

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, APRIL 9, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on March 12, 2024

- IV. Matter in Position for Action**

PC-2024-07 Request to zone CR, pending annexation, two lots located along Sunset Acres Drive, identified as Florence County Tax Map Numbers 90002-04-002 and 90002-02-009.

- V. Public Hearing and 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.

- VI. Public Hearing and Matter in Position for Action**

PC-2024-12 Request to zone CG, pending annexation, 3099 South Irby Street, identified as Florence County Tax Map Number 00151-01-116.

- VII. Matter of Discussion**

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

- VIII. Adjournment** Next regular meeting is scheduled for May 14, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
MARCH 12, 2024 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Shelanda Deas, Betty Gregg, Charles Howard, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Xavier Sams

MEMBERS ABSENT: Charlie Abbott

STAFF PRESENT: Jerry Dudley, 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.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the February 13, 2024 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (6-0).

Charles Howard and Shelanda Deas arrived

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 IL, 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. She explained that staff met with the applicants and asked for a detailed business plan to determine the most appropriate zoning district designation, and staff is confident that what they want to do fits in the Light Industrial district. No manufacturing will be done; it consists of storage, warehousing, and a place for truck drivers to rest. The plan is to wind around behind the UPS distribution center that is there. The concerns about the Bruce and Lee property to the south are addressed in that there are at least 300 feet of floodplain between the potential buildings and that parcel, so nothing can be developed, and everything will be undisturbed. The buildings won't be visible from Dunbarton Drive, and truck traffic will be coming and going directly from the exit ramp at the end of Dunbarton Drive. Staff feels that the request meets the intent of the Light Industrial district and is comfortable recommending the rezoning.

Chairman Chaplin complimented staff and his fellow Commissioners with their follow up to the request last month to finding something that worked.

There being no questions for staff and no need for a public hearing, Chairman Chaplin called for a motion.

Mr. Howard moved to approve the rezoning request; Dr. Lawhon seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2024-06, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Dr. Lawhon asked about the dirt road at the rear of the lots. Mrs. Zlotnicki said it was a driveway that was on the parcel behind these ones but was not part of these lots.

There being no other questions for staff, Chairman Chaplin opened the public hearing. Gary Finklea, the applicant, spoke on behalf of the request. He explained that his company purchased the large lot behind the ones in the City and distributed some of it with the City property to make the four lots. Their intent is to tear down the house that is in the county and the driveway will not be needed anymore. They want to construct houses on these four lots to be part of the Pointe South subdivision. The request cleans up the parcels for permitting purposes.

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.

Dr. Lawhon moved to approve the request as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2024-07, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the request has since been amended to zone the two lots on Sunset Acres Drive to Commercial Reuse rather than Commercial General to permit lower impact commercial uses.

Chairman Chaplin clarified that the church wanted to go CG for their full depth. Dr. Lawhon asked for the background on the deed restrictions being lifted by the court order. Mrs. Zlotnicki explained that the owners saw that the majority of lots along West Palmetto Street were commercial and felt that would be a more appropriate zoning designation for these lots. Mr. Dudley said that originally the farm was divided into lots that were then sold with deed restrictions limiting them to residential use, but as commercial uses became prevalent along the US-76 corridor, the owners sought to have the restrictions removed.

Chairman Chaplin said that two years earlier they approved a multi-family along Celebration Drive that backed up to Sunset Acres subdivision. Mr. Dudley clarified it was the townhouses; he said there were bufferyard requirements applied. The commercial zoning along Celebration and Festival Drives permitted the townhouses by right.

Mr. Keith asked for more background on the reversal of the Planning Commission decision by Florence County Council. Mrs. Zlotnicki said that it was part of the donut hole zoning; in the minutes, the Planning Commission unanimously recommended B-3 for all of the lots in question, but at a fourth meeting, County Council changed the request from B-3 back to R-1 rather than just denying the B-3.

Chairman Chaplin asked her to define NC-6.3 versus the CR zoning designation. She showed the permitted uses in each district from the *Unified Development Ordinance*.

Dr. Lawhon asked if the church property would be CG all the way back; she said yes. He talked about the property on Second Loop that they denied because the back was next to a neighborhood.

There being no other questions for staff, Chairman Chaplin opened the public hearing. Mrs. Zlotnicki mentioned that she did receive four phone calls from neighbors with concerns about the CG designation, and their main concerns were traffic along Sunset Acres Drive.

Mr. Leonard Bass of 1000 South Hanover Road came forward to represent the Sunset Acres subdivision residents. He said the church backs up to his property. He said he remembered the County Council meetings differently. He has a petition with the signatures of all the owners in Sunset Acres saying they want the lots to remain in use as established, a residential neighborhood. He is concerned that Sunset Acres Lane is the only entrance and exit, so everything that affects that road affects the neighborhood. He said he had a letter written to the SCDOT concerning the entrance off West Palmetto Street. Sunset Acres Lane has a 20 foot wide entrance, compared to 40 feet at Celebration Drive, and about 35 feet at Jefferson Drive. He gave an example of challenges getting out onto West Palmetto Street and said they are concerned about more traffic making it more difficult.

Mr. Moses asked Mr. Bass what he thought would help them. Mr. Bass said he would like a turning lane off each side of the road. Chairman Chaplin asked if there was a center turning lane on West Palmetto Street; he said there was if you turned left. Chairman Chaplin asked if the neighborhood understood that the frontage along West Palmetto Street was commercial. Mr. Bass said that more traffic, especially truck traffic, would be a problem. They would be okay with entrances off West Palmetto Street.

Mr. Keith asked if they'd contacted the SCDOT, Mr. Bass said yes, but they haven't given any help. Dr. Lawhon asked what was behind his house; he said there was a small church behind his house, which is in the City and zoned Campus.

Mr. Howard clarified that the neighborhood is not so much opposed to the property along West Palmetto Street being CG, particularly if the curb cuts are on West Palmetto rather than Sunset Acres Lane.

Dr. Lawhon asked about the 20 foot road width. Mr. Moore said Sunset Acres is a SCDOT road, and they would have to obtain encroachment permits. Mr. Bass said they don't want to trust the DOT to widen the road.

Mr. Randy Deaton, the applicant, of 921 Sunset Acres Drive, spoke in favor of the annexation and zoning. He wants to annex his two parcels at CR to obtain city services and ensure the viability and flexibility of his properties as the area grows as well as to provide a transitional area. His grandparents developed Sunset Acres as all of the lots south of Janice Terrace, with the remainder north of it for business development. He said the larger parcel has three rental houses that his grandparents built in the 1950s for rentals. They're bordered by the church and other commercial properties. These four houses are no longer viable as residential properties. The court in 2006 recognized that these properties were no longer suitable for residential development. He wants to breathe new life in the area. If he built townhouses, there would be more traffic. In the CR, he would have light businesses. In 2006, he had all the residents sign a petition acknowledging that the front lots were held for other development. He wants to be part of the growth of Florence.

