

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
APRIL 12, 2022 AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on March 8, 2022.

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

PC-2022-06 Request to consider the abandonment of City right-of-way located on Mimosa Drive, identified as Florence County Tax Map Number 90037-03-013.

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

PC-2022-15 Request to rezone 2150 Fernleaf Drive from NC-15 to NC-6.3, identified as Florence County Tax Map Number 90018-07-003.

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

PC-2022-16 Request to zone CG, pending annexation, the Florence Housing Authority offices, located at 2640 West Palmetto Street, identified as Florence County Tax Map Number 90004-01-026.

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

PC-2022-17 Request to rezone 1309 West Dixie Street from NC-6.1 to NC-6.2, identified as Florence County Tax Map Number 90044-01-005.

- VIII. Matter in Position for Action**

PC-2022-18 Request for sketch plan review of Baroody Townhouses, to be located on East NB Baroody Street, identified as Florence County Tax Map Numbers 90170-01-023, 90170-01-024, and 90170-01-025.

- IX. Adjournment** Next meeting is scheduled for May 10, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
MARCH 8, 2022 MINUTES

MEMBERS PRESENT: Thurmond Becote, Drew Chaplin, Robby Hill, Dorothy Hines, Mark Lawhon, Bryant Moses, and Vanessa Murray

MEMBERS ABSENT: Betty Gregg and Charles Howard

STAFF PRESENT: Jerry Dudley, Derek Johnston, Alane Zlotnicki, Alfred Cassidy, and Bryan Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:02 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 8, 2022 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Mr. Becote seconded the motion, and the motion passed unanimously (6-0).

Dorothy Hines arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2022-09 Request for sketch plan review of a townhouse development to be located on Alligator Road, identified as Florence County Tax Map Number 00101-01-642.

Chairman Chaplin read the introduction to PC-2022-09 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Planning Commission.

There being no questions for staff and no public hearing required, Chairman Chaplin called for a motion. Mr. Hill moved that the request be approved as submitted; Mr. Moses seconded, and the motion passed unanimously (7-0).

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

Chairman Chaplin read the introduction to PC-2022-10 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the property had come before the Board before for a similar request. Mr. Johnston stated it had and had been denied. Dr. Lawhon stated the residents are against the request. Mr. Moses asked if there were apartments across the street. Mr. Johnston stated there are. Mr. Hill commented that staff had given no recommendation to the Board.

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

Mr. Andy Fowler rose to speak against the request. Chairman Chaplin commended Mr. Fowler's character as an appraiser.

Ms. Susan Cantey, a resident of the neighborhood rose to speak against the request.

Mr. Jan Bays of 422 Thomas Road rose to speak against the request highlighting the history of flooding off of Thomas Road, and the damage the apartments would do to the housing market in the neighborhood.

Mr. Bruce Smith rose to speak against the request presenting a petition against it signed by 75 residents. He also presented the Board with a copy of the neighborhood's covenants. Mr. Moses asked if staff could record and maintain a copy of the covenant for the future. Mr. Dudley stated the Planning Department usually does not involve itself with private covenants, but if a project violating a covenant is brought to the attention of the Department, then the permit is held until the situation is resolved.

There being no further questions for staff and 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 that the request be denied as submitted; Mr. Hill seconded, and the motion to deny the rezoning passed 5-1, with Dr. Lawhon, Mr. Hill, Ms. Hines, Chairman Chaplin, and Mr. Becote voting to deny, Mr. Moses voting to approve the rezoning, and Ms. Murray abstaining from voting.

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

Chairman Chaplin recused himself from this case due to his professional involvement. Mr. Hill took over as acting chairman and read the introduction to PC-2022-11 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Mr. Hill opened the public hearing.

Ms. Jeanne Zollicoffer rose to speak against the request mentioning the proposed apartments would not complement the single-family character of the neighborhood. She stated that the request will be detrimental to housing values and would drastically increase the traffic in the area.

Ms. Mariscia Cooper rose to oppose the request and echoed what Ms. Zollicoffer had said.

Mr. Richard Cavalieri rose to speak in favor of the request. He stated his company would like to work with the community in order to generate an outcome acceptable to all. Mr. Hill asked for Mr. Cavalieri's rock resume. Mr. Cavalieri mentioned he has 18 years of development experience and is a licensed contractor. He stated the goal of the project is to provide affordable housing. Ms. Murray asked if the developer had already met with community members. Mr. Cavalieri stated he has not yet but would like to do so in the near future. Mr. Becote asked Mr. Cavalieri to meet with the community and emphasized this group like the previous group has a right to protect their property values and their neighborhood. Dr. Lawhon expressed reservations with voting for a request with no community support and involvement. Mr. Moses asked if the applicant would defer his request in order to meet with the community. Mr. Cavalieri stated he was willing to, but mentioned there would still need to be multifamily units in the development or the developer would be forced to terminate the project.

There being no further questions for staff and no one else to speak in favor of or against the request, Mr. Hill closed the public hearing and called for a motion. Ms. Murray moved that the request be deferred for 30 days to give the developers time to meet with community members; Dr. Lawhon seconded, and the motion to defer passed unanimously (6-0), with Chairman Chaplin recusing himself.

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

Chairman Chaplin thanked the public for their involvement, read the introduction to PC-2022-12 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

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

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

Chairman Chaplin read the introduction to PC-2022-13 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

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

PC-2022-14 Request to review the installation of infrastructure for a new carwash to be located at the intersection of North Beltline Drive and Hoffmeyer Road, identified as Florence County Tax Map Number 00099-01-089.

Chairman Chaplin recused himself from this case due to his professional involvement. Mr. Hill took over as acting chairman and read the introduction to PC-2022-14 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

There being no questions for staff and no public hearing required, Mr. Hill called for a motion. Dr. Lawhon moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed unanimously (6-0), with Chairman Chaplin recusing himself.

OTHER BUSINESS: Mr. Dudley explained that the draft version of the Comprehensive Plan had now been provided to the Commission, and that work sessions were starting with City Council. He asked the Commissioners to read the draft plan and provide comments and concerns before the next Planning Commission meeting in preparation of making a recommendation to City Council.

ADJOURNMENT: There being no other business, Mr. Moses moved to adjourn, Mr. Becote seconded, and Chairman Chaplin adjourned the meeting at 7:26 p.m. The next meeting is scheduled for April 12, 2022.

Respectfully submitted,

Austin Cherry
Administrative Assistant III

CITY OF FLORENCE PLANNING COMMISSION

DATE: April 12, 2022

AGENDA ITEM: PC-2022-06 Request to consider the abandonment of City property located on Mimosa Drive behind 907 Sherwood Drive, identified as Florence County Tax Map Number 90037-03-013.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City of Florence property, specifically a portion of undeveloped land adjacent to 907 Sherwood Drive. The property is bounded on the North by an extension of the northern property line of 907 Sherwood Drive; by an extension of the southern property line of 907 Sherwood Drive to the South; Mimosa Drive proper to the West; and 907 Sherwood Drive to the East.

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) The request was made by the property owner of 907 Sherwood Drive. The owner would like access to Mimosa Drive via a new driveway. Mimosa Drive is an SCDOT maintained road requiring the property owner to obtain an encroachment permit for the driveway. SCDOT is unable to grant permission until the City abandons this portion of property. The owner has driveway access onto Sherwood Drive. The owner also currently utilizes a dirt driveway for secondary access onto Mimosa Drive.
- (2) Only the portion of undeveloped parcel adjacent to 907 Sherwood Drive is being proposed for abandonment (Attachments A & B).
- (3) 907 Sherwood Drive has double lot frontage along Mimosa Drive. Attachment D shows the original subdivision layout for double frontage lots (Lots 1, 8, 9, and 18 on Attachment D) in Pine Acres Subdivision were designed with this 5' wide parcel. This may have been intended as a bufferyard to shield the homeowners from traffic along Mimosa and/or a means to prevent secondary access to the parcel preventing further subdivision for the purpose of building another home with frontage along Mimosa Drive.
- (4) A survey from 1947 shows the property in question as "parkway" (Attachment E). The parkway seems to be a 5' wide pathway connecting pocket parks within the subdivision. Through the years, the pocket parks and sections of the connecting parkway have been combined with adjacent properties. A few fragments of the original parkway, including this one, remain.
- (5) City ownership of the property is implied based upon past deeds showing transfer of the pocket park by the City of Florence into private ownership.
- (6) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; and Planning, Research, and Development.

None of the aforementioned departments found any reason to maintain the City's interest in this section of Mimosa Drive.

- (7) If the right-of-way is abandoned by the City, the property can be declared as surplus by City Council and conveyed to the adjacent property owner, thus placing the parkway into private ownership.
- (8) The City could also retain its rights and grant an access easement through the parcel in lieu of abandonment.

IV. STAFF RECOMMENDATION:

City Staff recommends abandonment of the City's unopened and undeveloped portion of land adjacent to 907 Sherwood Drive. The original intent of the Pine Acres Subdivision parkway was for a pedestrian path to the neighborhood pocket park. The connecting pocket park no longer exists as the property has been absorbed into 904 Mimosa Drive. The deed for the park sold to 904 Mimosa Drive stipulated the property could only be used for a street or park. 907 Sherwood Drive's request is consistent with this intent. Alternatively, the City could grant an access easement through the parcel to accommodate the applicant's desire for a second driveway with Mimosa Drive access. It is the applicant's desire to own the property outright.

