

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

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on February 8, 2022.
- IV. Matter in Position for Action**
 - PC-2022-09 Request for sketch plan review of a townhouse development to be located on Alligator Road, identified as Florence County Tax Map Number 00101-01-642.
- V. Public Hearing and Matter in Position for Action**
 - PC-2022-10 Request to rezone 402 Thomas Road from NC-15 to NC-6.3, identified as Florence County Tax Map Number 90018-07-004.
- VI. Public Hearing and Matter in Position for Action**
 - PC-2022-11 Request to rezone 24 acres located on Harmony Street from RG-3 to NC-6.3, identified as Florence County Tax Map Number 00122-01-054.
- VII. Public Hearing and Matter in Position for Action**
 - PC-2022-12 Request to zone NC-10, pending annexation, the parcel located at 1142 Annelle Drive, identified as Florence County Tax Map Number 01794-03-009.
- VIII. Public Hearing and Matter in Position for Action**
 - PC-2022-13 Request to zone CG, pending annexation, the parcel located at 3648 South Irby Street, identified as Florence County Tax Map Number 00152-01-029.
- IX. Matter in Position for Action**
 - PC-2022-14 Request to review the installation of infrastructure for a new carwash to be located at the intersection of North Beltline Drive and Hoffmeyer Road, identified as Florence County Tax Map Number 00099-01-089.
- X. Other Business**
 - Discussion regarding the draft of the City of Florence Comprehensive Plan for recommendation to City Council.
- XI. Adjournment** Next meeting is scheduled for April 12, 2022.

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

MEMBERS PRESENT: Thurmond Becote, Drew Chaplin, Betty Gregg, Robby Hill, Dorothy Hines, Charles Howard, and Bryant Moses

MEMBERS ABSENT: Mark Lawhon and Vanessa Murray

STAFF PRESENT: Jerry Dudley, Derek Johnston, Alane Zlotnicki, Alfred Cassidy, 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. Becote to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the January 11, 2022 meeting minutes. There being no changes, Mr. Howard moved to approve the minutes, Mr. Becote seconded the motion, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Chaplin read the introduction to PC-2022-04 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.

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. Hill moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (7-0).

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.

Chairman Chaplin read the introduction to PC-2022-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. Mr. Hill asked Mr. Johnston if the sketch plan was in compliance with the City's zoning regulations. Mr. Johnston stated it is. No public hearing is required for a sketch plan review.

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. Mr. Hill moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

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.

Chairman Chaplin read the introduction to PC-2022-07 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Hill asked what the total number of homes would be. Mrs. Zlotnicki stated it is 240. There will be 111 in the first phase.

There being no further questions for staff, Chairman Chaplin called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed unanimously (7-0).

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.

Chairman Chaplin read the introduction to PC-2022-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked how Staff chose which zoning designation to assign the parcel. Mrs. Zlotnicki stated it is case specific, and in this case the surrounding area is commercial with a shopping center and daycare nearby. The area then transitions into residential uses so in this case the Activity Center was the most logical choice because information on the PD was not available.

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

There being no one to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion. Mr. Moses moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (7-0).

OTHER BUSINESS: Mr. Dudley explained that the draft version of the Comprehensive Plan would be presented to the Commission in March, and that work sessions would be starting with City Council at the beginning of March.

ADJOURNMENT: There being no other business, Mr. Moses moved to adjourn, Mr. Becote seconded, and Chairman Chaplin adjourned the meeting at 6:19 p.m. The next meeting is scheduled for March 8, 2022.

Respectfully submitted,

Austin Cherry
Administrative Assistant III

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC 2022-09 Request for sketch plan review for the construction of 75 townhome units (12 buildings) located on Alligator Road, specifically identified as Florence County Tax Map Number 00101-01-642.

I. IDENTIFYING DATA:

Owner	Tax Map Number
NJ Capital LLC	00101-01-642

II. GENERAL BACKGROUND DATA:

Current Zoning: Planned Development (PD)
Current Use: Vacant Land
Proposed Use: 75 Townhome Units

III. SURROUNDING LAND USE AND ZONING:

North: Planned Development (City)
East: Neighborhood Conservation 6.3 & Open Space Recreational (City)
South: General Business B-2 & Single-Family Residential R-1 (County)
West: Planned Development (City)

IV. POINTS TO CONSIDER:

- (1) The Oasis townhome development encompasses 6.661 acres (Tax Map Number 00101-01-642) and consists of 12 buildings with a total of 75 units in Phase 1.
- (2) The townhome development project was approved by the Planning Commission on October 9, 2018; however, no development plans were submitted and no building permits issued, resulting in the expiration of the owner’s vested rights to develop the property. According to the City of Florence *Unified Development Ordinance* Section -1.3.2.2 “Vested Rights to Develop Property”, “A vested right for an approved site-specific development plan expires two years after the date of final approval by the official or body authorized to approve a site-specific development plan and may, upon application, be extended on an annual basis for an additional five years.” Such applications were not submitted as required.
- (3) Development guidelines for the property are set forth in Planned Development Ordinance 2016-17. Where specific development guidelines are not specified, the PDD defaults to the 2007 City of Florence Land and Subdivision Ordinance and the 2007 City of Florence Zoning Ordinance.
- (4) Private roads are being proposed interior to the development to include 50 feet of private right-of-way, 22-foot travel lanes, curb and gutter, grass stripping, and sidewalks. Section 6.15 of the Land and Subdivision Ordinance allows for the construction of private roads within townhome

developments if designed and constructed to the standards established in the Land and Subdivision Ordinance. Ownership and maintenance of private roads must be established through a viable HOA per Section 6.15.

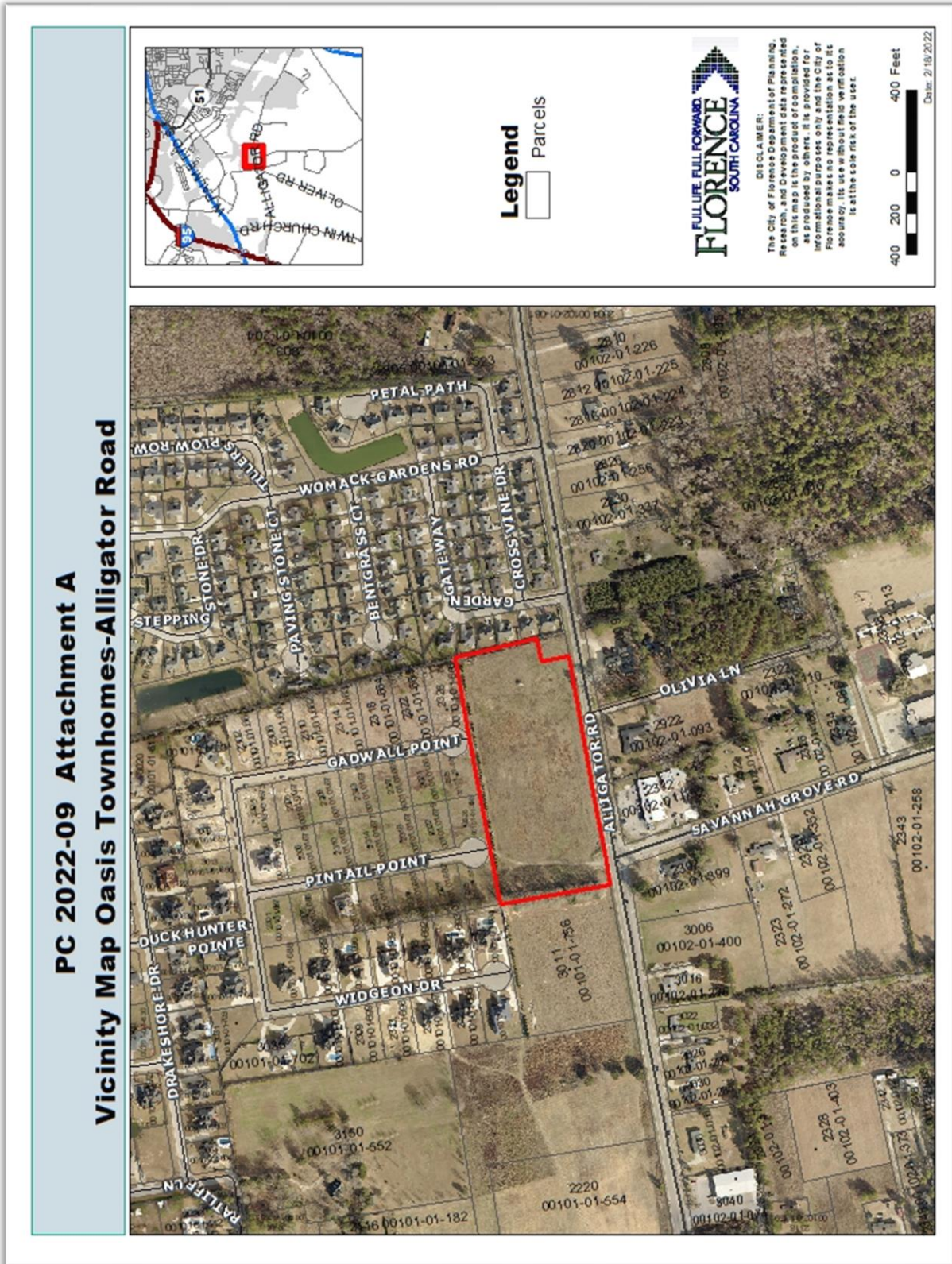
- (5) The proposed townhome development will have a residential suburban character. The Residential Suburban designation is intended to provide for single family development with a suburban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units 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.”
- (6) The proposal is compliant with the Land and Subdivision Ordinance subject to the variance for reduced pavement width from 24 feet to 22 feet.
- (7) The proposed street names have been compared to the City of Florence MSAG database, and the street names on the sketch plan are acceptable.
- (8) City water and sewer service is available to the parcel.
- (9) This sketch plan is back before the Planning Commission for approval of the layout of the townhome development on TMN 00101-01-642. A full development review and zoning compliance review will be conducted by staff prior to the issuance of zoning compliance. Any further subdivision of property may also be subject to Planning Commission approval.

