

**CITY OF FLORENCE, SOUTH CAROLINA  
PLANNING COMMISSION  
JUNE 14, 2022 AGENDA**

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on April 12, 2022 (no meeting on May 10, 2022).
- IV. Public Hearing and Matter in Position for Action**
  - 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.
- V. Matter in Position for Action**
  - PC-2022-19 Request for sketch plan review of the new road to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.
- VI. Matter in Position for Action**
  - PC-2022-20 Request for sketch plan review of Indigo Townes Townhomes, to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.
- VII. Public Hearing and Matter in Position for Action**
  - PC-2022-21 Request to zone OSR, pending annexation, the parcel located at 1300 East Palmetto Street, specifically identified as Florence County Tax Map Number 90117-23-004.
- VIII. Public Hearing and Matter in Position for Action**
  - PC-2022-22 Request to rezone from NC-6.2 to NC-6.3 the parcels located at 702, 706, and 708 Norfolk Street, identified as Florence County Tax Map Numbers 90100-03-002, 90100-03-001, and 90101-01-004.
- IX. Matter in Position for Action**
  - PC-2020-23 Request for sketch plan review of a townhouse development to be located along Celebration Boulevard and specifically identified as Florence County Tax Map Number 00100-01-150.
- X. Adjournment** Next meeting is scheduled for July 12, 2022.

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

**MEMBERS PRESENT:** Thurmond Becote, Betty Gregg, Dorothy Hines, Charles Howard, Bryant Moses, and Vanessa Murray

**MEMBERS ABSENT:** Drew Chaplin, Robby Hill, and Mark Lawhon

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

**CALL TO ORDER:** In the absence of Chairman Drew Chaplin, Charles Howard, co-chairman, called the meeting to order at 6:02 p.m.

**INVOCATION:** Chairman Howard asked Mr. Becote to provide the invocation, which he did.

**APPROVAL OF MINUTES:** Chairman Howard asked Commissioners if any changes needed to be made to the March 8, 2022 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Ms. Gregg seconded the motion, and the motion passed unanimously (6-0).

**PUBLIC HEARINGS AND MATTERS 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.**

Chairman Howard read the introduction to PC-2022-06 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. The owners' purpose is to obtain access onto Mimosa Drive from 907 Sherwood Drive. Since there is no longer a park, there is no need for the parkway. It does open up the possibility of subdivision of that lot to have another lot facing Mimosa Drive, but there is no intent for that at this time.

There being no questions for staff and no one to speak in favor of or against the request, Chairman Howard called for a motion. Ms. Hines moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0).

**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.**

Chairman Howard read the introduction to PC-2022-15 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He explained that this request is a copy of the request from last month to rezone 402 Thomas Road; this is the lot behind that one. The private covenant applies to this lot as well as the one from last month, and has not been overturned. City Council voted to deny the rezoning of 402 Thomas Road.

Ms. Hines clarified that this is not the same lot from last time and that the protective covenants apply here as well. Chairman Howard asked for details from last month's meeting. Mr. Becote clarified that the HOA is against this as well. Ms. Murray wanted to know what the Commission's job here was with the restriction

of the covenants forbidding the use. Mr. Dudley explained that it could technically be rezoned, but not acted upon by issuing a building permit because of the covenant. The owner has the right to request the rezoning, but because of the active restrictive covenants, the City would not be able to issue a permit for anything but a single family house.

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

Mr. Bruce Smith rose to speak presenting a petition against the rezoning signed by 73 residents. He clarified that the bufferyard and easement requirements make multi-family development impractical anyway, and the neighbors want it to remain single family. He is the HOA treasurer.

Larry Orr also spoke in favor of honoring the restrictive covenant.

There being no further questions for staff and no one else to speak in favor of or against the request, Chairman Howard closed the public hearing and called for a motion. Ms. Hines moved that the request to rezone be denied; Ms. Murray seconded, and the motion to deny passed unanimously (6-0).

**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.**

Chairman Howard read the introduction to PC-2022-16 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 Howard opened the public hearing.

There being no one to speak in favor of or against the request, Chairman Howard closed the public hearing and called for a motion. Ms. Murray moved that the request be approved as submitted; Mr. Becote seconded, and the motion to approve passed unanimously (6-0).

**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.**

Chairman Howard read the introduction to PC-2022-17 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Moses clarified that the existing duplexes couldn't be rebuilt if they were damaged, and Mrs. Zlotnicki said that was correct, they were now considered legally nonconforming because the zoning was changed in 2018. Mr. Moses asked if they could put multi-family or apartments there, and Mrs. Zlotnicki said no, as it's zoned, only single family can be built. If it stays NC-6.1 only single family houses can be built, but if it's rezoned to NC-6.2, one duplex could be constructed on the lot.

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

The property owner, Mr. Mark Bonnoitt, passed out photos of the rest of the street and said that he just wants to continue with what is already on the street. He doesn't have any elevations drawn up yet, but wants his duplex to be in keeping with the rest of the street. Ms. Murray asked if he meant to build just one duplex more, he said that was correct. Ms. Hines said that the existing duplexes are grandfathered in, so he needs them to change the zoning to put in another one. She said that they shouldn't be there to begin with, so he's asking to go back to a nonconforming use rather than going forward.

Chairman Howard asked staff why it was zoned to be incompatible with the existing uses. Mr. Dudley explained that at the time of adoption of the *Unified Development Ordinance* and its maps in 2018, the maps were reviewed by City Council, staff, and the public, and the designation was based on the Comprehensive Plan. Public displeasure with the style of the duplexes, which were permitted under the old zoning designation, was what prompted a moratorium on that style. After public input, the area was changed to single family zoning under the new map. The owners of the existing duplexes could rebuild them if they were destroyed if they got permits within 6 months under the nonconformity section of the UDO.

Chairman Howard asked Mr. Dudley to clarify the part about the moratorium on the style of duplex. Mr. Dudley said that duplexes are actually single family attached houses and are supposed to look like single family houses, but these look more like barracks. Council put the moratorium on that style and established design standards in the UDO for style, materials, parking, and so on to avoid such buildings in the future.

Chairman Howard commented that the change in zoning was not a mistake or accident; Mr. Dudley said that no, it was deliberate. Ms. Murray asked if it was correct that we're requiring him to put in single family then even with duplexes in the area because of the zoning, and Mr. Dudley said that was correct.

Mr. Bonnoitt assured the Commission that he was willing to construct his duplex to the design standards required by the UDO, which were changed because the residents didn't want the old style of duplexes.

There being no one else to speak in favor of the request, Chairman Howard asked if there was anyone who wanted to speak against the request.

Mr. Johnathan Briggs said he was opposed to duplexes or multi-family in the area, desiring only single family housing, because he thinks that would help reduce problems the neighborhood deals with. The community wants single family houses available to encourage property ownership.

Ms. Mariscia Cummings Cooper spoke next, explaining that she was raised in this community and the existing duplexes do not add to the community. They are already dealing with the Harmony Street rezoning for multi-family development. She said they want less rental housing and more affordable houses in the area.

Ms. Jean Zollicoffer expressed her concerns with the area. She wants people to be able to own a house to have something to leave to their children. She talked about traffic problems with the trucks using the neighborhood as a pass through, safety concerns because there isn't anywhere for children to play, noise, drainage issues, and a desire not to decrease property values. She commented on trash pickup inadequacies and the lack of storage, parking, and landscaping, as well as loose pavement in the area.

Ms. Cooper reiterated that there was nowhere for children to play, and said that they just dealt with the Harmony Street rezoning request the month before. She said that people in the area just want owner occupied single family houses rather than rentals.

Chairman Howard thanked them for their feedback and closed the public hearing. He asked if the neighborhood would be more interested in the duplexes if they were turned sideways to look more like single family houses, and they still weren't interested. Mr. Moses pointed out that they want single family ownership, not rentals, and duplexes imply rental units. Mrs. Zlotnicki clarified that any duplex constructed would have to be built to the design standards called for in the UDO. Mr. Dudley pointed out that the lot is large enough that it could be subdivided into two lots, possibly with a variance from the lot width requirement of 60 feet, and the owner could build two single family houses on the lots. Chairman Howard said their job is to look out for the neighborhood and it's good to know that the owner does have another

option, and then called for a motion. Mr. Moses moved that the request to rezone be denied; Ms. Hines seconded, and the motion to deny the rezoning passed unanimously (6-0).

**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.**

Chairman Howard read the introduction to PC-2022-18 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 Howard called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed unanimously (6-0).

**ADJOURNMENT:** There being no other business, Mr. Moses moved to adjourn, Ms. Murray seconded, and Chairman Howard adjourned the meeting at 7:15 p.m. The next meeting is scheduled for May 10, 2022.

Respectfully submitted,

Alane Zlotnicki, AICP  
Senior Planner

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** June 14, 2022

**AGENDA ITEM:** 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.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Numbers</b>
<b>Invictus Development, LLC</b>	<b>00122-01-054</b>

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for public hearing and recommendation to City Council. It was considered for rezoning on March 8, 2022, at which time the Planning Commission tabled the request in order to give the applicants time to meet with the neighborhood in an attempt to come to a proposal that satisfied the community’s concerns. Representatives of Invictus Development met with the neighborhood residents offering development layout proposals modified from the original to include single-family construction (Attachments E & F).

**III. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	General Residential – 3 (RG-3)
<b>Proposed Zoning:</b>	Neighborhood Conservation – 6.3 (NC-6.3)
<b>Current Use:</b>	Vacant Lot
<b>Proposed Use:</b>	Multifamily (Apartments)

**IV. POINTS TO CONSIDER:**

- (1) The property is currently zoned General Residential – 3 (RG-3), which permits a variety of housing types ranging from conventional single-family detached to more dense developments. Inclusion of multifamily in the RG-3 zoning district requires a minimum open space set-aside of 60% and minimum single-family detached requirement of 40%. The applicant’s proposed development plan does not meet these requirements.
- (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 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 H) between the apartments and any adjoining residential districts not separated from the proposed development by a street. Section 4-16.1.3 of the UDO prohibits a multifamily building within 100’ of existing single family uses from exceeding two stories.
- (4) The lot is approximately 1500 feet wide and 900 feet in depth with an area of approximately 24.41 acres and meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of Florence *Unified Development Ordinance*, which requires a minimum lot width of 50 feet and a minimum lot size of 6,000 square feet.

- (5) Table 2-4.1.3 of the *Unified Development Ordinance* provides specific dimensional standards and setbacks for multifamily construction (Attachment F), and Section 1-2.8.2.G outlines the conditional requirements for multifamily development (Attachment G).
- (6) 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."
- (7) Land use of the adjacent properties is mostly residential with the parcel to the north zoned Destination/Select Use (commercial) and Nucor Steel (industrial) to the west (Attachment C).
- (8) The site is currently an undeveloped vacant lot. The current zoning of RG-3 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.
- (9) Future Land Use of the parcel is split as "Neighborhood Conservation" and "Parks and Open Space." The Neighborhood Conservation designation is consistent with adjacent properties as well as the proposed rezoning, and the "Parks and Open Space" designation is likely due to its proximity to the Dr. Eddie Floyd Florence Tennis Center; however, there are no plans to utilize this property as a park or recreational space.
- (10) City staff recommends the parcel be rezoned to NC-6.3 as requested. This recommendation is based on:
  - a. The mixed adjacent land use (single-family residential, multi-family residential, commercial, and industrial);
  - b. The *Unified Development Ordinance* contains conditional requirements meant to mitigate negative impacts of multifamily development near single-family uses such as buffering and height limits;
  - c. At 24 acres, the parcel is large enough to sustain and create its own character of development while providing buffering from less intense adjacent land uses. The developer is proposing to include either single-family detached or a combination of single-family detached and attached (townhomes) to the east and south side of the property, which would provide further buffering from the multi-family development and provide a variety of residential housing types.

## **V. OPTIONS:**

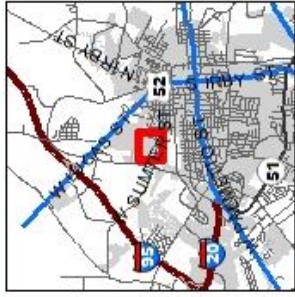
Planning Commission may:

- (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. New Development Proposal – Option A
- F. Site Photos
- G. UDO Table 2-4.1.3
- H. UDO Section 1-2.8.2.G
- I. UDO Table 4-10.3.1

**PC 2022-11 Attachment A**  
**Vicinity Map Harmony Street Rezoning**



**Legend**  
□ Parcels

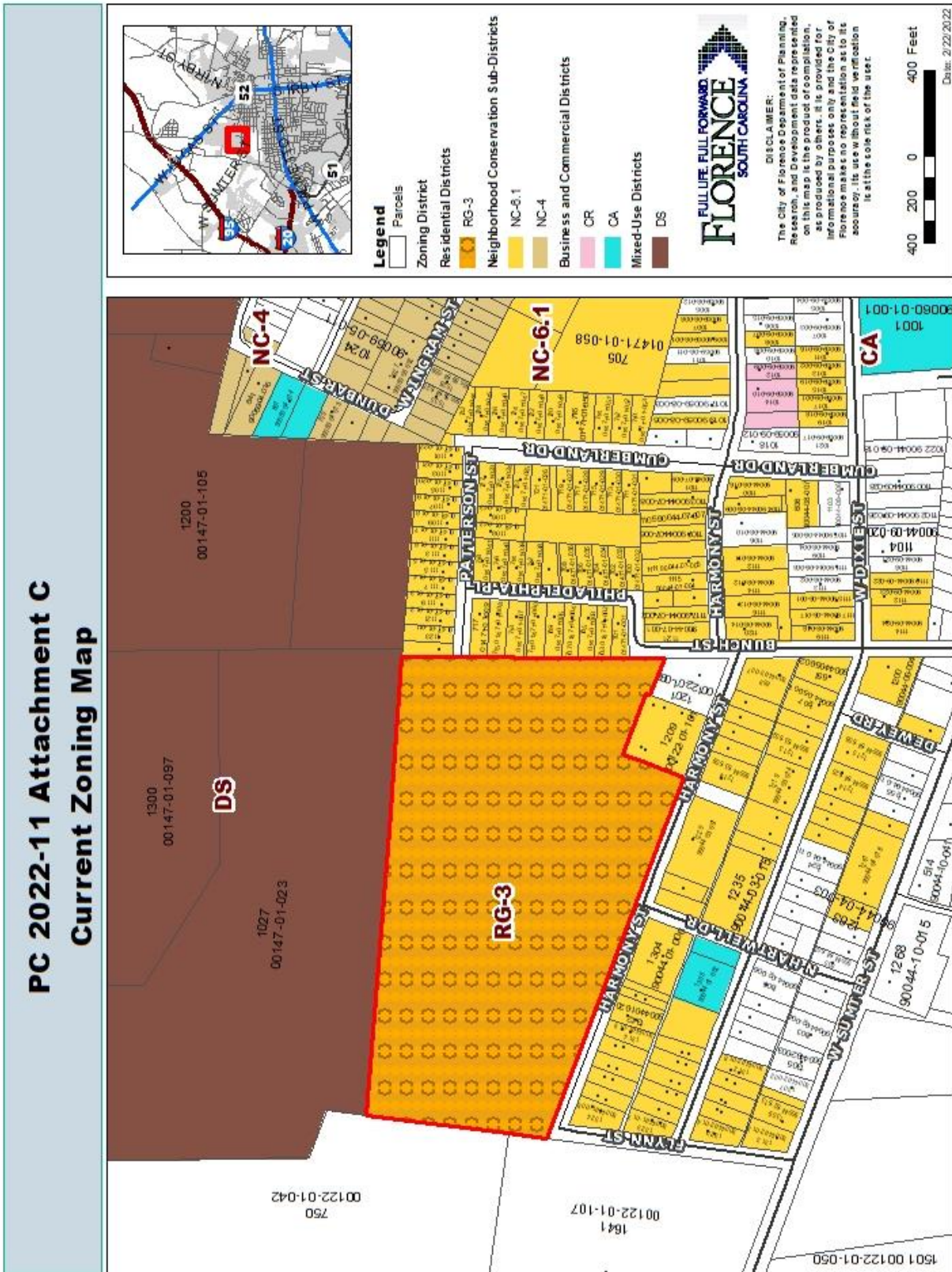


**DISCLAIMER:**  
The City of Florence Department of Planning, Research, and Development data presented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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

