

CITY OF FLORENCE PLANNING COMMISSION

TUESDAY, FEBRUARY 14, 2023 – 6:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET, FLORENCE, SC

MEETING AGENDA

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on January 10, 2023
- IV. Public Hearing and Matter in Position for Action – Deferred from January 10, 2023**
 - PC-2023-03 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3, specifically identified as Florence County Tax Map Number 00150-01-140.
- V. Matter in Position for Action**
 - PC-2023-05 Request for sketch plan review of a portion of the Magnolia Farms subdivision, specifically identified as Florence County Tax Map Numbers 00072-01-022 and 00072-01-025.
- VI. Public Hearing and Matter in Position for Action**
 - PC-2023-06 Request to rezone a parcel located at 400 East Pine Street from PDD to AC, specifically identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.
- VII. Public Hearing and Matter in Position for Action**
 - PC-2023-07 Request to zone RG-3, pending annexation, the parcels located off East Crawford Avenue, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.
- VIII. Public Hearing and Matter in Position for Action**
 - PC-2023-08 Request to zone IL, pending annexation, the property located at 1100 South Church Street, specifically identified as Florence County Tax Map Number 00149-01-005.
- IX. Adjournment** Next meeting is scheduled for March 14, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
JANUARY 10, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Dorothy Hines, Charles Howard, Jerry Keith, Jr., Bryant Moses, and Vanessa Murray

MEMBERS ABSENT: Robby Hill and Mark Lawhon

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, and Bryan Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

INVOCATION: Chairman Chaplin asked Mr. Moses to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the December 13, 2022 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Mr. Howard seconded the motion, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-01 Request for sketch plan review of Wren Crest Townhomes, to be located on Katherine’s Court and specifically identified as Florence County Tax Map Numbers 90079-01-012 and 90079-01-056.

Chairman Chaplin read the introduction to PC-2023-01 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. Ms. Murray asked if staff had corrected their issues with the developer. Chairman Chaplin explained that the new drawing the commissioners had been given this evening addressed the staff concerns and they have been satisfied. Mr. Keith asked about the produce market facing Second Loop and its being subdivided in the future. Mr. Johnston explained that eventually Lamb’s Produce will be subdivided off from the townhouse development, and the two lots the townhouses are currently on will also be combined into one parcel.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (7-0).

PC-2023-02 Request for approval of a commercial easement to access 1015 South Ebenezer Road, specifically identified as Florence County Tax Map Number 00075-01-124.

Chairman Chaplin read the introduction to PC-2023-02 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. There being no questions for staff, Chairman Chaplin opened the public hearing.

Mr. Gary Finklea spoke as a representative of The King’s Academy. He explained that he serves on the Board and that the school leases the land from Trinity Presbyterian Church and in order to secure a mortgage

to finance the new elementary school, they need to subdivide the school onto its own parcel, but for all practical purposes it is not a separate parcel, it's only for purposes of financing.

Mr. Moses clarified the purpose of the division of land. Mr. Finklea said that the bank and lawyers were requiring it.

There being no one else to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Ms. Hines moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (7-0).

PC-2023-03 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3, specifically identified as Florence County Tax Map Number 00150-01-140.

Chairman Chaplin read the introduction to PC-2023-03 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the applicant agreed to the NC-6.1 designation. Mrs. Zlotnicki said that he still prefers the NC-6.3 designation because he wants to have 56 foot wide lots, and NC-6.1 requires 60 feet. Chairman Chaplin asked if the commissioners had any other questions for staff.

Mr. Howard clarified that the big difference between NC-6.1 and NC-6.3 is the lot width; Chairman Chaplin reminded him that NC-6.3 also permits multi-family development while NC-6.1 only allows single family detached housing. Mr. Howard asked for the zoning map to be shown and saw that this lot is in a transitional zone between the multi-family and single family districts. Mrs. Zlotnicki said that she has received a few calls from residents expressing concerns about possible multi-family uses; they are okay with single family houses being built, although they do have concerns about the smaller lots as compared to what's already there.

Ms. Murray asked staff's recommendation; Mrs. Zlotnicki said staff does recommend the NC-6.1 designation, mainly because it limits uses to single family detached houses.

Mr. Moore reminded the Commission that they are the recommending body and City Council makes the actual decision. He said that staff received a call about possible restrictive covenants for this property and we received some documents just before the meeting. We were not aware of these covenants until then. Our recommendation is that the Planning Commission proceed as usual, and staff will address the restrictive covenants prior to the case going to City Council. He said that the restrictive covenants, if they apply, supersede any zoning and staff would make recommendations based upon them.

Mr. Howard asked Mr. Moore to further explain the different zoning designations, which he did. He pointed out the apartments to the east and the very small lots to the north, and said that smaller lots might be suitable in this transitional area, but limiting development to single family detached housing is appropriate. There is no other NC-6.1 in the area.

Mr. Moses clarified that the 60 foot lot widths would put the houses closer together.

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

Mr. Richard Smith, a local builder, spoke in opposition to the rezoning request. He said he moved there 17 years earlier because of the larger lots. He said he's in favor of the lots being left with 100 foot wide frontages. He's concerned that smaller lot widths would decrease area property values. He said that he

submitted the restrictive covenants that do not permit owners to subdivide larger lots in the area. He doesn't want to see any more small houses in the neighborhood.

Mr. Keith asked what neighborhood the covenants apply to; Mr. Smith said it's for Kirkwood and he gave them to Mr. Moore. Ms. Murray asked if it covers this parcel. Mr. Smith said it does and it does not permit lots to be split up.

Mr. Moore said that staff will review the covenants and the plats and ensure that it all applies, and if so, staff will reach out to the applicant and adjust our report to City Council accordingly.

Mr. Moses asked if staff could look at the covenants before they vote; Mr. Moore said no, we needed more time to look at them and ensure that it applies to this specific property.

Chairman Chaplin asked how staff came up with the NC-6.1 recommendation, which enables the applicant to build seven lots rather than the four he could get with the current zoning of NC-15. Mr. Moore said that planning principles recommend that a transitional area like this be a step up in intensity, and the NC-6.1 provides that without allowing the full intensity of multi-family that NC-6.3 permits.

Ms. Murray asked if Mr. Smith was against the NC-6.1; he said yes because the houses would be too close together. The small lot standards being used in new subdivisions should not be applied to this established neighborhood.

Mr. Howard asked about the undeveloped area on the west side of Dexter Drive. He was told that it is wooded right now. Mr. Smith explained that the entire area, especially along Malden Drive, floods whenever there's a good rain in Florence. The infrastructure is not adequate, and it may not be sufficient to handle new runoff from eight new houses.

Mr. Bob Odom spoke to the water problem in the area. He mentioned that Malden Drive is part of the stormwater study. He doesn't think anything should be done until the study is completed.

Mr. John Malone, who lives on Ansley Drive, spoke against the request, talking about the water problems. He's especially concerned about any house built on the corner of Attwood Avenue and Dexter Drive.

Chairman Chaplin asked Mr. Moore about city policy regarding approving development in areas with drainage issues. Mr. Moore explained that the engineers do review stormwater effects and they are aware of the runoff concerns in this area. They would look at the effects of development on stormwater.

Mr. Bob Weaver spoke in favor of the request. He said he was asked to look at this project. He said the lot sizes would still have over 8000 square feet with 50 foot wide lots. The applicant wants 56 foot wide lots, but there's no zoning for that. He wants to do eight lots. The drainage behind this site goes through the ponds at the apartments behind it and goes through the Walmart site on South Irby Street.

Mr. Moses asked Mr. Weaver if it was feasible to build the 8 houses. Mr. Weaver said that smaller houses have smaller footprints so they end up with the same impervious ratio with 8 small houses as 4 larger houses would have.

Mr. Malhar Mehta, the son of the applicant, spoke about the drainage ditch running behind the lot and the drain on Attwood Avenue, and said they can't touch that. The house plans they are looking at are like those at the Grove at Ebenezer, and they are for houses valued at about \$250,000, so they shouldn't affect local property values.

There being no one else to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion.

Mr. Moore reminded the Commission that they could recommend a different zoning district than what staff recommended; NC-10 requires 80 foot lots. That would enable the applicant to get 5 lots.

Mr. Moses said he's not in favor of single family homes being built too close together.

Mr. Howard said he's not comfortable making a decision with so many unknowns and so many objections by adjacent property owners. He moved that the request be deferred for 30 days to enable staff to look at the restrictive covenants and address the water issues; Ms. Hines seconded, and the motion passed unanimously (7-0).

PC-2023-04 Request to zone NC-6.3, pending annexation, two parcels located on South Church Street, specifically identified as Florence County Tax Map Numbers 90104-02-015 and 90104-02-030.

Chairman Chaplin read the introduction to PC-2023-04 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. Because his family owns these lots, Mr. Moses recused himself from the case.

Chairman Chaplin asked if the commissioners had any questions for staff. There being no questions for staff, Chairman Chaplin opened the public hearing.

There being no one to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Ms. Hines moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0) with Mr. Moses recused.

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn. Ms. Murray seconded, the motion passed unanimously (7-0), and Chairman Chaplin adjourned the meeting at 7:00 p.m. The next meeting is scheduled for February 14, 2023.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 14, 2023**

AGENDA ITEM: PC-2023-03 Request to rezone from NC-15 to NC-6.3 the parcel located on Dexter Drive at Attwood Avenue, specifically identified as Florence County Tax Map Number 00150-01-140.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Piyush Mehta	00150-01-140

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It was considered by the Planning Commission on January 10, 2023, at which time the Commission voted to defer the request to the February 14, 2023 meeting in order to give staff time to examine restrictive covenants and other information presented by residents at the January 10 meeting.

III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:

Current Zoning: Neighborhood Conservation-15
Proposed Zoning: Neighborhood Conservation-6.3
Current Use: Vacant Land
Proposed Use: Single Family Detached Houses

North: OSR and NC-6.3: water tower and single family attached residential
South: NC-15 and NC-6.3: single family detached residential; senior apartments
East: NC-6.3: multi-family apartments
West: NC-15: vacant land and single family detached residential

IV. LOT WIDTH & POSSIBLE LOT COUNT PER ZONING DISTRICT:

Zoning District	Minimum Lot Width Required	Number of Lots Possible
NC-15 (current)	100 feet	4
NC-6.3 (requested)	50 feet	9
NC-6.1 (staff recommended)	60 feet	7
Actual lot width intended by applicant:	56 feet	8

V. POINTS TO CONSIDER:

- (1) The 1.71 acre lot has 450 feet of frontage on Dexter Drive and is currently zoned Neighborhood Conservation-15 (NC-15), which permits single family detached houses only.
- (2) The request is to rezone the parcel to Neighborhood Conservation-6.3 (NC-6.3).
- (3) The uses that may be developed under the proposed NC-6.3 zoning, per the City of Florence *Unified Development Ordinance*, include single-family detached, single-family attached, multi-plex, and multi-family residential uses. Any of these residential uses are permitted under the zoning designation of NC-6.3.
- (4) The applicant wishes to maximize the number of single family detached houses he can build on this parcel, and the more intense zoning district allows a smaller lot width. The plans the applicant wants to use require a 56 foot wide lot.
- (5) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (6) Land uses of the adjacent properties are a mixture of residential uses, including single-family detached, single family attached, and multi-family.
- (7) The Future Land Use Map designates this parcel as Parks and Open Space.
- (8) City water and sewer services are available.
- (9) The parcel does not appear to be subject to restrictive covenants for Kirkwood subdivision (Attachments F and G).
- (10) City staff recommends that the parcel be rezoned to NC-6.1 rather than NC-6.3 as requested. NC-6.1 requires a minimum lot width of 60 feet rather than the 50 feet permitted under the NC-6.3 designation, and additionally limits development to single family detached houses only, which is more appropriate to the character of this portion of Dexter Drive. It would also result in lots that are 60% as wide as the average in the immediate area rather than half as wide.