Ms. Sams asked if the businesses would be like the Subway restaurant plaza; he said he wanted to renovate the houses into office spaces. He said that the ruling of the 12th Circuit Court was applied successfully to the parcels all along the West Palmetto Street corridor, except for this instance.

Mr. Keith asked Mr. Deaton about the traffic questions. He said he had letters from the SCDOT from 2011 and 2022 stating that the width is sufficient; it's narrow at the entrance done by SCDOT when West Palmetto Street was widened from two to five lanes. There haven't been any incidents at that intersection to his knowledge.

Mr. Howard asked why the County declined the rezoning at the last moment; Mr. Deaton said he thought it was political pressure on the members of Council. He said that the City is a better deal for him, and he'd have tried earlier if he'd realized this was an option.

Mr. Dan Jackson gave the history of the area, saying that these lots were not in the subdivision. He has a list of all the people in the neighborhood explaining that the properties up front were always rental properties. He had a water system for only the front parcels. Chairman Chaplin asked him to address the issues at hand. Mr. Jackson said he and the church have talked about taking access from West Palmetto Street. He has a letter from SCDOT on December 16, 2022 saying that the width is acceptable at the intersection.

Mr. Keith asked when Southern Hops was built; Mr. Jackson said 2008.

Chairman Chaplin pointed out that the PC is a recommending body only.

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

Dr. Lawhon said that there's no buffer at the back of the church next to Mr. Bass's property. He complained about the five lots all being lumped together and concerns about buffers.

Mr. Howard said he doesn't see how changing the zoning on the R-1 lots would benefit the neighborhood since the residents are so opposed to it. He has a high bar for changing the zoning adjacent to residential districts. He's fine with the lots on West Palmetto Street being zoned commercial, but he's conflicted with the others.

Ms. Sams said she has concerns about the road's ability to handle increased traffic. Mr. Moses agreed that traffic was very bad on West Palmetto Street. Dr. Lawhon is concerned that they'd have to divide the church property into two different zoning districts.

Mrs. Zlotnicki pointed out that they could break the lots up for purposes of zoning and voting. Chairman Chaplin said his concerns were with the difference in traffic between the NC-6.3 and CR. Mr. Keith said he'd like to break the request up and looking at the problematic lots separately. Mrs. Zlotnicki pointed out that they are all needed to give contiguity, thus their being brought to the commission together.

There was discussion about the ownership of the lots. Mr. Moore explained that the UDO does require a decision or a deferral to avoid dragging out the issue.

Dr. Lawhon moved to defer the request to obtain clarity on the zoning and uses; Mr. Moses seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2024-08, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He explained that the townhouses have been renamed Dogwood Cove Townhomes. He said that the applicant meets the requirements of the UDO. They will be required to provide a 5 foot Type A bufferyard abutting the single family houses on the eastern property line. The road and utilities will be privately owned. It is in compliance with the UDO.

Ms. Gregg pointed out that the wrong date was on the sketch plan application as the date received – 11/30/2024; Mr. Johnston said it was supposed to be 1/30/2024 and he just has bad handwriting.

There being no other questions for staff and no need for a public hearing, Chairman Chaplin called for a motion. Ms. Deas asked about the requirement that townhomes have to face a street; Mr. Johnston said the parking lot will be a named private street, meeting that requirement. There was discussion about the setbacks of the townhouses versus the adjacent single family homes.

Mr. Howard moved to approve the sketch plan as submitted; Mr. Keith seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2024-09, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the units don't meet the current front setbacks or minimum lot size for the interior lots, but these are considered acceptable nonconformities because of the age of the buildings.

There being no questions for staff and no need for a public hearing, Chairman Chaplin called for a motion.

Mr. Moses moved to approve the sketch plan as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2024-10, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He said there are some variances requested by the developer, but they are otherwise in compliance with the UDO. At Mr. Keith's request, he went through the 3 variances: a five foot rear setback variance for the lots along the power line easement; an elbow cul-de-sac on Labrador Drive instead of a T-turnaround; and the length of the cul-de-sac is 550 feet instead of 400 feet due to a required drainage ditch separating these phases from Phase 2. The fire marshal is fine with that. Mr. Moore discussed the discrepancies between the fire code (1100') and the UDO (400'). He said the purpose of the shorter distance is to increase connectivity within a subdivision.

Mr. Moses asked which fire station would serve these homes; Mr. Moore said it would be the Smith Drive station since they could just come up West Palmetto Street and then down Twin Church Road.

Ms. Sams asked if there were any variances on Phases 1 and 2. Mr. Bob Weaver spoke on behalf of the project; he said he didn't think so because there wasn't a power line in them. He said the 400' length is very restrictive.

There being no other questions for staff and no need for a public hearing, Chairman Chaplin called for a motion.

Dr. Lawhon moved to approve the sketch plan as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

MATTERS 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 said he has submitted the proposal to the committee for their comments. The changes made will increase the bufferyards in those area from 20 to 35 feet and give more opportunities to work with homeowners who want to improve their properties that are in a buffer area. They are also looking for increased enforcement powers.

The second matter of discussion concerned a requested amendment to the restrictions on tattoo facilities in the City. Staff has put together a recommendation to match those of other specialty uses and loosened some of the restrictions, though the state has its own. There was discussion about the fairness of accommodating certain businesses over others. Mr. Moore said this is an opportunity for the commissioners to start looking at the proposal and he would bring it to the next meeting.

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 (8-0). Chairman Chaplin adjourned the meeting at 7:50 p.m. The next regular meeting is scheduled for April 9, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
APRIL 9, 2024**

AGENDA ITEM: PC-2024-07 Request to zone Commercial General (CG) and Commercial Reuse (CR), pending annexation, two lots located along Sunset Acres Drive, identified as Florence County Tax Map Numbers 90002-04-002 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.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This request was considered by the Planning Commission for public hearing and recommendation to City Council on March 13, 2024. It was deferred at that time to provide clarity on the zoning and uses to be requested. The Church of the Nazarene was part of the original annexation request, but they withdrew the petition to annex on March 22, 2024. The two lots owned by Dan Jackson were also part of the original request, but he withdrew his petition on March 28, 2024.

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. This ruling affects both of the lots proposed for commercial zoning.
- (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 leaving the lots zoned residential rather than the commercial requested by the property owner.

- (9) The property owner contends that the 12th Circuit Court of Appeals ruling asserts that a commercial use is more appropriate for these parcels.