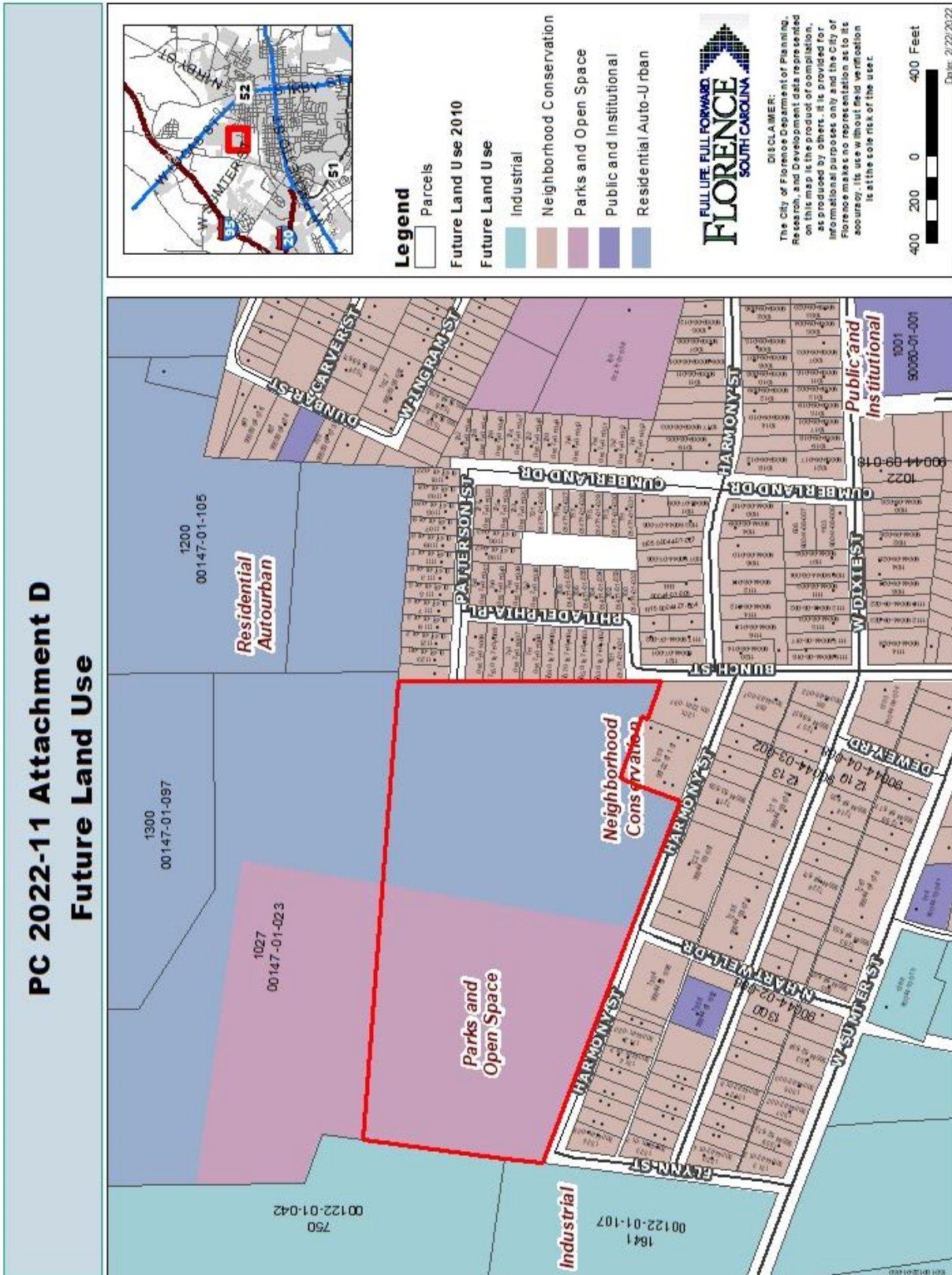








Attachment D: Future Land Use Map

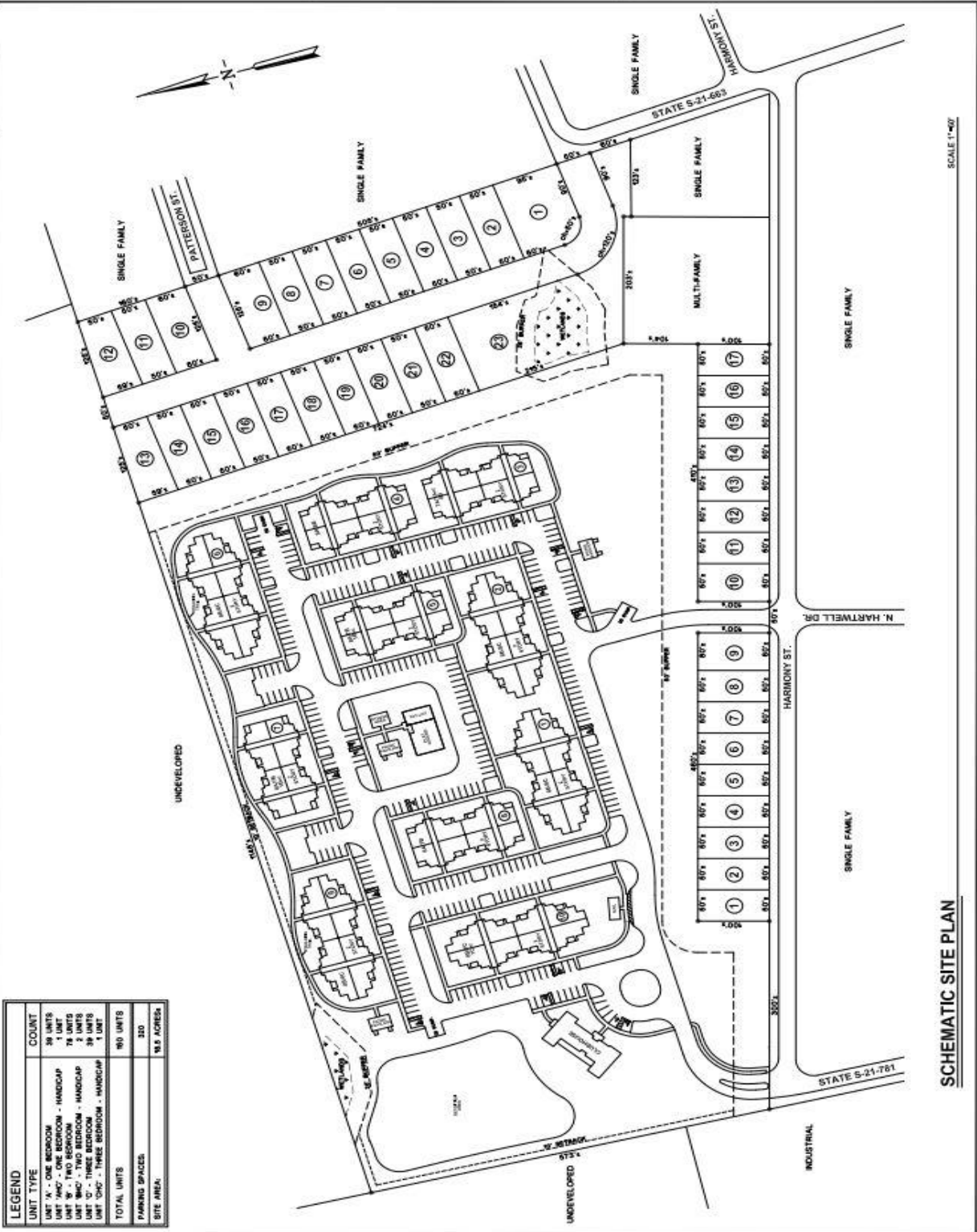


Attachment E: New Development Proposal – Option A



HARMONY STREET APARTMENTS  
SCHEMATIC SITE PLAN FOR  
FLORENCE, SC

Sheet Title:	SCHEMATIC SITE PLAN
Project:	
Date:	04-29-21
Author:	
Drawn By:	MT
Checked By:	RM
Sheet No.:	



LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM - HANDICAP	38 UNITS
UNIT 'A/C' - ONE BEDROOM - HANDICAP	1 UNIT
UNIT 'B' - TWO BEDROOM - HANDICAP	19 UNITS
UNIT 'B/C' - TWO BEDROOM - HANDICAP	19 UNITS
UNIT 'C' - THREE BEDROOM - HANDICAP	38 UNITS
UNIT 'C/C' - THREE BEDROOM - HANDICAP	1 UNIT
<b>TOTAL UNITS</b>	<b>165 UNITS</b>
<b>PARKING SPACES</b>	<b>310</b>
<b>SITE AREA</b>	<b>18.8 ACRES</b>

Attachment F: Site Photos



Harmony Street Parcel looking East Down Harmony Street



Harmony Street Parcel looking North Down North Hartwell Drive



Harmony Street Parcel looking Northeast Down North Hartwell Drive



Harmony Street Parcel looking West Down Patterson Street

Attachment G: 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 <sup>1</sup>	Width <sup>2</sup>	Front <sup>2</sup>	Interior Side <sup>3,4</sup>	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 <sup>5</sup>	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:								
<sup>1</sup> Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types.								
<sup>2</sup> A setback of 25 feet is required from the property line to the face of garage doors								
<sup>3</sup> 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.								
<sup>4</sup> 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.								
<sup>5</sup> 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.								

Attachment H: UDO Sections 1-2.8.2.G

**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.

Attachment I: UDO Table 4-10.3.1

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:** June 14, 2022

**AGENDA ITEM:** PC-2022-19 Request for sketch plan review of the new road to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Manchester Property Holdings LLC</b>	<b>90091-01-030</b>

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for approval. A sketch plan review of the 60 townhouses to be developed on this parcel is concurrently before the Planning Commission for approval.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** Activity Center (AC)  
**Current Use:** Vacant Lot  
**Proposed Use:** Road to access new townhome development

**IV. SURROUNDING LAND USE AND ZONING:**

**North:** Campus – church; Activity Center – senior apartments  
**South:** Activity Center - vacant  
**East:** Commercial General – shopping center  
**West:** Activity Center – wetlands; NC-15 – single family houses

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will access the Indigo Townes Townhouse development.
- (2) The entire parcel consists of 42.03 acres. The proposal affects 2.92 acres.
- (3) The new road will have access at two points from South Irby Street.
- (4) Any extension of South Coit Street to the south of Cherokee Road will require separate review by the Planning Commission.
- (5) The *Unified Development Ordinance* permits an applicant to request variances on certain aspects of development, including road width. The applicant has requested a variance to reduce the pavement width from 36 feet to 24 feet to minimize impervious surfaces and provide a residential character past the townhouse development. The designated right of way is still the required 66 feet, providing the ability to widen the road in the future if necessary to accommodate future development (see Attachment F).
- (6) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to



submit a full Development Plan submittal package for staff review prior to any construction taking place.

- (7) With the exception of street width (for which a variance has been requested), this Sketch Plan is in compliance with the regulations set forth in the City of Florence *Unified Development Ordinance* related to the subdivision of property.