VI. OPTIONS:

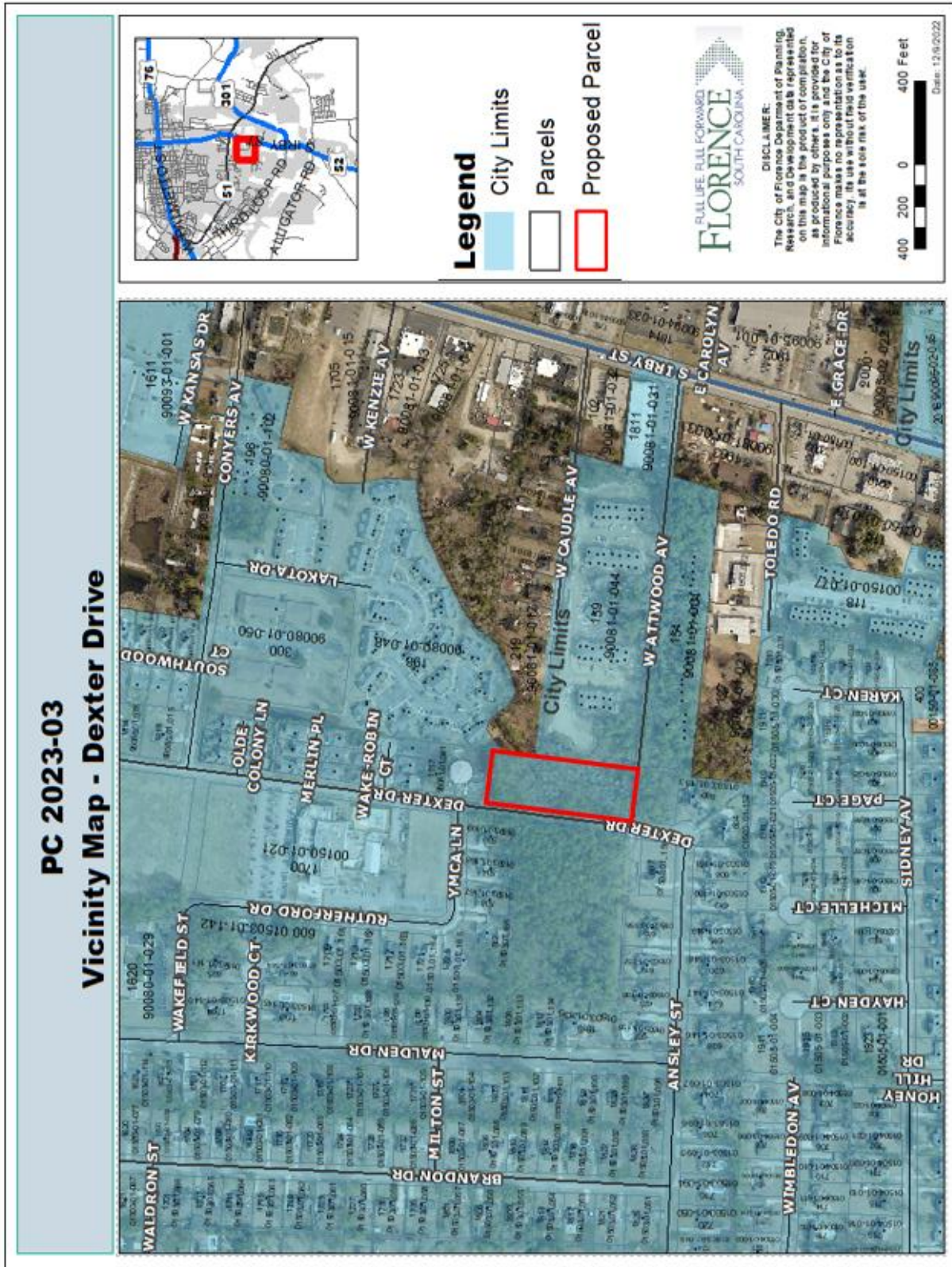
Planning Commission may:

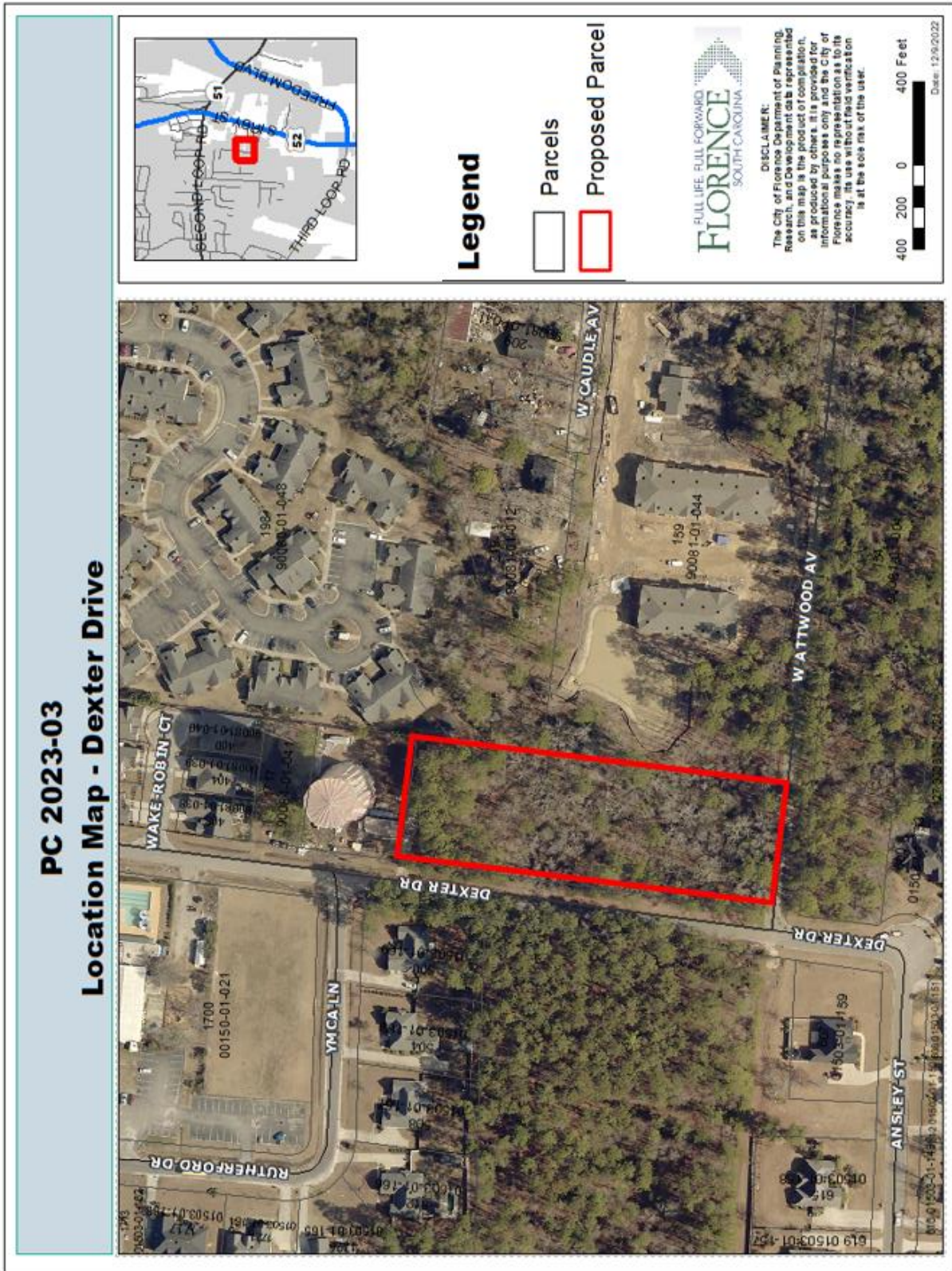
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

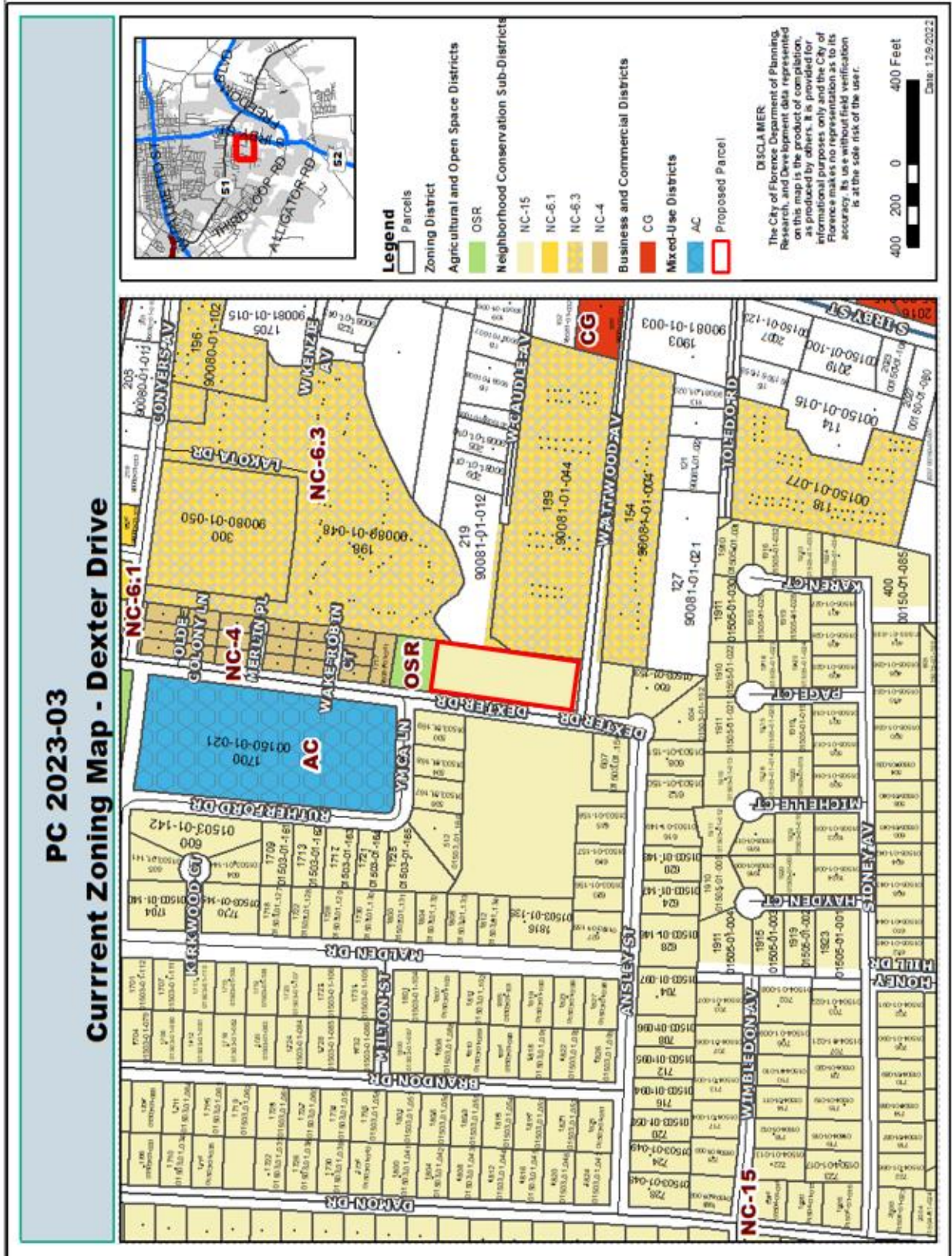
VI. ATTACHMENTS:

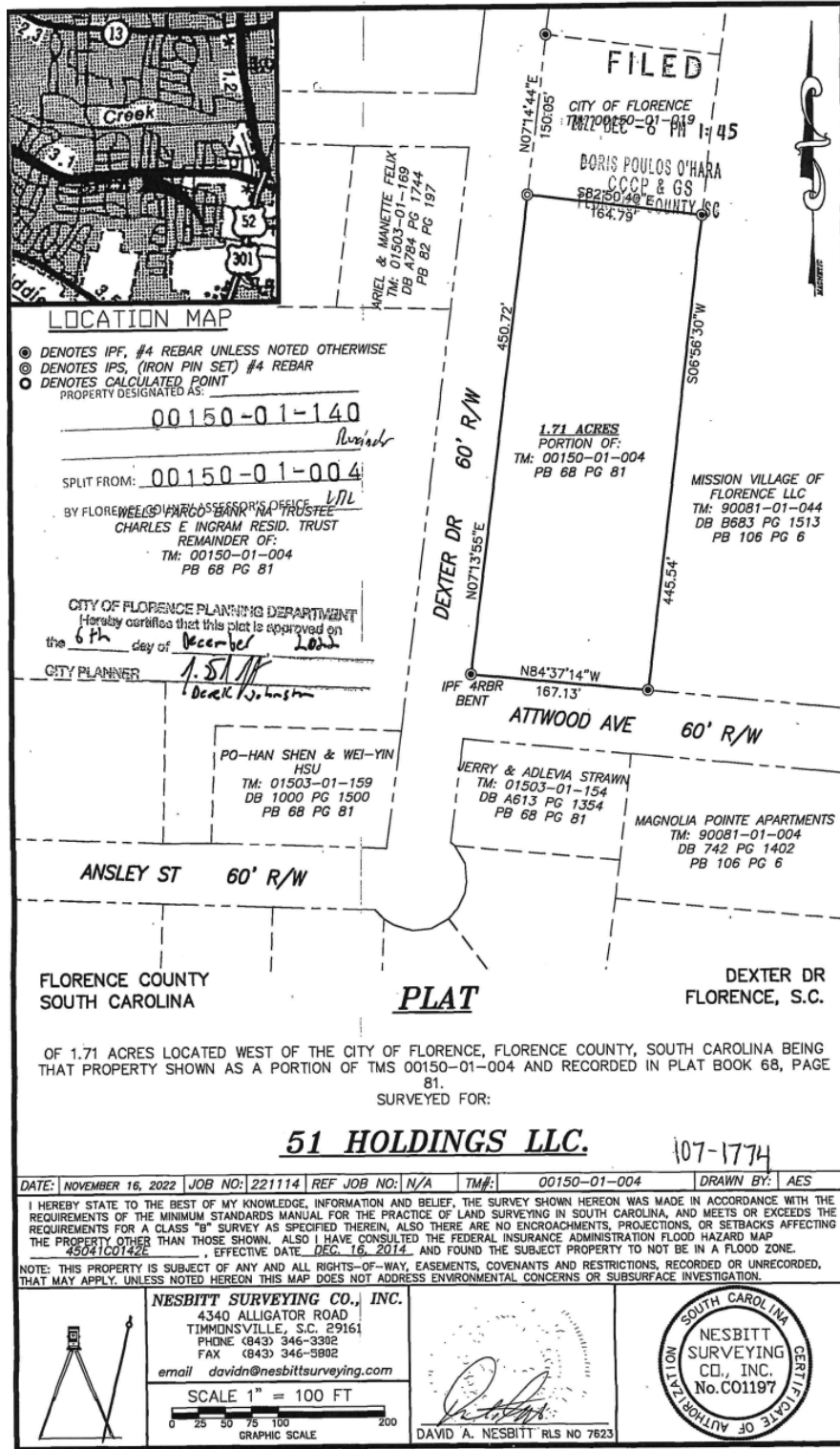
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Recorded Plat
- F) Attorney's Letter
- G) Title Insurance Policy

Attachment A: Vicinity Map









McGowan Rogers
McGOWAN, ROGERS, STEWART, & HILLER, P.A.

S. Porter Stewart, II
B. Kendall Hiller
Daniel T. Jordan

ATTORNEYS AT LAW
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P.O. BOX 1461
FLORENCE, SC 29503

John L. McGowan
1922-2004

Thomas E. Rogers, Jr.
1932-2020

PHONE (843) 669-6395
FAX (843) 661-6804

January 27, 2023

VIA EMAIL to piyushmehta@kw.com
51 Holdings, LLC
ATTN: Piyush Mehta

Re: 1.7 Acres, Dexter Drive, Florence, SC (The "Property")
Tax Parcel 00150-01-140

Dear Mr. Mehta:

Regarding your recent purchase of the above referenced property, attached hereto please find the following documents:

1. Conveyance deed filed January 24, 2023, in Book 1031 at Page 1652; and
2. Stewart Title Guaranty Company ALTA Owner's Policy of Title Insurance Number O-0000-964392378.

You have inquired whether the Property is subject to Restrictive Covenants. Per our discussion at closing, I hereby affirm it is not subject to Restrictive Covenants.

I call your attention to the final page of the enclosed title insurance policy captioned "Exceptions from Coverage". If there were Restrictive Covenants applicable to the Property, there would be a numbered exception listed that identified the recording information as to any applicable Restrictive Covenants, whether included in a previous deed for the Property or created by separate instrument. Since there is no such listing in the Exceptions from Coverage, we are satisfied no Restrictive Covenants encumber the Property. **BE ADVISED:** this statement regarding Restrictive Covenants does NOT include matters of local government zoning.

I will mail you the original recorded deed and title policy once the Clerk of Court returns the deed to me. Thank you for the opportunity to have represented you in this transaction.

Sincerely yours,


B. Kendall Hiller

BKH:dha
Enclosures

MR20230002

**ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File Number: 20230002

Policy Number: O-0000-964392378

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not recorded in the Public Records.
2. Easements, or claims of easements, not recorded in the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Those taxes and special assessments that become due and payable subsequent to date of policy.

NOTE: Item(s) 1-6, above are hereby deleted.

7. Taxes for the year 2023, and subsequent years, a lien, not yet due and payable, plus any special assessments.
8. This policy does not insure the contents of acreage as described in Schedule A hereof.
9. This commitment/policy does not insure against any loss or damage which might arise out of roll-back taxes as contemplated under Title 12, Article 3, of the South Carolina Code of Laws of 1976, as amended, provisions – Sections 12-43-220.
10. Mortgage from 51 Holdings, LLC to Carolina Bank & Trust Company dated January 23, 2023 and recorded in the Office of the Clerk of Court/RMC for Florence County on January 24, 2023, at 10:41 a.m., in Book 1031 Page 1657, securing the sum of \$63,000.00.

End of Exceptions

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 14, 2023**

AGENDA ITEM: PC-2023-05 Request for sketch plan review of a portion of the Magnolia Farms subdivision, specifically identified as Florence County Tax Map Numbers 00072-01-022 and 00072-01-025.

I. IDENTIFYING DATA:

Owner	Acreage	Tax Map Number
DR Horton Inc.	Phase I - 25.17	00072-01-022 (portion) & 00072-01-025 (portion)
	Phase II – 26.10	

II. GENERAL BACKGROUND DATA:

Current Zoning: General Residential-3 (RG-3)
Current Use: Undeveloped, Vacant
Project Name: Magnolia Farms Phases I and II
Proposed Use: Single-Family Residential Subdivision

III. SURROUNDING LAND USE AND ZONING:

North: General Residential-3 (RG-3) & Vacant, Unzoned (Florence & Darlington Counties)
East: Vacant, Unzoned (Florence County)
South: Vacant, Unzoned (Florence County)
West: Vacant, Unzoned (Florence & Darlington Counties)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. These parcels were part of a ten-parcel annexation including 301.50 acres in both Florence and Darlington counties. Planning Commission recommended the annexation to City Council which ratified the annexation December 12, 2022.

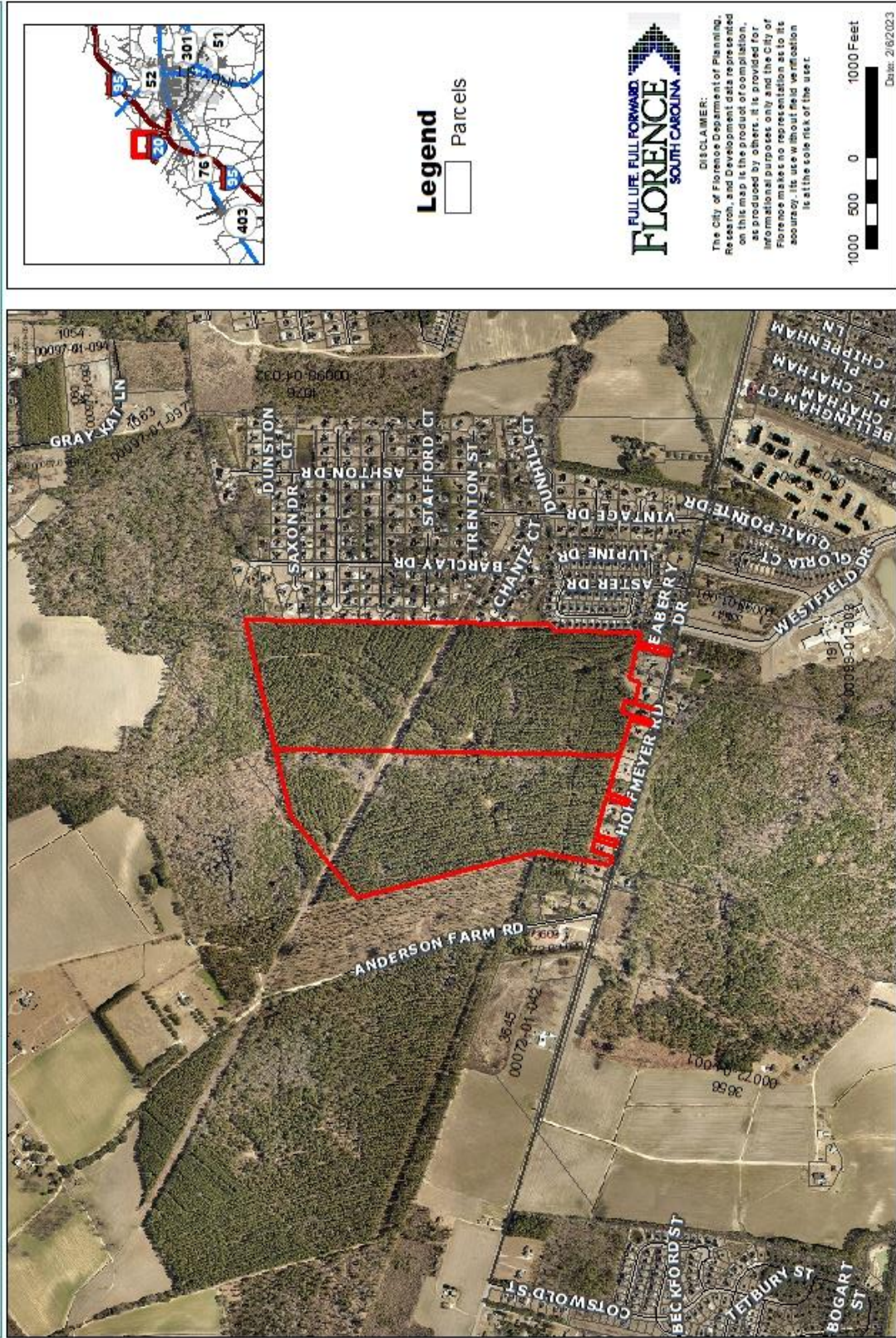
V. POINTS TO CONSIDER:

- (1) The subdivision is being developed as a “conventional” type subdivision and consists of a proposed 161 total lots, each of which is required to have a minimal area of at least 6,000 square feet and minimal street frontage of at least 60 feet. There are 82 lots in Phase I and 79 lots in Phase II.
- (2) This Sketch Plan includes the first two phases of the Magnolia Farms Subdivision which is proposed to cover 301.50 acres of 10 parcels for a total of 879 lots spanning both Florence and Darlington Counties over the next 10 years.
- (3) 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.
- (4) The proposed street names have been compared to the database and are acceptable.
- (5) Upon staff review, minor discrepancies with the *Unified Development Ordinance* are being relayed to the developer. Once the discrepancies are addressed, a statement of compliance regarding the sketch plan will be prepared by staff and presented to Planning Commission.
- (6) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.

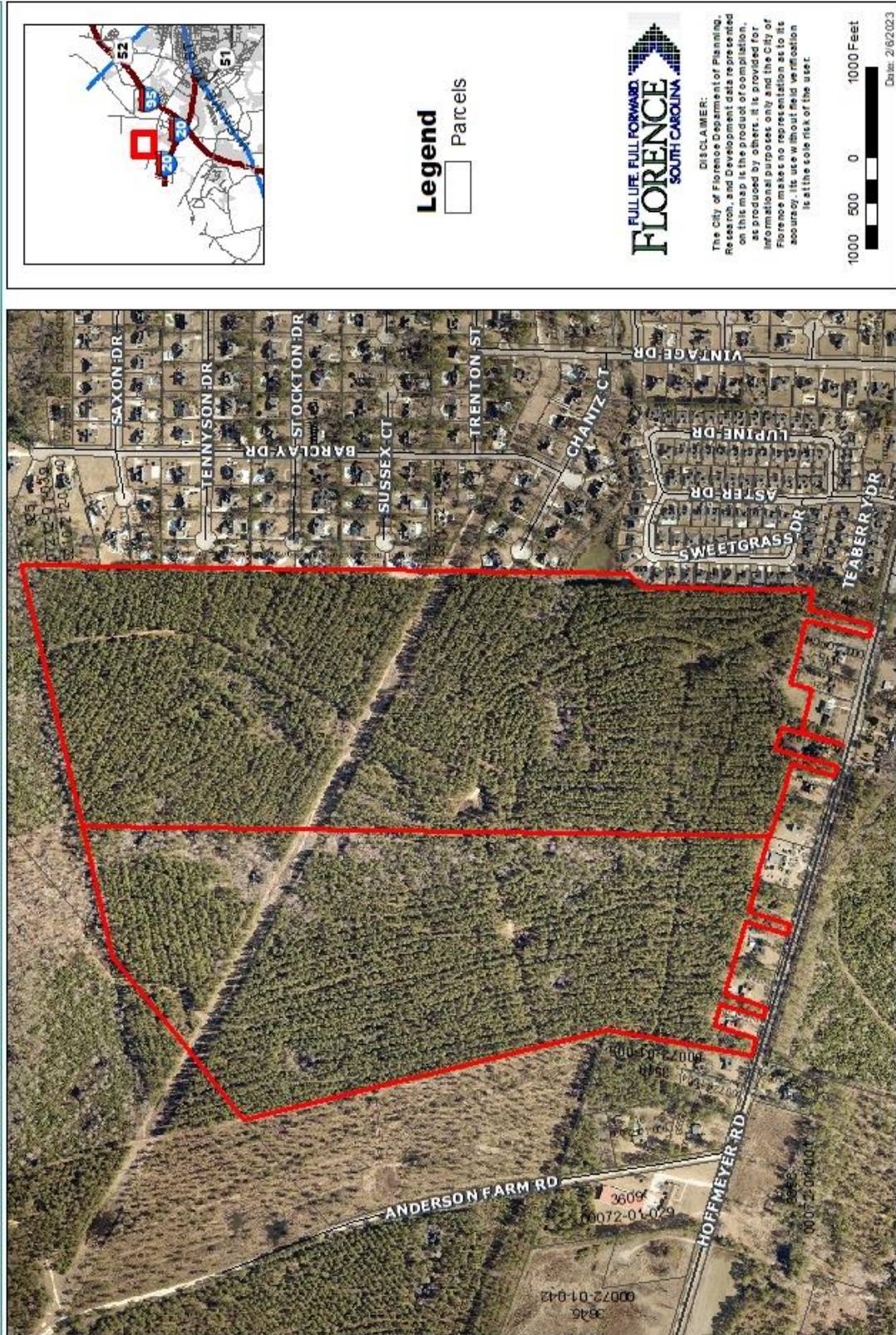
VI. ATTACHMENTS:

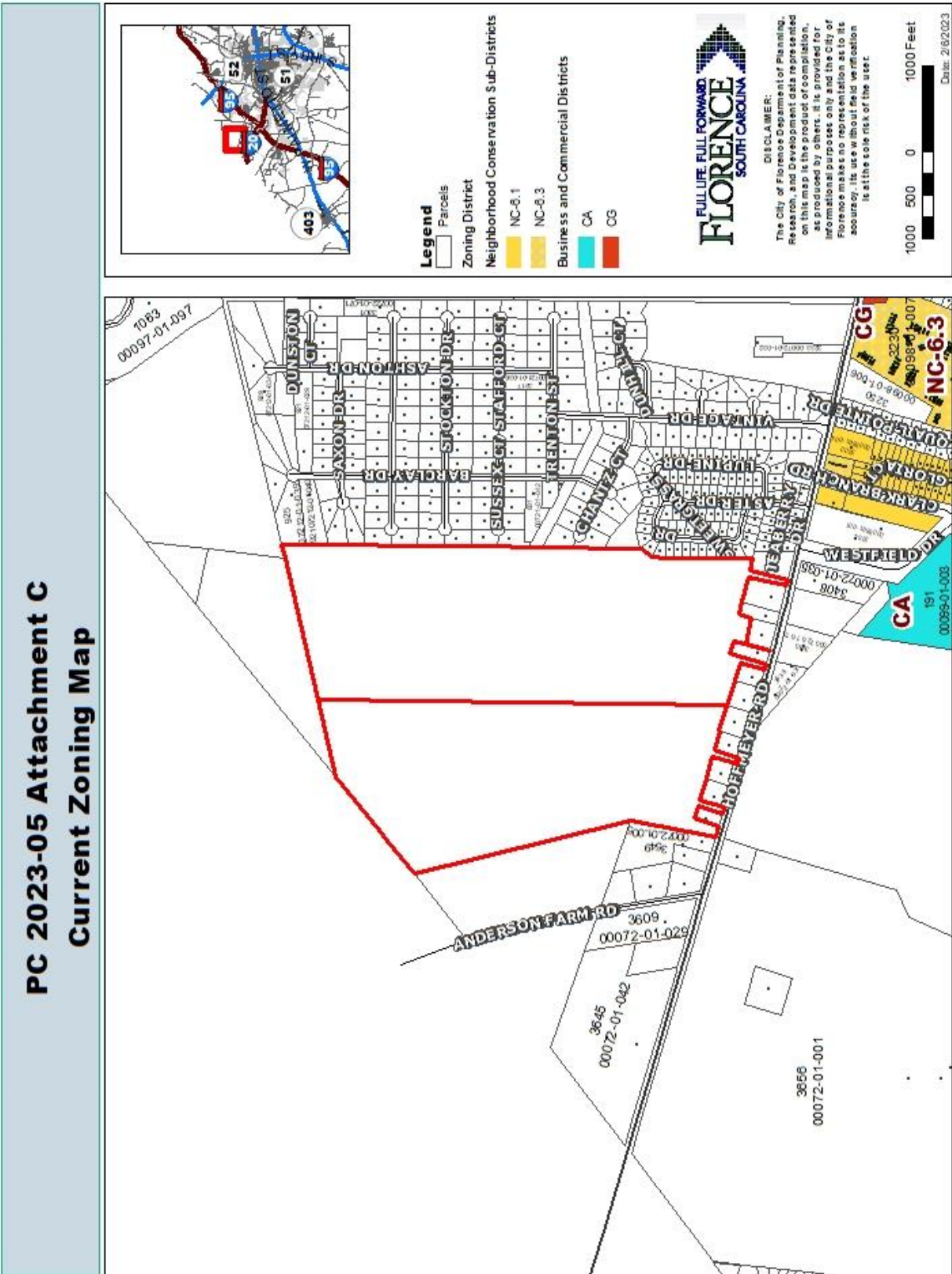
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan (Overall Site Plan)
- F) Sketch Plan (Lift Station)
- G) Sketch Plan (Phase I)
- H) Sketch Plan (Phase II)

