

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
MARCH 9, 2021 AT 6:00 PM VIA ZOOM**

AGENDA

I. Call to Order

II. Invocation

III. Approval of Minutes

Regular meeting on February 9, 2021.

IV. Matter in Position for Action

PC-2021-05 Request for sketch plan review of the Point at Pisgah subdivision located at the intersection of West Sumter Street and Pisgah Road, specifically identified as Florence County Tax Map Number 00097-01-008.

V. Matter in Position for Action

PC-2021-06 Request for sketch plan review of Orion Hills Phase IV subdivision located off James Turner Road, specifically identified as Florence County Tax Map Number 00126-01-409.

VI. Matter in Position for Action

PC-2021-07 Request to add a commercial easement to the plat for the parcel located on Jody Road and specifically identified as Florence County Tax Map Number 00123-01-154.

VII. Adjournment

Next meeting is scheduled for April 13, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES
VIA ZOOM REMOTE MEETING
TUESDAY, FEBRUARY 9, 2021 AT 6:00 PM**

MEMBERS PRESENT: Drew Chaplin (in person); Thurmond Becote, Betty Gregg, Dorothy Hines, Charles Howard, and Bryant Moses (via Zoom). New member Vanessa Murray was also observing via Zoom but not participating.

MEMBERS ABSENT: Robby Hill and Derrick Owens

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki. Also Danny Young, IT operator.

CALL TO ORDER: Chairman Drew Chaplin called the February 9, 2021 regular meeting to order at 6:03 p.m. and thanked everyone in attendance via Zoom.

INVOCATION: Thurmond Becote provided the invocation.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the January 12, 2021 meeting minutes. There being none, Mr. Moses made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2021-02 Request to zone NC-6.1, pending annexation, the parcel located at 1541 Palomar Parkway, specifically identified as Florence County Tax Map Number 90113-01-067.

Chairman Chaplin read the introduction to PC 2021-02 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing and asked if there was anyone present to speak for or against the request.

There being no one, he closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Hines seconded, and the motion passed unanimously (6-0).

PC-2021-03 Request to rezone from NC-6.1 to CG three parcels located at 900 Oakland Avenue and 607 Maxwell Street, specifically identified as Florence County Tax Map Numbers 90114-13-001, 90114-13-002, and 90114-13-013.

Chairman Chaplin read the introduction to PC 2021-03 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Howard asked Staff if all three of the lots were under review and if so, how would they combine the lots with an existing alley easement in place.

Mr. Johnston stated the applicant would need to submit a summary plat showing the combination of the three parcels and that the owner of the easement would need to give consent in order to abandon the easement, then all abutting property owners would need to be in agreement in order to distribute the land in the easement.

Mr. Howard asked staff what the square footage was of the lots, Mr. Johnston stated it was 100' x 205'.

Mr. Becote asked if a gas station or a liquor store would be allowed uses under the requested CR designation. Staff stated that under a Commercial Reuse designation, a liquor store and gas station would be prohibited uses.

Mr. Becote stated his main concern would be a liquor store and its detrimental effect on the surrounding neighborhoods.

Mr. Moses expressed concern that the store would be selling beer and wine in the vicinity of a park where children frequent. He believes this may pose a problem.

Chairman Chaplin reminded board members that the business is currently operational and has been grandfathered in as an existing non-conforming use. The applicant is only asking for a rezoning in order to demolish and rebuild the business. He further added that the previous zoning of the three parcels was B3 which carried the same uses and restrictions as the current Commercial Reuse zoning designation.

Ms. Hines asked if the applicant is asking for a change to the zoning designation (CG) proposed by City Staff. She also asked if the applicant is seeking to sell beer and wine.

Mr. Johnston stated the applicant does not want to zone the parcels Commercial General and is looking to rezone from Neighborhood Conservation to Commercial Re-Use. He stated the applicant is currently selling beer and wine and would like to continue to do so in the future.

There being no other questions for staff, Chairman Chaplin opened the public hearing and asked if there was anyone present to speak for or against the request.

Ms. Danielle Davis, a neighbor of the parcels, called in to voice her opposition to the request. She asked for clarification of the request and assurances that the location would not be converted into a club, bar, or liquor store in the future. She expressed concern that such uses may appear in the future.

The Chairman informed Ms. Davis that a liquor store, gas station or a night club would never be allowed in a Commercial Reuse zoning district. Mr. Dudley stated a private club was not out of the realm of possibilities, but such an establishment is heavily regulated by the South Carolina Law Enforcement Division (SLED).

Ms. Davis asked how the community could learn about this use and be reassured that it will be used as solely a store, and not as a liquor store. Mr. Dudley stated the Planning Department could inform churches, community leaders, and distribute information in other ways.

The applicant's son-in-law called in to express his support for the project. He stated his father in law is looking to give back to the community by demolishing an eyesore and replacing it with a modern convenience store. He stated it will definitely not be a liquor store.

There being no one further to voice support or opposition, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Hines seconded, and the motion passed (4-2) with Ms. Gregg and Mr. Moses voting no.

PC-2021-04 Request to rezone from CR to CG the parcel located at 607 Second Loop Road, specifically identified as Florence County Tax Map Number 90079-03-008.

Chairman Chaplin read the introduction to PC 2021-04 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing and asked if there was anyone present to speak for or against the request.

There being no one, he closed the public hearing and called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Chairman Chaplin thanked the Commissioners and asked for a motion to adjourn. Mr. Moses moved to adjourn, Ms. Hines seconded. The motion passed unanimously, and the meeting was adjourned at 6:47 p.m. The next meeting is scheduled for March 9, 2021.

