

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
MAY 11, 2021 AT 6:00 PM VIA ZOOM
AGENDA

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on April 13, 2021.

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

PC-2021-14 Request to zone NC-15, pending annexation, the parcel located at 2495 Hoffmeyer Road, specifically identified as Florence County Tax Map Number 01221-01-109.

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

PC-2021-15 Request to zone RG-1, pending annexation, the parcel located at 3802 Lake Oakdale Drive, specifically identified as Florence County Tax Map Number 00751-01-307.

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

PC-2021-16 Request to rezone from NC-6.2 to CBD four parcels located at 113 & 115 East Pine Street and 319 & 321 Railroad Avenue, specifically identified as Florence County Tax Map Numbers 90087-06-001, 90087-06-002, 90087-06-005, and 90087-06-006

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

PC-2021-17 Request to zone NC-15, pending annexation, the parcels located at 2504 Abbey Way, 2513 Abbey Way, 2485 Parsons Gate, and 2502 Parsons Gate, specifically identified as Florence County Tax Map Numbers 01221-01-254, 01221-01-261, 01221-01-305, and 01221-01-283.

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

PC-2021-18 Request to zone RG-1, pending annexation, the parcel located at 3136 Pisgah Road, specifically identified at Florence County Tax Map Number 00097-01-029.

- IX. Adjournment** Next meeting is scheduled for June 8, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES
VIA ZOOM REMOTE MEETING
TUESDAY, APRIL 13, 2021 AT 6:00 PM**

MEMBERS PRESENT: Derrick Owens (in person); Thurmond Becote, Betty Gregg, Dorothy Hines, Charles Howard, Bryant Moses, and Vanessa Murray (via Zoom).

MEMBERS ABSENT: Drew Chaplin and Robby Hill.

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

APPLICANTS PRESENT: Gary Finklea, Kendall Hiller, Cynthia Leggette Guile (via Zoom); Bob Weaver (in person).

CALL TO ORDER: Chairman Derrick Owens called the April 13, 2021 regular meeting to order at 6:01 p.m. and thanked everyone in attendance via Zoom.

APPROVAL OF MINUTES AND INVOCATION:

Chairman Owens asked Commissioners if any changes needed to be made to the March 9, 2021 meeting minutes. There being none, Ms. Hines made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (7-0).

Chairman Owens asked Mr. Becote to provide the invocation, which he did.

MATTERS IN POSITION FOR ACTION:

PC-2021-08 Request to zone NC-15, pending annexation, the parcel located at 2499 Rainford Road, specifically identified as Florence County Tax Map Number 01221-01-158.

Chairman Owens read the introduction to PC 2021-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no one to speak for or against the request, and no questions for staff, Chairman Owens called for a motion. Mr. Moses moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

PC-2021-09 Request to zone OSR, pending annexation, the north side of Lake Oakdale and the dam, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.

Chairman Owens read the introduction to PC 2021-09 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Moses asked if annexing the dam would cause any potential problems for the city in the future. Ms. Zlotnicki stated it will be owned by the Lake Oakdale Homeowners Association and the city would have no maintenance responsibilities.

Chairman Owens called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

PC-2021-10 Request to name the City of Florence Municipal Courtroom located at 324 West Evans Street in recognition of The Honorable Taft Guile, Jr.

Chairman Owens read the introduction to PC 2021-10 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Owens and Mr. Gary Finklea both testified to the tremendous character of Judge Guile. They stated the entire County of Florence is a better place because of the life and service of Judge Guile. Mr. Dudley informed the family watching on Zoom that City Council would convene on the second Monday in May in order to officially name the courtroom after The Honorable Taft Guile, Jr.

Chairman Owens called for a motion. Ms. Murray moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed unanimously (7-0).

PC-2021-11 Request to amend the Planned Development agreement for The Grove at Ebenezer residential development.

Chairman Owens read the introduction to PC 2021-11 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Dudley asked the Commissioners to limit the requested amendment to only the current Phase III and future phases.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved for Phase III and any future phases at the Grove; Ms. Hines seconded, and the motion passed unanimously (7-0).

PC-2021-12 Request for sketch plan review of The Grove Phase III subdivision located on Grove Boulevard and specifically identified as a portion of Florence County Tax Map Number 00075-01-221.

Chairman Owens read the introduction to PC 2021-12 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Dudley stated the Fire Marshall is satisfied with the temporary turn around and road length, and that the character would be preserved. Mr. Owens stated character is subjective and that in this case the code gives the Commissioners the ability to augment the length of the street.

Ms. Hines stated in the previous meeting of the Planning Commission in March, the Board expressed concern with the number of variance requests appearing before it. She believed the variance requests are becoming the norm as apposed to something only sought infrequently. Mr. Dudley stated the code is ideal for most development situations, but that cases should be looked at on an individual basis. Mr. Dudley added that staff can compile a list of past variance requests.

Chairman Owens stated that the variance request mechanism is an intrinsic part of the code of ordinances.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (7-0).

PC-2021-13 Request for sketch plan review of Middleton Pointe subdivision located off Damon Drive.

Chairman Owens read the introduction to PC 2021-13 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Ms. Murray asked if this was the same type of request as the previous case. Mr. Dudley stated this sketch plan had been approved previously but that because of more than two years of inactivity the Planning Commission needs to reapprove the sketch plan.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved as submitted; Mr. Moses seconded, and the motion passed unanimously (7-0).

ADJOURNMENT: There being no other business, Chairman Owens asked for a motion to adjourn. Mr. Moses so moved and Mr. Becote seconded the motion to adjourn. It passed unanimously and the meeting was adjourned at 6:42 p.m. The next meeting is scheduled for May 11, 2021.

Respectfully submitted,

Alane Zlotnicki, AICP, Senior Planner

Austin Cherry, Office Assistant III

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: May 11, 2021

AGENDA ITEM: PC-2021-14 Request to zone NC-15, pending annexation, the parcel located at 2495 Hoffmeyer Road and specifically identified as Florence County Tax Map Number 01221-01-109.

I. IDENTIFYING DATA:

| Owner | Tax Map Number |
|--------------------------------|-----------------------|
| James and Barbara Lewis | 01221-01-109 |

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: Neighborhood Conservation-15 (NC-15)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot meets the dimensional requirements of the NC-15 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 NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential. Lots in the County are unzoned.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation, and the parcels across the street are Residential Urban.
- (7) City water and sewer services are currently available.
- (8) City staff recommends the parcel be zoned Neighborhood Conservation-15 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

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:

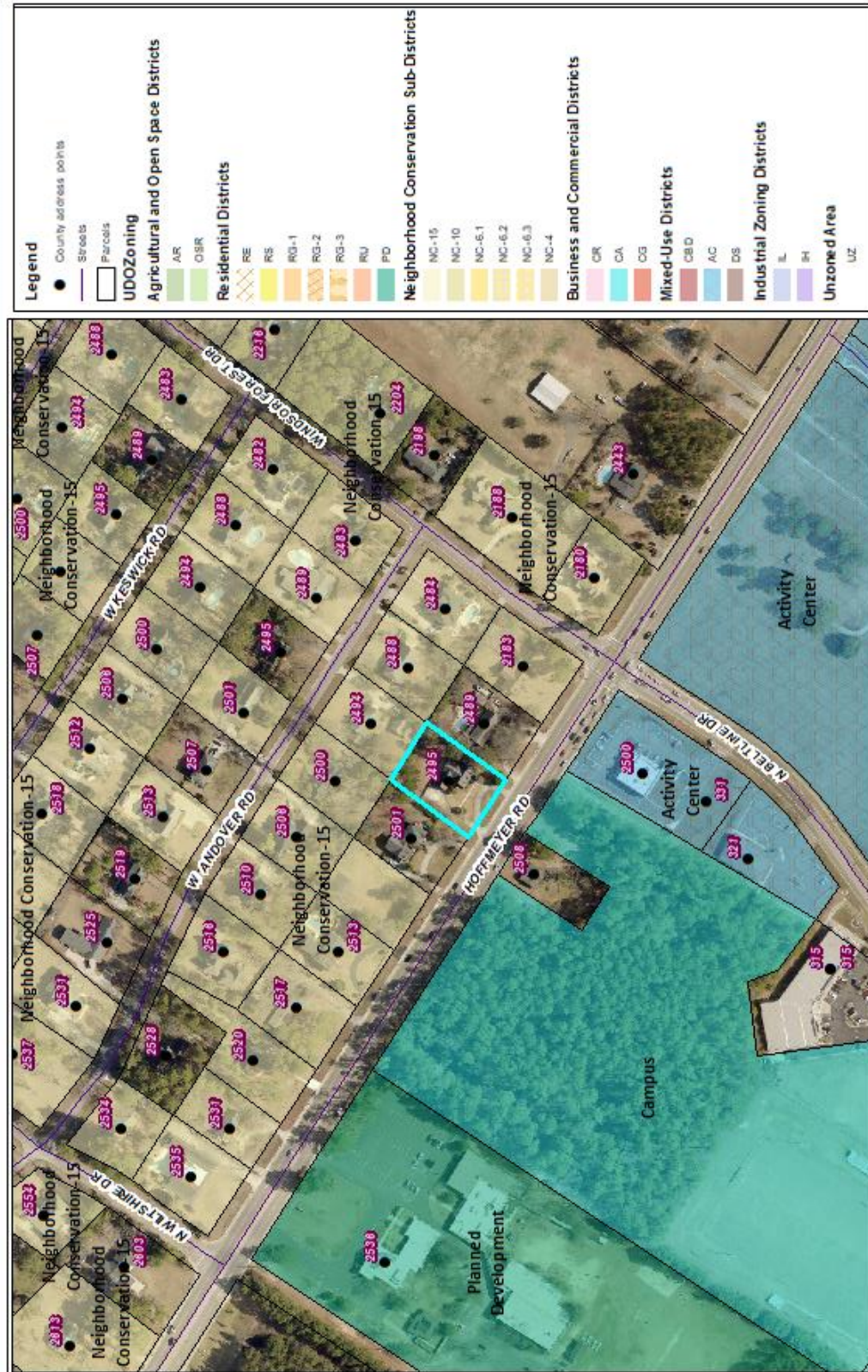
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Site Photo

PC-2021-14

Location Map – 2495 Hoffmeyer Road



PC-2021-14
Current Zoning Map – 2495 Hoffmeyer Road



Attachment D: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: May 11, 2021

AGENDA ITEM: PC-2021-15 Request to zone RG-1, pending annexation, the parcel located at 3802 Lake Oakdale Drive and specifically identified as Florence County Tax Map Number 00751-01-307.

I. IDENTIFYING DATA:

| Owner | Tax Map Number |
|------------------------|-----------------------|
| Debra Jeronimus | 00751-01-307 |

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: R-1 (County); OSR (City)
Proposed Zoning: General Residential-1 (RG-1)
Current Use: Vacant
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) On May 8, 2018, the Planning Commission approved the annexation of the southern half of Lake Oakdale; at that time, a portion of this parcel was part of TMN 00075-01-022 which was annexed and zoned OSR. The lot was replatted in November, 2020. The resulting parcel is half in the City and half in the County. The portion that is in the County is zoned R-1. The portion that is in the City is zoned Open Space and Recreation. This request includes rezoning the half of the lot that is OSR to RG-1.
- (2) The applicant is in the process of constructing a single family house on the lot.
- (3) The proposed zoning, pending annexation, is RG-1, General Residential. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (4) The lot meets the dimensional requirements of the RG-1 zoning district per the City of Florence *Unified Development Ordinance*.
- (5) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the RG-1 zoning district. The property will be subject to the City of Florence codes and regulations.
- (6) Land use of the adjacent properties is single-family residential. Lots in the County are zoned R-1.
- (7) Future Land Use of the parcel is Parks and Open Space. Adjacent single-family properties are designated as Neighborhood Conservation.
- (8) City water service is currently available; however, sewer service is not available. The proposed house will install a septic system.

- (9) City staff recommends the entire parcel be zoned RG-1 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

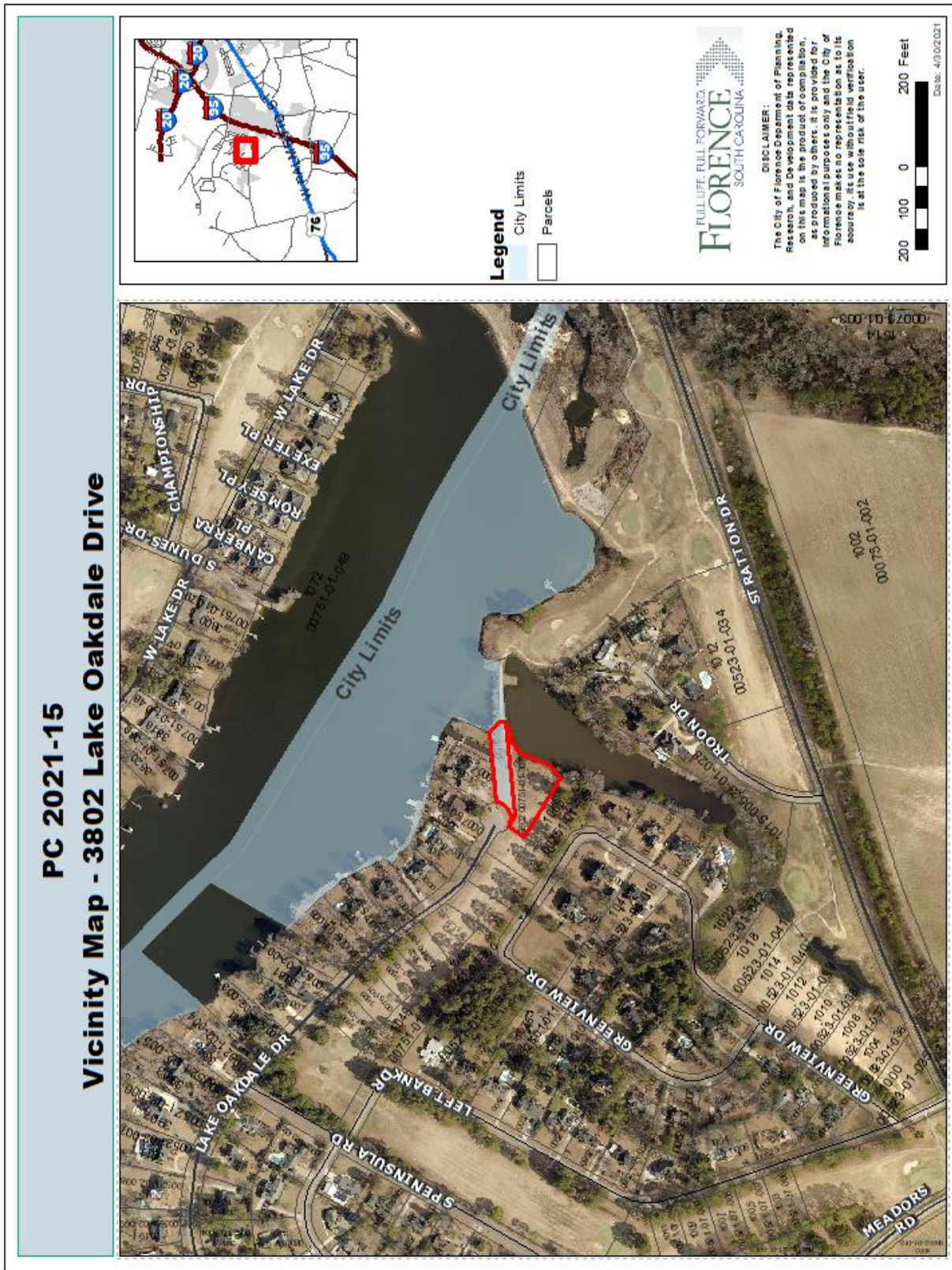
V. OPTIONS:

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) Original Annexation Map
- F) New Parcel Plat
- G) Site Plan
- H) Site Photo



**PC 2021-15
Location Map - 3802 Lake Oakdale Drive**

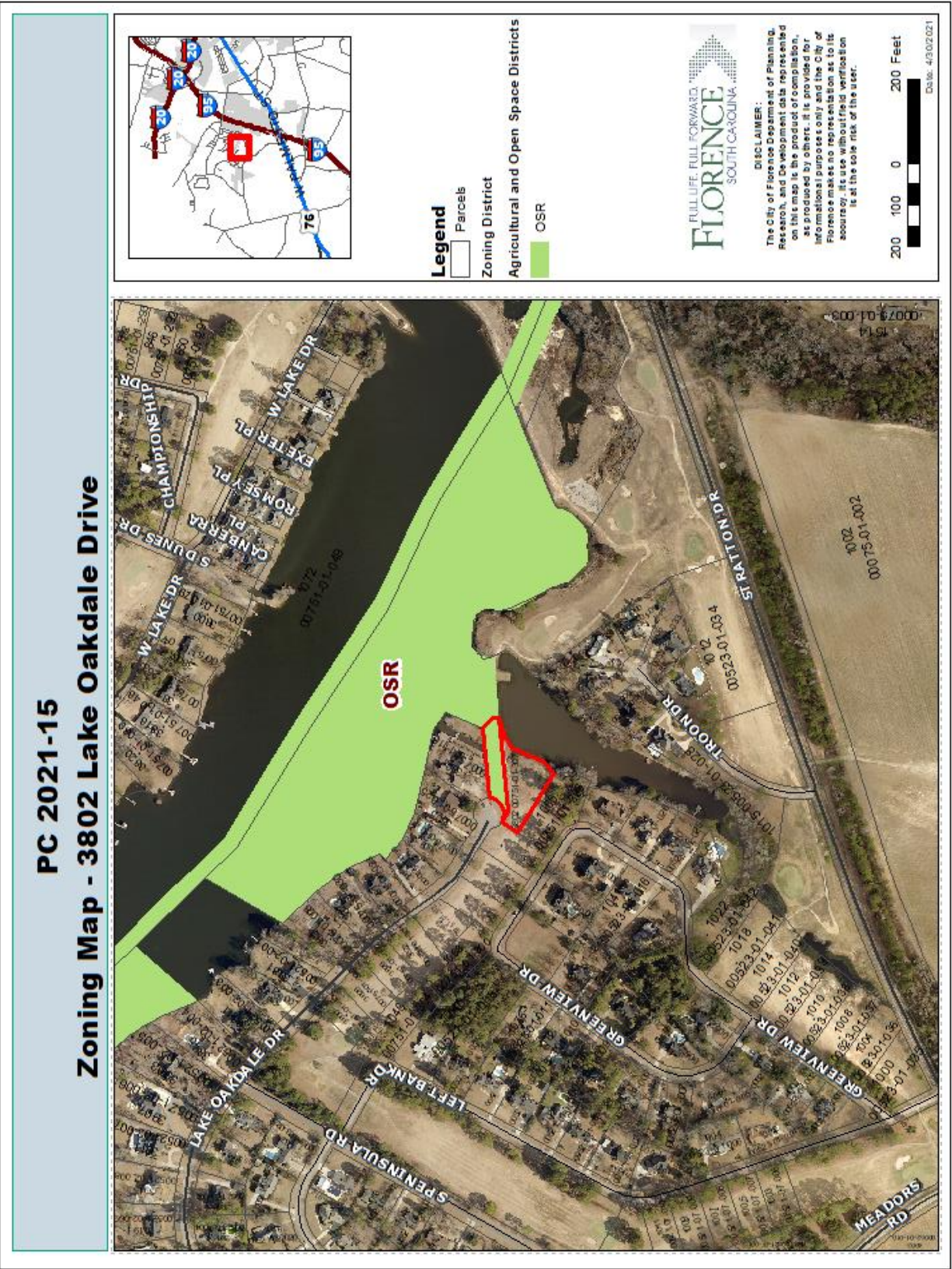


Legend
 City Limits
 Parcels

