacent.



Looking at the portion of the parcel to be rezoned.

Attachment H: Use Table from the *Unified Development Ordinance*

Table 1-2.7.5 Industrial, Logistics, and Storage Uses																
Land Use	Zoning Districts															
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Industrial Uses and Logistics																
Light Industry	-	-	-	-	-	-	C	-	-	-	-	P	P	-	-	
Research / Testing Laboratory	-	-	-	-	-	-	C	-	-	-	-	CL	P	-	-	
Recycling Collection Facility	-	-	-	-	-	-	-	-	-	-	-	C _B	C _B	-	-	
Composting Facility	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	SE	
Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	SE	C	-	-	
Heavy Industry	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Warehousing and Logistics / Distribution Centers	!	!	!	!	!	!	!	!	!	!	!	!	P	!	!	
Storage Uses																
Self-Storage / Moving Vehicle Rental	-	-	-	-	-	-	-	C _B	-	-	-	C _B	-	-	-	
Donation Receptacles	-	-	-	-	-	C	C	C	-	-	-	C	C	-	-	
Rail Yard	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Storage Yard	-	-	-	-	-	-	-	-	-	-	-	SE	C	-	-	
RE (Estate Residential), RS (Suburban Residential), RG (General Residential, RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use) CA (Campus), CG (Commercial General), CBD (Central Business District, AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional Use), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)																

Attachment I: Definitions for Light Industrial and Heavy Industrial uses

Light Industry means uses that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, with limited outside storage and limited external impacts or risks; or wholesale uses; or rental or sale of large items that are stored outside. For illustrative purposes, light industry uses include:

- A. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;
- B. Offices of general contractors, specialty subcontractors, or tradesmen which include:
 1. Bay door access to indoor storage of tools, parts, and materials;
 2. Parking of commercial vehicles; or
 3. Outdoor storage areas that are smaller than the area of the first floor of the building that are used for storage of materials or vehicles that are less than 12 feet in height.

- C. Communications facilities, except wireless telecommunications facilities;
- D. Data centers, server farms, telephone exchange buildings, and telecom hotels;
- E. Food production and packaging other than meat and seafood processing and restaurants;
- F. Furniture making or refinishing;
- G. Manufacture of textiles or apparel;
- H. Screen printing of apparel;
- I. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);
- J. Research and development, scientific testing, and product testing;
- K. Disassembly of consumer electronics and / or appliances into component parts, where all operations and storage are within an enclosed building;
- L. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products; and
- M. Packaging of products.

Heavy Industry means:

- A. Primary processing or manufacturing or repair operations not specifically defined elsewhere in this Section, which involve:
 - 1. An outside storage area that is larger than the area of the first floor of buildings on the same lot;
 - 2. A material risk of environmental contamination, explosion, or fire;
 - 3. Perceptible ground vibration;
 - 4. Perceptive noise or dust;
 - 5. Emission of objectionable odors;
 - 6. More than 12 trips by semi-trailer trucks per day;
 - 7. Processing of minerals (except precious and semi-precious stone cutting for jewelry or precision instruments such as lasers or watches), ores, or fossil fuels.
- B. Industries that are required to undergo New Source Review under the Federal Clean Air Act or are subject to construction or operation permits pursuant to Title V of the Federal Clean Air Act.
- C. For illustrative purposes, heavy industrial uses include, but are not limited to:
 - 1. Coal cleaning plants with thermal dryers; coke oven batteries; carbon black plants (furnace process); petroleum refineries; petroleum storage and transfer units (except retail gasoline stations); and bulk fuel dealers;
 - 2. Facilities used in the primary or secondary production of metals (e.g., primary zinc, copper, or lead smelters; primary aluminum ore reduction plants; iron and steel mills; sintering plants; secondary metal production plants; and blacksmith shops);
 - 3. Portland cement plants;
 - 4. Sawmills and pulp mills;

5. Incinerators with the capacity to charge more than 250 tons of refuse per day;
6. Lime plants; phosphate rock processing plants; sulfur recovery plants; and hydrofluoric, sulfuric, or nitric acid plants;
7. Fossil fuel combustion (boilers or electricity generation) totaling more than 250 million BTUs per hour of heat input;
8. Fabrication of building materials such as countertops, drywall, and cut stone;
9. Fabrication of vehicles, manufacturing equipment, durable goods, or pre-fabricated homes or home components;
10. Auto or marine body, paint, or upholstery shops;
11. Drycleaner processing plants that use PERC or comparable petrochemical solvents;
12. Meat or seafood processing plants;
13. Manufacture of glass products (e.g., windowpanes, bottles, and jars), except hand-blown products;
14. Manufacture of plastic products (except assembly of parts that are manufactured elsewhere);
15. Plasma arc welding, cutting, gouging, surfacing, or spraying; gas welding (but not brazing); arc welding with equipment that is rated at more than 200 amps; TIG welding; and other heavy welding procedures (e.g., for structural steel, automotive body, or heavy equipment manufacture or repair);
16. Hot mix asphalt plants;
17. Regional wastewater utilities;
18. Fossil fuel power plants, waste-to-energy plants, and biomass plants that produce more than 100 megawatts of electricity;
19. Fossil fuel power plants.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 13, 2024**

AGENDA ITEM: PC-2024-02 Request to zone General Residential – 3 (RG-3), pending annexation, 137 acres located at 3701 Bannockburn Road, identified as Florence County Tax Map Number 00152-01-025.

I. IDENTIFYING DATA:

Owner	Tax Map Number
John L. Bruce Jr.	00152-01-025

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:

Current Zoning:	RU-1 (County)
Proposed Zoning:	General Residential-3 (RG-3)
Current Use:	Vacant Land
Proposed Use:	Single-Family Subdivision

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned RU-1, which is a rural community district.
- (2) The proposed zoning, pending annexation, is General Residential-3 District (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in RG-3 zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land uses of the adjacent properties include single-family residential on small lots in the City, single-family residential on large lots in the County, a small family farm, rural uses, and vacant land.
- (5) The developer is proposing a single-family subdivision with an average lot size of 6,000 square feet.
- (6) Future Land Use of the adjacent City parcels is Neighborhood Conservation.

- (7) City water services are currently available. City sewer services are not available.
- (8) Extension of the water and sewer utility will be provided by the developer.
- (9) The developer is required to submit a sketch plan for approval by the Planning Commission before any construction takes place.
- (10) City staff recommends the parcels be zoned RG-3 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the proximity to a neighborhood with small residential lots.