V. OPTIONS:

Planning Commission may:

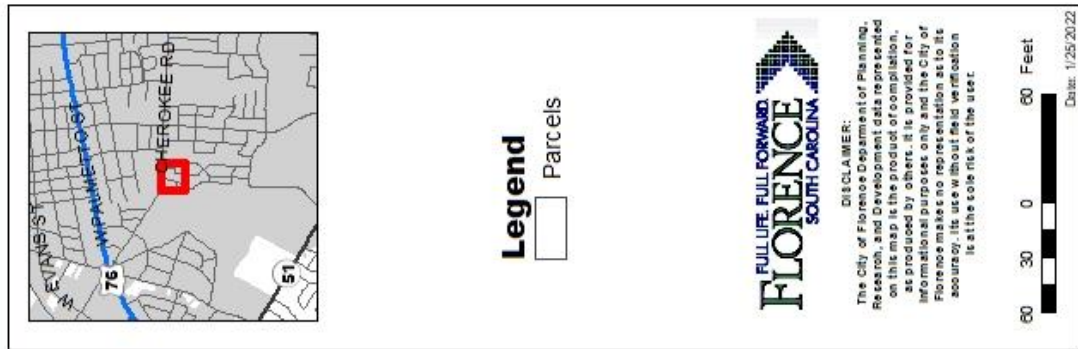
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

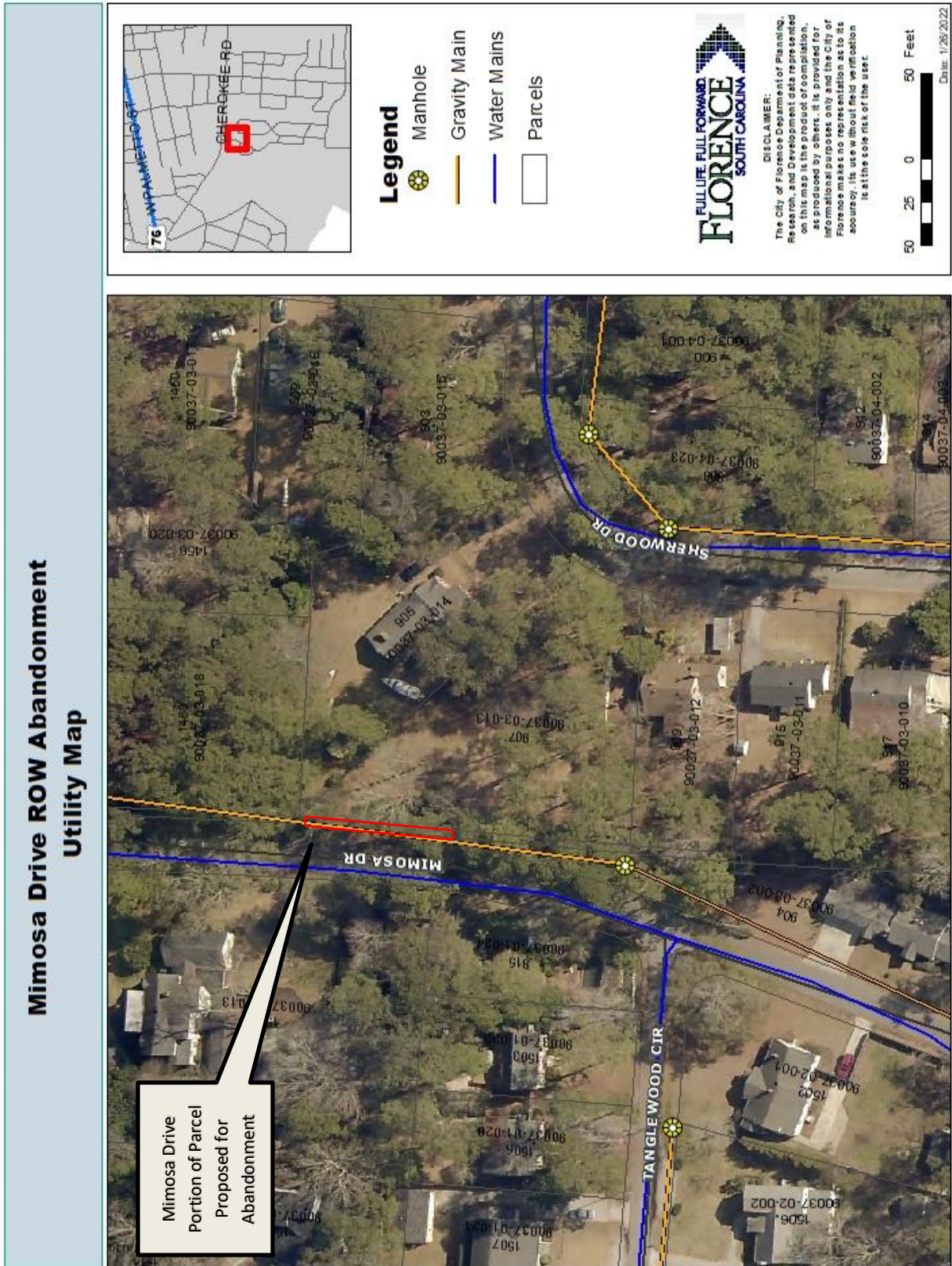
VI. ATTACHMENTS:

- (A) Vicinity Map
- (B) Location Map
- (C) Utility Map
- (D) 1949 Map of Pine Acres Subdivision
- (E) 1947 Survey Denoting Parkway
- (F) Site Photos

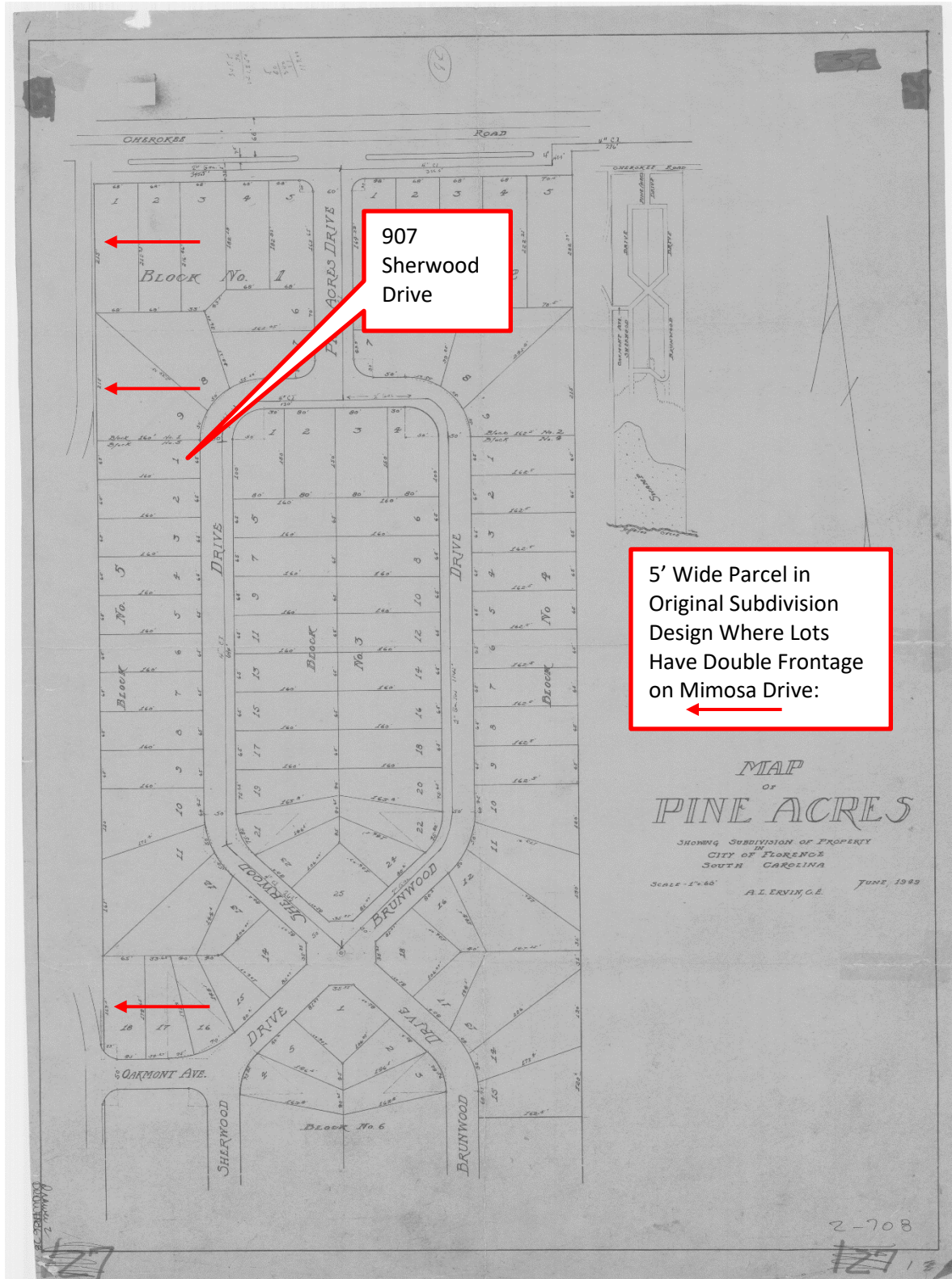
Attachment A: Vicinity Map

PC 2022-06 Attachment A
Vicinity Map
Mimosa Drive-ROW Abandonment





Attachment D: 1949 Map of Pine Acres Subdivision



Attachment F: Site Photos



Rear of 907 Sherwood Drive showing current dirt driveway giving owner access to Mimosa Drive



Rear of 907 Sherwood Drive looking South



Rear of 907 Sherwood Drive looking North

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 12, 2022

AGENDA ITEM: PC-2022-15 Request to rezone 2150 Fernleaf Lane from NC-15 to NC-6.3, identified as Florence County Tax Map Number 90018-07-003.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Ashishkumar Patel	90018-07-003

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. Planning Commission voted to recommend denial of the rezoning request to City Council for the vacant parcel to the south 5 to 1 at the March meeting.