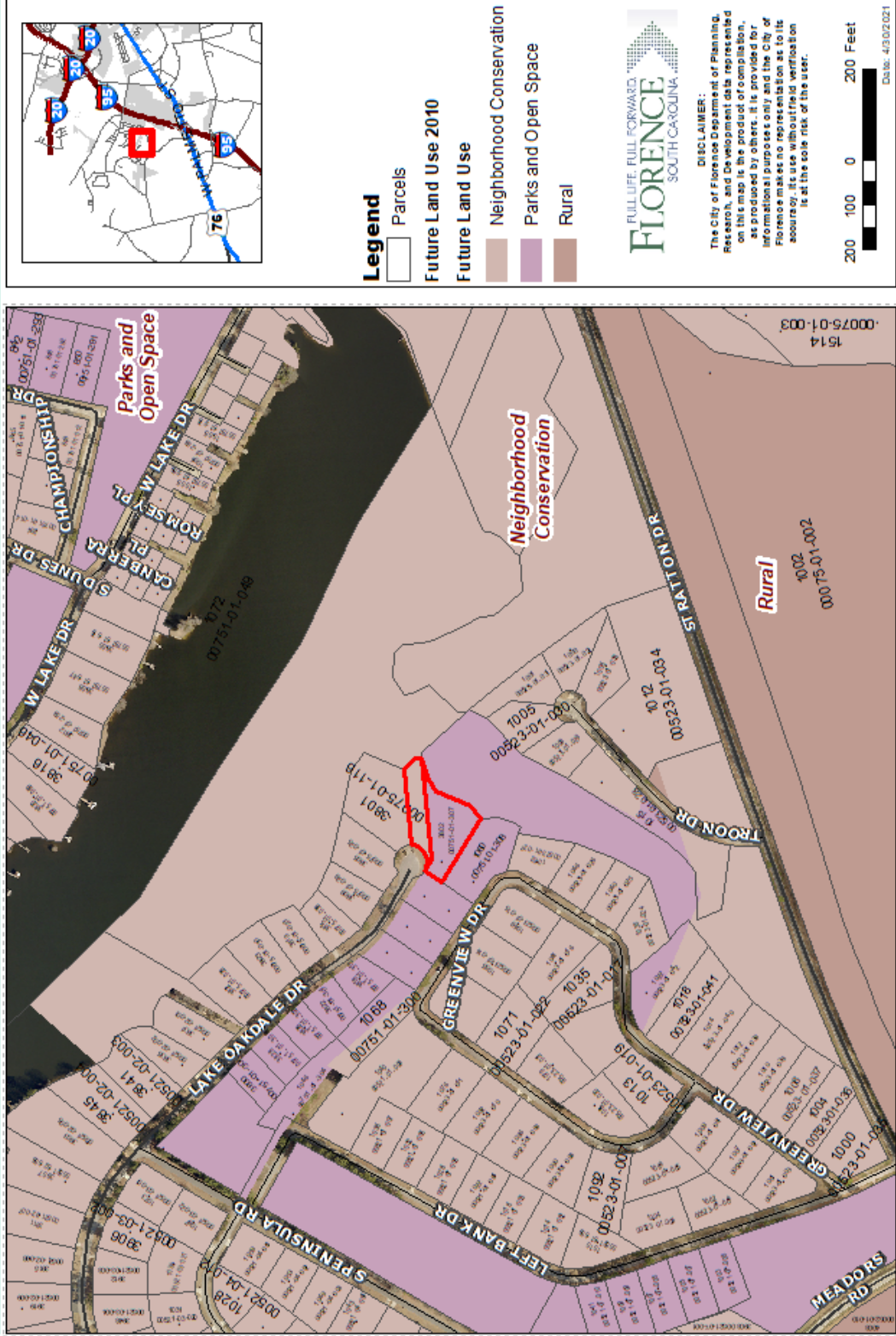
FULL LIFE. FULL FORWARD.
FLORENCE
 SOUTH CAROLINA

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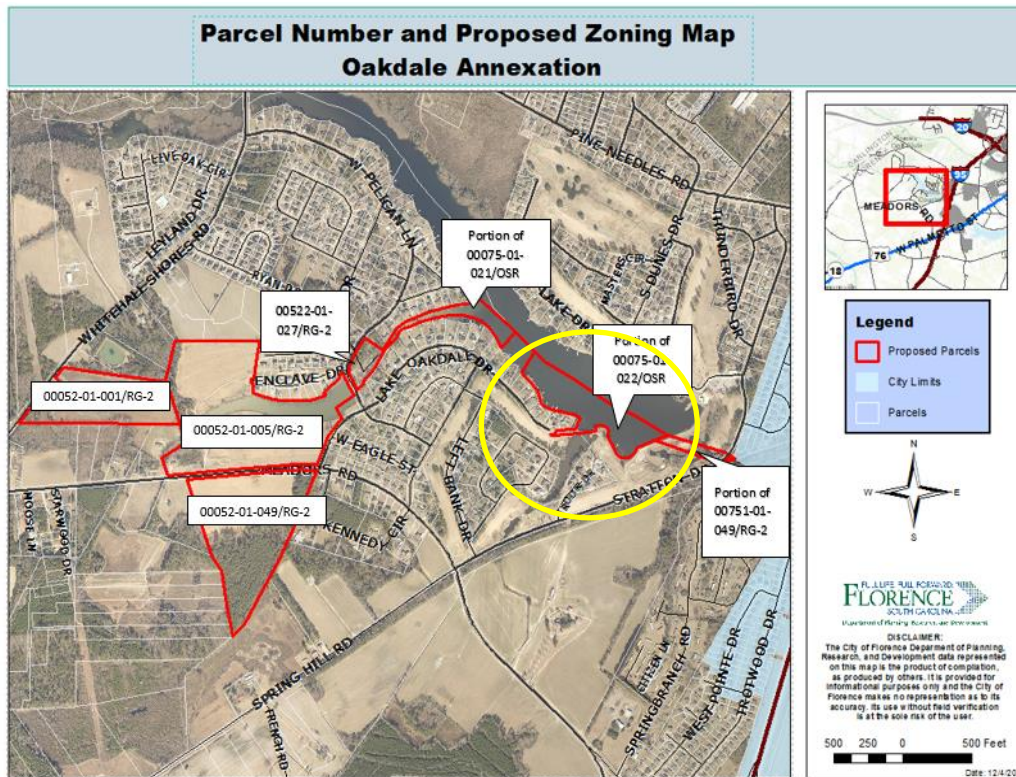




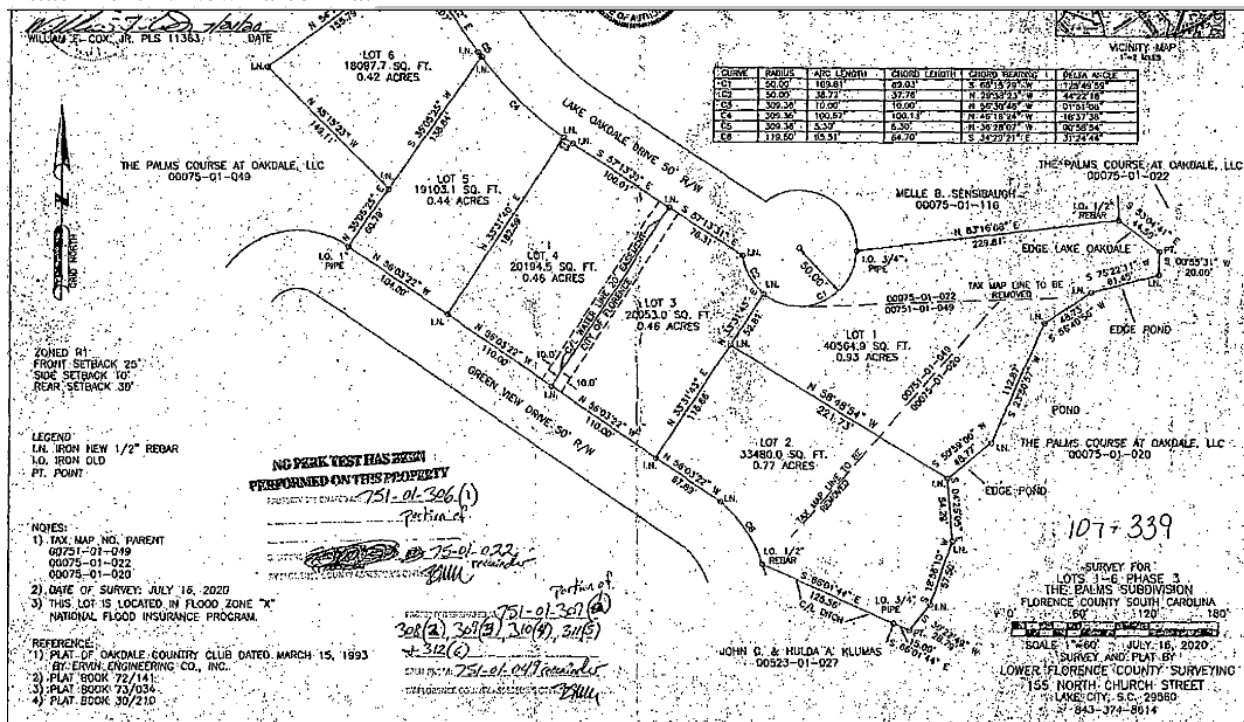
**PC 2021-15
Future Land Use Map - 3802 Lake Oakdale Drive**



