

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

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on June 14, 2022.
- IV. Public Hearing and Matter in Position for Action**
  - PC-2022-24 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, identified as Florence County Tax Map Number 90030-02-007.
- V. Public Hearing and Matter in Position for Action**
  - PC-2022-25 Request to rezone from NC-6.2 to CR the parcels located at 505 and 507 East Pine Street, identified as Florence County Tax Map Numbers 90103-05-002 and 90103-05-012.
- VI. Public Hearing and Matter in Position for Action**
  - PC-2022-26 Request to zone NC-6.1, pending annexation, the parcel located at 206 East Shenandoah Lane, identified as Florence County Tax Map Number 90113-01-050.
- VII. Public Hearing and Matter in Position for Action**
  - PC-2022-27 Request to zone AC and OSR, pending annexation, the parcels located at 2507 West Palmetto Street, identified as Florence County Tax Map Numbers 00100-01-002 and 00100-01-147.
- VIII. Public Hearing and Matter in Position for Action**
  - PC-2022-28 Request to zone NC-6.1, pending annexation, the parcel located at 3350 Clark Branch Road, identified as Florence County Tax Map Number 00098-01-002.
- IX. Matter in Position for Action**
  - PC-2022-29 Request for sketch plan review of the parcel located at 3350 Clark Branch Road, identified as Florence County Tax Map Number 00098-01-002.
- X. Adjournment** Next meeting is scheduled for August 9, 2022.

**CITY OF FLORENCE, SOUTH CAROLINA**

**PLANNING COMMISSION**

**JUNE 14, 2022 MINUTES**

**MEMBERS PRESENT:** Thurmond Becote, Drew Chaplin, Betty Gregg, Robby Hill, Dorothy Hines, Mark Lawhon, and Bryant Moses

**MEMBERS ABSENT:** Charles Howard and Vanessa Murray

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

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

**INVOCATION:** Chairman 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 April 12, 2022 meeting minutes. There being no changes, Ms. Hines moved to approve the minutes, Ms. Gregg seconded the motion, and the motion passed unanimously (7-0).

**PUBLIC HEARINGS AND MATTERS 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.**

Chairman Chaplin recused himself from the case. He explained the process for public participation by the audience.

Co-Chairman Hill 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. This request is a continuation of the request from March 8, 2022 after the neighborhood asked to meet with the developer, Invictus Development. The new offer is for a mixture of 160 multi-family apartments and 40 single-family detached lots with a bufferyard between them.

Ms. Hines asked for clarification on the existing zoning versus that requested. Mr. Johnston explained the difference between the RG-3 and NC-6.3, which is the percentage of single-family units required. The applicants reduced the number of multi-family units and added more single-family units. She asked if the developer was bound to the agreed upon numbers. Mr. Johnston said that if it was changed, it would not necessarily be legally binding; she clarified that the developer could build all multi-family if he wanted to. Dr. Lawhon asked if the Commission could condition the rezoning. Mr. Dudley said that the Commission doesn't have that authority. The applicant could submit a sketch plan to the Commission before City Council votes on the rezoning, but that's not a guarantee of the project.

Mr. Becote said that the developer said that he doesn't build single family houses. Mr. Johnston said that the developer would set aside the lots and someone else would build the actual houses. The parcels would become official if he goes through the sketch plan process showing the single family lots.

Co-Chairman Hill said that the developer did submit a sketch plan accommodating the neighborhood's concerns. Mr. Becote said that this doesn't keep someone else from developing all multi-family if the lot is

rezoned and sold to someone else. He asked if the community met with the developer. Mr. Johnston said that the RG-3 requirement of 40% single family is not feasible for the developer.

Co-Chairman Hill opened the public hearing. Mr. George Trujillo with Invictus Development spoke in favor of the project. He said they were initially interested in building 288 apartment units. When they met with resistance, they met with the community twice to try to find a compromise. The plan presented was the result of the meetings, to include 160 multi-family units and 40 single-family sites. The RG-3 district is not feasible for what they want to do. The site plan presented is what they would build. He intends to build the single-family while they build the apartments, working with local organizations and the city to fulfill the single-family aspect of the development.

He spoke about their intentions with the apartments. Invictus doesn't build section 8 housing; they do quality housing that is affordable. They would build a quality community, two stories high, similar to the Belmont. They include parking, play areas, a fitness center, and other amenities for residents. Full time property managers and security cameras are also standard for their communities. Property values do not decrease when new construction is introduced into an area that hasn't had new development in a long time. They handle their storm water onsite, so flooding is not an issue. Traffic patterns would minimize any new issues.

Mr. Hill invited anyone who is concerned with the project or is against it to speak.