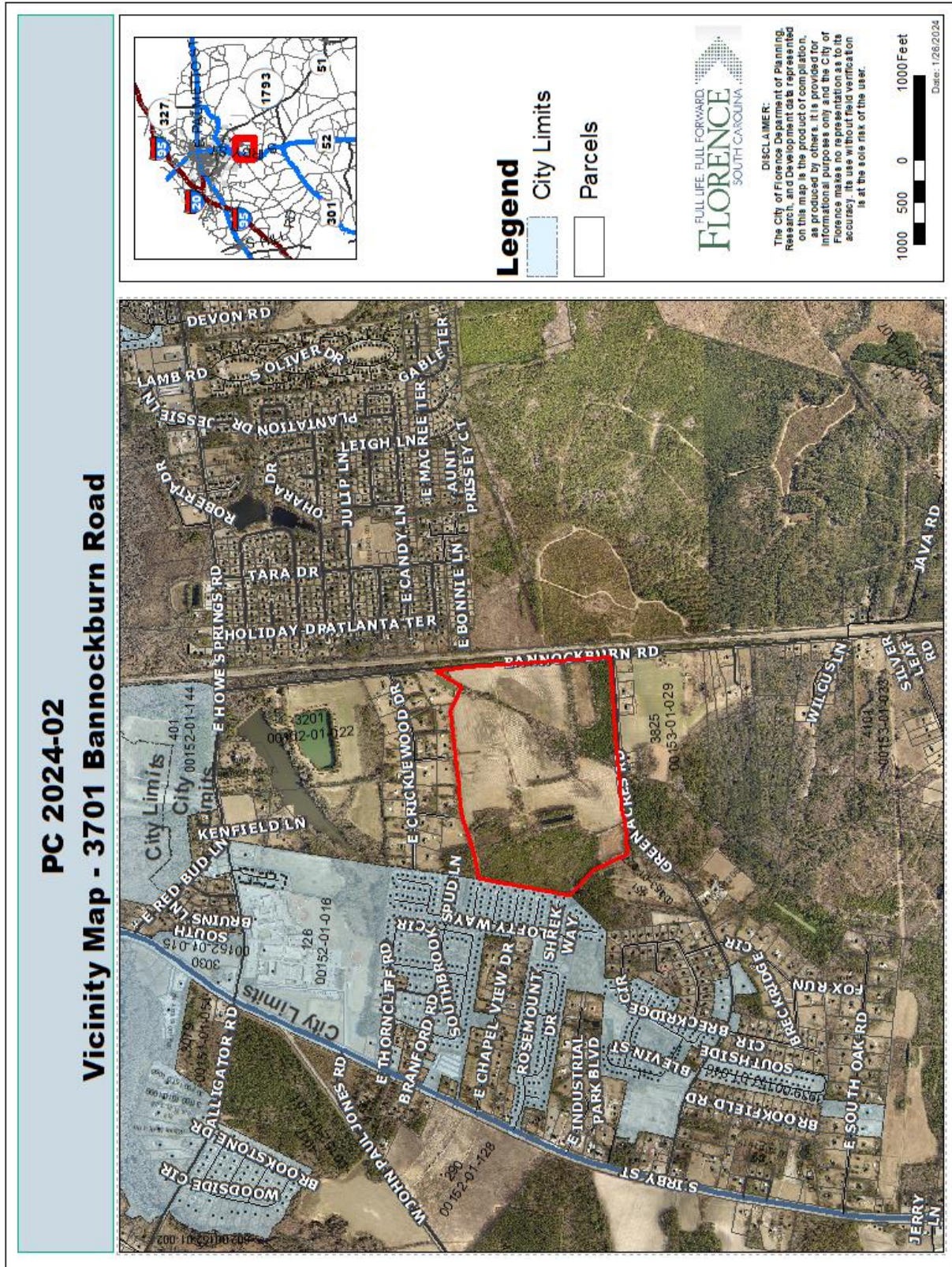
V. OPTIONS:

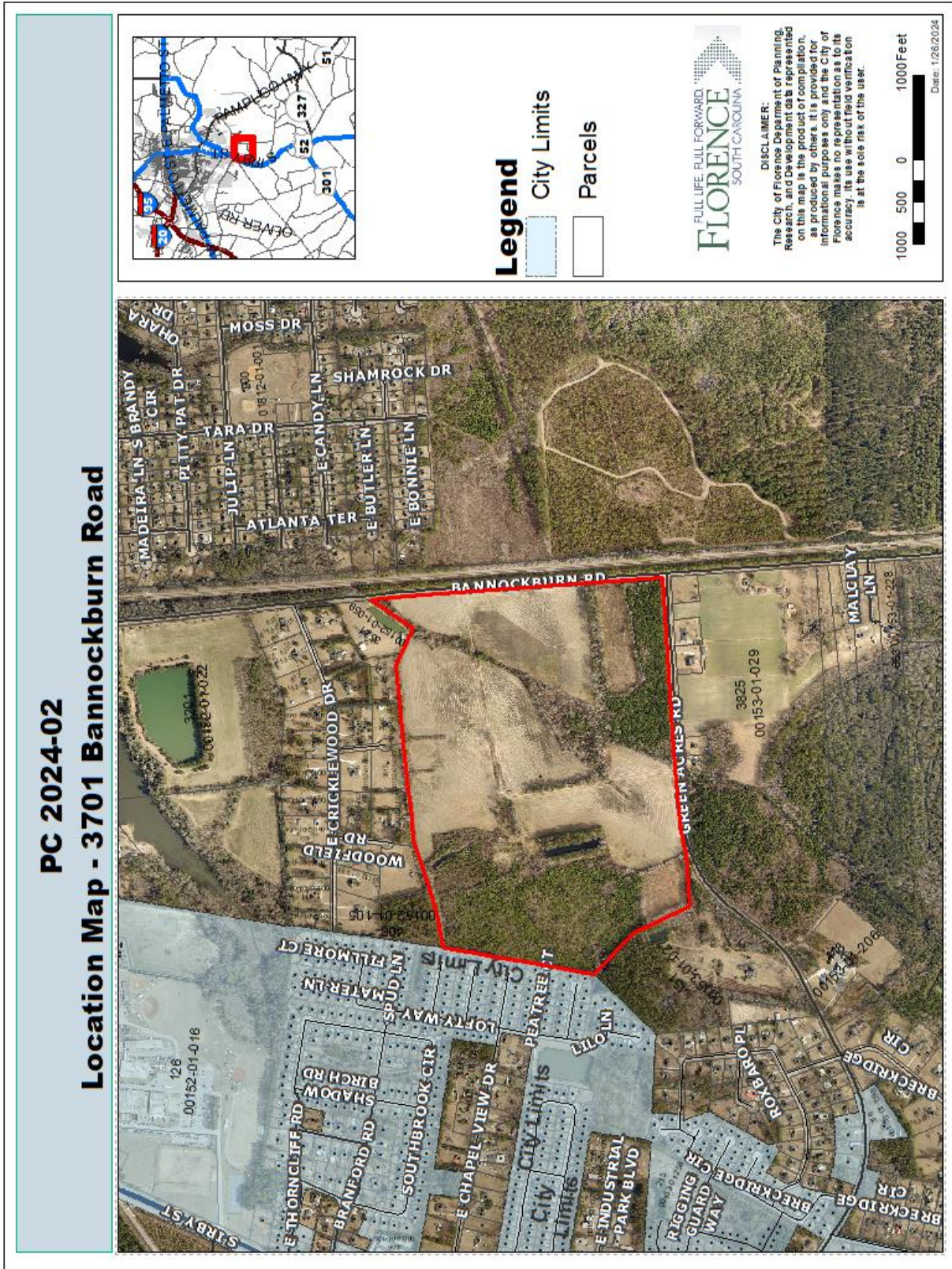
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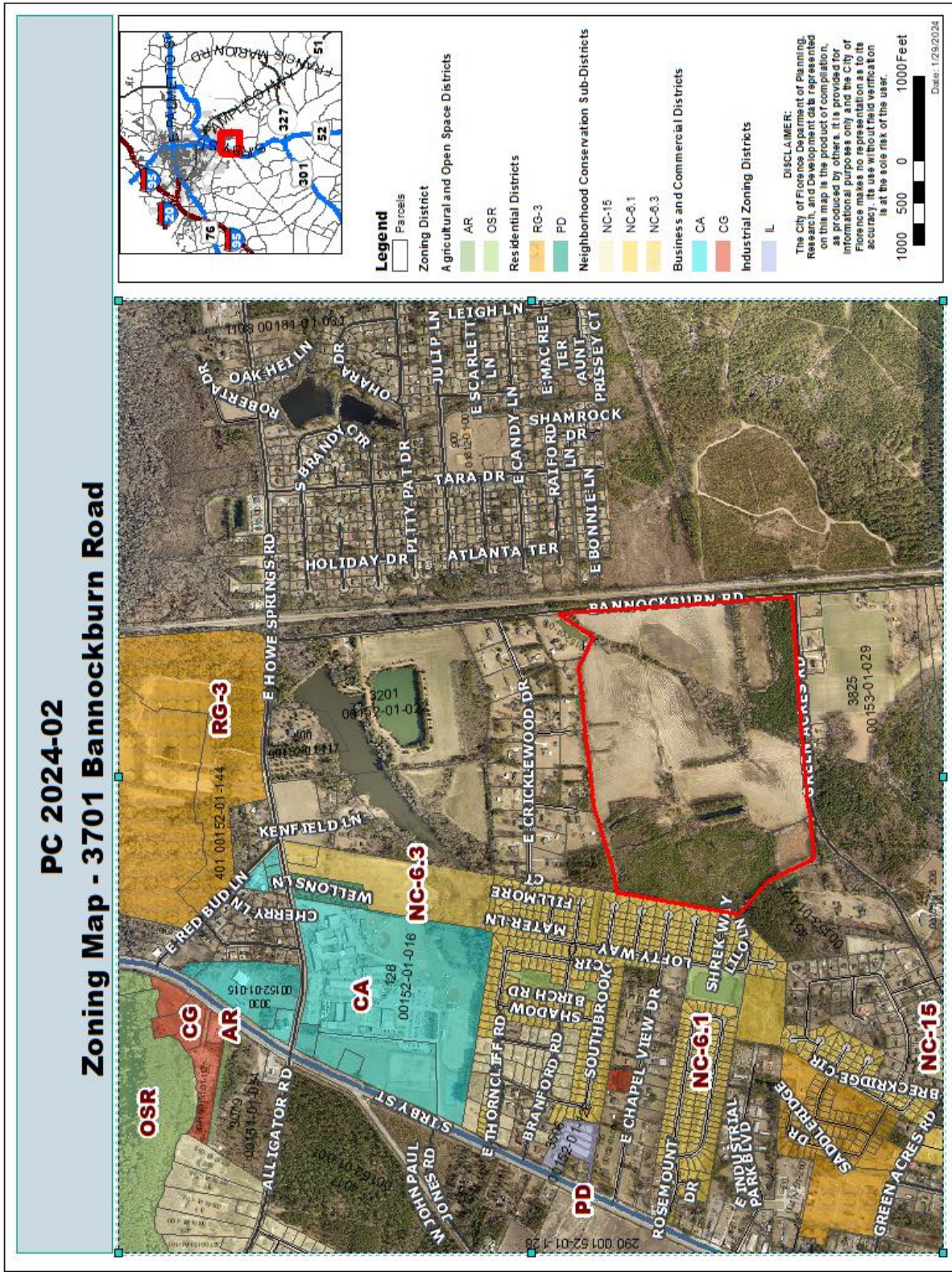
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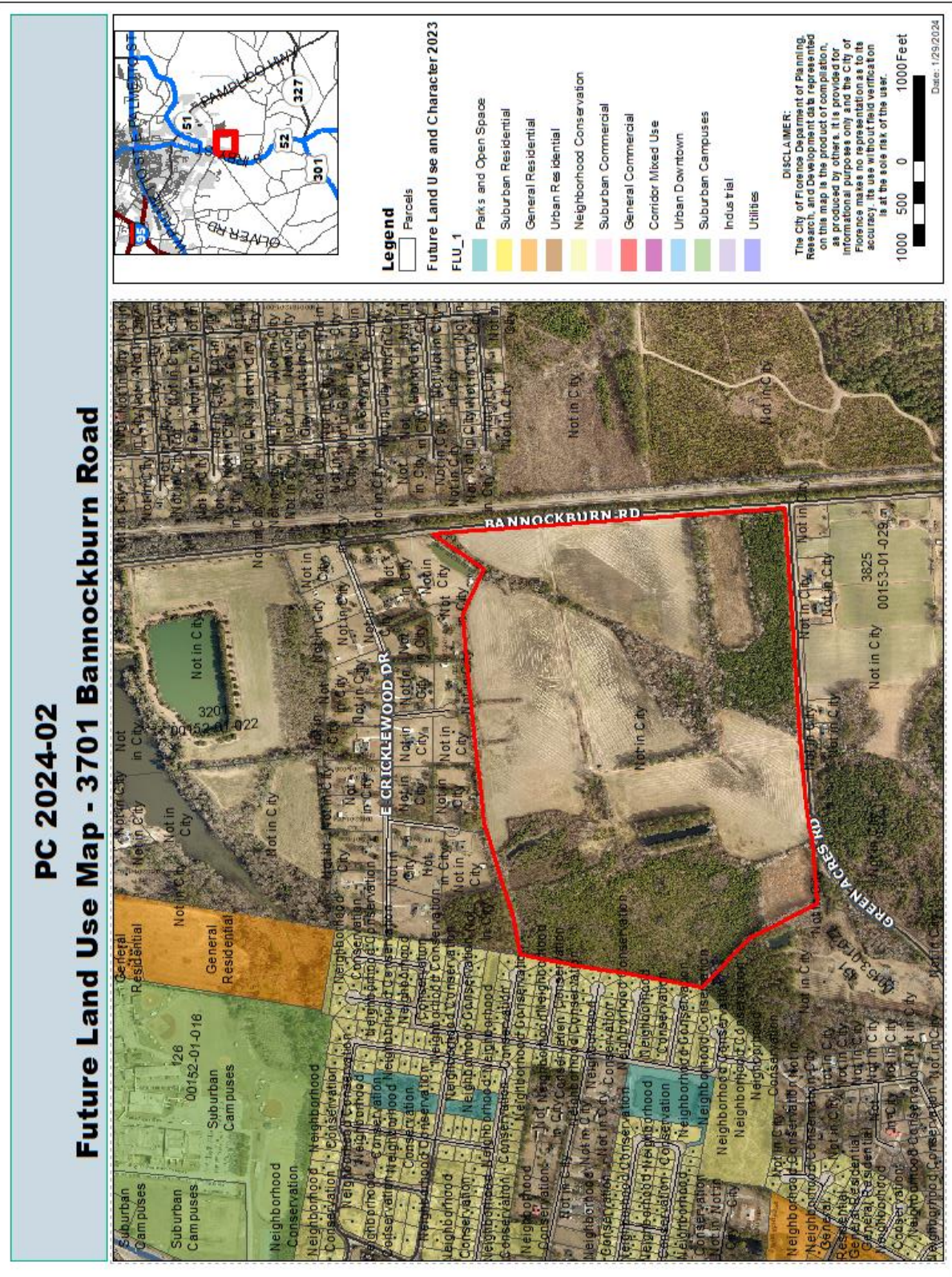
VI. ATTACHMENTS:

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









Attachment E: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 13, 2024**

AGENDA ITEM: PC-2024-03 Request to zone Neighborhood Conservation – 15 (NC-15), pending annexation, the lot located at 2506 Parsons Gate, identified as Florence County Tax Map Number 01221-01-285.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Alpeshkumar Patel	01221-01-285

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:

Current Zoning:	R-1 (County)
Proposed Zoning:	Neighborhood Conservation-15 (NC-15)
Current Use:	Vacant Lot
Proposed Use:	Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned R-1. It is currently a vacant lot but the owner intends to construct a single family house.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot meets the dimensional requirements of the NC-15 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 NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (7) City water and sewer services are currently available.

- (8) City staff recommends the parcel be zoned Neighborhood Conservation-15 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

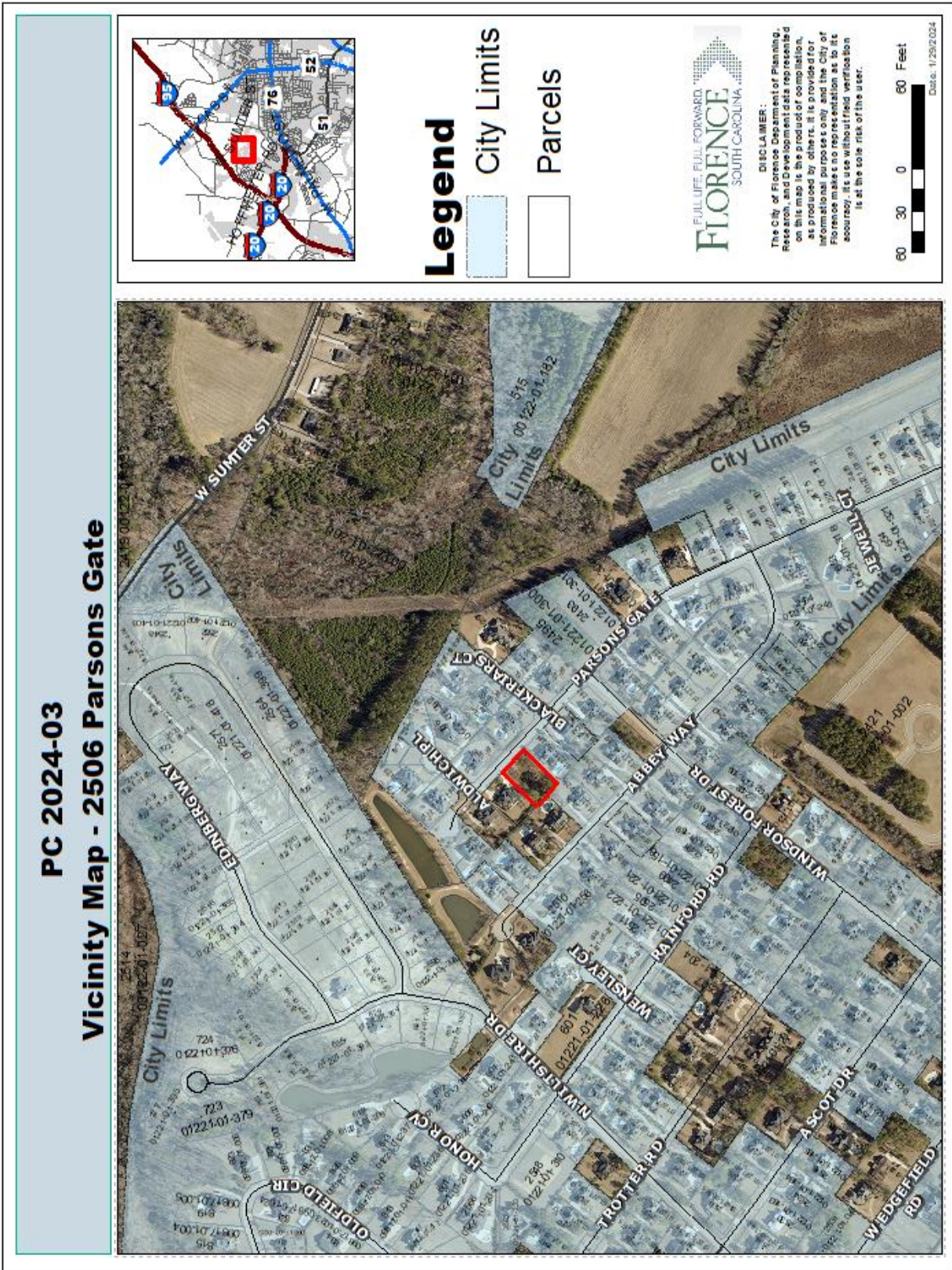
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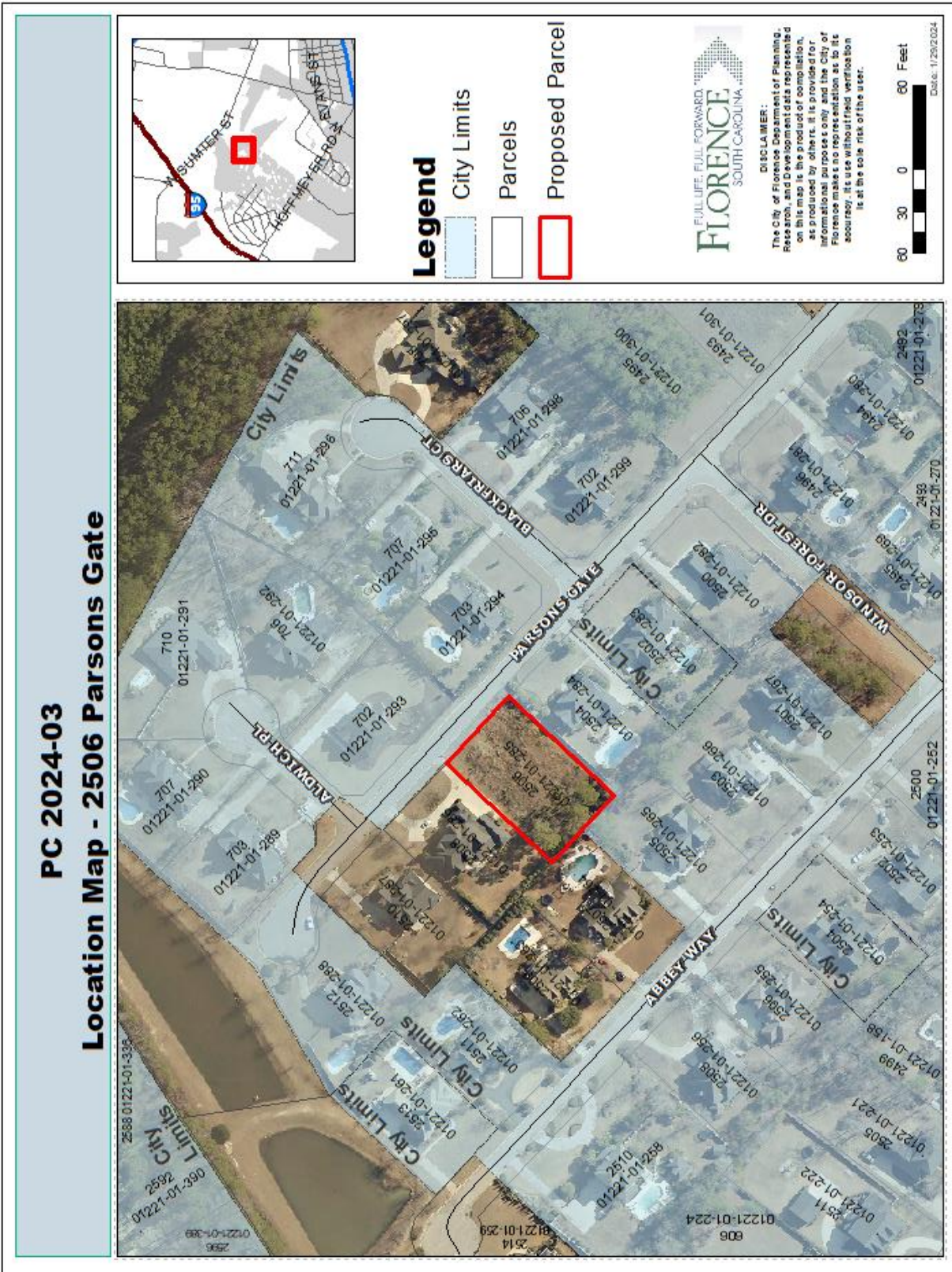
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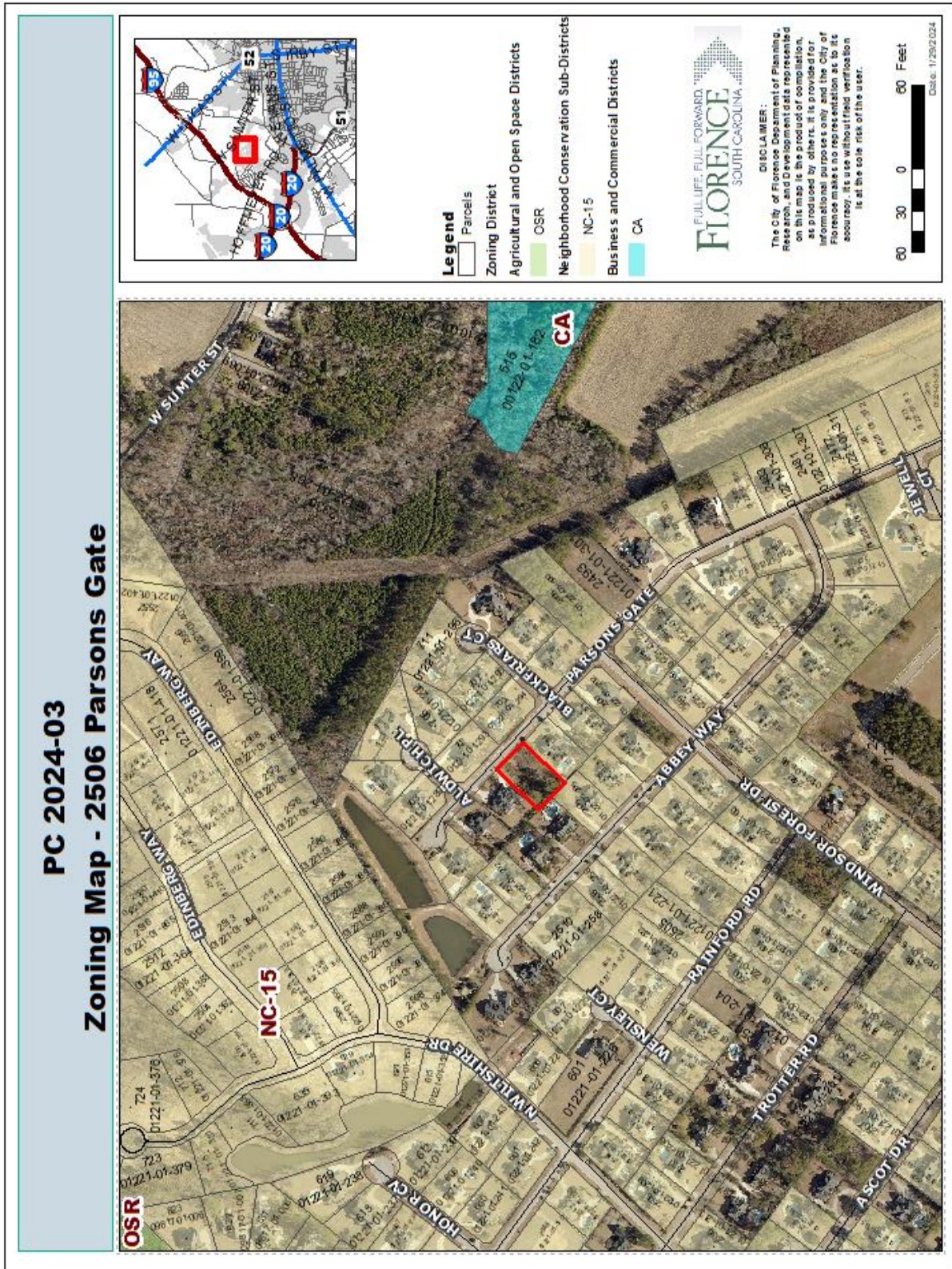
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- (3) Suggest other alternatives.
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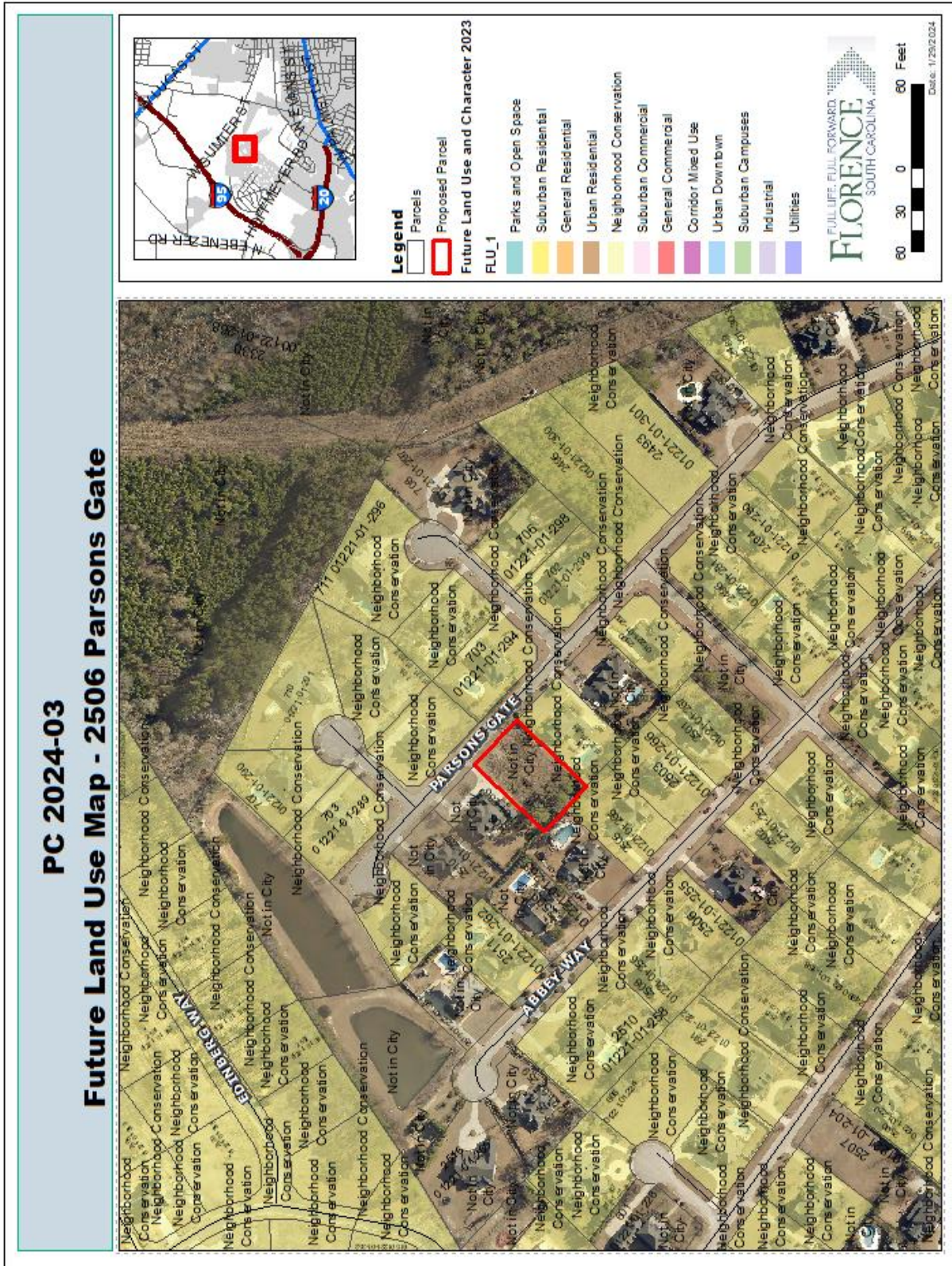
VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photo









