

CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, MARCH 12, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA

I. Call to Order

II. Invocation

III. Approval of Minutes Regular meeting on February 13, 2024

IV. Matter in Position for Action - continued

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

V. Public Hearing and Matter in Position for Action

PC-2024-06 Request to zone NC-6.1, pending annexation, four lots located along Rosemount Drive, identified as Florence County Tax Map Numbers 00152-01-146, 00152-01-147, 00152-01-148, and 00152-01-149.

VI. Public Hearing and Matter in Position for Action

PC-2024-07 Request to zone CG, pending annexation, five lots located along Sunset Acres Drive and West Palmetto Street, identified as Florence County Tax Map Numbers 90002-04-002, 90002-02-006, 90002-02-007, 90002-02-008, and 90002-02-009.

VII. Matter in Position for Action

PC-2024-08 Request for sketch plan review of Alligator Road Townhouses, located on Alligator Road and identified as a portion of Florence County Tax Map Number 00126-01-395.

VIII. Matter in Position for Action

PC-2024-09 Request for sketch plan review of Warley Street Townhouses, located at 102-120 Warley Street and identified as Florence County Tax Map Number 90074-04-033.

IX. Matter in Position for Action

PC-2024-10 Request for sketch plan review of Alligator West Phases 3 and 4, located on Alligator Road and identified as Florence County Tax Map Number 00076-01-342.

X. Matter of Discussion

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

XI. Matter of Discussion

PC-2024-11 Proposed amendment to Section 1-2.8.4 of the *Unified Development Ordinance* regarding commercial use standards for Tattoo Facilities.

XII. Adjournment Next regular meeting is scheduled for April 9, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
FEBRUARY 13, 2024 MINUTES**

- MEMBERS PRESENT:** Charlie Abbott, Drew Chaplin, Shelanda Deas, Betty Gregg, Charles Howard, Jerry Keith, Jr., and Bryant Moses
- MEMBERS ABSENT:** Mark Lawhon and Xavier Sams
- STAFF PRESENT:** Clint Moore, Derek Johnston, and Alane Zlotnicki
- CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:02 p.m.
- INVOCATION:** Chairman Chaplin asked Mr. Moses to provide the invocation, which he did.

Chairman Chaplin introduced Charlie Abbott, who was appointed by City Council to replace Vanessa Murray. Mr. Abbott said that he works at Carolina Bank and grew up here in Florence.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the December 12, 2023 meeting minutes, since there was no meeting held on January 9, 2024. There being no changes or discussion, Mr. Moses moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

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

Chairman Chaplin read the introduction to PC-2024-01, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Mr. Howard asked for clarification of the location of the UPS facility to the north as well as the apartments being built on the other side of that. Mr. Moore pointed out the respective lots on the map, and added that the strip in the rear of open space is owned by the Bruce and Lee Foundation and is intended for a nature reserve.

Chairman Chaplin asked if the property owned by the Bruce and Lee Foundation was in the City limits. It is.

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

Ms. Roselyn Green who lives off Hoffmeyer and Ebenezer Roads spoke of her concerns with traffic on Hoffmeyer Road and coming from I-95 through Dunbarton Drive and the potential overcrowding of schools.

Mr. Moore clarified that this was for an industrial use so it would not impact the school district. Regarding traffic, these are all SCDOT roads, so they would review and determine if anything was needed to deal with traffic. Chairman Chaplin pointed out that warehousing traffic would be going directly to and from the

highway. Ms. Green asked about the traffic impacts to Dunbarton Road blocking access to the mall. Mr. Moore said that SCDOT would review it after an application is made, which has not been done yet.

Ms. Juliet Thomas with RAZ Development spoke in favor of the request. She pointed out that the distribution center would only use 13 acres of the site, so it would not be a large scale operation. She said that they do not intend to sell the property; they want to maintain their relationships with existing tenants. They are not a heavy industrial development company.

Chairman Chaplin asked Ms. Thomas if the truck traffic would be perceivable across the creek because of the gardens planned for the Bruce and Lee property behind it. She said she didn't know the specifics of the buffer area at the rear of the property, but they would take the proximity of the gardens into consideration.

Mr. Moore said that the new code requires bufferyards between uses regardless of whether it's in the city or not, so they will be imposed on the lot against the multi family and the gardens. Additionally, there is the flood plain at the rear of the lot so that would provide a natural buffer as well.

Mr. Howard asked how many tenants there were; Ms. Thomas said ACS was the main tenant, but this was a totally separate project. They intend to use the property in a way that keeps ACS onsite.

Mr. Moses asked the purpose of the distribution center and warehouse; she said it has yet to be determined.

Mr. Keith asked the total area to be rezoned; Ms. Thomas said it was 13 acres, some of which to be storage.

Chairman Chaplin asked Ms. Thomas if they've looked at Light Industrial as a zoning option; she said they did, but the Ordinance does not permit warehouse and distribution uses in anything but the Heavy Industrial zoning district. He asked staff to explain the difference; Mrs. Zlotnicki said the main difference is manufacturing capabilities. She clarified that the section to be rezoned is actually about 10 acres; 3 acres would remain as CG.

There was discussion about the proposal not being a manufacturing use. Mr. Moore said that he and Mrs. Zlotnicki were discussing that the code allows uses based on different characteristics and they might need to look at it. He doesn't think the impact of this proposal would be significant, but the rezoning to IH would open it up to undesirable options down the road.

Ms. Thomas said that their engineers have looked at the property and determined that this is really the highest and best use for this particular parcel, that others are not practical.

Chairman Chaplin asked Mr. Moore if the city could make recommendations to accommodate what they want to do, which he feels is an appropriate use of the land. Mr. Howard concurred, asking if they could do a hybrid without opening the floodgates to everything a IH zoning would permit. Mr. Moore said he felt staff could work with the applicant to figure out a way to make it fit.

Mr. Howard said he didn't want to make a final decision at this point; he wants to give them a chance to work out something that would accommodate their proposal.

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

Mr. Moses moved to defer the rezoning request to give staff time to work with the applicant; Mr. Howard seconded, and the motion passed unanimously (7-0).

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

Chairman Chaplin read the introduction to PC-2024-02, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

Mr. Bill Dobinski who lives at 451 Green Acres Road, mentioned that there is another subdivision going in at the other end of Green Acres Road. He's concerned about the potential annexation of a large parcel on the other side of Bannockburn Road if this one went through, leading to almost 1,000 houses around Green Acres Road, and then incredible traffic. There is already litter along the road, and the traffic and the litter would be unbelievable if all these houses were built.

Mr. Howard asked Mr. Dobinski if his property was in the City or County; he said it was in the County.

Ms. Judy Kirby of 3521 Bannockburn Road spoke next, expressing her concerns about the children killed along Bannockburn Road because of the width of the road, potholes, and the presence of the railroad tracks. She feels like more thought is needed before more houses are added to the area.

Mr. Dobinski spoke again; he said that there is a lot of traffic from the schools in the area.

Ms. Valerie Nowlin spoke in agreement with them, echoing their concerns about traffic, she said that people race down Bannockburn Road. The train stops at Bannockburn Road causing more traffic issues. She asked the Commissioners to consider the timing, traffic, and number of new houses coming from new nearby subdivisions. The traffic will be unimaginable.

Mr. Paul Mishoe, the project planner with Cross Engineering Services, spoke on behalf of the applicant. He said that they would work with SCDOT and do an in depth traffic analysis. They will do what DOT requires as far as infrastructure and improvements, including widening the road. They would be looking for one entrance onto each road.

Chairman Chaplin asked about the property on the far side of Bannockburn Road; Mr. Mishoe said that sewer wasn't immediately available.

Mr. Keith asked about the two access points; Mr. Mishoe said that seemed ideal for the lot. Mr. Keith asked if there was access to Cricklewood; Mrs. Zlotnicki said there were no through streets there.

Mr. Moses asked when they would do the traffic analysis; Mr. Mishoe said they would have to have any agreements with SCDOT before they could break ground.

Mr. Chad Rast, the developer of the property, spoke in favor of the project. He said they have a contract with the owners, and they came up with a way to get gravity sewer to this site. They are thinking about 340-350 homes. They will utilize the wetlands and create buffers along the edges of the lot. They'll do whatever SCDOT requires, expecting at least a right turn lane based on the current and projected traffic counts.

Chairman Chaplin explained that this is the first step, and the residents' concerns can be addressed in future review steps.

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

Mr. Howard commented that the zoning and annexation seem appropriate, which is what Planning Commission's job is. He moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (7-0).

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

Chairman Chaplin read the introduction to PC-2024-03, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no 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. Abbott recused himself for having a conflict of interest.

Mr. Moses moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (6-0 with Mr. Abbott recused).

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

Chairman Chaplin read the introduction to PC-2024-04, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

Ms. Jeanne Zollicoffer spoke. She owns the property adjacent to these two lots; she asked about the difference between the two zoning districts. Mrs. Zlotnicki explained that multiplexes were permitted in the NC-6.3 but not NC-6.2. She said that the owner planned to combine the two lots. Ms. Zollicoffer asked about buffering and parking on the lot. Ms. Zlotnicki said that staff would ensure that everything was located only on his property.

Mr. Lorenzo Edwards, the owner, spoke next. He said his family has been in the area for 100 years. He is from the area, and he wants to improve the community. He worked with an architect and said there is enough room for everything required, and he wants to bring back the original look of the neighborhood. He wants to bring life back to the area.

Chairman Chaplin congratulated him on his energy and desire to invest in the community. He said he wants to protect the existing homes. He asked if the development worked as a duplex, or if Mr. Edwards needed to do the four-plex. Mr. Edwards said that a duplex didn't work, and he wants to provide one bedroom units so members of the community who need to downsize won't be displaced and can stay in the neighborhood with people they know. Being one bedroom also limits the number of people and traffic brought onto the lot.

Mr. Moses asked Mr. Edwards if it would be short term rentals; he said no, he'd keep an apartment for himself. They will be market rate rents, not subsidized housing. It will not be tiny houses.

Ms. Roslyn Green spoke again; she said she and Mr. Edwards are cousins. She said people are looking for affordable housing for single individuals. If this works, we should consider developing more.

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

Mr. Moses moved to approve the rezoning request as submitted; Mr. Keith seconded, and the motion passed unanimously (7-0).

Chairman Chaplin said that it was Mr. Edwards' desire to improve the neighborhood and the cohesiveness of his family in support of the development that gives him the confidence to approve the request.

Mr. Moses commended Mr. Edwards as well, and said he hopes he can do more to improve the community with more single family homes.

MATTER OF DISCUSSION:

Mr. Moore updated the Commission regarding the subcommittee formed with Mr. Howard, Ms. Sams, and Dr. Lawhon to look at the riparian buffer requirements of the *Unified Development Ordinance*. He explained that staff was looking at the riparian buffer requirements of other cities and have put together a proposal. Proposals will be considered by the subcommittee in anticipation of a full amendment in the coming months.

Mr. Moore said that Jerry Dudley would be returning as Planning Director with the hiring of Josh Whittington as Utilities Director.

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn; Mr. Keith seconded the motion, and the motion passed unanimously (7-0). Chairman Chaplin adjourned the meeting at 7:25 p.m. The next regular meeting is scheduled for March 12, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 MARCH 12, 2024**

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

I. IDENTIFYING DATA:

Applicant	Tax Map Number
Zak Elyasi	00099-01-020

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for recommendation to City Council. The public hearing was held and considered by the Planning Commission on February 13, 2024, at which time the applicant requested that the rezoning request be deferred to give staff and the applicant time to further review the details.

III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:

Current Zoning:	Commercial General (CG)
Proposed Zoning:	Light Industrial (IL)
Current Use:	Vacant Land
Proposed Use:	Storage and Truck Parking Facility
North:	UPS Distribution Center: Florence County, unzoned
South:	Vacant Land: Planned Development (shopping center)
East:	Vacant Land, Floodway: Commercial General
West:	Interstate 95; Office Space: CG

IV. POINTS TO CONSIDER:

- (1) The parcel contains an office building currently occupied by ACS Technologies. The office building and related parking lot utilize the front 400 feet of the parcel, which has a total depth of about 2,300 feet.
- (2) The applicant is requesting to rezone the back portion of the property to Light Industrial (IL) with the intent of developing a storage and truck parking facility on the rear of the lot (Attachments E and F).
- (3) If the rezoning is approved, subdivision of the property will be required to maintain the CG zoning on the lot fronting Dunbarton Drive.

- (4) The storage and truck parking uses fall within the level of intensity of use permitted in the IL zoning district.
- (5) There is a UPS distribution center immediately adjacent to the affected parcel. It is not in the City limits and is unzoned.
- (6) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the IL district.
- (7) All development is subject to the City of Florence codes and regulations, including setbacks, landscaping, bufferyards, and parking.
- (8) Land uses of the adjacent properties include vacant land and commercial uses. A multifamily development is in the early stages of construction on the parcel on the other side of the UPS location.
- (9) A majority of the permitted uses, including the applicant's proposed use, within the Light Industrial zoning designation require additional development standards to mitigate any impact on adjacent properties, including landscaping, bufferyards, and setbacks.
- (10) The Future Land Use Map designates these parcels as General Commercial.
- (11) City water and sewer services are accessible to this parcel.
- (12) City staff recommends the Light Industrial zoning as appropriate for the site and the proposal as the highest and best use of the parcel.

V. OPTIONS:

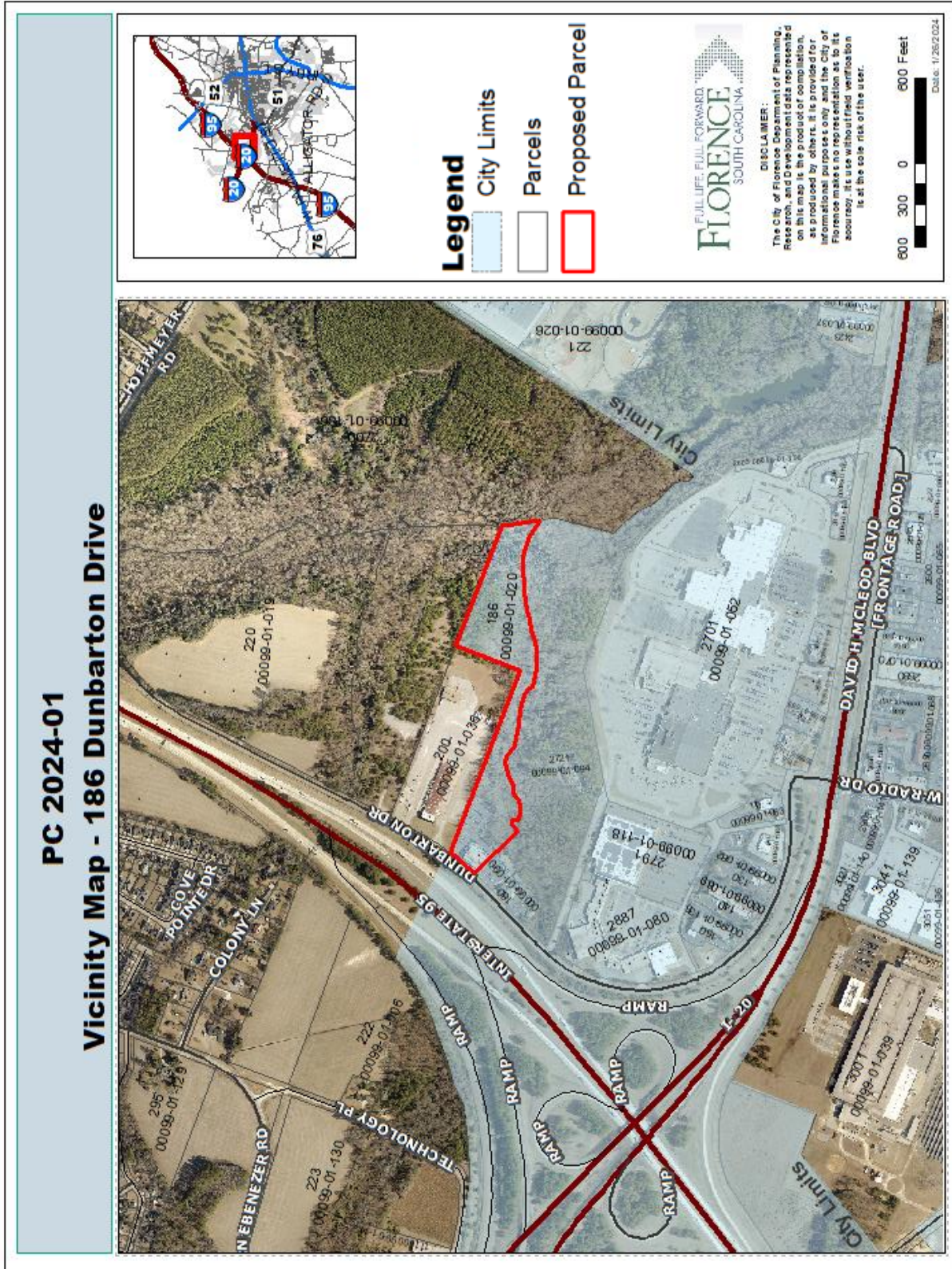
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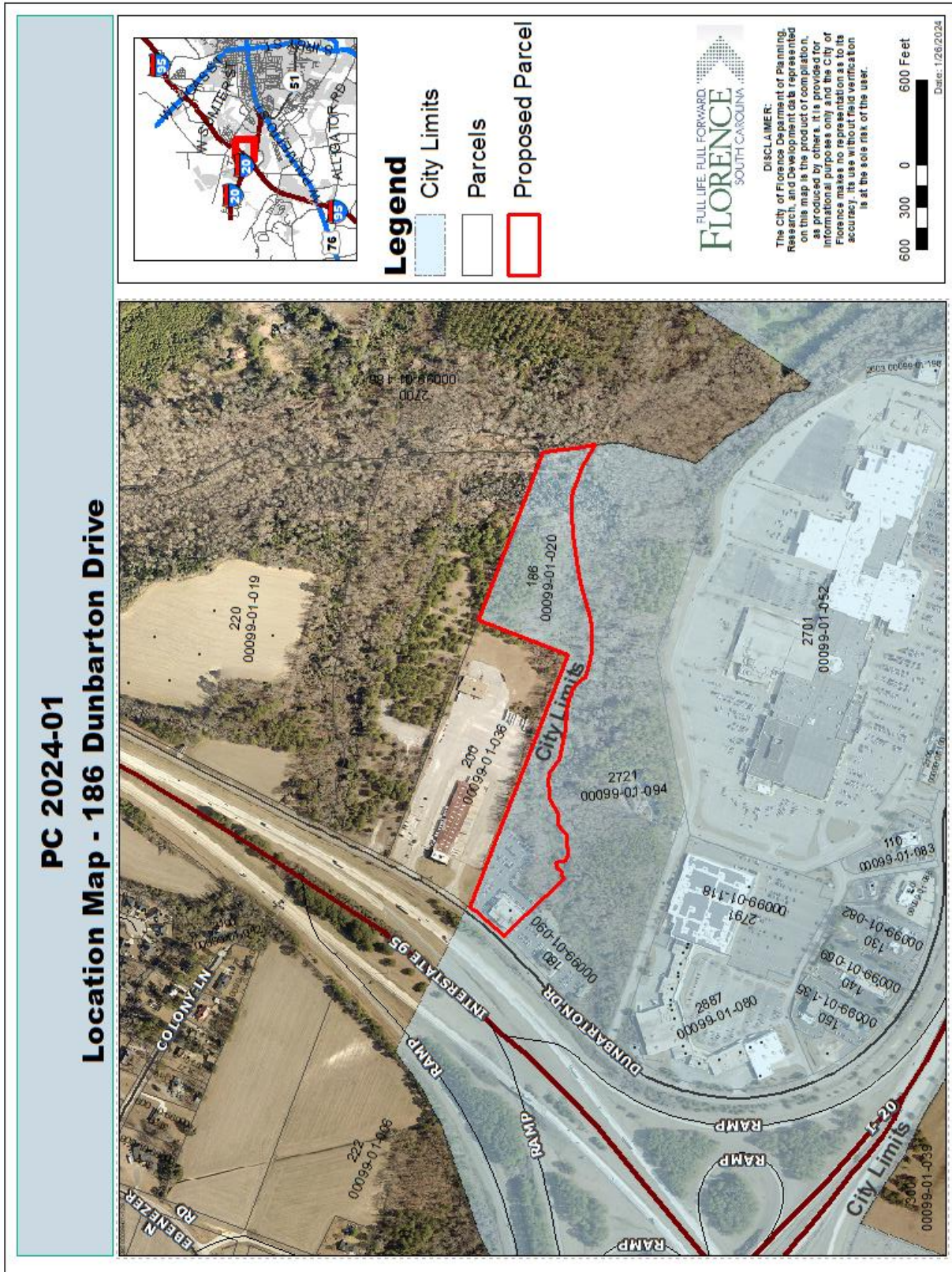
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