Respectfully submitted,

Alane Zlotnicki, AICP, Senior Planner
Austin Cherry, Office Assistant III

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 9, 2021

AGENDA ITEM: PC 2021-05 Request for sketch plan review of the Point at Pisgah subdivision located at the intersection of West Sumter Street and Pisgah Road, specifically identified as Florence County Tax Map Number 00097-01-008.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Florence West Properties, LLC	00097-01-008

II. GENERAL BACKGROUND DATA:

Current Zoning: RG-3
Current Use: Vacant
Proposed Use: Single-Family Detached & Attached

III. SURROUNDING LAND USE AND ZONING:

North: Unzoned (County)
East: Unzoned (County)
South: RG-3
West: Unzoned (County)

IV. POINTS TO CONSIDER:

- (1) The subdivision is being developed as a “Cluster, Mixed Residential” type subdivision with an auto-urban or new-urban character. The development consists of 15.62 acres with a total of 97 total lots consisting of a mix of single-family detached homes and townhomes. The subdivision construction will occur in 3-4 phases dependent on final utility design.
- (2) The property is zoned RG-3 and is reviewed per *Unified Development Ordinance* Section 2-4.1.3. The subdivision benefits from smaller average lot sizes (4,500 sf) and increased allowable density (9.44 units/acre) afforded by the Ordinance when developments dedicate at least 30% of the land to open space. 35% of the subdivision’s developed land will be set aside as open space allowing the proposed housing density of 6.21 units per acre.
- (3) The 18.013 acre parcel was recommended for zoning on November 10, 2020 by the Planning Commission, and granted annexation approval by City Council on January 11, 2021.
- (4) Upon staff review, discrepancies with the *Unified Development Ordinance* were relayed to the developer; those discrepancies have since been corrected. The Sketch Plan, as amended, is in compliance with the *Unified Development Ordinance*.

- (5) The subdivision's engineer has requested a variance from the *Unified Development Ordinance* involving Abner Way, namely a request that the cul-de-sac that serves the subdivision be allowed to exceed 400' as specified in the Code and asks the City to allow it to be approximately 462'. The City is in agreement with the variance request.
- (6) The City contends that a variance should also be requested for Tracker Lane, Rex Drive, and Abner Way, namely a request allowing Right-Of-Way widths of 40' instead of the 50' required by Table 4-13.3.3 of the *Unified Development Ordinance* for Cul-de-Sac Streets.
The City has requested the original Variance Request be amended to include both variances.
- (7) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

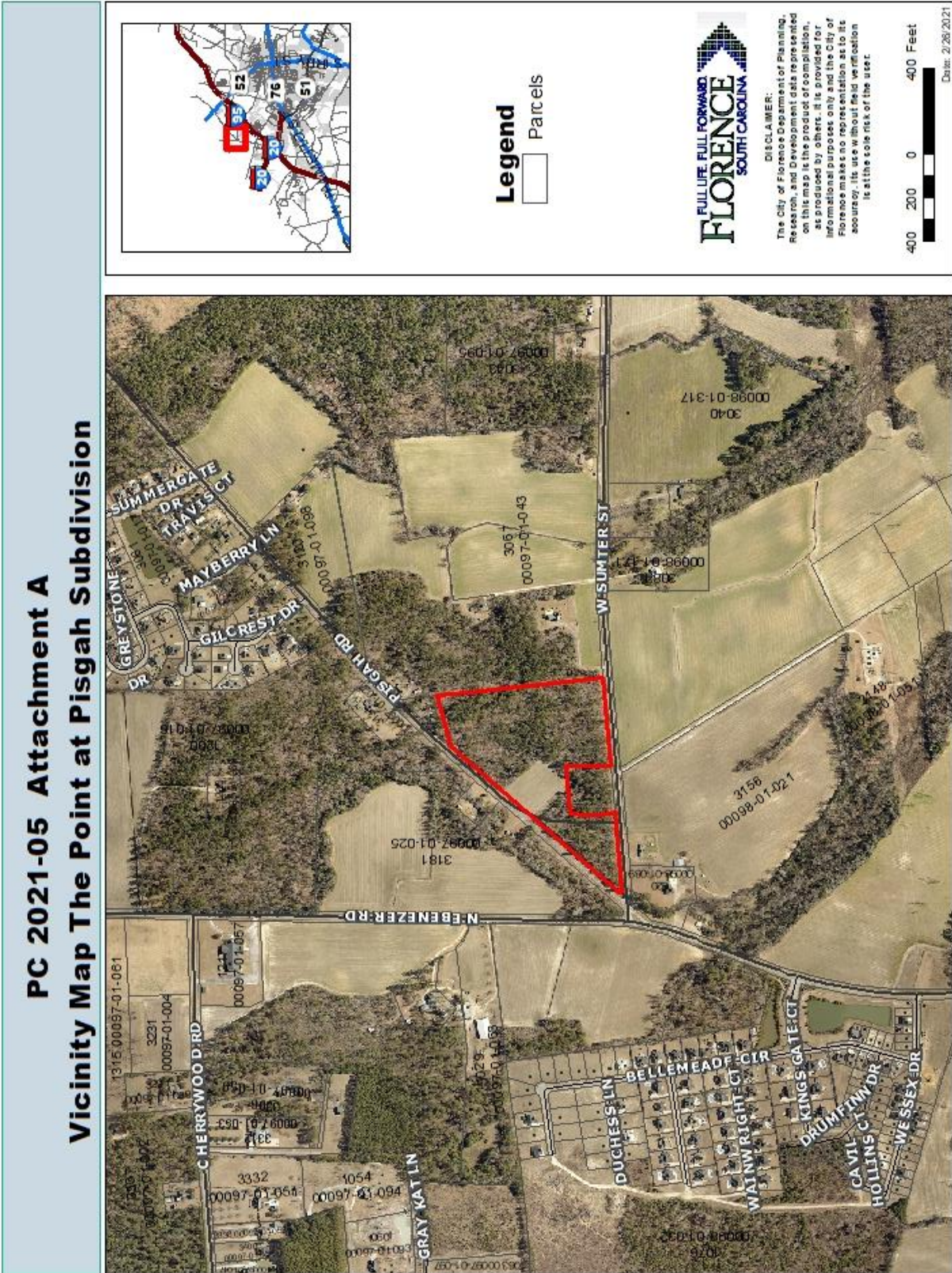
V. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. These parcels were approved for the zoning designation of RG-3 by the Planning Commission on November 10, 2020. The annexation was approved by City Council on January 11, 2021.