III. GENERAL BACKGROUND DATA:

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

IV. POINTS TO CONSIDER:

- (1) The property is currently zoned Neighborhood Conservation – 15 (NC-15), which permits single family detached homes exclusively for residential uses. The current zoning conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
- (2) The proposed zoning is Neighborhood Conservation – 6.3 (NC-6.3) which permits single-family detached homes, with the added conditional uses of Townhomes, Duplexes, Multiplexes, and Multifamily (Apartments).
- (3) The Country Club Forest subdivision, which includes this parcel, has protective covenants in place that prevents construction of any building other than a single-family detached house (Attachment F). The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 Section 6-29-1145 (Attachment G) states if the Planning Department is made aware of restrictive covenants that would prohibit the proposed activity, "...the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order." No such release has been granted at this time.
- (4) The proposed NC-6.3 zoning would permit multifamily housing conditional upon the developer providing a "Type C" Bufferyard per UDO Table 4-10.3.1 (Attachment J) between the apartments and single-family detached homes to the east. Section 4-16.1.3 of the UDO prohibits a multifamily building within 100' of existing single family uses from exceeding two stories.
- (5) The lot is approximately 100 ft wide and 150' in depth with an area of approximately 17,000 square feet and meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of

Florence *Unified Development Ordinance*, which is a minimum lot width of 50' and a minimum square footage of 6,000 square feet.

- (6) Table 2-4.1.3 of the *Unified Development Ordinance* places specific dimensional standards and setbacks for multifamily construction (Attachment H), and Section 1-2.8.2.G outlines the conditional requirements for multifamily development (Attachment I).
- (7) Multifamily is defined in the UDO as, "...a building that includes three or more dwelling units, which is not designed as townhomes or multiplex buildings. Multifamily also means two or more residential units that are located on the upper floors of a mixed-use building." The conditional requirements for multifamily would limit the feasibility of this style of development on such a small parcel adjacent to single-family development.
- (8) Land use of the adjacent properties is mostly residential with commercial uses along Second Loop Road (Attachment C).
- (9) The site is currently an undeveloped wooded lot. Aerial images show this lot has been vacant since at least 1998. The current zoning of Neighborhood Conservation - 15 (NC-15) was adopted with the land use maps associated with the adoption of the *Unified Development Ordinance* in 2018 in keeping with the parcel's proximity to surrounding residential uses.
- (10) Future Land Use of the parcel is shown as "Neighborhood Conservation" consistent with adjacent properties and the proposed rezoning.
- (11) Factors that affect the potential rezoning include the Country Club Forest Subdivision Protective Covenants, and the parcel's adjacency to existing single-family detached development along Fernleaf Lane and Thomas Road. The parcel does have frontage on Second Loop Road. Other parcels in the vicinity fronting on Second Loop Road are characterized by multi-family or commercial development. If developed with a higher density than single-family detached, a buffer would be required between the new and existing development. Without release from the restrictive covenant or a court order, the City of Florence would be unable to permit any use for the property other than a single-family detached home.

V. OPTIONS:

Planning Commission may:

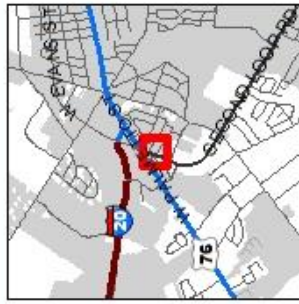
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use
- E) Site Photos
- F) Country Club Forest Protective Covenants
- G) Planning Enabling Act Section 6-29-1145
- H) UDO Table 2-4.1.3
- I) UDO Section 1-2.8.2.G
- J) UDO Table 4-10.3.1

Attachment A: Vicinity Map

PC 2022-15 Attachment A
Vicinity Map 2150 Fernleaf Lane Rezoning



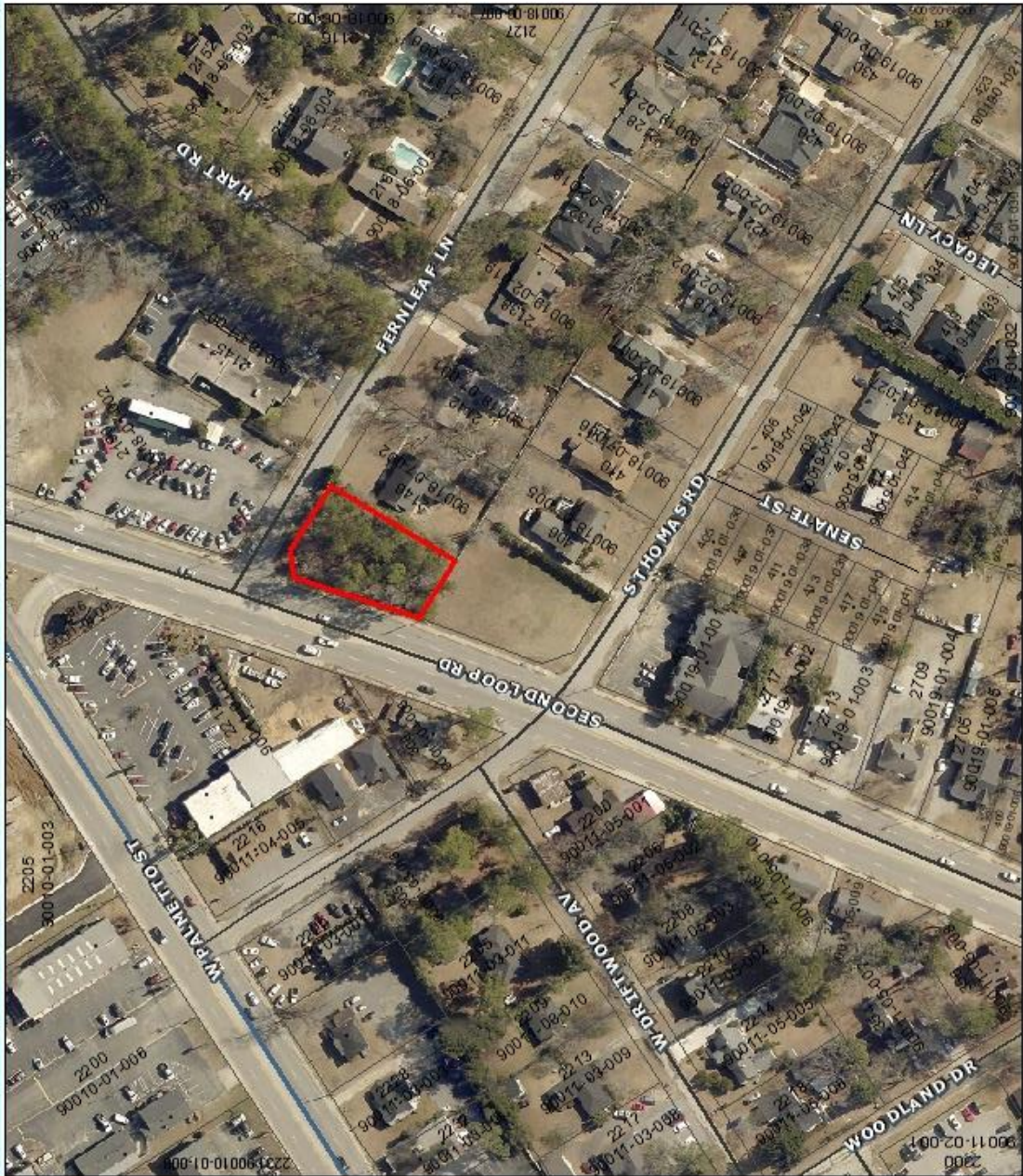
Legend
 [Red Square] Parcels



DISCLAIMER:
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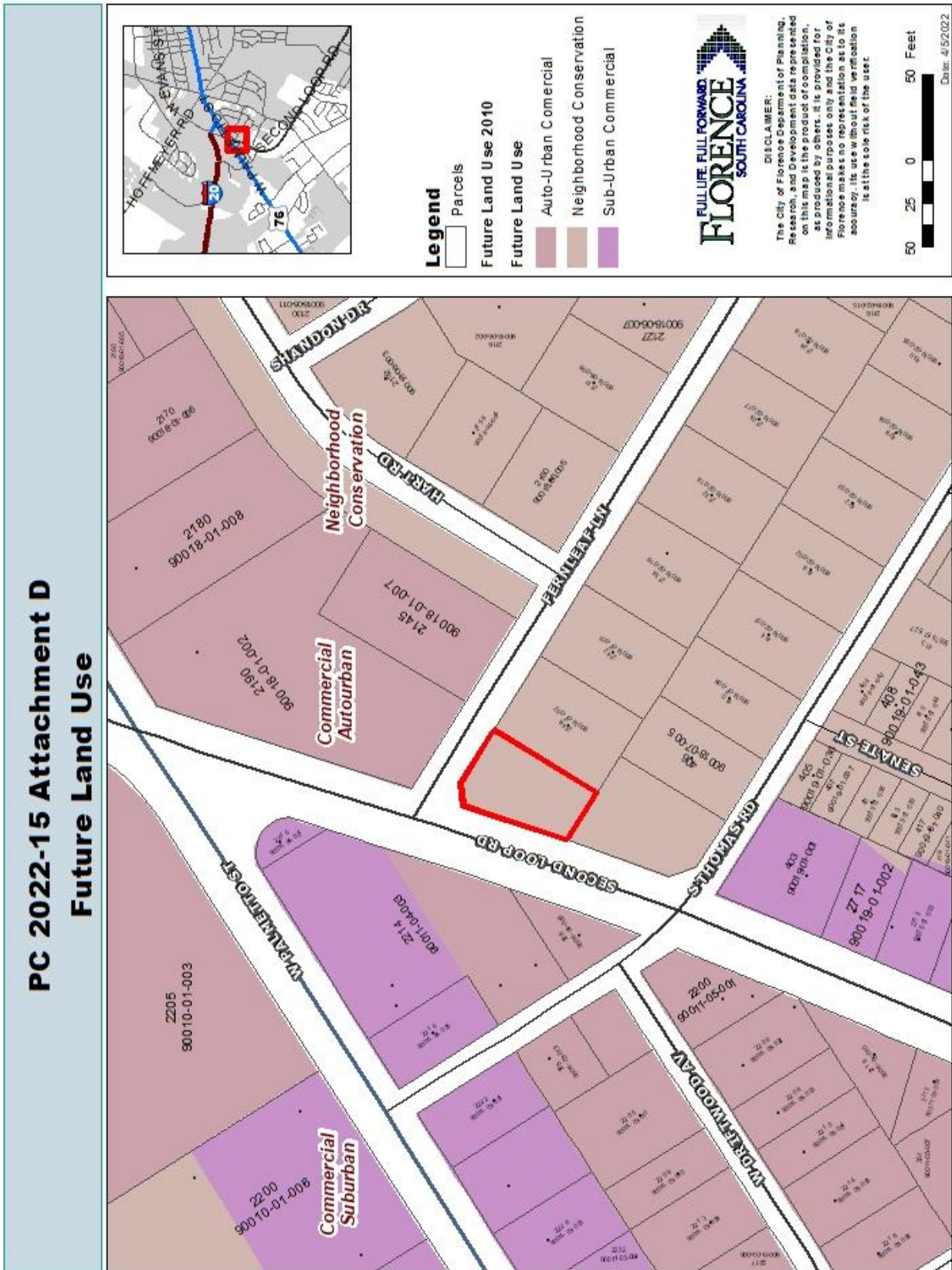