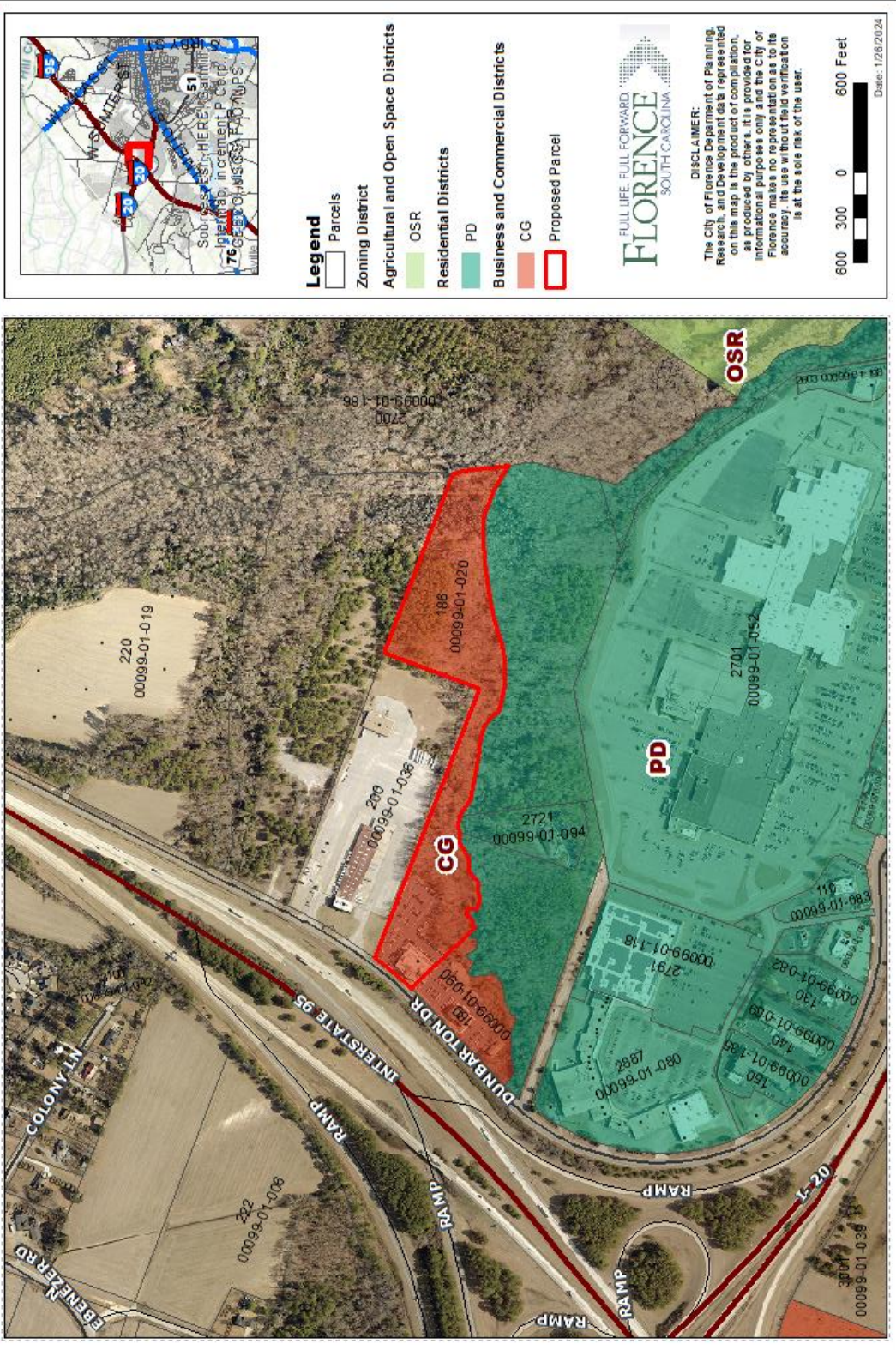
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Zoning
- F) Proposed Development Site Plan
- G) Definition of Light Industrial Uses
- H) Site Photos

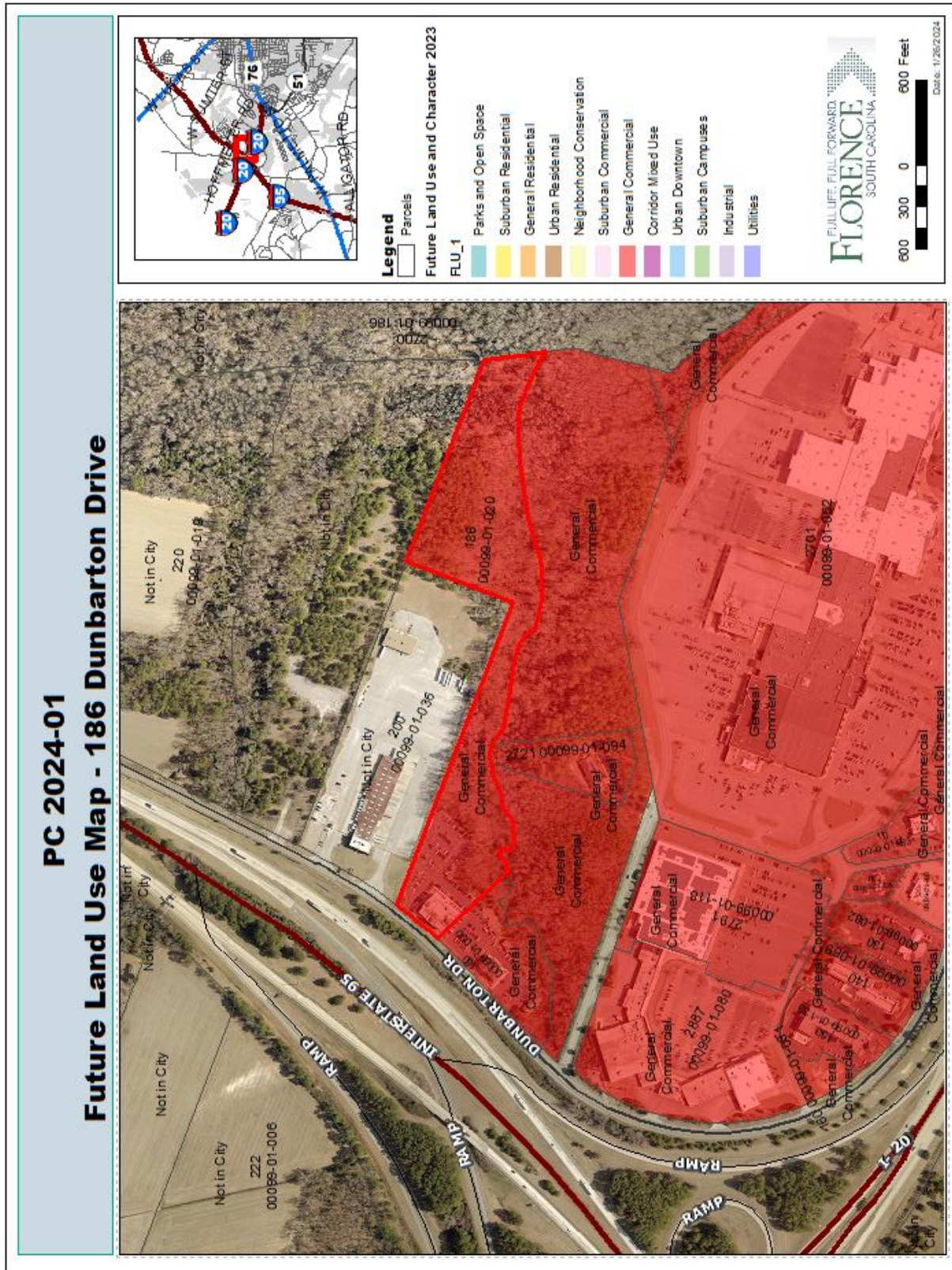
Attachment A: Vicinity Map





PC 2024-01
Zoning Map - 186 Dunbarton Drive





Attachment E: Proposed Zoning



Portion to be rezoned to IH

Portion to remain CG

PROPOSED LOT AREA	461,200 SQ. FT.	10.63 ACRES
WETLAND AREA	145,860 SQ. FT. (31%)	3.35 ACRES
PROPOSED BUILDINGS	73,450 SQ. FT. (16%)	1.69 ACRES
PROPOSED DRIVEWAY	33,540 SQ. FT. (7%)	0.77 ACRES
PROPOSED PARKING	27,800 SQ. FT. (6%)	0.64 ACRES
OPEN SPACE	182,550 SQ. FT. (39%)	4.19 ACRES

EXCEPTIONS

Where, wherever stated, or other matter that appears for the first time in this plan, it is construed under the Ordinance Code and the rules of construction thereon.

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Attachment G: Definition of Light Industrial Uses

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

- A. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;
- B. Offices of general contractors, specialty subcontractors, or tradesmen which include:
 - 1. Bay door access to indoor storage of tools, parts, and materials;
 - 2. Parking of commercial vehicles; or
 - 3. Outdoor storage areas that are smaller than the area of the first floor of the building that are used for storage of materials or vehicles that are less than 12 feet in height.
- C. Communications facilities, except wireless telecommunications facilities;
- D. Data centers, server farms, telephone exchange buildings, and telecom hotels;
- E. Food production and packaging other than meat and seafood processing and restaurants;
- F. Furniture making or refinishing;
- G. Manufacture of textiles or apparel;
- H. Screen printing of apparel;
- I. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);
- J. Research and development, scientific testing, and product testing;
- K. Disassembly of consumer electronics and / or appliances into component parts, where all operations and storage are within an enclosed building;
- L. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products; and
- M. Packaging of products.

Attachment H: Site Photos



Existing office building.



The UPS center immediately adjacent.



Looking at the portion of the parcel to be rezoned.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MARCH 12, 2024**

AGENDA ITEM: PC-2024-06 Request to zone Neighborhood Conservation-6.1 (NC-6.1), pending annexation, four lots located along Rosemount Drive, identified as Florence County Tax Map Numbers 00152-01-146, 00152-01-147, 00152-01-148, and 00152-01-149.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
South Florence Developers, LLC	00152-01-146, 00152-01-147, 00152-01-148, 00152-01-149

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 (County)
Proposed Zoning:	Neighborhood Conservation-6.1 (NC-6.1)
Current Use:	Vacant Land
Proposed Use:	Single-Family Subdivision

IV. POINTS TO CONSIDER:

- (1) The lots are currently in the County and are zoned B-3, which is a general commercial district.
- (2) The lots requesting annexation are portions of four lot fragments that are already in the City limits (see Attachment E). Once these lots are also in the City, the developer will combine the piecemeal portions of the parcels to have four buildable lots in order to construct single-family homes as part of the Point South subdivision.
- (3) The proposed zoning, pending annexation, is Neighborhood Conservation-6.1 (NC-6.1). The only use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (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-6.1 zoning district. The lots will be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties include single-family residential on small lots in the City, commercial uses in the county, and Southside Middle School to the west across South Irby Street.

- (6) Future Land Use of the adjacent City parcels is Neighborhood Conservation.
- (7) City water services are currently available to all four lots. City sewer services are available at the edge of lot 4 (TMN 00152-01-149).
- (8) Extension of the sewer utility to lots 1 through 3 will be provided by the developer.
- (9) City staff recommends the parcels be zoned NC-6.1 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the location of the lot fragments and their proximity to the existing neighborhood.

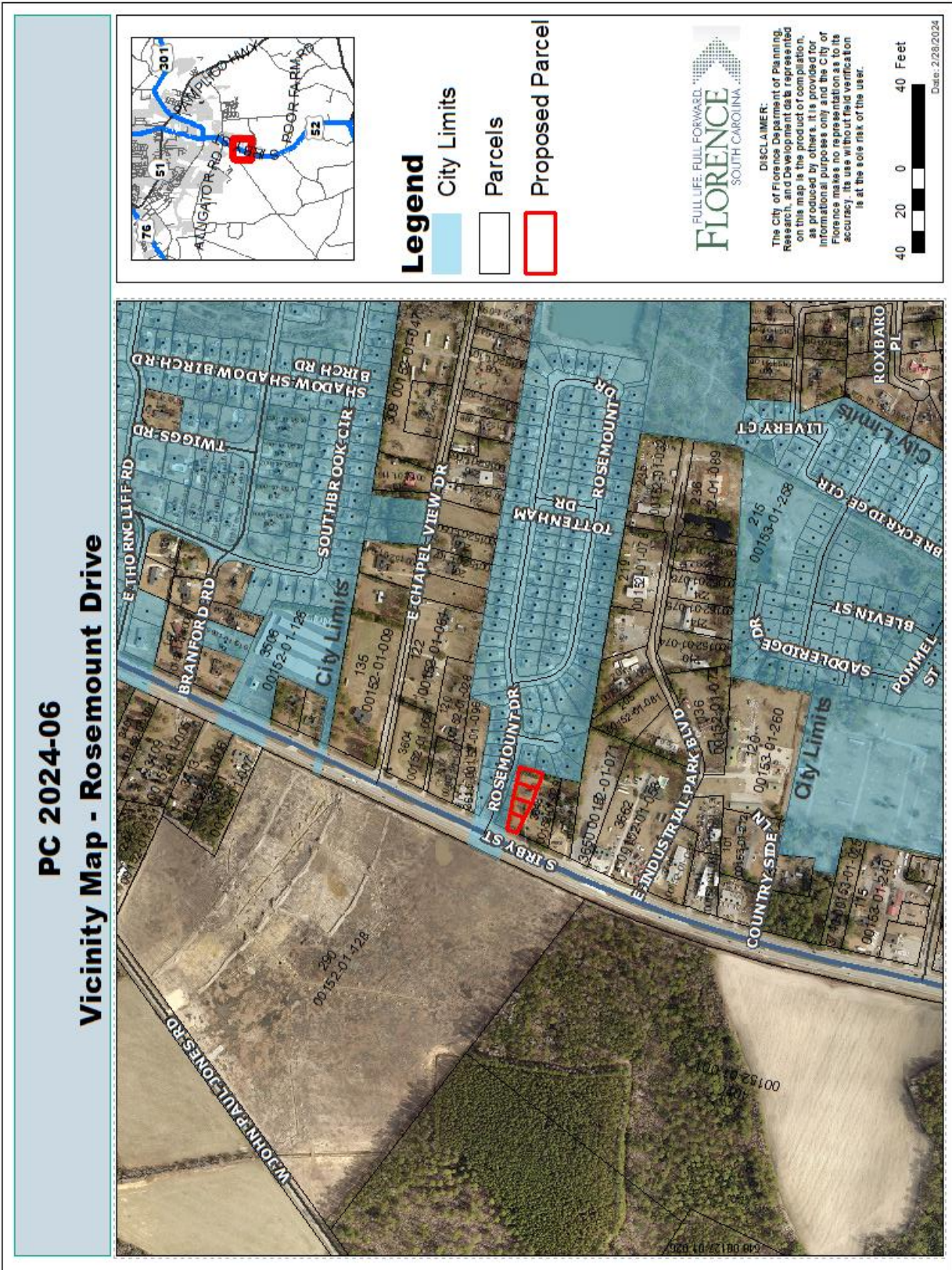
VI. OPTIONS:

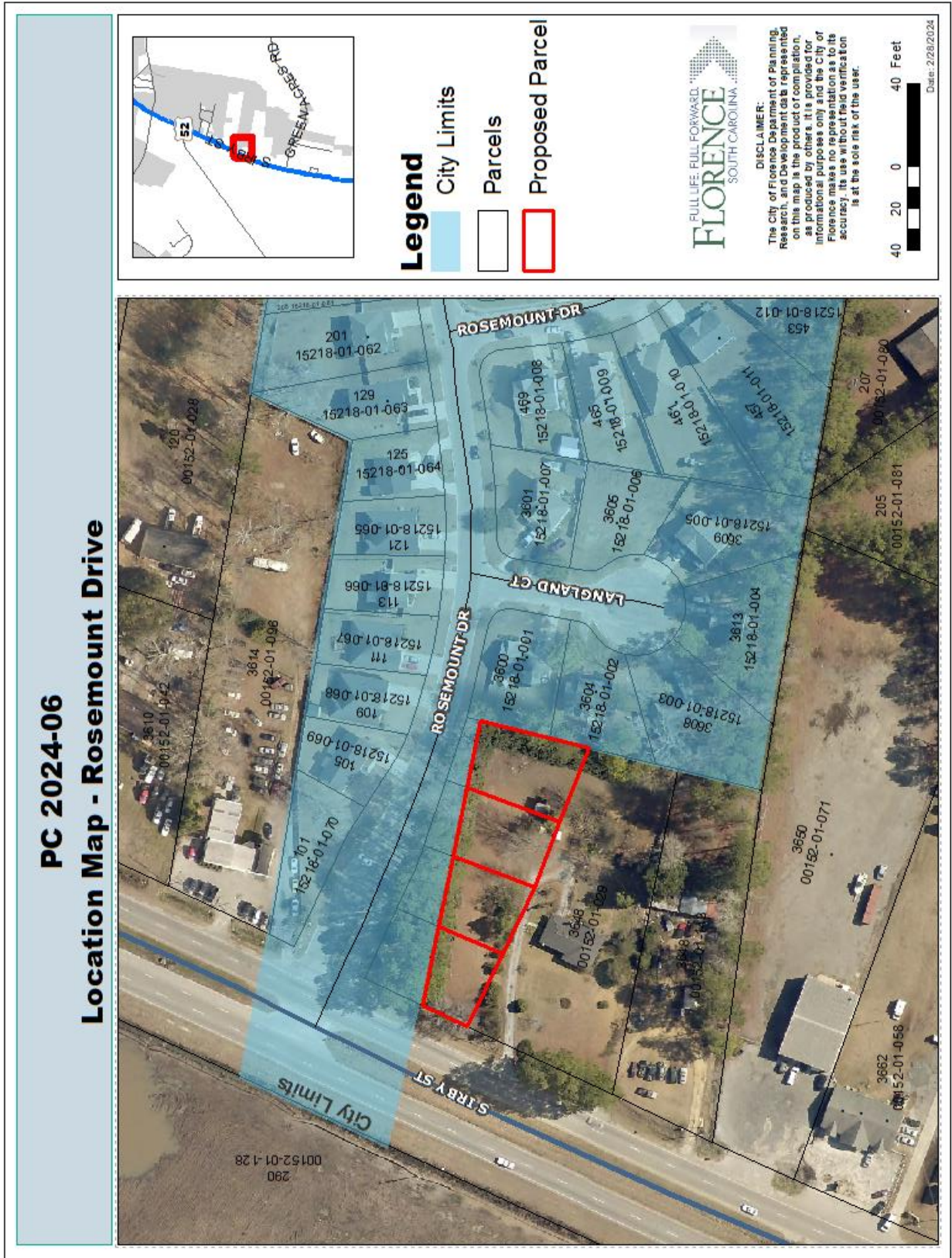
Planning Commission may:

- (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) Summary Plat
- F) Site Photos

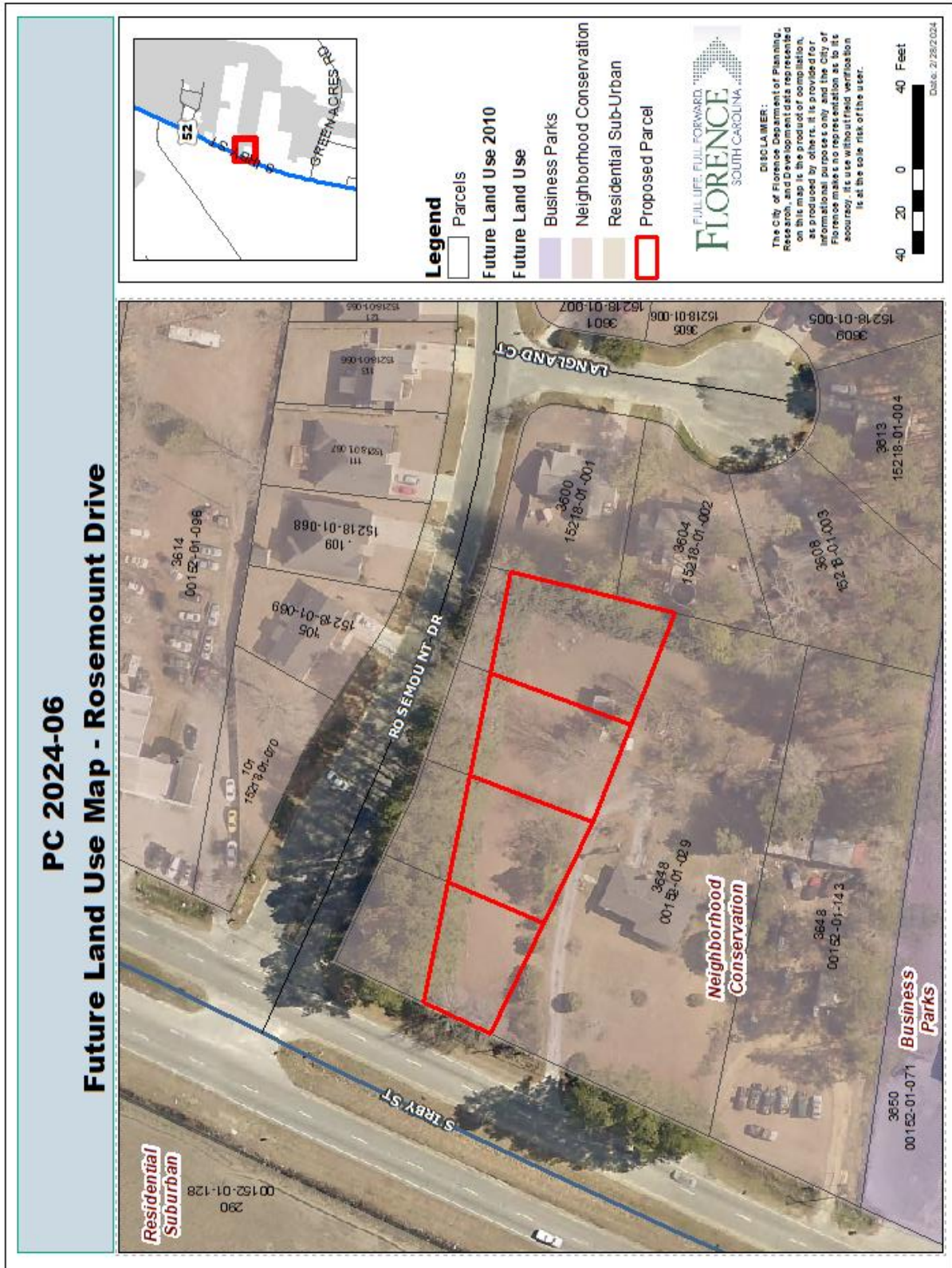




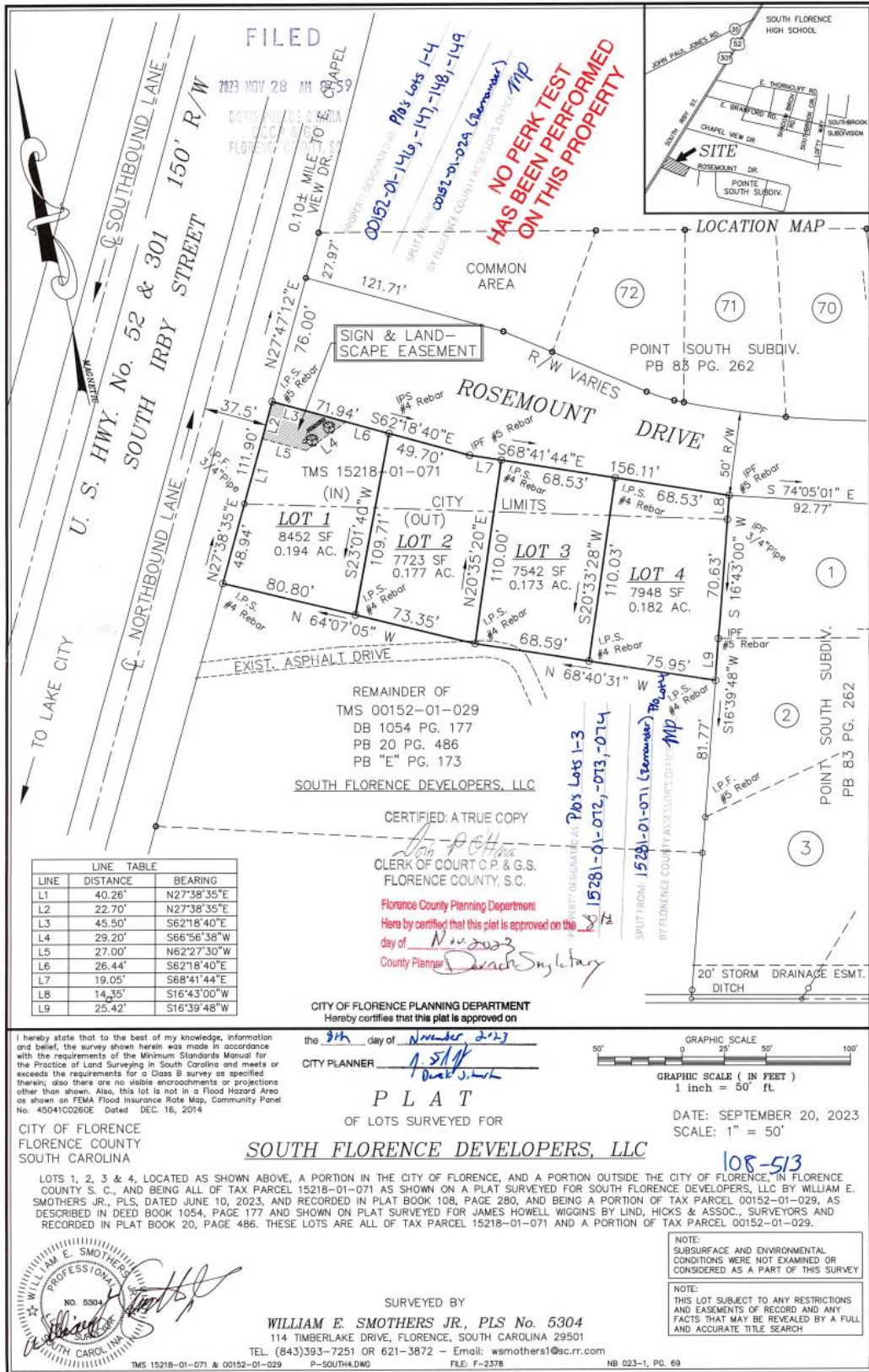
Attachment C: Zoning Map

PC 2024-06
Zoning Map - Rosemount Drive





Attachment E: Summary Plat



Attachment F: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MARCH 12, 2024**

AGENDA ITEM: PC-2024-07 Request to zone Commercial General (CG), pending annexation, five lots located along Sunset Acres Drive and West Palmetto Street, identified as Florence County Tax Map Numbers 90002-04-002, 90002-02-006, 90002-02-007, 90002-02-008, and 90002-02-009.

I. IDENTIFYING DATA:

Owners	Tax Map Numbers	Addresses
Carl R. Deaton	90002-04-002, 90002-02-009	921, 918, 922, & 926 Sunset Acres Dr.
Daniel Jackson	90002-02-007, 90002-02-008	2818 W. Palmetto St. & 912 Sunset Acres Dr.
Florence First Church of the Nazarene	90002-02-006	2812 W. Palmetto St.

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 City of Florence Planning Commission.

III. GENERAL BACKGROUND DATA:

- (1) The parcels in question were purchased by the applicants' family in 1950 as part of the Parker Place Subdivision.
- (2) All lots south of Janice Terrace were eventually designated as Sunset Acres Subdivision, while those lots between Janice Terrace and West Palmetto Street remained part of Parker Place Subdivision.
- (3) In 1976 the covenants for Sunset Acres were recorded and reaffirmed the subdivision as being comprised of all lots south of Janice Terrace. In 2005 those parcels were officially zoned R-1.
- (4) Originally, deed restrictions prevented commercial development on these parcels. In 2006, the 12th Circuit Court removed this restriction to allow commercial development on Parker Place Subdivision lots, which constituted those between Janice Terrace and West Palmetto Street.
- (5) In 2013 the South Carolina Administrative Law Court determined that B-3 was an appropriate zoning for the parcels north of Janice Terrace.
- (6) In the interim, Florence County listed Sunset Acres and the Parker Place lots as unzoned. As part of the mandatory zoning assignments in 2022, the County assigned R-1 zoning to all of the lots in Sunset Acres and this part of Parker Place Subdivision.

- (7) At the request of the owner of TMN 90002-04-002 and 90002-02-009, the Florence County Planning Commission unanimously recommended rezoning these parcels from R-1 to B-3.
- (8) In the course of four readings, Florence County Council amended the order from B-3 to R-1 and passed the ordinance.

IV. CURRENT COUNTY ZONING AND COUNTY COMPREHENSIVE PLAN DISTRICTS

Tax Map Number	County Zoning	County Comp Plan District
90002-02-006	RU-1A	Urban District
90002-02-007	B-3	Urban District
90002-02-008	B-3	Variable Development District 1
90002-02-009	R-1	Variable Development District 1
90002-04-002	R-1	Variable Development District 1

V. CURRENT LAND USES

Tax Map Number	Current Land Use
90002-02-006	Florence First Church of the Nazarene
90002-02-007	Vacant single family house
90002-02-008	Recently demolished house
90002-02-009	Three rental houses
90002-04-002	Vacant single family house

VI. POINTS TO CONSIDER:

- (1) The properties are currently in the County. 2812 West Palmetto Street is zoned RU-1A, which is a rural community district; 2818 West Palmetto Street and 912 Sunset Acres Lane are zoned B-3, which is a general commercial district; and 918, 921, 922, and 926 Sunset Acres Lane are zoned R-1, which is a single family district characterized by large lots (Attachment E).
- (2) The County Comprehensive Plan recommends that the two lots fronting on West Palmetto Street be Urban Districts, which allows for commercial uses. It recommends that the other three lots fronting on Sunset Acres Drive be designated as Variable Development District 1, which includes uses from light commercial to multifamily (Attachment F).
- (3) The proposed zoning, pending annexation, is Commercial General (CG). The primary uses permitted under the proposed zoning are general commercial uses including restaurants and retail.
- (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 CG zoning district. The properties will be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties include single-family residential on large lots in the County, a restaurant and bar, a church, townhouses, and retail uses.
- (6) The Neighborhood Conservation-6.3 zoning district permits townhouses, duplexes, and multiplexes.

- (7) Future Land Use of the adjacent City parcels is General Commercial (Attachment D).
- (8) City water services are currently available. City sewer services are not available.
- (9) Extension of the sewer utility will be provided by the developer.
- (10) City staff recommends that the parcels fronting on West Palmetto Street (TMN 90002-02-006, 90002-02-007, and 90002-02-008) be zoned Commercial General (CG) as requested and as currently zoned by the County. Staff further recommends that the lots at 921 and 918, 922, and 926 Sunset Acres Drive (TMN 90002-02-009 and 90002-04-002) be zoned Neighborhood Conservation-6.3 (NC-6.3) in agreement with the Future Land Use Plan contingent upon annexation into the City of Florence.

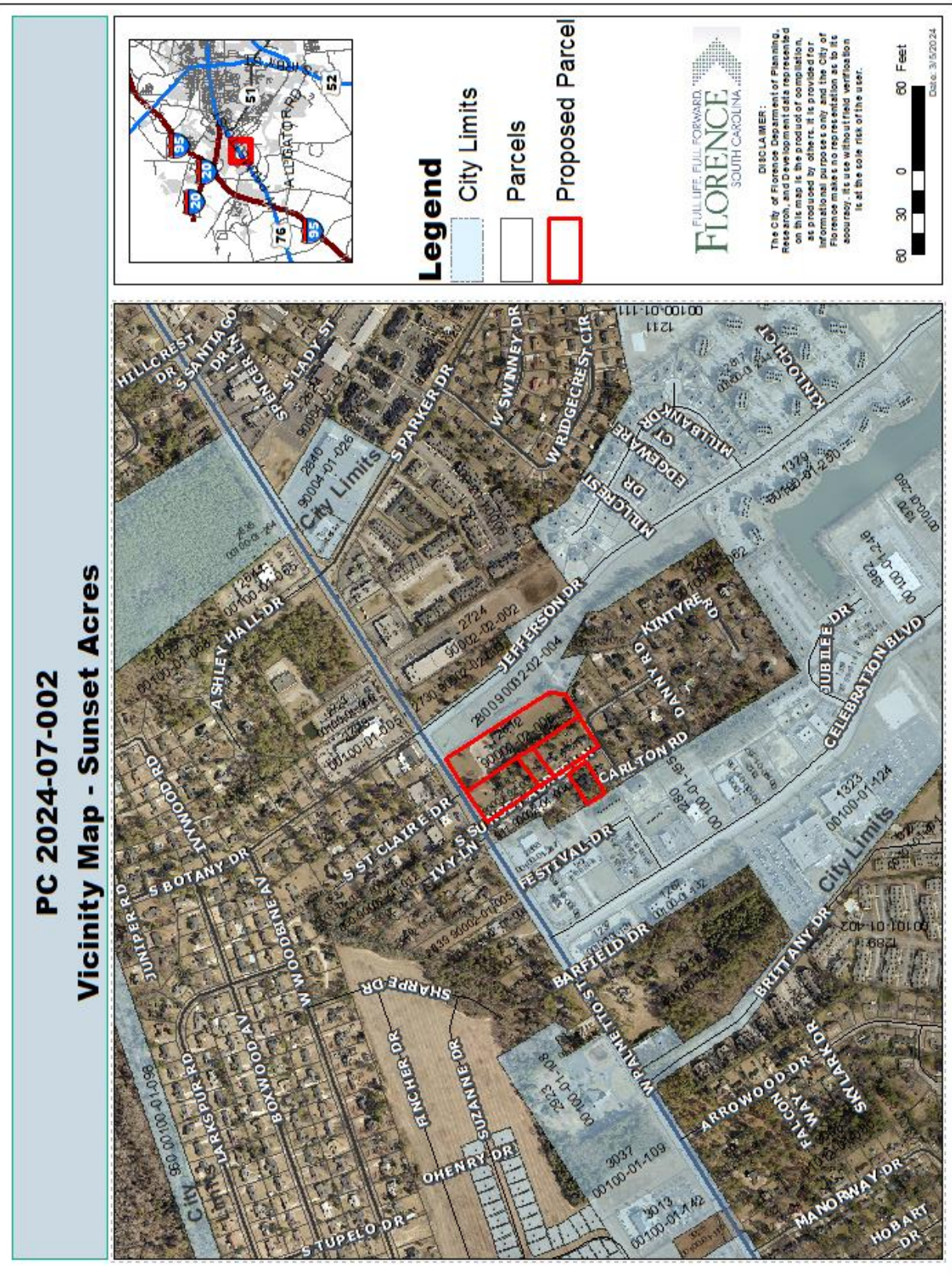
VII. OPTIONS:

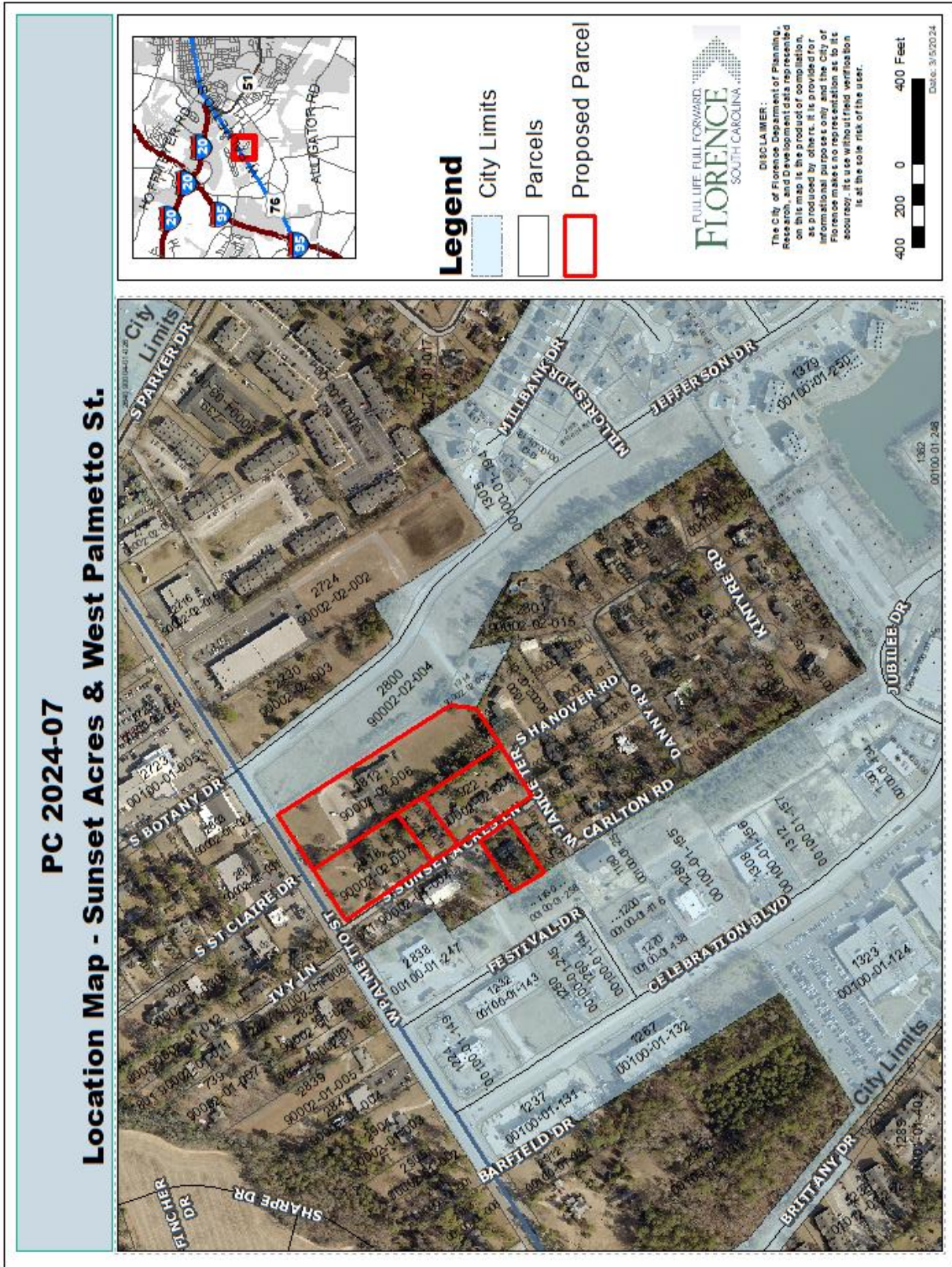
Planning Commission may:

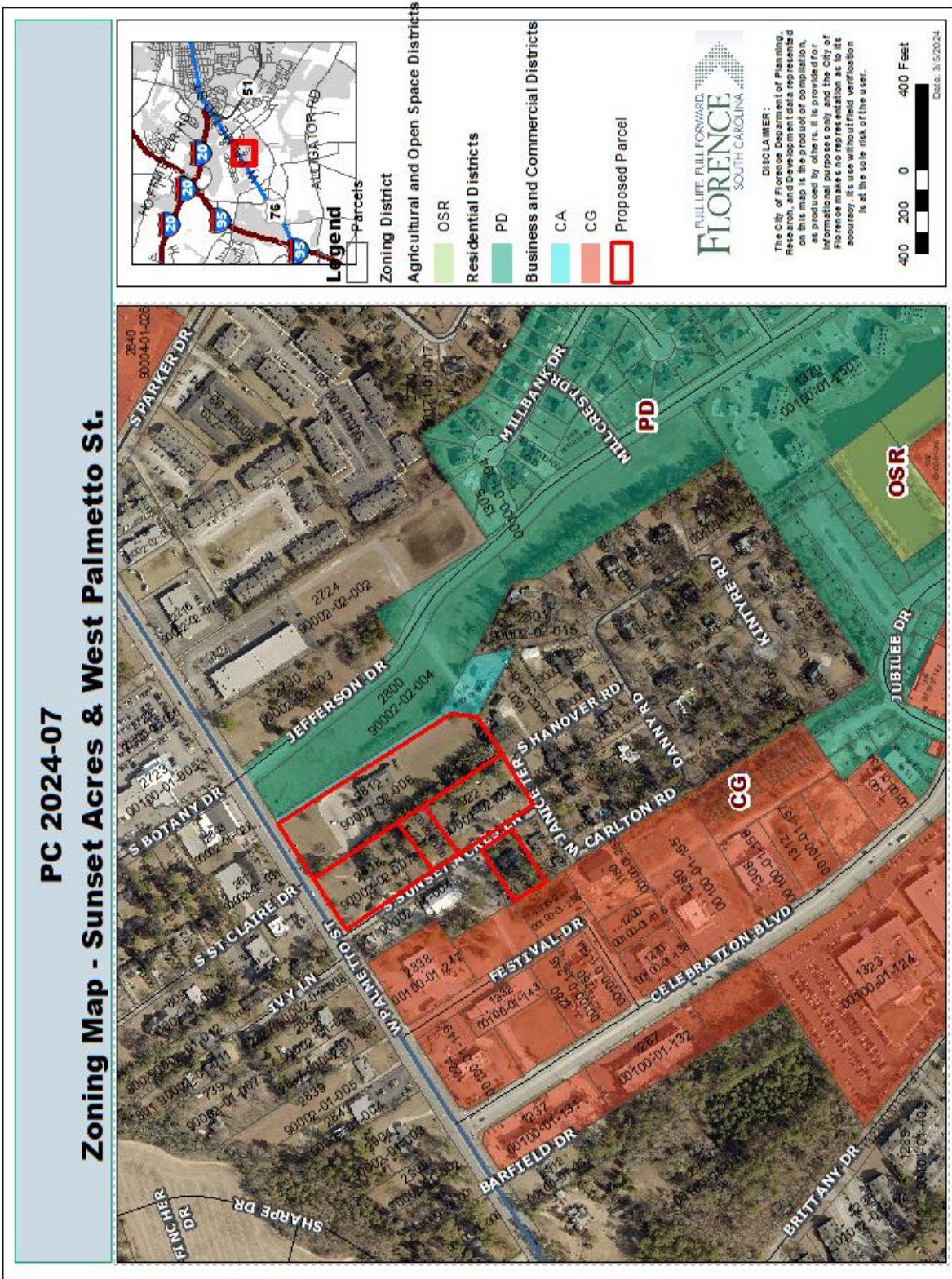
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

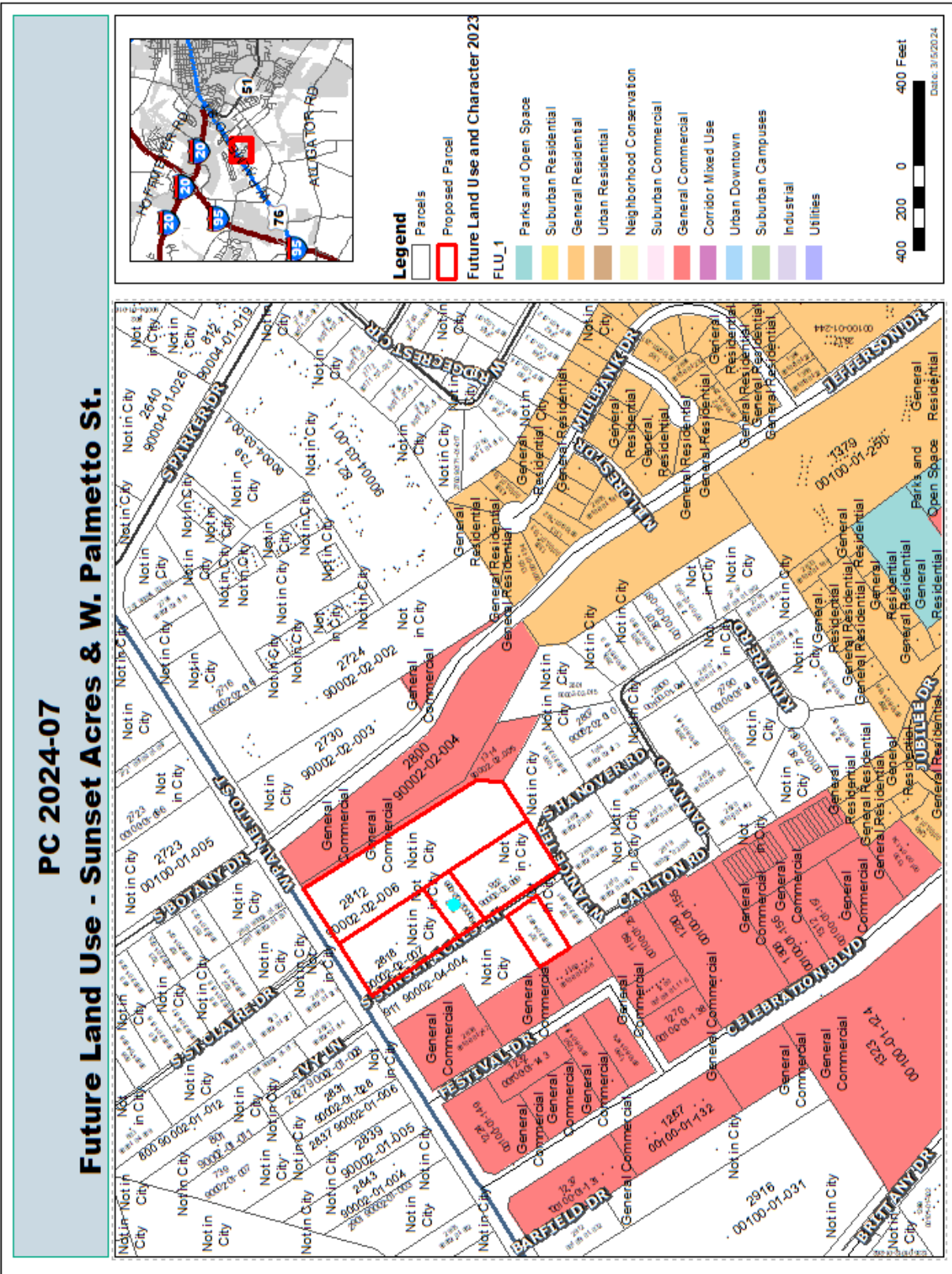
VIII. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Florence County Zoning Map
- F) Florence County Comprehensive Plan Map
- G) Site Photos

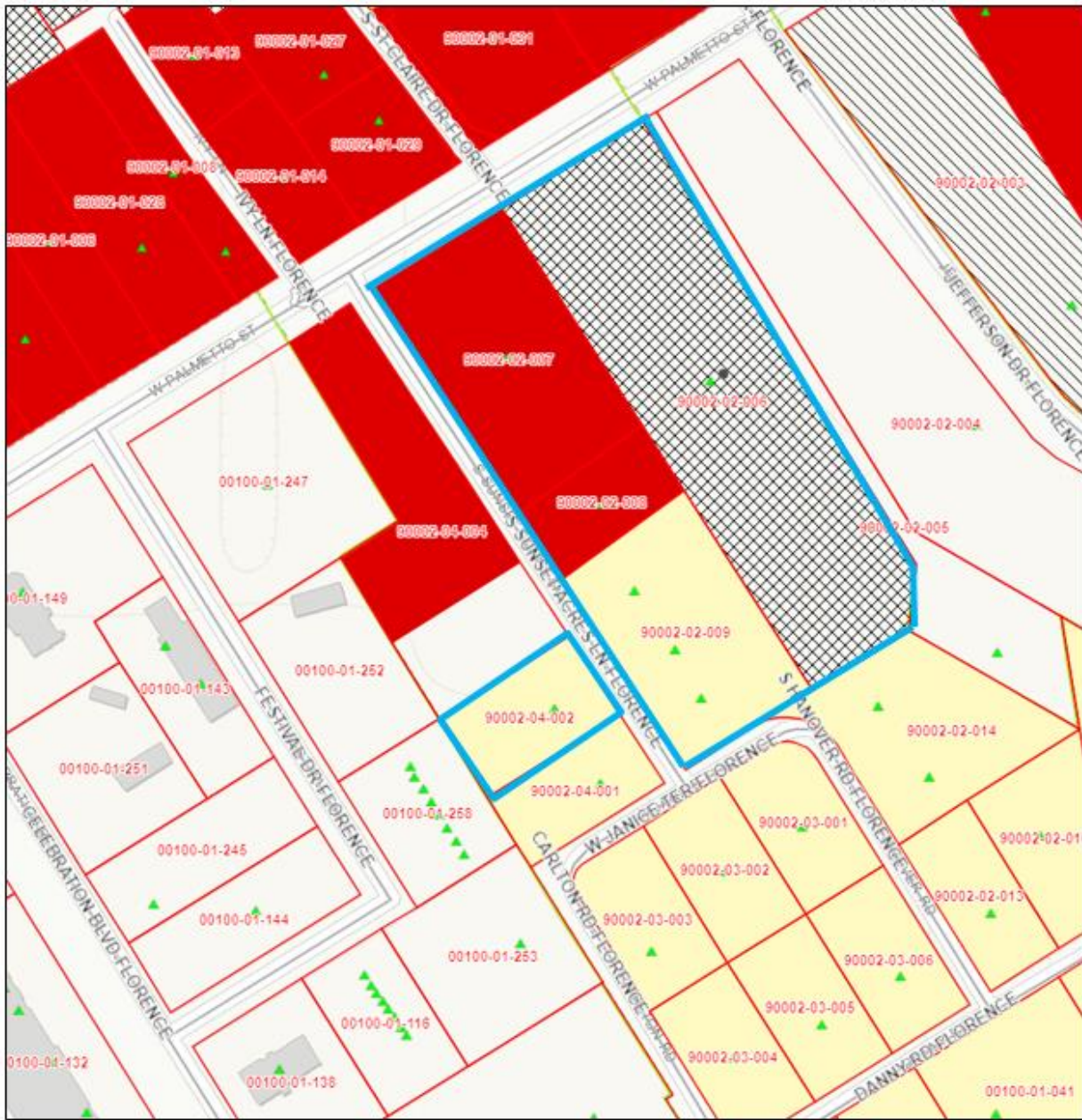











Attachment E: Florence County Zoning Map



-  R-1, SINGLE FAMILY, LARGE LOTS
-  B-3, GENERAL
-  RU-1A, RURAL COMMUNITY

Attachment F: Florence County Comprehensive Plan Map



Urban District Variable Development District 1

Florence County Comprehensive Plan District Descriptions

Urban (Commercial areas)

Urban is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility, but also in other locations to accommodate smaller-scale and neighborhood-focused businesses.

- Urban commercial areas have significant portions of development sites devoted to vehicular access drives, circulation routes, surface parking, and loading/delivery areas, making pavement the most prominent visual feature.
 - Buildings are typically set back toward the rear of sites to accommodate expansive parking areas in front, closest to passing traffic, resulting in less emphasis on architectural design in many cases.
 - Development in such areas aims to maximize signage (number, size) to capitalize on site visibility to passing traffic.
 - Such sites are often not conducive for access or on-site circulation by pedestrians or cyclists.
 - All of these characteristics are often captured by the term “strip development” along major roadways. Such development can include a range of uses on high-profile “pad” sites along the roadway frontage. Also common are “big box” stores, other chain retail and franchise restaurants, and automobile services (e.g., gas stations, service/repair, car washes, etc.).
- **Variable** character areas have wide open spaces and a mixture of commercial and residential uses. This area makes up the majority of the undeveloped areas of the county as well as areas that are transitioning into more developed areas. *Zoning Districts appropriate in the Variable Development District Future Land Use Category include **B1, B2, B3, B5, B6, R1, R3, R3A, RU-1, RU-1A, RU-2, and PD.** However, to clarify that certain areas of the County are prescribed for a more intense land use than others, there are two Variable Development Districts, which include:*
 - **Variable Development District 1: B1, B2, B3, RU-1, RU-1A, R1, R3, R3A, PD:** This generally focuses on the first 500 feet from urban corridors and the majority of the Rural land in Florence County. For parcels that are greater than 500 feet deep, the entirety of the parcel could be developed in the preferred zoning district if approved by Council when rezoning. Overall, this area will include most areas within ½ mile from Suburban or Urban categories.

Attachment G: Site Photos



2812 West Palmetto Street – TMN 90002-02-006 (Florence First Church of the Nazarene)



2818 West Palmetto Street – TMN 90002-02-007



912 Sunset Acres Lane – TMN 90002-02-008



918 Sunset Acres Lane



918, 922, and 926 Sunset Acres Lane – TMN 90002-02-009



921 Sunset Acres Lane – TMN 90002-04-002

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MARCH 12, 2024**

AGENDA ITEM: PC-2024-08 Request for sketch plan review of Alligator Road Townhouses, located on Alligator Road and identified as a portion of Florence County Tax Map Number 00126-01-395.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Gary I. & Wade R. Finklea	00126-01-395

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. No previous action has been taken concerning this particular portion of the parcel. The parent parcel has been subdivided previously into various phases of Wild Bird Run.

III. GENERAL BACKGROUND DATA:

Current Zoning: General Residential - 3 (RG-3)
Current Use: Vacant, Wooded Lot
Proposed Use: Single Family Attached Townhomes

IV. SURROUNDING LAND USE AND ZONING:

North: General Residential-3 (RG-3); Single-Family Detached Homes
East: Neighborhood Conservation 6.1 (NC-6.1); Single-Family Detached Homes
South: Commercial General (CG); Vacant, Wooded Lot
West: General Residential-3 (RG-3); Single-Family Detached Homes

V. POINTS TO CONSIDER:

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) This will allow for individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.
- (3) The development tract has a total of 35.49 acres, with 2.25 acres proposed to be developed for this project. Alligator Road Townhomes is being renamed by the developer to Dogwood Cove Townhomes. All future plans will include the name change. Dogwood Cove Townhomes will consist of two separate buildings oriented perpendicular to Alligator Road. Each building will consist of 8 townhome units for a total of 16 units.

- (4) The parcel is zoned Commercial General (CG) which permits townhomes meeting the conditions of *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (5) The subdivision meets the Ordinance’s minimum requirements listed in Table 2-4.1.3 for townhomes, including 16’ minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) of a minimum 2400 square feet per unit.
- (6) The townhome development will have public access by way of Alligator Road. Public access will be through a proposed private street and parking court. The road and parking court are required to be constructed to City specifications and will be maintained by the owner and then ultimately the Homeowner’s Association.
- (7) A Type A Bufferyard is required and will be provided between the proposed development and adjacent property to the east on Red Berry Circle due to the disparate zoning. A Type A Bufferyard is 5’ in width and consists of 1 canopy tree, 1 understory tree, 1 evergreen tree, and 10 shrubs per 100 linear feet.
- (8) 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. City Sanitation will service roll carts for each unit stored in the designated area shown on the sketch plan.
- (9) All roads and utilities within the townhome development are owned in-common by the HOA and will not be maintained by the City.
- (10) 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.
- (11) 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) Proposed Sketch Plan
- F) Sketch Plan Application – City Staff Review

Attachment A: Vicinity Map

PC 2024-08 Attachment A
Vicinity Map Alligator Road Townhomes



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.