Attachment E: Site Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 FEBRUARY 13, 2024**

AGENDA ITEM: PC-2024-04 Request to rezone from NC-6.2 to NC-6.3 the two parcels located at 709 and 711 West Darlington Street, identified as Florence County Tax Map Numbers 90060-11-002 and 90060-11-017.

I. IDENTIFYING DATA:

Applicant	Tax Map Numbers
Lorenzo Edwards	90060-11-002 & 90060-11-017

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 AND USES:

Current Zoning: Neighborhood Conservation-6.2
Proposed Zoning: Neighborhood Conservation-6.3
Current Use: Vacant Lots
Proposed Use: 4 Unit Multiplex

North: NC-6.2 zoning, vacant land
South: IL: Light Industrial zoning, single family use
East: NC-6.2: single family use
West: NC-6.2: single family use

IV. POINTS TO CONSIDER:

- (1) The 50 feet wide by 100 feet long parcels are currently zoned Neighborhood Conservation-6.2 (NC-6.2), which permits single family detached and duplex residential uses only (Attachment E).
- (2) The applicant would like to rezone the parcels to Neighborhood Conservation-6.3 (NC-6.3) with the intent of combining them and developing a four-unit multiplex on the lot.
- (3) While a duplex may be developed in the NC-6.2 zoning district, according to Table 2-4.1.3, each duplex requires a minimum lot size of 9,000 square feet and minimum lot width of 90 feet. If combined, the two lots would meet the standards for a single duplex for a total of two units. The applicant wishes to develop four units on the two lots.