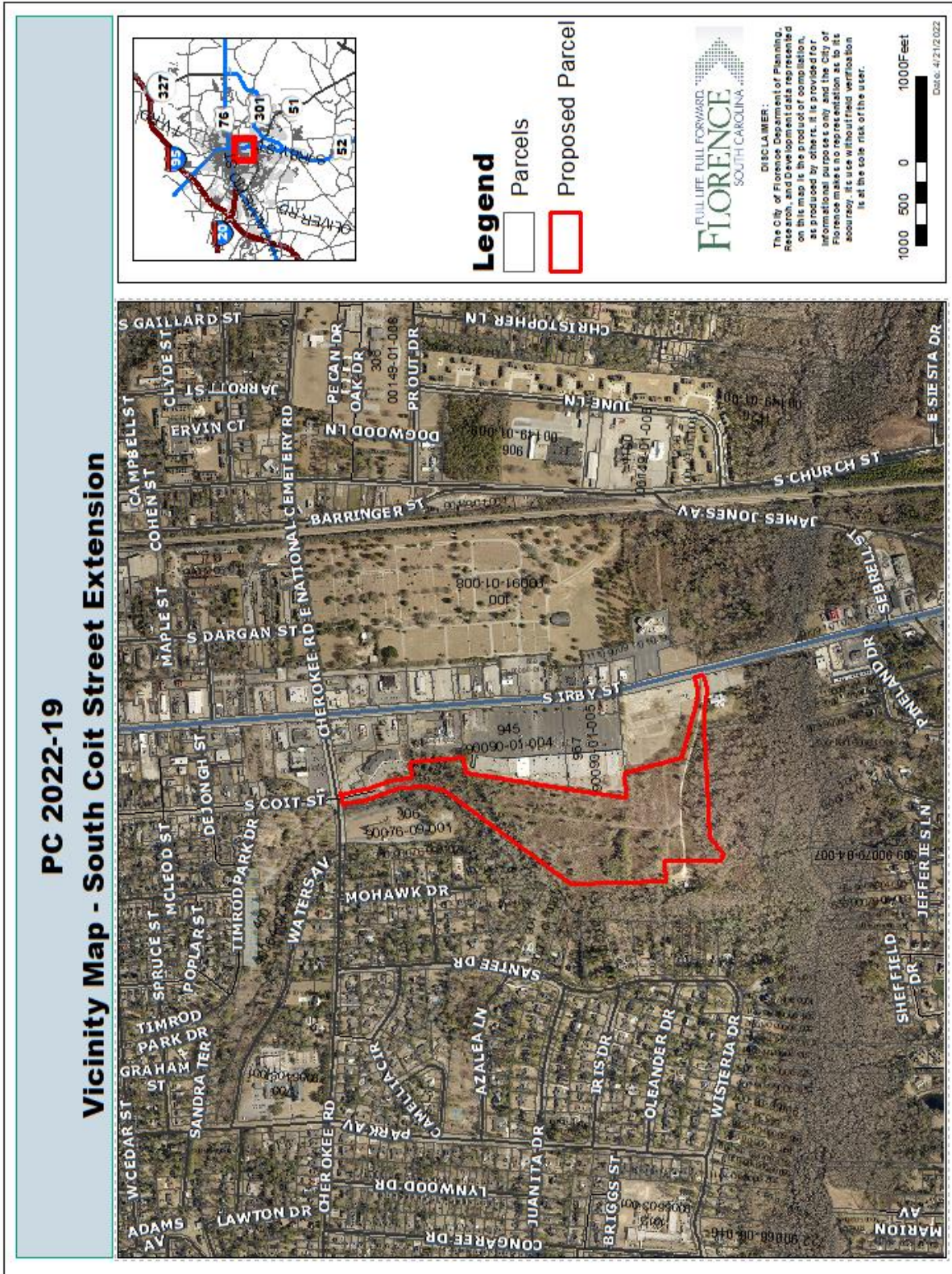
## **VI. OPTIONS:**

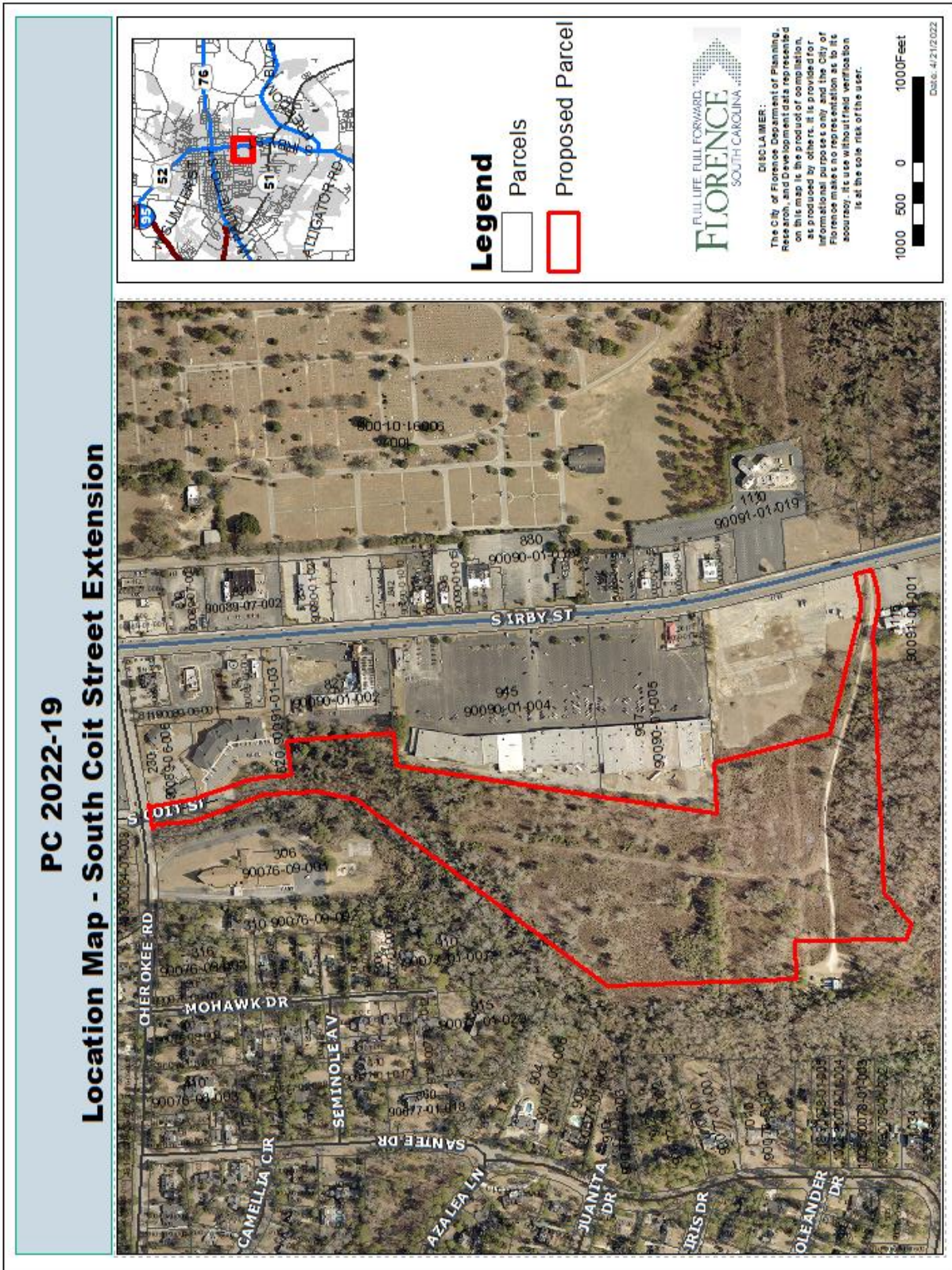
Planning Commission may:

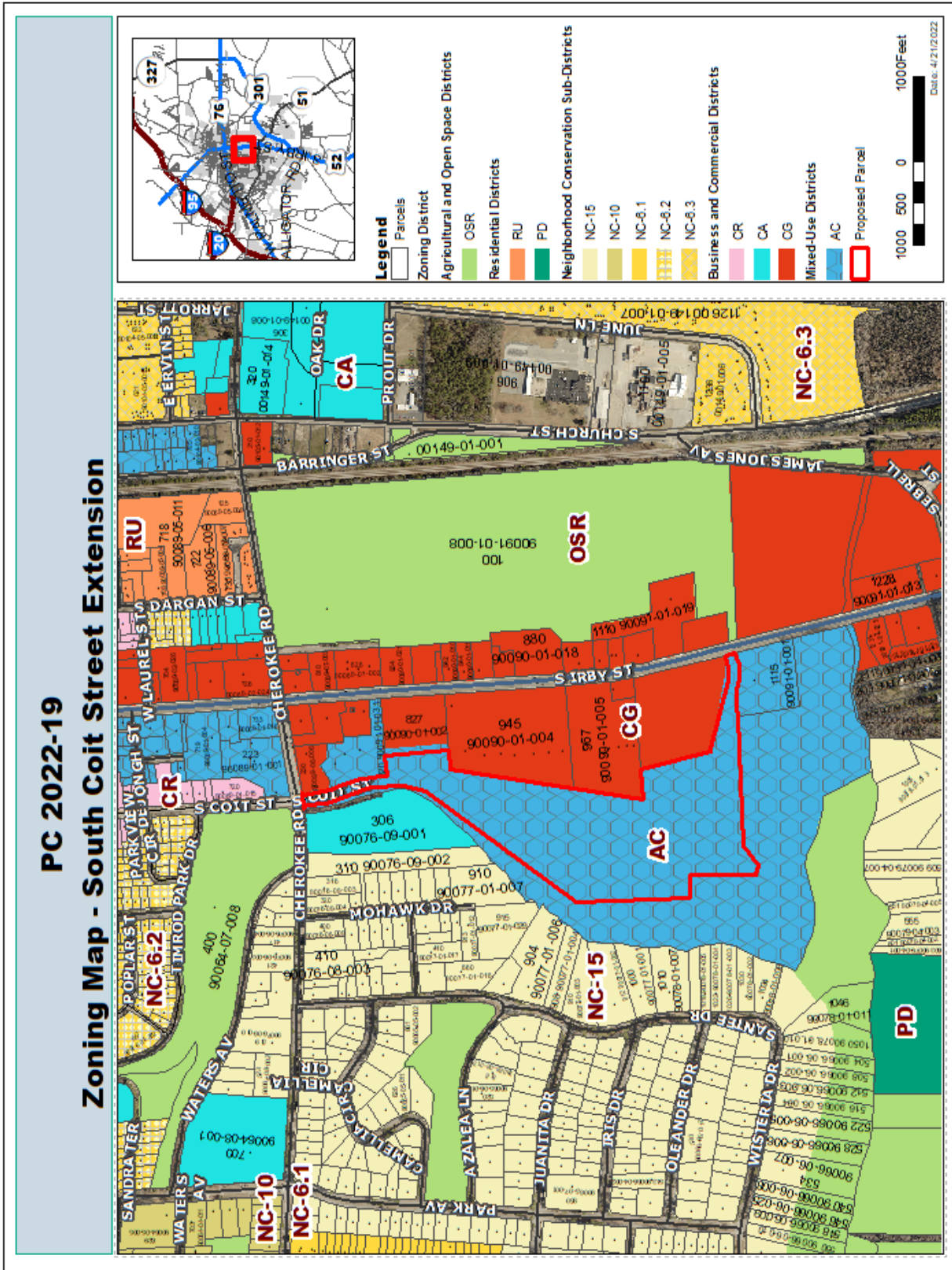
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

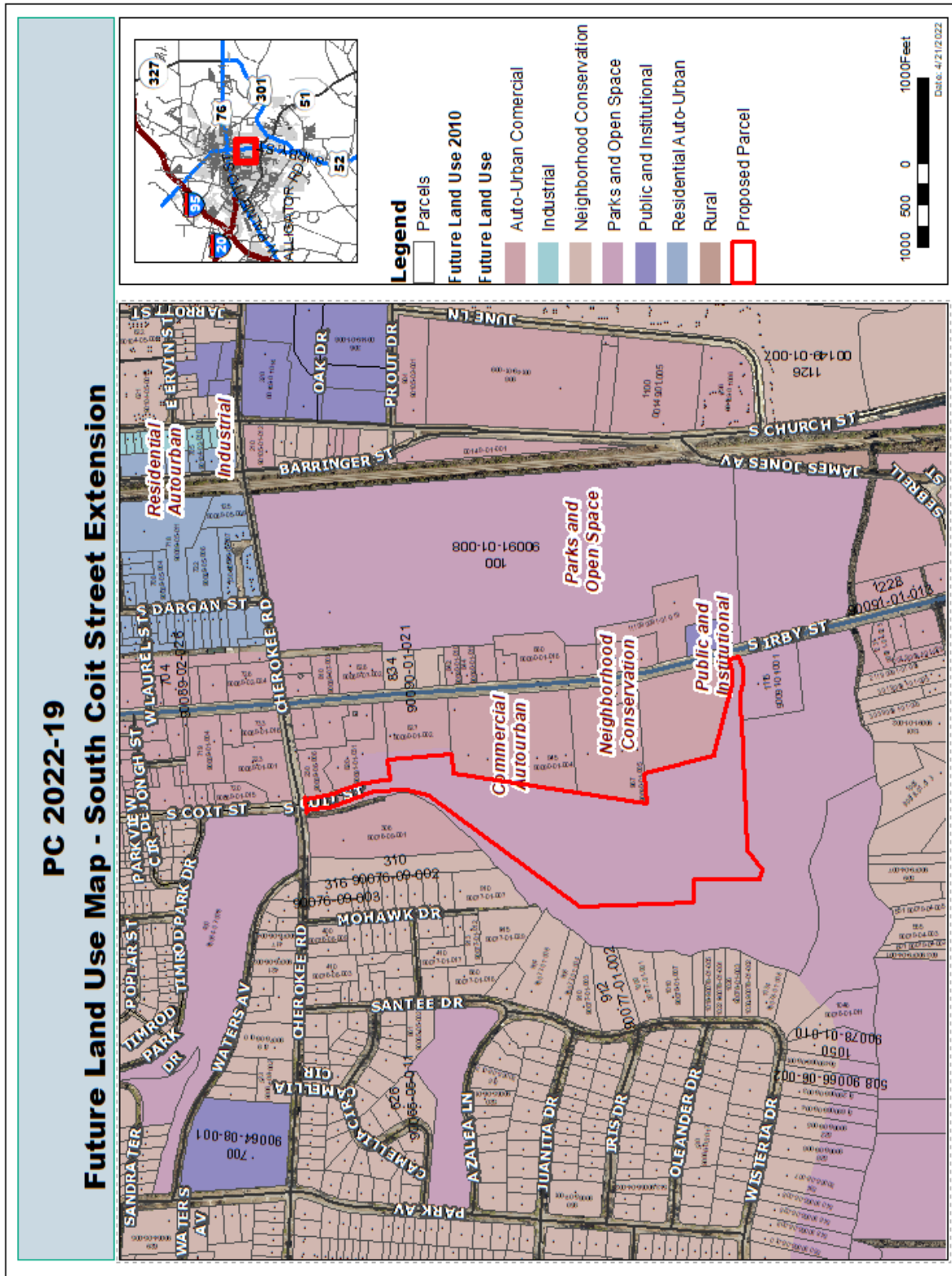
## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Plan
- F) Request for Pavement Width Variance

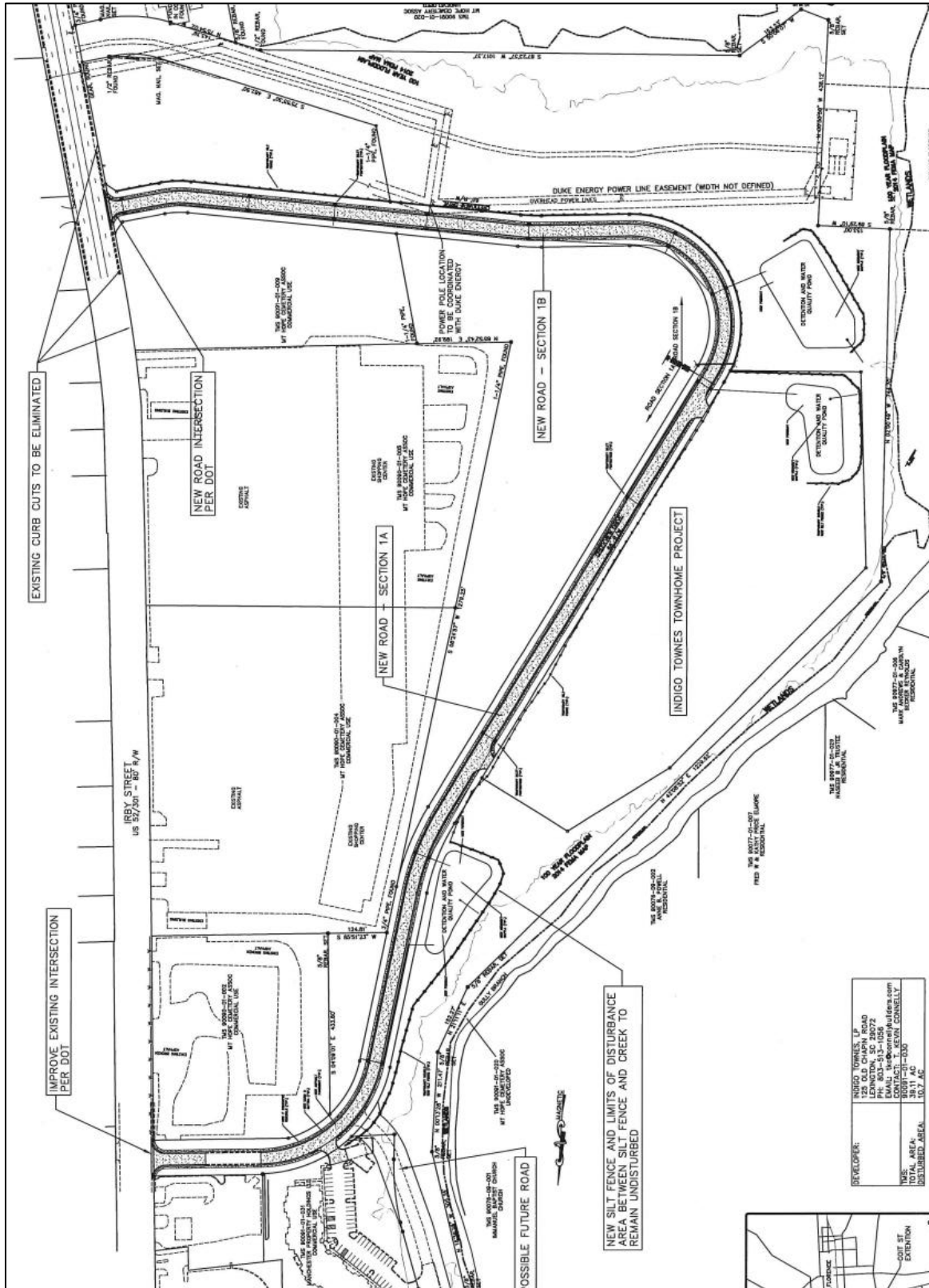








Attachment E: Site Plan



# **HB Engineering, Inc.**

site development consultants

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May 26, 2022

Jerry Dudley  
City of Florence  
324 West Evans St.  
Florence, SC 29501

Re: Request for Approval of Alternative Pavement Width  
Proposed Creekview Drive

Jerry:

On behalf of Indigo Townes, LP and Mt. Hope Cemetery, I am requesting the City's approval of a reduced pavement width for the proposed Creekview Drive which has been submitted for sketch plan approval. The City's standard width for this road is 36'. We are requesting the width to be 24'. We make this request for the following reasons:

1. The road location is very close to Gulley Branch and Jeffries Creek which are valuable natural resources and have protected wetlands. Pavement, which is an impervious surface collects and accumulates pollutants from the atmosphere and from vehicle leaks. During storms, the pollutants are carried by stormwater to the receiving streams. Our project will include water quality ponds, but their pollutant removal rate is generally about 80% during the design storm and significantly less for larger storms. It is always better to have as much natural ground surface as possible.
2. This road will be owned and maintained by the City. Reducing the pavement width will directly reduce the maintenance cost.
3. This road will serve a relatively small amount of land. After the proposed Indigo Townes project, there is only about 16 acre of developable land remaining. The likely remaining use would be about 60% small commercial and 40% residential. There would be no industrial use.
4. The existing drive that we are connecting to on the north end of the loop at S. Irby St. is 24' wide.