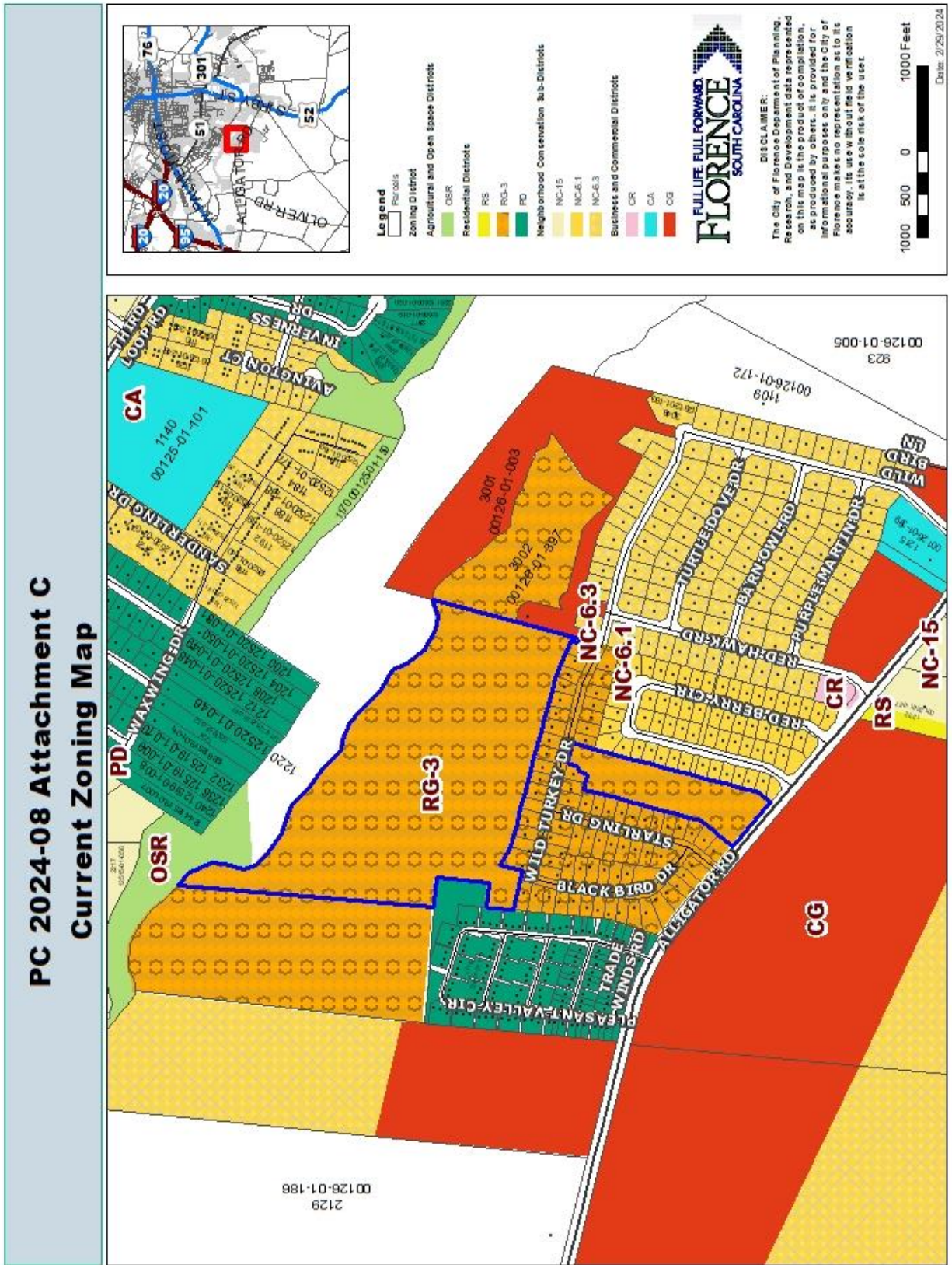


Date: 2/29/2024

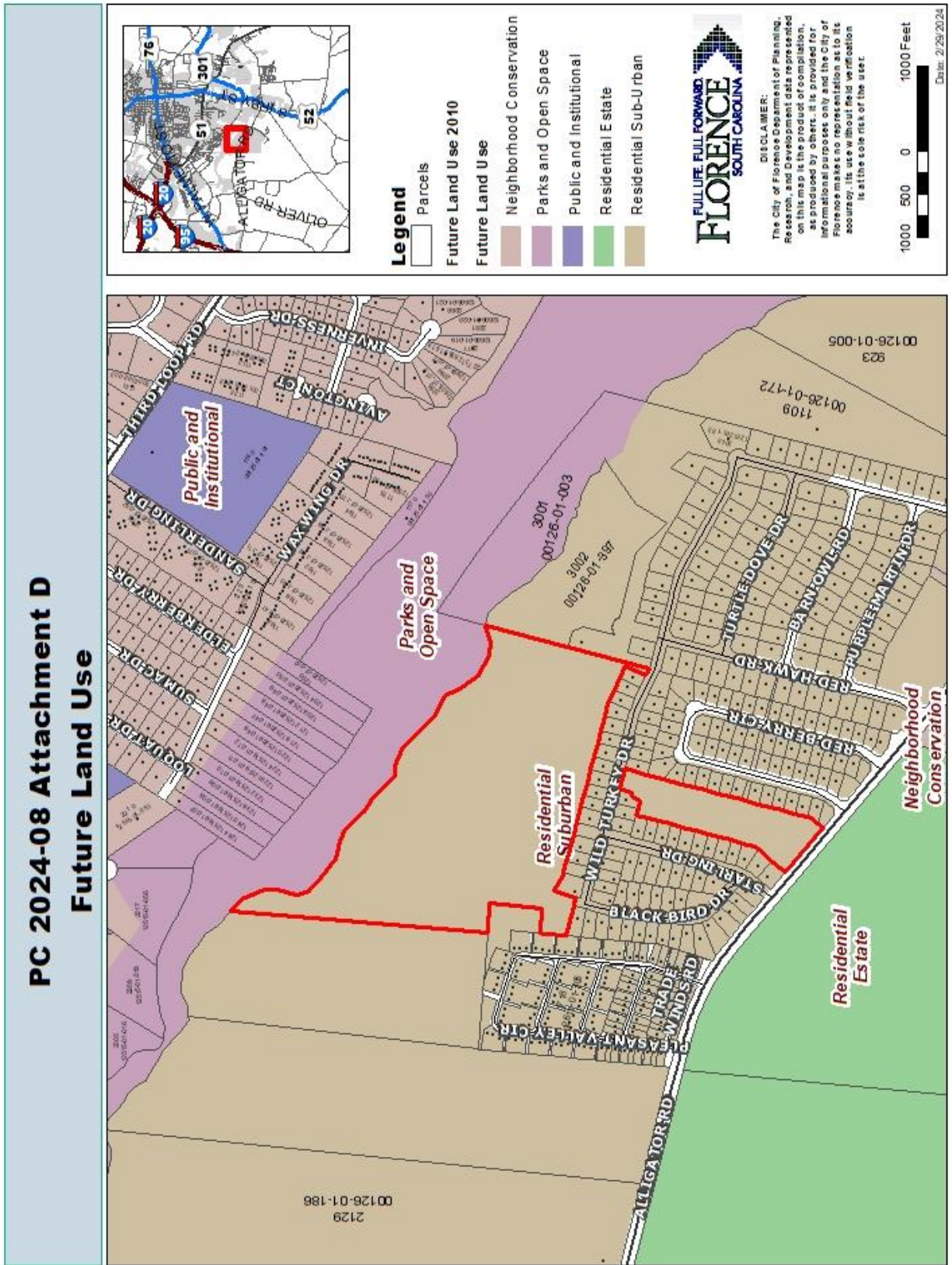


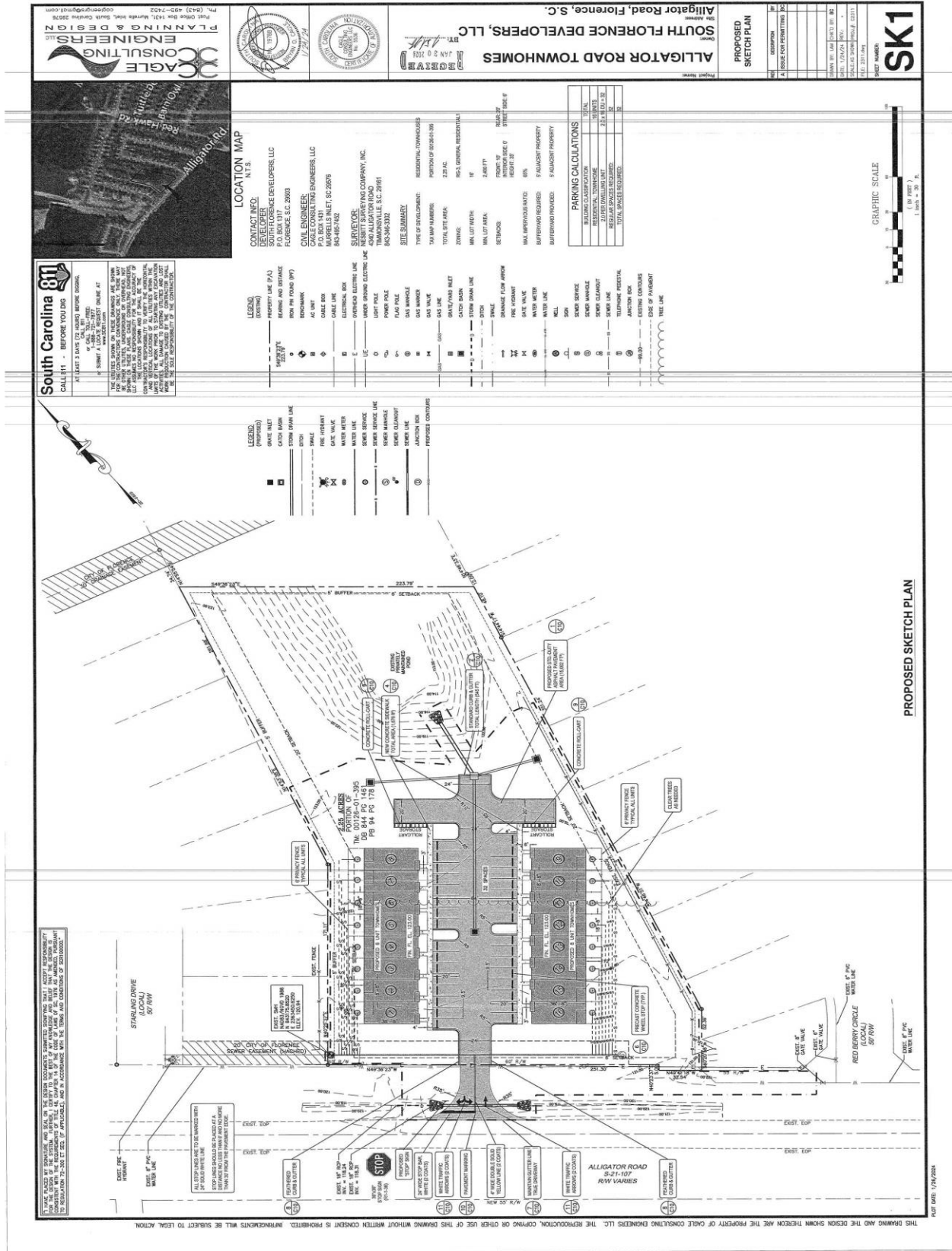


Attachment C: Zoning Map



Attachment D: Future Land Use Map





South Carolina 811
 CALL 811 - BEFORE YOU DIG
 ALL DIGGING 7 DAYS (72 HOURS) BEFORE DIGGING. CALL 811 AT LEAST 72 HOURS BEFORE DIGGING. WE WILL SEARCH FOR ALL UTILITIES WITHIN THE PROJECT AREA AND PROVIDE YOU WITH A LIST OF ALL UTILITIES THAT WILL BE ENCOUNTERED. WE WILL ALSO PROVIDE YOU WITH A LIST OF ALL UTILITIES THAT WILL BE ENCOUNTERED. WE WILL ALSO PROVIDE YOU WITH A LIST OF ALL UTILITIES THAT WILL BE ENCOUNTERED.

- LEGEND (CONTINUED)**
- PROPERTY LINE (PAL)
 - BENCHMARK
 - IRON PIN FOUND (IPF)
 - AC UNIT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - LIGHT POLE
 - FLAG POLE
 - GAS MANHOLE
 - GAS VALVE
 - GAS LINE
 - SEWER SERVICE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - JUNCTION BOX
 - PROPOSED CONTOUR

- LEGEND**
- SEWER SERVICE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - JUNCTION BOX
 - PROPOSED CONTOUR
 - EXIST. FIRE HYDRANT
 - EXIST. 4" PVC WATER LINE
 - EXIST. 6" WATER LINE
 - EXIST. 8" WATER LINE
 - EXIST. 10" WATER LINE
 - EXIST. 12" WATER LINE
 - EXIST. 14" WATER LINE
 - EXIST. 16" WATER LINE
 - EXIST. 18" WATER LINE
 - EXIST. 20" WATER LINE
 - EXIST. 24" WATER LINE
 - EXIST. 30" WATER LINE
 - EXIST. 36" WATER LINE
 - EXIST. 42" WATER LINE
 - EXIST. 48" WATER LINE
 - EXIST. 54" WATER LINE
 - EXIST. 60" WATER LINE
 - EXIST. 66" WATER LINE
 - EXIST. 72" WATER LINE
 - EXIST. 78" WATER LINE
 - EXIST. 84" WATER LINE
 - EXIST. 90" WATER LINE
 - EXIST. 96" WATER LINE
 - EXIST. 102" WATER LINE
 - EXIST. 108" WATER LINE
 - EXIST. 114" WATER LINE
 - EXIST. 120" WATER LINE

- LEGEND**
- CONCRETE FLOOR
 - CONCRETE SLAB
 - CONCRETE WALL
 - CONCRETE COLUMN
 - CONCRETE BEAM
 - CONCRETE JOIST
 - CONCRETE RAFTER
 - CONCRETE GIRDER
 - CONCRETE TRUSS
 - CONCRETE ARCH
 - CONCRETE DOME
 - CONCRETE VOLUME
 - CONCRETE CURB
 - CONCRETE SLOPE
 - CONCRETE CURVE
 - CONCRETE SPIRE
 - CONCRETE TORUS
 - CONCRETE ANNULUS
 - CONCRETE RING
 - CONCRETE FRUSTUM
 - CONCRETE SPHERE
 - CONCRETE CYLINDER
 - CONCRETE CONE
 - CONCRETE POINT
 - CONCRETE CIRCLE
 - CONCRETE SQUARE
 - CONCRETE RECTANGLE
 - CONCRETE PARALLELOGRAM
 - CONCRETE TRAPEZOID
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PARKING CALCULATIONS

REQUIREMENT	MINIMUM	MAXIMUM
TOTAL SPACES REQUIRED	10	10
MINIMUM SPACES REQUIRED	10	10
TOTAL SPACES PROVIDED	10	10
MINIMUM SPACES PROVIDED	10	10



LOCATION MAP
 N 17.5°
 CONTRACT RECD:
 DEVELOPER:
 DEVELOPER:
 DEVELOPER:
 CIVIL ENGINEER:
 CIVIL ENGINEER:
 SURVEYOR:
 SURVEYOR:
 SURVEYOR:

ALLIGATOR ROAD, FLORENCE, S.C.
SOUTH FLORENCE DEVELOPERS, LLC
 SOUTH FLORENCE DEVELOPERS, LLC
 P.O. BOX 1917
 FLORENCE, S.C. 29503

ALLIGATOR ROAD TOWNHOMES
 SOUTH FLORENCE DEVELOPERS, LLC
 P.O. BOX 1917
 FLORENCE, S.C. 29503

PROPOSED SKETCH PLAN

REQUIREMENT	MINIMUM	MAXIMUM
TOTAL SPACES REQUIRED	10	10
MINIMUM SPACES REQUIRED	10	10
TOTAL SPACES PROVIDED	10	10
MINIMUM SPACES PROVIDED	10	10

SK1

ALL DIMENSIONS ARE TO BE MAINTAINED WITHIN 1/8" TOLERANCE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE SUBJECT TO LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL DIMENSIONS SHALL BE SUBJECT TO LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL DIMENSIONS SHALL BE SUBJECT TO LOCAL, STATE AND FEDERAL REQUIREMENTS.

PROPOSED SKETCH PLAN

Attachment F: Sketch Plan Application – City Staff Review



City of Florence
Step 1 - "Sketch Plan"
 Planning Commission Application for Review

Planning, Research, & Dev.
 City Center -2nd Floor
 324 West Evans
 Florence, S.C. 29501
 Phone (843) 665-2047
 Fax (843) 292-4911

Date Received: 11/30/2024 File No.: _____ Sketch Plan Approved: _____
 Comments Sent: _____ Comments Received: _____ Approved: _____

FILL OUT FORM COMPLETELY AND DELIVER TO THE CITY OF FLORENCE DEPARTMENT OF PLANNING, RESEARCH, & DEVELOPMENT (2ND FLOOR)

The undersigned hereby applies to the City of Florence Planning Commission for review and approval of a proposed subdivision or re-subdivision of the following described property.

Date: 1/30/2024 Development Name: Alligator Road Townhomes
 Tax Map No.: 00126-01-395 Deed Record Property Owner: Gary I. Finklea & Wade R. Finklea
 Total Acreage: 35.49 AC. Acreage to be developed: 2.25 AC.

If more than 1 tract/parcel is being developed, attach a separate sheet with the above information list for the additional parcels.

Zoning Designation (Existing): RG-3 Zoning Designation (Proposed): N/A
 Proposed Residential Density: Total Residential Density: 7.1 (gross units/acre) Total No. of units: 16
 Single Family Detached: _____ (units/acre) _____ % Mixed Residential _____ (units/acre) _____ %
 Proposed Open Space: 1.54 (acres) 68.4 % (of development)

Developers Name: South Florence Developers LLC Contact: Gary Finklea
 Phone #: 843-317-4900 Cell Phone #: 843-687-3568
 Email Address: gfinklea@finklealaw.com
 Mailing Address: _____ PO Box 1317 _____ SC 29503
(Street #) (Street Name) (Suite/Apt#) (State) (Zip Code)

Engineering Firm Name: Cagle Consulting Engineers LLC Contact: Bryan O. Cagle, P.E.
 Work Phone #: 843-495-7452 Cell Phone #: 843-495-7452
 Email Address: cagleengrs@gmail.com Website: _____
 Mailing Address: _____ PO Box 1431 _____ SC 29576
(Street #) (Street Name) (Suite/Apt#) (State) (Zip Code)

Are there any Special Covenants that may restrict development or prevent the splitting of the parcel?
 Yes _____ No (If Yes, Provide Copy)

I understand that payment of subdivision review fee is to defray costs of filing this application, notifying interested parties, inspections, and administration by the Planning commission staff. Payment of the fee does not entitle me to the approval sought in this application, and no return will be made once the application is filed.

Fee is \$10.00 Plus \$1.00 per residential lot or \$2.50 per acre in a non-residential subdivision.
 Fee due: _____ Fee Paid: _____

Gary Finklea
 (Applicant printed name) (Signature) (Date)

City Staff

Sketch Plan Checklist

Unified Development Ordinance: <http://online.encodeplus.com/regs/florence-sc/>

Note: This checklist is meant to act as an aid and represents the minimal requirements for a sketch plan submittal, but should not be considered an exhausted list of requirements, please use the link above for the latest edition of the City of Florence Unified Development Ordinance.

General Info: (initial)

- DJ a. ^{BOC} Generally. The sketch plan submittal, review, and approval process is intended to benefit the developer of a proposed project, and/or his agent, by providing an overview of the proposed development confirming that it meets the basic intent of these regulations prior to the preparation of a more formal and involved development plan submittal.

Choose an option:

- DJ I. GF I (the developer) request the city contact me to schedule an informal meeting with the planning, research & development staff to discuss the proposed development prior to completing and/or submitting the formal sketch plan for review. (If Needed)
- II. I (the developer) respectfully decline a request from the city to contact me to schedule an informal meeting to discuss the proposed development.

- DJ b. ^{BOC} Pertinent Information. Sub-dividers/developers and their agents are encouraged to provide all pertinent information during the preliminary design phase of a project so that it may be determined if the general layout of the project meets the intent of this and any other applicable ordinances. The sub-divider/developer shall submit a sketch plan of the entire tract, even if his present plans call for the development of only a part of the property.

- DJ c. ^{BOC} Plan Requirements. The Sketch Plan shall be drawn at a scale not smaller than one hundred (100) feet to one (1) inch. On large subdivisions, match lines shall be used, if necessary, on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the Final Plat submittal requirements.

Initial each item as completed or not applicable(n/a); Provide in a separate document, justification for any items deemed "N/A". Items that are not completed shall deem submittal incomplete and the package will be returned to submitter. UDO (Unified Development Ordinance)

Sketch Plan Submittal Contents. Package shall include:

- DJ 1. ^{BOC} Sketch Plan Application
- DJ 2. ^{BOC} Review Fee (see application)
- DJ 3. ^{BOC} 2 Printed full size (to scale) copies of sketch plan
- DJ 4. ^{N/A} ~~2 Printed reduced size (11x17) copies of sketch plan (Additional copies will requested upon approval)~~
- DJ 5. ^{N/A} Variance Request (if applicable)
- DJ 6. ^{BOC} Digital (PDF & CAD) copy of sketch plan on digital media (CD, DVD, etc.) Email not accepted

Sketch Plan. At a minimum, the sketch plan shall include:

- DJ 7. ^{BOC} A vicinity map at a scale not smaller than one (1) mile to one (1) inch showing the relationship of the proposed subdivision to surrounding areas and development.
- DJ 8. ^{BOC} Proposed name of the subdivision with name and address of contact person.
- DJ X 9. ^{BOC} Deed record names of adjoining property owners of subdivision.
- DJ 10. ^{BOC} The total acreage in the tract to be subdivided.
- DJ 11. ^{BOC} Proposed street arrangements, including any dimensional information such as rights-of-way widths, cul-de-

sac lengths, curve radii, etc. that may be necessary to ensure that the geometric design of the street layout meets the intent of applicable codes and regulations.

