

CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, MARCH 14, 2023 – 6:00 P.M.
MEETING AGENDA

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on February 14, 2023
- IV. Executive Session** To receive an update on legal matters [30-4-70(a)(2)]

After returning to open session, the Planning Commission may act on matters discussed in Executive Session.
- V. Public Hearing and Matter in Position for Action**

PC-2023-07 Request to zone RG-3, pending annexation, the parcels located off East Crawford Avenue, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.
- VI. Matter in Position for Action**

PC-2023-09 Request for sketch plan review of The Grove at Ebenezer townhouses, specifically identified as a portion of Florence County Tax Map Number 00075-01-214.
- VII. Matter in Position for Action – staff requests to defer this case to the April 11 agenda.**

PC-2023-10 Request for sketch plan review of the Harmony Street development, specifically identified as Florence County Tax Map Number 00122-01-054.
- VIII. Public Hearing and Matter in Position for Action**

PC-2023-11 Request to zone RG-3, pending annexation, phase I of Smith’s Field subdivision, located off Smith Drive, identified as a portion of Florence County Tax Map Number 00100-01-093.
- IX. Public Hearing and Matter in Position for Action**

PC-2023-12 Request for the City of Florence to enter into a Development Agreement with phase I of Smith’s Field subdivision, located off Smith Drive, identified as a portion of Florence County Tax Map Number 00100-01-093.
- X. Adjournment** Next meeting is scheduled for April 11, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
FEBRUARY 14, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Robby Hill, Dorothy Hines, Jerry Keith, Jr., Bryant Moses, and Vanessa Murray

MEMBERS ABSENT: Betty Gregg, Charles Howard, and Mark Lawhon

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

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:01 p.m.

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

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the January 10, 2023 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Ms. Murray seconded the motion, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

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

Chairman Chaplin explained that his firm is involved in the sale of the parcel in question, and he recused himself from the discussion and voting on the rezoning request, tapping Mr. Hill to act as chairman. Chairman Chaplin explained the protocol for speakers during the public hearing, asking speakers to use the podium and speak within a certain number of minutes, facing the commission rather than the audience.

Acting Chairman Hill read the introduction to PC-2023-03 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission, reminding them that this request was deferred from last month to enable staff to look at information provided at that time. All information provided by the applicant and residents indicates that this parcel is not part of Kirkwood subdivision and thus not under the authority of the restrictive covenants. The recommendation of staff to rezone to NC-6.1 rather than the requested NC-6.3 still stands.

Acting Chairman Hill asked if the commissioners had any other questions for staff. Mrs. Zlotnicki added that she did receive signed petitions from the residents yesterday and each commissioner had been provided with a copy. Acting Chairman Hill reiterated the rules for the public hearing, limiting speakers to 3 minutes. He opened the public hearing for anyone speaking in opposition to the request.

Mr. Richard Smith, a local builder, spoke in opposition to the rezoning request. He said he moved there 17 years earlier because of the larger lots and the area. He has concerns with stormwater issues. He talked about Greg Robinson bringing new economic development to Florence, leading to a shortage of 4000 houses but he disagrees with adding houses in Kirkwood subdivision. The Malden Drive area has water issues that the City has ignored. He disagrees with the rezoning because it's all about flooding concerns. He asked Mrs. Zlotnicki to go back to the slide with the plat. He said that all the houses in the neighborhood were set up with 100 foot frontages, although there are some with 80 foot wide lots. He talked about the exterior ditches along Dexter Drive and Attwood Avenue that carry water. The drainage at the YMCA was

so bad that someone dug two perpendicular ditches but now water backs up to Malden Drive and gets very deep.

He disagrees with the addition of 8 or 9 new houses because of the stormwater issues. Yancey Stokes gave Mr. Smith his 3 minutes when Acting Chairman Hill pointed out that he was at 5 minutes. He doesn't think the 8 houses fit in the neighborhood. He says everything around there is part of Kirkwood, including the parcel they're talking about now. He said the city appraiser couldn't definitively say if it's in or not, but he wants to keep the neighborhood the same. He said there were no signs at the parcel when he went around collecting names on the petition. No one wants smaller houses built in the neighborhood; they want to keep their homes and neighborhood just as they are. He said there are plenty of other places in Florence to build the houses needed in the future. He feels smaller houses would change the value of the neighborhood. Acting Chairman Hill told him his time was up.

Mr. John Malone of 619 Ansley Street spoke about water issues on that end of Ansley Street. He said that the ditch on the corner of Dexter Drive and Attwood Avenue was helpful to prevent that degree of flooding. His concern is that anything built on the corner would have flooding issues.

Acting Chairman Hill then opened the public hearing to those in favor of the request.

Mr. Piyush Mehta, the applicant, said he is a licensed realtor. He spoke about the existence of the drainage ditch running behind the lot and the drain on Attwood Avenue. He has been discussing it with the engineers about making the ditch go all the way to the retention pond. They have enough places to divert the water so there shouldn't be a flooding issue. The surrounding properties are NC-6.3 and NC-6.4, so the zoning he's asking for goes along with it. He looked at the comps, and the house plans they are looking at are for houses valued at about \$250,000, so they shouldn't affect local property values. He assured the commissioners that they're only building single family houses. He wants to have 56 foot wide lots which is bigger than the NC-4 limit of 40 feet wide. He wants the designation of NC-6.3, but will agree to what the commissioners approve.

Acting Chairman Hill pointed out that staff recommends NC-6.1, and asked Mr. Mehta if he was okay with that instead of NC-6.3. Ms. Murray asked for clarity on how many lots came with each zoning designation. Mr. Moore said that NC-6.3 allowed multi-family and up to 9 lots, but NC-6.1 limited it to single family homes and up to 7 lots. Acting Chairman Hill asked Mr. Mehta if he was okay with the 7 houses under NC-6.1 and he said he was. Mr. Moore reminded the commissioners that they are only a recommending body, that City Council will make the final decision on the rezoning.

Mr. Moses clarified that at the current zoning he could only build 4 houses. He asked Mr. Mehta if he'd consider putting 4 houses there; Mr. Mehta said that the market wants smaller lots and he could leave a strip along the sides with the 60 foot lots. Mr. Moses said that Mr. Mehta just wants to get more lots, it's all about money: 4 houses versus 7. He said he doesn't like the closeness of the houses. If one catches fire, they'll all catch fire. Mr. Mehta said that at the NC-6.1 he'll have 20 feet between the houses.

Mr. Keith said that the main concern on the petitions was flooding on Dexter Drive. He asked Mr. Mehta if he was familiar with the area. Mr. Mehta said he's been checking it out for about 3 months but he doesn't live in the neighborhood. He said he hasn't seen flooding on Dexter Drive in all his trips to the YMCA since 2018. Mr. Keith said that his concern is the flooding at the corner. Mr. Mehta said he would take the necessary steps as recommended by the engineer to provide a way for the water to drain to the retention pond.

Mr. Charles Rambo of 1620 Brandon Drive spoke about the city easement that runs past his house down Milton Drive with pipes that run to Jeffries Creek. When all the drains around are full, the water doesn't

have anywhere to go; his front yard floods. He asked if the current setbacks of 25 feet from the front and 5 feet on the sides would apply; Mrs. Zlotnicki said yes. He said with 50 foot lots it would be a 40 foot wide house.

Acting Chairman Hill read from the January minutes that the water drains to the pond at the Wal-Mart. Mr. Moore pointed out that any development has to go through the City as the MS4 agent and then to the state for final approval.

There being no one else to speak either for or against the request and no other questions or comments, Acting Chairman Hill closed the public hearing and called for a motion. He pointed out that staff recommends NC-6.1 and the applicant agreed. Ms. Murray asked if the neighbors were against the rezoning, and they said they didn't want anything less than 100 feet wide.

Ms. Hines said that if the applicant was willing to accept NC-6.1 and the staff recommends it, she doesn't think they needed to vote on NC-6.3.

Ms. Hines moved to approve the request to rezone to NC-6.1; Mr. Keith seconded the motion, and the motion passed 4 to 1, with Mr. Chaplin recused and Mr. Moses abstaining from voting.

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

Chairman Chaplin read the introduction to PC-2023-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He said that the commissioners do have an updated sketch plan in front of them, received today by staff in response to staff comments.

Mr. Hill asked if any of it was in Darlington County; Mr. Johnston said it was and was already annexed. Chairman Chaplin asked if the revised sketch plan was in compliance; Mr. Johnston said it was.

Chairman Chaplin asked if the commissioners had any other questions for staff. Mr. Moses asked about the small lot sizes; the lot sizes are the same as the Dexter Drive request, but the situation is different in that it's NC-6.1 versus RG-3.