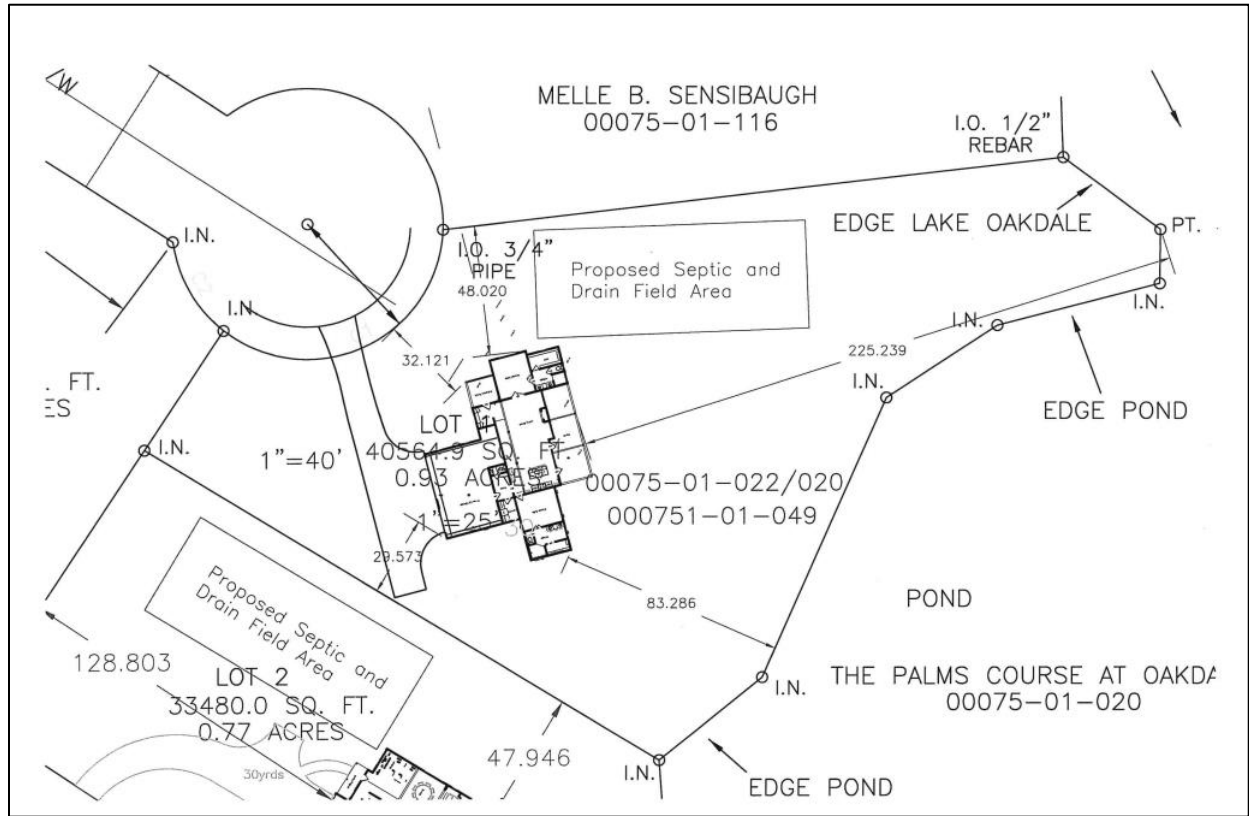
Attachment E: Original Annexation Map



Attachment F: New Parcel Plat



Attachment G: Site Plan



Attachment H: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: May 11, 2021

AGENDA ITEM: PC-2021-16 Request to rezone from NC-6.2 to CBD four parcels located at 113 & 115 East Pine Street and 319 & 321 Railroad Avenue, specifically identified as Florence County Tax Map Numbers 90087-06-001, 90087-06-002, 90087-06-005, and 90087-06-006

I. IDENTIFYING DATA:

| Owner | Tax Map Numbers |
|-------------------------|---|
| City of Florence | 90087-06-001, 90087-06-002, 90087-06-005, 90087-06-006 |

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: Neighborhood Conservation-6.2 (NC-6.2)
Proposed Zoning: Central Business District (CBD)
Current Use: Vacant Land
Proposed Use: Townhouses (attached single family dwelling)

IV. POINTS TO CONSIDER:

- (1) The properties are currently zoned Neighborhood Conservation-6.2, which permits single family detached and duplex housing.
- (2) The proposed zoning is Central Business District. The intended use of the parcels following rezoning is to construct townhouses, which are a permitted use in the CBD.
- (3) The lots meet the dimensional requirements of the CBD 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 Central Business District. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is a mixture of single-family residential, commercial, and vacant land. The Florence Morning News is located behind these lots.
- (6) Future Land Use of the entire area is Urban Downtown.
- (7) City water and sewer services are currently available.
- (8) City staff recommends the parcel be rezoned CBD as requested. This recommendation is based on the adjacent zoning and character of the existing neighborhood, as well as the intended development of the site. Additionally, the zoning designation of CBD agrees with the Future Land Use designation of Urban Downtown.

V. OPTIONS:

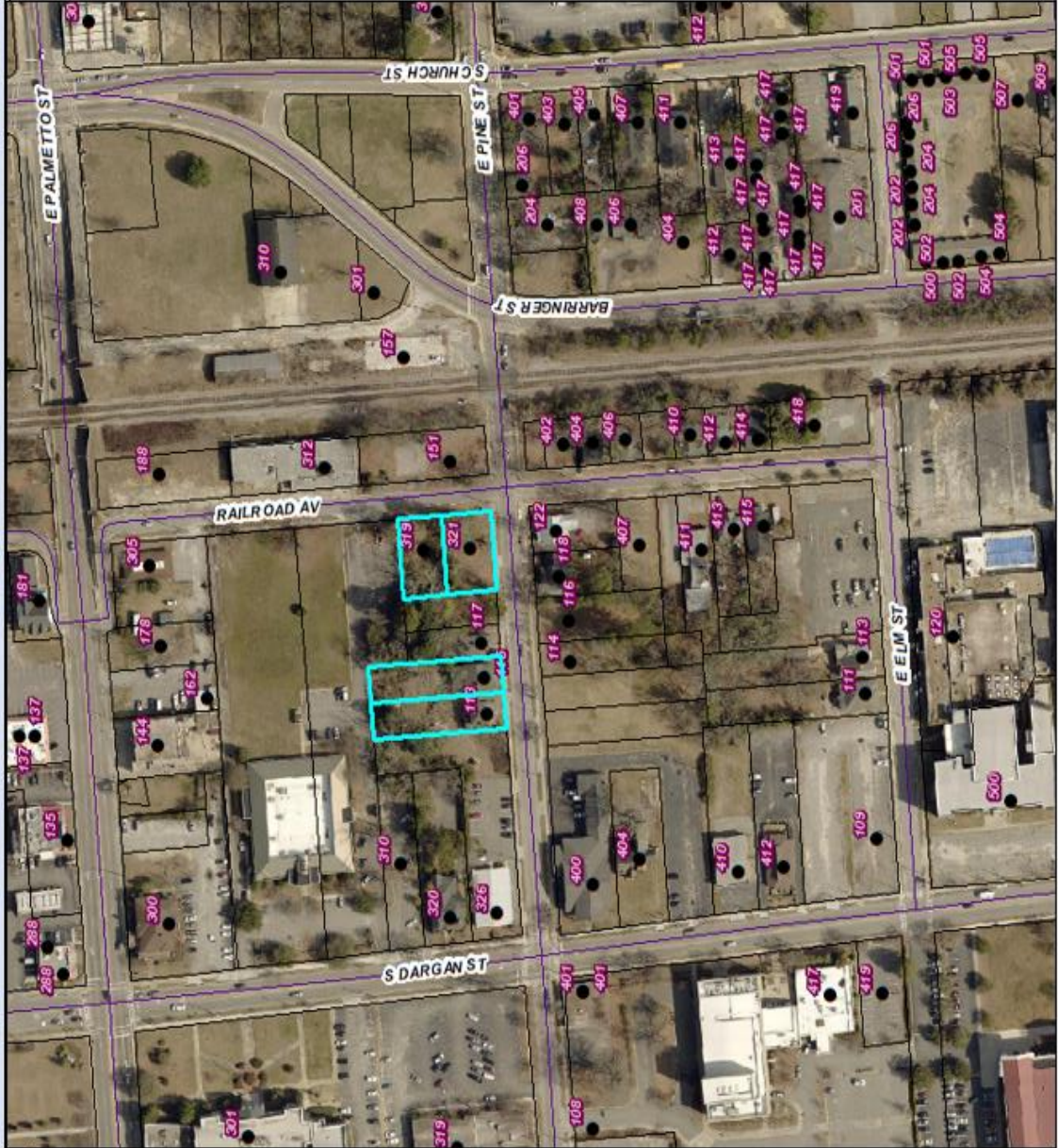
Planning Commission may:

- (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

**PC-2021-16
Vicinity Map – Pine Street & Railroad Avenue**



Legend
 Parcels



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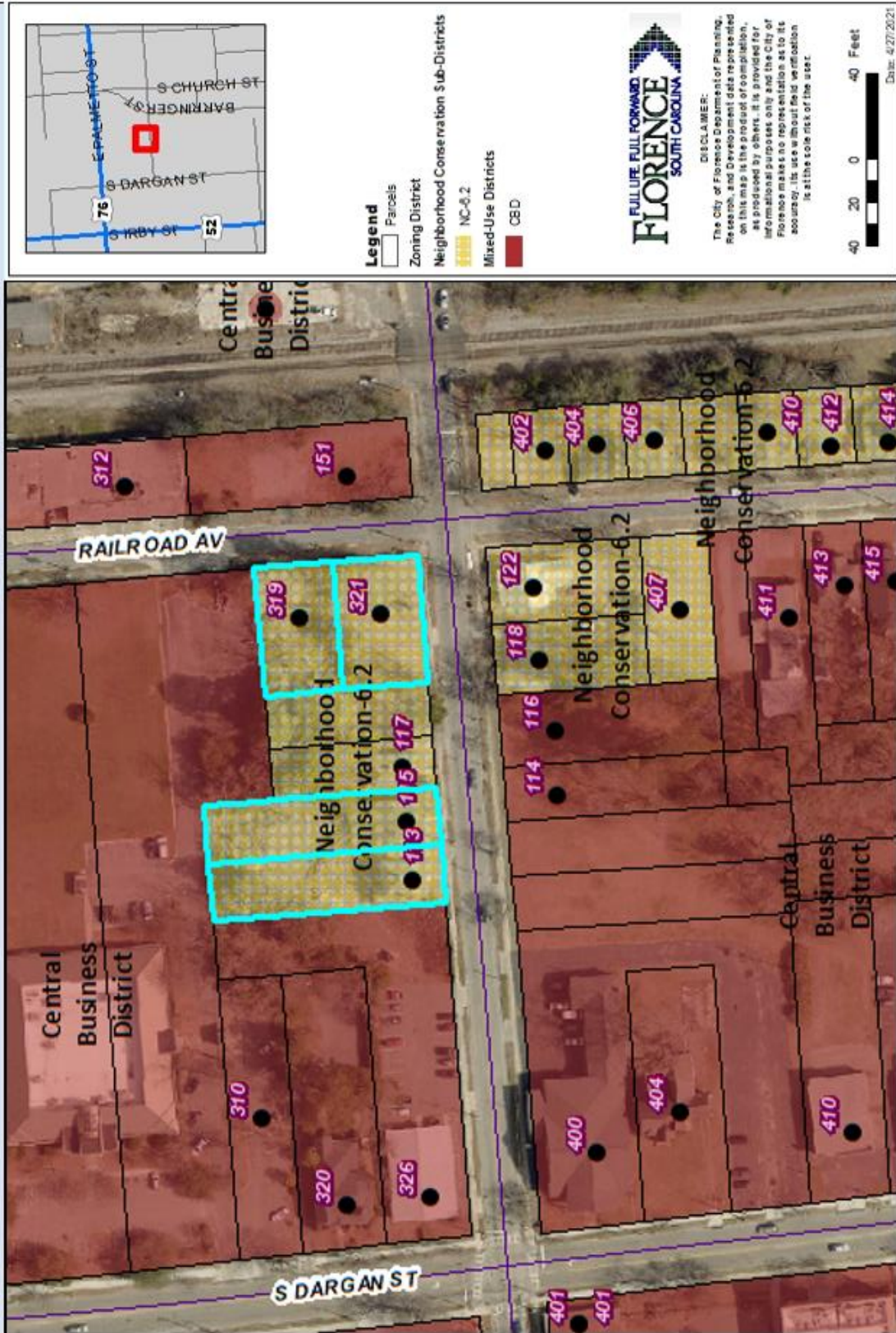


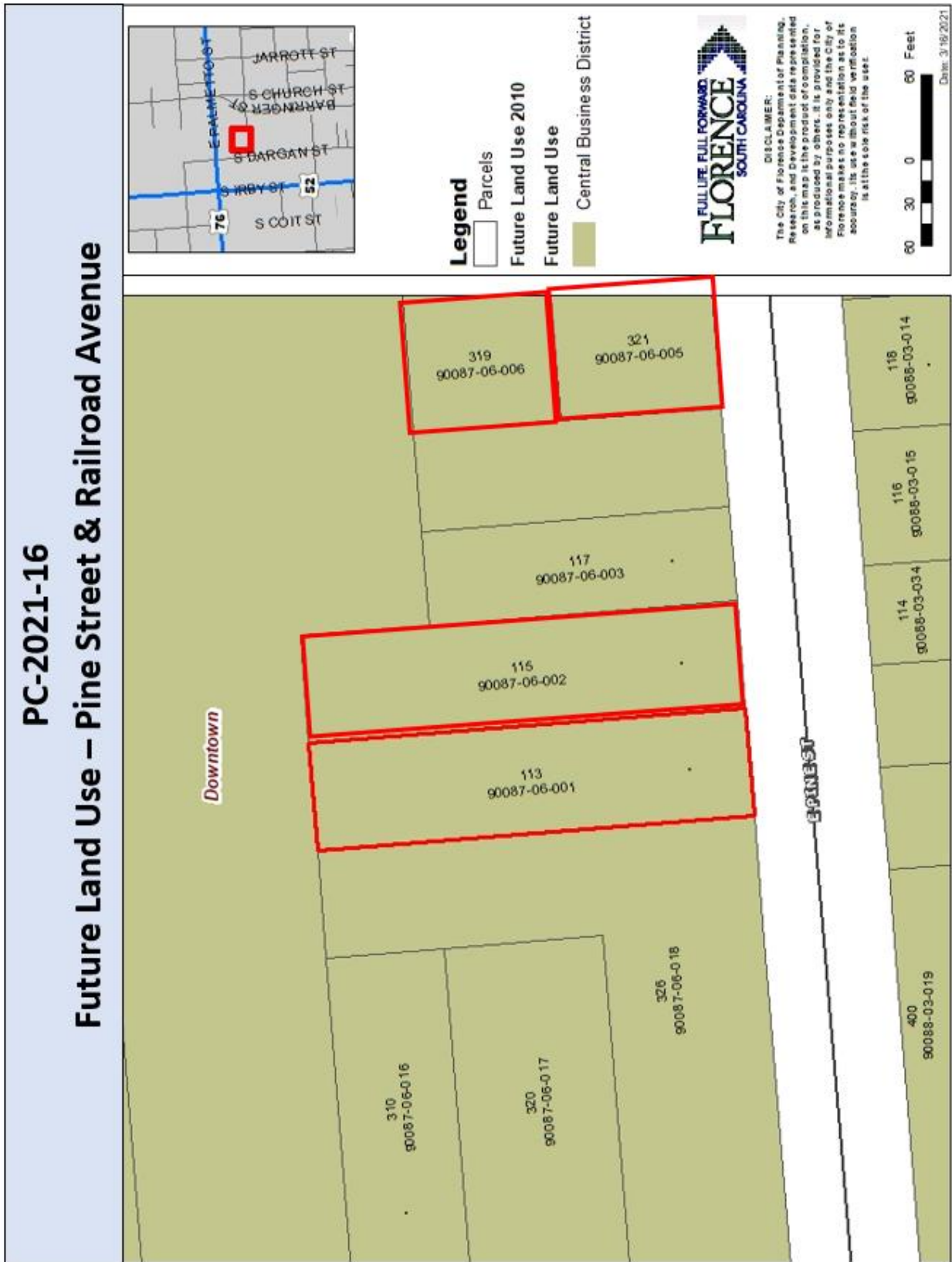
Date: 4/27/2021

**PC-2021-16
Location Map – Pine Street & Railroad Avenue**



PC-2021-16
Zoning Map – Pine Street & Railroad Avenue





Attachment E: Site Photos



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: May 11, 2021

AGENDA ITEM: PC-2021-17 Request to zone NC-15, pending annexation, the parcels located at 2504 Abbey Way, 2513 Abbey Way, 2485 Parsons Gate, and 2502 Parsons Gate, specifically identified as Florence County Tax Map Numbers 01221-01-254, 01221-01-261, 01221-01-305, and 01221-01-283.