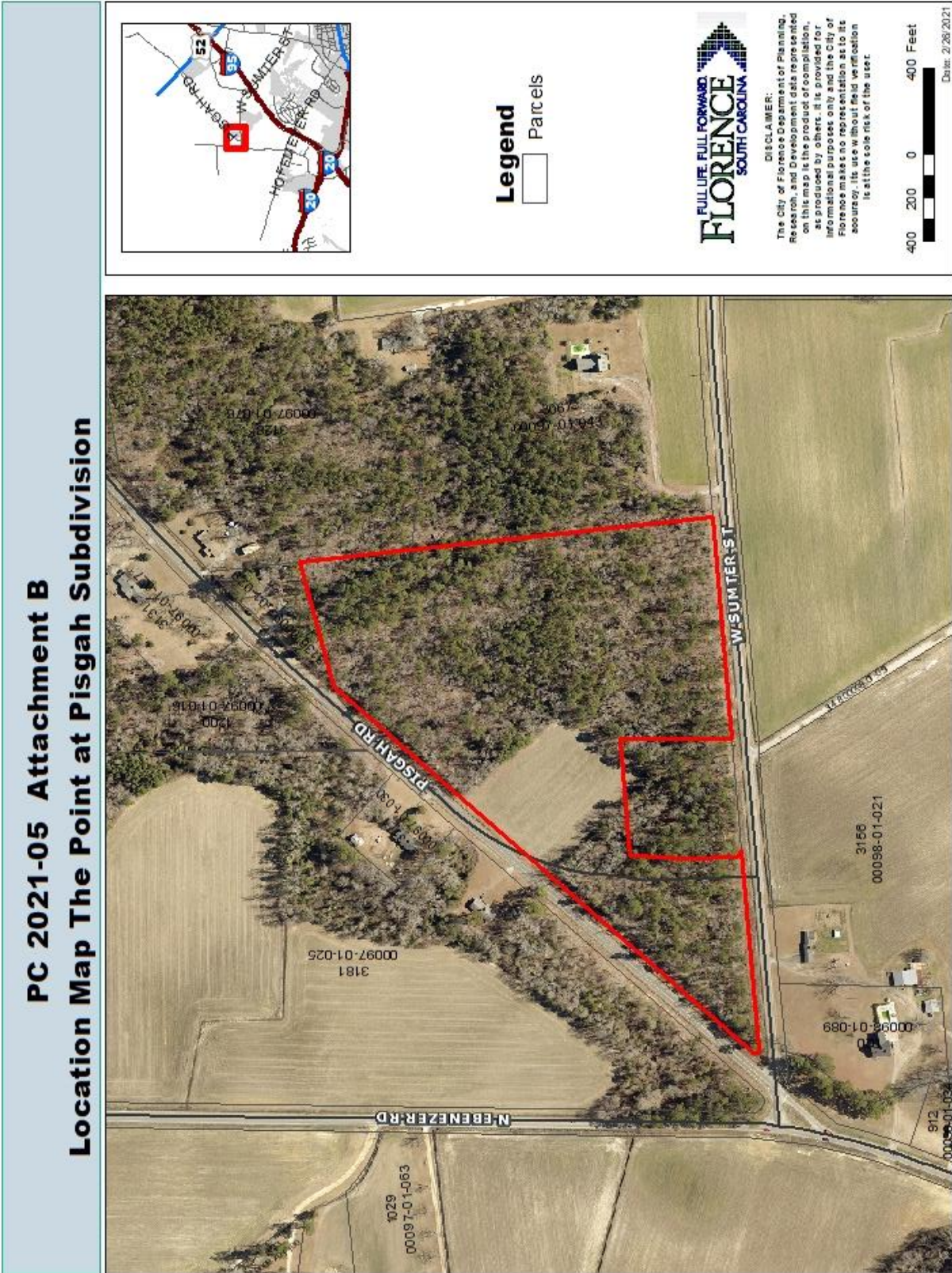
VI. ATTACHMENTS:

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

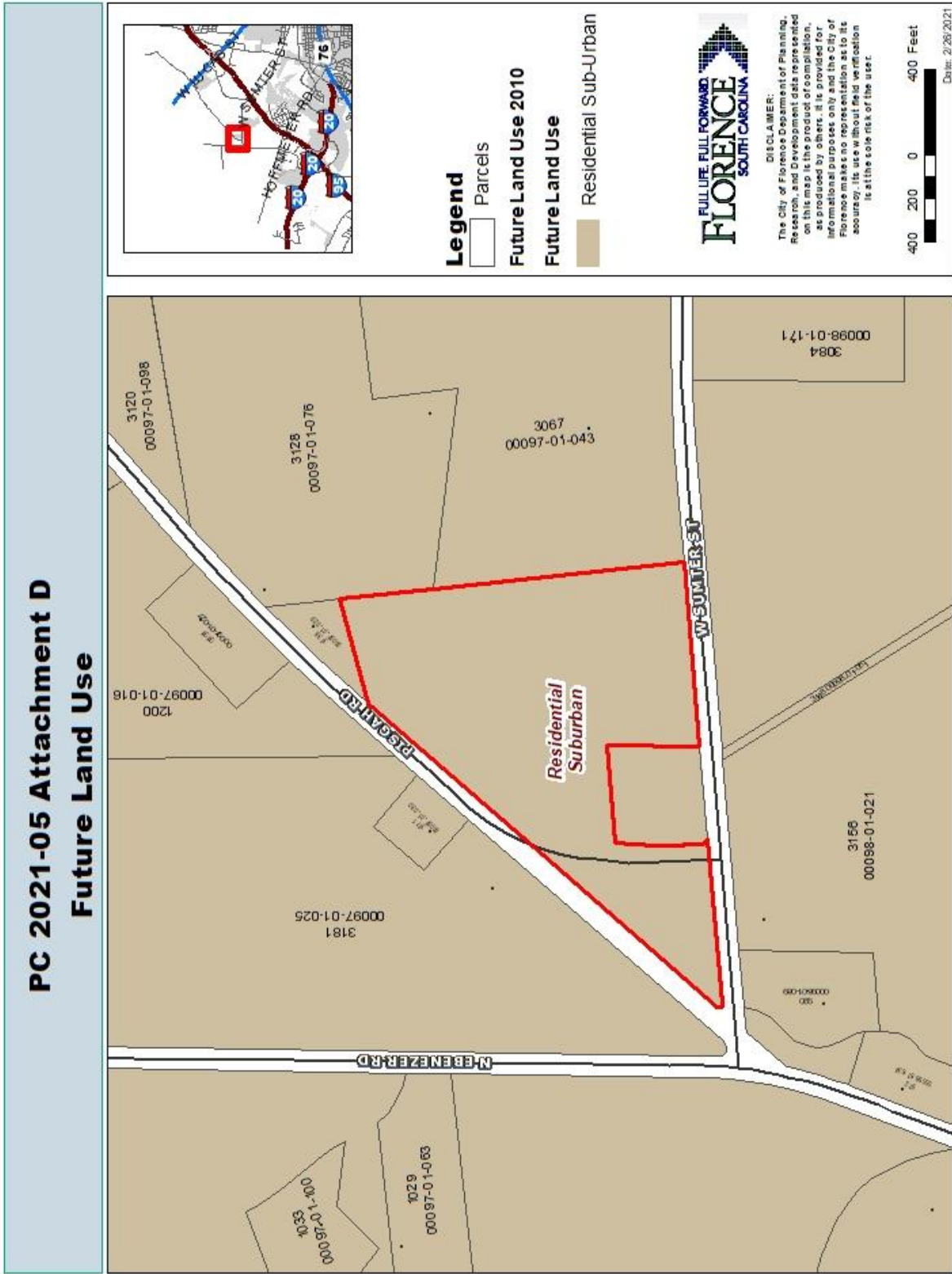
Attachment A: Vicinity Map



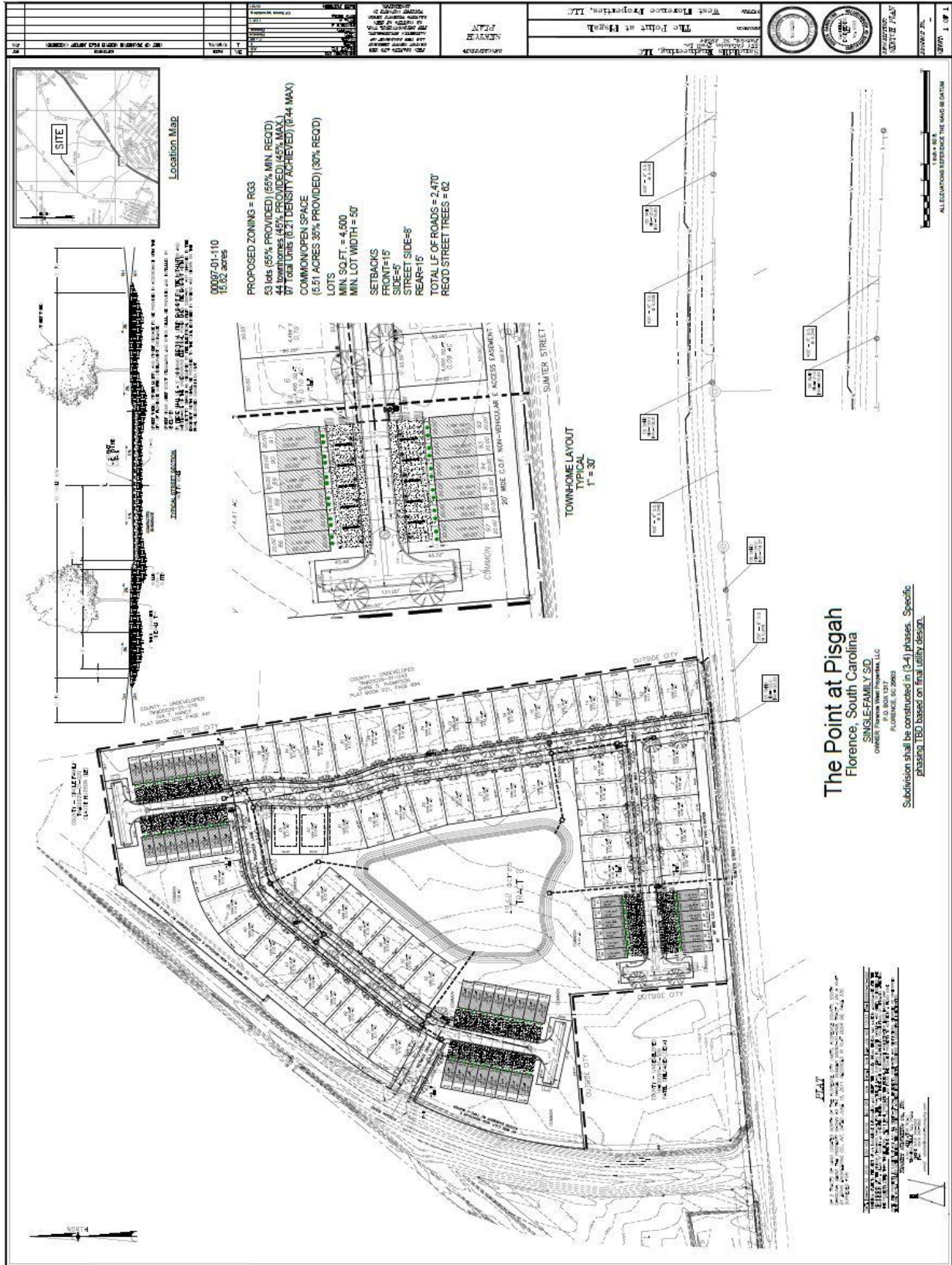
Attachment B: Location Map



Attachment D: Future Land Use Map



Attachment E: Sketch Plan



Attachment F: Variance Request Letter
(The City has requested the applicant amend to include Right-of-Way Variance)

FLORENCE WEST PROPERTIES, LLC
PO BOX 1317
FLORENCE, SC 29503

City of Florence Planning Department
Florence SC 29501

HAND-DELIVERY

Re: The Point at Pisgah
Variance Request

To Whom it May Concern:

Per the City of Florence Unified Development Ordinance, Sec. 4-13.3.6 Cul-De-Sacs and Looped Drives, Item A, the maximum length of cul-de-sacs shall be 400 feet. The proposed length of "Abner Way" cul-de-sac is 461.9 ft and exceeds the maximum length by approximately 62 feet. I respectfully request a variance based on the unique characteristics of this subdivision.

Respectfully,

Gary I. Finklea

**CITY OF FLORENCE PLANNING COMMISSION MEETING
VIA ZOOM REMOTE ACCESS**

DATE: March 9, 2021

AGENDA ITEM: PC-2021-06 Request for sketch plan review of Orion Hills Phase IV, located off James Turner Road, and specifically identified as Florence County Tax Map Number 00126-01-409.

I. IDENTIFYING DATA:

Owner	Tax Map Number
South Florence Developers, LLC	00126-01-409

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The sketch plan is before the Planning Commission for approval. Phases I through III were built out in 2001.

III. GENERAL BACKGROUND DATA:

Current Zoning: Planned Development District
Current Use: Vacant
Proposed Use: Single-Family Residential Subdivision

IV. POINTS TO CONSIDER:

- (1) The applicant is presenting a request for sketch plan review of a 5.4 acre parcel in order to finish out the Orion Hills residential subdivision.
- (2) The applicant is proposing to develop 23 lots on the 5.4 acres, resulting in a density of 4.25 units per acre. The density and housing styles are consistent with the requirements of the *Unified Development Ordinance* as well as the already developed phases of Orion Hills.
- (3) The setbacks laid out in the Planned Development District include a front setback of 20 feet; interior side setbacks of 5 feet; and rear setbacks of 10 feet.
- (4) The developer will extend the existing water and sewer infrastructure to serve this development and the two disjointed sections of Spiral Lane will be connected.
- (5) Following sketch plan approval, the developer will be required to submit a full Development Plan for staff review prior to any construction taking place.