Date: 4/5/2022



Attachment B: Location Map





Attachment E: Site Photos



2150 Fernleaf Lane – Second Loop Road in the background; North from Thomas Road vacant lot



2150 Fernleaf Lane – looking south down Second Loop; looking north up Second Loop Road

Attachment F: Country Club Forest Protective Covenants

PROTECTIVE COVENANTS

COUNTRY CLUB FOREST

1. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-one (21) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument is signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

3. That the layout of the lots as shown on said plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be permitted. That said property shall not be further subdivided without consent of the architectural committee as set out hereinafter; and no dwelling shall be erected or placed on any lot having a width of less than ninety (90) feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 12,500 square feet. The grantors, their heirs and assigns, reserve the right to further subdivide said property or to redivide the same but in no wise to have a combined frontage of less than ninety (90) feet.

4. No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half (2½) stories in height and a detached private garage for not less than two (2) cars; no detached garage shall be erected on said property without written permission from the architectural committee and no carport facing the street shall be built or constructed on said premises without written permission from the architectural committee.

5. There is hereby created an architectural committee composed of three, C. S. Corneil, A. T. Pendergrass, and B. Stafford Poston, all of Florence, South Carolina. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or to restore to it any of its powers and duties. The erection of a building on any lot shall not be commenced unless and until plans and specifications therefor have been approved in writing by the architectural committee, provided, however, that unless the architectural committee or such other party having the right to do so, commences suit to enjoin the erection of a building which has not been approved, as aforesaid, and files a lis pendens in the office of the Clerk of Court for Florence County in such suit, prior to the completion of said building, then no suit may thereafter be brought by the architectural committee, its successors or assigns, or any other party, to enforce compliance with this section, or for a violation of this section.

6. No residence shall be erected on any lot to have less than seventeen hundred fifty (1,750) square feet of floor area. Residences one and one-half story shall not have less than two thousand (2,000) square feet of floor area. Two story residences shall not have less than twelve hundred (1,200) square feet of ground floor area. Split-level residences shall be construed as one story residences. In computing floor area space, under this section, open porches and garages shall not be included.

7. No building shall be located on any lot nearer to the front line than the minimum setback line as shown on recorded plat or nearer to any side line than eleven (11) feet. Corner lots sideline restrictions and irregular shape lots building line will be as shown on said plat.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. No structure of a temporary character, trailer, basement, tent, shack, barn, garage or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently.

10. Until such time as the sanitary sewer shall be constructed to serve the sub-division, all sanitary facilities shall be within the house and connected to a septic tank sewage disposal system constructed in accordance with the requirements of the State Board of Health by the owner of each dwelling.

11. No fence of any kind shall be built on or around any of said numbered lots without the written approval of the architectural committee being first obtained, both as to design and as to the material with which said fence is to be constructed, said written approval to be by instrument duly executed and acknowledged by said architectural committee.

12. None of the numbered lots shown on said plat shall be used for manufacturing or commercial purposes of any kind or character whatsoever, including a beauty parlor, etc.; nor shall any sign or advertising sign, other than a sign advertising the property for sale or rent be erected on said lots.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

14. The grantors, their heirs and assigns, retain an easement for the maintenance, construction and repair of a drainage system, the area as shown on said map for drainage purposes.

15. Excepted from said restrictions above are Blocks "G" and "H" which blocks face on U. S. Highway 76 and these blocks are reserved for possible business sites.

NOTE: The architectural committee is now composed of B. Stafford Poston, Mrs. Edmond Zahka, and Robert Guy Hill

CHAPTER 29

South Carolina Local Government Comprehensive Planning Enabling Act of 1994

ARTICLE 7

Local Planning — Land Development Regulation

SECTION 6-29-1145. Determining existence of restrictive covenant; effect.

(A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:

- (1) in the application for the permit;
- (2) from materials or information submitted by the person or persons requesting the permit; or
- (3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

(C) As used in this section:

- (1) “actual notice” is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
- (2) “permit” does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) “restrictive covenant” does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land.

Attachment H: UDO Table 2-4.1.3

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ^{3,4}	Street Side	Rear	Height	Cover
Estate Residential (RE)								
Single-Family Detached	15 ac.	500'	50'	15'	25'	25'	45'	5%
	8 ac.	300'	50'	15'	25'	25'	35'	5%
	2 ac.	200'	50'	15'	25'	25'	35'	10%
Suburban Residential (RS)								
Single-Family Detached	2.0 ac.	220'	50'	20'	25'	75'	45'	10%
	28,000 sf.	110'	50'	10'	20'	50'	35'	25%
Planned, Mixed Residential	12,000 sf.	75'	25'	10'	20'	25'	35'	30%
	Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)							
General Residential (RG)								
RG-1	15,000 sf.	85'	30'	15'	25'	35'	38'	30%
	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
RG-2	10,000 sf.	80'	25'	8'	12'	25'	38'	35%
	6,500 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
RG-3	6,000 sf.	60'	20'	5'	10'	20'	38'	45%
	4,500 sf.	50'	15'	5'	10'	15'	38'	50%
	3,500 sf.	40'	10'	5'	8'	15'	38'	60%
See Table 2-4.1.1 for permitted Attached Single Family and Multi-Family Dwelling Units (below)								
Urban Residential (RU)								
Single-Family Detached	5,000 sf.	50'	15'	5'	10'	20'	35'	50%
Patio / Lot Line House	4,000 sf.	40'	15'	5'	5'	15'	35'	60%
Planned, Mixed Residential	Permits Single-Family Detached (above) and Attached and Multi-Family Dwelling Units (below)							
Attached and Multi-Family Dwelling Units								
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%
Townhouse ⁵	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%
Apartment, Mixed-use Building(s)	See Section 2-6.1.1, General Development Standards.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types.								
² A setback of 25 feet is required from the property line to the face of garage doors								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
⁴ Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
⁵ Within CG and AC zoning designations: Townhomes are allowed front parking lots (courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferward (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3 of the Conditional Multifamily Standards.								

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

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

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

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

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

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 12, 2022

AGENDA ITEM: PC-2022-16 Request to zone CG, pending annexation, the parcel located at 2640 West Palmetto Street, and specifically identified as Florence County Tax Map Number 90004-01-026.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Housing Authority of Florence	90004-01-026

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: Commercial General (CG)
Current Use: Housing Authority of Florence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned. It is the site of a former Bi-Lo grocery store which was converted to the offices of the Housing Authority of Florence.
- (2) The proposed zoning, pending annexation, is Commercial General (CG). The Commercial General zoning district is intended for a broad range of retail, restaurant, entertainment, office, institutional, and service uses.
- (3) The 4.42 acre lot meets the dimensional requirements of the CG zoning district per the City of Florence *Unified Development Ordinance*.
- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the Commercial General zoning district. The property would be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are multi-family residential to the east, commercial to the west, a nursing home and apartments to the south, and a church to the north.
- (6) Future Land Use of the parcel is Neighborhood Conservation.
- (7) City water services are currently available. Sewer services are provided through a private lift station which is owned and operated by a separate property owner; therefore, City sewer is not currently available to the property.

- (8) Due to the location of the City's current sewer infrastructure, the City of Florence cannot make the significant infrastructure extension necessary to serve the property.
- (9) If annexed, City Staff recommends the proposed zoning of Commercial General, CG based upon the character and use of the existing development and other properties in the vicinity which front on West Palmetto Street.