There being no other comments or questions, Chairman Chaplin called for a motion. Mr. Hill moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0).

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

Chairman Chaplin read the introduction to PC-2023-06 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He said that the PUD-C was originally created to permit the Housing Authority to have their offices along with supportive uses, but the details are not available. Mr. Moore said this was adopted in 1979 when the city and county planning and zoning departments were joined, and a lot of those records were lost when they were separated.

The requested Activity Center district would enable the Housing Authority to do what they want to do now, which is to develop multi-family on this lot; there are conditions that have to be met for such development to protect the surrounding uses and character.

Chairman Chaplin asked if the commissioners had any questions for staff. There being none, Chairman Chaplin opened the public hearing.

Mr. Esperone Huggins, the director of facilities at the Housing Authority, spoke in favor of the rezoning. He said they intend to build 64 townhouses on the site, and they will meet the requirements and conditions of the Ordinance.

Mr. Moses asked him if he was building townhouses; Mr. Huggins said they'd be townhouse styled. Mr. Moses asked if they would keep the shelter there. Mr. Huggins said they would redevelop the administrative building and maintenance yard but leave the homeless shelter and other buildings.

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

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

Mrs. Zlotnicki explained that the applicants have asked to defer the request until the March 14 meeting. Chairman Chaplin agreed to the deferral and moved on to the last item.

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

Chairman Chaplin read the introduction to PC-2023-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin said his company sold the property to the current owner about two years ago and asked Mr. Moore if he needed to recuse himself; Mr. Moore said no.

Mr. Moore said that the person who purchased it gifted it to the City, and under a brownfields grant it is a viable candidate for remediation work in the future. There are no plans to demolish it currently but it's economically difficult for a private individual to take on a project of this size, so they feel it's appropriate for the City to take it on.

Chairman Chaplin asked if the commissioners had any other questions for staff. There being none, he opened the public hearing.

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

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn. Ms. Murray seconded, the motion passed unanimously (6-0), and Chairman Chaplin adjourned the meeting at 7:05 p.m. The next meeting is scheduled for March 14, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

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

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

I. IDENTIFYING DATA:

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

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL DATA AND SURROUNDING ZONING AND LAND USES:

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

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

IV. POINTS TO CONSIDER:

- (1) The lots are currently in the County and are unzoned.
- (2) Future Land Use of the parcels is Residential Suburban.
- (3) The proposed zoning, pending annexation, is Residential General-3 (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.

It also permits townhouses, duplexes, multiplexes, and multi-family uses with specific lot and design standard requirements.

- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the Residential General-3 (RG-3) zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are a mixture of single-family, multi-family, and commercial, and those in the City limits are zoned NC-6.3 and OSR.
- (6) The owner intends to develop the parcels into a single-family residential subdivision characterized by small lots. The developer is required to bring the sketch plan to the Planning Commission for approval.
- (7) The lots are landlocked, with no direct public street access.
- (8) The applicant is required to obtain encroachment permits from SCDOT in order to provide access to the development through extensions of East Crawford Avenue and Brehenan Drive.
- (9) Water and sewer are currently not available to the properties.
- (10) City staff is requesting deferral at this time due to water and sewer access needing further determination.

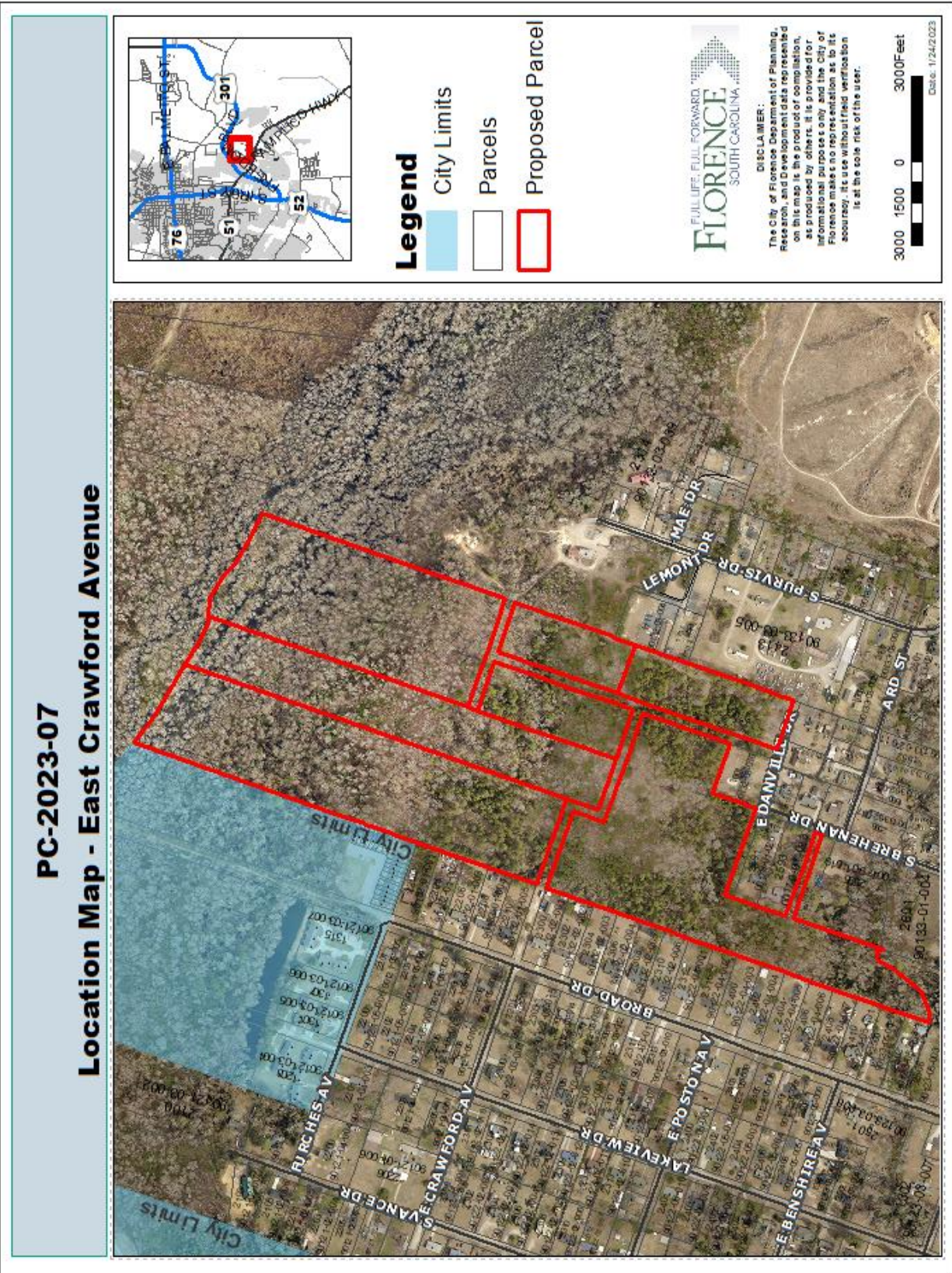
V. OPTIONS:

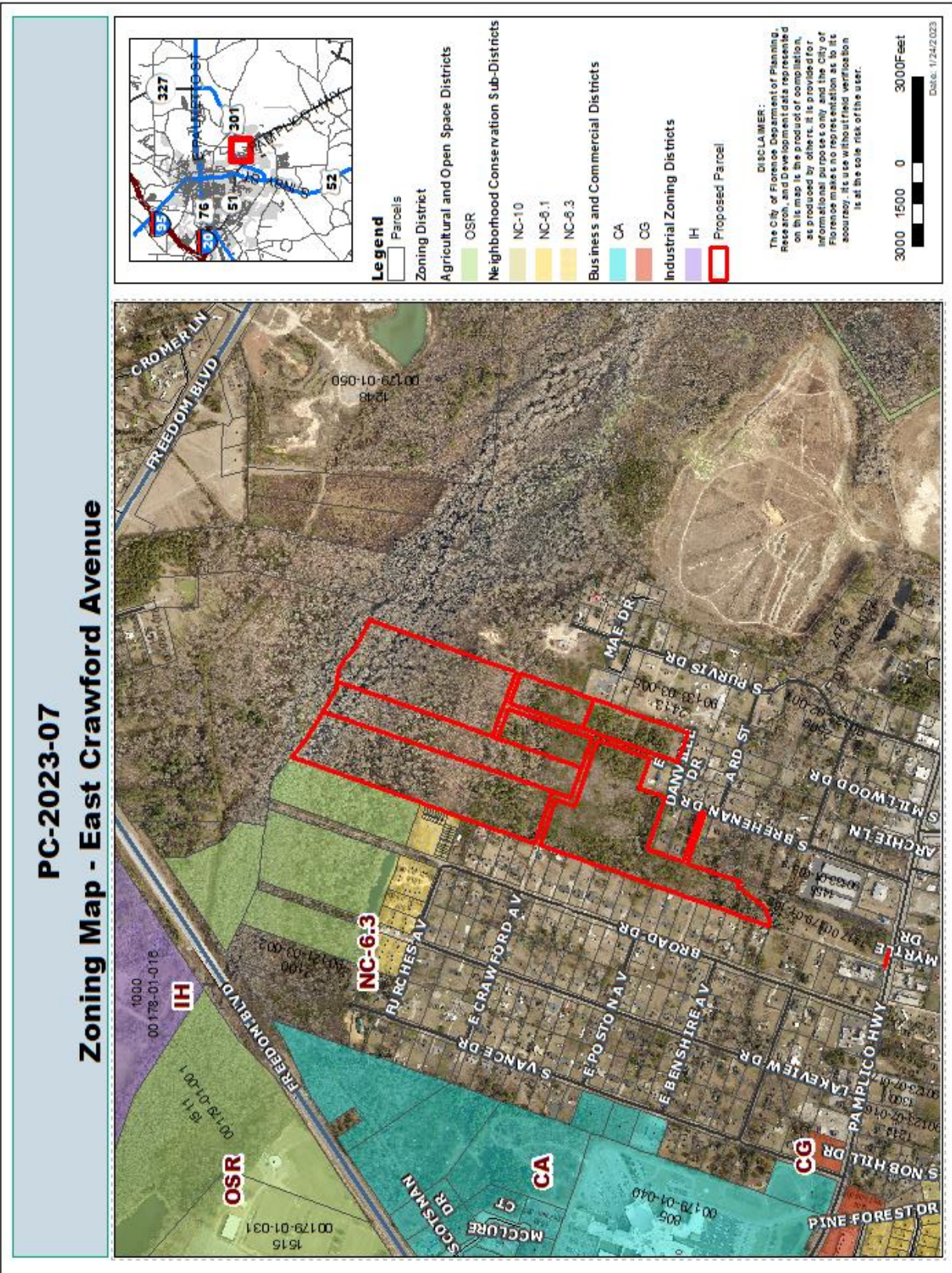
Planning Commission may:

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

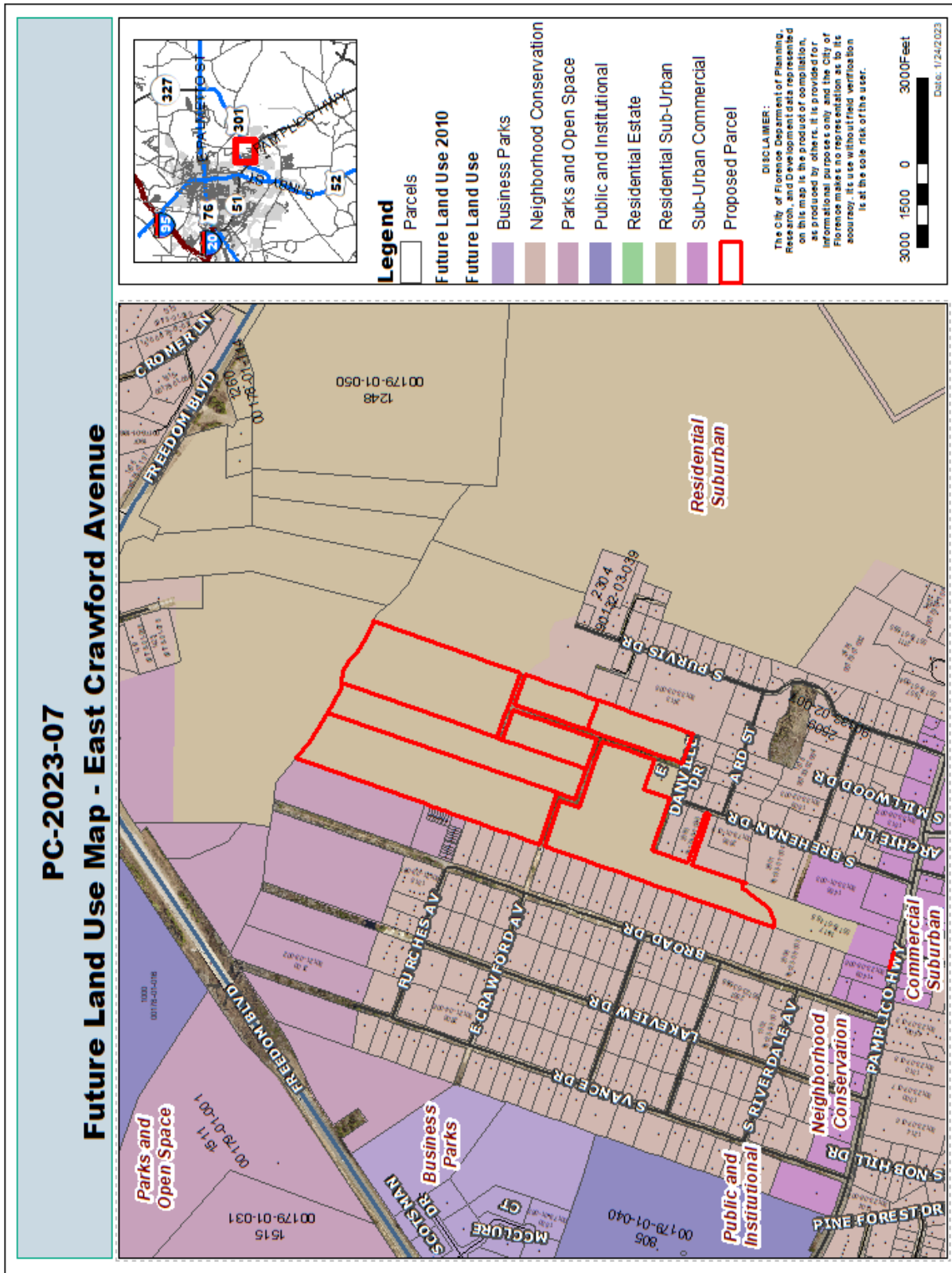
VI. ATTACHMENTS:

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





Attachment D: Future Land Use Map



Attachment E: Site Photos



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

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 14, 2023

AGENDA ITEM: PC-2023-09 Request for sketch plan review of The Grove at Ebenezer townhouses, specifically identified as a portion of Florence County Tax Map Number 00075-01-214.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Dilmar Investments, Inc	00075-01-214 (portion)

II. GENERAL BACKGROUND DATA:

Current Zoning: The Grove at Ebenezer Planned Development District (PDD)
Current Use: Undeveloped, Vacant
Project Name: The Grove Townhomes Phase III
Proposed Use: 79 Unit Townhome Subdivision (Single-Family Attached)

III. SURROUNDING LAND USE AND ZONING:

North: The Grove PDD
East: Vacant, The Grove PDD
South: Campus (CA) & The Grove PDD
West: The Grove PDD

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. This is the third phase of The Grove at Ebenezer Townhomes. Sketch Plan of Phases I & II made up of 139 units on 9.01 acres of this parcel were approved by Planning Commission in June of 2018.