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.

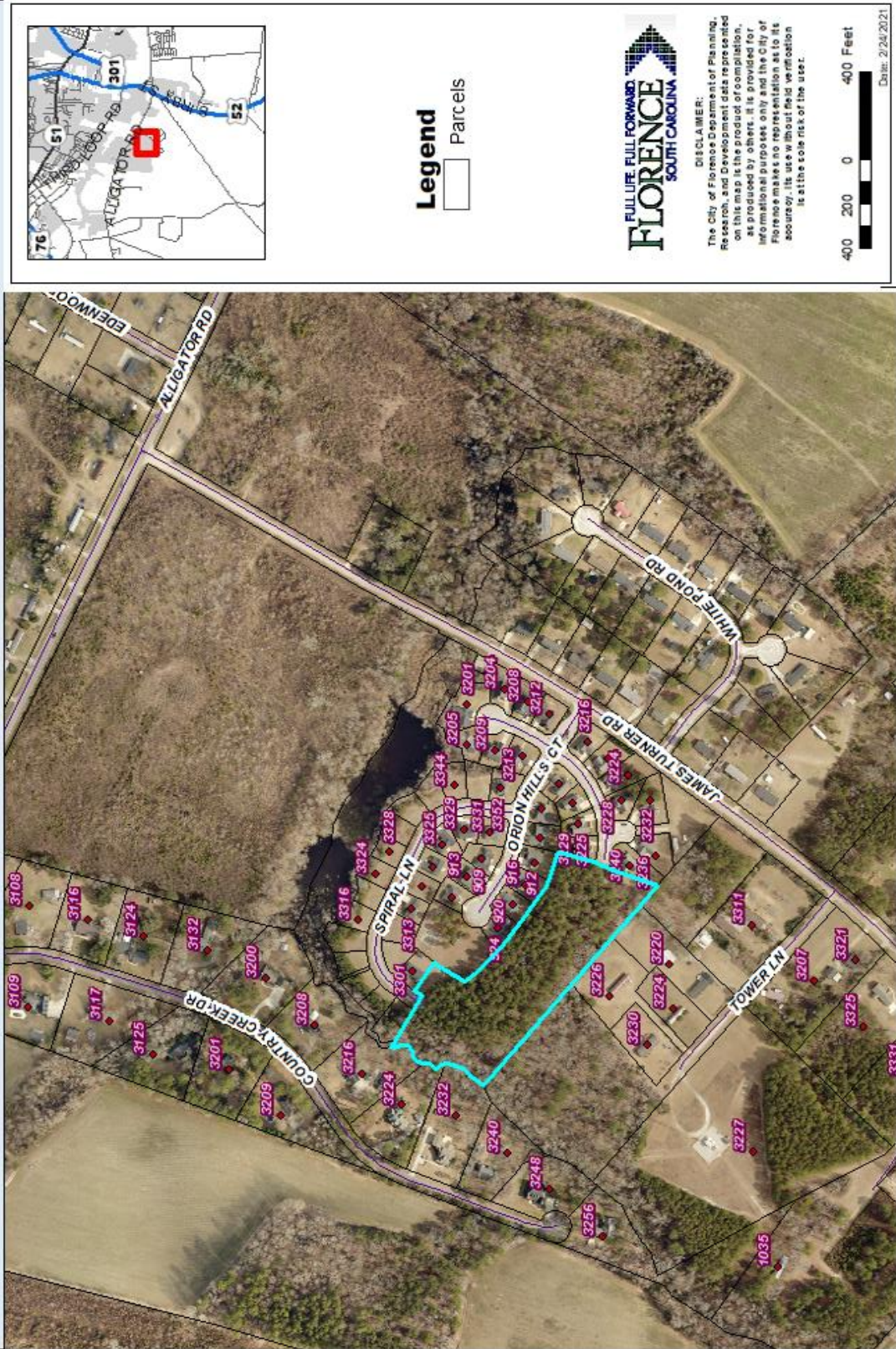
4. Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Summary Plat
- F) Original Sketch Plan of Phases I through IV