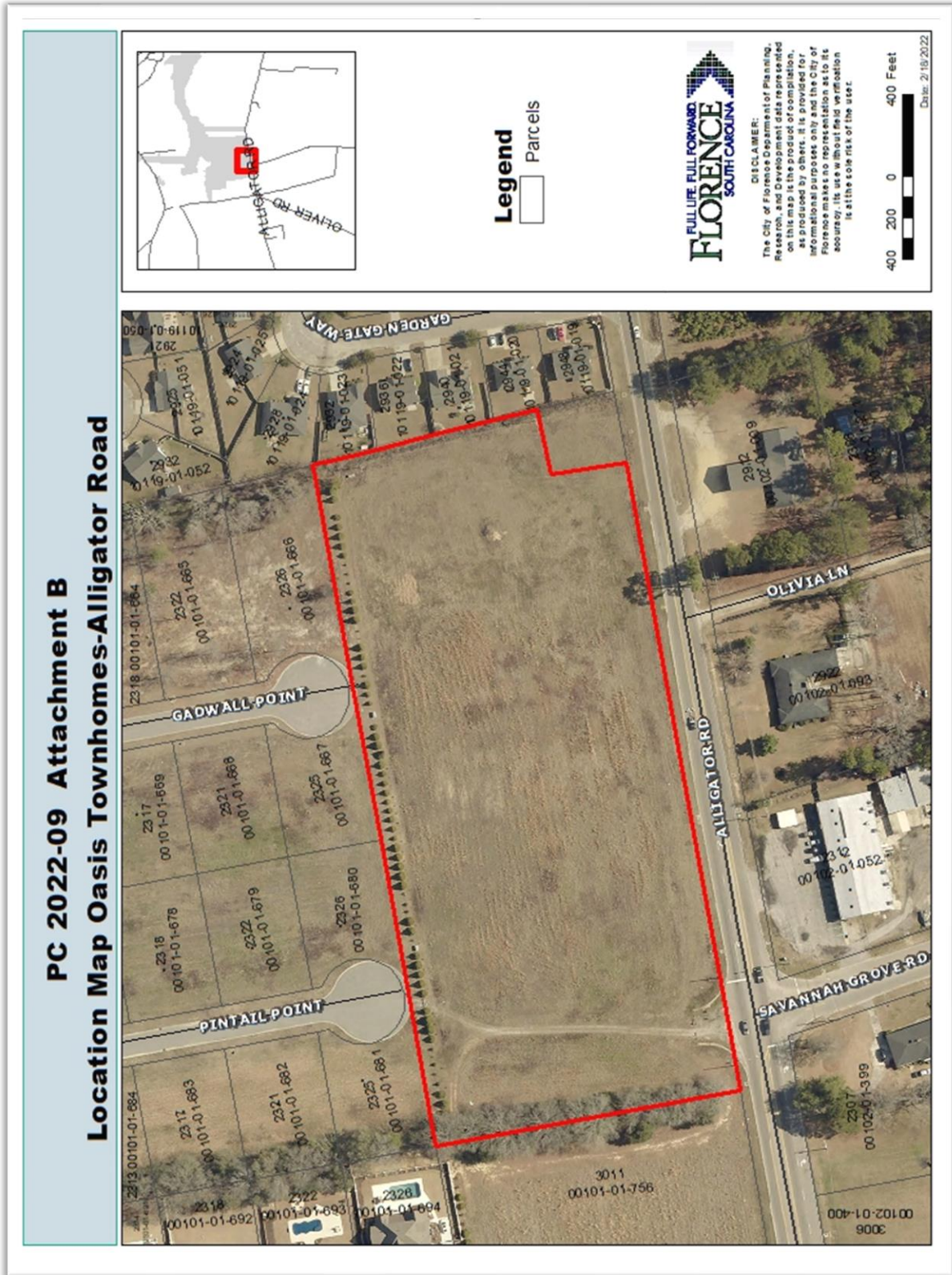
V. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Sketch plan approval of this layout was given by Planning Commission on October 9, 2018. The same sketch plan townhome development project is back before Planning Commission for approval following expiration of vested rights for the site specific plan.

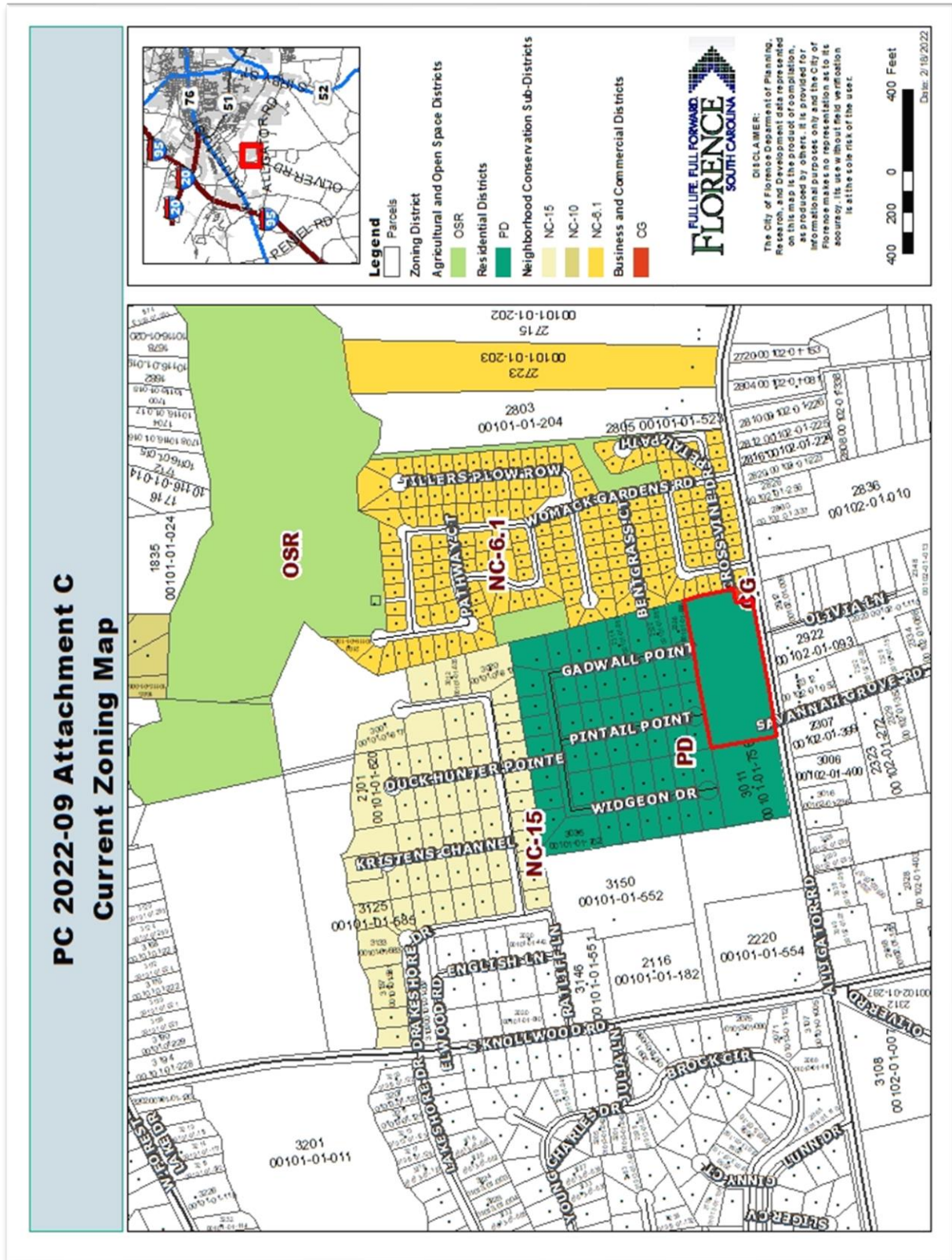
VI. ATTACHMENTS:

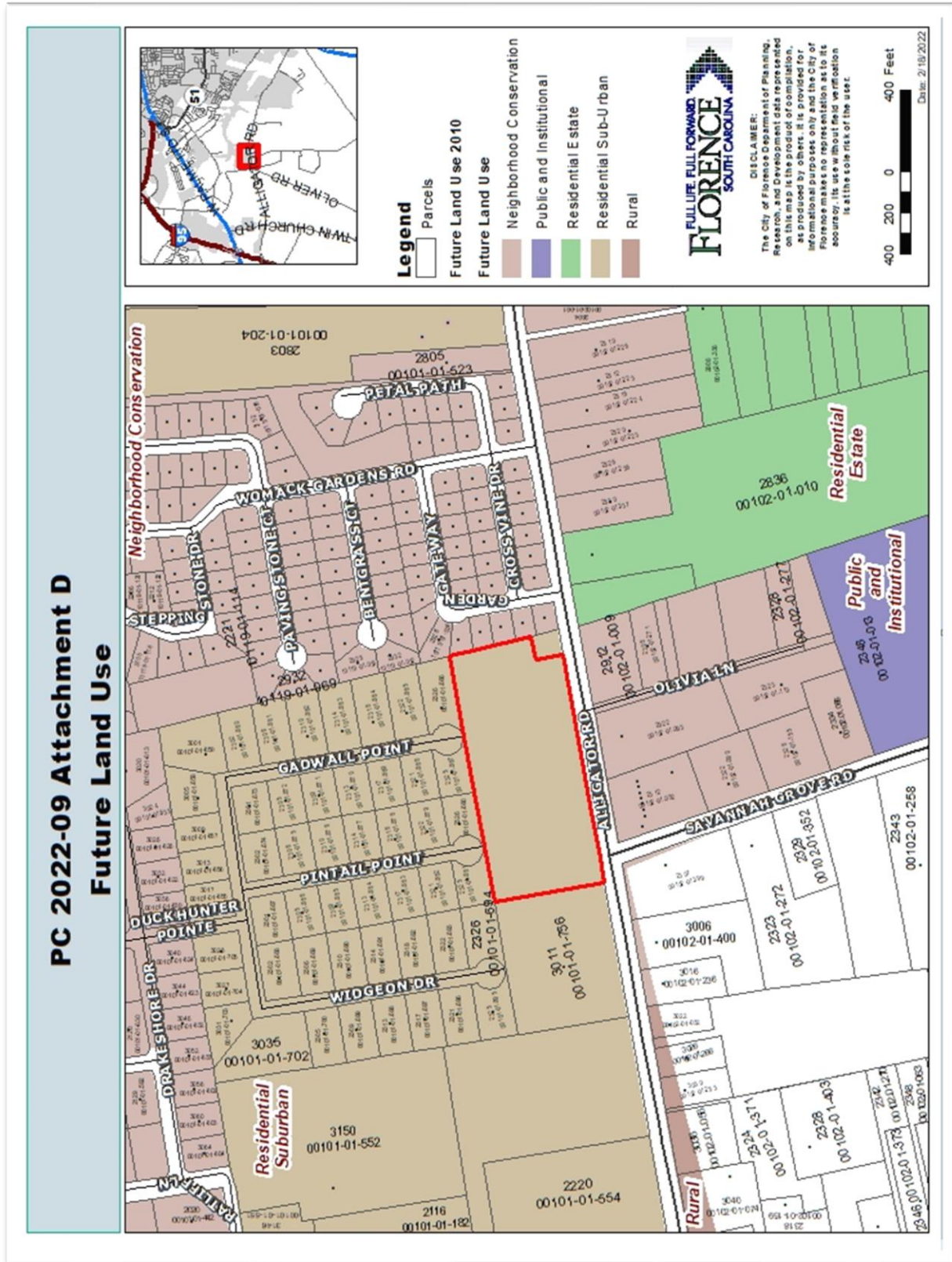
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Site photos
- F) Sketch Plan