PC 2023-05 Attachment A
Vicinity Map - Magnolia Farms Sketch Plan



**PC 2023-05 Attachment B
Location Map - Magnolia Farms Sketch Plan**

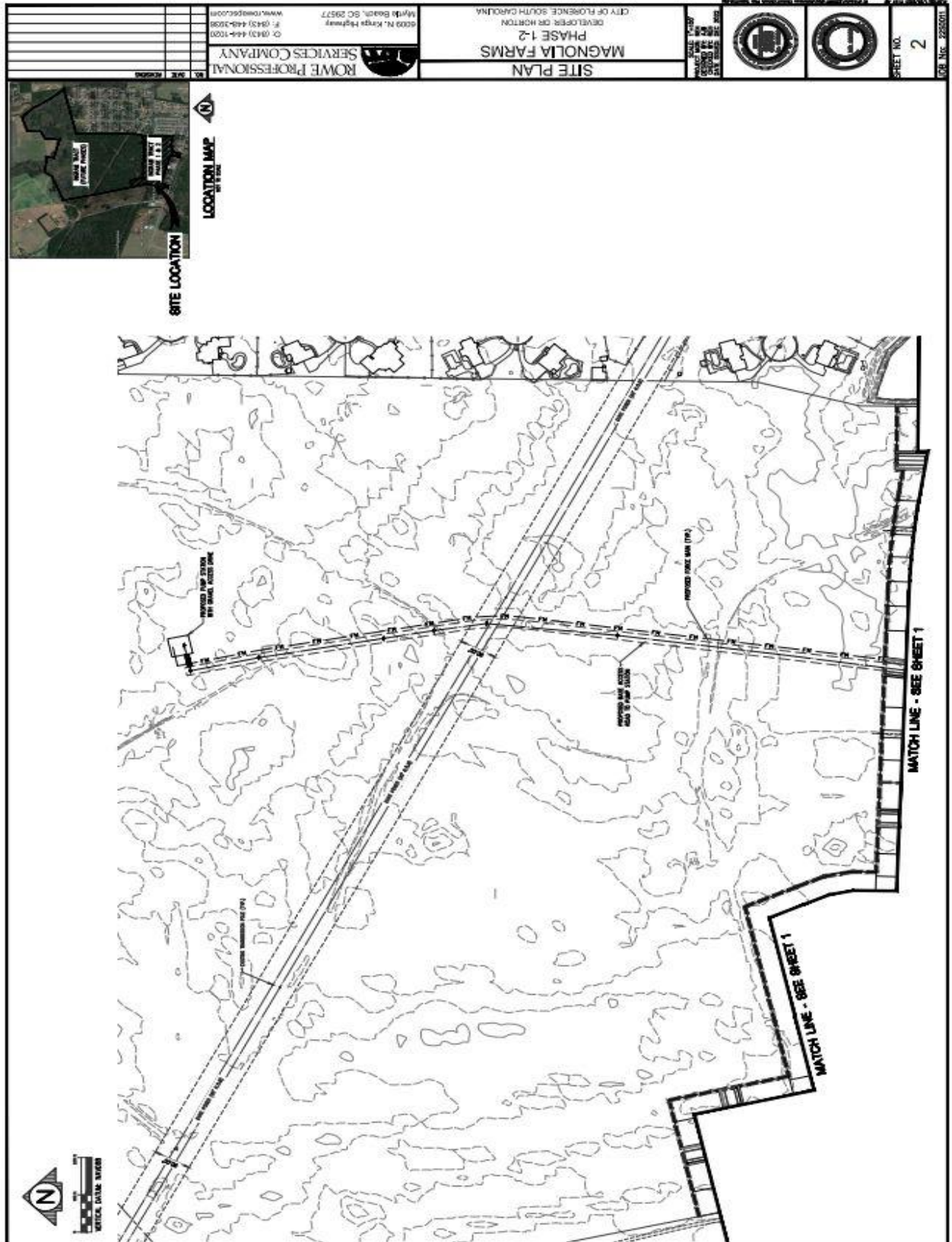




Attachment E: Sketch Plan (Overall Site Plan)



Attachment F: Sketch Plan (Lift Station)



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 14, 2023**

AGENDA ITEM: PC-2023-06 Request to rezone a parcel located at 400 East Pine Street from PDD to AC, specifically identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

I. IDENTIFYING DATA:

Owner	Tax Map Number
The Housing Authority of Florence	90103-11-022 & 90103-11-025

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. A Planned Unit Development-Commercial (PUD-C) was established by City Council to permit the property for Housing Authority use to include administrative offices, multifamily housing, and logistical support structures. Specific development details about the PUD-C are unknown.

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

Current Zoning: Planned Development District (PDD)
Proposed Zoning: Activity Center (AC)
Current Use: Formerly The Housing Authority of Florence Main Office
Proposed Use: Multi-family Housing

North: PDD, Neighborhood Conservation 6.2 (NC-6.2), and Commercial General (CG); public assembly, single family residential, and commercial
South: NC-6.2 and NC-6.3; single family and multi-family residential
East: PDD and NC-6.2; Manna House Soup Kitchen and single family residential
West: Commercial Reuse (CR), Campus (CA), and Activity Center (AC); commercial, public assembly, and single family residential

IV. POINTS TO CONSIDER:

- (1) The applicant is requesting that both parcels (totaling 7.24 acres) be rezoned from PDD to AC. Staff has been unable to find records of the PUD-C origin including development standards or permitted uses, thus preventing redevelopment of the parcel under the Planned Unit Development zoning designation.
- (2) The Florence Housing Authority recently relocated its offices to 2640 West Palmetto Street, formerly a Bi-Lo Supermarket, to provide a larger administrative office for its staff.
- (3) Both parcels meet 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, which includes conditional requirements for multi-family development including bufferyards to mitigate their impact on surrounding single-family homes.
- (5) Land uses of the adjacent properties are a mixture of single-family residential, commercial, and public assembly uses.
- (6) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) City staff recommends the parcel be rezoned AC as requested. This recommendation is based on the adjacent zoning and character of the adjacent built environment and conditions for development required in the *Unified Development Ordinance* for protecting residential uses.

V. OPTIONS:

Planning Commission may:

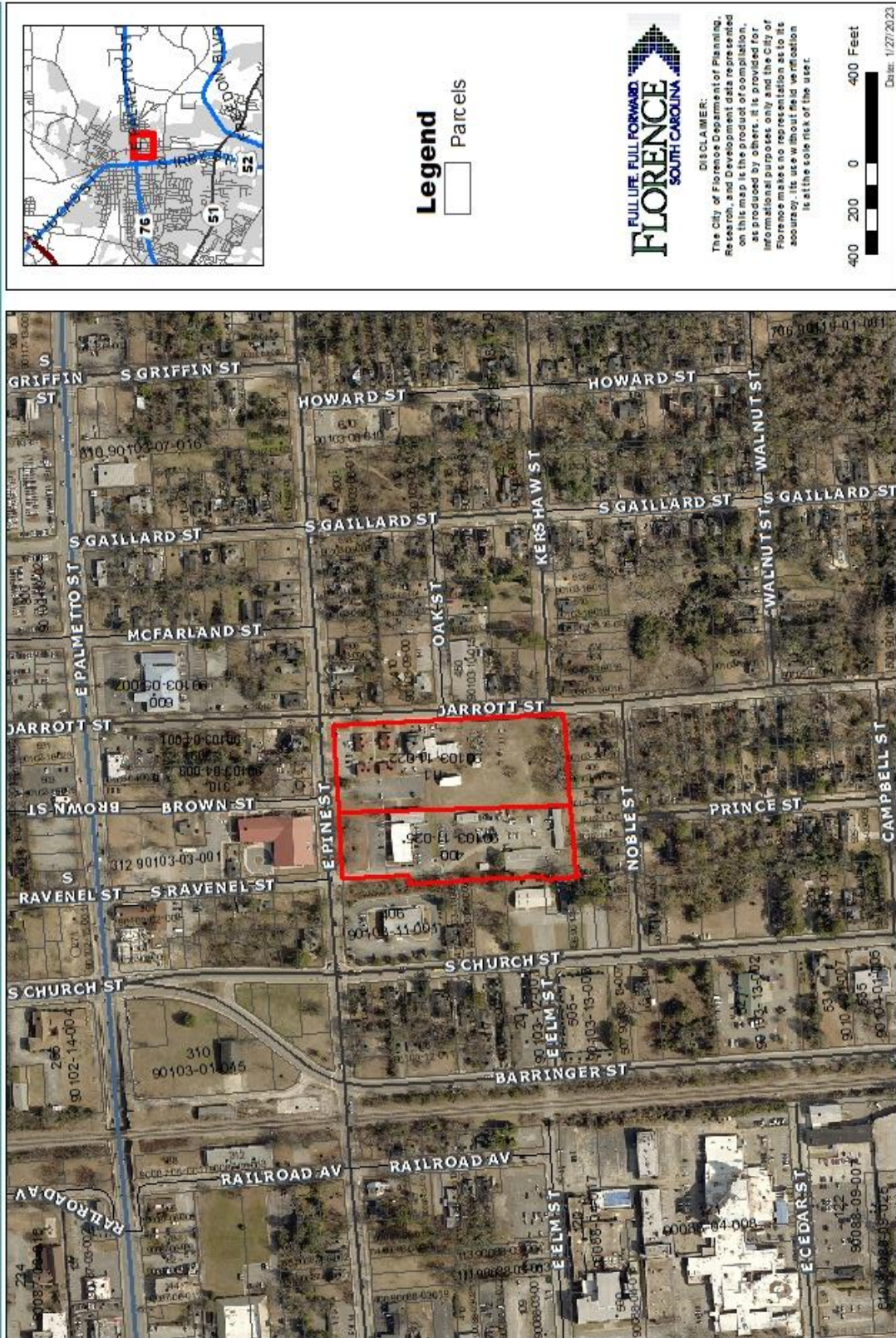
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