IV. CURRENT COUNTY ZONING AND COUNTY COMPREHENSIVE PLAN DISTRICTS

Tax Map Number	County Zoning	County Comp Plan District
90002-02-009	R-1	Variable Development District 1
90002-04-002	R-1	Variable Development District 1

V. CURRENT LAND USES AND REQUESTED CITY ZONING

Tax Map Number	Current Land Use	Requested City Zoning
90002-02-009	Three rental houses	CR
90002-04-002	Vacant single family house	CR

VI. POINTS TO CONSIDER:

- (1) The properties are currently in the County. 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 these two 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 for TMNs 90002-02-009 and 90002-04-002, pending annexation, is Commercial Reuse (CR). The primary uses permitted under the proposed zoning are low impact commercial uses including professional office and small retail. This proposal does not match the zoning designation assigned to these lots by Florence County, but it does meet the intent of the Florence County Comprehensive Plan.
- (4) The only uses that may be developed under the proposed zonings, per the City of Florence *Unified Development Ordinance*, are those permitted in the CG and CR zoning districts. The properties will be subject to 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) Future Land Use of the adjacent City parcels is General Commercial (Attachment D).
- (7) City water services are currently available. City sewer services are not available. The applicant will be required to provide a sewer release form.
- (8) City staff recommends that the lots at 921 and 918, 922, and 926 Sunset Acres Drive (TMNs 90002-02-009 and 90002-04-002) be zoned Commercial Reuse (CR) in agreement with the Florence County Future Land Use Plan, contingent upon annexation into the City of Florence.

VII. OPTIONS:

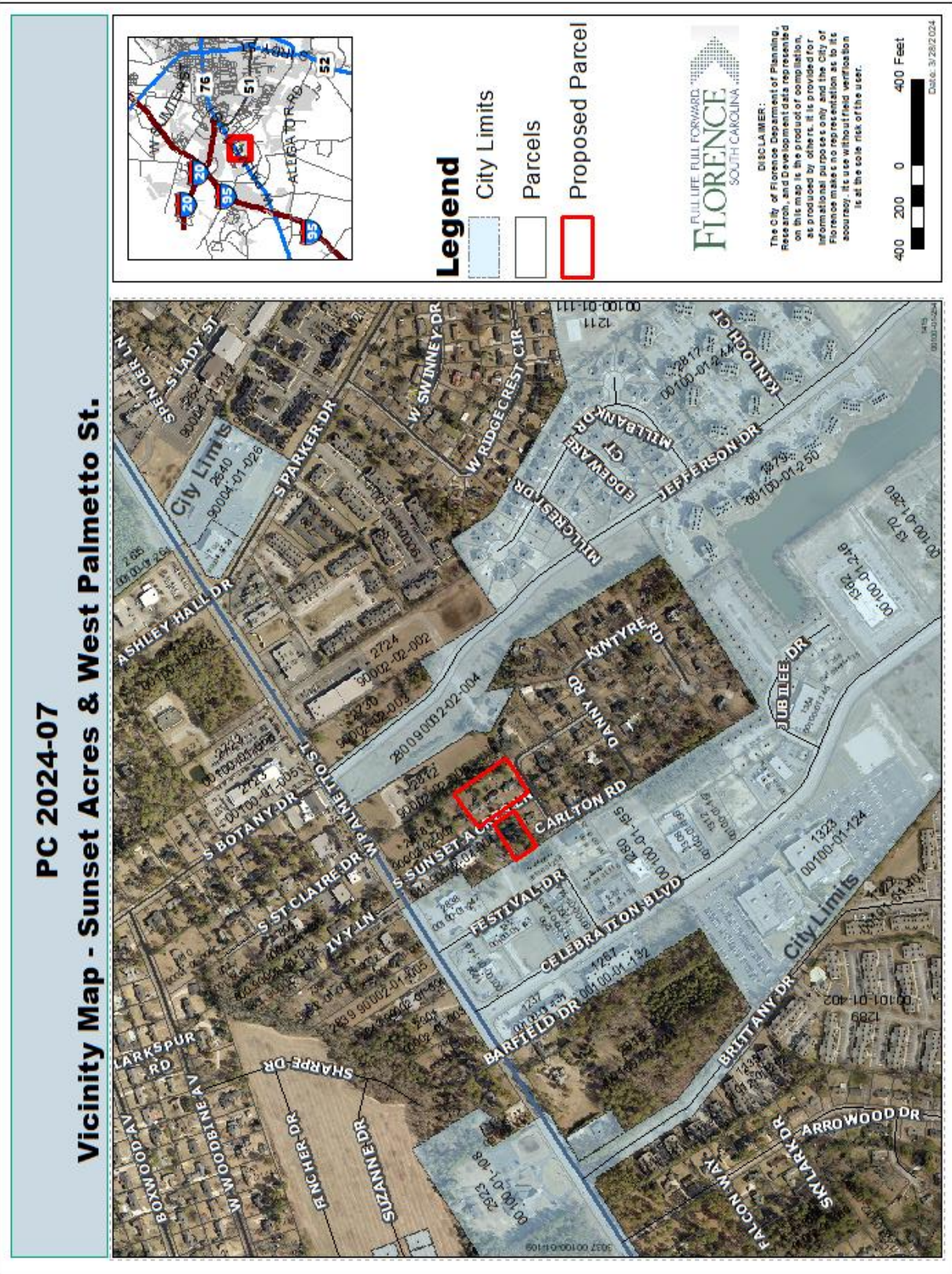
Planning Commission may:

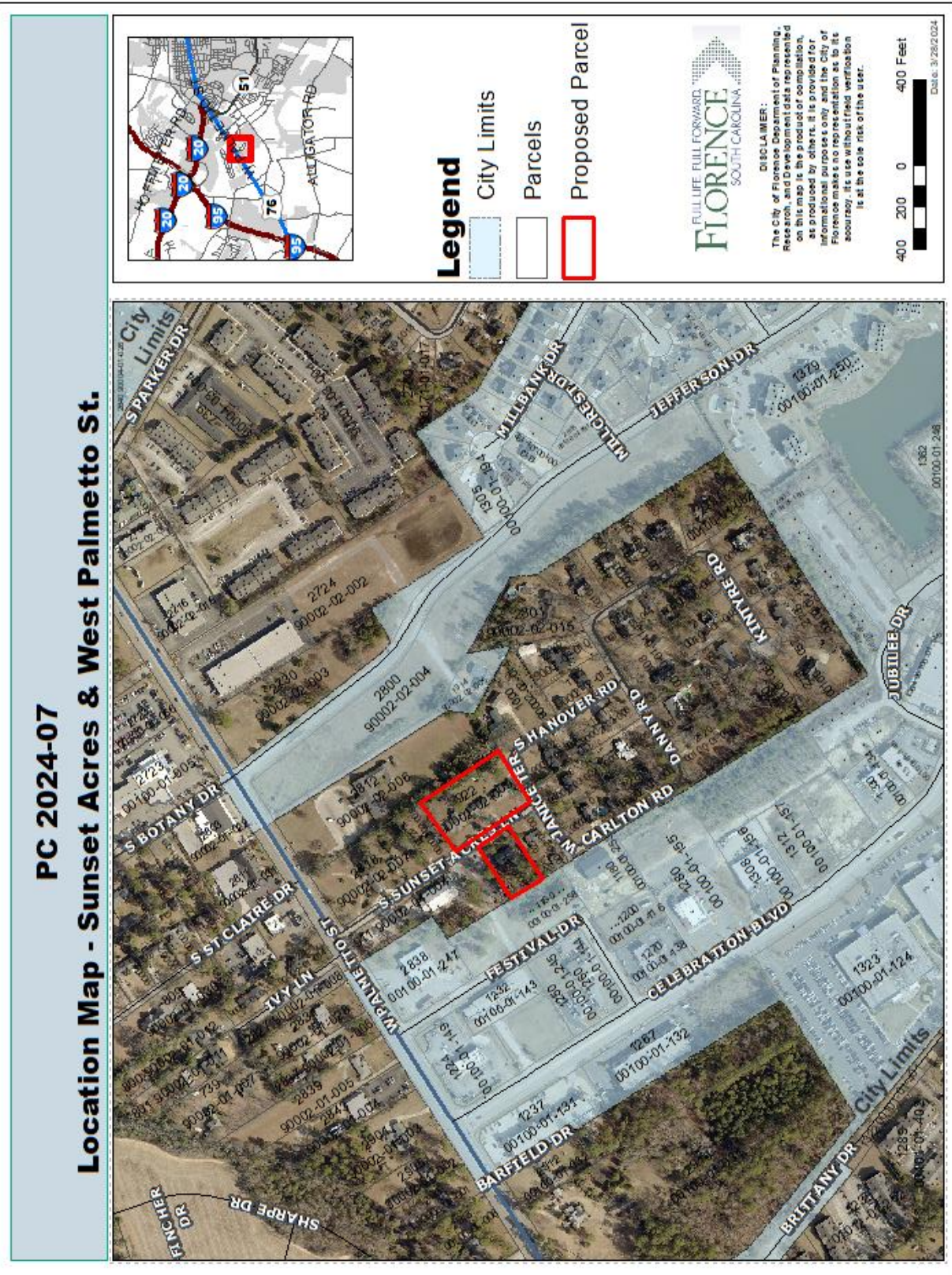
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.

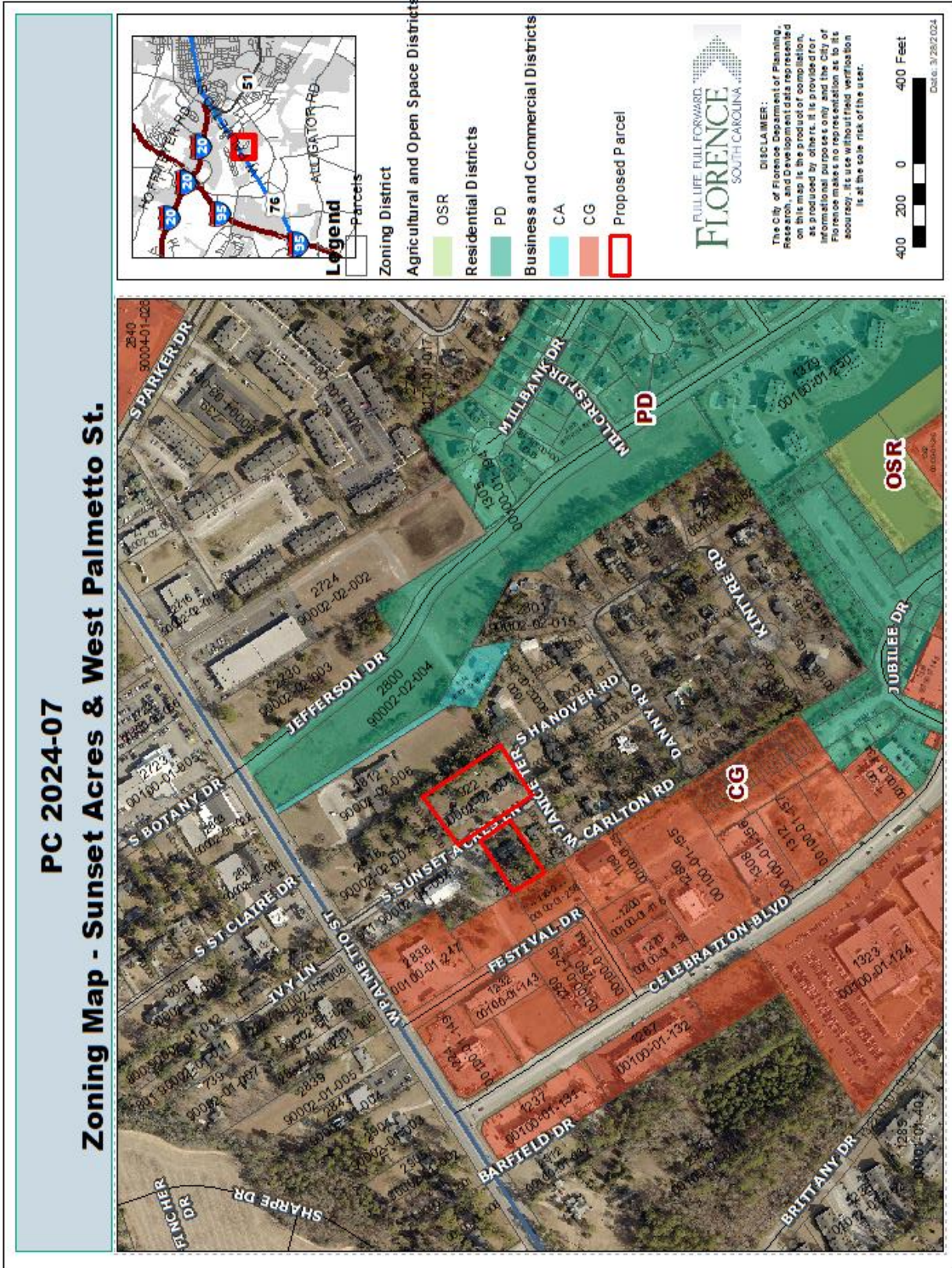
(4) Recommend denial of the request based on information submitted.