Sincerely,



R. Thomas Britt, P.E.

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** June 14, 2022

**AGENDA ITEM:** PC-2022-20 Request for sketch plan review of Indigo Townes Townhomes, to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Manchester Property Holdings LLC</b>	90091-01-030

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for approval. A sketch plan review of the new access road is concurrently before the Planning Commission for approval.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** Activity Center (AC)  
**Current Use:** Vacant Lot  
**Proposed Use:** 60 Single Family Attached Townhouses

**IV. SURROUNDING LAND USE AND ZONING:**

**North:** Campus – church; Activity Center – senior apartments  
**South:** Activity Center - vacant  
**East:** Commercial General – shopping center  
**West:** Activity Center – wetlands; NC-15 – single family houses

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a townhome development with an auto-urban character. The units will be rentals only. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) The entire parcel consists of 42.03 acres. The proposal includes 15 buildings with 4 units each on a total of 8.77 acres.
- (3) The parcel is zoned Activity Center, which permits townhouses. The zoning under the former zoning ordinance was B-3, a general business district.
- (4) The Future Land Use designation is Parks and Open Space.
- (5) According to Table 4-10.3.2 “District Bufferyard Standards”, a level C bufferyard is required along the NC zoning district boundary to the west. This level of buffer requires a minimum 25 feet of landscaping plus a minimum 3 foot high berm, wall, or fence.



- (6) Because the west and south sides of the parcel are in the floodplain along Jefferies Creek, a riparian buffer is also required on either side of the creek.
- (7) Access to the parking lot for the townhouses will be via a new road which will exit at South Irby Street. There will be access to South Irby Street through the Indigo Pointe senior apartments parking lot.
- (8) The AC zoning designation is reviewed per *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards. The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-4.1.3 for townhomes including 16' minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (9) The applicants have presented a traffic study to justify their request for the reduction in the number of required parking spaces.
- (10) City water and sewer service is available to the property. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (11) This Sketch Plan is currently in compliance with the regulations set forth in the City of Florence *Unified Development Ordinance* related to the subdivision of property.
- (12) All requirements of the City of Florence *Unified Development Ordinance* including bufferyard standards, riparian buffers, stormwater compliance, and all other development standards outlined within the ordinance will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any permitting or construction activities taking place.

## **VI. OPTIONS:**

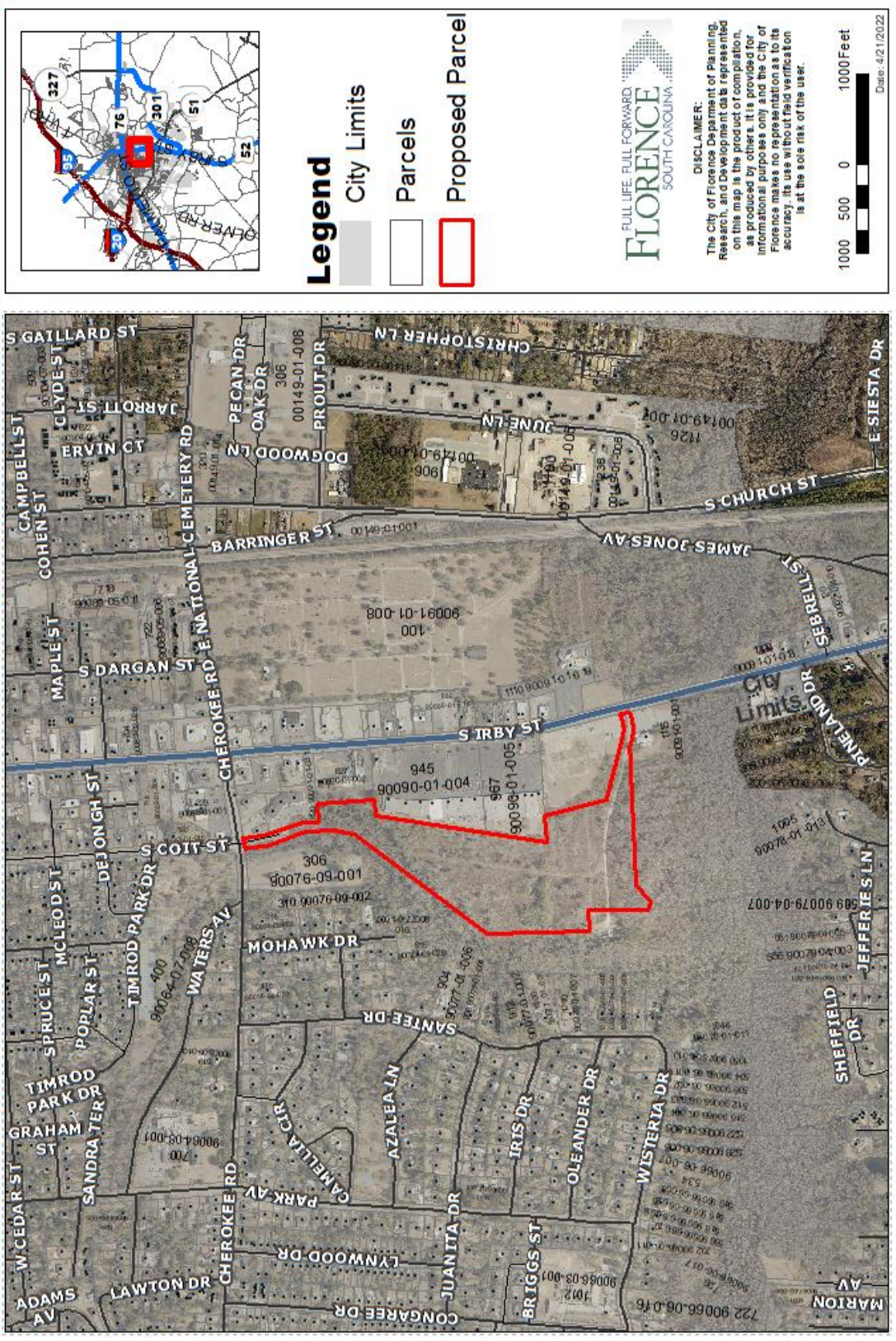
Planning Commission may:

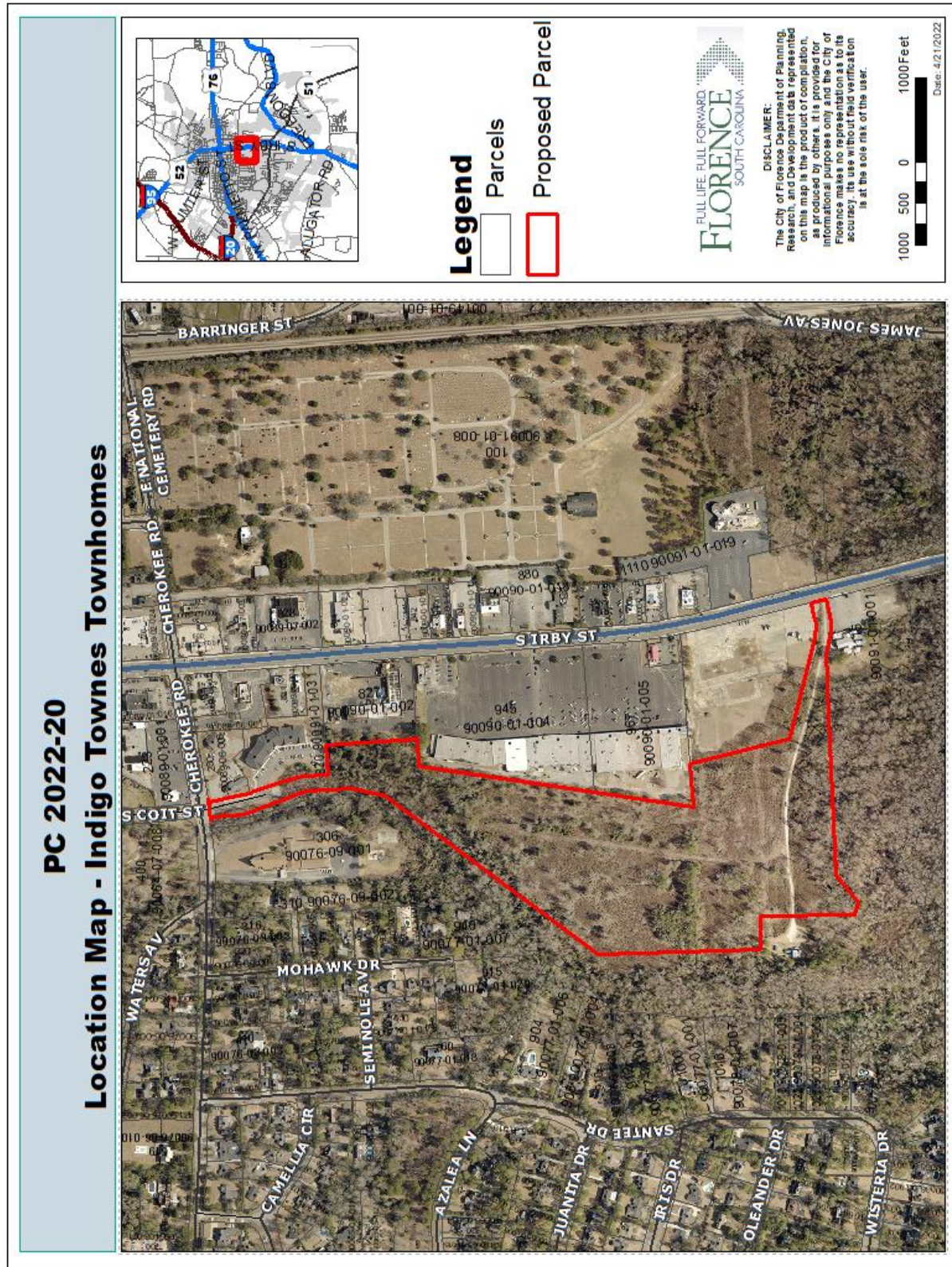
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