I. IDENTIFYING DATA:

| Owners | Tax Map Number |
|---|-----------------------|
| Scott, Tamara, & Aiden Byrne | 01221-01-254 |
| Robert & Julie LeMaster | 01221-01-261 |
| Taewook Kim & Eunjung Chang | 01221-01-305 |
| James A & Kimberly L Osborne | 01221-01-283 |

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: Neighborhood Conservation-15 (NC-15)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lots meet the dimensional requirements of the NC-15 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 NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential. Lots in the County are unzoned.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (7) City water and sewer services are currently available.
- (8) City staff recommends the parcel be zoned Neighborhood Conservation-15 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

V. OPTIONS:

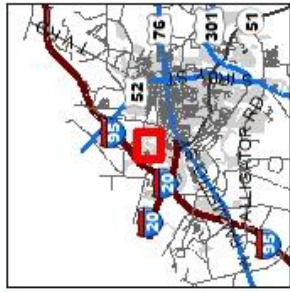
Planning Commission may:

- (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) Site Photos

**PC Annex 2021-17 Attachment A
Vicinity Map Windsor Forest**



Legend
 City Limits
 Parcels



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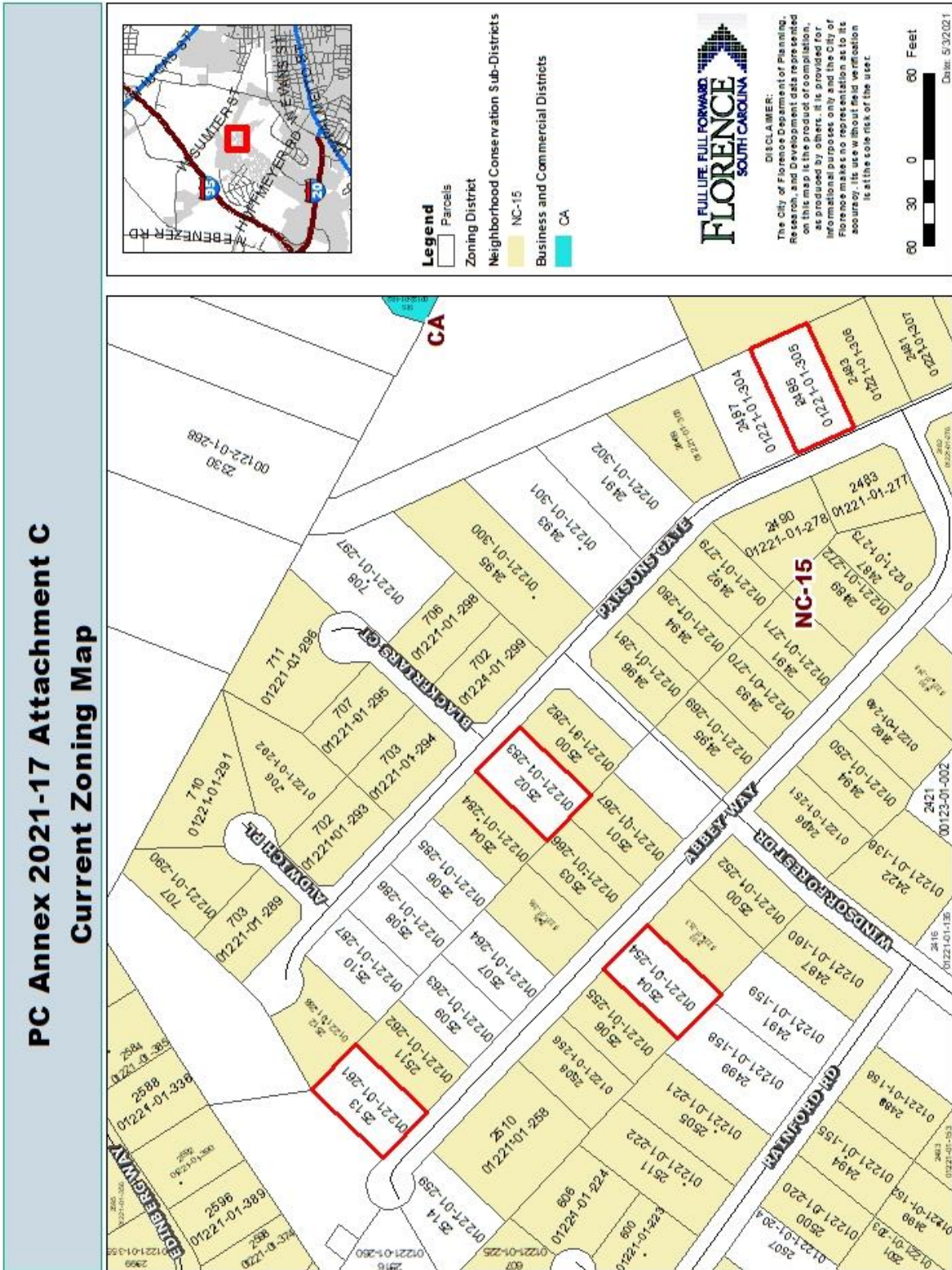


Date: 6/30/2021



**PC Annex 2021-17 Attachment B
Location Map Windsor Forest**







2504 Abbey Way



2513 Abbey Way



2485 Parsons Gate



2502 Parsons Gate

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: May 11, 2021

AGENDA ITEM: PC-2021-18 Request to zone RG-1, pending annexation, the parcel located at 3136 Pisgah Road, specifically identified at Florence County Tax Map Number 00097-01-029.