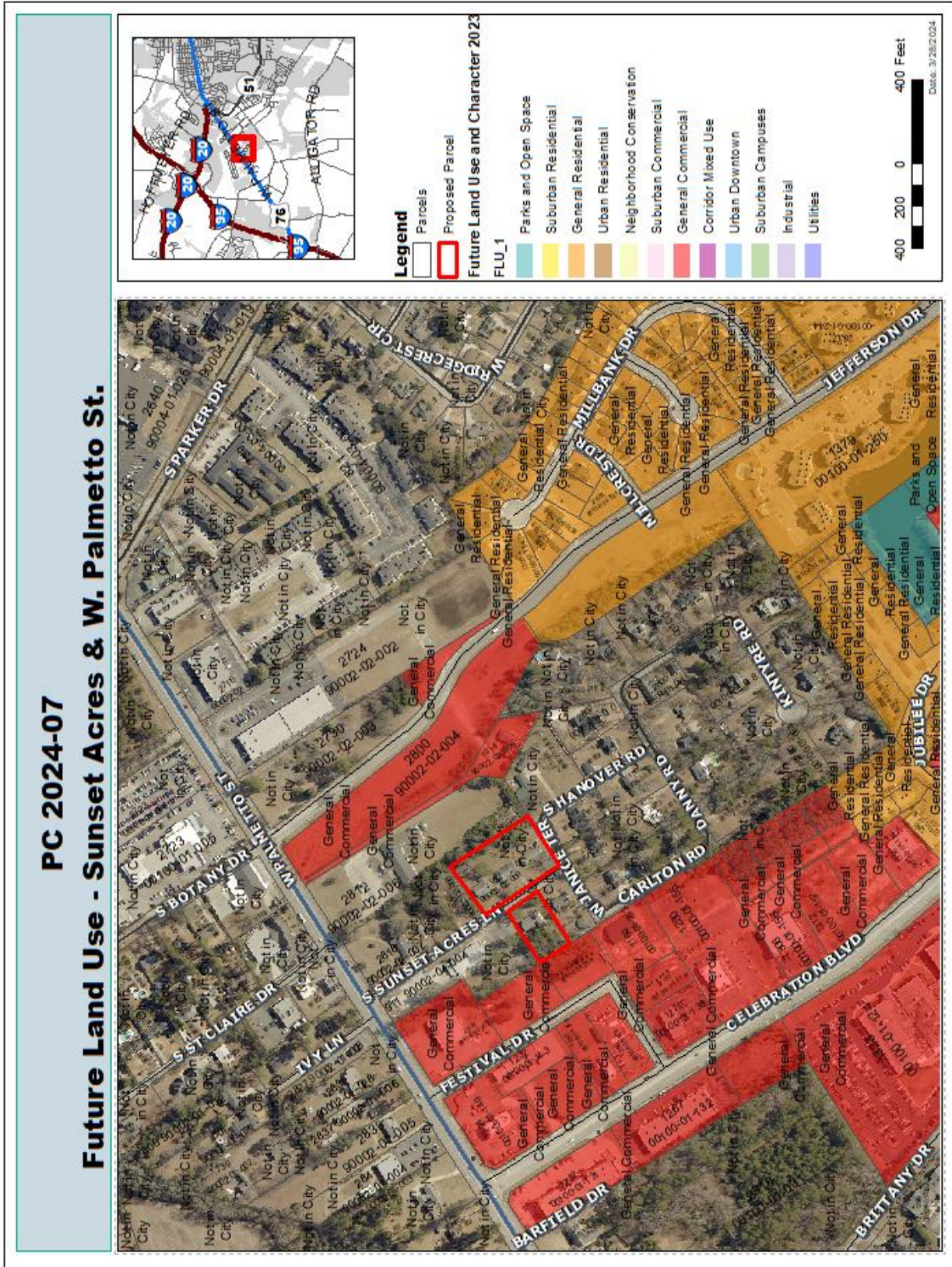
VIII. ATTACHMENTS:

- 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

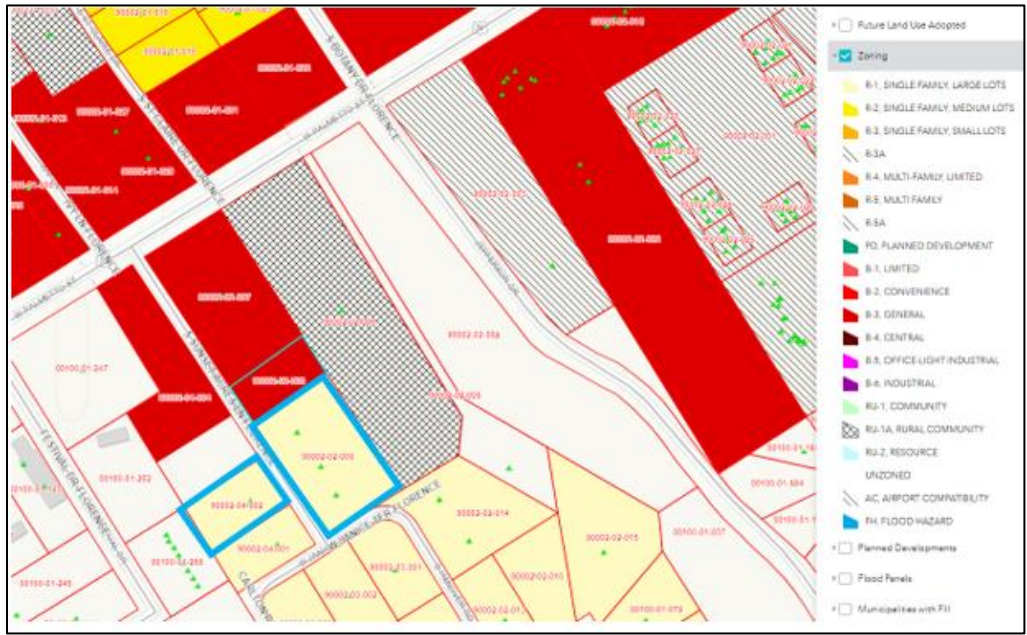








Attachment E: Florence County Zoning Map



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.
 - **Variable Development District 2: B5, B6, RU-1, RU-1A, RU-2, and PD:** This area is specified in Florence County as specifically for industrial parks and growth as well as large lot residential development. This is also a district option for Rural land.
 - **Urban** character areas exhibit the greatest pedestrian orientation, through a more compact scale and “architectural enclosure” of streets by buildings situated close to front property lines and sidewalks. Within the Urban class, auto urban character areas are a particular planning challenge as they are designed mainly to accommodate automobile circulation and parking. This is the main type of Urban development in Florence County. The extent of land cover by buildings and paved surfaces is similar to Urban areas, but often without a pedestrian orientation as in traditional downtowns. This is especially true where development is spread across the landscape more horizontally relative to more compact “development nodes” and “activity centers” that enable multi-purpose trips and walking or biking between destinations. *Zoning Districts within Florence County appropriate in the Urban District Future Land Use Category include B1, B2, B3, R3A, R4, R5, R5A, and PD.*

Attachment G: Site Photos



918 Sunset Acres Lane - TMN 90002-02-009



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
APRIL 9, 2024**

AGENDA ITEM: **PC-2024-11** **Proposed amendments to Section 1-2.7.4 and Section 1-2.8.4(s) of the City of Florence *Unified Development Ordinance* regarding tattoo facilities.**

I. ISSUE UNDER CONSIDERATION:

The proposed text amendments to Section 1-2.7.4 and Section 1-2.8.4(s) address the requirements of “Tattoo Facilities” within the *Unified Development Ordinance*.