V. OPTIONS:

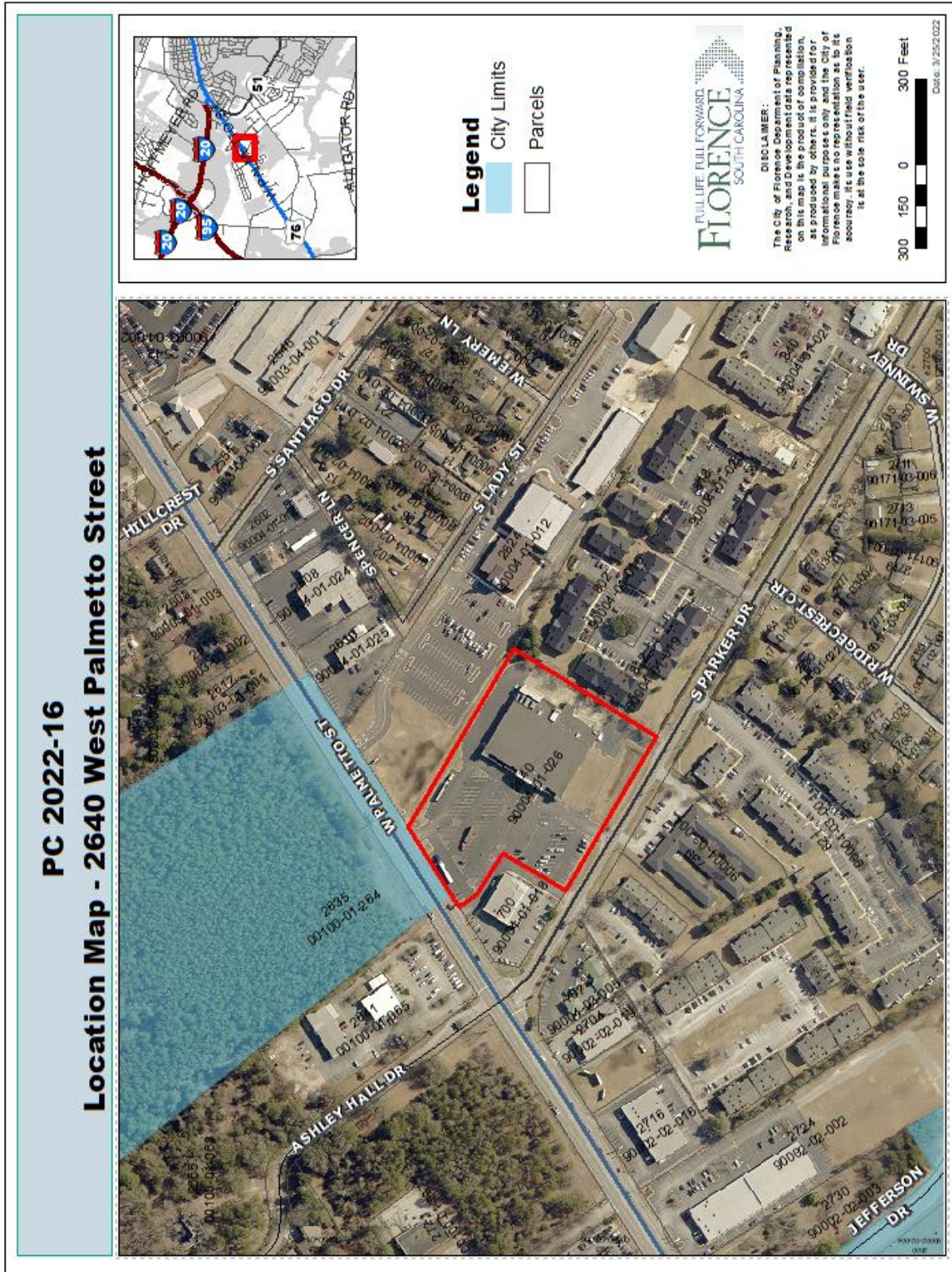
Planning Commission may:

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

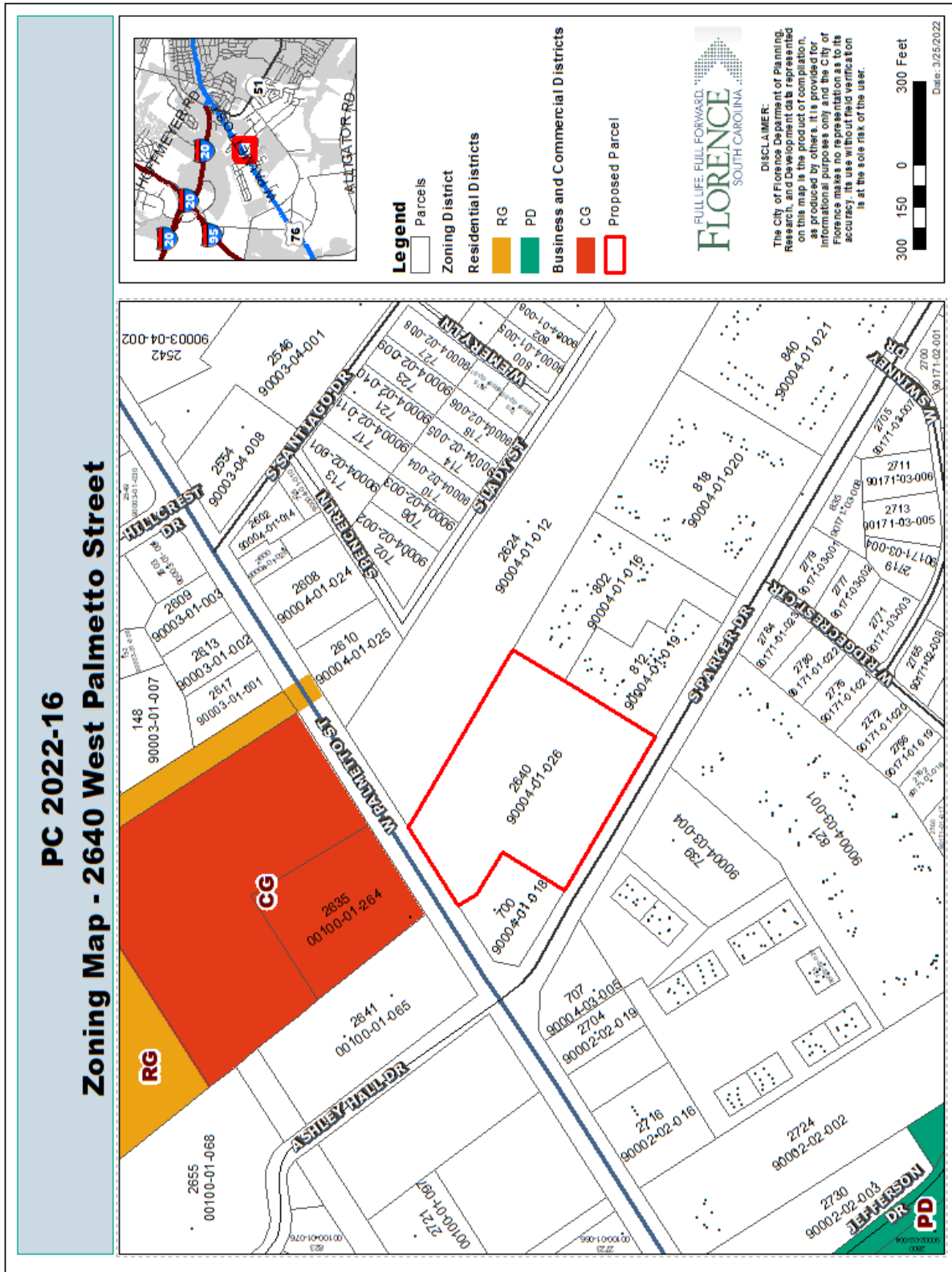
VI. ATTACHMENTS:

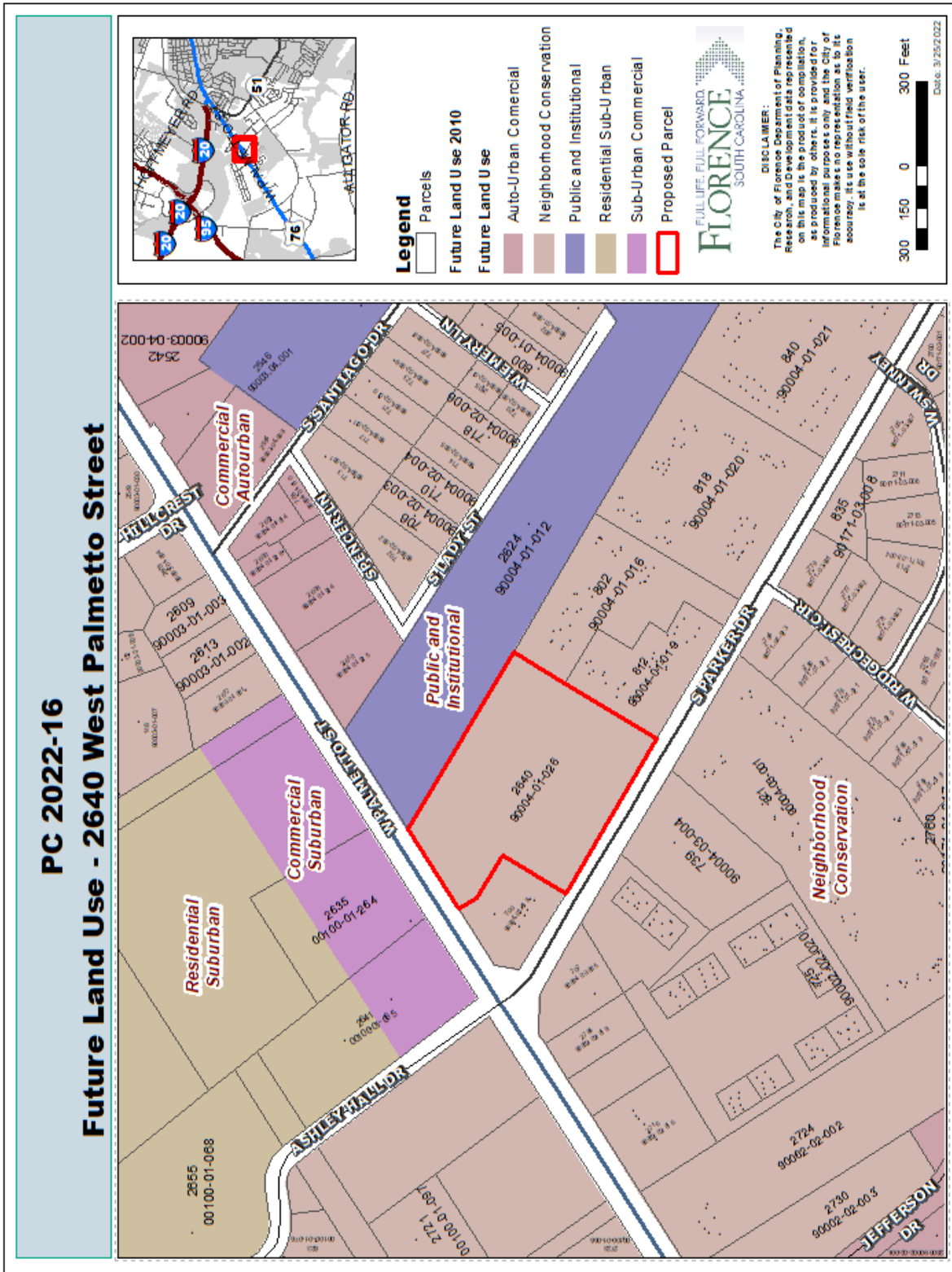
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photos



View from West Palmetto Street.