- DJ X 12. ^{BOC} Lot arrangements, including typical lot area and approximate number of lots.
- DJ 13. ^{BOC} Sufficient additional information (e.g., setbacks) to ensure conformance with the standards and regulations of this Unified Development Ordinance.
- DJ 14. ^{N/A} City or county boundary lines (as applicable).
- DJ 15. ^{BOC} Existing and proposed uses of land throughout the subdivision.
- DJ 16. ^{BOC} Existing parcel boundaries and uses of land surrounding the proposed subdivision.
- DJ X 17. ^{BOC} Street names assigned in accordance with the following guidelines, subject to the review of the Director and approval by the Planning Commission:
- a. The proposed street name must not be a duplicate name of any existing street name in the City or County.
 - b. Existing street names must be used in those instances where a new street is a direct or logical extension of an existing street.
 - c. Names of existing streets may be changed only when the entire length of street is included in the name change.
 - d. Street name suffixes must be assigned as follows:
 1. Court, Circle or Loop are reserved for cul-de-sac or loop streets;
 2. Boulevard, Parkway and Expressway are reserved for major thoroughfares or divided streets with at least two lanes of traffic in each direction.
 3. Highway and Freeway shall be reserved for designated highways or freeways under the jurisdiction of the South Carolina Department of Transportation.
 4. A street name suffix shall not be used as part of the street name.
 - e. Street name prefixes such as North, South, East, and West may be used to clarify the general location of the street. However, such prefixes must be consistent with the existing and established street naming and address numbering system of the general area in which the street is located.
 - f. Alphabetical and numerical street names must not be designated except where such street is a direct extension of an existing street and is not a duplicate street name.
 - g. Proper names of national figures and local elected local officials may be considered under the following criteria:
 1. The individual must be deceased;
 2. Major thoroughfares are reserved for national figures, i.e., Martin Luther King Blvd., etc.; and
 3. Local Streets may be used for national figures or local elected officials.
- DJ X 18. ^{BOC} Contour lines at vertical intervals of not more than two feet (preferably 1 foot). These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography.
- DJ 19. ^{N/A} In case of re-subdivision, a copy of the existing plat with the proposed re-subdivision superimposed.
- DJ 20. ^{BOC} Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.
- DJ 21. ^{BOC} Location of existing adjoining property lines and buildings on the property to be subdivided.
- DJ 22. ^{BOC} Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the

property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show the locations of poles or towers.

- 05 23. ^{BOC} The approximate location of existing and proposed utilities, including stormwater management facilities. (use different linetypes, line thickness, etc. to distinguish existing utilities from proposed utilities)
- 05 24. ^{BOC} Additional information may be required if it is deemed necessary by the Director, or appointees, in order to make a determination of general conformance with the regulations (e.g., environmental impact studies, drainage analysis).

Traffic Studies. (Initial each)

- 05 25. ^{N/A} Traffic Studies, Generally. A traffic impact study may be required for any large development, such as a shopping center, planned or mixed use development, an industrial complex, or a significant residential project. A traffic study is required when a specified threshold within the development is met or if it is determined by the City that the level of service (LOS) of the existing or proposed road network is unacceptable.
- 05 26. ^{N/A} Thresholds. (Choose all that apply) The proposed thresholds are as follows and, if met, require a traffic study:
- a. ___ If 50 or more lots in a residential subdivision or 100 parking places for multi-family residential or commercial projects are proposed;
 - b. ___ If a proposed building is 100,000 square feet or more;
 - c. ___ If there are two or more principal uses for a project area where the total gross floor area is 100,000 square feet or more; or
 - d. ___ If the development is a truck or bus terminal, including service facilities designed principally for such uses.
 - e. ^{N/A} None of the preceding thresholds apply (If item "e" is chosen, items 3-6 do not apply and shall be disregarded)
- 05 27. ^{N/A} Submittal Contents of Traffic Study. If a traffic study is required for a project, it shall contain the following elements:
- f. ___ A list of roads in the project area showing the functional class and traffic counts for each; and
 - g. ___ An investigation of the project impact on the transportation network, including level of service (LOS) calculations for all affected roads.
- 05 28. ^{N/A} Level of Service (LOS) and Road Functional Class Descriptions. The LOS, based on the current traffic on the road (volume) and the ability of the road to handle traffic (capacity), that will be considered acceptable is dependent on the functional class of the road, which is described by the South Carolina Department of Transportation (SCDOT) as follows:
- h. LOS A. This level of service describes completely free-flow conditions. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences.
 - i. LOS B. Traffic flow is stable. The presence of other vehicles only slightly restricts freedom to maneuver.
 - j. LOS C. Traffic flow is stable, but the number of bumper-to-bumper groups of vehicles increases due to slow moving vehicles and turning maneuvers.
 - k. LOS D. Unstable traffic flow conditions are approached under LOS D. The desire to pass becomes very high but safe passing opportunities decrease significantly.
 - l. LOS E. Passing is virtually impossible. The slowest moving vehicle controls the travel speed.

m. LOS F. Passing is impossible. The slowest moving vehicle controls the travel speed. Very unstable traffic flow conditions exist.

DJ

29. ^{N/A} Acceptable Level of Service Based on Functional Class. The functional class of a road is determined by the SCDOT. If the road is a not state maintained, it shall be considered local. The following are minimum acceptable levels of service based on the functional class of the road:

n. Local - LOS C

o. Collector - LOS C

p. Arterial - LOS C

q. Expressway - LOS C

DJ

30. ^{N/A} Certification and Other Requirements of the Traffic Study.

- r. Traffic studies shall be completed and certified by a registered engineer at the expense of the sub-divider/developer, owner, or applicant (owner). The City reserves the right to develop a list of pre-approved transportation engineering firms and require that the owner select from the pre-approved list for any required traffic impact study.
- s. Traffic studies shall meet the criteria of the Institute of Transportation Engineers (ITE) and shall analyze traffic conditions per the initial study phase.
- t. If the initial study shows a LOS of less than C, then the sub-divider/developer or owner shall be required to complete an additional traffic impact study of the full development of the site under the most critical traffic situation expected. This phase of work must be extended to include a traffic remediation plan that corrects the deficiencies and demonstrates an acceptable level of service on the public roadway(s) for the proposed project. The traffic remediation plan shall include roadway improvements and any traffic control devices necessary to reduce the impacts of the new development.
- u. If the LOS of the existing road network is C or less, then the proposed development may not lower the existing level of service. New roadways within the proposed development must provide (at full development of the site) a LOS of not less than C. However, the study should reflect that the goal is for all existing or proposed public roadway systems to be improved to a minimum of a LOS C.
- v. For phased projects, the proposed public rights-of-ways shall conform to the traffic remediation plan as detailed in the traffic study.

Gary Finklea

(Developer Printed Name)

(Signature)

(Date)

Bryan O. Cagle

(Engineer Printed Name)

(Signature)

1/30/2024
(Date)

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

AGENDA ITEM: PC-2024-09 Request for sketch plan review of Warley Street Townhomes, located at 102 to 120 Warley Street and identified as Florence County Tax Map Number 90074-04-033.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Faisal Bashir	90074-04-033

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

The lot is zoned Commercial Reuse (CR) which allows low impact commercial development. It is also in the Redevelopment Overlay District. The existing six unit residential building was constructed in 1930.

IV. POINTS TO CONSIDER:

- (1) The subdivision of a parcel into four or fewer lots can be approved administratively. More than four lots is considered a sketch plan requiring review by the Planning Commission.
- (2) The existing six unit residential building has a total built area of 7,500 square feet, for an average of 1,250 square feet per unit.
- (3) The new owner intends to renovate the building as a townhome development.
- (4) The Future Land Use Map designates this parcel as Residential Urban, which supports townhouse development.
- (5) The purpose of the plat is to establish the separate parcels as required by Section 1-2.8.2 K of the City of Florence *Unified Development Ordinance*: “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) Table 2-4.1.3 of the *Unified Development Ordinance* establishes lot and building standards by housing type for new construction. All six lots exceed the minimum lot width requirement of 16 feet. The building also exceeds the minimum side setbacks of 6 feet. The building does not meet the 10 foot front setback; it has a front setback of 7 feet. Four of the six lots do not meet the Ordinance’s minimum lot area requirement of 2,400 square feet per unit (Attachment E). The parcel’s total area is 13,487 square feet, for an average of 2,247 square feet per lot.

- (7) City water and sewer services are currently available.
- (8) Because this is a pre-existing development, minor discrepancies with the *Unified Development Ordinance* can be approved by Planning Commission as legal non-conformities.

V. OPTIONS:

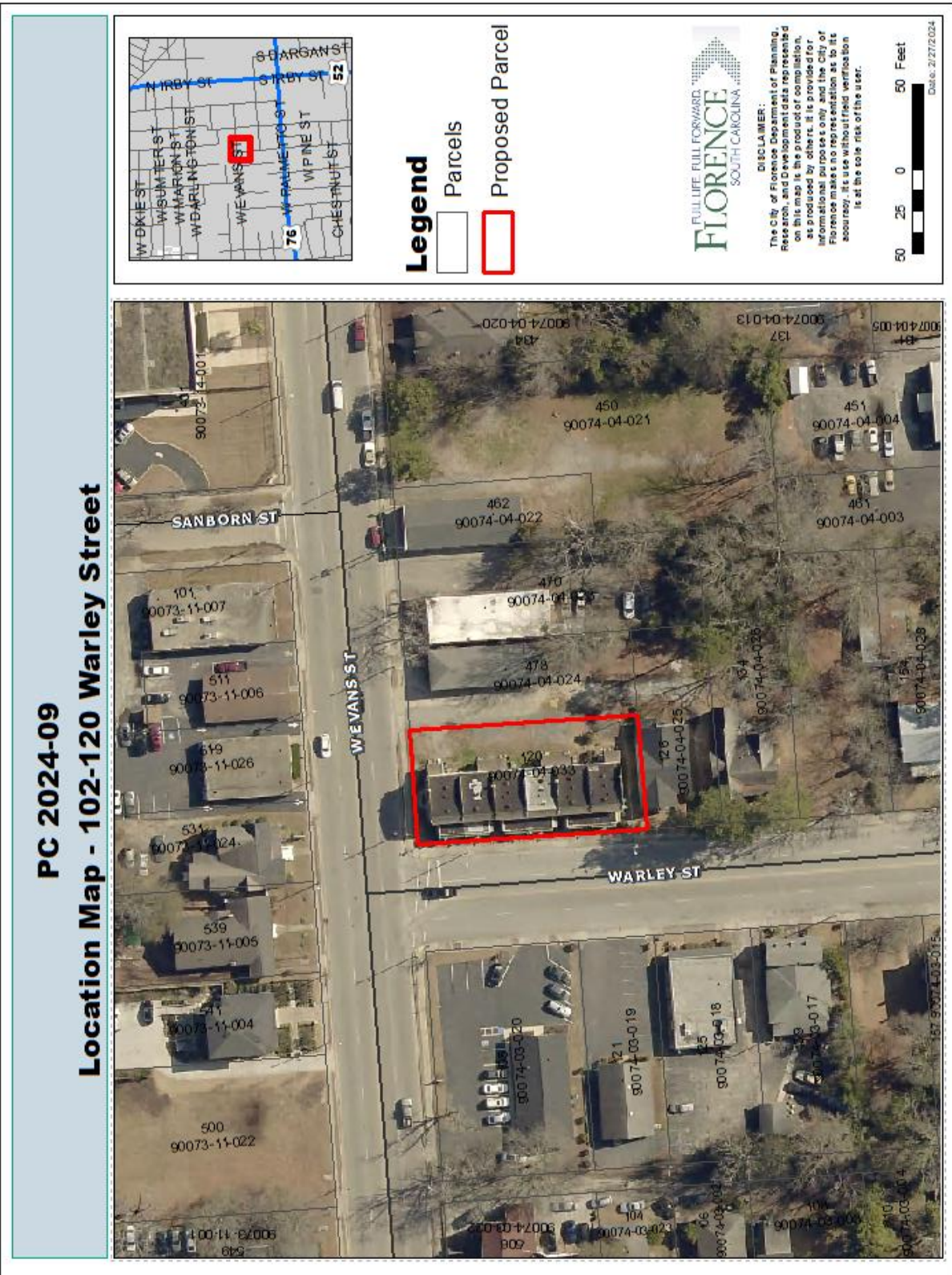
Planning Commission may:

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

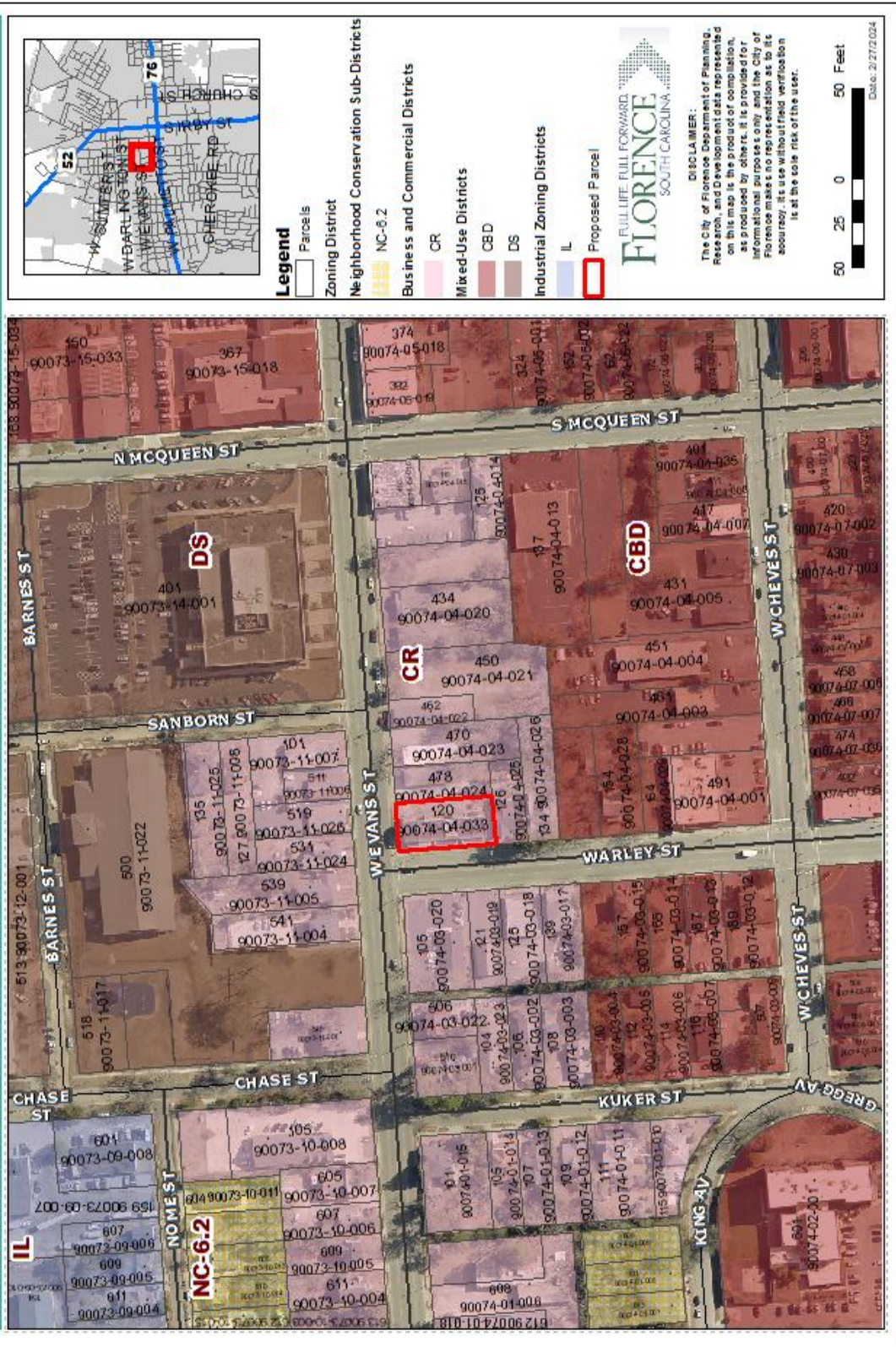
VI. ATTACHMENTS:

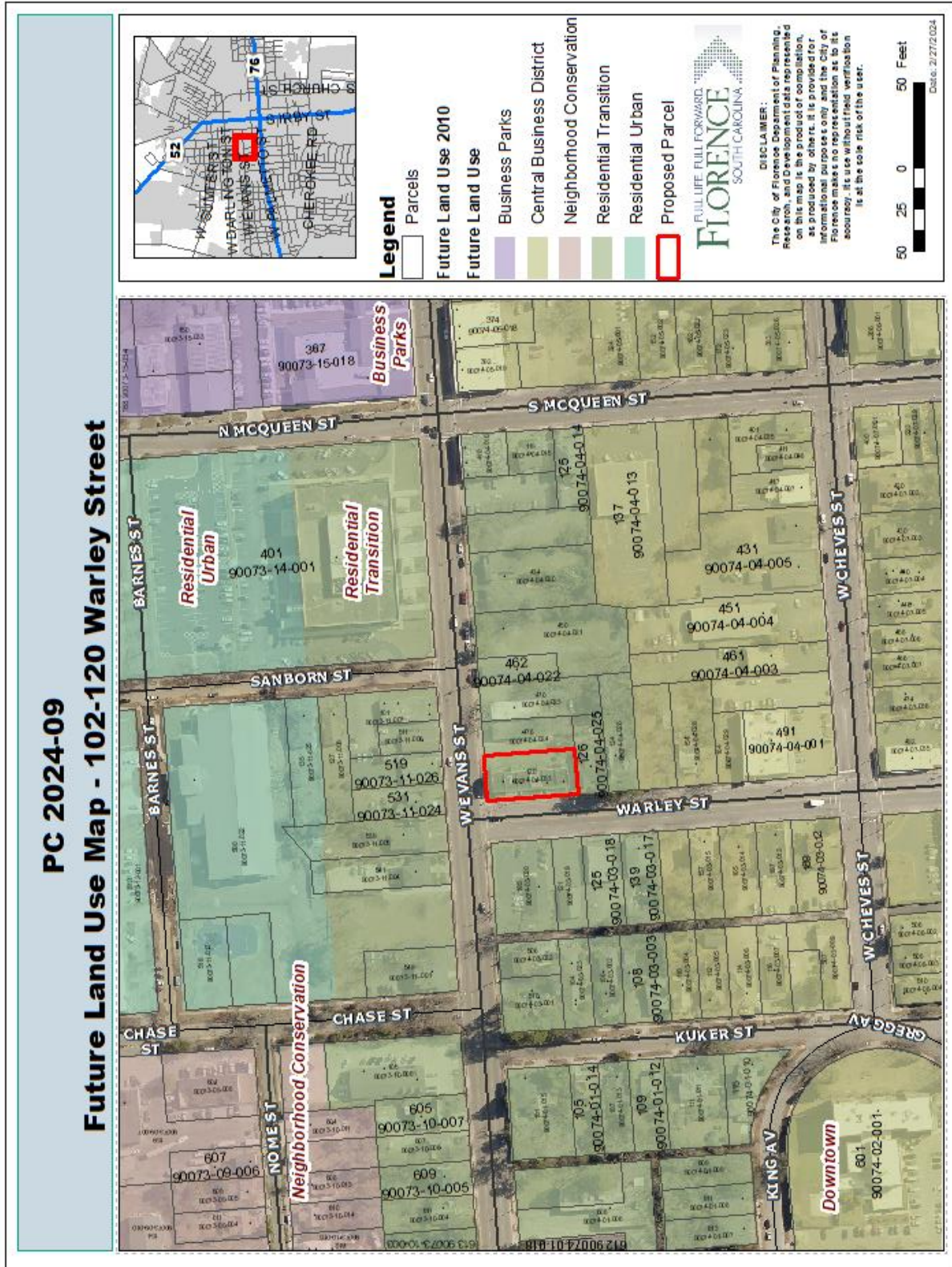
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Plat
- F) Site Photos