Attachment C: Current Zoning Map





Attachemnt E: Site photos

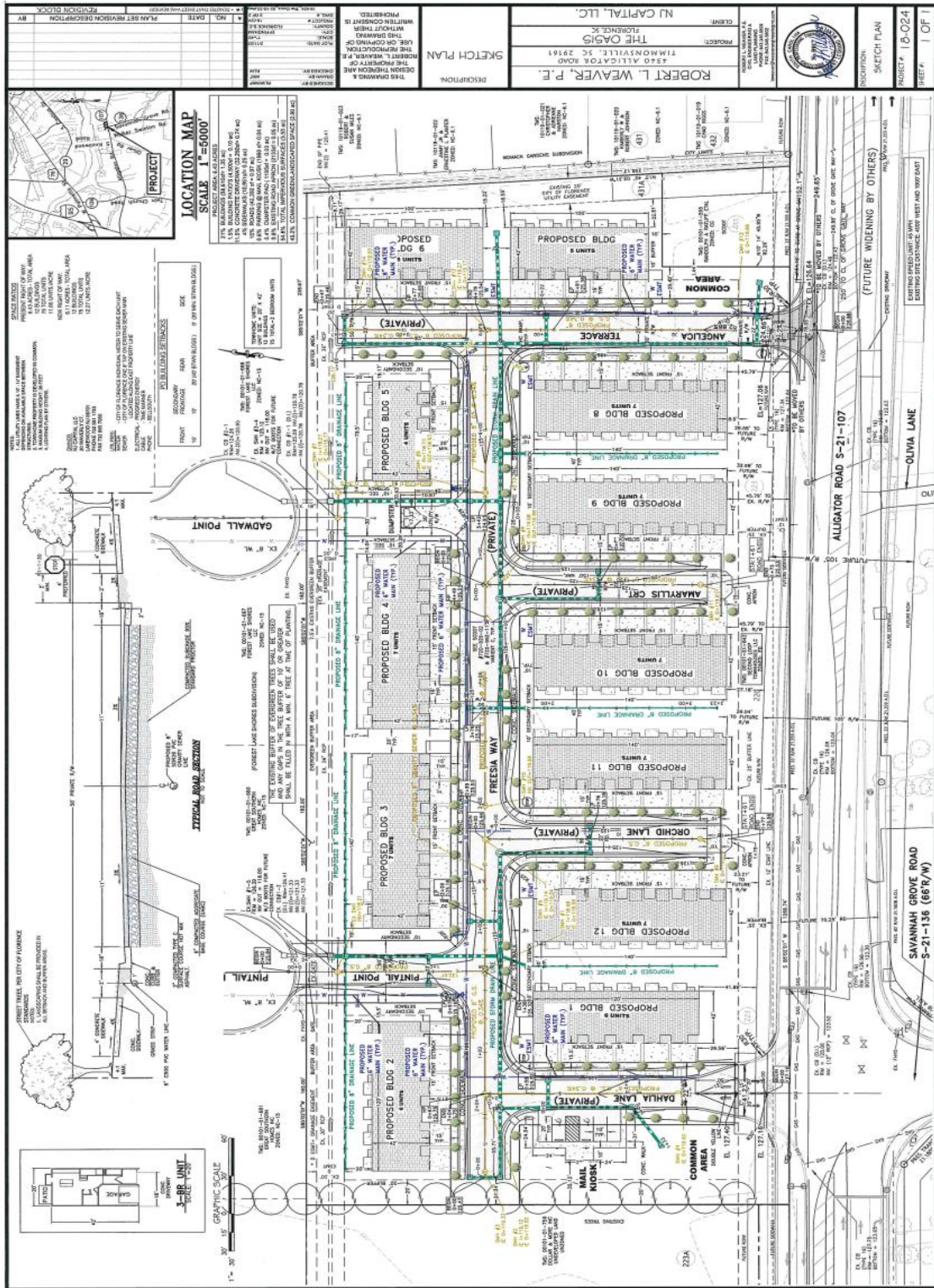


Right side street view picture of the property off of Alligator Road



Front street view picture of the property off of Alligator Road

Attachment F: Sketch Plan



Phase 1 Details

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC-2022-10 Request to rezone 402 Thomas Road from NC-15 to NC-6.3, identified as Florence County Tax Map Number 90018-07-004.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Ashishkumar Patel	90018-07-004

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:	Neighborhood Conservation – 15 (NC-15)
Proposed Zoning:	Neighborhood Conservation – 6.3 (NC-6.3)
Current Use:	Vacant Lot
Proposed Use:	Multifamily (Apartments)

IV. POINTS TO CONSIDER:

- (1) The property is currently zoned Neighborhood Conservation – 15 (NC-15), which permits single family detached homes exclusively for residential uses. The current zoning conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
- (2) The proposed zoning is Neighborhood Conservation – 6.3 (NC-6.3) which permits single-family detached homes, with the added conditional uses of Townhomes, Duplexes, Multiplexes, and Multifamily (Apartments).
- (3) The proposed NC-6.3 zoning would permit multifamily housing conditional upon the developer providing a “Type C” Bufferyard per UDO Table 4-10.3.1 (Attachment H) between the apartments and single-family detached homes to the east. Section 4-16.1.3 of the UDO prohibits a multifamily building within 100’ of existing single family uses from exceeding two stories.
- (4) The lot is approximately 100 ft wide and 150’ in depth with an area of approximately 17,000 square feet and meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of Florence *Unified Development Ordinance*, which requires a minimum lot width of 50’ and a minimum square footage of 6,000 square feet.
- (5) Table 2-4.1.3 of the *Unified Development Ordinance* provides specific dimensional standards and setbacks for multifamily construction (Attachment F), and Section 1-2.8.2.G outlines the conditional requirements for multifamily development (Attachment G).
- (6) Multifamily is defined in the UDO as, “...a building that includes three or more dwelling units, which is not designed as townhomes or multiplex buildings. Multifamily also means two or more residential units that are located on the upper floors of a mixed-use building.” The conditional requirements for multifamily would limit the feasibility of this style of development on such a small parcel adjacent to single-family development.

- (7) Land use of the adjacent properties is mostly residential with commercial uses along Second Loop Road (Attachment C).
- (8) The site is currently an undeveloped vacant lot. Aerial images show this lot has been vacant since at least 1998. The current zoning of Neighborhood Conservation - 15 (NC-15) was adopted with the land use maps associated with the adoption of the *Unified Development Ordinance* in 2018 in keeping with the parcel's proximity to surrounding residential uses.
- (9) Future Land Use of the parcel is shown as "Neighborhood Conservation" consistent with adjacent properties and the proposed rezoning
- (10) Factors that affect the potential rezoning include the parcel's adjacency to existing single-family detached development along Thomas Road; however, this parcel also fronts on Second Loop Road. Other parcels in the vicinity fronting on Second Loop Road are characterized by multi-family or commercial development. If developed with a higher density than single-family detached, a buffer would be required between the new and existing development.

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.

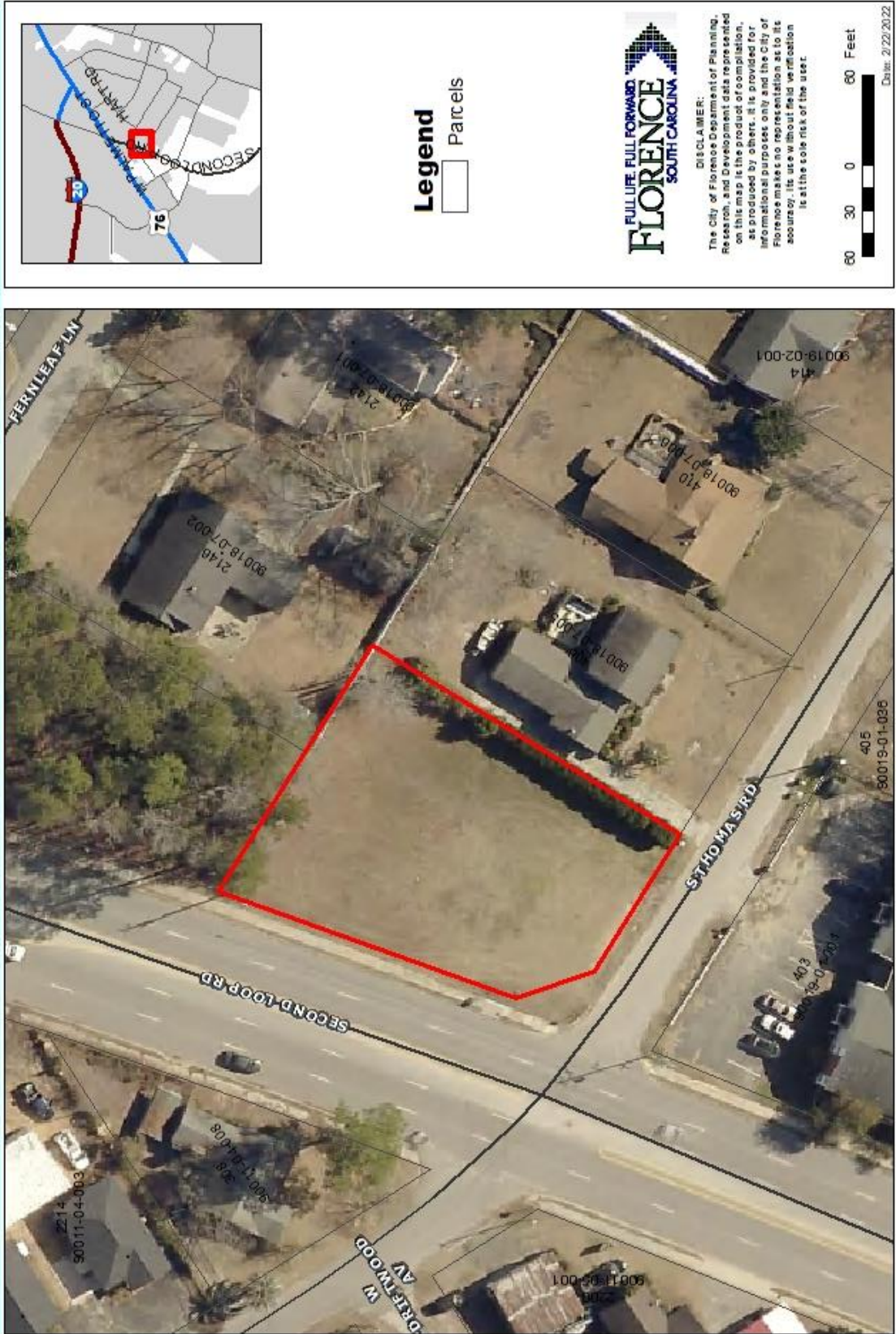
VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use
- E) Site Photos
- F) UDO Table 2-4.1.3
- G) UDO Section 1-2.8.2.G
- H) UDO Table 4-10.3.1