- (4) According to Table 2-4.1.3, a four-unit multiplex requires a 9,000 square foot lot with a width of 90 feet (Attachment E).
- (5) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 district. This includes single-family detached, single family attached (townhomes), multi-plex, and multi-family residential uses.
- (6) A multiplex is defined by the *Unified Development Ordinance* as a residential building that is constructed to look like a large single-family detached residence. It typically has three or four units accessed through an interior hallway with a single entrance.
- (7) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type. Multiplexes are subject to specific design standards including orientation, setbacks, design, and parking.
- (8) Land uses of the adjacent properties are a mixture of vacant land and residential uses.
- (9) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (10) City water and sewer services are available.

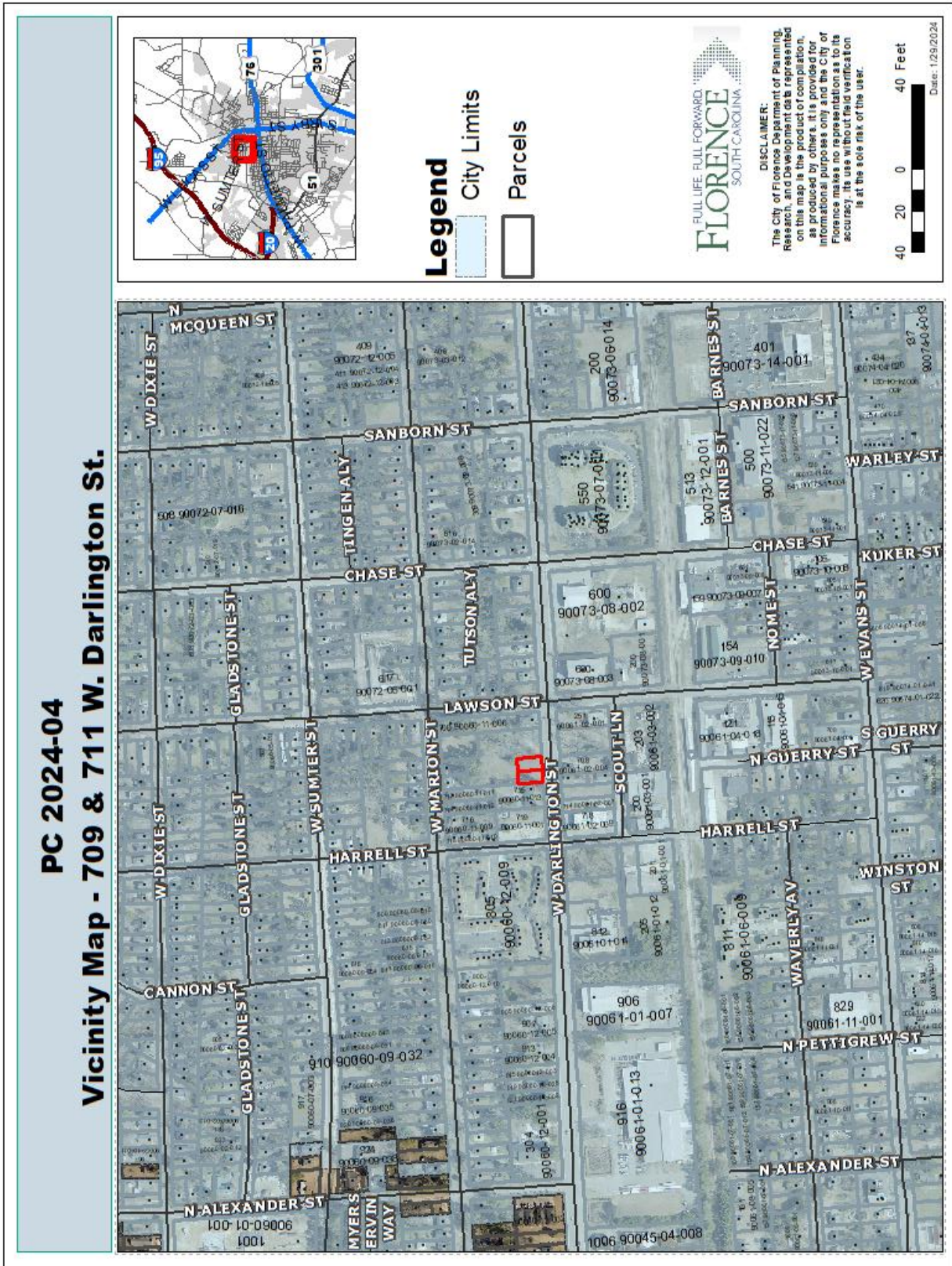
V. OPTIONS:

Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
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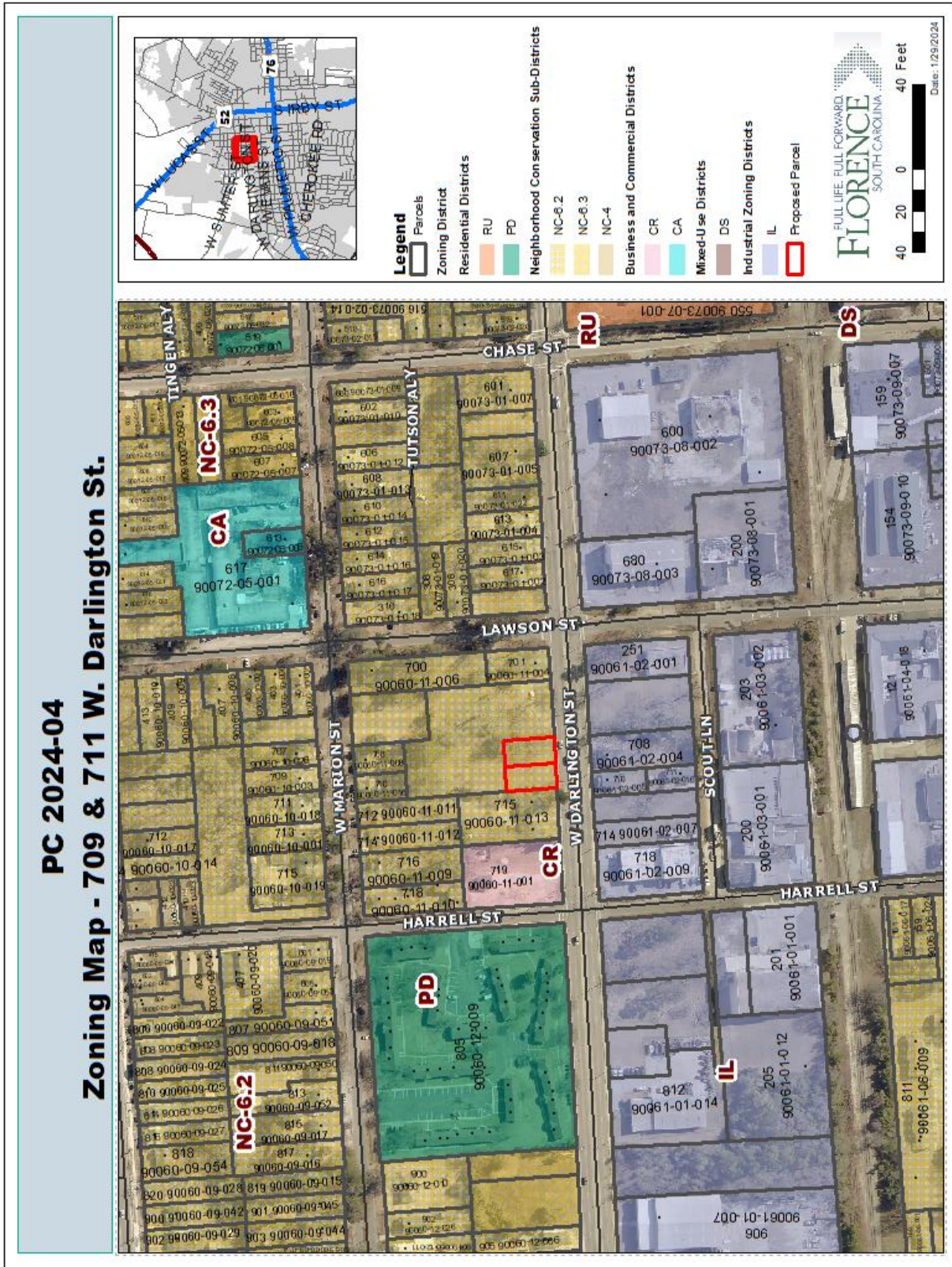
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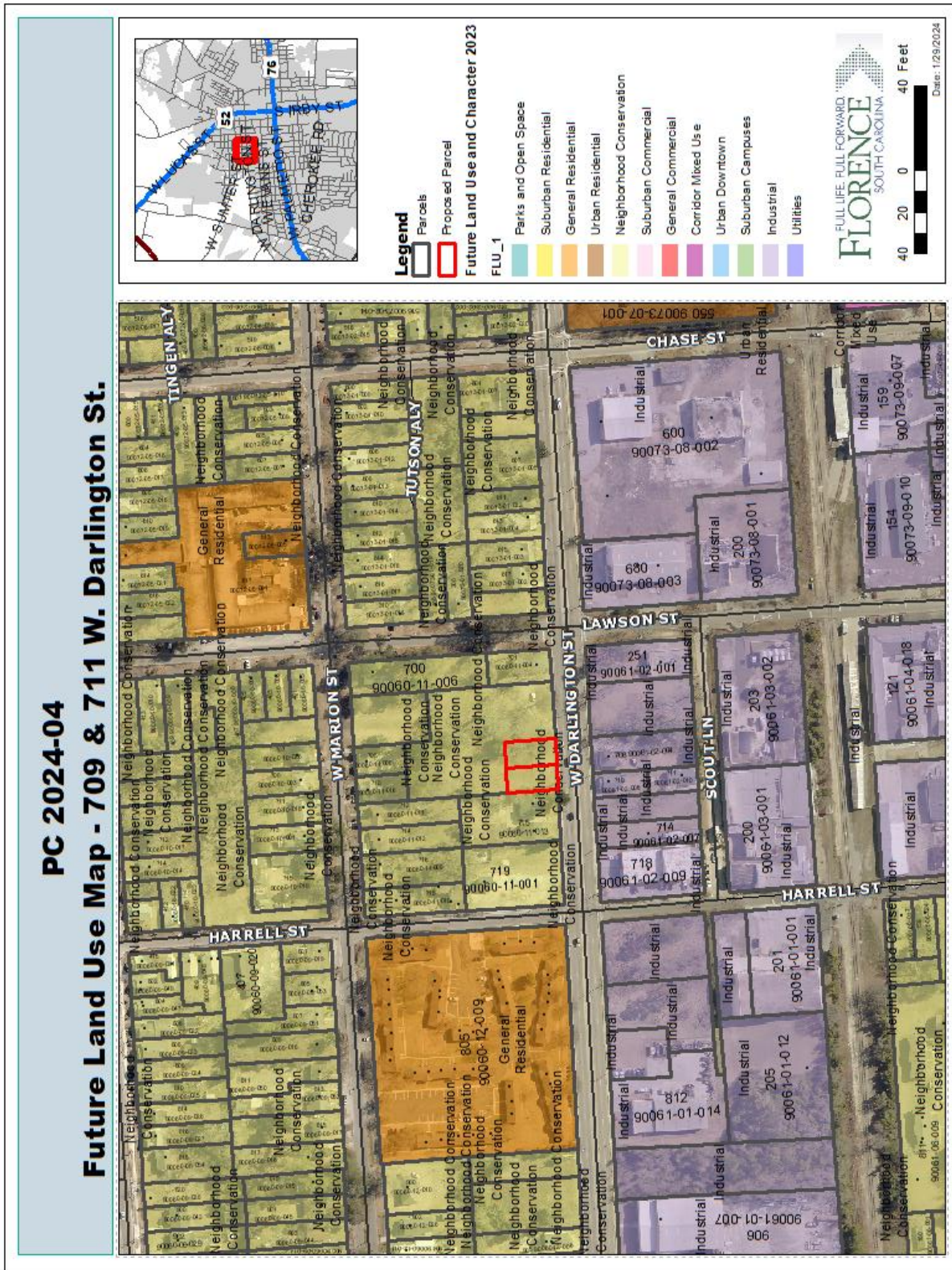
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Tables 1-2.7.2-b and 2-4.1.3
- F) Site Photo



Attachment B: Location Map







Attachment E: Tables 1-2.7.2-b and 2-4.1.3

Table 1-2.7.2-b Neighborhood Conservation Residential Uses of the Home						
Land Use	Zoning Districts					
	Residential					
	NC-15	NC-10	NC-6.1	NC-6.2	NC-6.3	NC-4
Residential Uses						
Single Family Detached	P	P	P	P	P	P
Lot Line Home	-	-	-	C	C	-
Patio Home 2	-	-	-	C	C	-
Townhome	-	-	-	-	PB	-
Cottage	-	-	-	-	-	-
Duplex	-	-	-	PB	PB	PB
Manufactured Home 1,2	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	-	-	PB	-
Multifamily 2	-	-	-	-	C	-
Live - Work Units	-	-	-	-	-	-

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area	Width	Front	Interior Side	Street Side	Rear	Height	Cover
Attached and Multi-Family Dwelling Units								
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%
Townhouse	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%
Apartment, Mixed-use Building(s)	See Section 2-6.1.1, General Development Standards.							

Attachment F: Site Photo