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. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text are to be made by or to the Planning Director. City Council may also initiate an amendment by motion.
- (2) City staff is proposing the requested changes to provide further direction and assist in the clarification of the tattoo facility requirements of the *Unified Development Ordinance*.

IV. 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.

IV. PROPOSED AMENDMENTS:

Proposed text amendments to Section 1-2.7.4 and Section 1-2.8.4(s) (pertinent portions are in yellow, additions are in red, repeals are struck through).

Sec. 1-2.7.4 Commercial Uses

Set out in **Table 1-2.7.4, Commercial Uses** is which commercial uses are allowed in each zoning district.

Table 1-2.7.4 Commercial Uses															
Land Use	Zoning Districts														
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space	
	RE	RS	RG	RU	NC	CR	CA	CG	CB	AC	DS	IL	IH	OSR	AR
Commercial Uses															
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	-	P
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-	-
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	-	P
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-	-
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-	-
Brewpub	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-
Overnight Accommodations (hotels, motels, commercial inns)1	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
Commercial Retail (Business Services; Personal Services; Shopping Centers)	-	-	-	-	-	C	C	P	P	P	P	C	C	-	-
Fueling Station / Car Wash	-	-	-	-	-	-	-	CB	-	CB	-	CB	CB	-	-
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	CB	-	-
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-	-
Micro-brewery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Micro-distillery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Restaurant; No Drive-In or Drive-Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-	-
Restaurant; Drive-In or Drive Through	-	-	-	-	-	-	-	P _B	-	SE _B	-	P _B	-	-	-
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Mobile Food Vendor	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-
Tattoo Facilities	!	!	!	!	!	!	!	C	C	C	C	!	!	!	!
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-

RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CB (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), – (Prohibited Use), B (subscript, Special site and Building Development Standards)

Sec. 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in **Table 1-2.7.4, Commercial Uses** as conditional (C) or permitted special exception (SE).

S. Tattoo Facilities are permitted if it is demonstrated that:

1. The location of a tattoo facility complies with this Unified Development Ordinance and Section 44-34-110 of the South Carolina Code of Laws, which requires the facility to be a minimum distance of 1,000 feet from a church, school, or playground. The distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground;
2. It will be located a minimum distance of ~~500~~ 200 feet from the outer wall of the occupied space of the tattoo business to the nearest property line of a residential district or use (measured in a straight line);
3. It will be located a minimum distance of 200 feet from the outer wall of the occupied space of the tattoo business to the nearest boundary line of a residential district or property line of a residential use (measured in a straight line), provided the following conditions are met:
 - a. The tattoo business is separated from a residential district by an arterial or collector street of at least four lanes and commercial development; or
 - b. The tattoo business is buffered with a Type C bufferyard from a residential district;
4. Signage complies with the standards and requirements in Part 5, subject to the added restrictions of no ~~window signage; flashing, neon, LED, or reader board signage; or signs containing animation; within the direct line of sight of any adjacent residential district or use; and~~
5. ~~The use of static window signage is permitted, to include neon and LED; however, the area covered cannot exceed 25% of the front façade window area. Window signage is only permitted within the front façade windows, and the storefront window area cannot be tinted greater than 10%; and~~
6. The hours of the tattoo facility will be between 8:00 a.m. and 9:00 p.m.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
APRIL 9, 2024**

AGENDA ITEM: **PC-2024-12 Request to zone Commercial General (CG) pending annexation, the lot located at 3099 South Irby Street, identified as Florence County Tax Map Number 00151-01-116.**

I. IDENTIFYING DATA:

Owner	Tax Map Number
Rey Petroleum LLC	00151-01-116

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: Commercial General (CG)
Current Use: Exxon Gas Station and Convenience Store

IV. POINTS TO CONSIDER:

- (1) The property is in the County and is zoned B-3. It is currently an Exxon gas station and convenience store.
- (2) The proposed zoning, pending annexation, is Commercial General (CG). A fueling station is a conditionally permitted use in the CG district.
- (3) The lot meets the dimensional requirements of the CG zoning district per the City of Florence *Unified Development Ordinance*.
- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the Commercial General zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of adjacent properties is churches and schools.
- (6) Future Land Use of the parcel is Suburban Commercial.
- (7) City water and sewer services are currently available.
- (8) City staff recommends the parcel be zoned Commercial General as requested, contingent upon annexation into the City of Florence. This recommendation is based on the current use and the character of the surrounding area.

V. OPTIONS:

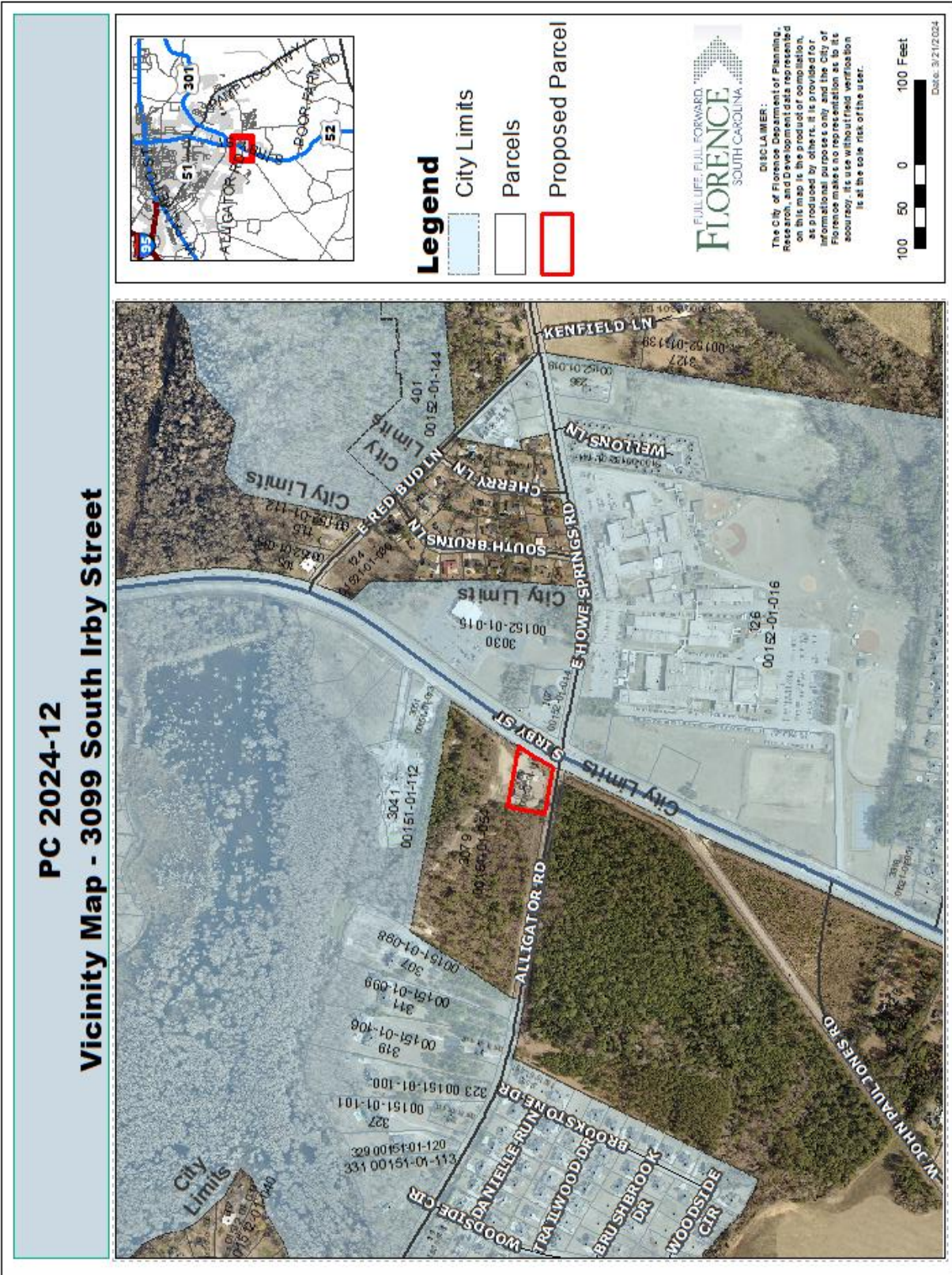
Planning Commission may:

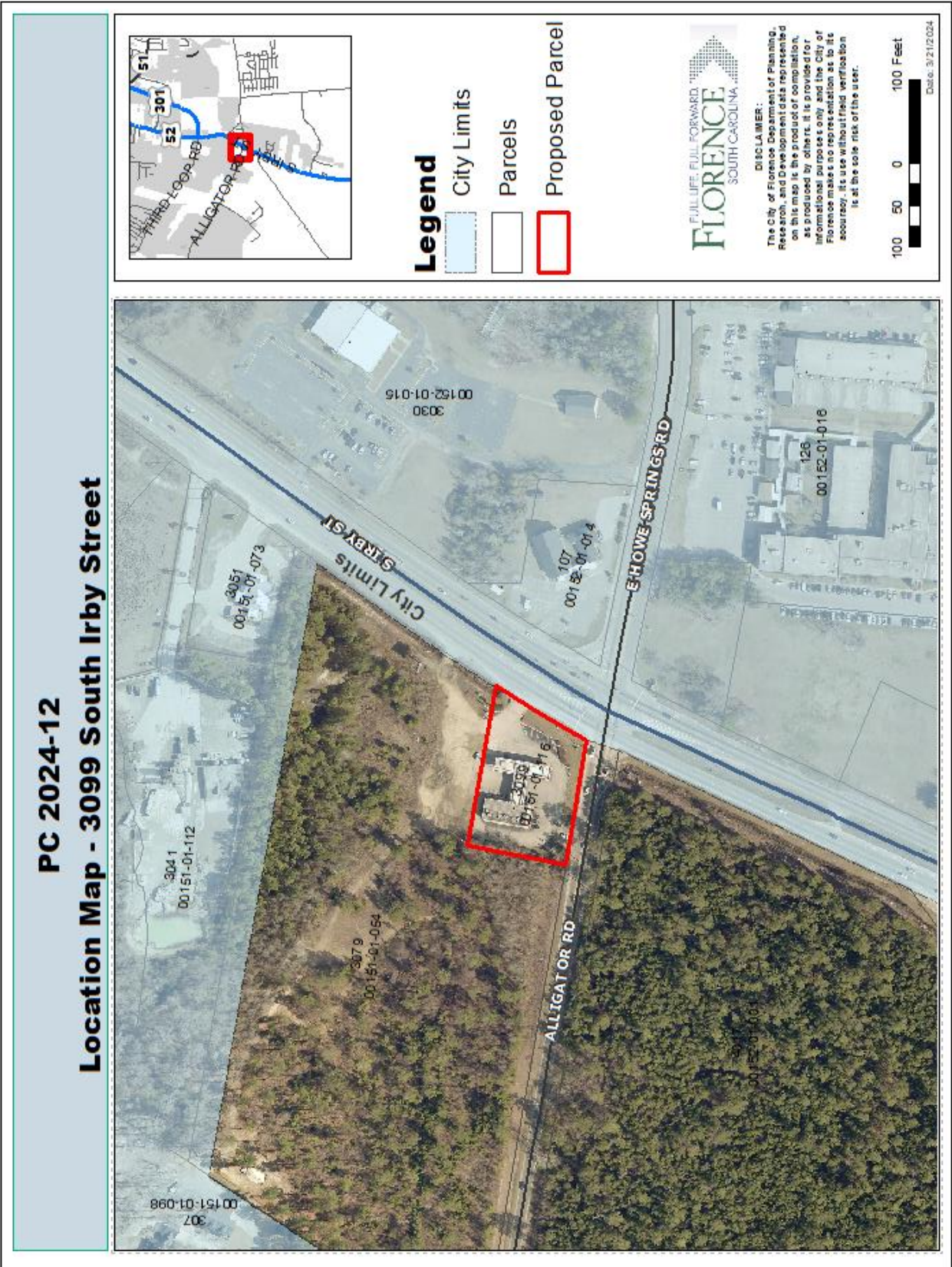
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