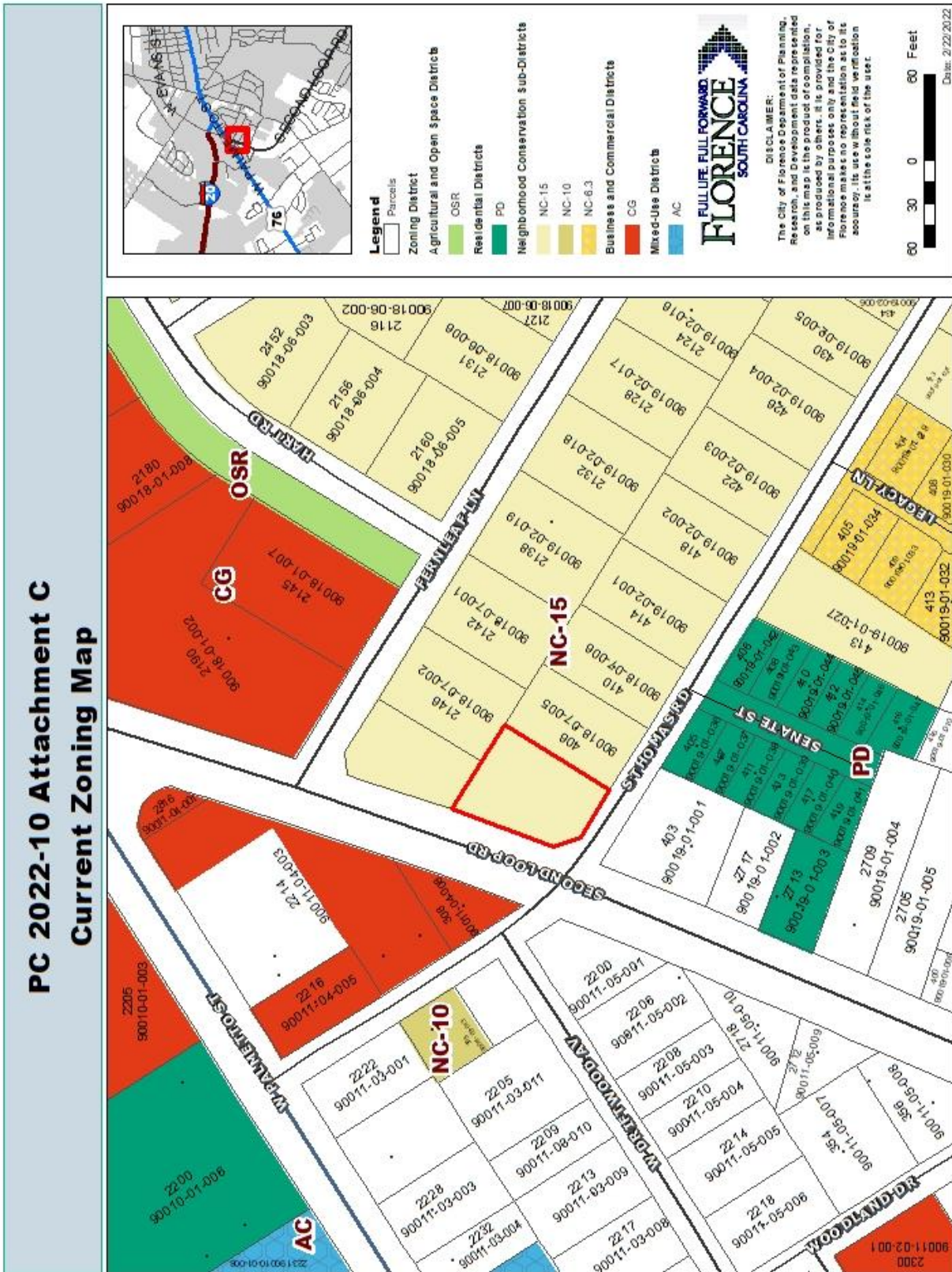
Attachment A: Vicinity Map



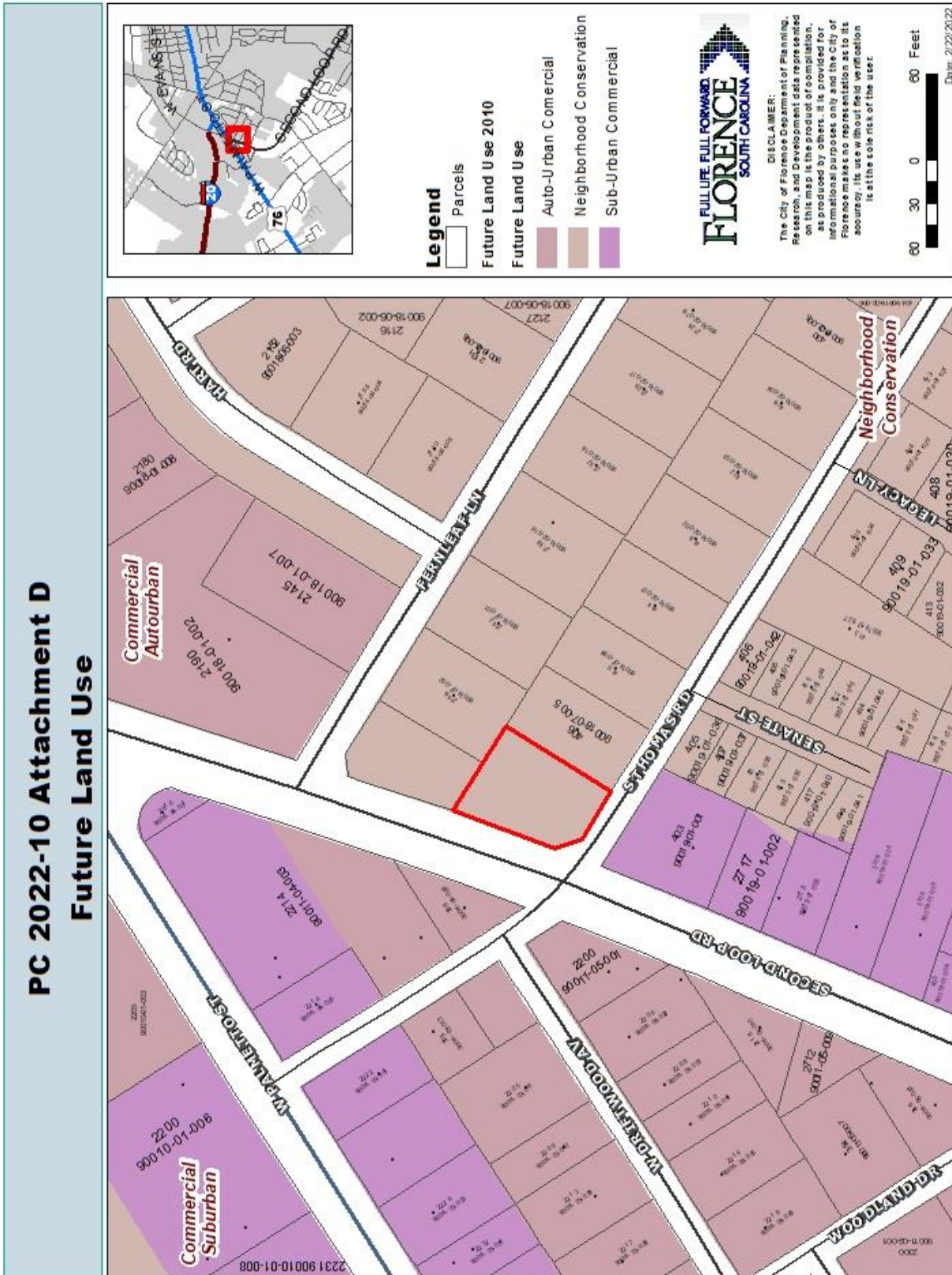
PC 2022-10 Attachment B
Location Map 402 Thomas Road Rezoning



Attachment C: Zoning Map



Attachment D: Future Land Use Map



Attachment E: Site Photos



402 Thomas Road looking North



402 Thomas Road looking North (Second Loop to the West)



402 Thomas Road looking East towards Single-Family Homes



402 Thomas Road looking South towards Thomas Road Apartments

Attachment F: UDO Table 2-4.1.3

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ^{3,4}	Street Side	Rear	Height	Cover
Estate Residential (RE)								
Single-Family Detached	15 ac.	500'	50'	15'	25'	25'	45'	5%
	8 ac.	300'	50'	15'	25'	25'	35'	5%
	2 ac.	200'	50'	15'	25'	25'	35'	10%
Suburban Residential (RS)								
Single-Family Detached	2.0 ac.	220'	50'	20'	25'	75'	45'	10%
	28,000 sf.	110'	50'	10'	20'	50'	35'	25%
Planned, Mixed Residential	12,000 sf.	75'	25'	10'	20'	25'	35'	30%
Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)								
General Residential (RG)								
RG-1	15,000 sf.	85'	30'	15'	25'	35'	38'	30%
	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
RG-2	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,500 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
RG-3	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
	3,500 sf.	40'	10'	5'	8'	15'	38'	60%
See Table 2-4.1.1 for permitted Attached Single Family and Multi-Family Dwelling Units (below)								
Urban Residential (RU)								
Single-Family Detached	5,000 sf.	50'	15'	5'	10'	20'	35'	50%
Patio / Lot Line House	4,000 sf.	40'	15'	5'	5'	15'	35'	60%
Planned, Mixed Residential	Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)							
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 ⁵	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.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types.								
² A setback of 25 feet is required from the property line to the face of garage doors								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
⁴ Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
⁵ Within CG and AC zoning designations: Townhomes are allowed front parking lots (courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferward (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3 of the Conditional Multifamily Standards.								

Attachment G: UDO Section 1-2.8.2.G

Sec. 1-2.8.2 Residential and Commercial Use of the Home Standards

The standards of this Section apply to residential and commercial uses of the home that are specified in *Table 1-2.7.2, Residential and Commercial Uses of the Home* as conditional (C) or permitted special exception (SE).

G. **Multifamily** is permitted if it is demonstrated that:

1. They conform to the lot and building standards set out in *Table 2-4.1.3, Lot and Building Standards by Housing Type*.
2. The development is separated from an adjoining residential district or use by either a local street or a Type C bufferyard, unless a more opaque bufferyard is required by *Article 10, Landscaping and Buffering*
3. Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of a NC district.
4. Buildings are designed such that there are not more than 24 dwelling units per floor; and
5. In the CBD (Central Business District), AC (Activity Center), and DS (Destination / Select Use) districts:
 - a. Vehicular access to the units is provided via an alley, parking structure, or parking court; and
 - b. The use provides a courtyard that is visible from the street or a plaza that is accessible from the sidewalk.

Attachment H: UDO Table 4-10.3.1

Table 4-10.3.1 Bufferyard Classifications						
Type	Width	Required Plantings per 100 Linear Feet				Height of Berm, Wall, or Fence
		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs	
Type A	5'	1	1	1	10	-
Type B	10'	2	2	2	20	-
Type C	25'	3	3	3	30	3'
Type D	40'	3	3	3	30	6'
Type E	50'	4	4	4	40	6'

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC-2022-11 Request to rezone 24 acres located on Harmony Street from RG-3 to NC-6.3, identified as Florence County Tax Map Number 00122-01-054.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Invictus Development, LLC	00122-01-054

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: General Residential – 3 (RG-3)
Proposed Zoning: Neighborhood Conservation – 6.3 (NC-6.3)
Current Use: Vacant Lot
Proposed Use: Multifamily (Apartments)

IV. POINTS TO CONSIDER:

- (1) The property is currently zoned General Residential – 3 (RG-3), which permits a variety of housing types including conditionally permitting multifamily development. The current zoning also conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
- (2) The RG-3 Zoning District requires that a residential development include at least 40% single-family detached homes to permit multifamily construction. The applicant would like to construct multifamily housing without single-family detached housing which would be allowed by the proposed zoning.
- (3) The proposed zoning is Neighborhood Conservation – 6.3 (NC-6.3) which permits single-family detached homes, with the added conditional uses of Townhomes, Duplexes, Multiplexes, and Multifamily (Apartments).
- (4) The proposed NC-6.3 zoning would permit multifamily housing conditional upon the developer providing a “Type C” Bufferyard per UDO Table 4-10.3.1 (Attachment H) between the apartments and any adjoining residential districts not separated from the development by a street. Section 4-16.1.3 of the UDO prohibits a multifamily building within 100’ of existing single family uses from exceeding two stories.
- (5) The lot is approximately 1500 feet wide and 900 feet in depth with an area of approximately 24.41 acres, which meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of Florence *Unified Development Ordinance*, which is a minimum lot width of 50’ and a minimum square footage of 6,000 square feet.

- (6) Table 2-4.1.3 of the *Unified Development Ordinance* provides specific dimensional standards and setbacks for multifamily construction (Attachment F), and Section 1-2.8.2.G outlines the conditional requirements for multifamily development (Attachment G).
- (7) Multifamily is defined in the UDO as, "...a building that includes three or more dwelling units, which is not designed as townhomes or multiplex buildings. Multifamily also means two or more residential units that are located on the upper floors of a mixed-use building."
- (8) Land use of the adjacent properties is mostly residential with the parcel to the north zoned Destination/Select Use (Commercial) and Nucor Steel (Industrial) to the west (Attachment C).
- (9) The site is currently an undeveloped vacant lot. The current zoning of RG-3 was adopted with the land use maps associated with the adoption of the *Unified Development Ordinance* in 2018 in keeping with the parcel's proximity to surrounding residential uses.
- (10) Future Land Use of the parcel is split as "Neighborhood Conservation" and "Parks and Open Space." The Neighborhood Conservation designation is consistent with adjacent properties as well as the proposed rezoning, and the "Parks and Open Space" designation is likely due to its proximity to the Dr. Eddie Floyd Florence Tennis Center; however, there are no plans to utilize this property as a park or recreation space.
- (11) City staff recommends the parcel be rezoned to NC-6.3 as requested. This recommendation is based on the mixed adjacent land use (single-family residential, multi-family residential, commercial, and industrial), its historic residential zoning, the prescribed future land use of the parcel, and the UDO conditions meant to mitigate negative impacts of multifamily development near single-family uses. At 24 acres, the parcel is large enough to sustain and create its own character of development while providing buffers from less intense adjacent land uses.