Looking west.



Church on the northeast side.



Future C-Store to the north.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 12, 2022

AGENDA ITEM: PC-2022-017 Request to rezone from NC-6.1 to NC-6.2 the parcel located at 1309 West Dixie Street, specifically identified as Florence County Tax Map Number 90044-01-005.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Richard Mark Bonnoitt, Jr.	90044-01-005

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 AND SURROUNDING ZONING & LAND USE:

Current Zoning: Neighborhood Conservation-6.1 (NC-6.1)
Proposed Zoning: Neighborhood Conservation-6.2 (NC-6.2)
Current Use: Vacant Land
Proposed Use: Duplex

North: NC-6.1; duplexes
South: R-3A in the County; single family residential
East: Campus; church
West: NC-6.1; duplexes

IV. POINTS TO CONSIDER:

- (1) The 0.41 acre lot is currently zoned NC-6.1, which only permits single family detached housing. Under the previous zoning ordinance, the entire block and the one south of it were zoned R-4 (see Attachment E), which permitted duplexes, which are the dominant housing style in the block. When the *Unified Development Ordinance* zoning map was applied in 2018, the R-4 section was designated NC-6.1 consistent with the blocks of Dixie Street to the east, rendering the duplexes as legally nonconforming, but not permitting further duplex construction.
- (2) The applicant wishes to rezone the lot to NC-6.2, to allow the construction of two single family attached units. The design standards for duplexes as outlined in the *Unified Development Ordinance* would apply.
- (3) At 114 feet wide, the lot meets the dimensional requirements of the NC-6.2 zoning district per the *Unified Development Ordinance*. The lot dimensions for duplexes under NC-6.2 are 9,000 square feet and 90 feet wide. Under R-4, the minimum lot size for a duplex was 6,000 square feet and 50 feet wide. The surrounding parcels with duplexes on them meet those earlier requirements.

- (4) The only uses that may be developed under the proposed zoning, per the *Unified Development Ordinance*, are those permitted in the NC-6.2 district. The property is subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are a mixture of single-family residential, duplexes, and a church.
- (6) The Future Land Use Map designates this parcel as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) Issues which influence the rezoning of the property include the existing duplex development along the block; however, this point of the block is characterized by a transition to single-family development.

V. OPTIONS:

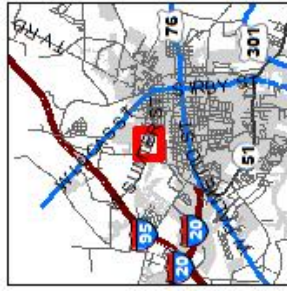
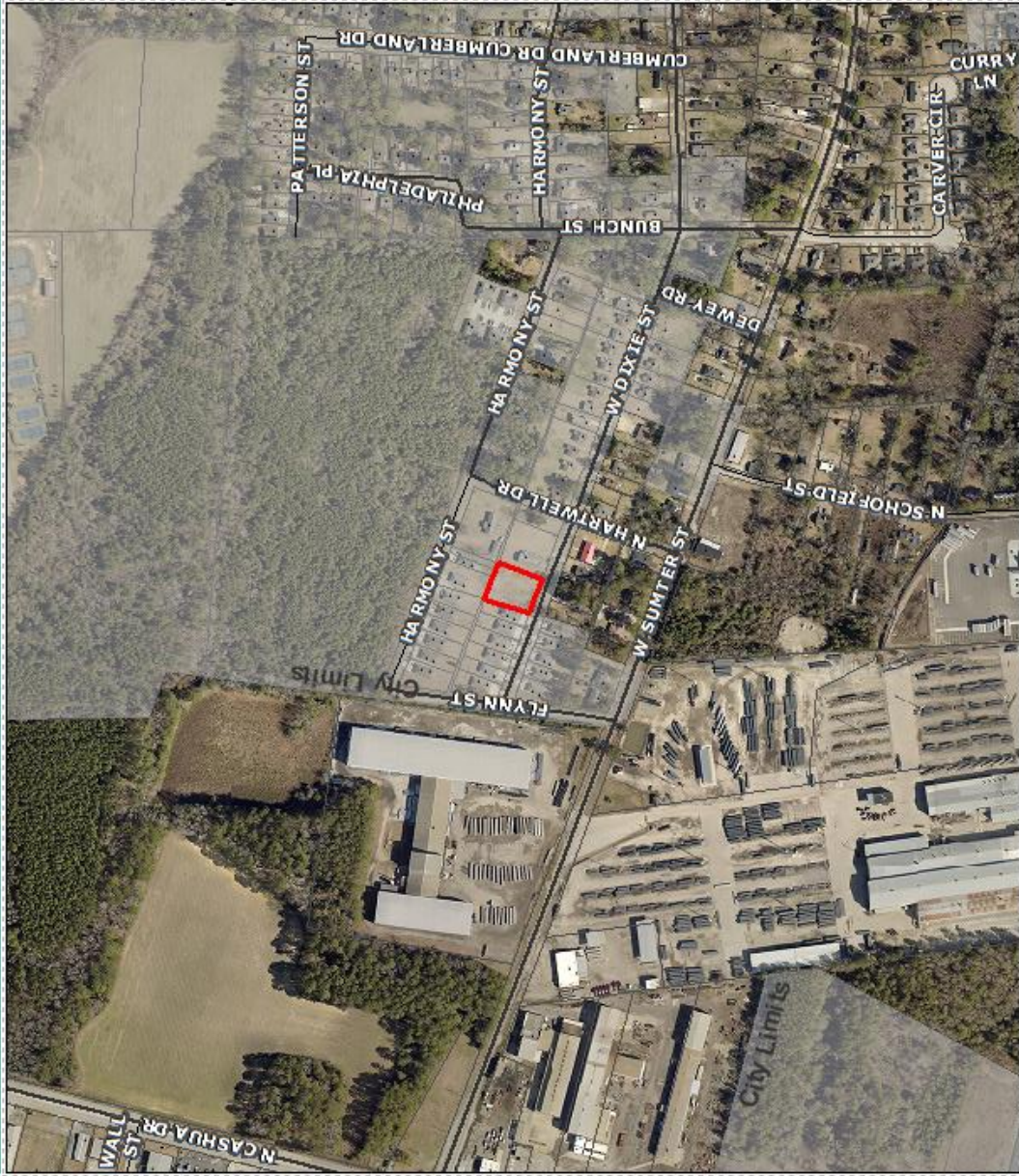
Planning Commission may:

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

VI. ATTACHMENTS:

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

PC 2022-17
Vicinity Map - 1309 West Dixie Street



- Legend**
- City Limits
 - Parcels
 - Proposed Parcel

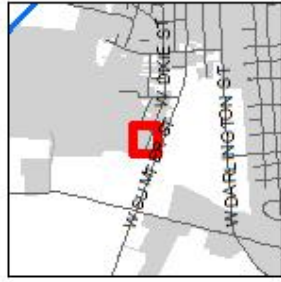


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Attachment B: Location Map

PC 2022-17
Location Map - 1309 West Dixie Street



- Legend**
- City Limits
 - Parcels
 - Proposed Parcel

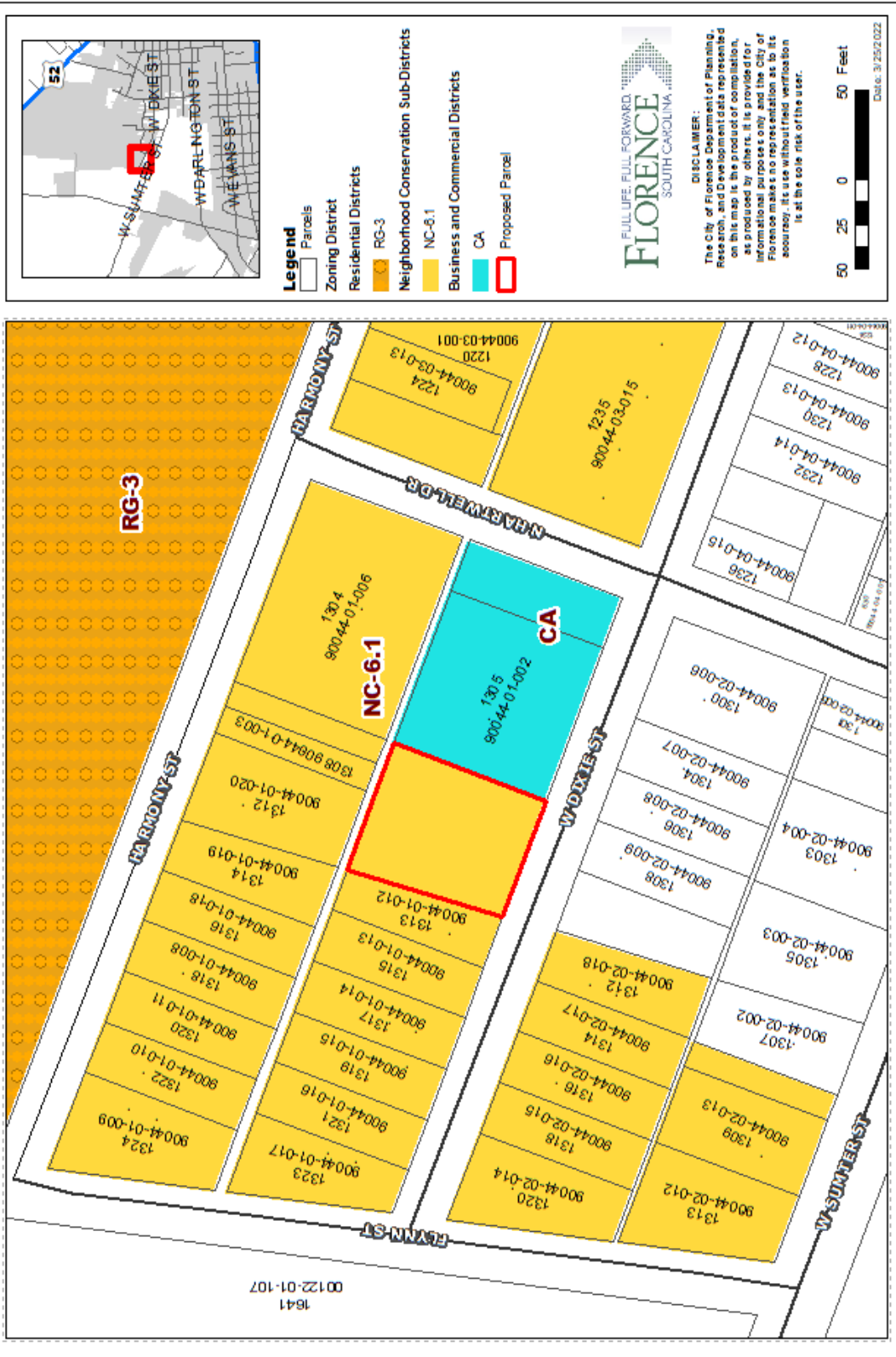


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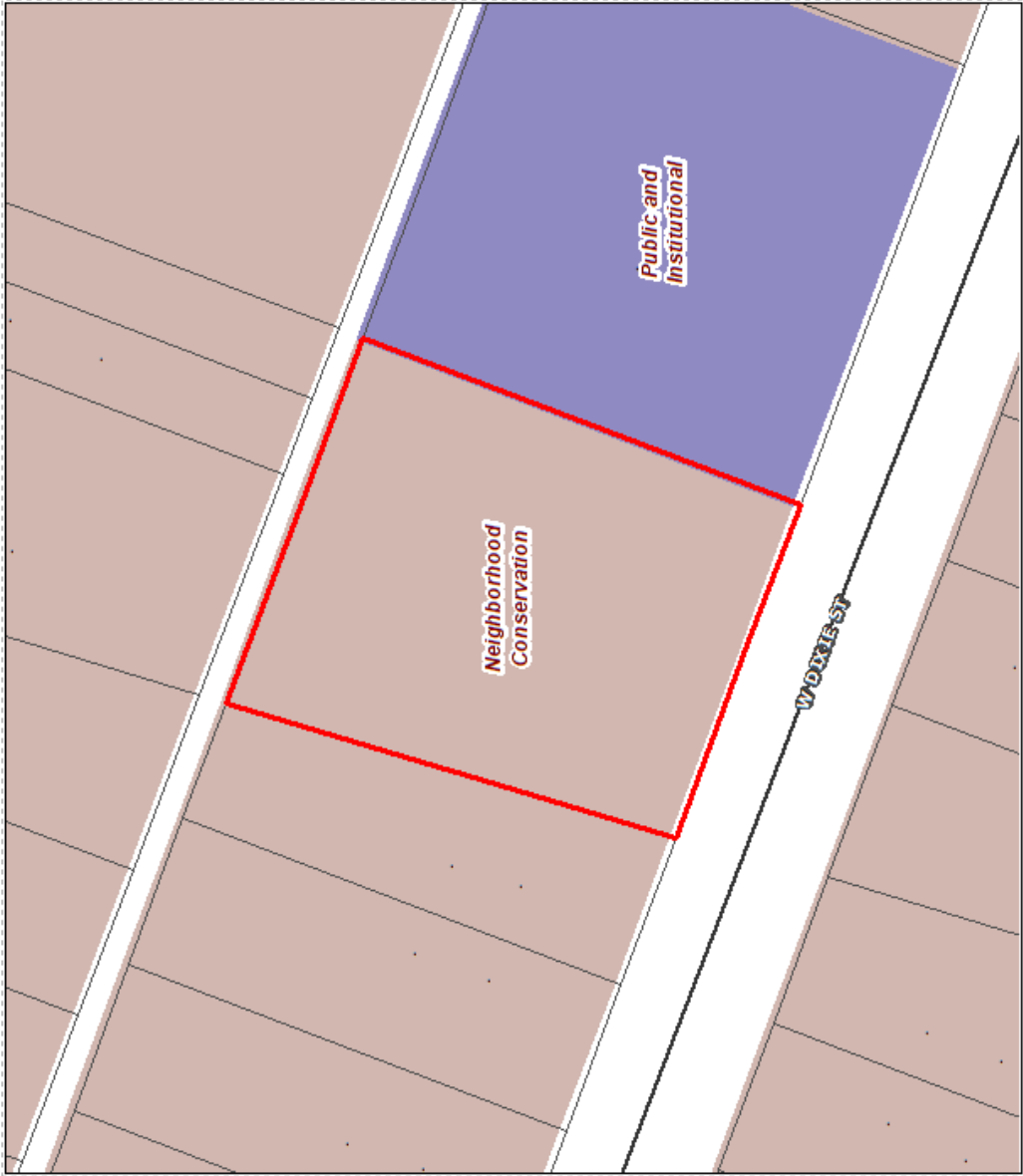


046-3292022

PC 2022-17 Current Zoning Map - 1309 West Dixie Street



**PC 2022-17
Future Land Use - 1309 West Dixie Street**



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

Legend

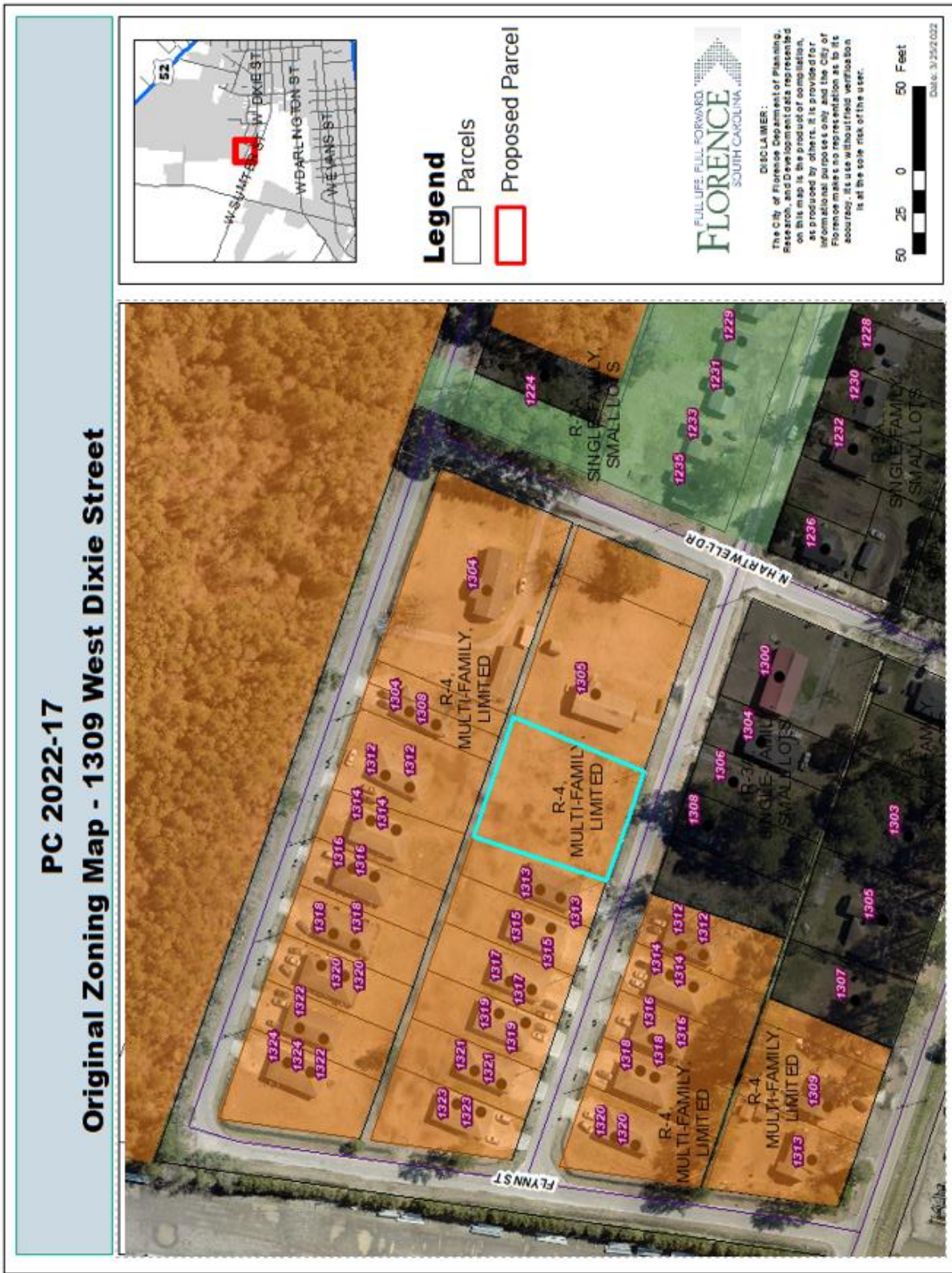
- Parcels
- Future Land Use 2010**
- Future Land Use**
- Neighborhood Conservation
- Public and Institutional
- Proposed Parcel



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Date: 3/29/2022



Attachment F: Site Photos



The vacant lot with duplexes to the north.



The church building to the east of the lot.



Duplexes to the north and west of the vacant lot.



Duplexes to the west of the vacant lot.



Duplexes on the opposite side of the street to the southwest.



Houses in the county on the opposite side of the street to the southeast.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 12, 2022

AGENDA ITEM: PC 2022-18 Request for sketch plan review for the construction of a mixed-use project, located on East NB Baroody Street, specifically identified as Florence County Tax Map Numbers 90170-01-023, 90170-01-024, and 90170-01-025.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Baroody Townhomes LLC	90170-01-023, 90170-01-024, 90170-01-025

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The sketch plan is before Planning Commission for approval. This proposal is also in the D-2 Downtown Overlay District and W-1 Food, Artisan, and Warehouse Overlay District, which the Design Review Board will review on April 13, 2022.