I. IDENTIFYING DATA:

| Owner | Tax Map Number |
|--------------------|-----------------------|
| Jessica Harrington | 00097-01-029 |

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 (RG)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is General Residential District. The uses permitted under the proposed zoning are a variety of residential uses like single-family detached, townhome, duplex, and multiplex.
- (3) The lot meets the minimum lot standards of the RG 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 General Residential zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential. Lots in the County are unzoned.
- (6) Future Land Use of the parcel is Residential Suburban. Adjacent single-family properties are also designated as Residential Suburban.
- (7) City water is available, but sewer services are currently unavailable. The property owner is currently not connected to City water. Sewer service may become available to the property owner with the development of the Point at Pisgah subdivision. The property owner will be required to connect to City Services if/when available.
- (8) City staff recommends the parcel be zoned General Residential as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

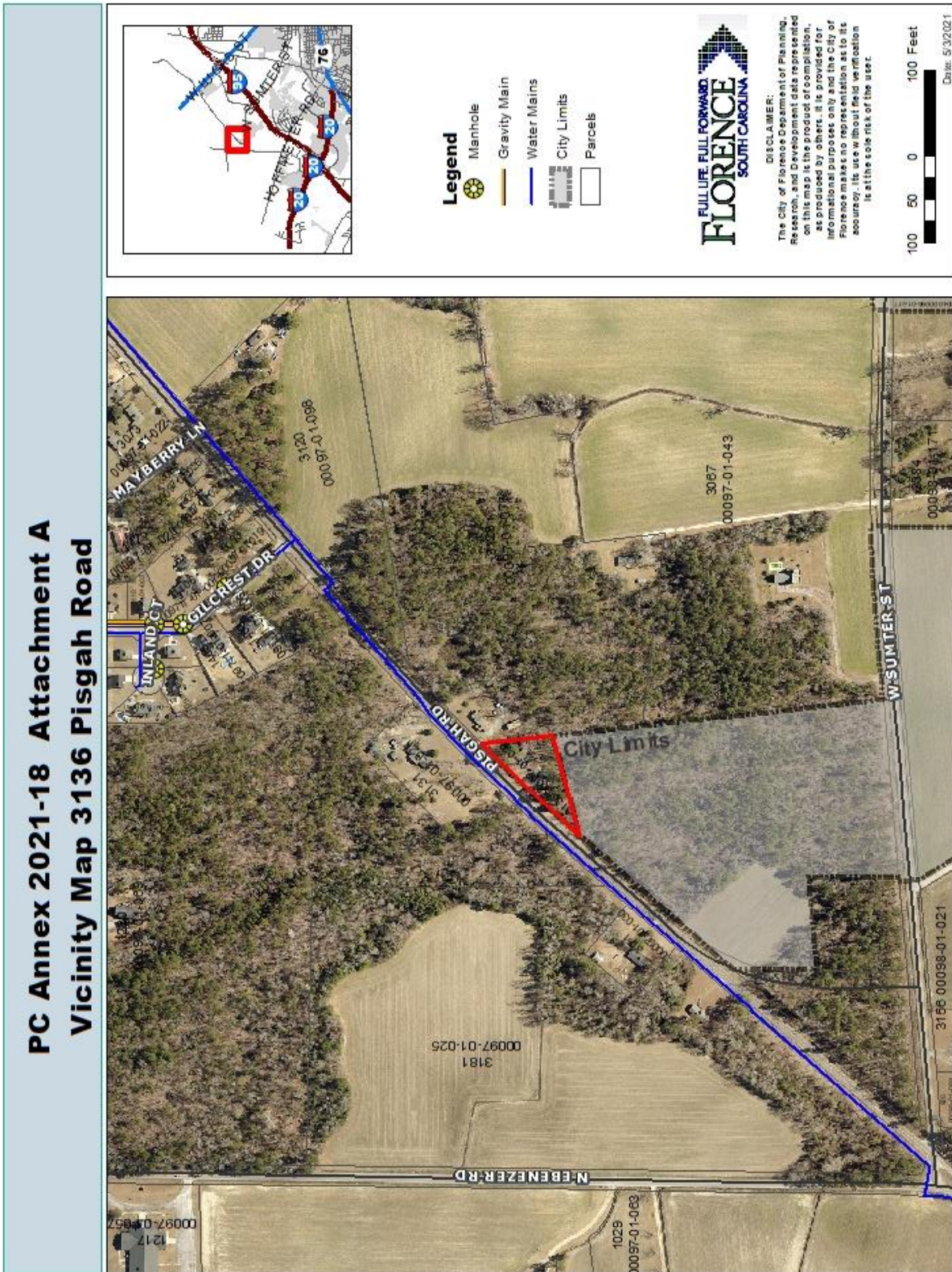
V. OPTIONS:

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.

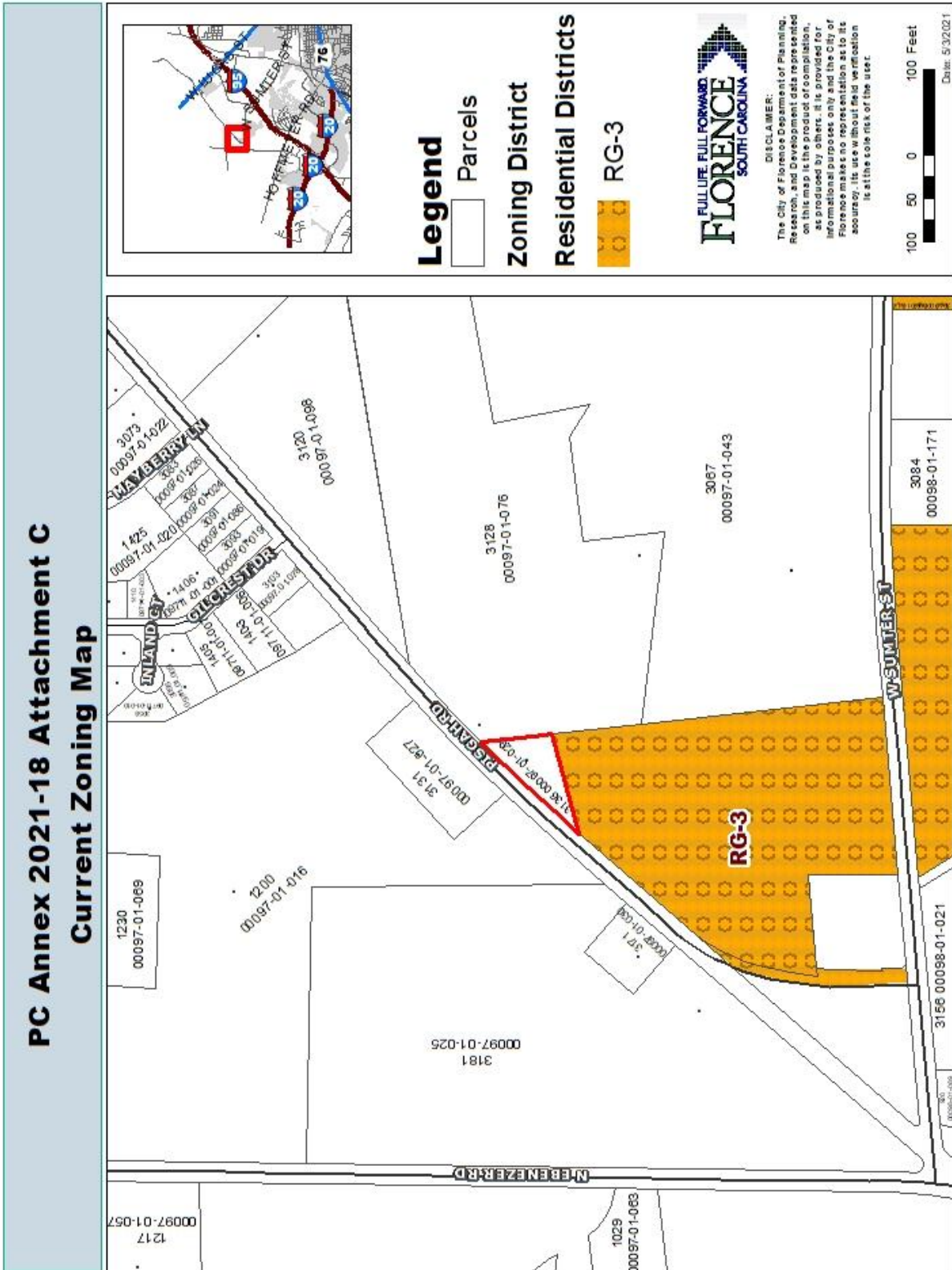
VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Site Photo



**PC Annex 2021-18 Attachment B
Location Map 3136 Pisgah Road**







3136 Pisgah Road