V. OPTIONS:

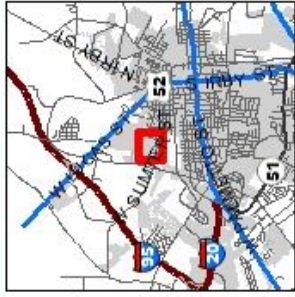
Planning Commission may:

- (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
- E) Site Photos
- F) UDO Table 2-4.1.3
- G) UDO Section 1-2.8.2.G
- H) UDO Table 4-10.3.1

**PC 2022-11 Attachment A
Vicinity Map Harmony Street Rezoning**



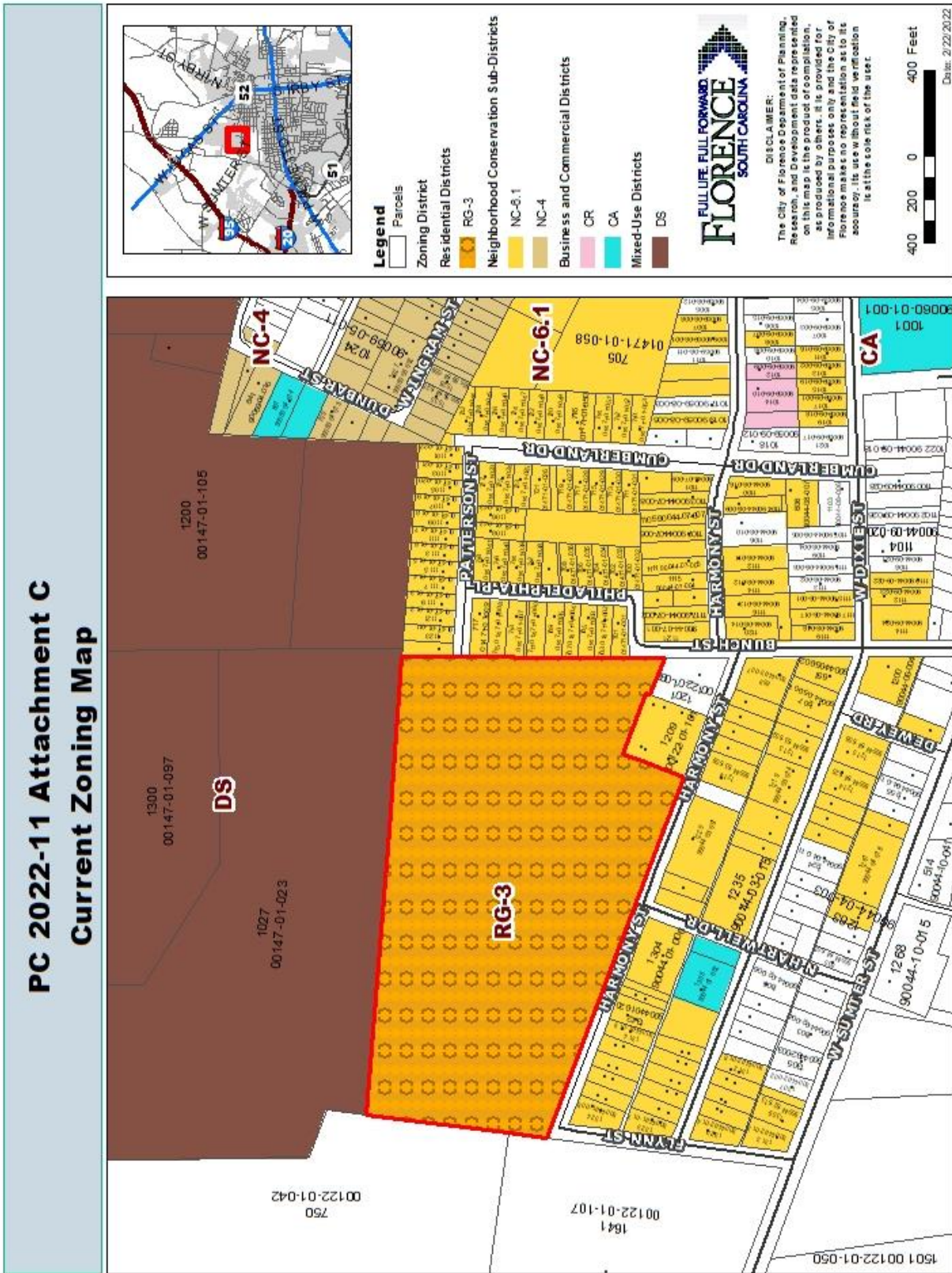
Legend
 Parcels



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data presented 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 E: Site Photos



Harmony Street Parcel looking East Down Harmony Street



Harmony Street Parcel looking North Down North Hartwell Drive



Harmony Street Parcel looking Northeast Down North Hartwell Drive



Harmony Street Parcel looking Northwest Down North Hartwell Drive



Harmony Street Parcel looking West Down Philadelphia Place



Harmony Street Parcel looking West Down Patterson Street

Attachment F: UDO Table 2-4.1.3

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ^{3,4}	Street Side	Rear	Height	Cover
Estate Residential (RE)								
Single-Family Detached	15 ac.	500'	50'	15'	25'	25'	45'	5%
	8 ac.	300'	50'	15'	25'	25'	35'	5%
	2 ac.	200'	50'	15'	25'	25'	35'	10%
Suburban Residential (RS)								
Single-Family Detached	2.0 ac.	220'	50'	20'	25'	75'	45'	10%
	28,000 sf.	110'	50'	10'	20'	50'	35'	25%
Planned, Mixed Residential	12,000 sf.	75'	25'	10'	20'	25'	35'	30%
Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)								
General Residential (RG)								
RG-1	15,000 sf.	85'	30'	15'	25'	35'	38'	30%
	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
RG-2	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,500 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
RG-3	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
	3,500 sf.	40'	10'	5'	8'	15'	38'	60%
See Table 2-4.1.1 for permitted Attached Single Family and Multi-Family Dwelling Units (below)								
Urban Residential (RU)								
Single-Family Detached	5,000 sf.	50'	15'	5'	10'	20'	35'	50%
Patio / Lot Line House	4,000 sf.	40'	15'	5'	5'	15'	35'	60%
Planned, Mixed Residential	Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)							
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 ⁵	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.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types.								
² A setback of 25 feet is required from the property line to the face of garage doors								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
⁴ Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
⁵ Within CG and AC zoning designations: Townhomes are allowed front parking lots (courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3 of the Conditional Multifamily Standards.								

Sec. 1-2.8.2 Residential and Commercial Use of the Home Standards

The standards of this Section apply to residential and commercial uses of the home that are specified in *Table 1- 2.7.2, Residential and Commercial Uses of the Home* as conditional (C) or permitted special exception (SE).

H. **Multifamily** is permitted if it is demonstrated that:

6. They conform to the lot and building standards set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
7. The development is separated from an adjoining residential district or use by either a local street or a Type C bufferyard, unless a more opaque bufferyard is required by Article 10, Landscaping and Buffering
8. Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of a NC district.
9. Buildings are designed such that there are not more than 24 dwelling units per floor; and
10. In the CBD (Central Business District), AC (Activity Center), and DS (Destination / Select Use) districts:
 - a. Vehicular access to the units is provided via an alley, parking structure, or parking court; and
 - b. The use provides a courtyard that is visible from the street or a plaza that is accessible from the sidewalk.

Table 4-10.3.1 Bufferyard Classifications						
Type	Width	Required Plantings per 100 Linear Feet				Height of Berm, Wall, or Fence
		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs	
Type A	5'	1	1	1	10	-
Type B	10'	2	2	2	20	-
Type C	25'	3	3	3	30	3'
Type D	40'	3	3	3	30	6'
Type E	50'	4	4	4	40	6'

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC-2022-12 Request to zone NC-10, pending annexation, the parcel located at 1142 Annelle Drive and specifically identified as Florence County Tax Map Number 01794-03-009.

I. IDENTIFYING DATA:

Owner	Tax Map Number
John and Marilyn Gagner	01794-03-009

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: Unzoned (County)
Proposed Zoning: Neighborhood Conservation-10 (NC-10)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned. It is the only lot in the block that is still in the County.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-10 District. The primary use permitted under the proposed zoning is single-family residential characterized by medium sized lots.
- (3) The lot meets the dimensional requirements of the NC-10 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-10 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 Residential Autourban. Adjacent single-family properties are also designated as Residential Autourban.
- (7) City water and sewer services are currently available.

- (8) City staff recommends the parcel be zoned Neighborhood Conservation-10 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

V. OPTIONS:

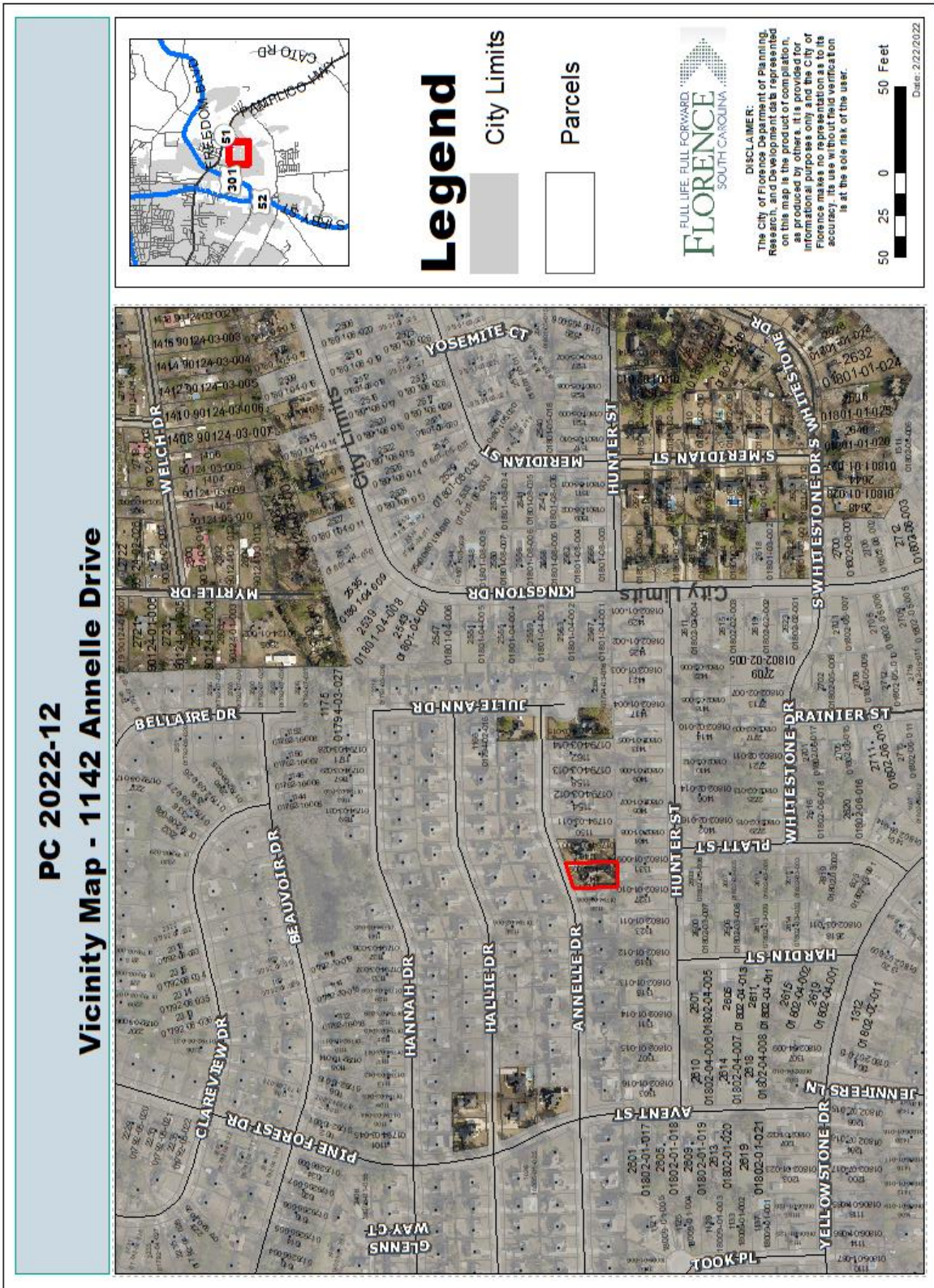
Planning Commission may:

- (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 Photo

Attachment A: Vicinity Map



Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC-2022-13 Request to zone CG, pending annexation, the parcel located at 3648 South Irby Street, and specifically identified as Florence County Tax Map Number 00152-01-029.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Kay Summerford	00152-01-029

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:	B-3 General Business (County)
Proposed Zoning:	Commercial General (CG)
Current Use:	Single-Family Residence (vacant)
Proposed Use:	Commercial Development

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned B-3, which is a general commercial zoning designation. A vacant single family house is on the 1.42 acre lot.
- (2) The proposed zoning, pending annexation, is Commercial General (CG). The Commercial General zoning district is intended for a broad range of retail, restaurant, entertainment, office, institutional, and service uses.
- (3) The lot meets the dimensional requirements of the CG 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 Commercial General zoning district. The property would be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are single-family residential to the north and east and commercial to the south. The new Southside Middle School is being constructed across South Irby Street. Commercial development on this site requires buffering adjacent to the residential district.
- (6) Future Land Use of the parcel is Neighborhood Conservation. The parcel directly south is designated Business Park.