V. POINTS TO CONSIDER:

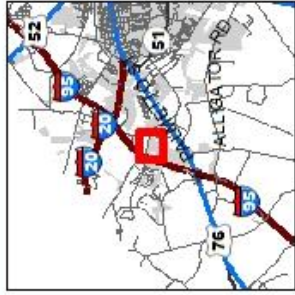
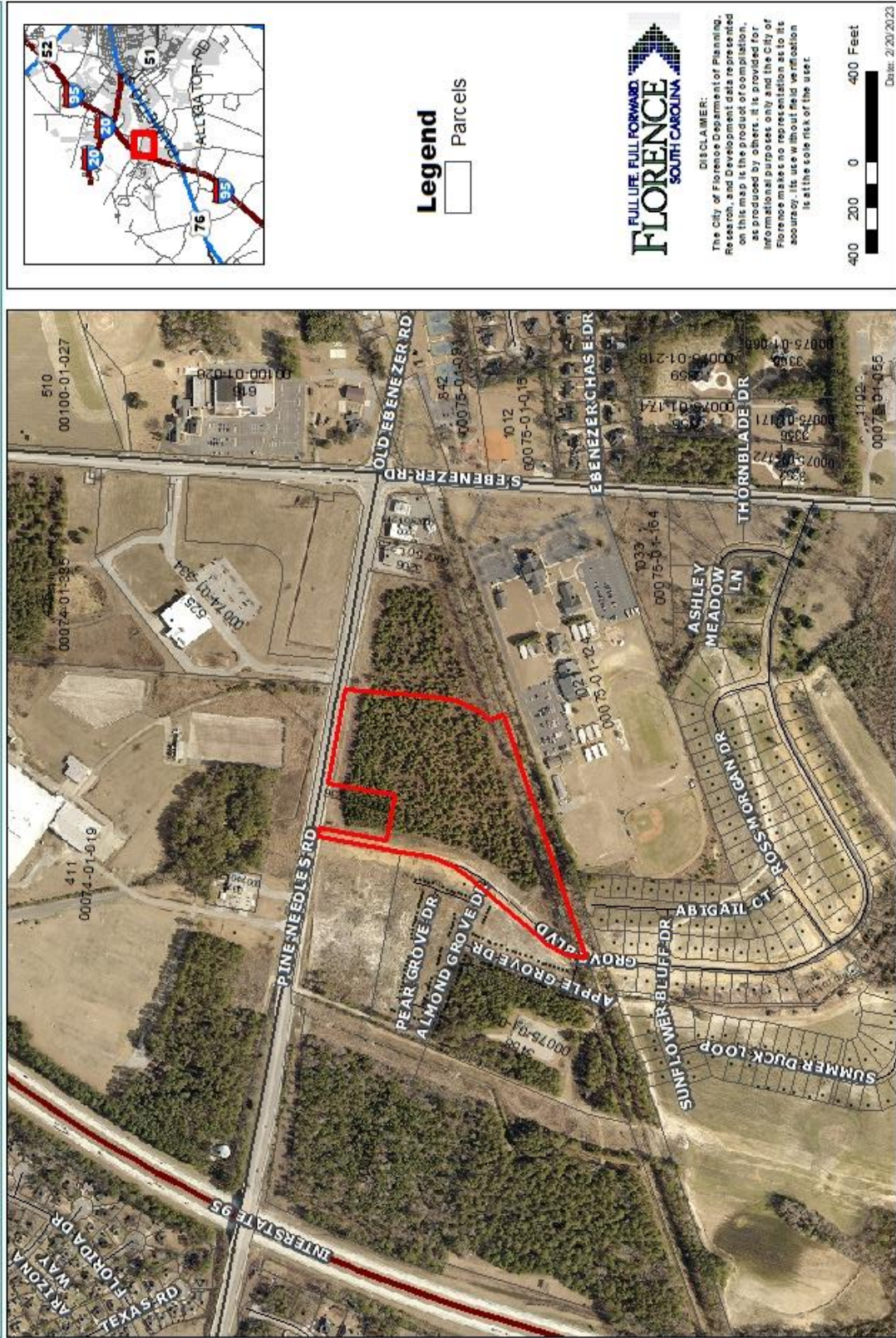
- (1) The proposed development is part of the Grove at Ebenezer PDD. The PDD grants flexibility to the developer permitting mixed used development including various housing types and compatible commercial uses.
- (2) The townhome complex will include a 7.86-acre portion of TMN 00075-01-214 for a proposed 13 buildings totaling 79 townhome units (Attachment E).

- (3) Phases I & II of the Grove Townhomes contained 139 townhome units and was approved by Planning Commission on June 12, 2018 (Attachment G).
- (4) Development Standards for the property are set forth in Planned Development Ordinance 2016-17 Table A for The Grove at Ebenezer. Where specific development guidelines are not specified, the PDD defaults to the 2007 City of Florence Land and Subdivision Ordinance and the 2007 City of Florence Zoning Ordinance.
- (5) 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. All roads and utilities for The Grove Townhomes Phase III will be privately owned and maintained.
- (6) Upon staff review, minor discrepancies with the *Unified Development Ordinance* have been 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.
- (7) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) The Grove PDD Development Standards for Townhomes
- G) Approved Sketch Plan Phases I & II