Ms. Mariscia Cummings Cooper spoke next, thanking staff and the Commission for being helpful. She thanked Mr. Trujillo for being willing to meet with the community. She said their priority is to build affordable housing and create a pathway for home ownership, which does not include multi-family housing. She referenced the *Unified Development Ordinance* and said that the existing RG-3 zoning allows multi-family along with 40% single-family development. The northwest Florence neighborhood isn't against improvement, but they do want to stick with what they have regarding zoning. They feel their priorities are consistent with the existing zoning. She referenced the Comprehensive Plan next. They felt that their priorities are also consistent with the Comp Plan. They need the streets repaired. She disagrees that traffic would not be affected by the apartments being built. Vulcraft trucks cause problems. They want to increase home ownership and fix up old houses. They welcome new development that is in alignment with the Comp Plan and their priorities. The northwest community requests that the zoning remain RG-3.

Ms. Jean Zollicoffer expressed her strong opposition to the rezoning request. She provided a PowerPoint with her concerns. Traffic concerns include the lack of sidewalks along Sumter Street and trucks at Vulcraft. She's also concerned about the safety of children, with nowhere to play except by the streets. She's also concerned about property values and doesn't think that apartments would improve property values. Another concern is trash pickup; she had photos of trash dumped on the vacant parcel on Harmony Street. Parking for residents is another issue for her with nowhere for guests to park because houses only have room for two cars. She had photos of nice houses in the area and stated that is what they're looking for, giving people the opportunity to purchase their own homes.

Co-Chairman Hill closed the public hearing and called for discussion and a motion. Mr. Moses asked to speak to Mr. Trujillo again. Mr. Moses asked what the rent would be on the apartments. Mr. Trujillo outlined the rents, based on 60% median incomes. Mr. Moses said that the developer would be making all that money and the renters would never own any of it. Mr. Trujillo pointed out that the state and the bank would own the apartments until they're paid for, then the investors would own it. Mr. Moses asked if he didn't think it was feasible for single-family houses to be built. Mr. Trujillo said it wasn't feasible for his company to build houses. Co-Chairman Hill asked if these were subsidized and if that would expire at some point; Mr. Trujillo said they would not expire until the end of the finance period, which is at least 15 years.

Mr. Becote said that it's more profitable for the developer to do the apartments rather than the single-family homes.

Ms. Hines commented that they want Florence to progress and thanked Mr. Trujillo for coming to propose apartments, but since their job is to listen to the community, and the community doesn't want apartments in their neighborhood, she can't support what the developer is asking for. We need more single-family homes for people to own. Renters don't take care of neighborhoods. She understands economic development but since she represents the community and the city, she can't support this effort. She moved that the request be denied as submitted; Mr. Becote seconded, and the motion to deny the rezoning passed 5-1, with Mr. Hill voting to approve the rezoning and Chairman Chaplin recused from voting.

Chairman Chaplin resumed his position as chairman and explained to the audience that the next two cases were sketch plans, and that it is unprecedented that the Commission take public opinion on sketch plans. He said that the commission depends on staff when it comes to sketch plans to look at them technically and guide the commissioners through it. He can feel the passion for these next two items and so he will give a representative five minutes to comment on the proposals. He asked staff to present them together.

Chairman Chaplin read the introduction to PC-2022-19 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

**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.**

She said that it is not an extension of South Coit Street but connects to South Irby Street at both ends.

Chairman Chaplin asked for clarification on the variance request from 36 feet to 24 feet. Mr. Dudley said that the commercial zoning called for the 36 foot width, but since the use is residential, staff felt that the 24 foot width would be adequate. The extra width would be available if it was determined that it was needed. That would require the developer to adjust the street to the appropriate level of service with any new growth.

Mr. Becote asked if the developer would include sidewalks; Mr. Dudley said that they were required to include sidewalks.

**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.**

Chairman Chaplin read the introduction to PC-2022-20 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Dr. Lawhon clarified that the whole plan meets city requirements.

Although no public hearing is required, Chairman Chaplin invited Charlotte Smith to speak regarding the concerns of residents. She thanked the commissioners for enabling her to speak on behalf of the neighborhood. She passed out packets to the commissioners. She had a petition signed by members of the Briggs neighborhood opposing the Indigo Townes townhouse project based on five main concerns. One is that the local school is at capacity and can't take on any more children. They have worked with the SC Environmental Law Project with flood zone concerns with the Jeffries Creek flood plain. She read from a letter regarding environmental concerns. She talked about the original development of the road off Cherokee Road leading to Indigo Pointe Apartments and concerns with the FEMA maps. They believe that they have established reasonable doubt on the feasibility of further development on this lot. They want this

development to fit into the comprehensive plan but want the Commission to consider environmental concerns. She thanked staff and the Commission for their help.

Mr. Hill asked Mr. Dudley about the LOMAR-F issue that Ms. Smith brought up. He said that they worked with the state on updating the flood plain maps but they went into a FEMA “black hole”; when the issue came up, FEMA told the City to reissue their application and they would look at the floodplain problem. That’s why this proposal is completely outside the floodplain and is not affected by the FEMA discrepancy.

Chairman Chaplin pointed out that this is much different from the Harmony Street request. The development and the site meet the requirements of the City.