- (7) City water services are currently available. Sewer services are available through Rosemount Drive but would require the cooperation of the Point South Homeowners' Association to access it.
- (8) City staff recommends the parcel be zoned Commercial General as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and uses, and the lot's location on a major thoroughfare. The current zoning within the County is B-3, General Business, which is similar in description to the proposed CG-Commercial General.

V. OPTIONS:

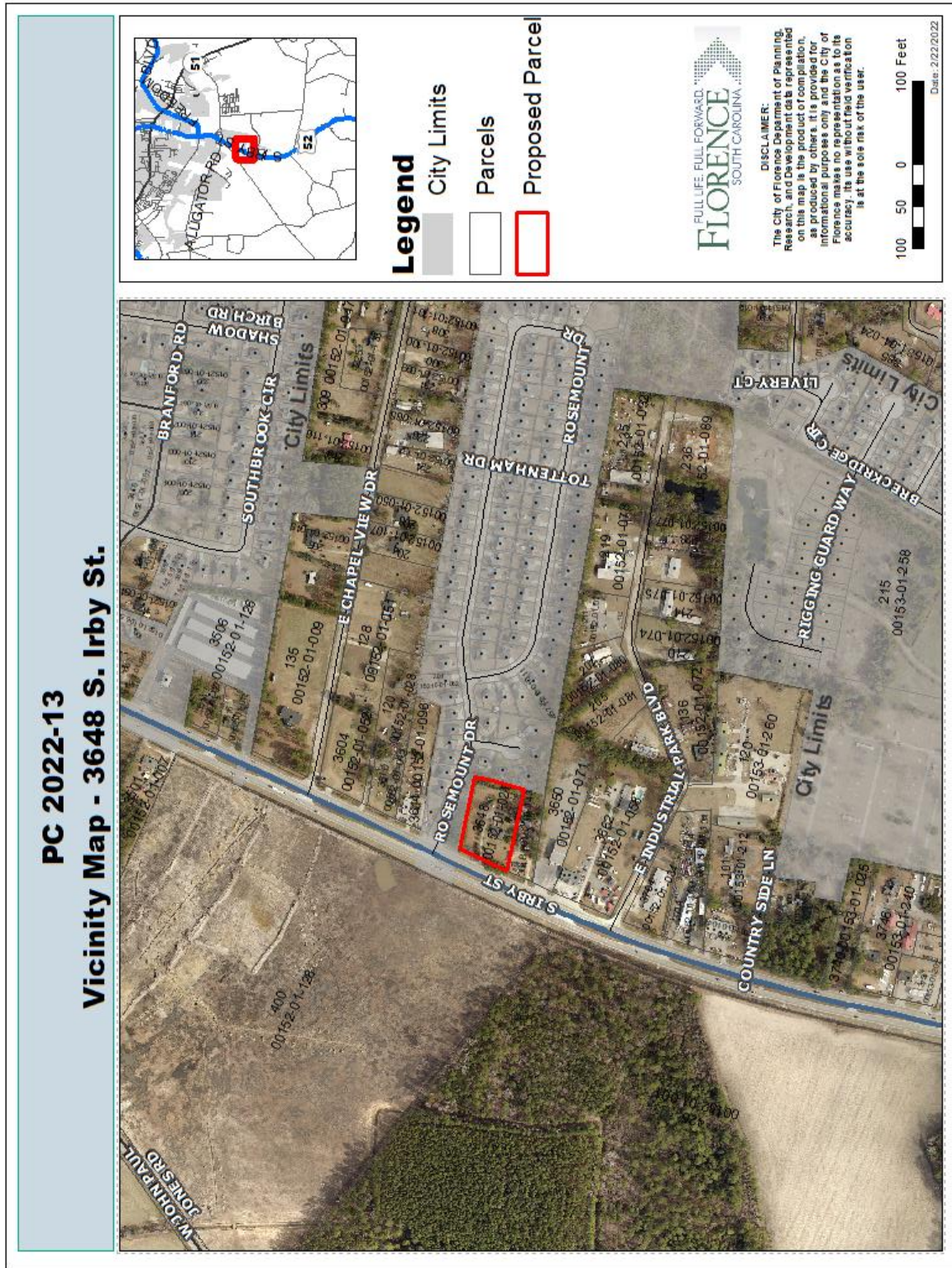
Planning Commission may:

- (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.

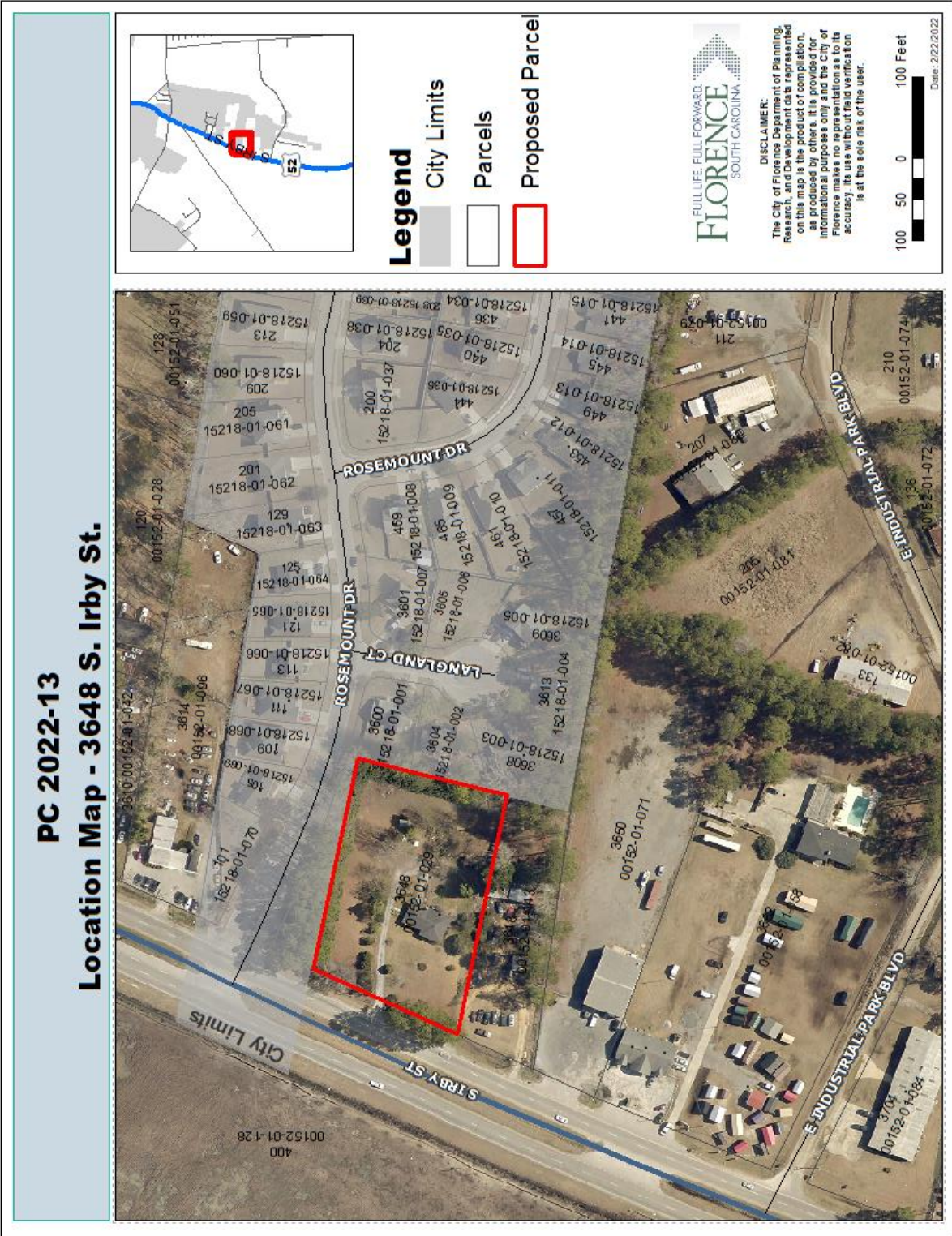
VI. ATTACHMENTS:

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

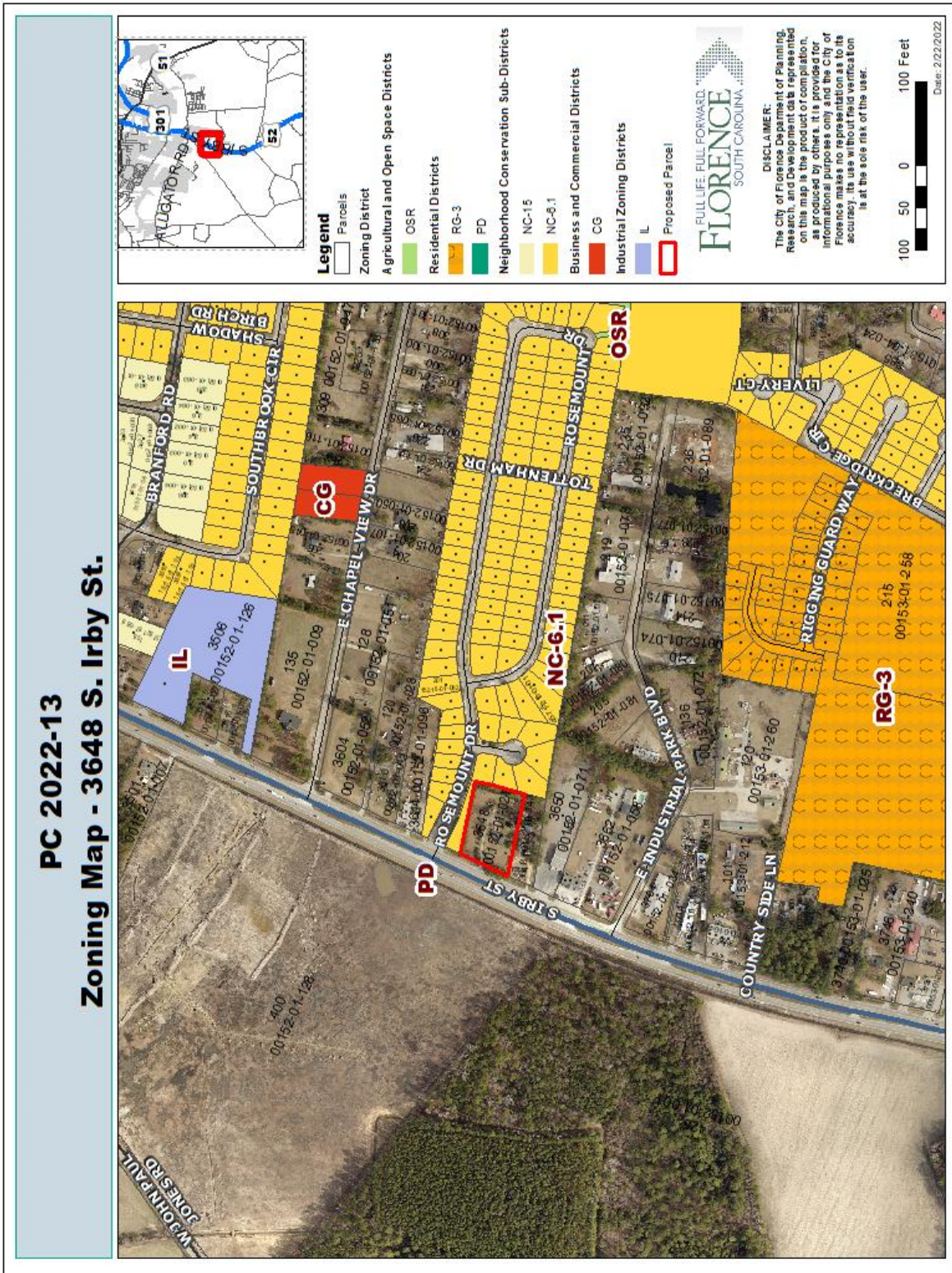
Attachment A: Vicinity Map

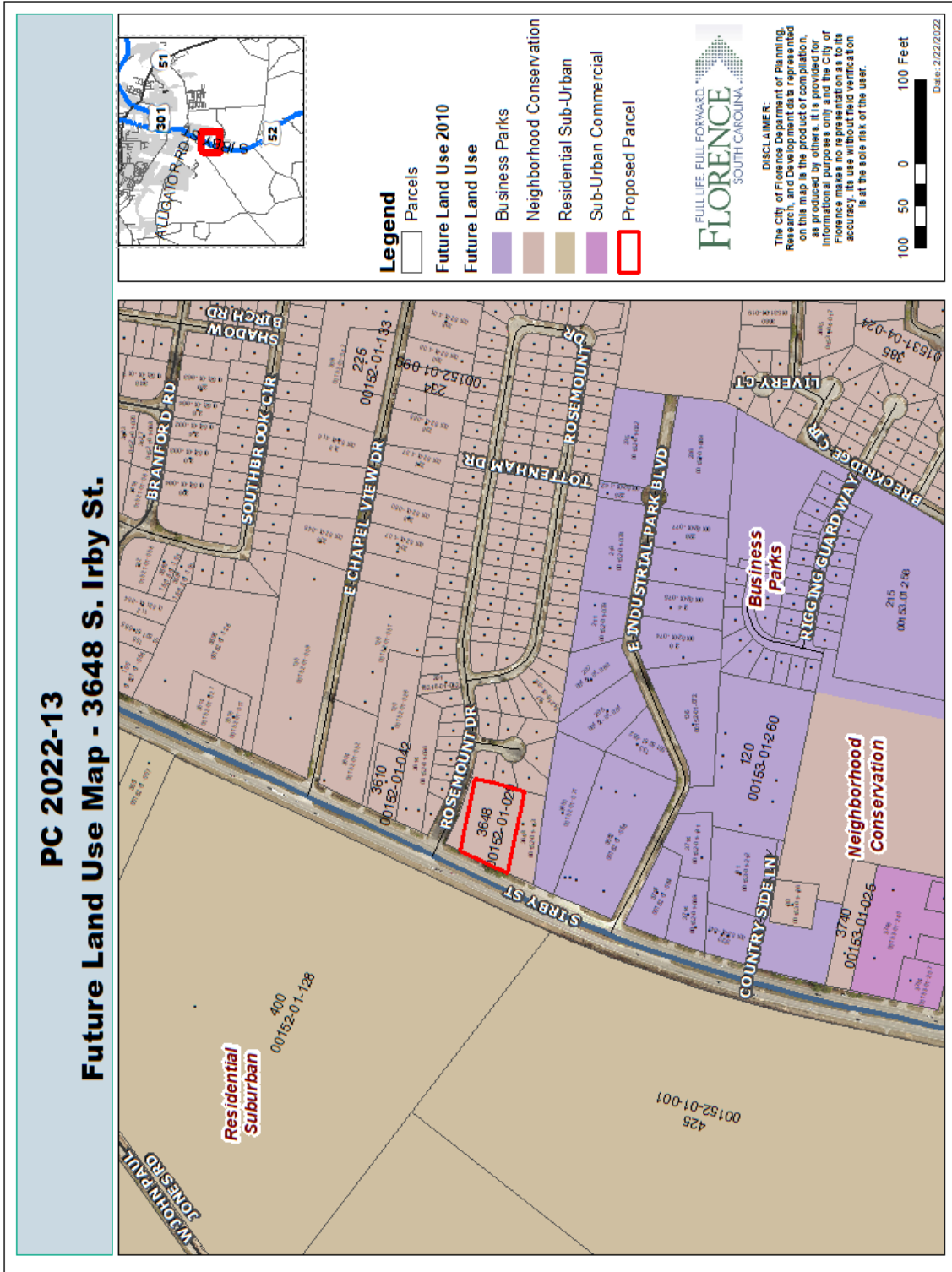


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 8, 2022

AGENDA ITEM: PC-2022-14 Request for sketch plan review of public infrastructure to be located at North Beltline Drive and Hoffmeyer Road, identified as Florence County Tax Map Number 00099-01-089.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Scrubby’s Car Wash	00099-01-089

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: Activity Center (AC)
Current Use: Vacant Lot
Proposed Use: Car Wash

IV. SURROUNDING LAND USE AND ZONING:

North: Neighborhood Conservation (NC-15) & Unzoned
South: Commercial General (CG); Wal-Mart
East: Activity Center; Crescent Villas Apartments
West: Campus (CA): West Florence High School

V. POINTS TO CONSIDER:

- (1) The proposed subdivision is to provide for a Scrubby’s Car Wash, a private street, and a vacant lot. The Activity Center (AC) zoning district is intended for mixed use development outside of the Central Business District (CBD).
- (2) The current parcel has a total of 22.45 acres which will be divided into 4 parcels: 1.29 acres will be the site of Scrubby’s Car Wash; 1.18 acres will be the proposed private street; a vacant lot of approximately 1 acre, and the remaining approximately 19 acres will remain undeveloped at this time.
- (3) The car wash would have access from 2 entrances off the proposed private street. The proposed private street will be 932 linear feet long and the total road pavement area will be 0.55 acre connecting Hoffmeyer Road, North Beltline Drive, and Troxel Boulevard.
- (4) The proposed private street meets City street standards per *Unified Development Ordinance* Division 4-13.3 Streets & Sidewalks. This development does not meet the thresholds required for a traffic study but could be necessary with future development.
- (5) It is the applicant’s intention to grant ownership of the proposed street to the City of Florence in the future. The City will evaluate this option as further development takes place along Troxel Boulevard.

Presently, there are no City utilities within the proposed private street. Future development may require additional City utilities depending on the size of the subdivision and the use. The City's Engineering Department will regularly inspect the proposed street for compliance throughout the construction process.

- (6) Plans are for the eventual extension of Troxel Boulevard creating a connection from Hoffmeyer Road to Beltline Drive. City utilities are planned to run concurrent with Troxel Boulevard providing utility connections for further future subdivision of the remaining parcel.
- (7) The AC zoning designation is reviewed per *Unified Development Ordinance* Section 1-2.7.4 Commercial Uses, specifically Section 1-2.7.4. The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-6.1.1 for "Services" in the AC District including 150' minimum lot widths and prescribed setbacks.
- (8) City water and sewer service is available to the property from Hoffmeyer Road and Beltline Drive. The property's stormwater system will drain southeast across the adjacent parcel to a private pond. A temporary stormwater easement will be negotiated between the applicant and the adjacent property owner. The pond drains to 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.
- (9) This Sketch Plan is currently in compliance with the regulations set forth in the City of Florence *Unified Development Ordinance* related to the subdivision of property.
- (10) 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:

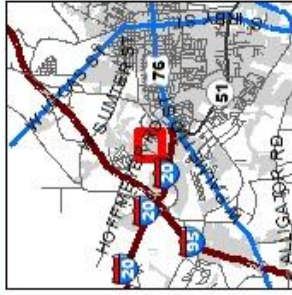
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VII. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Overall Site Plan
- F) Enlarged Site Plan 1
- G) Enlarged Site Plan 2

Attachment A: Vicinity Map

PC 2022-14 Attachment A
Vicinity Map Scrubby's Car Wash



Legend
□ Parcels



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.