PC 2023-09 Attachment A
Vicinity Map The Grove Townhomes Phase III



Legend
 Parcels

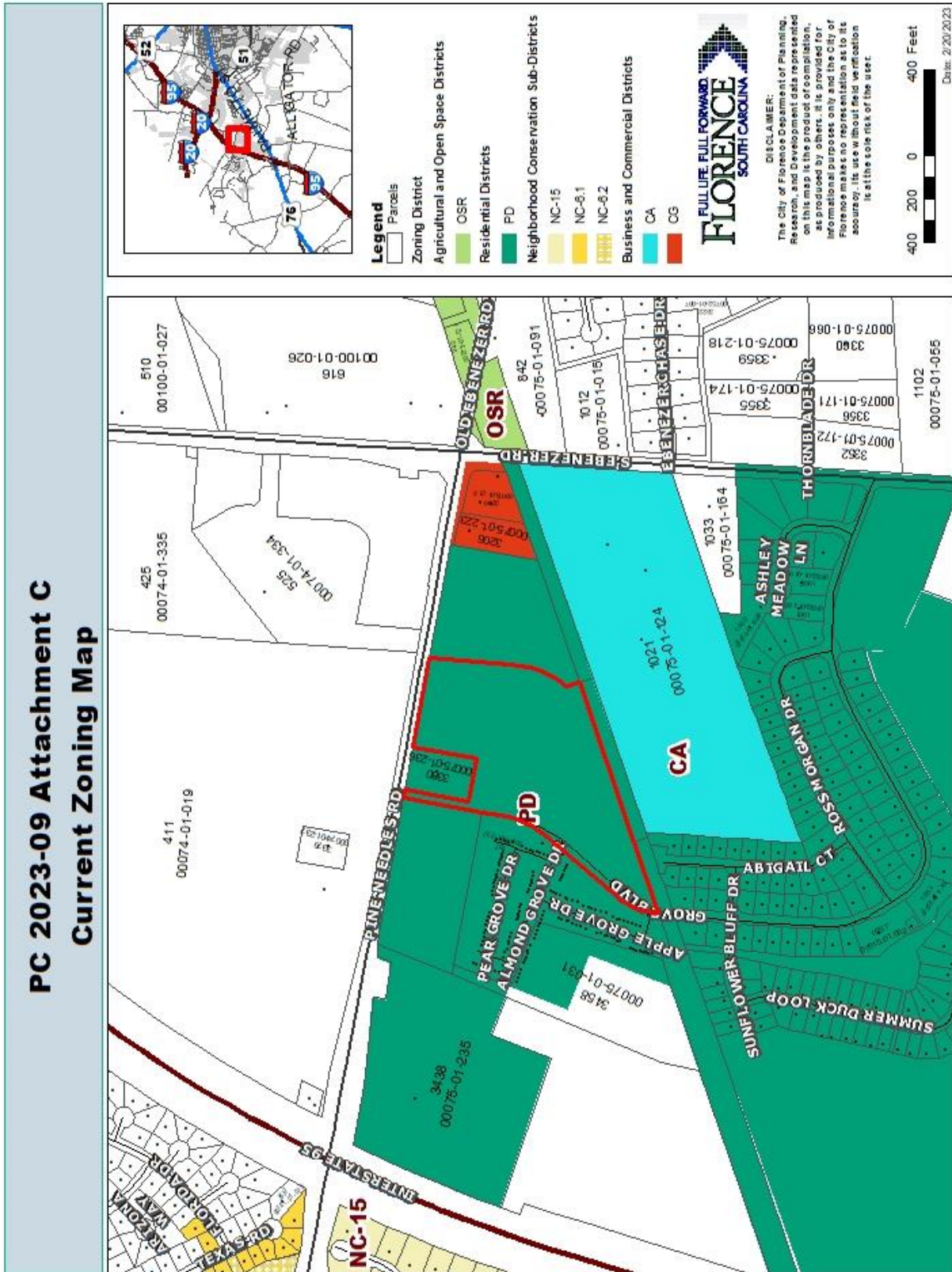


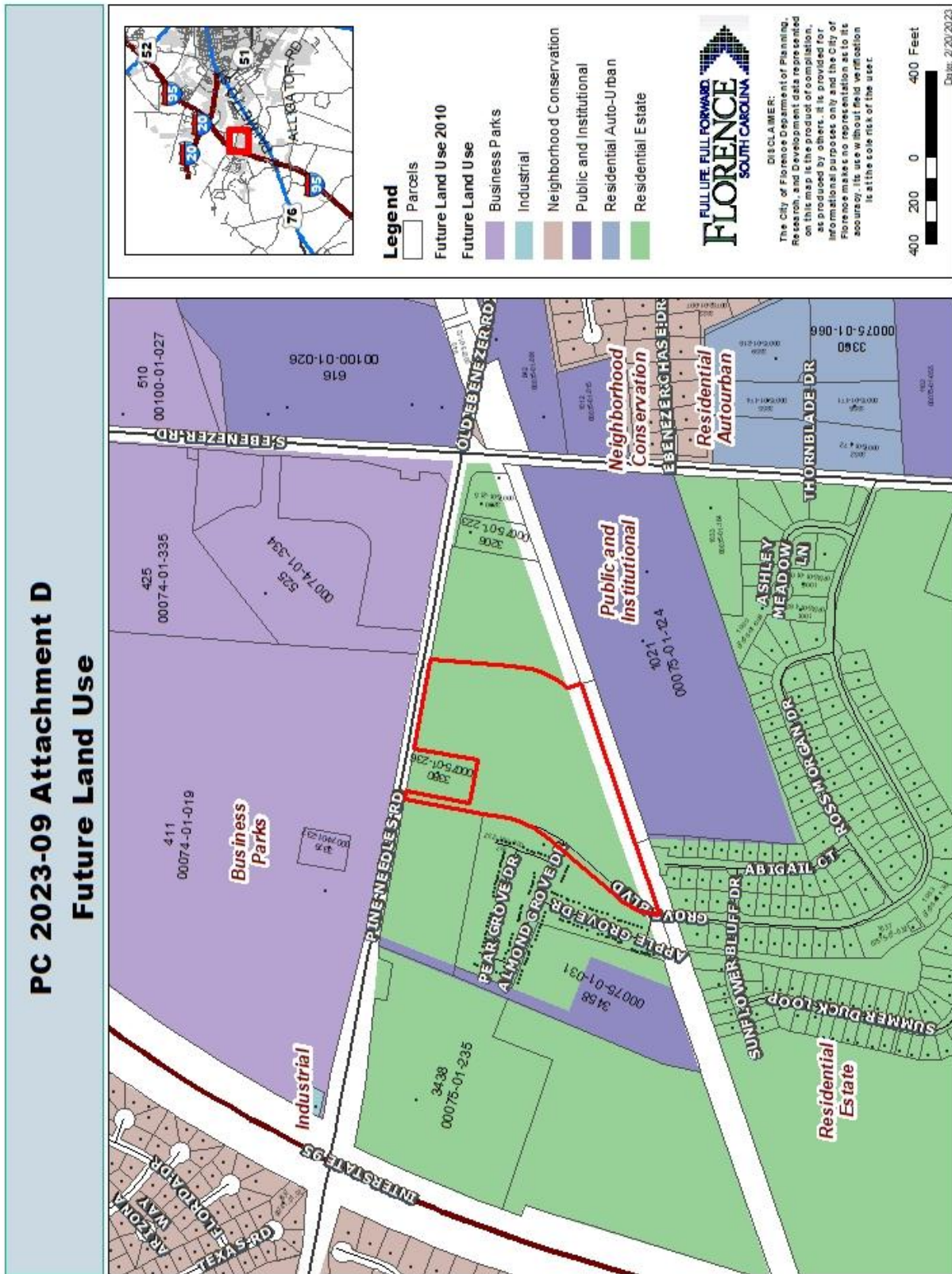
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Date: 2/20/2023

Attachment C: Current Zoning Map





Attachment F: The Grove PDD Development Standards for Townhomes

Table A

District	Minimum Lot Area (a)		Lot Width (ft) (b)	Front Yard Setback	Side Yard Setback		Rear Yard Setback Minimum		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)
	Residential	Non-Residential			Res	Non Res	Res	Non Res		
Single Family Residential	6000	6000	50	20	5	5	15	25	48	70
Multi-Family	N/A		N/A	N/A	20	20	20	20	5 stories	75
Duplexes & Town Homes	2,200	2,200	22	20	0	0	20	20	48	75
Commercial	5,000	5,000	50	35(e)	5(e)	5(e)	20(e)	20(e)	(d)	90

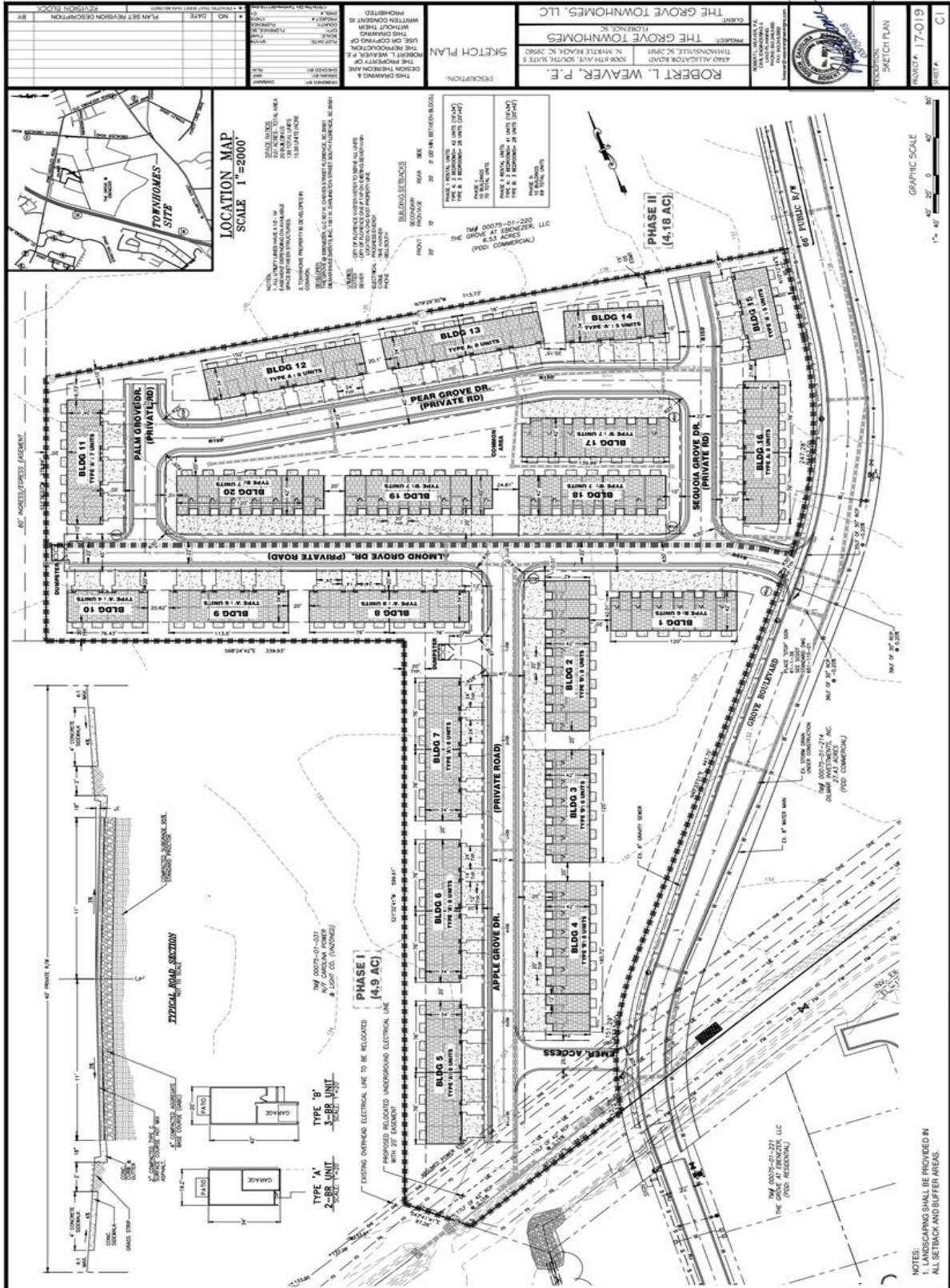


Notes to Table A

- (a) Lot area is expressed in square feet.
- (b) Measurement from front property line.
- (c) Measurement from average elevation of finished grade of the front of the structure.
- (d) There is no maximum; provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the City of Florence Fire Department.
- (e) A minimum zero set-back may be allowed with approval of the Director of the Department of Planning, Research and Development, upon receiving consent from the Home Owner's Association president in writing. Approval shall be based on site design and placement of buildings and subject to applicable fire and building codes.