There being no further questions for staff, Chairman Chaplin called for a motion regarding the road. Dr. Lawhon clarified that the variance is for less impervious surface. Mr. Hill moved that the request be approved as submitted including the width variance; Dr. Lawhon seconded. Mr. Becote asked if the road applied to phase 2; Chairman Chaplin said that there is no phase 2. Mr. Dudley clarified that there are two requests but only one phase. The motion passed 4 to 3, with Mr. Hill, Chairman Chaplin, Dr. Lawhon, and Ms. Hines voting yea; and Mr. Moses, Mr. Becote, and Ms. Gregg voting no.

There being no further questions for staff and no public hearing required for PC-2022-20, Chairman Chaplin called for a motion. Mr. Hill asked who owned the land. Mr. Dudley said he understands that Mount Hope Cemetery is leasing the land to the developer, which is not local. Ms. Hines asked if the townhouses would be purchased. Mr. Dudley said that the code defines these as attached single-family homes, which could be rented or owned by individuals. The townhouses are set up as condominiums with the potential to be sold off.

Dr. Lawhon said this was about land ownership and meeting every requirement that the city has, going through the steps and following the rules. He’s voted for projects he didn’t like in the past, but the Commission has to follow the law and uphold it whether they like it or not. Mr. Becote asked about addressing the concerns. Dr. Lawhon said Gully Branch has been contaminated for many years, and this won’t make a difference. The situation is about telling someone what they can do with their land even if they meet all the requirements. If it’s zoned for something it should be allowed if it meets the requirements. Chairman Chaplin repeated that it’s staff’s responsibility to ensure the applicant has met the requirements. Mr. Becote expressed concerns about the quality of life that the neighborhood brought up. He wants their concerns to be addressed.

Mr. Hill said he appreciated everyone’s passion, he lives in that neighborhood, but the commission has to follow the law and they don’t want to deter development in the City. Chairman Chaplin repeated that he’s broken precedent already by allowing Ms. Smith to speak.

Ms. Hines said that they have the opportunity to vote their convictions but that if someone meets all the requirements, then as a commissioner she has to support it. If they’re asking permission for something they didn’t have the right to do, they have the flexibility to vote their convictions against it. Two totally different scenarios here, one asking for permission versus another with the right to do something.

Dr. Lawhon moved that the request be approved as submitted; Mr. Hill seconded, and the motion passed 4 to 2, with Mr. Hill, Chairman Chaplin, Dr. Lawhon, and Ms. Hines voting yea; Mr. Moses and Ms. Gregg voting no; and Mr. Becote abstaining.

**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.**

Chairman Chaplin read the introduction to PC-2022-21 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no questions for staff and no one to speak either for or against the proposal, Chairman Chaplin opened and 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-2022-22 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.**

Chairman Chaplin read the introduction to PC-2022-22 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin clarified that the owner could build a duplex with the current zoning. With NC-6.3 he could put multi-family development in there as well as the multiplex. Dr. Lawhon asked how many duplexes he could put there now; Mr. Johnston said he could put one duplex on the lot as it's zoned now.

Chairman Chaplin opened the public hearing and asked if anyone wanted to speak in favor of the request. Mr. Kenneth Muldrow spoke asking for the rezoning. He said he talked to residents that were on board with the proposal but their fear was that their property taxes would increase, but he assured them that wasn't the case. They are comfortable with multi-family. With no questions for the applicant, Chairman Chaplin invited anyone to speak against it.

Ms. Contessa Jackson Bradley spoke in opposition to the rezoning request. She said they only want single family homes. None of the landowners live in that neighborhood. Her father owns 708 Norfolk Street, but he doesn't live there. She spoke to every resident that lives there and they do not want the rezoning. The only three people who want it don't live in the neighborhood, they only own property there.

There being no further questions for staff, Chairman Chaplin called for a motion. Mr. Moses moved that the request be denied as submitted; Mr. Becote seconded, and the motion to deny the rezoning passed unanimously (7-0).

**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.**

Chairman Chaplin read the introduction to PC-2022-23 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. Chairman Chaplin asked if the updated sketch plan addressing staff concerns had been received; Mr. Johnston said that it had, and the plan is in full compliance with the UDO.

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

**ADJOURNMENT:** There being no other business, Chairman Chaplin adjourned the meeting at 7:57 p.m. The next meeting is scheduled for July 12, 2022.

Respectfully submitted,  
Alane Zlotnicki, AICP; Senior Planner

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-24 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, specifically identified as Florence County Tax Map Number 90030-02-007.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Lew &amp; Theresa Rowe</b>	<b>90030-02-007</b>

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. The rezoning request was approved unanimously by the Planning Commission on February 8, 2022 as part of a proposed apartment development. The request was withdrawn before being considered by City Council. This rezoning request has no proposed development attached to it.