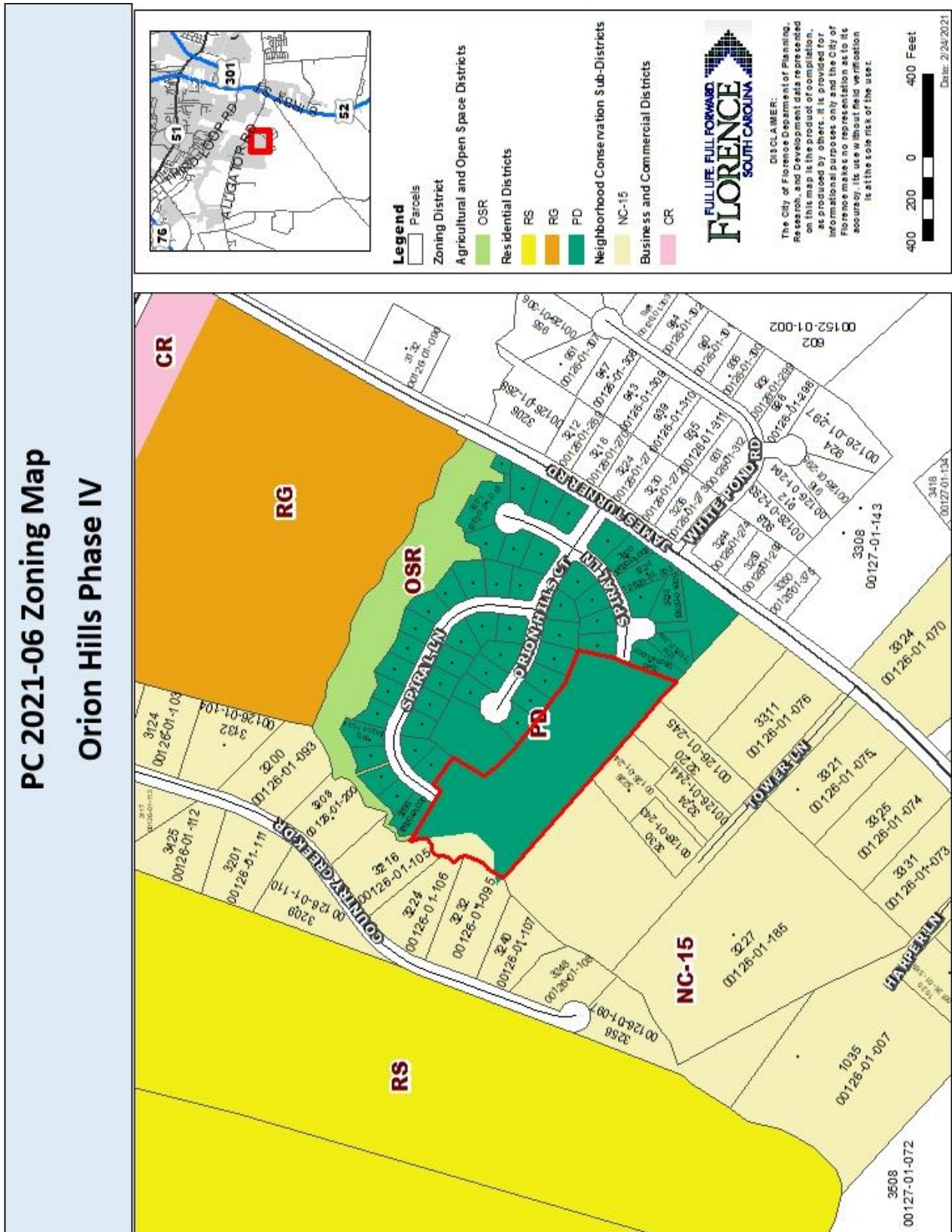
Attachment A: Vicinity Map

PC 2021-06 Vicinity Map
Orion Hills Phase IV



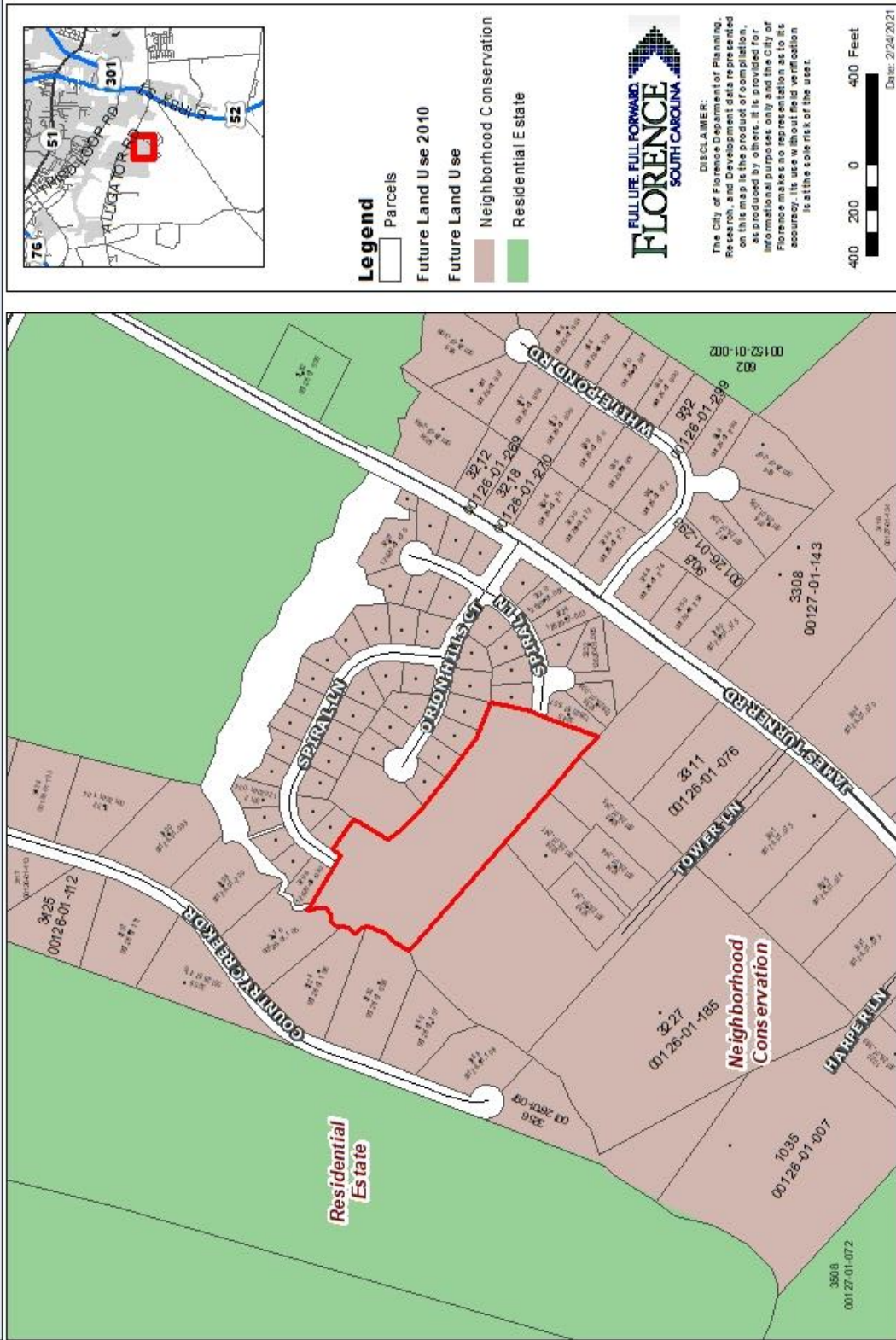
PC 2021-06 Location Map
Orion Hills Phase IV