NA=Not Applicable

Attachment G: Approved Sketch Plan Phases I & II



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 14, 2023

AGENDA ITEM: PC-2023-11 Request to zone RG-3, pending annexation, Phase I of Smith’s Field subdivision, specifically identified as a portion of Florence County Tax Map Number 00100-01-093.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Highgate LLC	00100-01-093

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

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

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is General Residential-3 District (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in RG-3 zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land uses of the adjacent properties include single-family residential, medical offices, a church, and a fire station.
- (5) The developer is proposing a 155 lot subdivision over three phases, with an average lot size of 6,000 square feet. Each phase will be annexed separately with its own development agreement.

- (6) Phase I consists of 48 lots, and is the only portion of the property currently under consideration for annexation as shown on Attachment C.
- (7) Future Land Use of the parcel is Residential Autourban. Adjacent single-family properties are designated as Neighborhood Conservation.
- (8) City water and sewer services are currently available and were recently installed by the developer as part of the subdivision development.
- (9) The sketch plan was approved by the Florence County Planning Commission in 2021.
- (10) City staff recommends the parcels be zoned RG-3 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the location of the subdivision between commercial uses and existing larger single-family lots.

VI. OPTIONS:

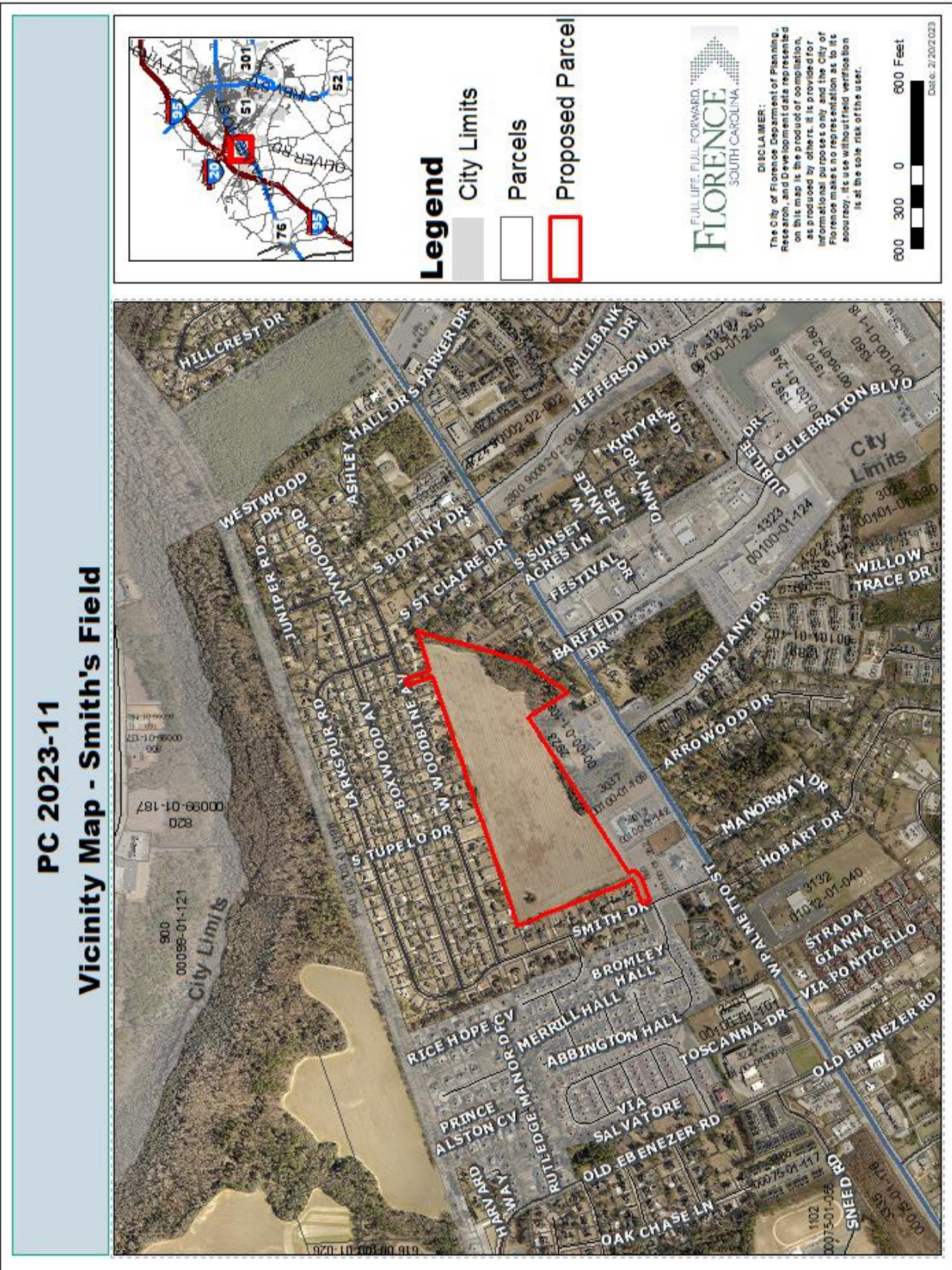
Planning Commission may:

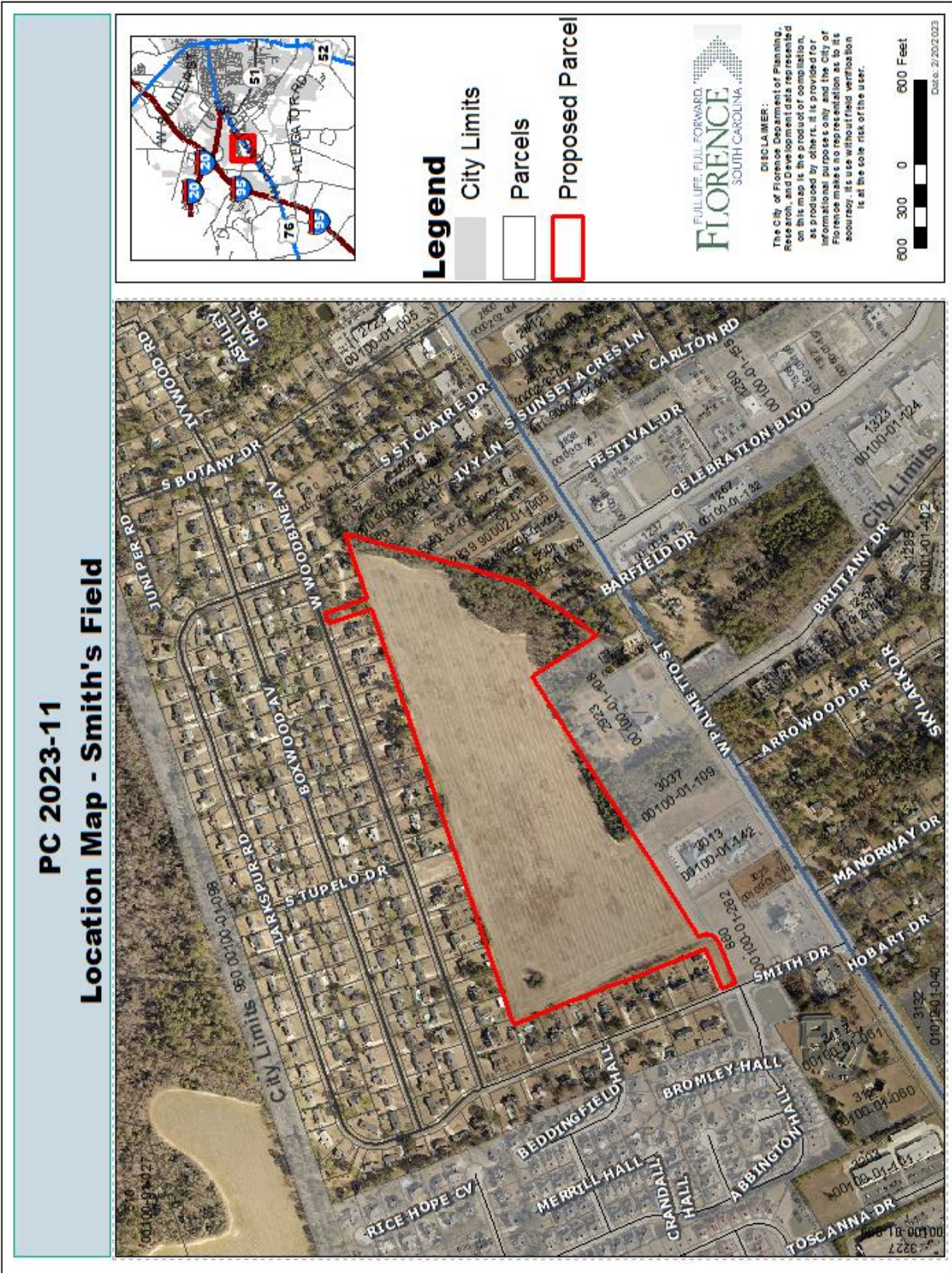
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VII. ATTACHMENTS:

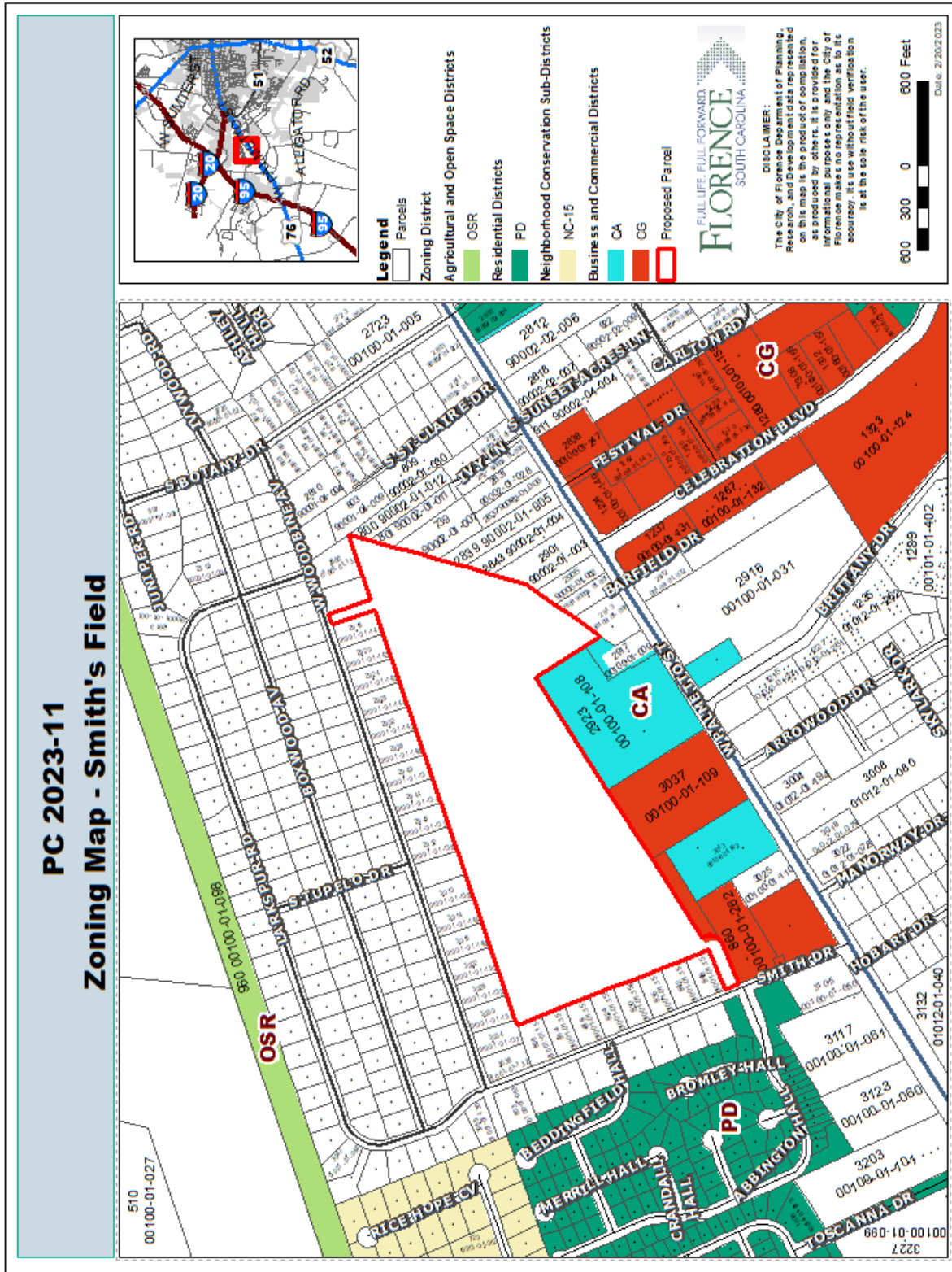
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Sketch Plan Showing Phase I