**III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING & LAND USE:**

**Current Zoning:** Planned Development District (PDD) and Activity Center (AC)  
**Proposed Zoning:** Activity Center (AC)  
**Current Use:** Vacant Land  
**Proposed Use:** None

**North:** NC-15; single family residential  
**South:** NC-6.1 and NC-15; single family residential  
**East:** AC and NC-15; commercial and single family residential  
**West:** PD, AC, and NC-6.1; commercial and single family residential

**IV. POINTS TO CONSIDER:**

- (1) The 4 acre lot is currently zoned both Planned Development District and Activity Center (see Attachments C and E). The split zoning resulted from a 1989 rezoning when TMN 90030-02-007 consisted of two separate lots, 90030-02-007 and 90089-01-001 and -003. Lot -001 was rezoned at that time from R-1 to PDD, and -007 remained B-2. No development standards for the Planned Development District were included in the ordinance.

- (2) The two parcels were combined at a later date, but the disparate zoning districts were not corrected at that time. When the *Unified Development Ordinance* zoning map was applied in 2018, the B-2 section was designated AC and the PDD portion remained.
- (3) Because this is now a single lot, the owner wishes to rezone the portion that is currently PDD to AC to have uniform zoning throughout the entire parcel.
- (4) Building and use standards are not available for the PDD, thus rendering that portion of the lot undevelopable.
- (5) The lot meets the dimensional requirements of the AC zoning district per the City of Florence *Unified Development Ordinance*.
- (6) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the AC district. The property is subject to the City of Florence codes and regulations, which includes bufferyard requirements for commercial development.
- (7) Land uses of the adjacent properties are a mixture of single-family residential and commercial.
- (8) The Future Land Use Map designates this parcel as Commercial Autourban.
- (9) City water and sewer services are available.
- (10) City staff recommends the parcel be rezoned AC as requested. This recommendation is based on the adjacent zoning and character of the adjacent built environment and its agreement with the Future Land Use designation.

## **V. OPTIONS:**

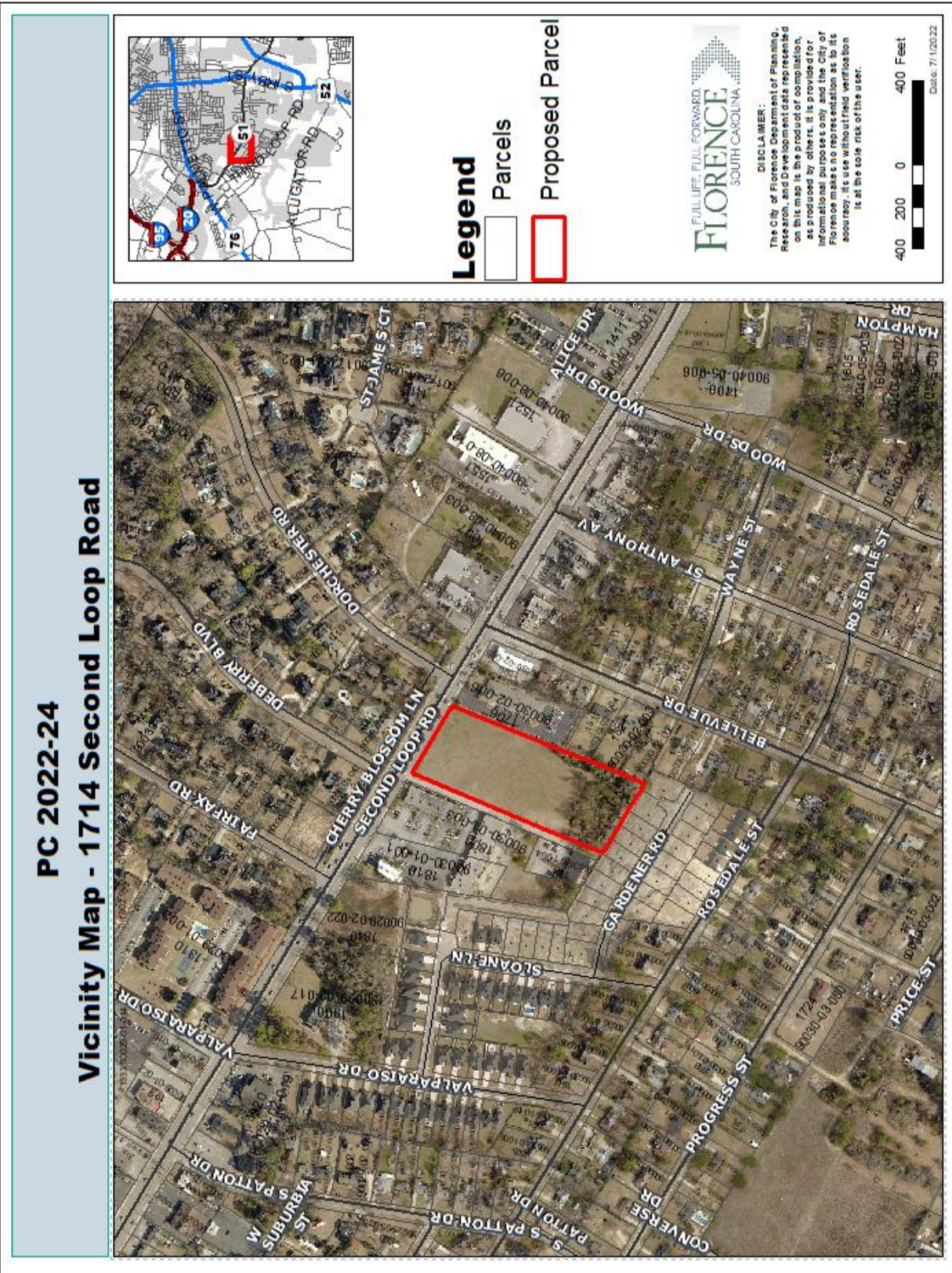
Planning Commission may:

- (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.