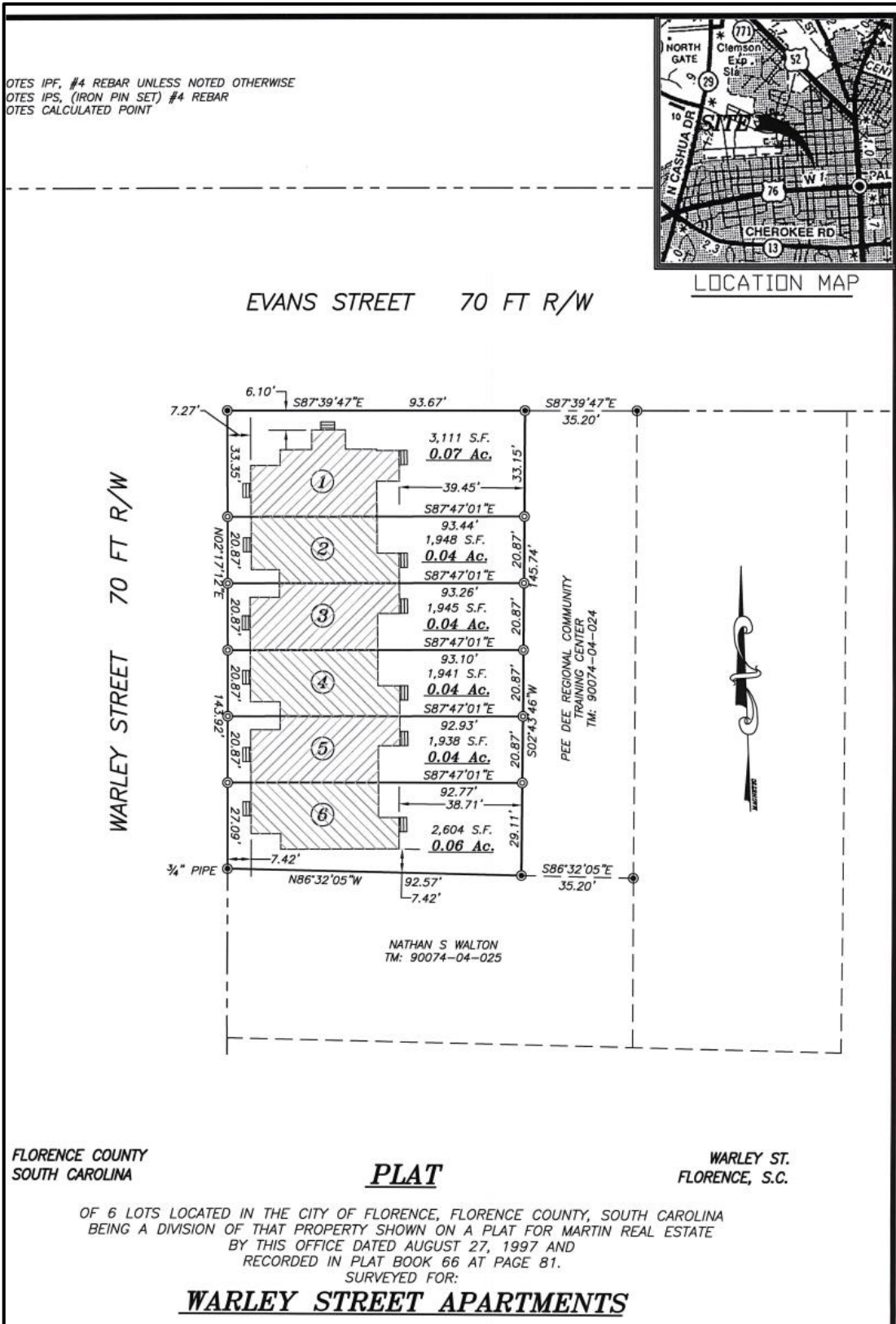


**PC 2024-09
Zoning Map - 102-120 Warley Street**





Attachment E: Proposed Plat



Attachment F: Site Photos



The west side of the building showing all six units facing Warley Street.



The north side of the building facing West Evans Street.



Looking down the east property line at the rear of the building.



The south end of the building.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MARCH 12, 2024**

AGENDA ITEM: PC-2024-10 Request for sketch plan review of Alligator West Phases 3 and 4, identified as Florence County Tax Map Number 00076-01-342.

I. IDENTIFYING DATA:

Owner	Acreage	Tax Map Number
Lowe Investments, LLC	Phases III & IV – 43.40	00076-01-342

II. GENERAL BACKGROUND DATA:

Current Zoning: General Residential - 3 (RG-3)
Current Use: Undeveloped, Vacant
Project Name: Alligator West Phases III & IV
Proposed Use: 137 Single-Family Detached Homes

III. SURROUNDING LAND USE AND ZONING:

North: Unzoned; Vacant (County)
East: General Residential – 3 (RG-3)
South: Unzoned; Vacant (County)
West: Unzoned; Vacant (County)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval of the third and fourth phases of the Alligator West Subdivision.

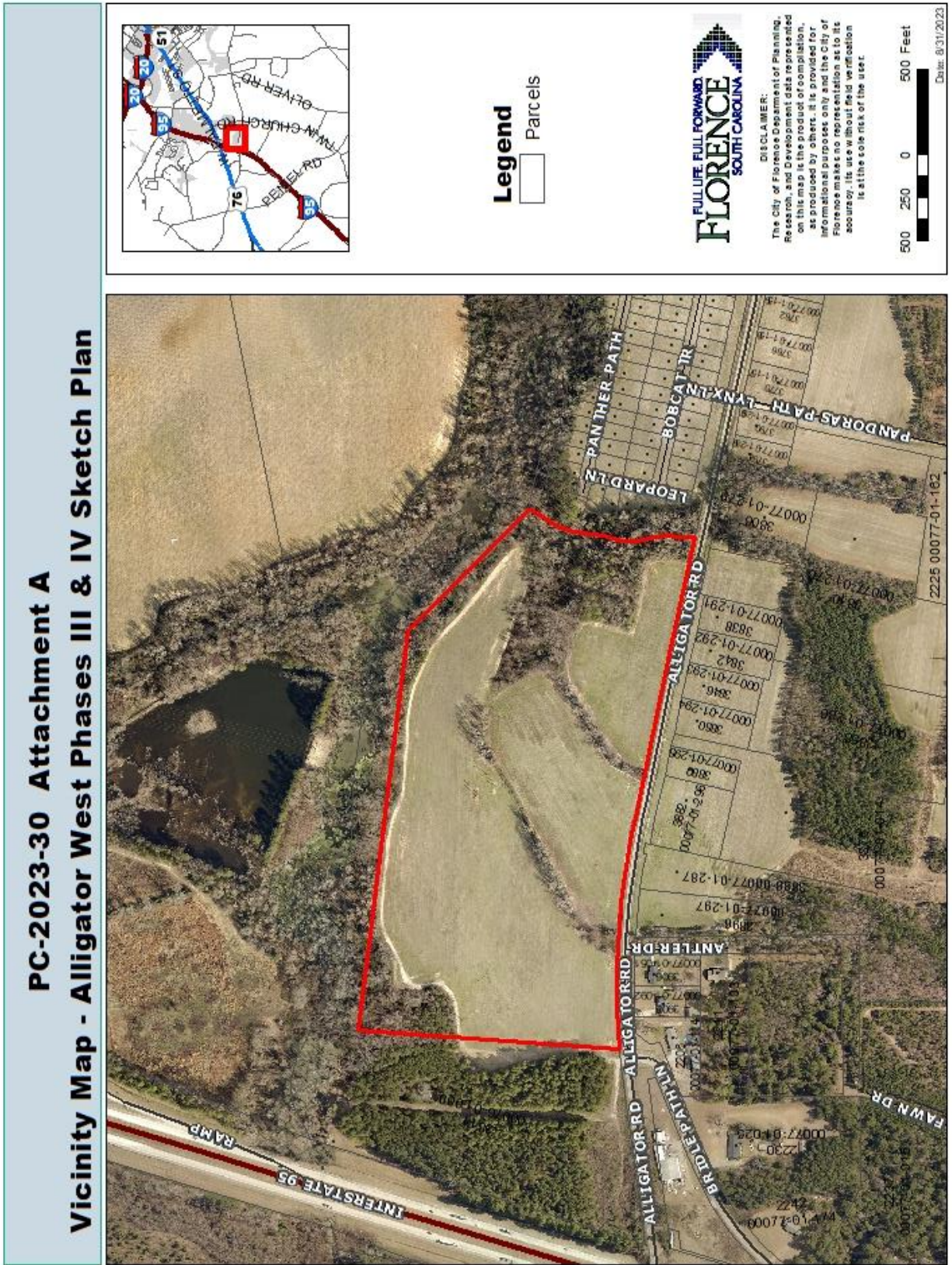
V. POINTS TO CONSIDER:

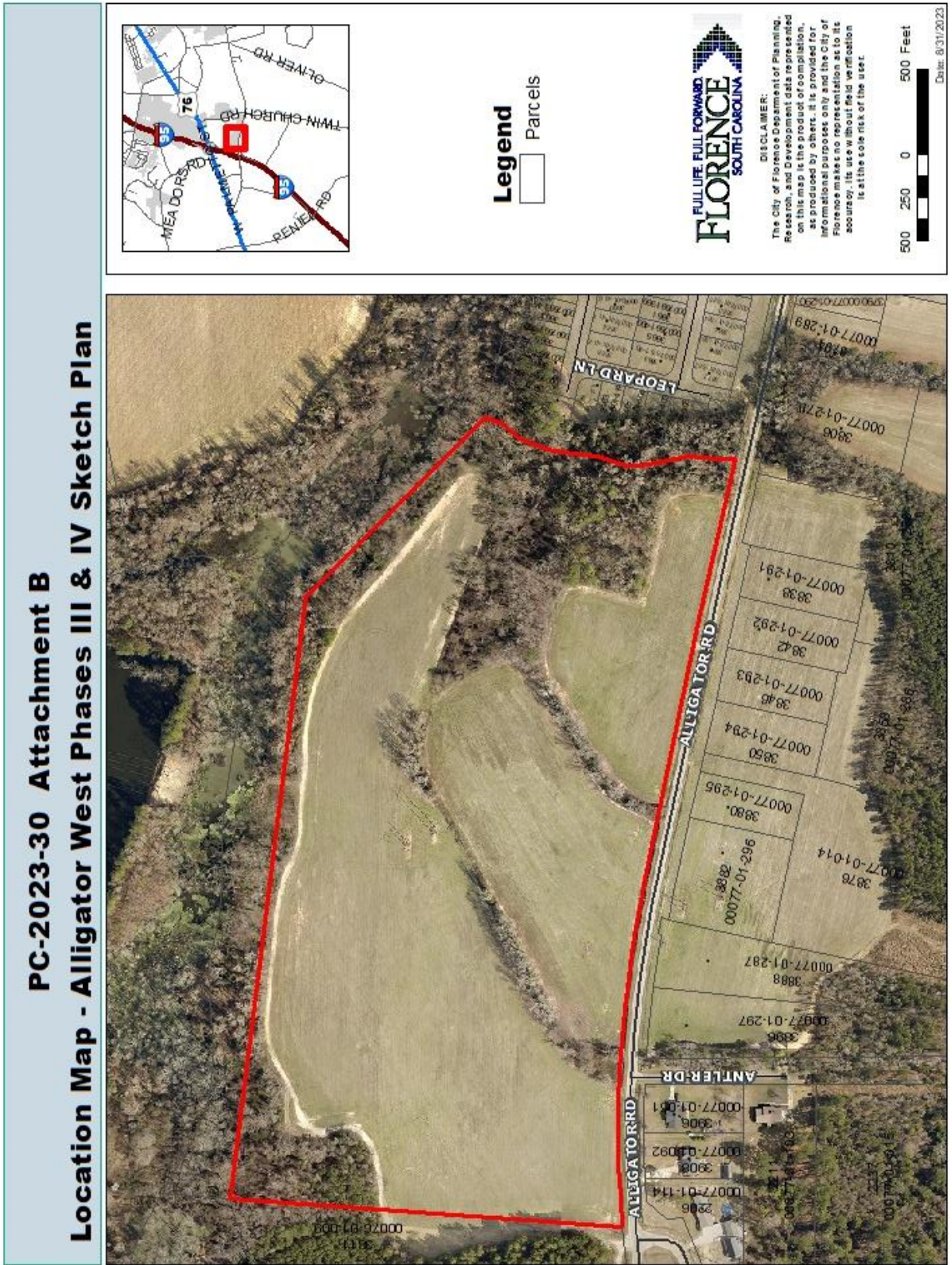
- (1) The proposed development is part of the Alligator West Subdivision. It is being developed as a “conventional, single-family type” subdivision in keeping with the previous two phases.
- (2) Phases III and IV of the subdivision will develop the entire 43.40 acres of TMN 00076-01-342 for a proposed 137 single-family detached homes (Attachment E).
- (3) Each lot is required to have a minimum area of at least 6,000 square feet and minimal street frontage of at least 60 feet. Required setbacks are consistent with those given on the proposed Sketch Plan with the exception of the variance requested below. There are 75 lots in Phase III (lots 1-75), and 62 lots in Phase IV (lots 76-137).

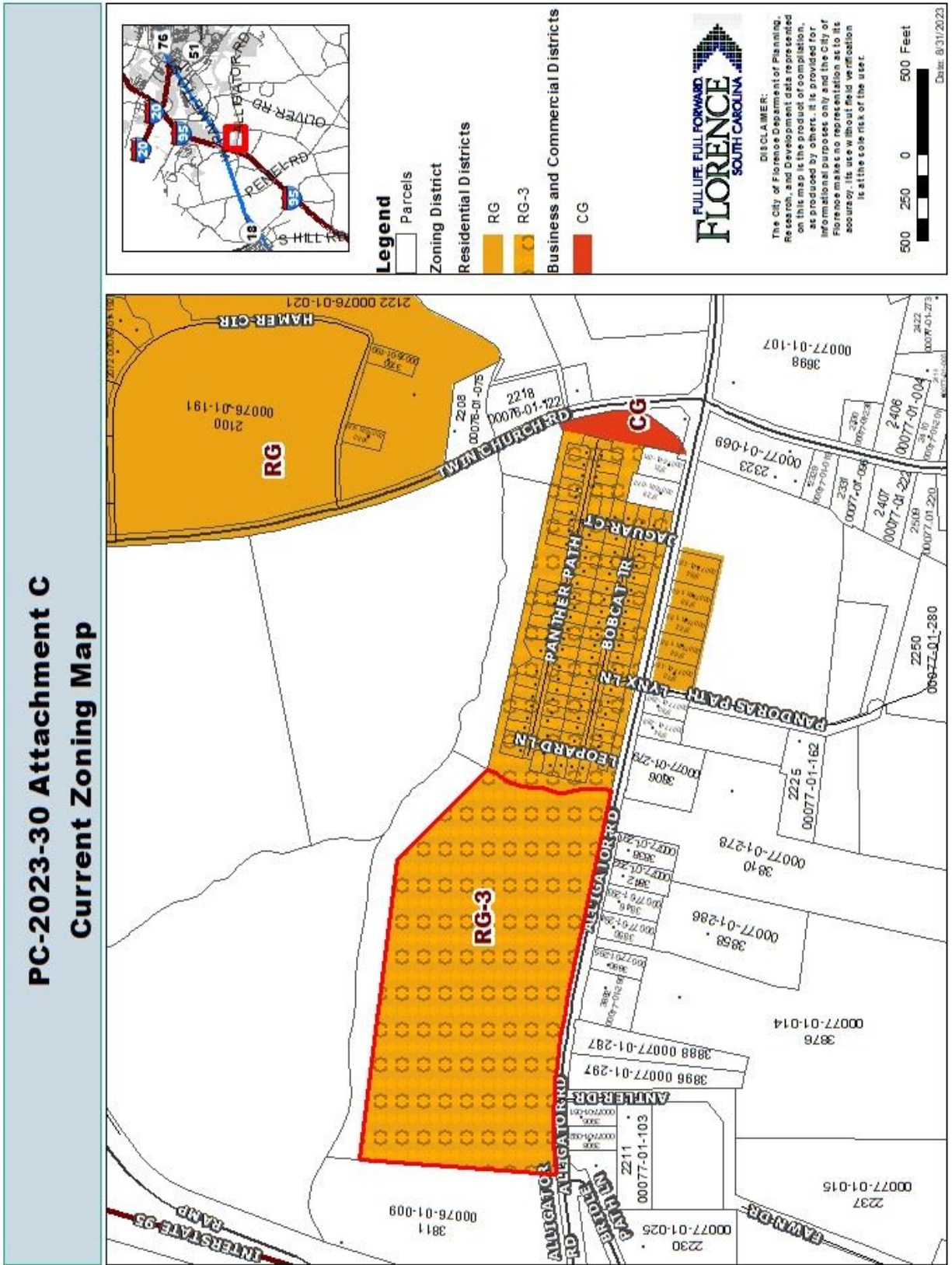
- (4) The applicant is requesting a 5' variance from the 20' rear setbacks required in the RG-3 zoning (UDO Table 2-4.1.3 Lot and Building Standards by Housing Type) district on lots 76-86 (Phase IV) which are affected by the 135' Duke Energy right-of-way that runs north/south through the parcel. Because development is restricted in the right-of-way, open space will be preserved, and the separation of houses will actually be greater than typical within the zoning district.
- (5) A Variance Request Letter (Attachment G) from the project's Engineer additionally includes:
 - a. The elbow cul-de-sac at Poodle Path Drive in lieu of the 150' street curve radius required (UDO Table 4-13.3.9 Minimum Radii for Street Alignment). A T-Turnaround was initially proposed, City Staff and the Engineer agreed on the Poodle Path elbow cul-de-sac to provide greater connectivity and functionality for emergency services and residents. The narrower drive, in conjunction with the cul-de-sac island, also affords traffic calming (slower speeds) and an opportunity for a canopy tree to be planted per the Unified Development Ordinance.
 - b. The 400' maximum cul-de-sac length allowed will be exceeded on Poodle Path Drive by 150' (UDO Section 4-13.3.6 Cul-De-Sacs and Looped Drives). A T-Turnaround was initially proposed between lots 130 and 132. A cul-de-sac is now being proposed at the end of Poodle Path. This configuration exceeds the 400' maximum cul-de-sac length permitted (approximately 550'), but City Staff, including the Fire Marshal, believe this to be an acceptable alternative for residents and City services.
- (6) City Staff, including the Fire Marshal, has reviewed the Sketch Plan and supports the variance requests as presented.
- (7) 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 with inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (8) All roads and utilities for Alligator West Phases III and IV will be City owned following construction by the developer and inspection by the City. Common space will be owned and maintained by the Homeowner's Association (HOA).
- (9) A 20' wide Type C Bufferyard vehicular non-access easement is required and shown along Alligator Road to buffer homes from the major street and prevent rear lot access. A Type C Bufferyard requires 3 canopy trees, 3 understory trees, 3 evergreen trees, and 30 shrubs per 100 linear feet.
- (10) The Sketch Plan is compliant with applicable *Unified Development Ordinance* regulations with the exception of the aforementioned variance requests.
- (11) 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.