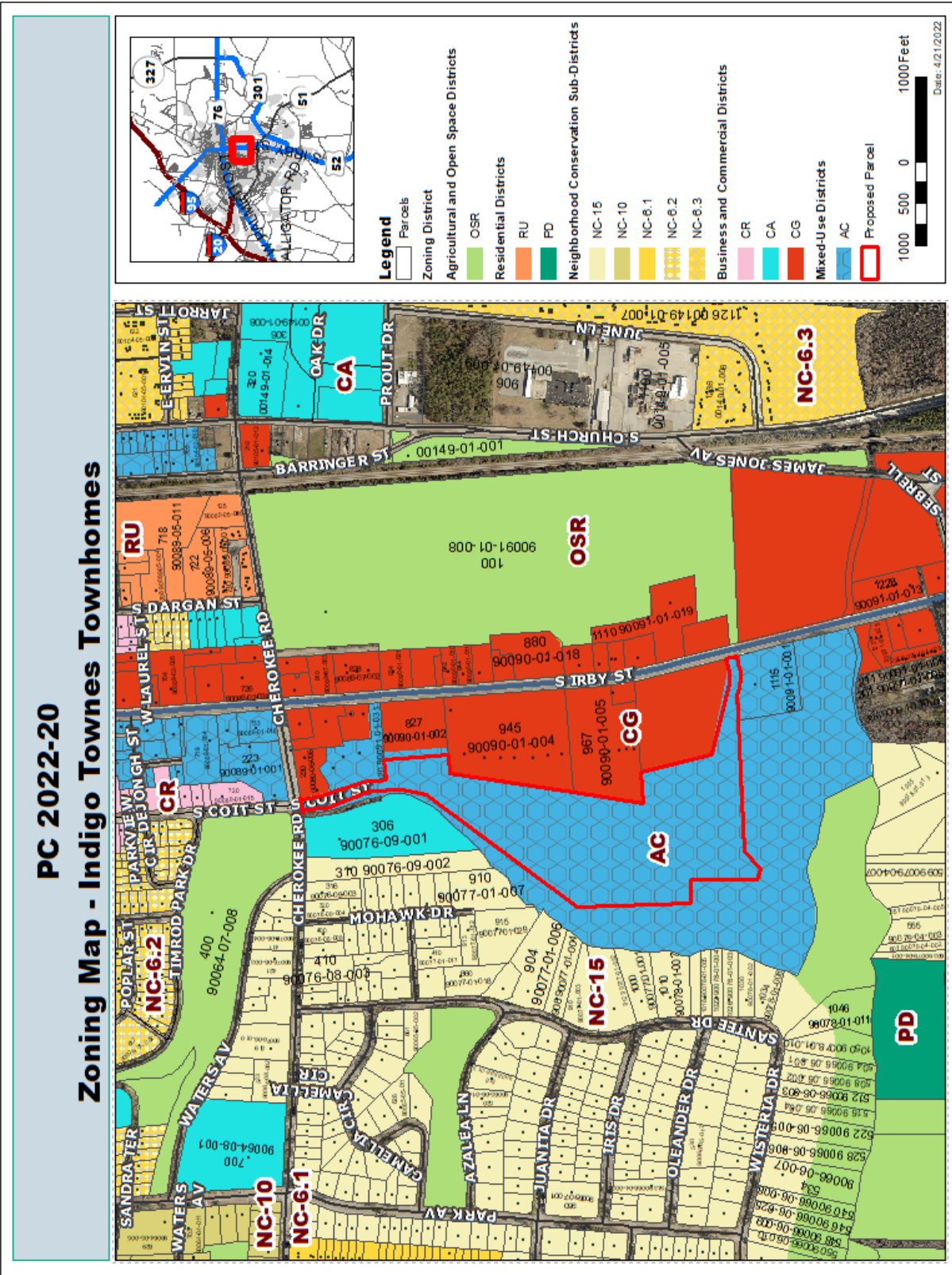
## **VII. ATTACHMENTS:**

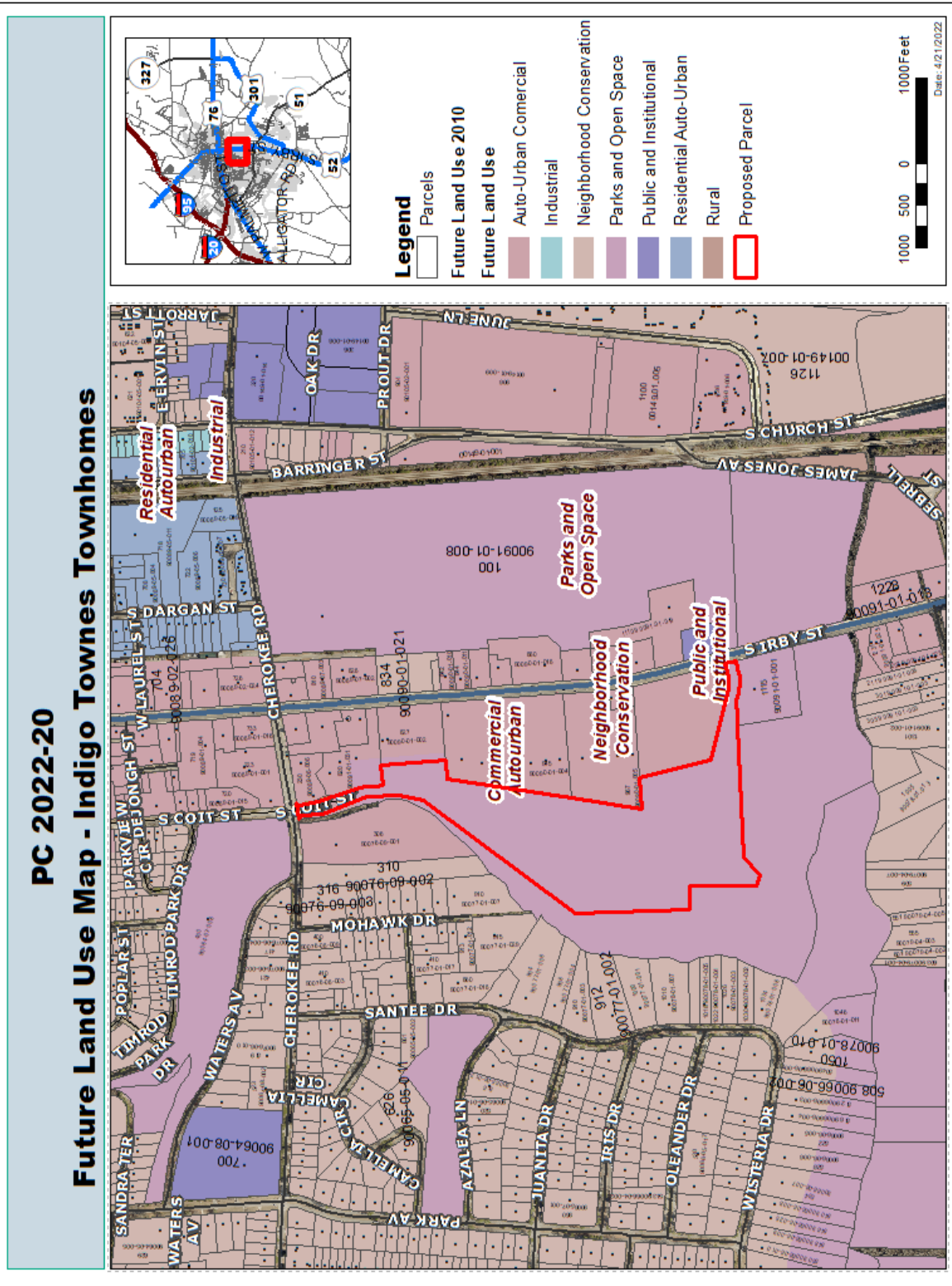
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Plan

**PC 2022-20**  
**Vicinity Map - Indigo Townes Townhomes**

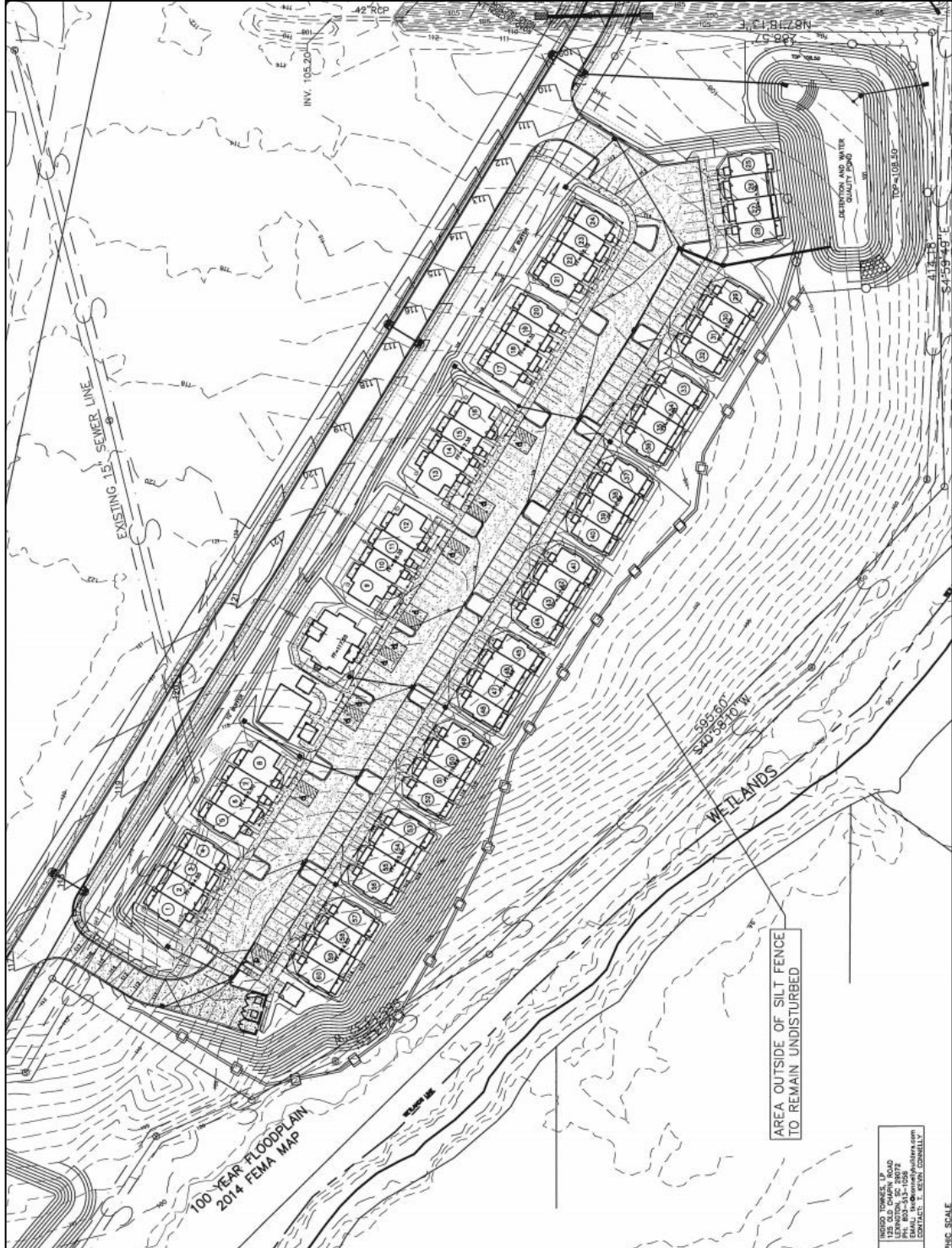








Attachment E: Site Plan



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** June 14, 2022

**AGENDA ITEM:** PC-2022-21 Request to zone OSR, pending annexation, the parcel located at 1300 East Palmetto Street, and specifically identified as Florence County Tax Map Number 90117-23-004.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>City of Florence</b>	<b>90117-23-004</b>

**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:**

<b>Current Zoning:</b>	Unzoned (County)
<b>Proposed Zoning:</b>	Open Space and Recreation (OSR)
<b>Current Use:</b>	Motel (vacant)
<b>Proposed Use:</b>	City Park and Green Space

**IV. POINTS TO CONSIDER:**

- (1) The property is currently in the County and is unzoned. A vacant dilapidated motel is on the 3.144 acre lot.
- (2) The proposed zoning, pending annexation, is Open Space and Recreation (OSR). The OSR district is intended for public open space or open space that is protected by a conservation easement. These open spaces may provide for recreational uses.
- (3) The lot meets the dimensional requirements of the OSR 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 Open Space and Recreation zoning district. The property would be subject to the City of Florence codes and regulations.
- (5) Land uses of the adjacent properties are commercial to the north, west, and east, and Levy Park to the south. The City intends to use this parcel to expand Levy Park’s green space and to provide a more attractive gateway into downtown Florence.
- (6) Future Land Use of the parcel is Neighborhood Conservation.
- (7) City water and sewer services are currently available.

- (8) City staff recommends the parcel be zoned Open Space and Recreation as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent land uses, and the lot's location on a major thoroughfare at the entrance to downtown Florence.

#### **VI. OPTIONS:**

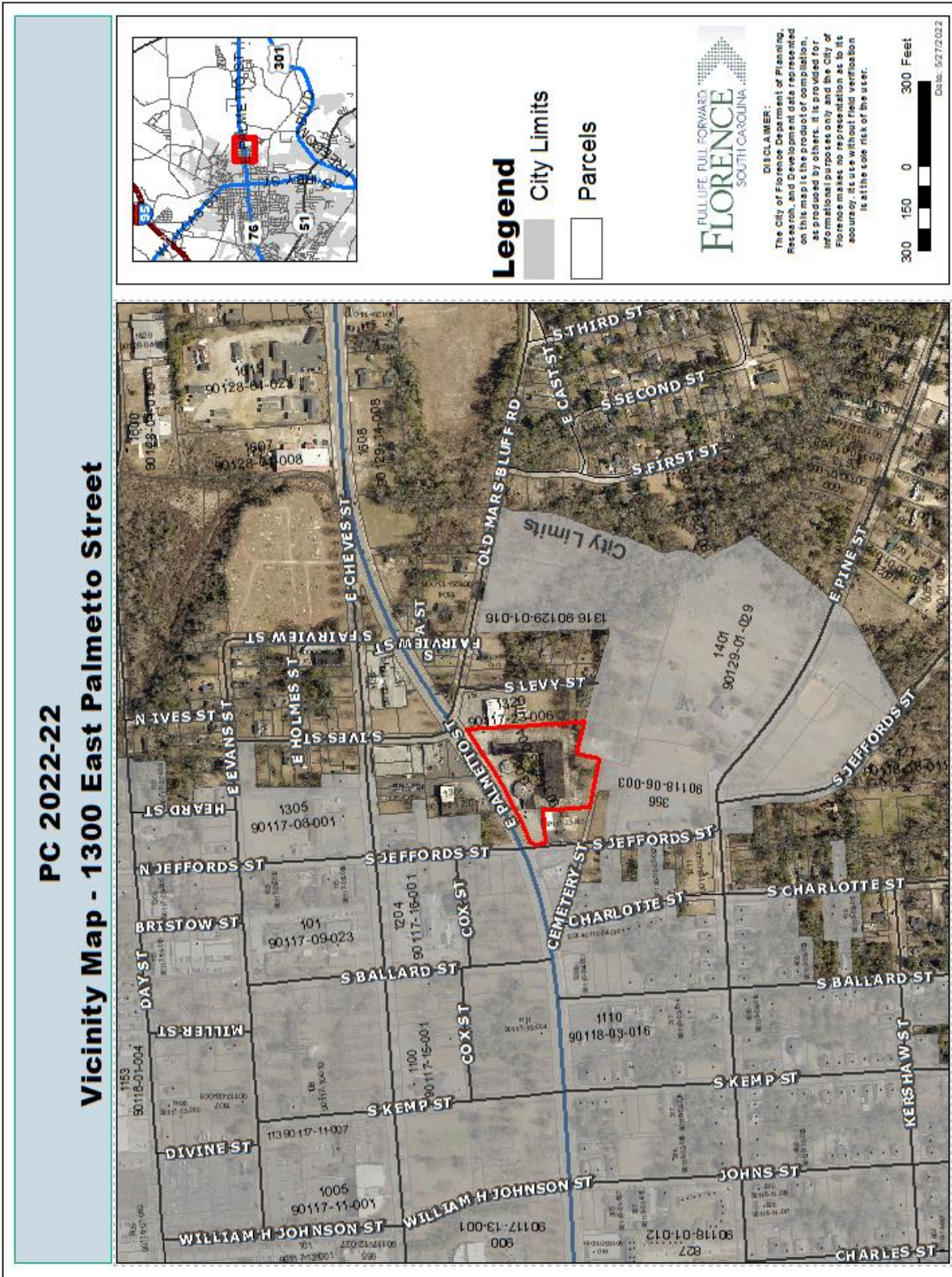
Planning Commission may:

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

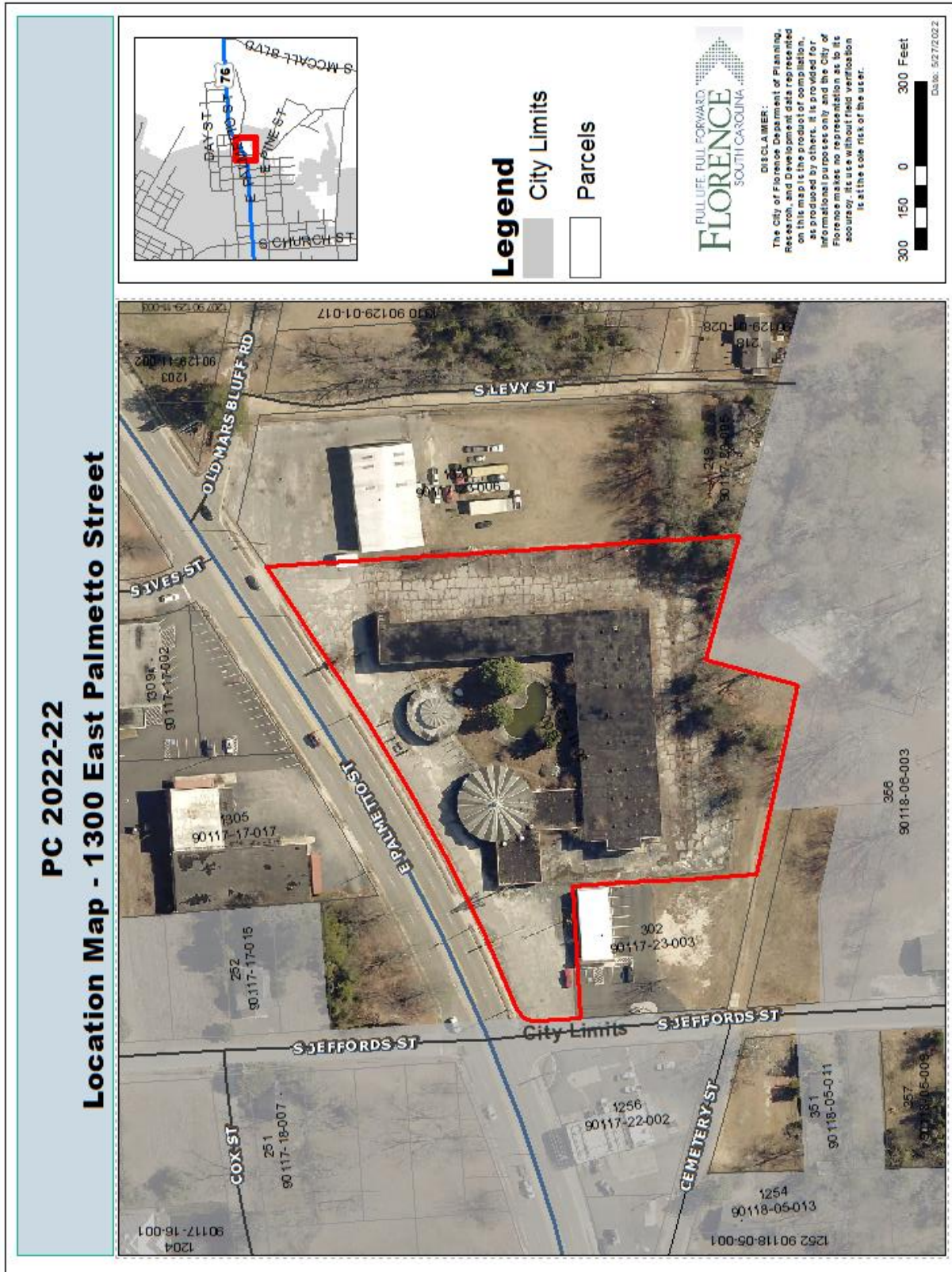
#### **VII. ATTACHMENTS:**

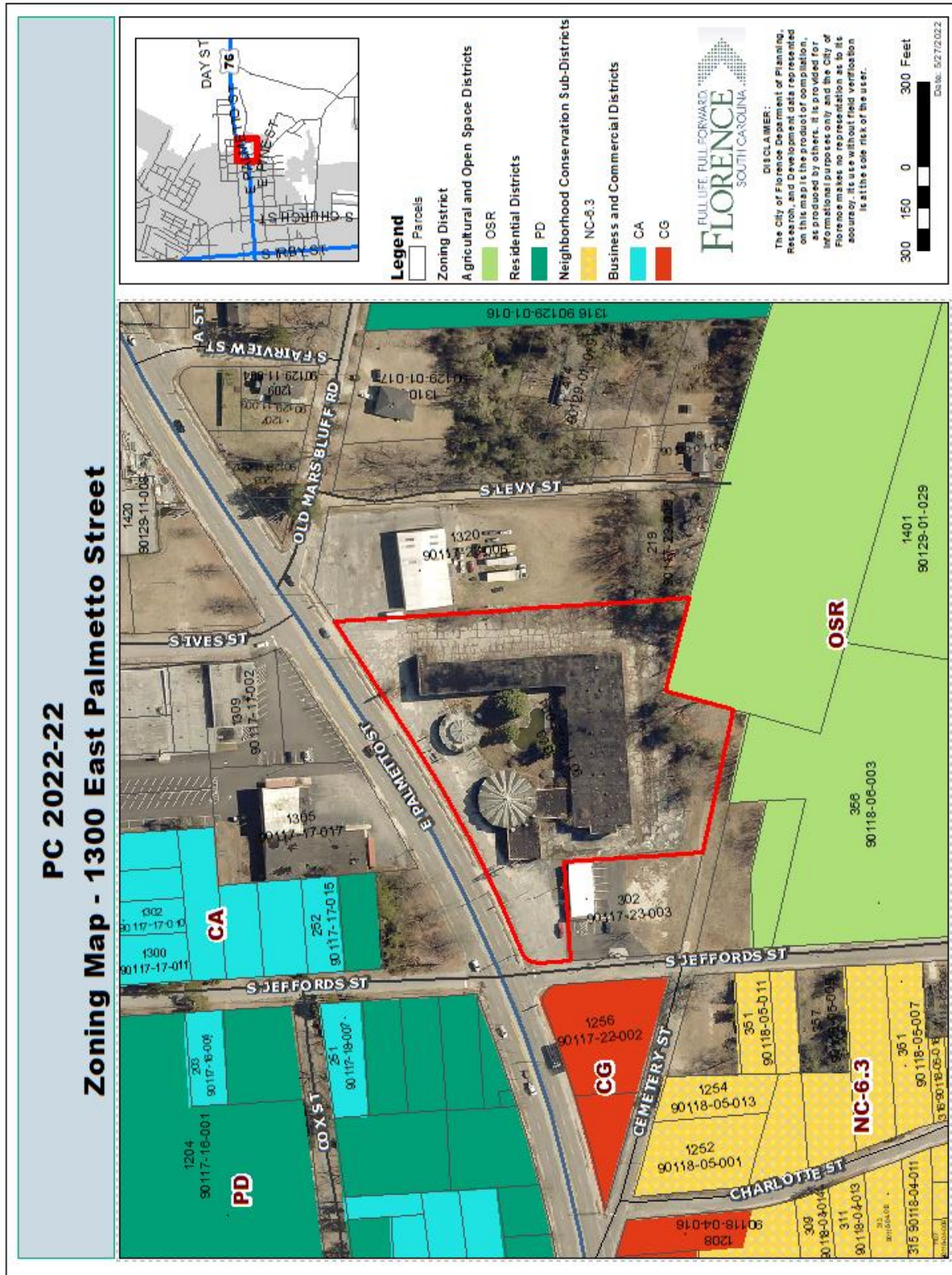
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

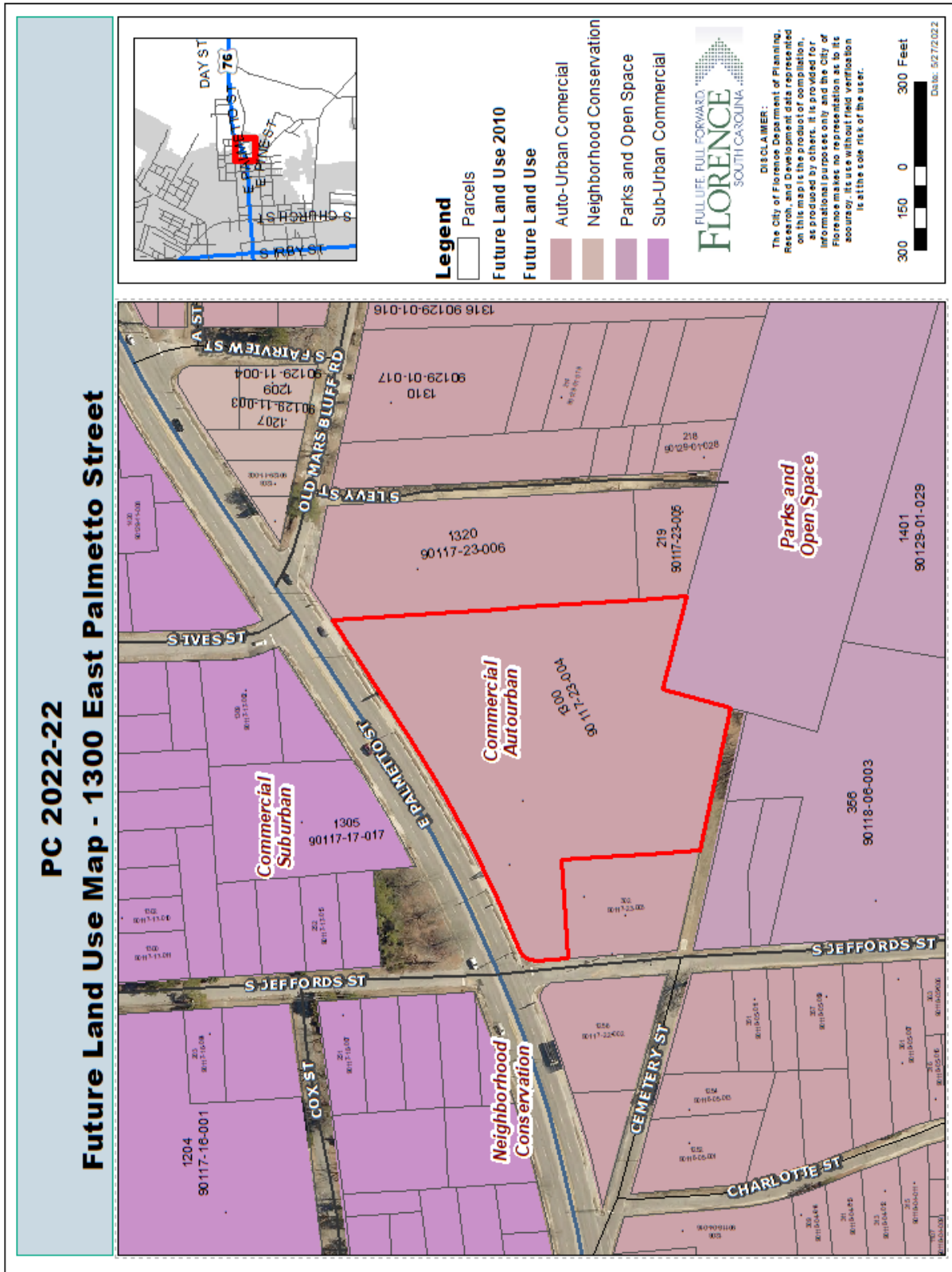




Attachment B: Location Map







Attachment E: Site Photos



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** June 14, 2022

**AGENDA ITEM:** PC-2022-22 Request to rezone from NC-6.2 Neighborhood Conservation-6.2 to NC-6.3 Neighborhood Conservation-6.3 the parcels located at 702, 706, and 708 Norfolk Street, identified as Florence County Tax Map Numbers 90100-03-002, 90100-03-001, and 90101-01-004.

**I. IDENTIFYING DATA:**

Owners	Tax Map Numbers
Robie Gabriel	90100-03-002
Kenneth Muldrow	90100-03-001
Michael Jupiter	90101-01-004

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for public hearing and recommendation to City Council. On January 11, 2022, the Planning Commission denied a request to rezone 706 Norfolk Street from NC-6.2 to NC-6.3. The case was withdrawn from City Council by the applicant in favor of a group rezoning request with adjacent property owners. The new case requires a new recommendation by the Planning Commission.

**III. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	Neighborhood Conservation – 6.2 (NC-6.2)
<b>Proposed Zoning:</b>	Neighborhood Conservation – 6.3 (NC-6.3)
<b>Current Use:</b>	Vacant Lot
<b>Proposed Use:</b>	Multiplex (Quadraplex)

**IV. POINTS TO CONSIDER:**

- (1) The properties are currently zoned Neighborhood Conservation – 6.2 (NC-6.2), which permits residential uses such as single family detached houses and duplexes. 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) and permits the same uses as the NC-6.2, with the added conditional uses of Multiplex and Multifamily.
- (3) The parcels meet 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 feet and a minimum lot area of 6,000 square feet.
- (4) Table 2-4.1.3 of the *Unified Development Ordinance* specifies dimensional standards and setbacks for multiplex and multifamily construction (Attachment F), and Section 1-2.8.2.G and Section 1-2.8.2.H outlines the conditional requirements for multiplex and multifamily development respectively (Attachment G).
- (5) A multiplex is defined in the *Unified Development Ordinance* as, “a residential building that is constructed to look like a large single-family detached residence.” A multiplex can contain 3 separate

dwelling units (triplex) or 4 separate dwelling units (quadraplex) within. The dimensions of 706 and 708 Norfolk Street could reasonably support this style of development.

- (6) Multifamily is defined 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 small parcels adjacent to single-family development.
- (7) Land use of the adjacent properties is all single family residential except for the CSX Railyard to the south (Attachment C).
- (8) 706 Norfolk Street is currently an undeveloped vacant lot. Aerial images show this lot has been vacant since at least 1998. The parcels at 702 and 708 Norfolk Street contain single-family detached homes. The current zoning of Neighborhood Conservation - 6.2 (NC-6.2) was adopted with the land use maps associated with the adoption of the *Unified Development Ordinance* in 2018 in keeping with the parcels' historic zoning.
- (9) Future Land Uses of the parcels are shown as "Neighborhood Conservation" (702 and 708 Norfolk Street) and "Public and Institutional" (706 Norfolk Street), but will most likely remain "Neighborhood Conservation" unless purchased and rezoned by CSX or a government entity.
- (10) City staff recommends the parcels be denied rezoning to NC-6.3 as requested. This recommendation is based on the current adjacent single-family residential zoning, its historic residential zoning, and the prescribed future land use of the parcel. The current zoning (NC-6.2) allows single-family attached and detached housing types while the proposed zoning (NC-6.3) extends the allowed uses to include townhomes, multiplexes, and multifamily. The NC-6.3 zoning does not align with the character of single-family dwellings in the vicinity of this neighborhood 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
- E) Site Photo
- F) UDO Table 2-4.1.3
- G) UDO Sections 1-2.8.2.G & 1-2.8.2.H