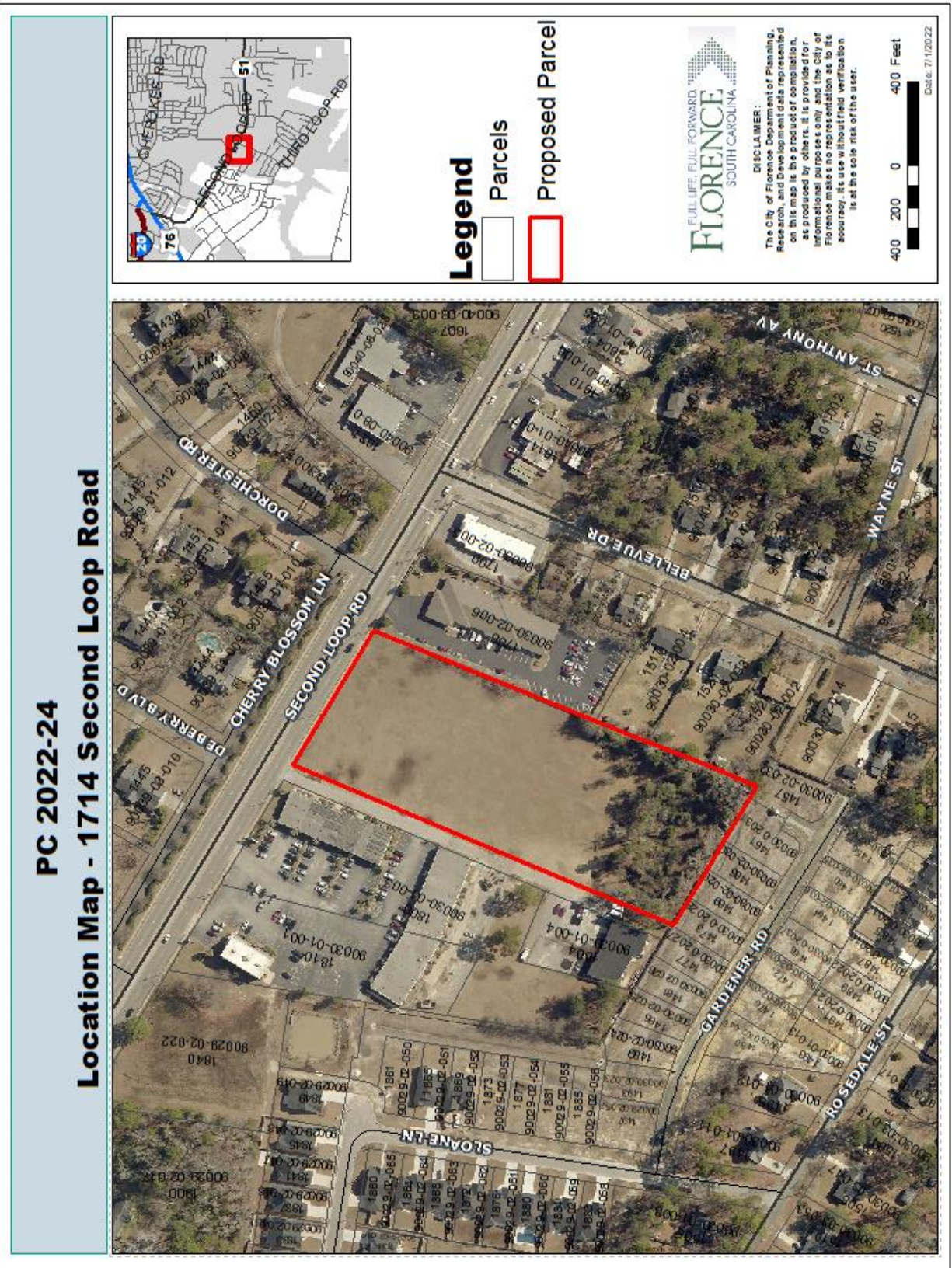
## **VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Original Ordinance 89-18 and Zoning Map
- F) Site Photo