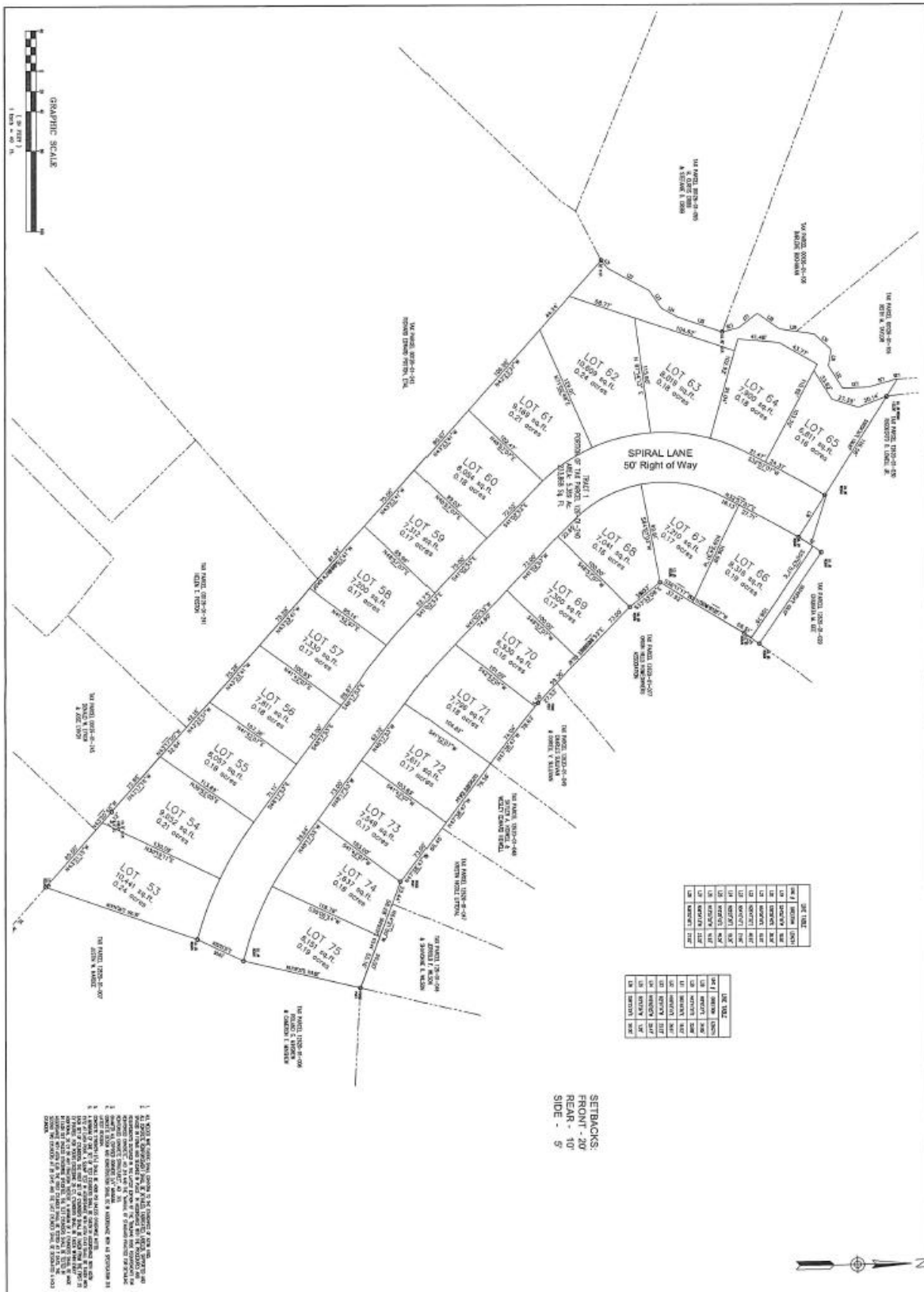


PC 2021-06 Future Land Use Map

Orion Hills Phase IV



Attachment E: Summary Plat



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 9, 2021

AGENDA ITEM: PC-2021-07 Request to add a commercial easement to the plat for the parcel located on Jody Road and specifically identified as Florence County Tax Map Number 00123-01-154.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	00123-01-154

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for consideration and approval. This parcel was annexed as part of the Jody Road Fire Station project on October 13, 2020, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning: Activity Center (AC)
Current Use: Retail and Recreation
Proposed Use: Right of Way access to City of Florence Fire Station #4

IV. POINTS TO CONSIDER:

- (1) The request involves Tract 2, a 0.86 acre parcel owned by the City of Florence for the purpose of providing ingress and egress access to Tract 1, the 1 acre parcel on which the City’s #4 fire station is to be built.
- (2) In order to provide interior access for the future fire station as well as future commercial development, a commercial ingress/egress easement is proposed for this parcel.
- (3) With Planning Commission approval, the City of Florence *Unified Development Ordinance* Section 4-14.2 allows access to nonresidential lots through a private access easement if the owner establishes an adequate permanent easement to a driveway that provides ingress and egress from the subdivided parcel to a public street. The width of the easement (66 feet) is more than adequate to support ingress/egress as well as utility installation.

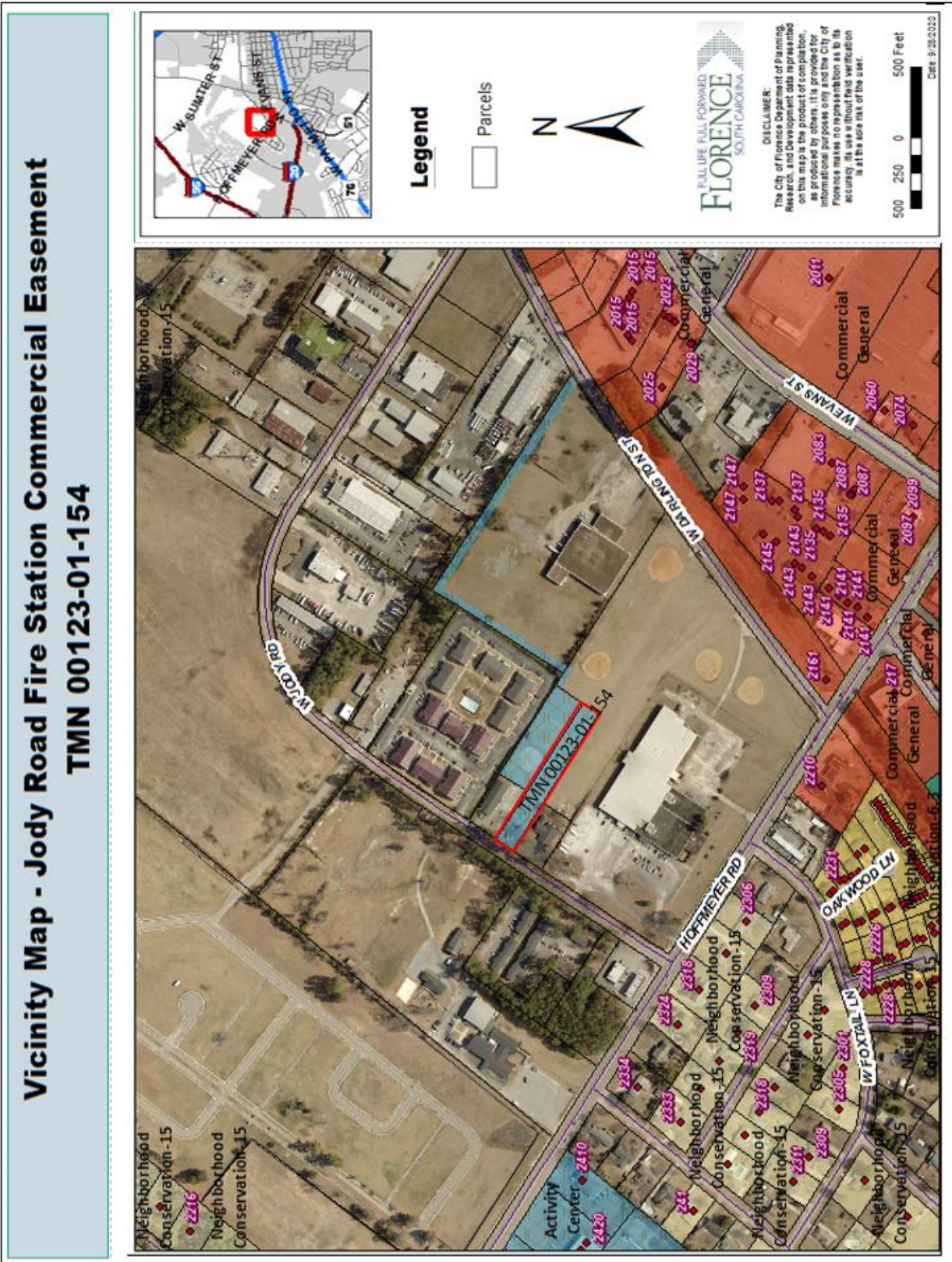
V. OPTIONS:

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:

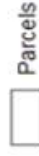
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Property Survey
- E) Conceptual Layout
- F) Site Photos



Location Map
Jody Road Fire Station Commercial Easement - TMN 00123-01-154



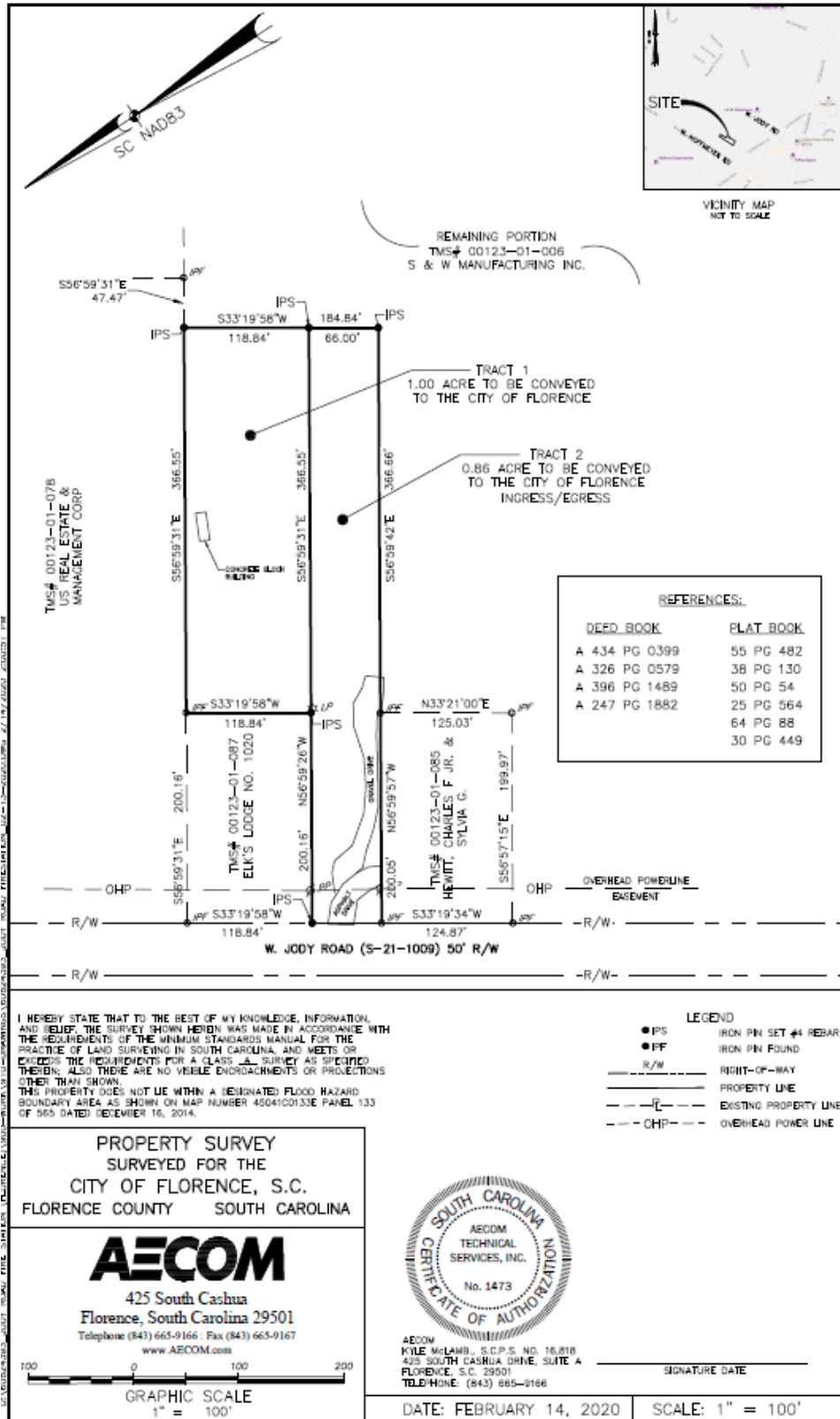
Legend



DISCLAIMER:
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Attachment D: Property Survey



Attachment E: Conceptual Layout



The right of way, shown in blue, runs between the two existing uses (the Elks Lodge on the north and the Westside Veterinary Clinic on the south). The fire station, shown in red, will be constructed over two existing softball diamonds behind the Elks Lodge and next to the Stonehenge Apartments.

Attachment F: Site Photos



The location of the new fire station will be directly behind the Elks Lodge on Jody Road. The right of way will be located along the grassy area in this photo, next to the veterinary clinic.