Attachment A: Vicinity Map

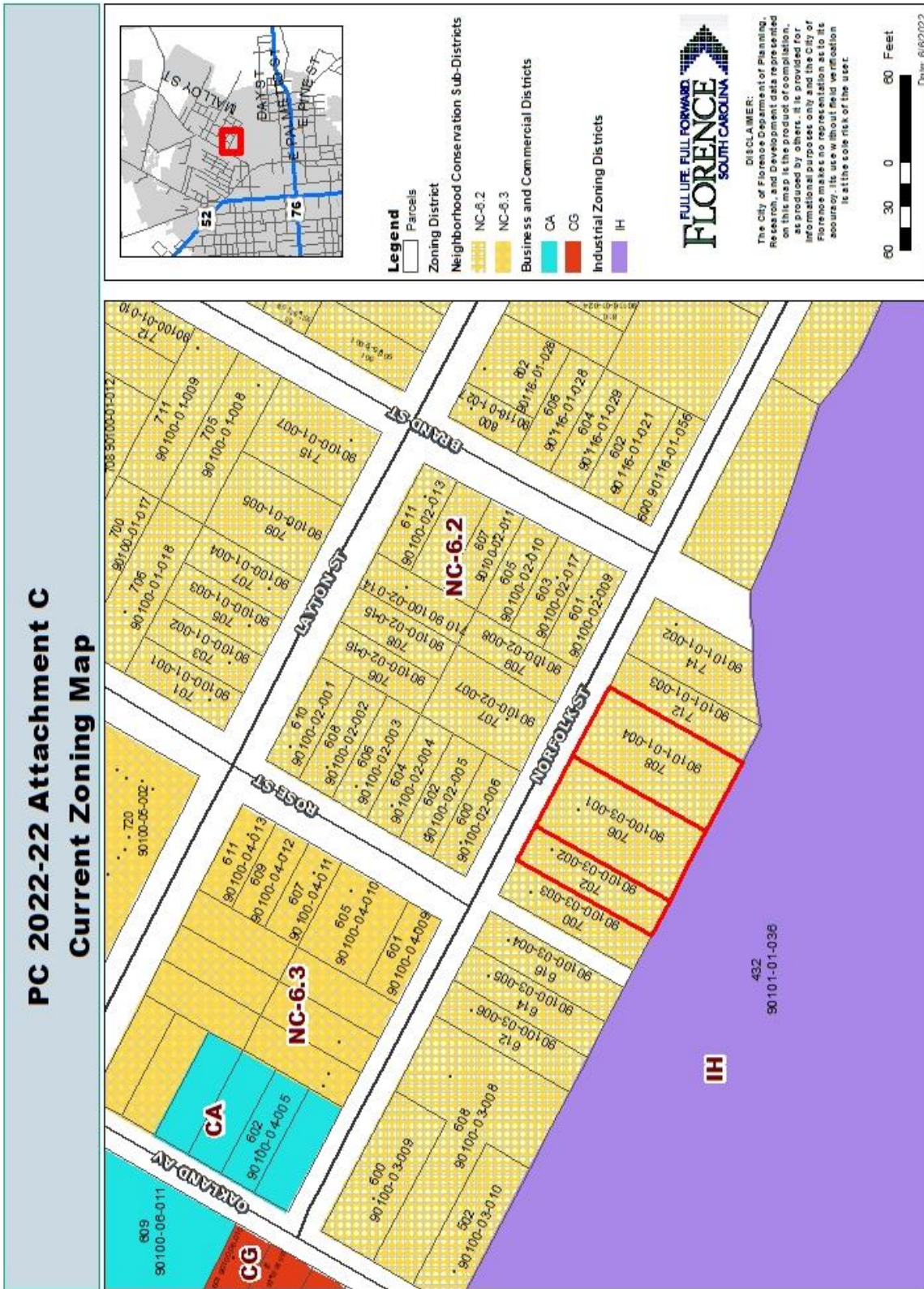




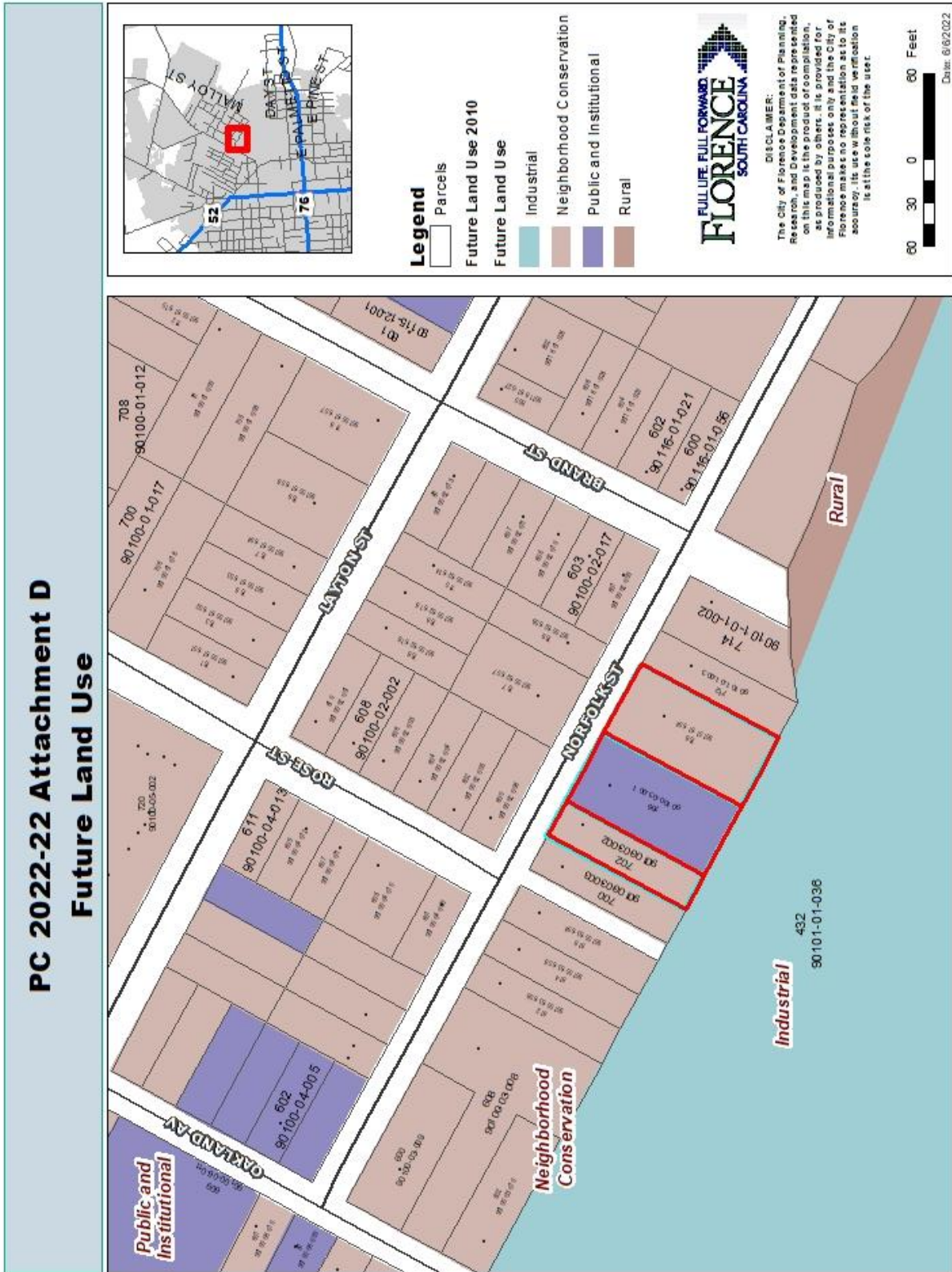
Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Future Land Use Map



Attachment E: Site Photo



702 Norfolk Street – Single Family Detached



706 Norfolk Street – Vacant Lot



708 Norfolk Street – Single Family Detached

Attachment F: 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 <sup>1</sup>	Width <sup>2</sup>	Front <sup>2</sup>	Interior Side <sup>3,4</sup>	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%
<b>Multiplex</b>	<b>9,000 sf.</b>	<b>90'</b>	<b>15'</b>	<b>5'</b>	<b>10'</b>	<b>20'</b>	<b>40'</b>	<b>50%</b>
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 <sup>5</sup>	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
<b>Apartment, Single Use Building(s)</b>	<b>1,550 sf.</b>	<b>100'</b>	<b>10'</b>	<b>0'</b>	<b>5'</b>	<b>10'</b>	<b>45'</b>	<b>80%</b>
Apartment, Mixed-use Building(s)	See Section 2-6.1.1, General Development Standards.							

Attachment G: UDO Sections 1-2.8.2.G & 1-2.8.2.H

**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).

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

6. They conform to the lot and building standards set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
7. 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
8. 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.
9. Buildings are designed such that there are not more than 24 dwelling units per floor; and

10. 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.

I. **Multiplexes** are permitted if it is demonstrated that:

1. They conform to the standards and requirements set out in Section 3-8.3.1, Single Family Attached and Multiplex Building Standards.
2. They conform to the lot and building standards set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
3. Parking shall only be allowed in designated areas which may be inclusive of the driveways.
4. A continuous landscape screen, a minimum of three feet in height at planting or fencing as approved, shall be required along the perimeter of the parking area or area affected by parking in those areas that adjoin existing residential uses or a publicly maintained street, as approved by the Director.
5. They are constructed with not more than four units; and
6. Exterior building materials are of similar type, quality, and durability as other housing types in the same development,
7. In the CR district:
  - a. The use occurs as a conversion within the square footage of an existing unit; or
  - b. Any expansion that increases the square footage of the existing building meets the following standards:
    1. The square footage of the expanded multiplex is no greater than 120 percent of the largest residence within 300 feet in any direction;
    2. Exterior building materials are of similar type, quality, and durability as the existing building materials;
    3. The structure retains the appearance of a single family dwelling; and
    4. Only one entrance is visible from the front property line.

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** June 14, 2022

**AGENDA ITEM:** PC-2022-23 Request for sketch plan review of a residential development to be located along Celebration Boulevard and specifically identified as Florence County Tax Map Number 00100-01-150.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>CCS Holdings LLC</b>	<b>00100-01-150</b>

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue was before the Planning Commission on August 11, 2020 and the sketch plan submitted then was approved. The applicant has added a townhouse unit, necessitating review by the Planning Commission.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** Commercial General (CG)  
**Current Use:** Vacant, Wooded Lot  
**Proposed Use:** Single Family Attached Townhouses

**IV. SURROUNDING LAND USE AND ZONING:**

**North:** Commercial General (CG); Mi Tierra Mexican Restaurant  
**East:** Unzoned (County); Single-Family Detached Homes  
**South:** Ashford Somerset PDD; Commercial Development  
**West:** Commercial General (CG); Fire It Up, SPC Credit Union

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) The development tract has a total of 1.85 acres. The development will consist of two separate buildings: one with 6 units and one with 7 units for a total of 13 proposed townhome units. The original layout consisted of two separate buildings with 6 units each.
- (3) The townhome development is afforded access through an adjacent parcel, 1280 Celebration Boulevard (Mi Tierra Mexican Restaurant), whose deed reserves the right of access to the parcel shown on the attached plat (Attachment G). Proposed access will be through a proposed private road, Twelve Oaks Avenue, which will be maintained by the developer and/or HOA. The townhomes will be oriented perpendicular to the private road, fronting towards Celebration Boulevard.

- (4) The CG zoning designation is reviewed per *Unified Development Ordinance* Section 1-2.8.2 Residential and Commercial Use of the Home Standards. The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-4.1.3 for townhomes including 16' minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (5) City water and sewer service is available to the property. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department. City Sanitation will service a roll cart for each unit, which will be placed behind the townhomes for storage.
- (6) Upon staff review, minor discrepancies with the *Unified Development Ordinance* have been relayed to the developer; however, at the time of this report the City has not received feedback regarding the comments. Once this information is received, a statement of compliance regarding the sketch plan will be prepared by staff and presented to Planning Commission.
- (7) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

Planning Commission may:

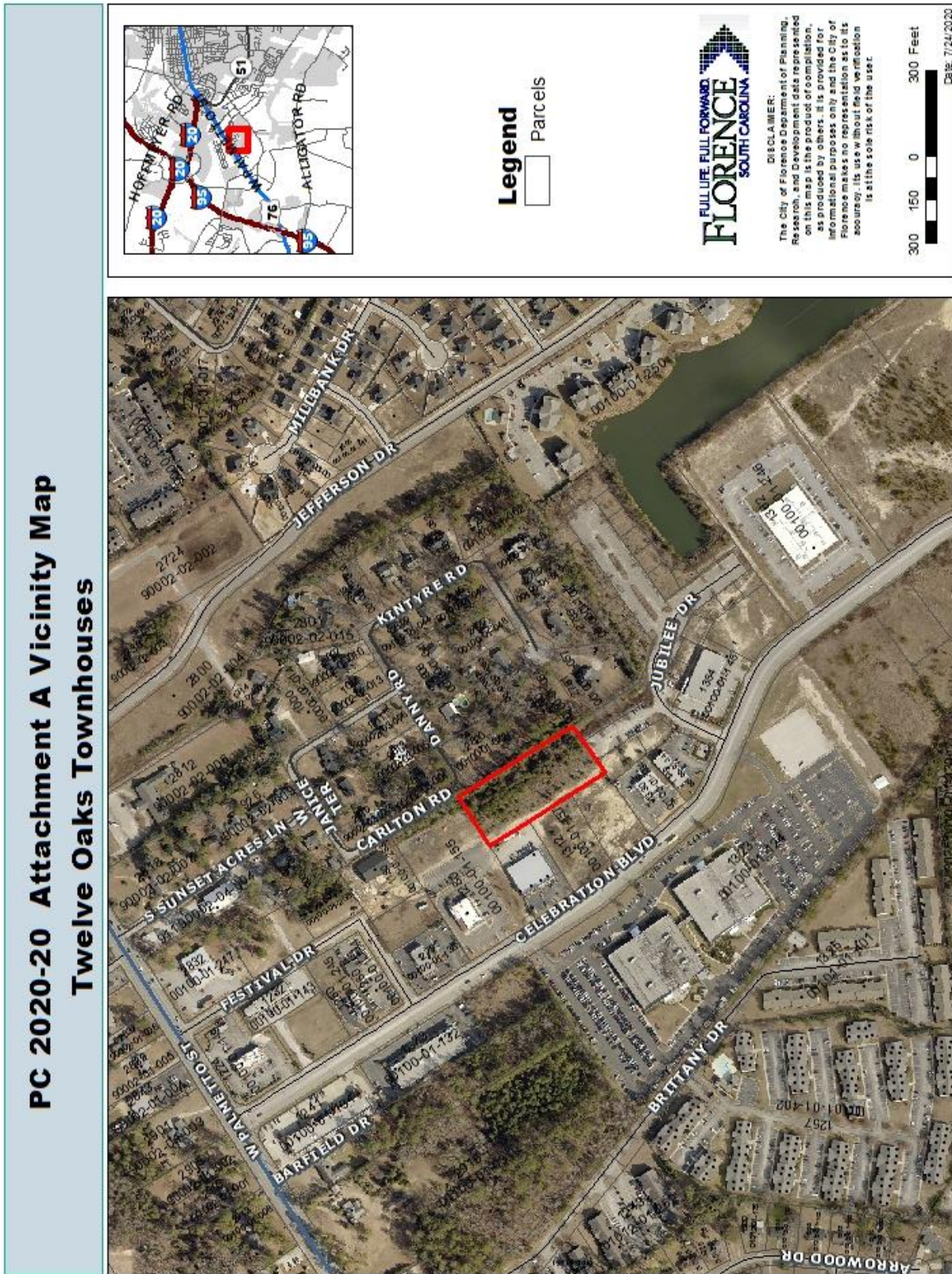
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Sketch Plan
- F) Original Sketch Plan
- G) 1280 Celebration Boulevard Plat – Access Easement
- H) Site Photo