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

Attachment A: Vicinity Map

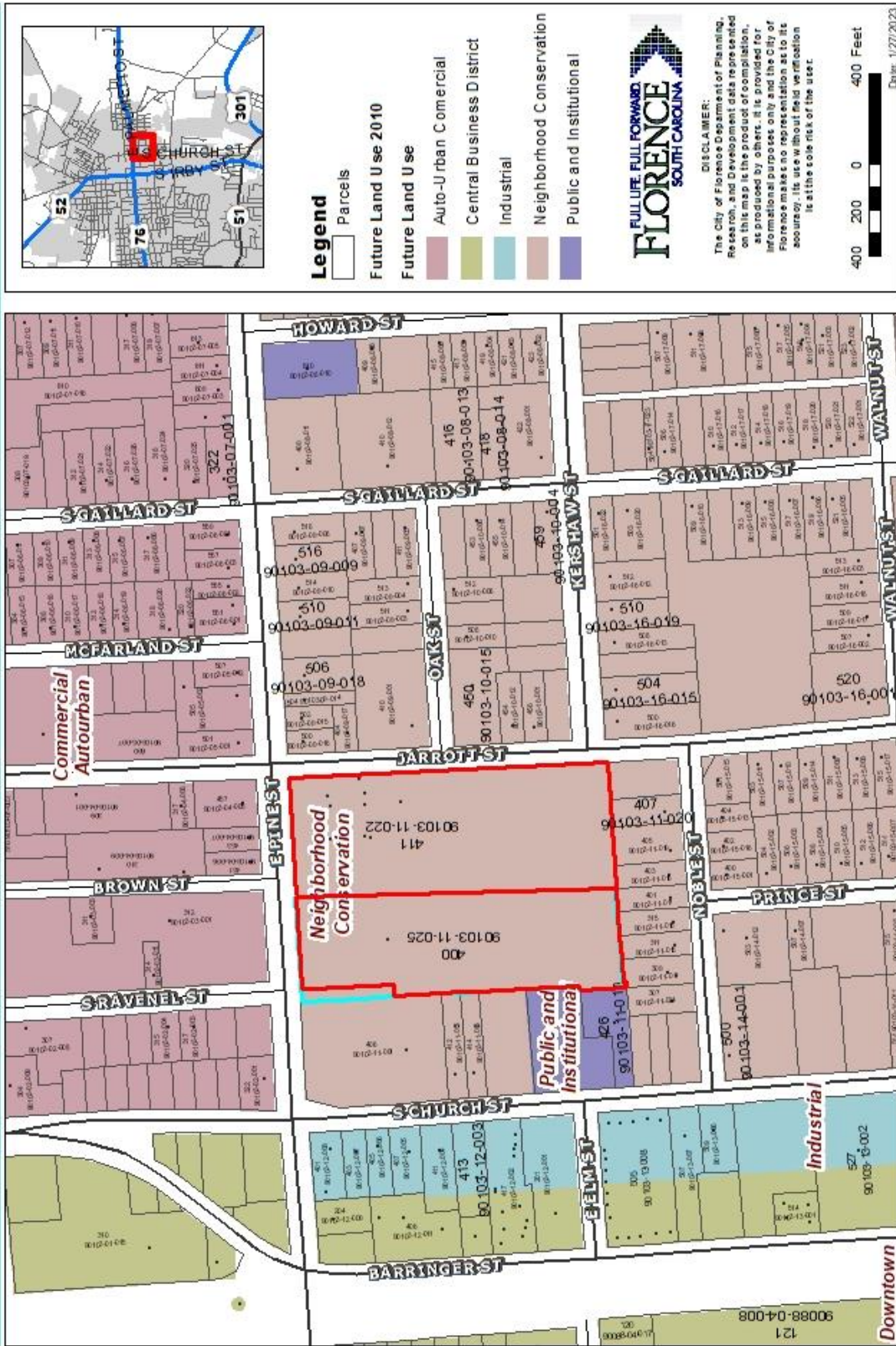
PC 2023-06 Attachment A
Vicinity Map 400 East Pine Street



Attachment B: Location Map



**PC 2023-06 Attachment D
Future Land Use**



Attachment E: Site Photos



The Housing Authority of Florence – 400 East Pine Street



The Housing Authority of Florence looking East towards Jarrott Street



View from Jarrott Street looking Northwest



View from Jarrott Street looking Southwest

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 14, 2023**

AGENDA ITEM: PC-2023-07 Request to zone RG-3, pending annexation, the parcels located off East Crawford Avenue, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
PC Land Development Co. LLC	00179-01-006 00179-01-007 90132-03-015

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 DATA AND SURROUNDING ZONING AND LAND USES:

Current Zoning: Unzoned (County)
Proposed Zoning: Residential General-3 (RG-3)
Current Use: Vacant
Proposed Use: Single-Family Residences

North: Unzoned (County); flood plain
South: Unzoned (County); mixed residential and commercial
East: Unzoned (County); mixed residential and commercial
West: Unzoned (County) and NC-6.3 and OSR (City); single family residential (County), multi-family and open space (City)

IV. POINTS TO CONSIDER:

- (1) The lots are currently in the County and are unzoned.
- (2) Future Land Use of the parcels is Residential Suburban.
- (3) The proposed zoning, pending annexation, is Residential General-3 (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots. It also permits townhouses, duplexes, multiplexes, and multi-family uses with specific lot and design standard requirements.

- (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 Residential General-3 (RG-3) zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are a mixture of single-family, multi-family, and commercial, and those in the City limits are zoned NC-6.3 and OSR.
- (6) The owner intends to develop the parcels into a single-family residential subdivision characterized by small lots. The developer is required to bring the sketch plan to the Planning Commission for approval.
- (7) The three lots are landlocked, with no direct street access.
- (8) The applicant is required to obtain encroachment permits from SCDOT in order to provide access to the development through extensions of East Crawford Avenue and Brehenan Drive.
- (9) Water and sewer are currently not available to the properties. Water and sewer connection information has not been provided.
- (10) City staff recommends the request be deferred for 30 days to give the applicants time to address the access and utility concerns.

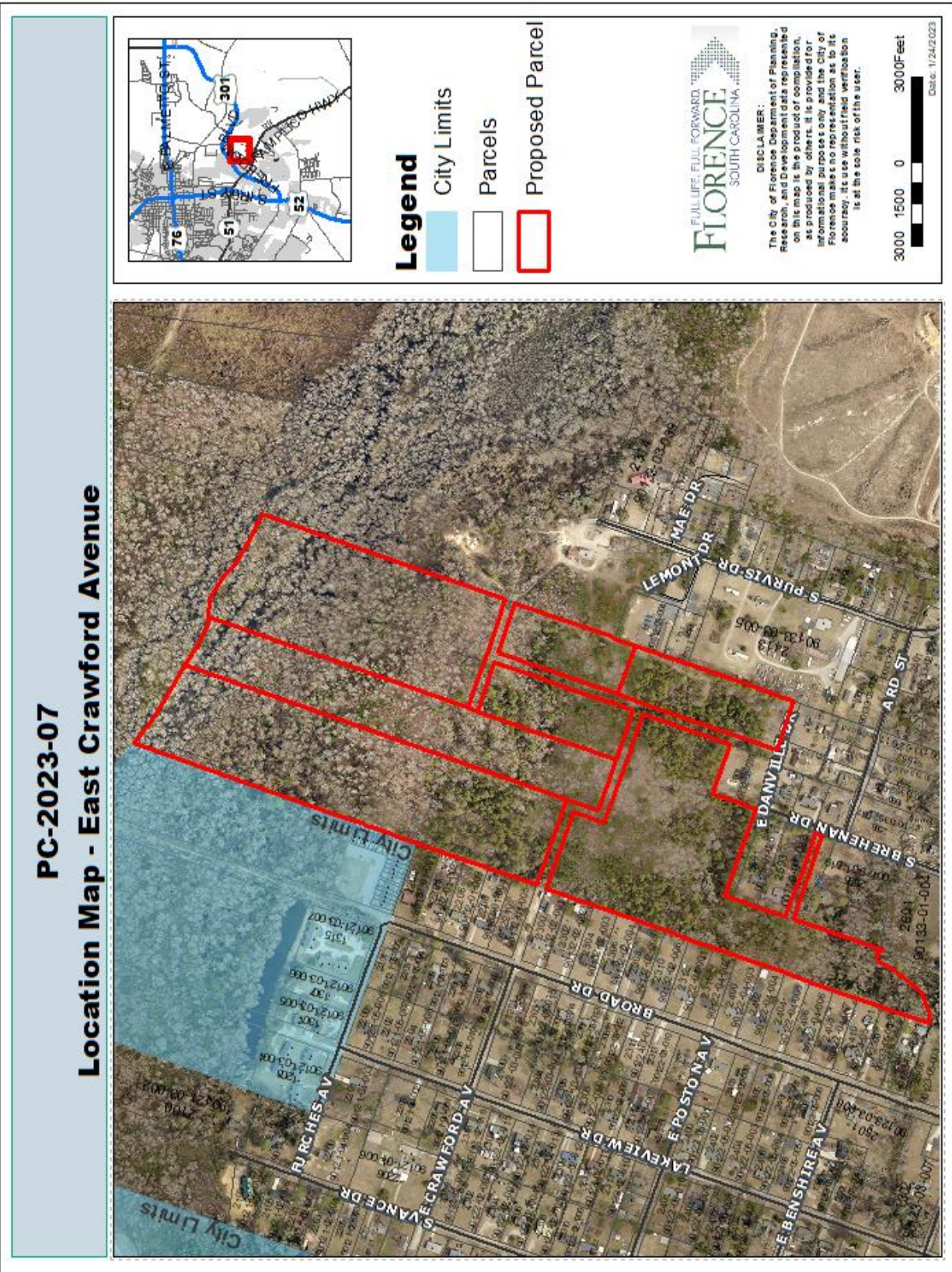
V. OPTIONS:

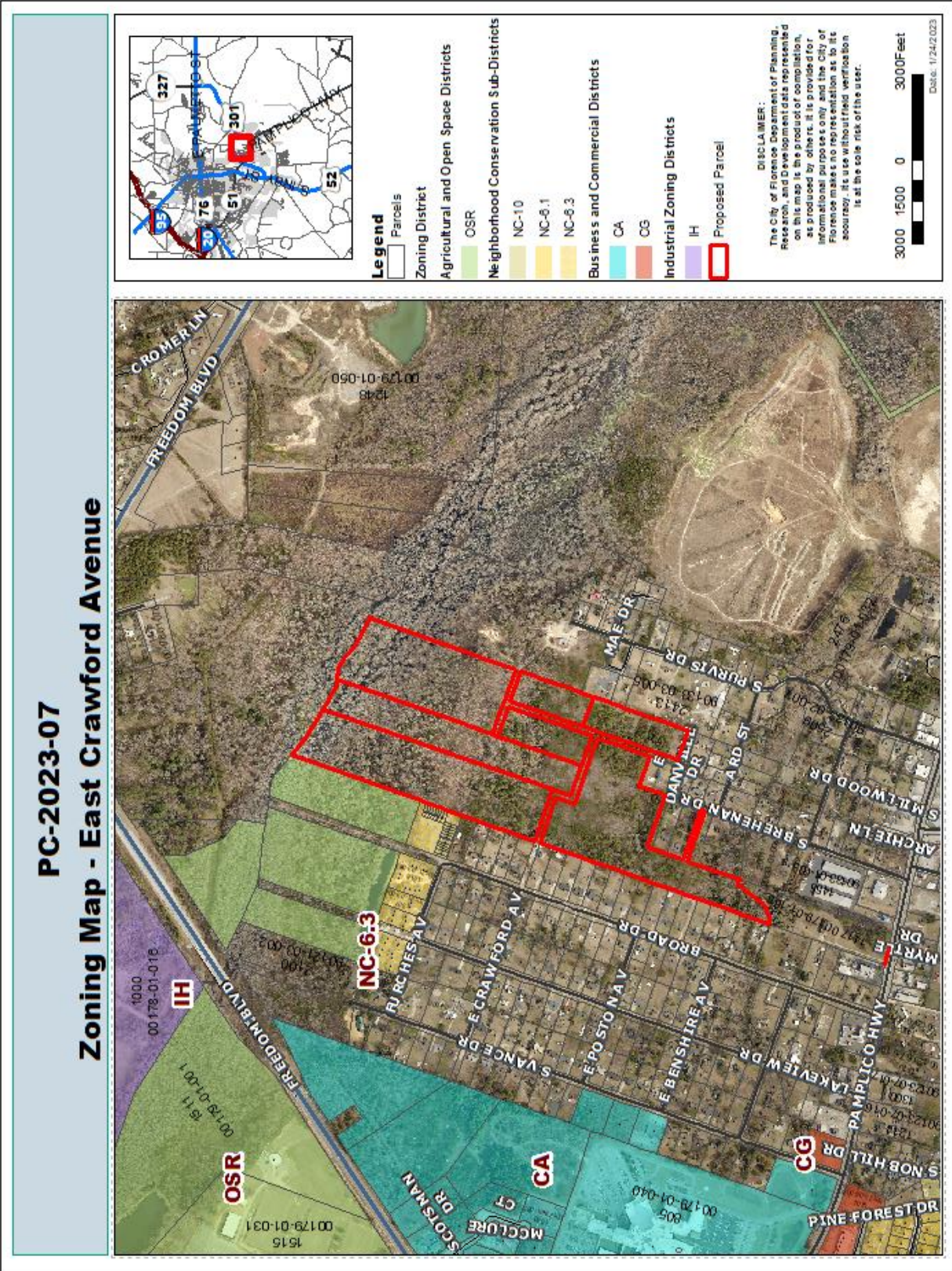
Planning Commission may:

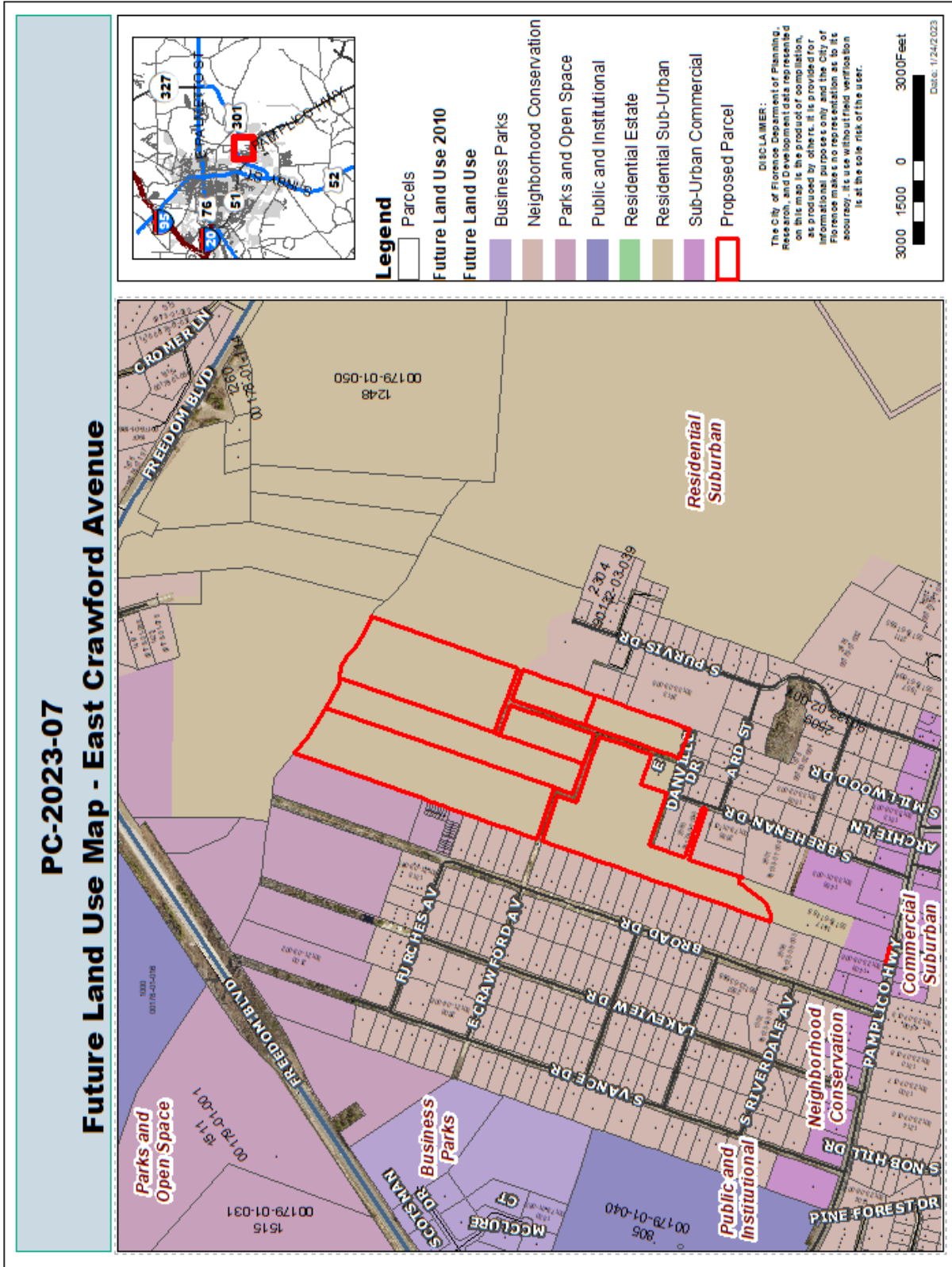
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

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







Attachment E: Site Photos



These photos show the potential access points to the lots of reference; one requiring the extension of East Crawford Avenue (left); the other potential access point at the end of Brehenan Drive at Danville Drive (right).

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
FEBRUARY 14, 2023**

AGENDA ITEM: PC-2023-08 Request to zone IL, pending annexation, the property located at 1100 South Church Street, specifically identified as Florence County Tax Map Number 00149-01-005.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	00149-01-005

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: B-3 (County)
Proposed Zoning: Light Industrial (IL)
Current Use: Former PET Industries site
Proposed Use: City of Florence storage space

North: B-3 (County); empty light industrial buildings
South: NC-6.3; multi-family (Housing Authority)
East: NC-6.3; multi-family (Housing Authority)
West: OSR; vacant land, railroad tracks, and cemetery

IV. POINTS TO CONSIDER:

- (1) The lot is currently in the County and is zoned B-3, a general commercial district.
- (2) The proposed zoning, pending annexation, is Light Industrial. The primary uses permitted under this zoning designation are those that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, wholesale uses, or rental or sale of large items that are stored outdoors; with limited outside storage and limited external impacts or risks.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the IL zoning district. The property will be subject to the City of Florence codes and regulations.

- (4) Land uses of the adjacent properties include open space, multi-family apartments, and light industrial; those in the City limits are zoned NC-6.3 and OSR.
- (5) This lot is 7.68 acres in area and its former use was industrial, so the Light Industrial zoning designation does not constitute spot zoning.
- (6) The parcel is the site of the former PET Dairy plant, which closed in 2010. The City of Florence purchased the property in December of 2022 and currently does not have any specific plans for its use.
- (7) Future Land Use of the parcels is Commercial Auto-urban.
- (8) City water and sewer services are available.
- (9) City staff recommends the lot be zoned Light Industrial as requested, contingent upon annexation into the City of Florence. This recommendation is based on the character of the existing neighborhood and the owner's plans for the property.

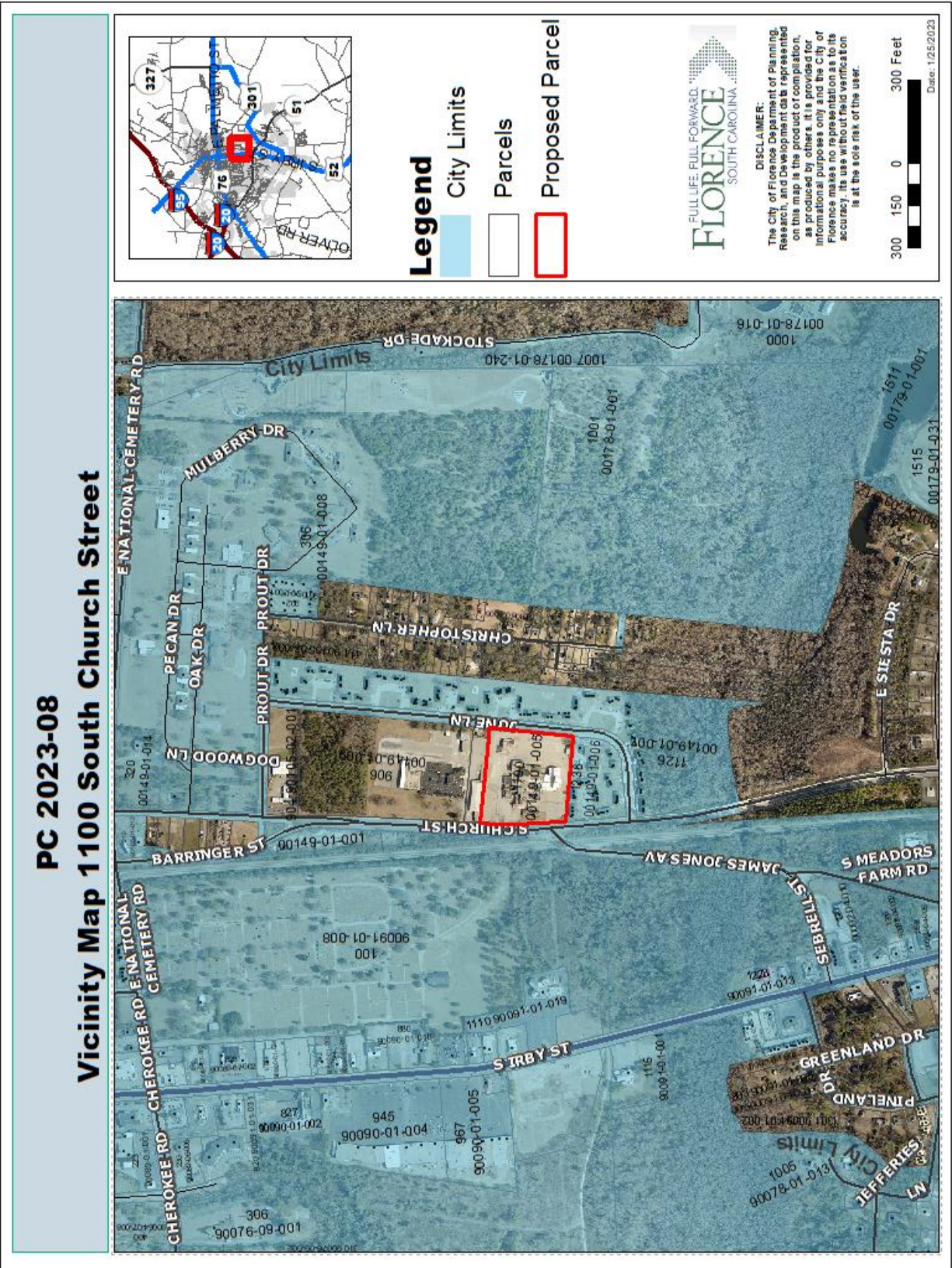
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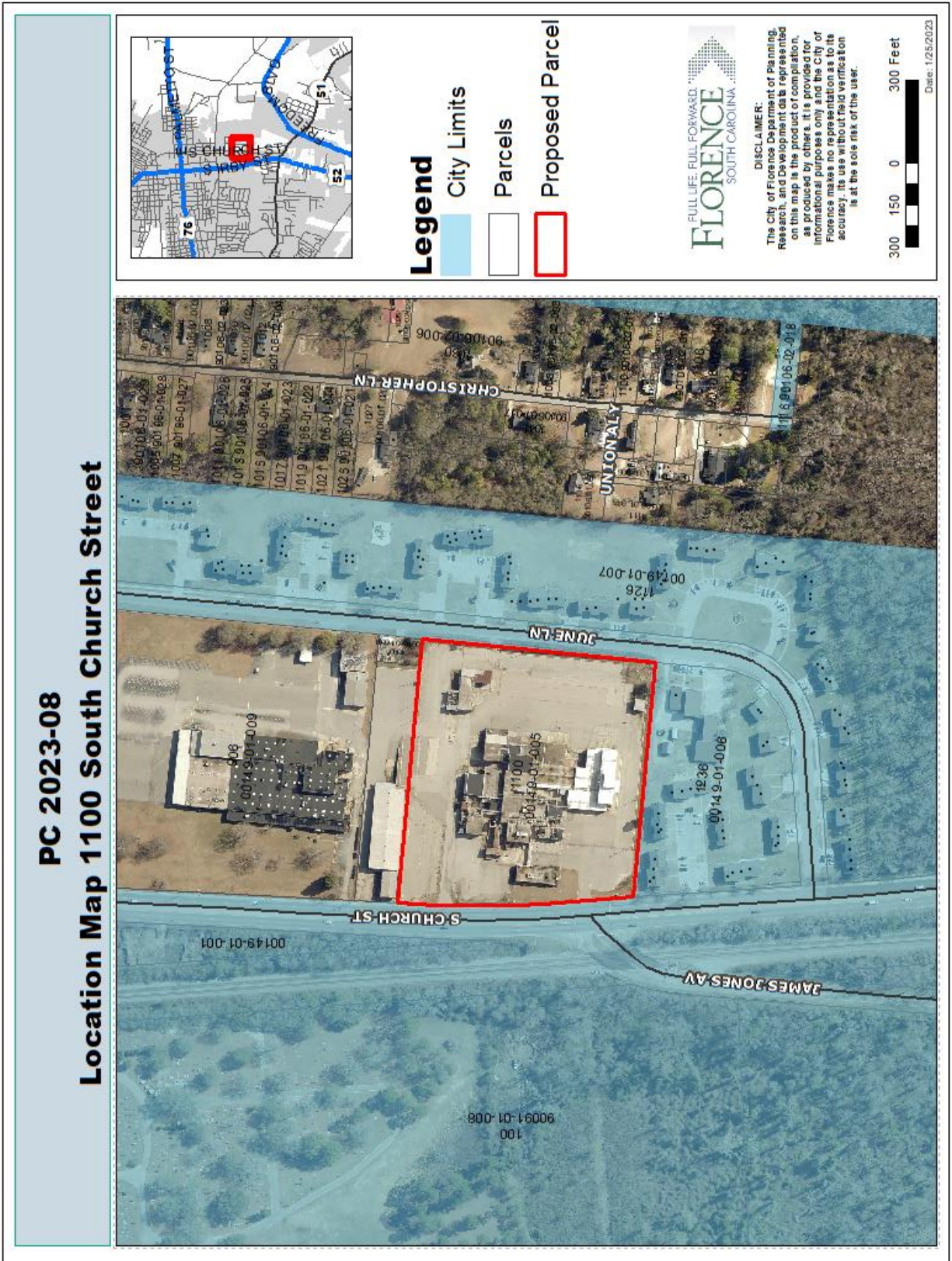
Planning Commission may:

- (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.

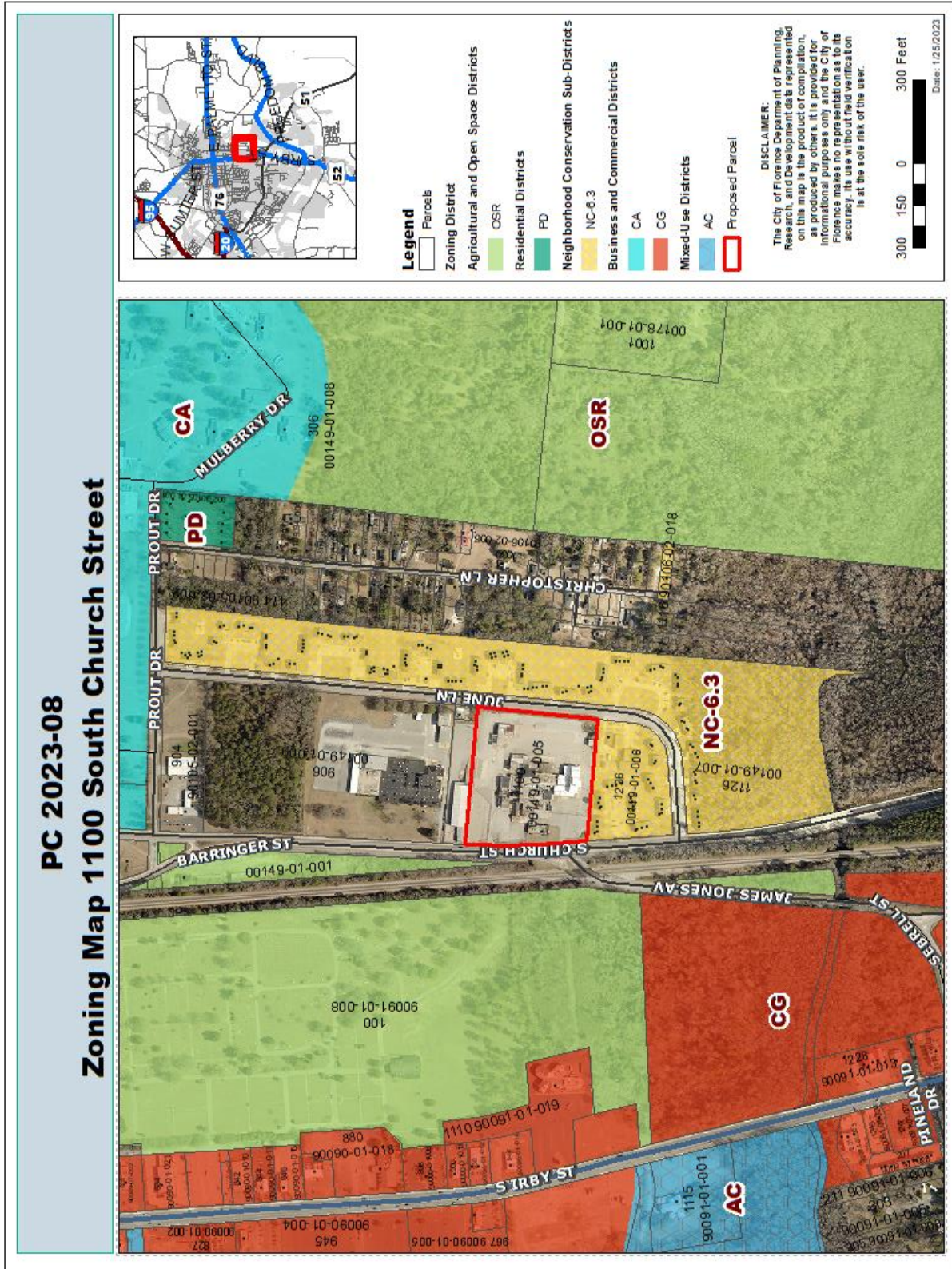
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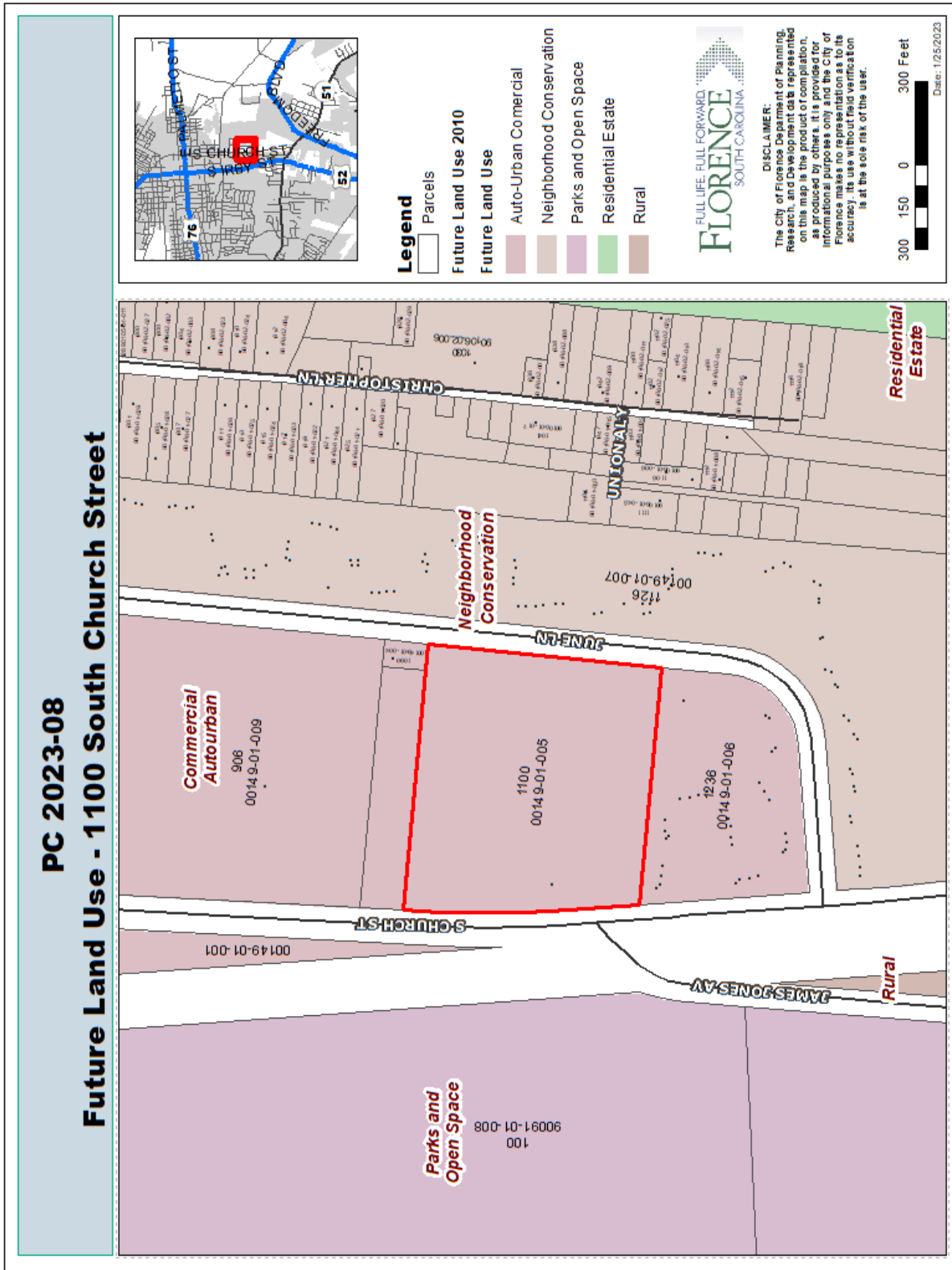
- A) Vicinity Map
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Attachment C: Current Zoning Map





Attachment E: Site Photos