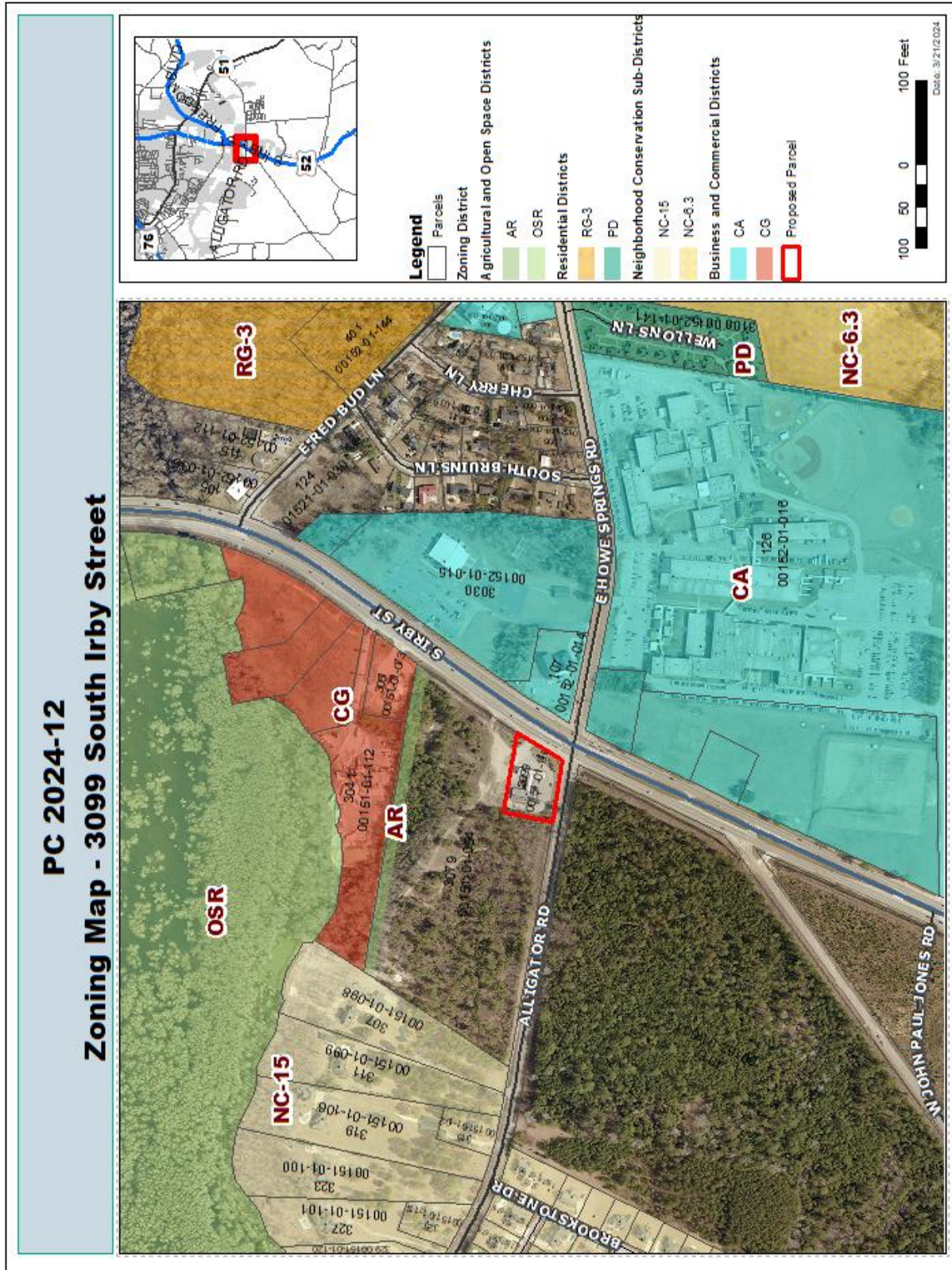
VI. ATTACHMENTS:

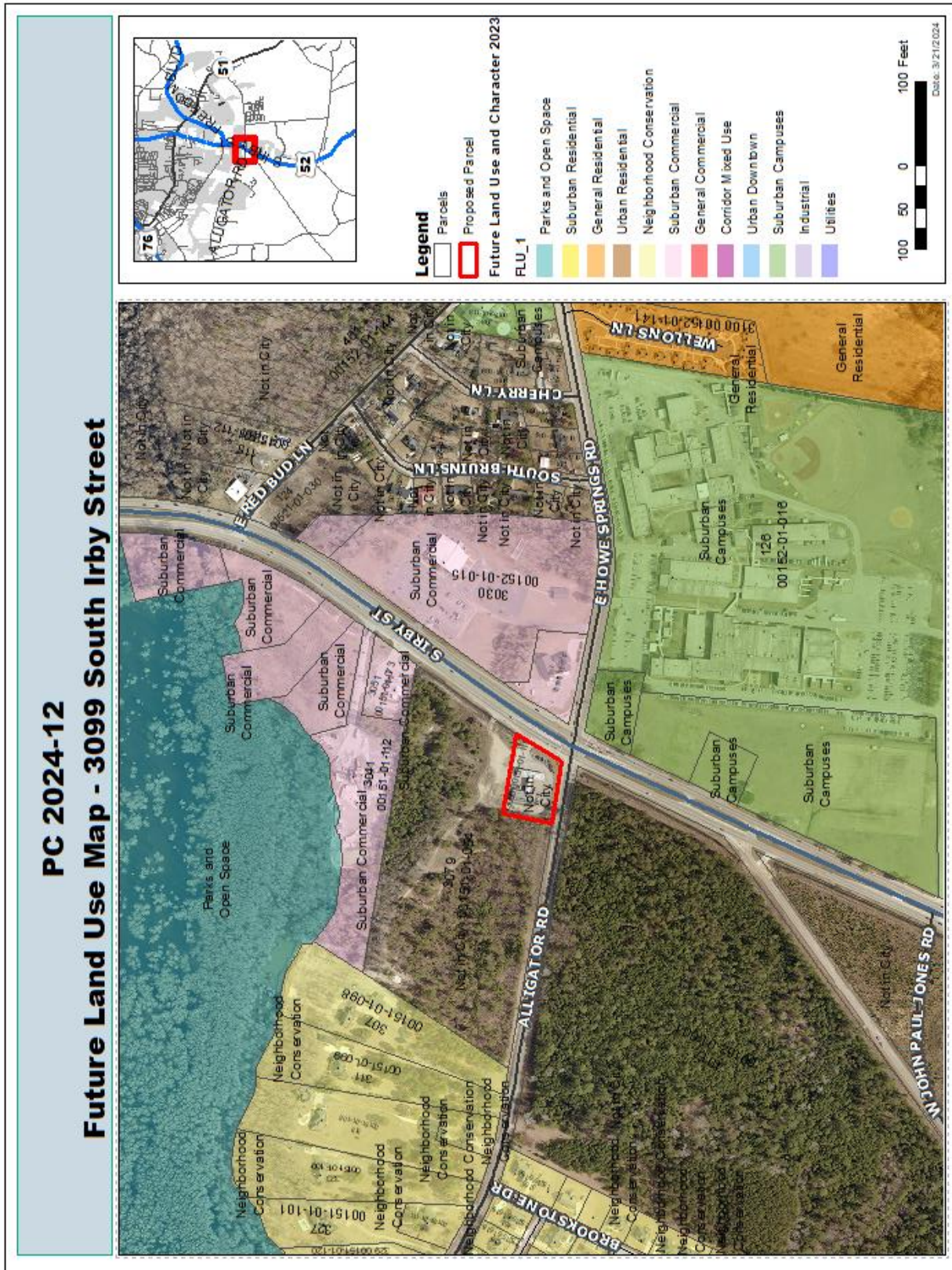
- A) Vicinity Map
- A) Location Map
- B) Zoning Map
- C) Future Land Use Map
- D) Site Photos

Attachment A: Vicinity Map









Attachment E: Site Photos