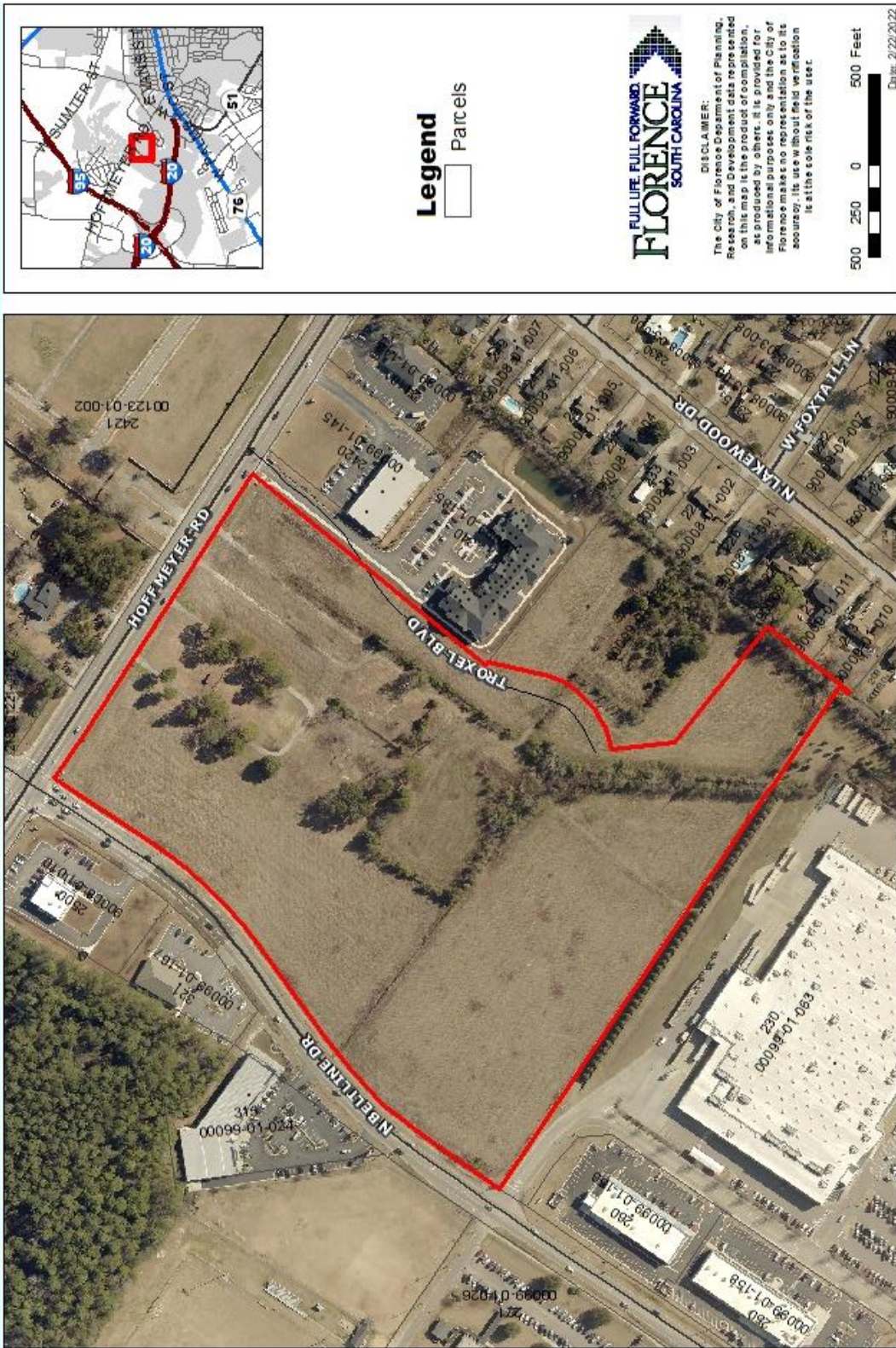


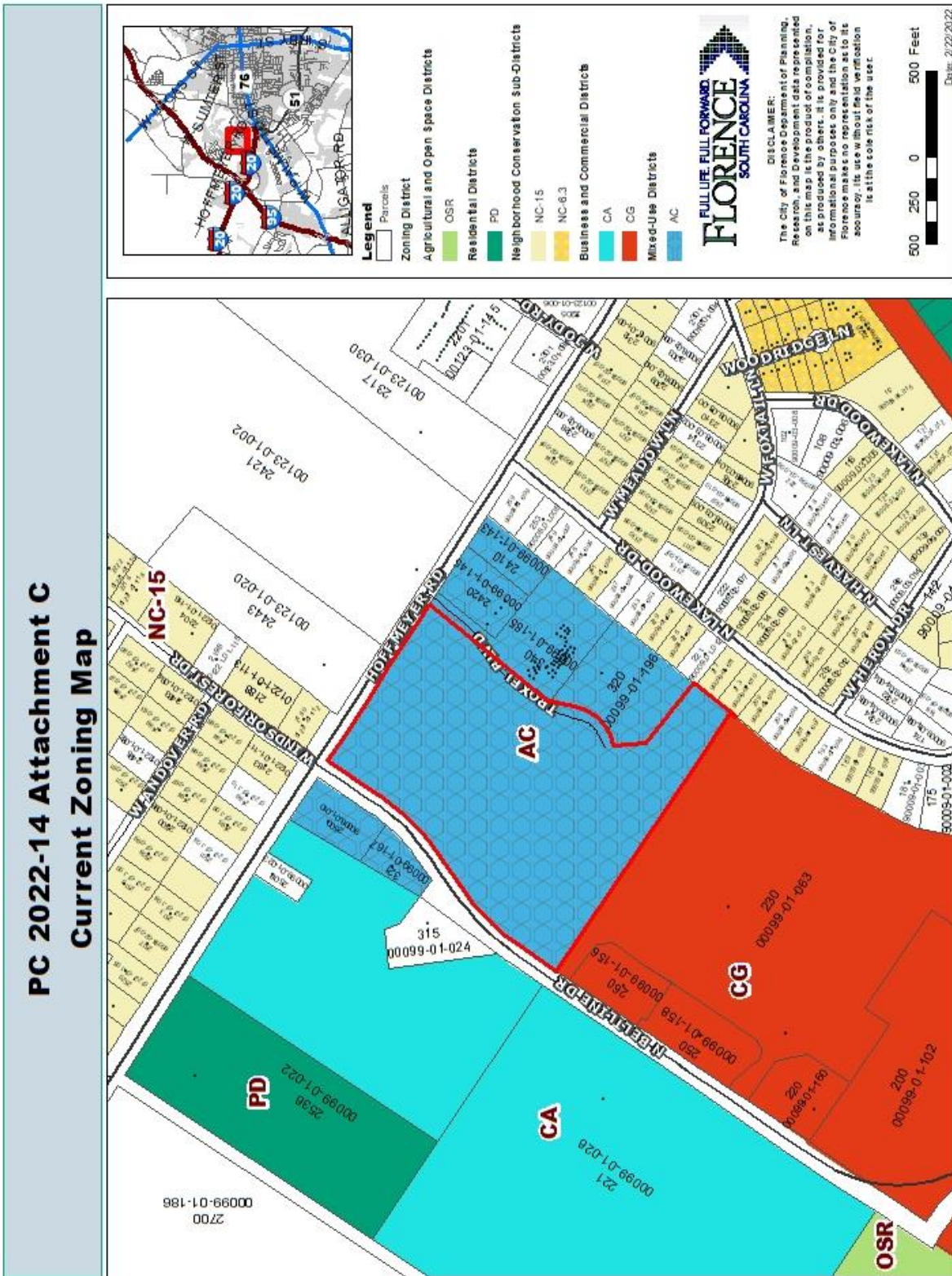
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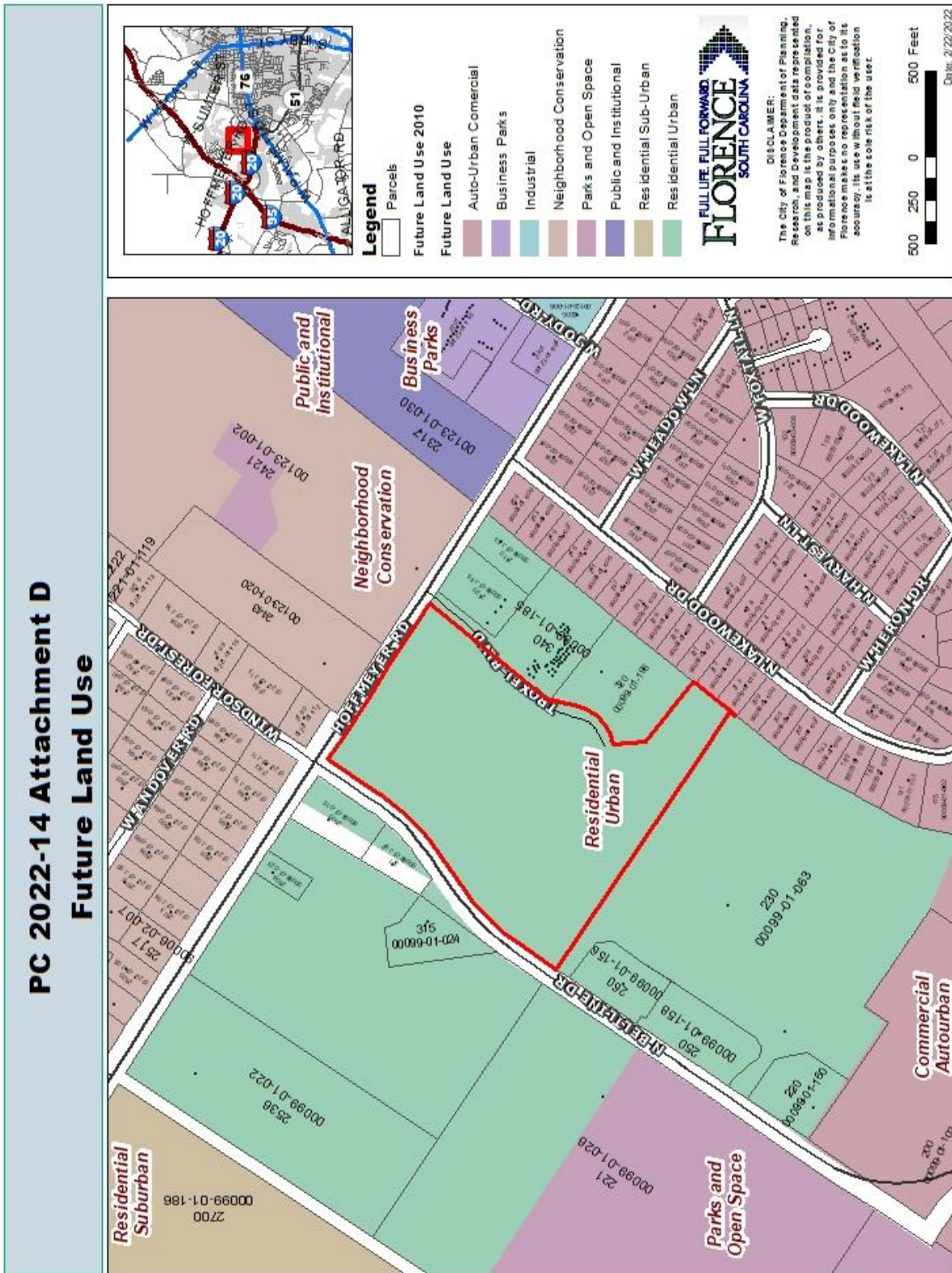


Attachment B: Location Map

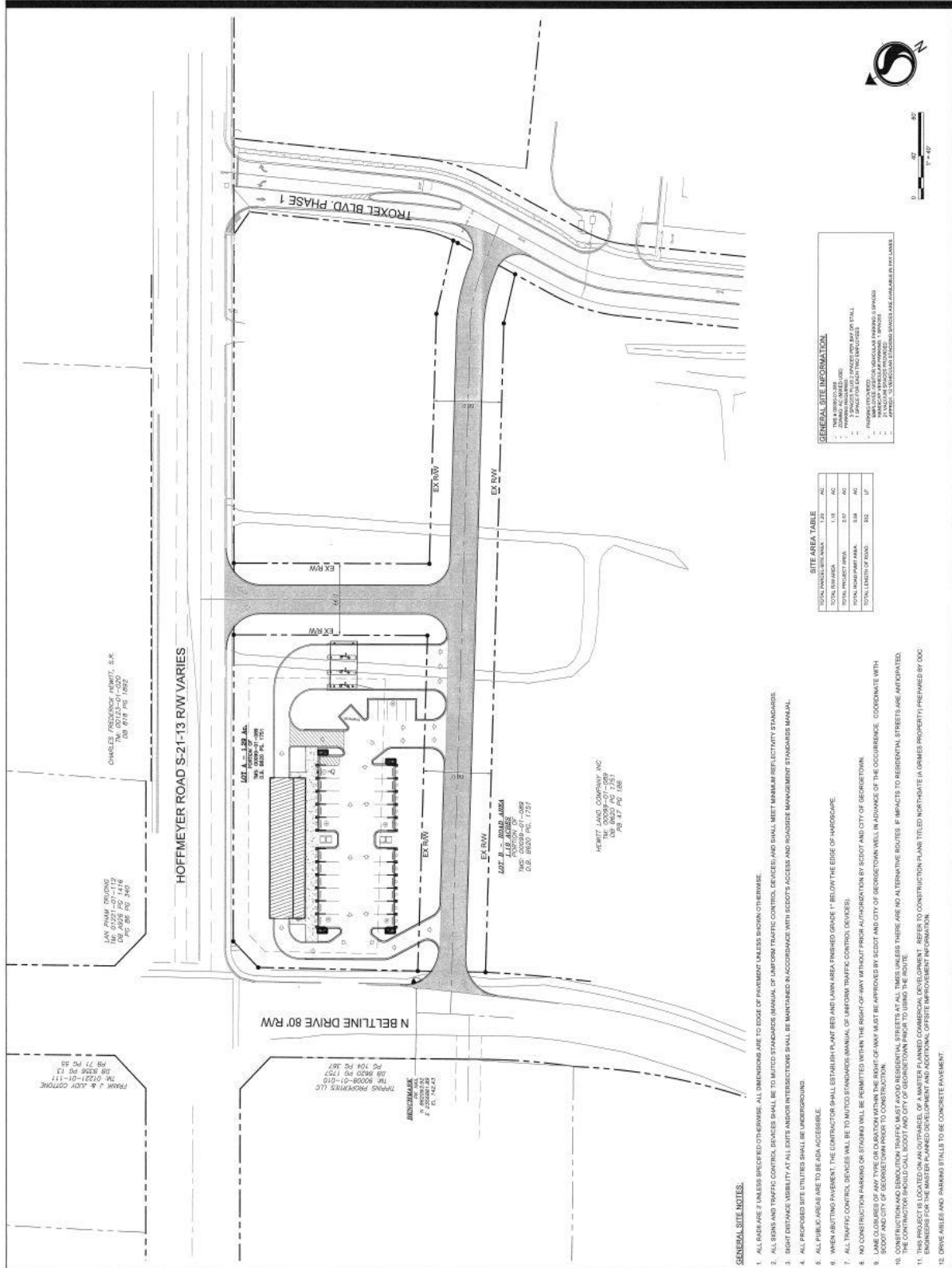
PC 2022-14 Attachment B
Location Map Scrubby's Car Wash







Attachment E: Overall Site Plan



Attachment G: Enlarged Site Plan 2



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- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- ROLL CURB
- 3RD IF CURB & GUTTER

This drawing is not to be used for construction purposes until it has been approved for construction. Use of this drawing for quantity take-offs and pricing is preliminary and an agreement between parties must be obtained.

Revision	By	Date	Reason



Client/Project
 SCRUBBY'S CAR WASH
 NEW SCRUBBY'S CAR WASH
 Florence, SC

File
 SITE PLAN ENLARGED VIEW - 2

Project No.
 21-501978

Scale
 1" = 20'

Drawing No.
 C3.2