III. GENERAL BACKGROUND DATA:

Current Zoning: Central Business District (CBD)
Current Use: Vacant Land
Proposed Use: Mix-use development (18 Townhome Units & 6 Commercial Units)

IV. SURROUNDING LAND USE AND ZONING:

North: Railroad/Unzoned (City)
East: Red Bone Alley Foods/Central Business District (City)
South: Parking Lot of BTC/Central Business District (City)
West: Parking Lot/Central Business District (City)

V. POINTS TO CONSIDER:

- (1) The proposed subdivision is a townhome development project with an urban character. For townhome development projects, the City of Florence *Unified Development Ordinance* requires that “all units must be established on a single lot 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 subdivisions of property as determined by the City of Florence Planning, Research, and Development department.”
- (2) The Baroody Townhome development will encompass 0.87 acre over three distinct parcels (Tax Map Numbers 90170-01-023, 90170-01-024, and 90170-01-025) and consist of three buildings. The building fronting Baroody Street will be mixed-use, with commercial space on the ground floor

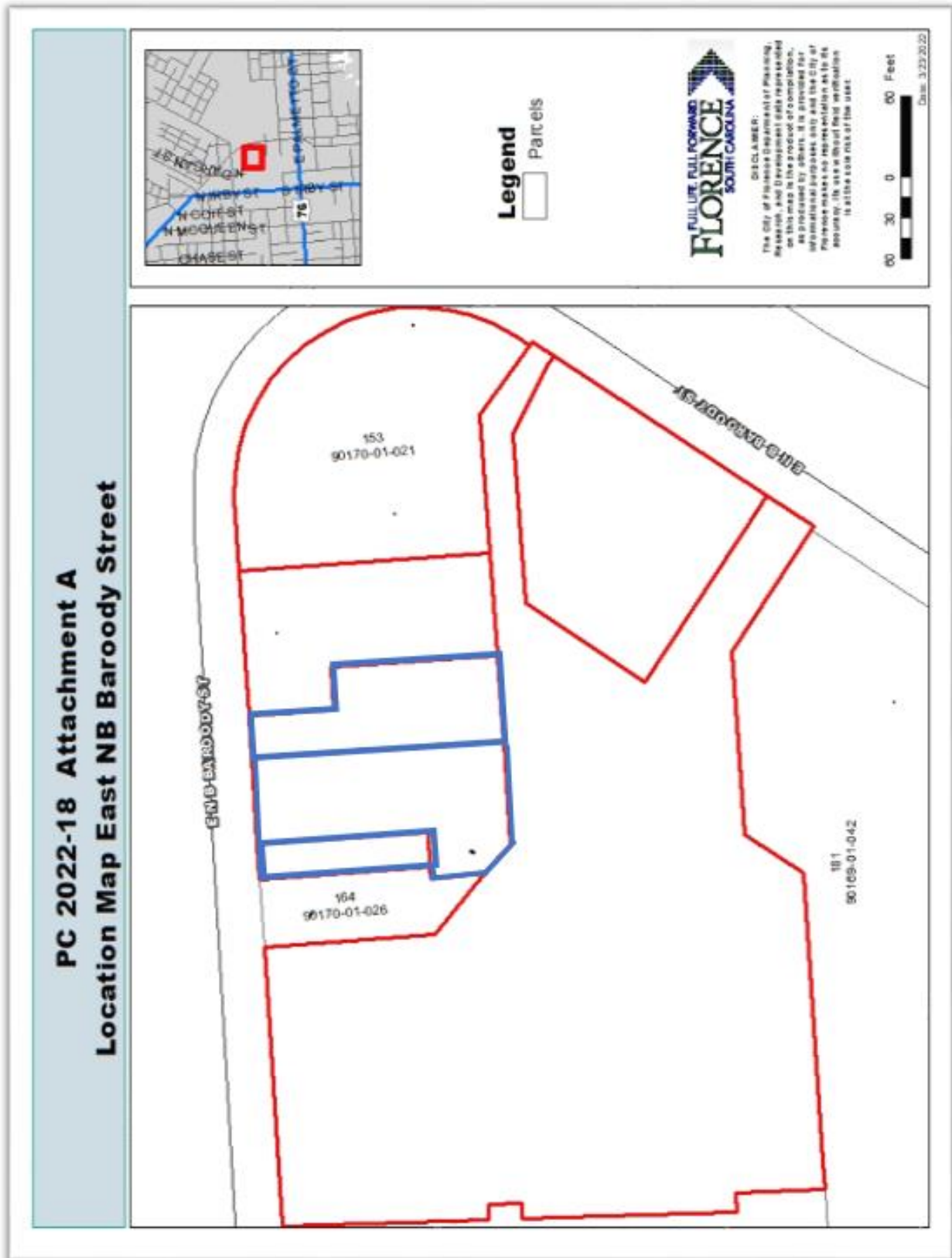
and six townhome units above. The two buildings to the rear of the property will be residential townhome units, with six units in each building. The total number of residential units for the property will be 18.

- (3) Currently, the proposed townhome development has 3 adjacent separate parcels. Attachment F illustrates how the applicant would subdivide the parcels for ownership in the future.
- (4) The townhouse development is reviewed per the City of Florence *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (5) City water and sewer service is available to the parcels.
- (6) The mix-use townhome project falls within the D-2 Downtown Overlay District and W-1 Food, Artisan, and Warehouse Overlay District. The site plan as well as details related to building design, material choices, and colors will go before the Design Review Board on April 13, 2022.
- (7) The sketch plan complies with the Ordinance regarding townhouse development and subdivision requirements.
- (8) 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 package for staff review prior to any construction taking place. Any further subdivision of the property may also be subject to Planning Commission approval.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Site Photos
- F) Site Plan
- G) Layout Plan
- H) Layout Plan (color version)

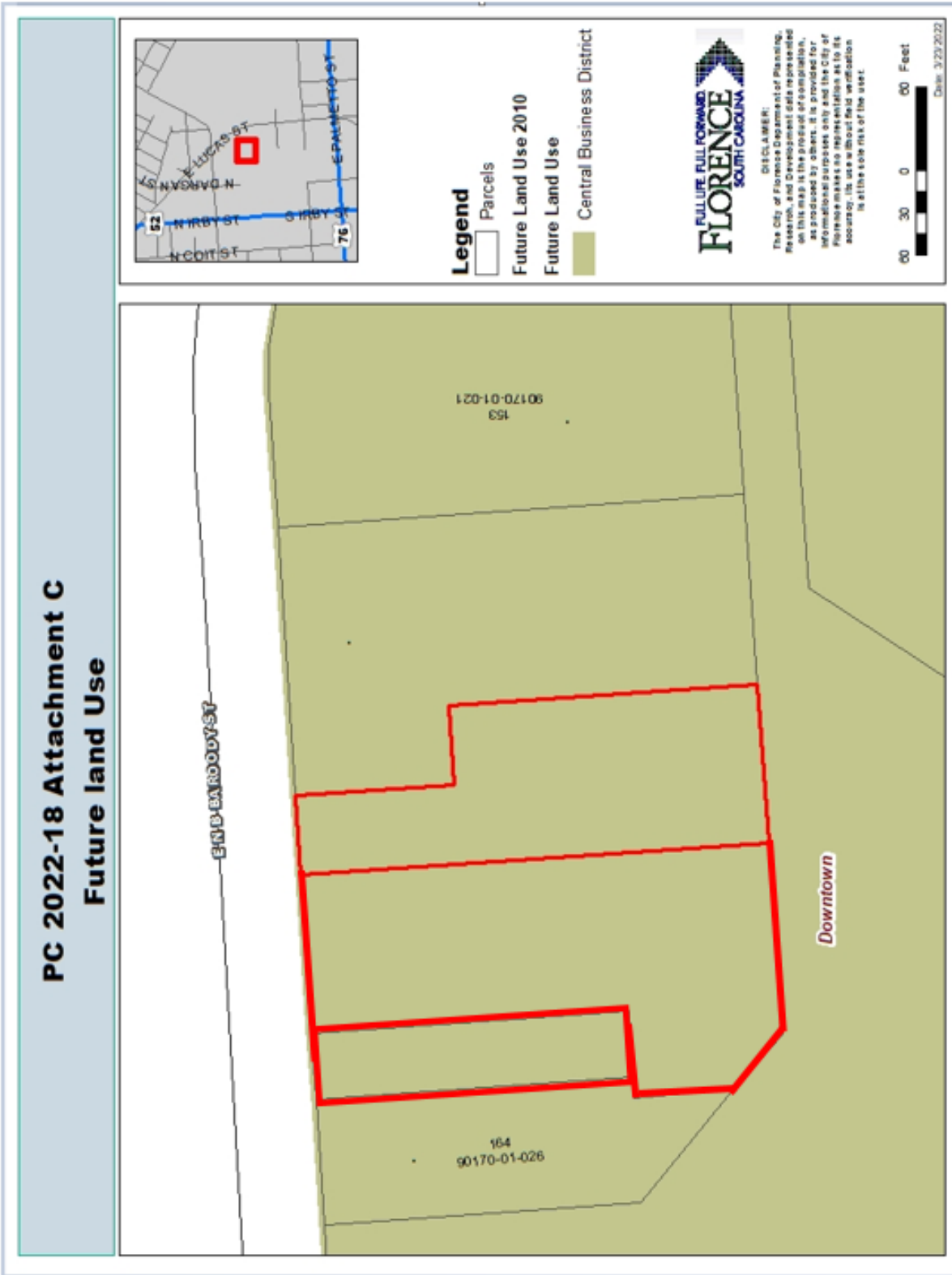
Attachment A: Vicinity Map (townhome development parcels in blue)





Attachment C: Current Zoning Map





Attachemnt E: Site photos



Street view picture of the property off of Baroody Street



Right side of the property off of Baroody Street



Left side of the property off of Baroody Street