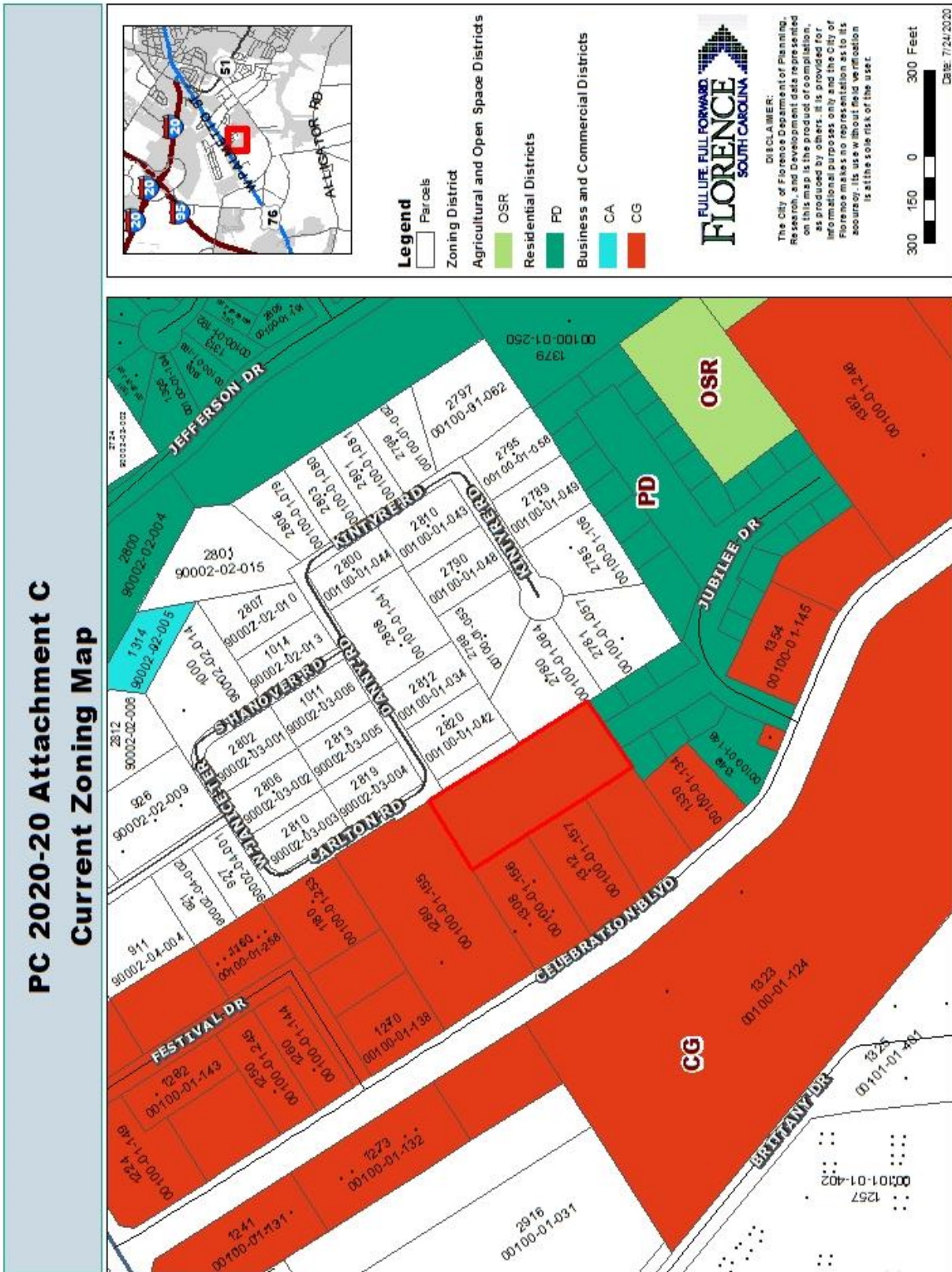


Attachment A: Vicinity Map

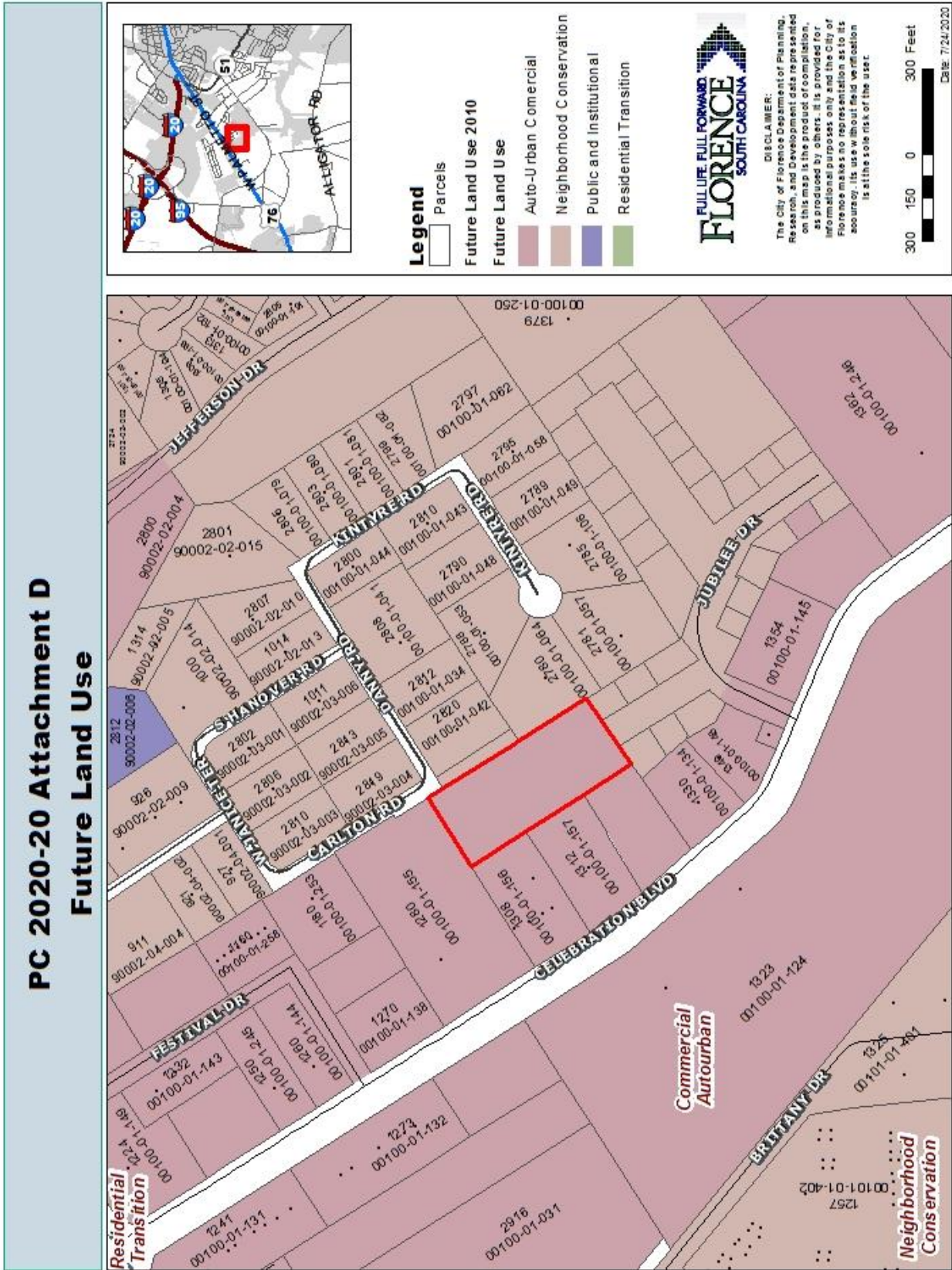


Attachment B: Location Map

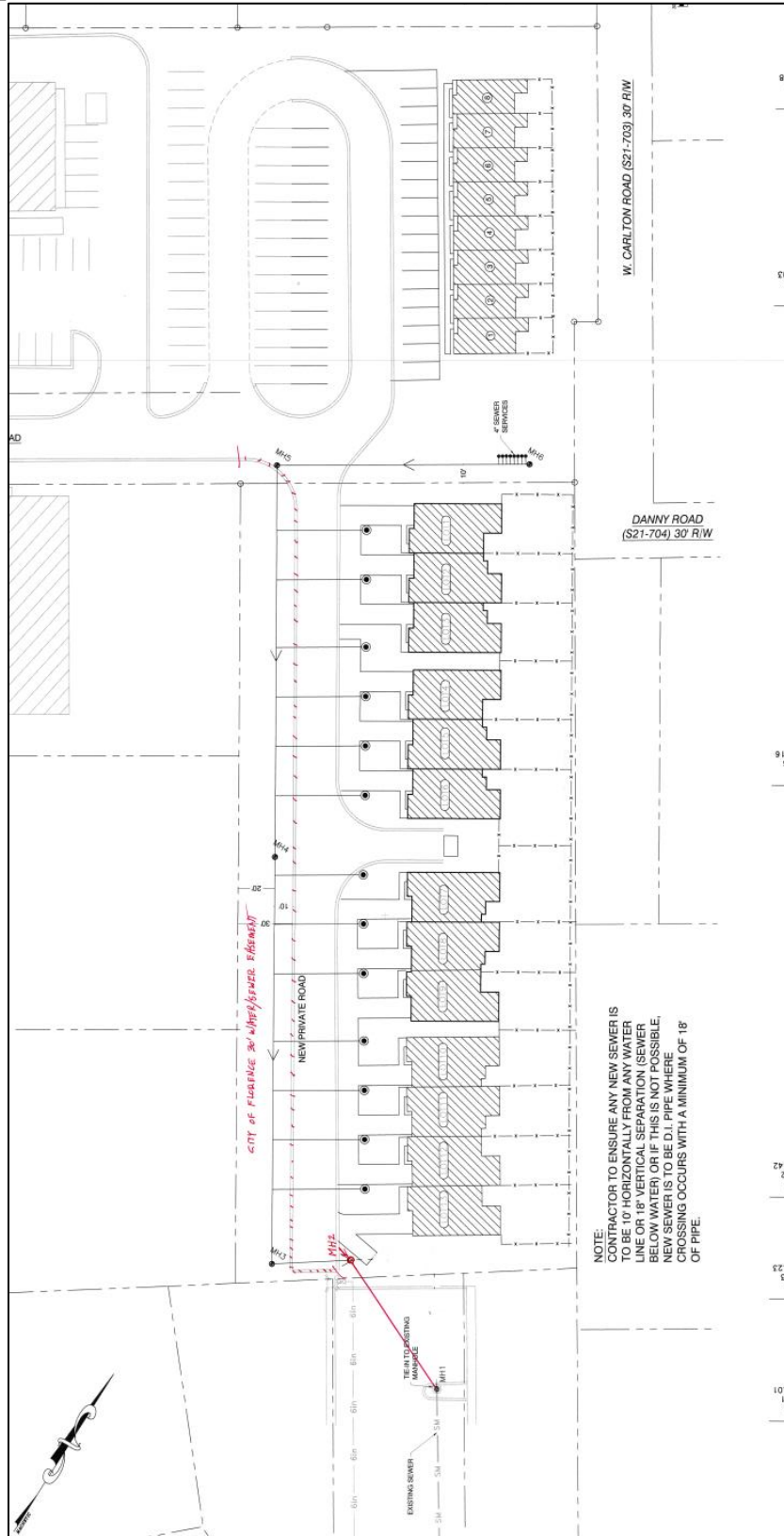




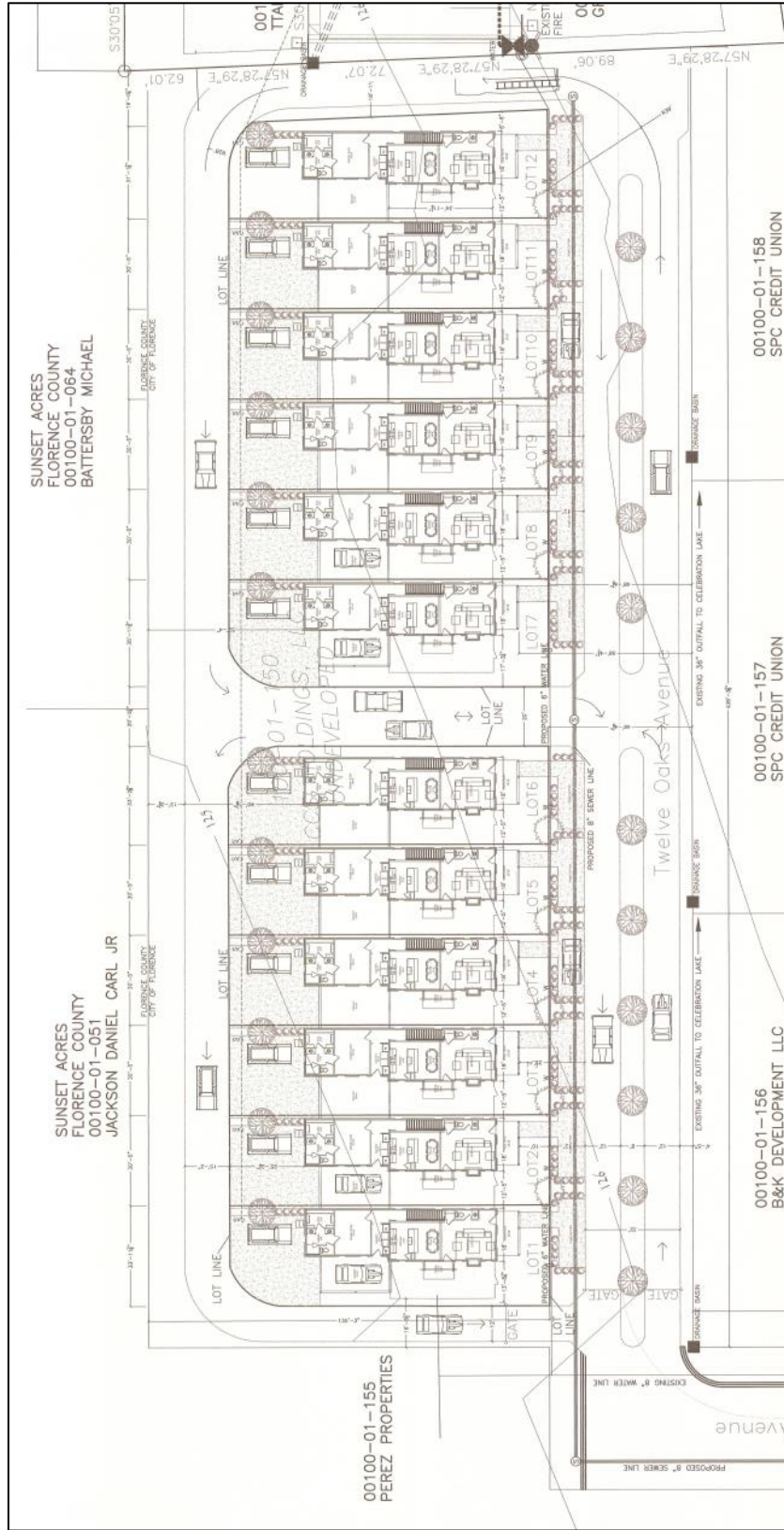
Attachment D: Future Land Use Map



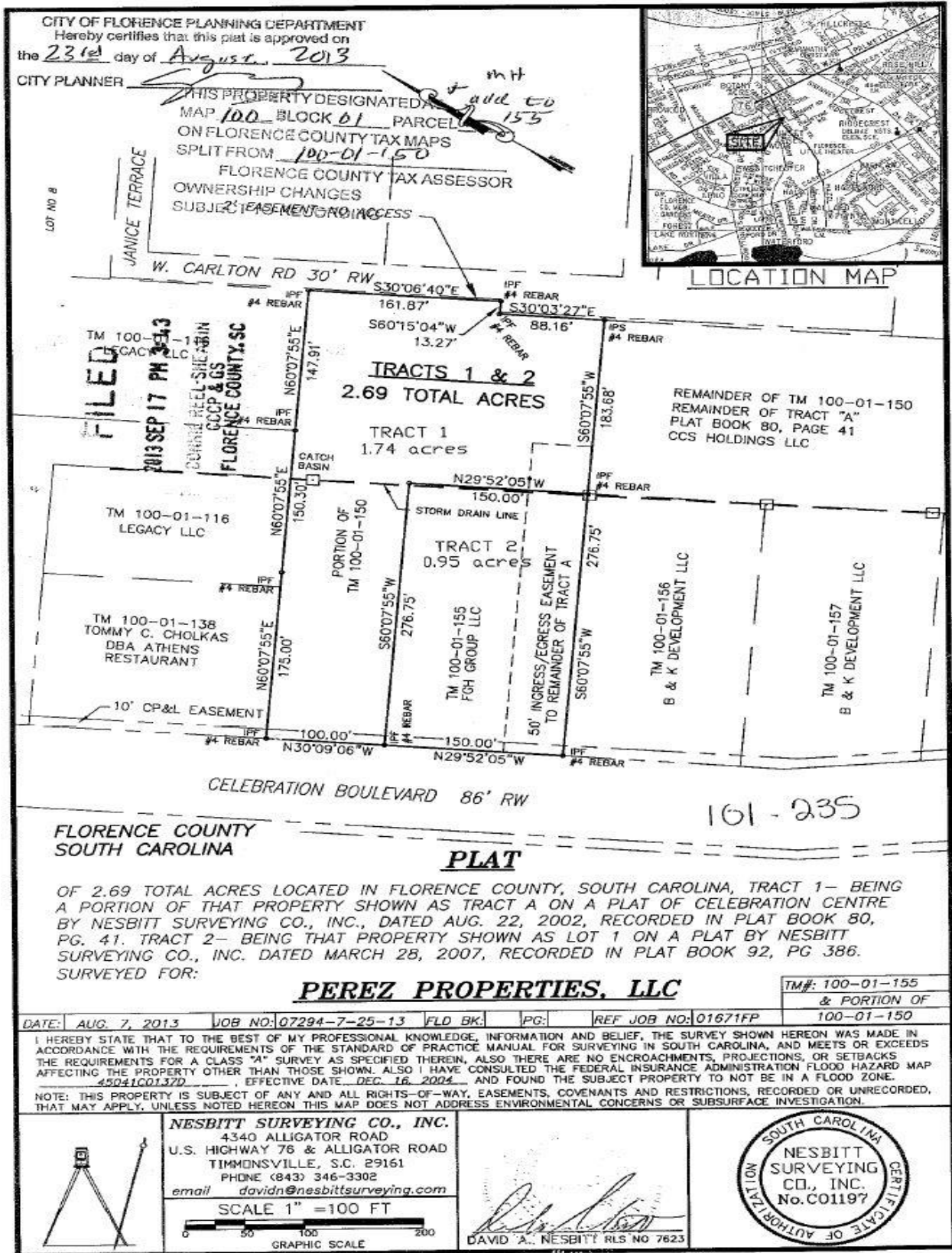
Attachment E: Updated Sketch Plan



Attachment F: Original Sketch Plan



Attachment G: 1280 Celebration Boulevard Plat – Access Easement



Attachment H: Site Photo