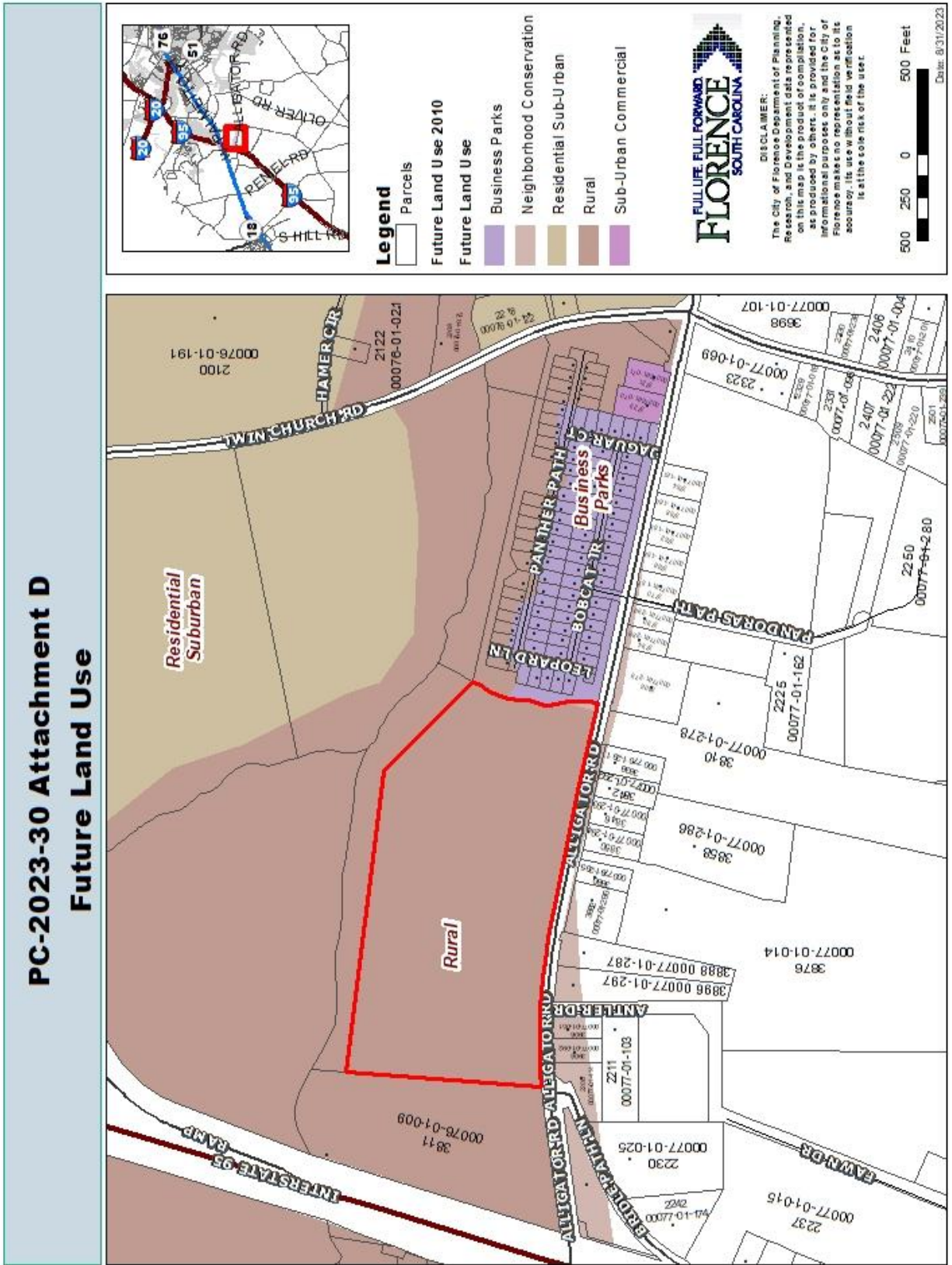
ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Aerial Photo (February 2023)
- G) Variance Request Letter
- H) Sketch Plan Application - City Staff Review

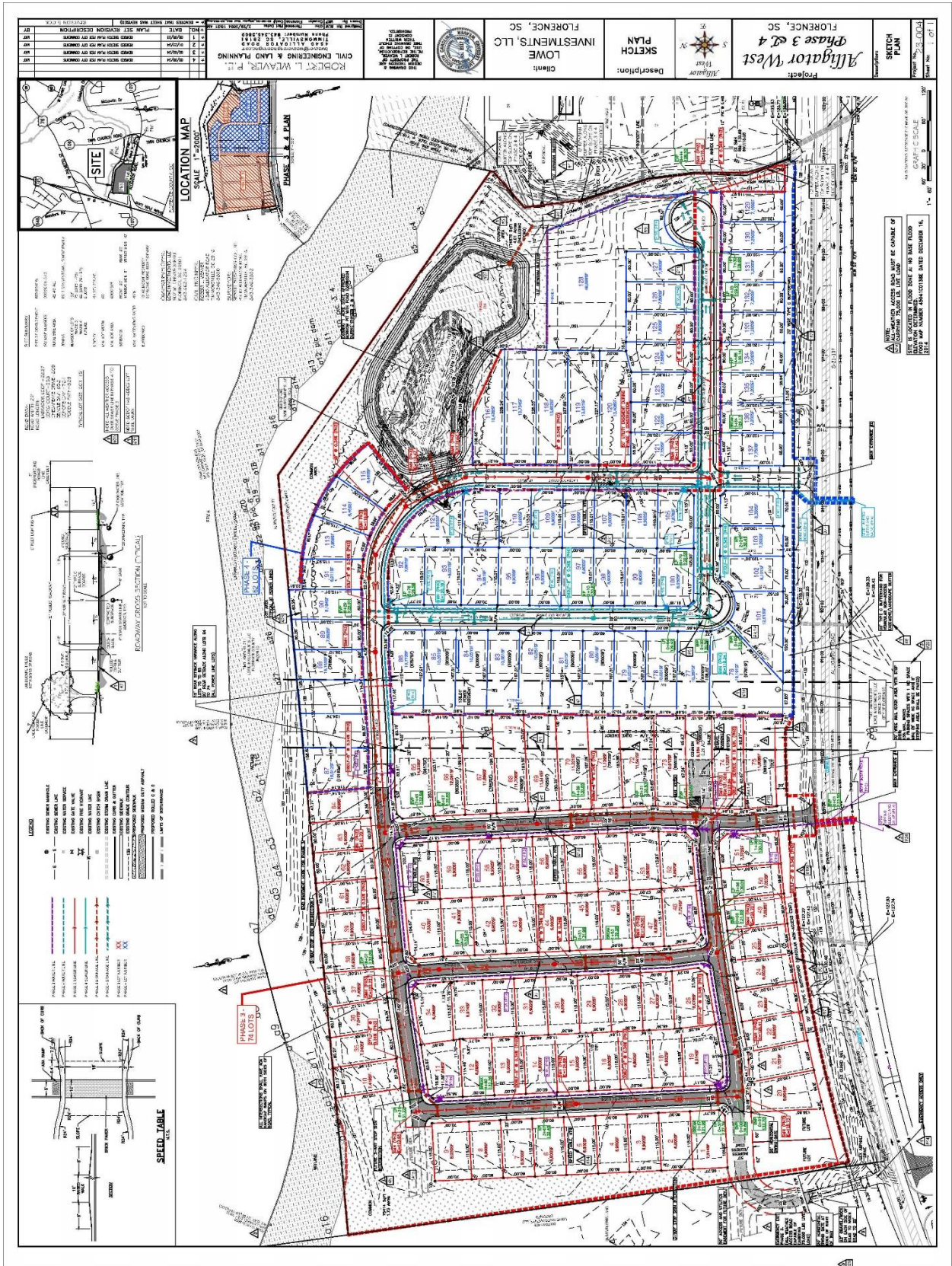








Attachment E: Proposed Sketch Plan



Attachment F: Aerial Photo (February 2023)



Attachment G: Variance Request Letter

Robert L. Weaver, P.E.
4340 Alligator Rd., Timmonsville, SC 29161
(843) 346-5800 | bweaver@weaverengineeringinc.com

February 22, 2024

Mr. Clint Moore
Planning Manager
City of Florence
324 West Evans St., Florence SC 29501

**Re: Alligator West
Variance Request for
Elbow Cul de sac and a 400 Foot Maximum Length of Road**

Dear Clint;

We hereby request a variance on using a long 150 foot curve radius. We have designed a paved elbow cul de sac with 14' travel lanes on Poodle Path Drive. The existing 135 foot power line easement restricts the large radius and prevents a straight through connection. We also have a short distance to Alligator Road and the main entrance which limits the ability to have buildable lots on a long curve.

The site configuration on Alligator Road and the existing outfall ditch restricts us from creating an additional intersection on Alligator Road prior to the dead end cul de sac, therefore, we are requesting a variance on the 400 foot maximum dead end street length..

If additional information is needed please contact me.

Sincerely,


Robert L. Weaver, P.E.

RLW/jld
Cc: David Lowe, *Developer*

23-004 Variance Request_02-11-19



City of Florence
Step 1
“Sketch” Plan Submittal

Planning, Research, & Dev.
 City Center -2nd Floor
 324 West Evans
 Florence, S.C. 29501
 Phone (843) 665-2047
 Fax (843) 292-4911

Planning Commission Application for Review

Date Received: 07/28/2023 File No.: _____ Sketch Plan Approved: _____
 Comments Sent: _____ Comments Received: _____ Approved: _____
 Comments Sent: _____ Comments Received: _____ Approved: _____

FILL OUT FORM COMPLETELY AND DELIVER TO THE CITY OF FLORENCE DEPARTMENT OF PLANNING, RESEARCH, & DEVELOPMENT (2ND FLOOR)

The undersigned hereby applies to the City of Florence Planning Commission for review and approval of a proposed subdivision or re-subdivision of the following described property:

Date: 7/28/23 Development Name: Alligator West Phases 3 & 4
 Tax Map No.: 00076-01-342 Deed Record Property Owner: Lowe Investments, LLC
 Total Acreage: 43.4 Acreage to be developed: 43.4

If more than 1 tract/parcel is being developed, please attach a separate sheet with the above information.

Zoning Designation (Existing): RG3 Single Family Zoning Designation (Proposed): RG3 Single Family
 Proposed Residential Density: Total Residential Density: +4 (gross units/acre) Total No. of units: 142
 Single Family Detached: 142 (units/acre) % Mixed Residential 0 (units/acre) %
 Proposed Open Space: _____ (acres) % (of development)

Developers Name: Lowe Investments, LLC Contact: David Lowe
 Home/Work Phone #: 843-662-1234 Cell Phone #: 843-229-1793
 Email Address: david@alligatorwest.com
 Mailing Address: 507 W. Cheves St. SC 29501
 (Street #) (Street Name) (Suite/Apt#) (State) (Zip Code)

Engineering Firm Name: Robert L Weaver, PE Contact: Bob Weaver
 Work Phone #: 843-346-5800 Cell Phone #: 843-615-0482
 Email Address: bweaver@weaverengineeringinc.com Website: N/A
 Mailing Address: 4340 Alligator Rd SC 29161
 (Street #) (Street Name) (Suite/Apt#) (State) (Zip Code)

Are there any Special Covenants that may restrict development or prevent the splitting of the parcel? Yes _____ No **If Yes, Provide Copy**

I understand that payment of subdivision review fee is to defray costs of filing this application, notifying interested parties, inspections, and administration by the Planning commission staff. Payment of the fee does not entitle me to the approval sought in this application, and no return will be made once the application is filed.

Fee is \$10.00 Plus \$1.00 per residential lot or \$2.50 per acre in a non-residential subdivision.

Fee due: \$152.00 Fee Paid: _____

David Lowe / Lowe Investments, LLC
 (Applicant printed name)

(Signature)

7-28-23
 (Date)

Sketch Plan Checklist

City Staff
DJ

General Info: (initial each)

- a. Generally. The sketch plan submittal, review, and approval process is intended to benefit the developer of a proposed project, and/or his agent, by providing an overview of the proposed development confirming that it meets the basic intent of these regulations prior to the preparation of a more formal and involved development plan submittal.
- b. Pertinent Information. Sub-dividers/developers and their agents are encouraged to provide all pertinent information during the preliminary design phase of a project so that it may be determined if the general layout of the project meets the intent of this and any other applicable ordinances. The sub-divider/developer shall submit a sketch plan of the entire tract, even if his present plans call for the development of only a part of the property.
- c. Plan Requirements. The Sketch Plan shall be drawn at a scale not smaller than one hundred (100) feet to one (1) inch. On large subdivisions, match lines shall be used, if necessary, on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the Final Plat submittal requirements.

DJ

DJ

Sketch Plan Submittal Contents. At a minimum, the sketch plan shall include:
Initial each completed checklist item. Items that are not completed may deem submittal incomplete and package being returned to submitter.

DJ

- 1. A vicinity map at a scale not smaller than one (1) mile to one (1) inch showing the relationship of the proposed subdivision to surrounding areas and development.
- 2. Proposed name of the subdivision with name and address of contact person.
- 3. Deed record names of adjoining property owners of subdivision.
- 4. The total acreage in the tract to be subdivided.
- 5. Proposed street arrangements, including any dimensional information such as rights-of-way widths, cul-de-sac lengths, curve radii, etc. that may be necessary to ensure that the geometric design of the street layout meets the intent of applicable codes and regulations.
- 6. Lot arrangements, including typical lot area and approximate number of lots.
- 7. Sufficient additional information (e.g., setbacks) to ensure conformance with the standards and regulations of this Unified Development Ordinance.
- 8. City or county boundary lines (as applicable).
- 9. Existing and proposed uses of land throughout the subdivision.
- 10. Existing parcel boundaries and uses of land surrounding the proposed subdivision.
- 11. Street names assigned in accordance with the following guidelines, subject to the review of the Director and approval by the Planning Commission:
 - a. The proposed street name must not be a duplicate name of any existing street name in the City or County.
 - b. Existing street names must be used in those instances where a new street is a direct or logical extension of an existing street.
 - c. Names of existing streets may be changed only when the entire length of street is included in the name change.
 - d. Street name suffixes must be assigned as follows:

② Street curve radii
③ cul-de-sac length
variances requested

① Rear setback
variance requested

DJ
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DJ
DJ
DJ

City Staff

1. Court, Circle or Loop are reserved for cul-de-sac or loop streets;
2. Boulevard, Parkway and Expressway are reserved for major thoroughfares or divided streets with at least two lanes of traffic in each direction.
3. Highway and Freeway shall be reserved for designated highways or freeways under the jurisdiction of the South Carolina Department of Transportation.
4. A street name suffix shall not be used as part of the street name.
- e. Street name prefixes such as North, South, East, and West may be used to clarify the general location of the street. However, such prefixes must be consistent with the existing and established street naming and address numbering system of the general area in which the street is located.
- f. Alphabetical and numerical street names must not be designated except where such street is a direct extension of an existing street and is not a duplicate street name.
- g. Proper names of national figures and local elected local officials may be considered under the following criteria:
 1. The individual must be deceased;
 2. Major thoroughfares are reserved for national figures, i.e., Martin Luther King Blvd., etc.; and
 3. Local Streets may be used for national figures or local elected officials.

DJ

12. X Contour lines at vertical intervals of not more than two feet. These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography.

DJ

13. X In case of re-subdivision, a copy of the existing plat with the proposed re-subdivision superimposed.

DJ

14. X Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

DJ

15. X Location of existing adjoining property lines and buildings on the property to be subdivided.

DJ

16. X Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show the locations of poles or towers.

DJ

17. X The approximate location of existing and proposed utilities, including stormwater management facilities.

DJ

18. X Additional information may be required if it is deemed necessary by the Director, or appointees, in order to make a determination of general conformance with the regulations (e.g., environmental impact studies, drainage analysis).

N/A Traffic Studies. (Initial each) SCDOT improvements are underway on Alligator Rd. Developer and Engineer met with SCDOT regarding access to property for all phases.

Traffic study provided DJ

1. N/A Traffic Studies, Generally. A traffic impact study may be required for any large development, such as a shopping center, planned or mixed use development, an industrial complex, or a significant residential project. A traffic study is required when a specified threshold within the development is met or if it is determined by the City that the level of service (LOS) of the existing or proposed road network is unacceptable.

DJ

2. N/A Thresholds. (Choose all that apply) The proposed thresholds are as follows and, if met, require a traffic study:

City Staff

- a. ___ If 50 or more lots in a residential subdivision or 100 parking places for multi-family residential or commercial projects are proposed;
 - b. ___ If a proposed building is 100,000 square feet or more;
 - c. ___ If there are two or more principal uses for a project area where the total gross floor area is 100,000 square feet or more; or
 - d. ___ If the development is a truck or bus terminal, including service facilities designed principally for such uses.
 - e. ___ None of the preceding thresholds apply
- DJ** 3. N/A Submittal Contents of Traffic Study. If a traffic study is required for a project, it shall contain the following elements:
- a. ___ A list of roads in the project area showing the functional class and traffic counts for each; and
 - b. ___ An investigation of the project impact on the transportation network, including level of service (LOS) calculations for all affected roads.
- DJ** 4. N/A Level of Service (LOS) and Road Functional Class Descriptions. The LOS, based on the current traffic on the road (volume) and the ability of the road to handle traffic (capacity), that will be considered acceptable is dependent on the functional class of the road, which is described by the South Carolina Department of Transportation (SCDOT) as follows:
- a. LOS A. This level of service describes completely free-flow conditions. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences.
 - b. LOS B. Traffic flow is stable. The presence of other vehicles only slightly restricts freedom to maneuver.
 - c. LOS C. Traffic flow is stable, but the number of bumper-to-bumper groups of vehicles increases due to slow moving vehicles and turning maneuvers.
 - d. LOS D. Unstable traffic flow conditions are approached under LOS D. The desire to pass becomes very high but safe passing opportunities decrease significantly.
 - e. LOS E. Passing is virtually impossible. The slowest moving vehicle controls the travel speed.
 - f. LOS F. Passing is impossible. The slowest moving vehicle controls the travel speed. Very unstable traffic flow conditions exist.
- DJ** 5. N/A Acceptable Level of Service Based on Functional Class. The functional class of a road is determined by the SCDOT. If the road is a not state maintained, it shall be considered local. The following are minimum acceptable levels of service based on the functional class of the road:
- a. Local - LOS C
 - b. Collector - LOS C
 - c. Arterial - LOS C
 - d. Expressway - LOS C
- DJ** 6. N/A Certification and Other Requirements of the Traffic Study.
- a. Traffic studies shall be completed and certified by a registered engineer at the

expense of the sub-divider/developer, owner, or applicant (owner). The City reserves the right to develop a list of pre-approved transportation engineering firms and require that the owner select from the pre-approved list for any required traffic impact study.

- b. Traffic studies shall meet the criteria of the Institute of Transportation Engineers (ITE) and shall analyze traffic conditions per the initial study phase.
- c. If the initial study shows a LOS of less than C, then the sub-divider/developer or owner shall be required to complete an additional traffic impact study of the full development of the site under the most critical traffic situation expected. This phase of work must be extended to include a traffic remediation plan that corrects the deficiencies and demonstrates an acceptable level of service on the public roadway(s) for the proposed project. The traffic remediation plan shall include roadway improvements and any traffic control devices necessary to reduce the impacts of the new development.
- d. If the LOS of the existing road network is C or less, then the proposed development may not lower the existing level of service. New roadways within the proposed development must provide (at full development of the site) a LOS of not less than C. However, the study should reflect that the goal is for all existing or proposed public roadway systems to be improved to a minimum of a LOS C.
- e. For phased projects, the proposed public rights-of-ways shall conform to the traffic remediation plan as detailed in the traffic study.