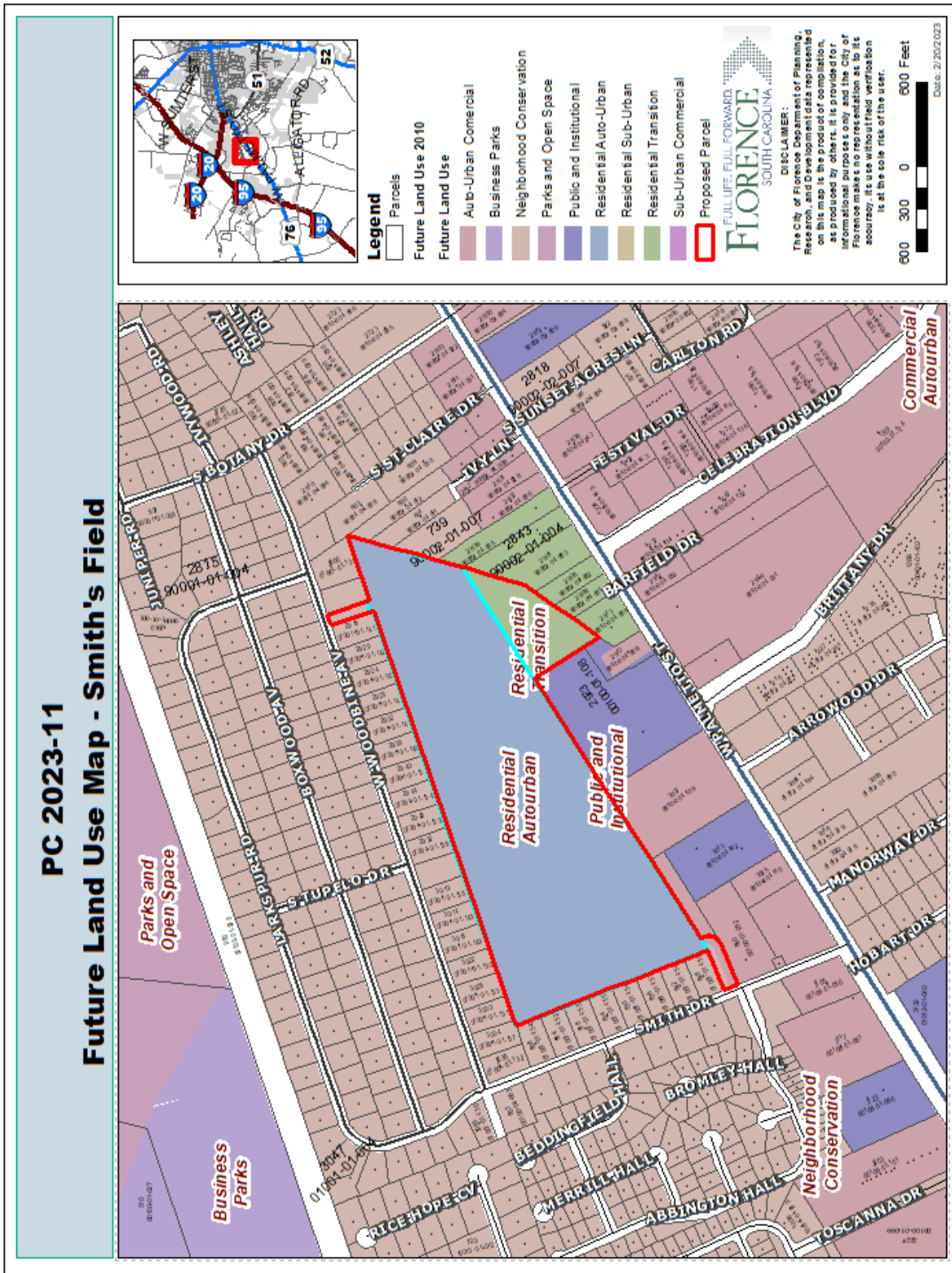
Attachment A: Vicinity Map



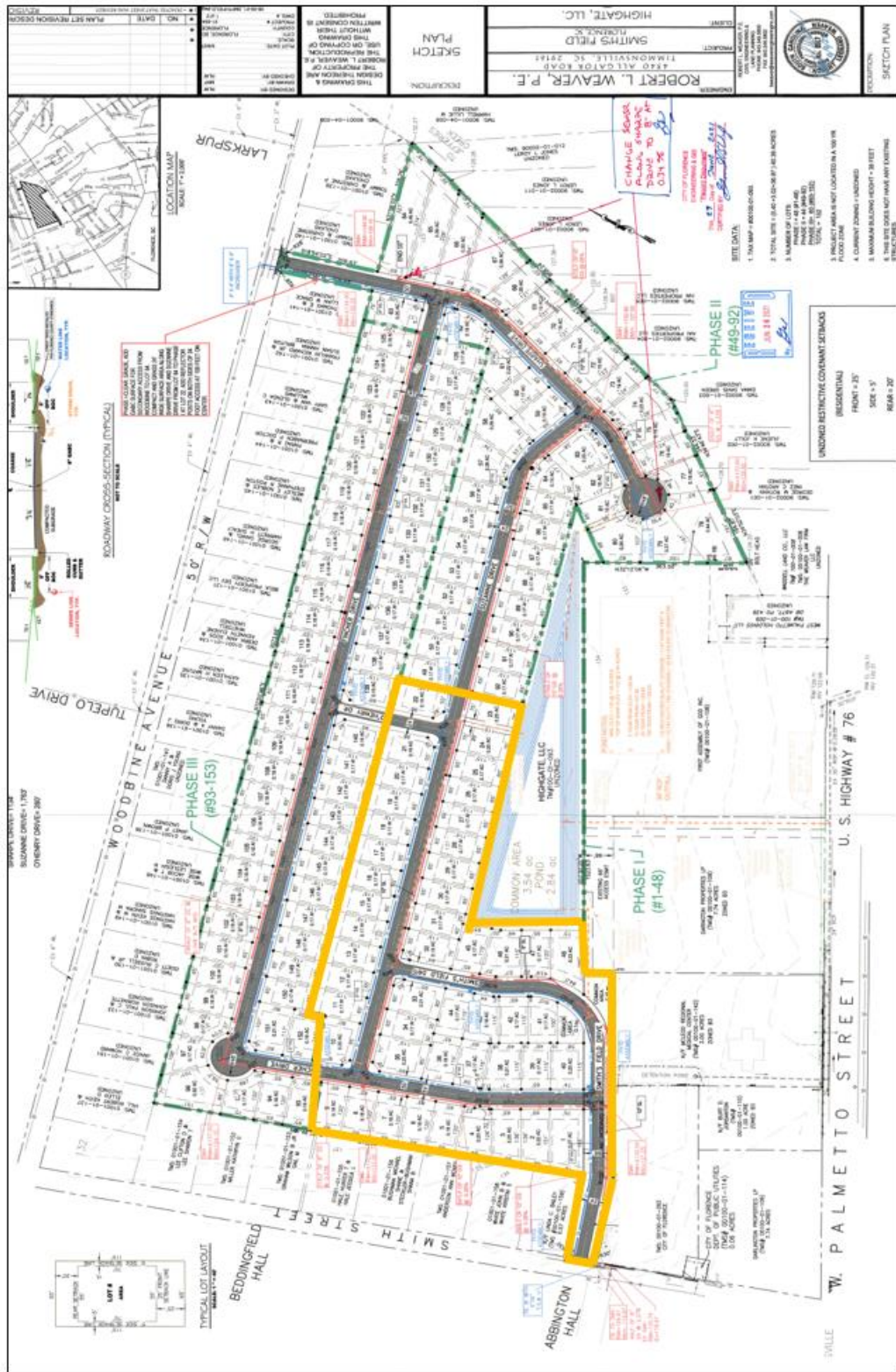


Attachment C: Zoning Map





Attachment E: Sketch Plan Showing Phase I



Phase I: Lots #1 to 48

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: March 14, 2023

AGENDA ITEM: PC-2023-12 Request for the City of Florence to enter into a Development Agreement for Smith’s Field subdivision, specifically identified as a portion of Florence County Tax Map Number 00100-01-093.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Highgate LLC	00100-01-093

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

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

IV. POINTS TO CONSIDER:

- (1) The annexation and zoning of Phase I is concurrently before Planning Commission for recommendation to City Council.
- (2) A development agreement is being proposed between the applicant and the City which primarily establishes the following:
 - a. Zoning of the property to RG-3, Residential General upon annexation into the City;
 - b. Annexation of the property to occur at the time of development;
 - c. Regulations of the *Unified Development Ordinance* in effect at the time of the development agreement will apply;
 - d. Water and sewer development and ownership.
- (3) City staff has worked with the applicant and the developer to draft the proposed development agreement as attached.

V. OPTIONS:

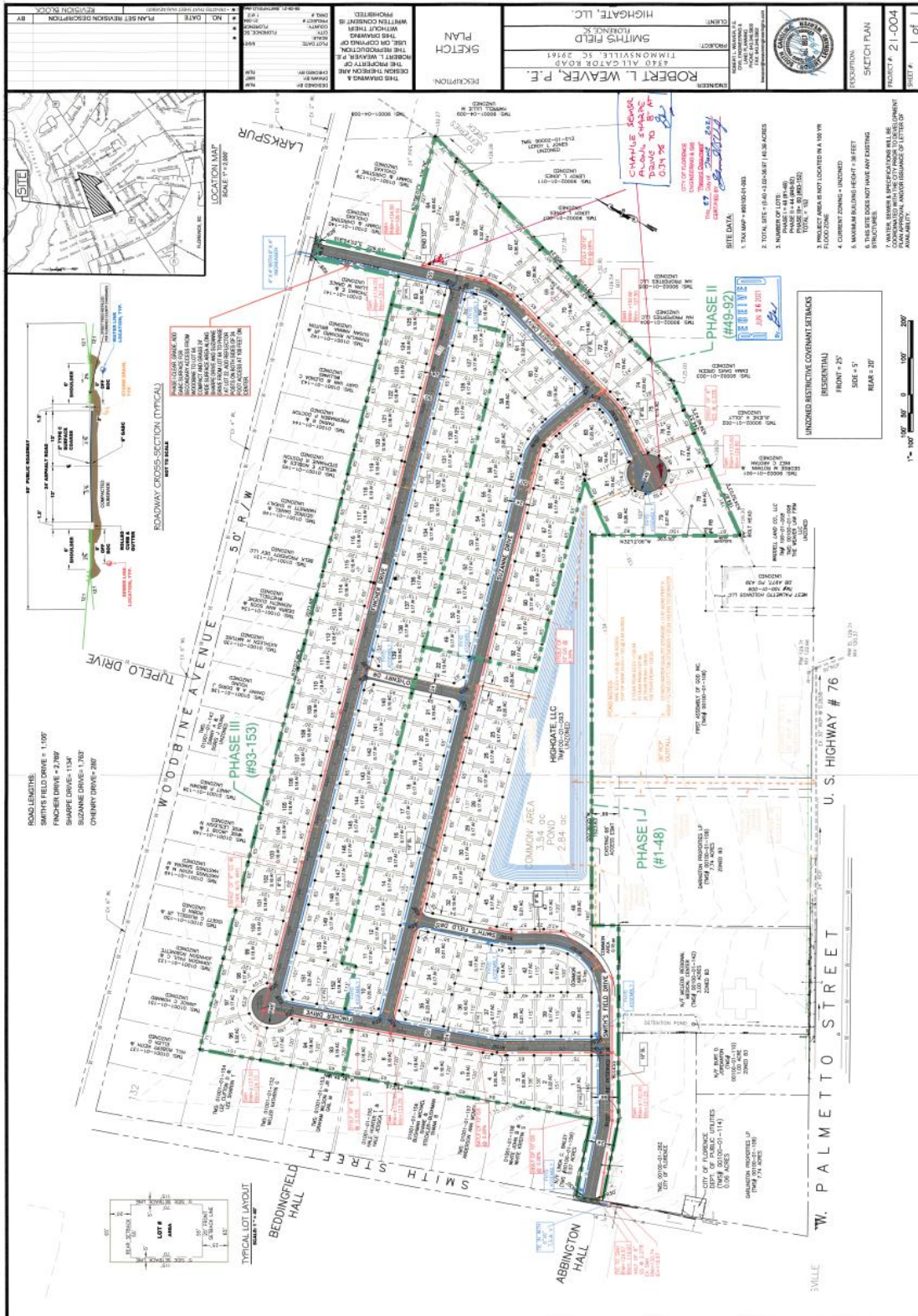
Planning Commission may:

- (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) Sketch Plan Showing Phases
- B) Development Agreement

Attachment A: Sketch Plan Showing Phases



Attachment B: Development Agreement