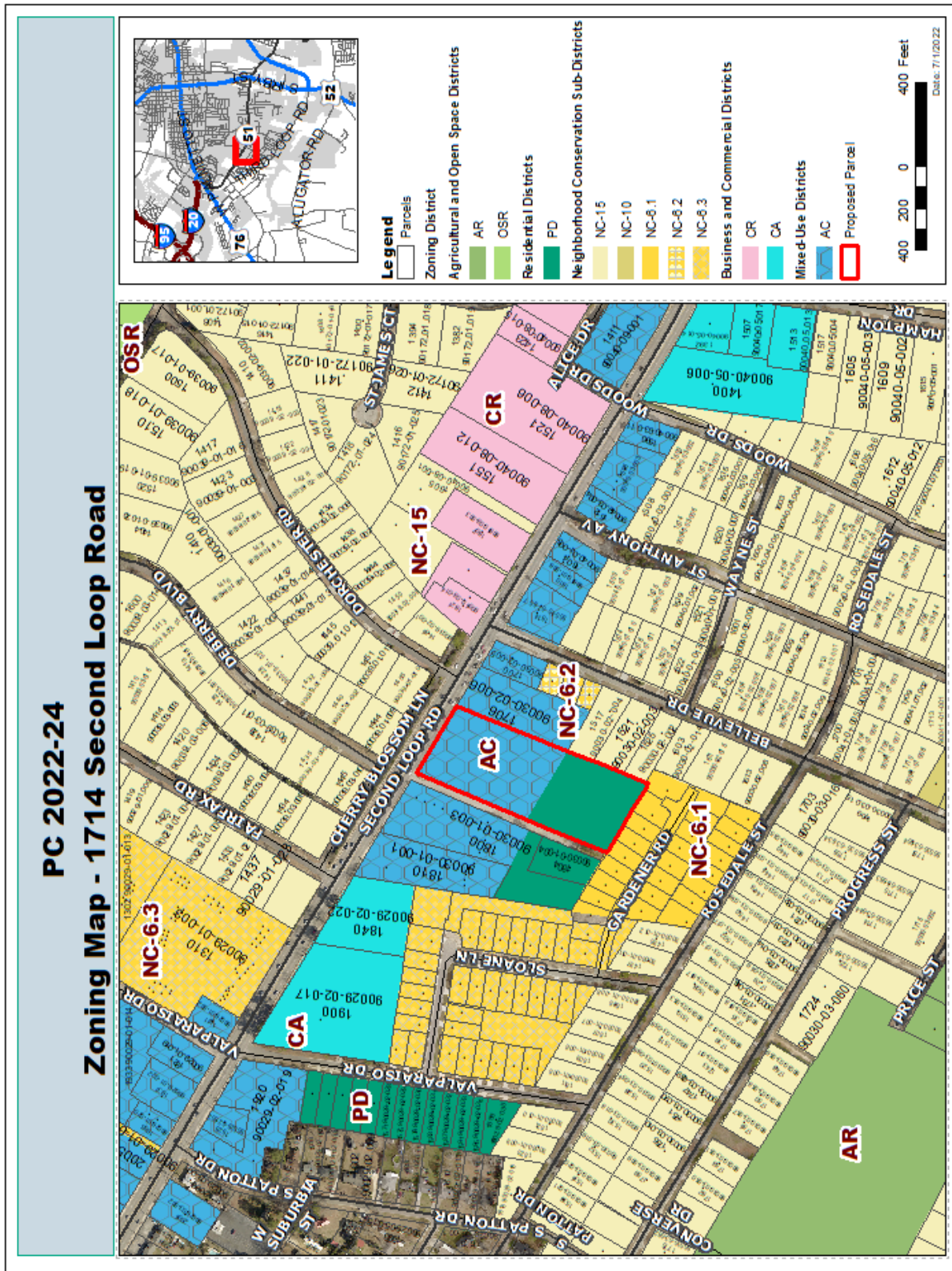


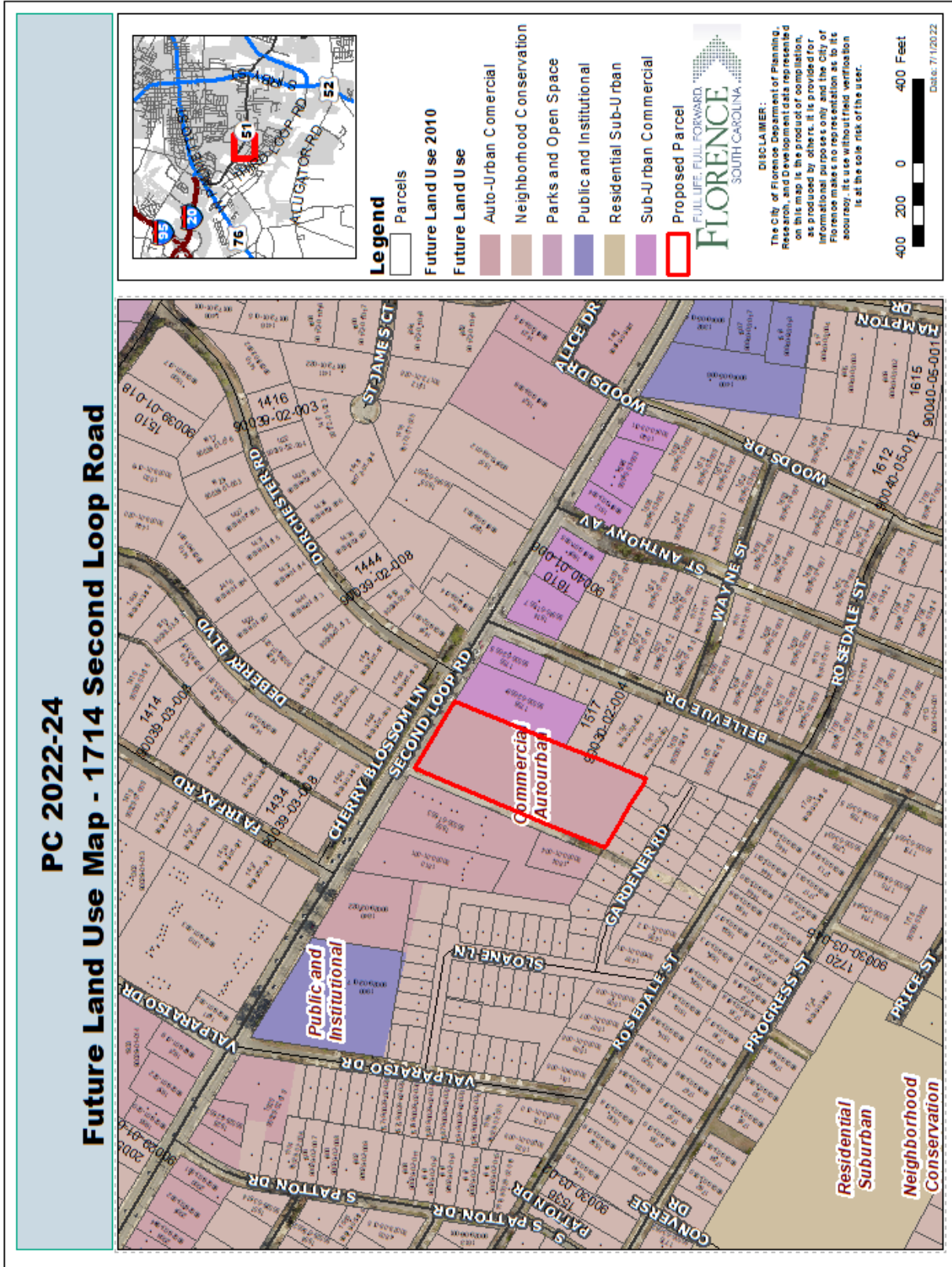












Attachment E: Original Ordinance 89-18 and Zoning Map

ADOPTED ON FIRST READING AT A MEETING OF  
THE COUNCIL OF THE CITY OF FLORENCE, S. C.  
ON March 1, 1989  
2ND March 1, 1989  
3RD March 13, 1989  
COPY MAILED TO \_\_\_\_\_  
ON \_\_\_\_\_

ORDINANCE NO. 89-18

AN ORDINANCE TO REZONE THE FOLLOWING PROPERTY OF MR. HAROLD AND MRS. CHRISTINE LOGAN, LOCATED AT 1710-1810 SECOND LOOP ROAD, BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a public hearing was held in room 604, City-County Complex on February 21, 1989, at 7:00 P.M. before the City Planning Commission and notice of said hearing was duly given; and

WHEREAS, an application by Mr. Harold Logan and Mrs. Christine Logan was presented requesting an amendment to the City Zoning Atlas changing the zoning district classification of this property from Residential-12 to Planned Development shown on Tax Map 90-089, Block 1, part of Parcels 1 and 3, and Tax Map 90-Block 2, part of Parcel 7. 030'

WHEREAS, the City Planning Commission and City Council concur in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. that an ordinance entitled "Zoning Ordinance" adopted by the City of Florence on December 7, 1987 is hereby amended by changing the zoning atlas district classification of the aforesaid properties from Residential-12 to Planned Development.
2. that this ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS 13th DAY OF March, 1989.

Approved as to form:

[Signature]  
Timothy E. Meacham  
City Attorney

[Signature]  
Joe W. "Rocky" Pearce, Jr., Mayor

[Signature]  
John Sellers, Mayor Protem

[Signature]  
Ben Dozier, Councilman

[Signature]  
James T. Schofield, Councilman

ATTEST:

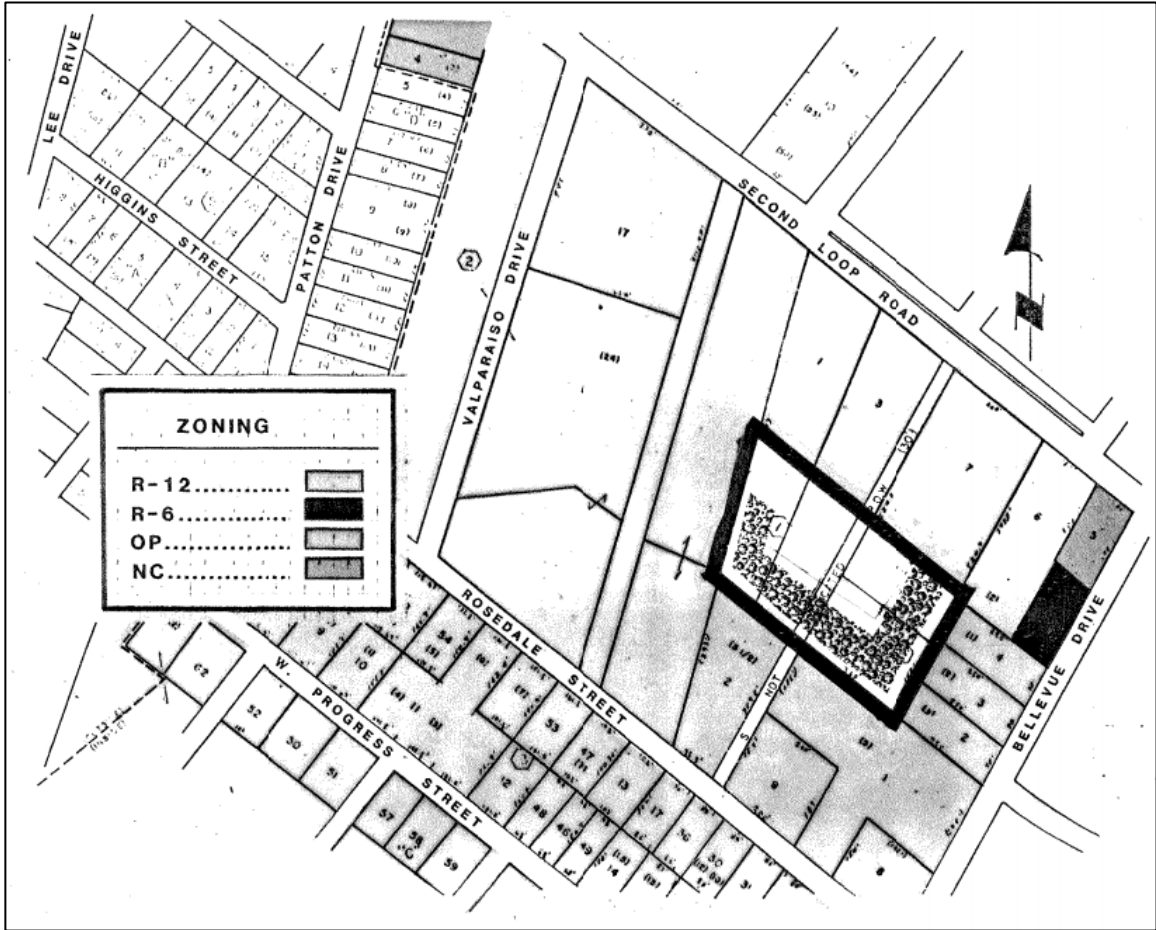
[Signature]  
K. Fred Samra, Councilman

[Signature]  
Brenda H. Woods  
Municipal Clerk

[Signature]  
Herbert G. Ham, Councilman

[Signature]  
Billy D. Williams, Councilman





Attachment F: Site Photo



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-25 Request to rezone from NC-6.2 to CR the parcels located at 505 and 507 East Pine Street, identified as Florence County Tax Map Numbers 90103-05-002 and 90103-05-012.

**I. IDENTIFYING DATA:**

<b>Owners</b>	<b>Tax Map Numbers</b>
<b>Richard &amp; Deloris McKnight</b>	<b>90103-05-002 &amp; 012</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>	Neighborhood Conservation – 6.2 (NC-6.2)
<b>Proposed Zoning:</b>	Commercial Reuse – (CR)
<b>Current Use:</b>	Three Single-Family Detached Homes
<b>Proposed Use:</b>	Mental Health Counseling (Professional Services)

**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 and duplex. The current zoning conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
- (2) The proposed zoning is Commercial Reuse (CR) which “is intended to provide for low-impact commercial uses that are small-scale and thus, may be appropriate in certain residential settings, as well as adaptive re-use of residential buildings for limited commercial uses along major corridors.” (Attachment F)
- (3) The proposed zoning of CR conditionally permits uses such as Commercial Retail, General Professional/Medical Office, Restaurant with No Drive-Through, and Public Assembly.
- (4) The parcels meet the minimum dimensional requirements for the CR zoning district per the City of Florence *Unified Development Ordinance*, which is a minimum lot width of 50’. If the owner decided to demolish the current buildings and construct new, the CR setbacks shown in UDO Table 2-6.1.1. would be observed. Permission to demolish the current structures has not been requested from the Historical Commission. No new construction is proposed at this time. No summary plat has been submitted to combine the two properties.
- (5) Land use of the adjacent properties is exclusively residential except for properties along East Palmetto Street, including HopeHealth directly adjacent to the north, zoned Commercial General (CG).

- (6) 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 parcel's historic zoning.
- (7) Future Land Use of the parcels is shown as "Commercial Autourban," defined as a broad range of region-serving, retail, restaurant, entertainment, office, institutional, and service uses. Sites and buildings are relatively large in scale.
- (8) This area of the Pine Street Corridor is currently identified by the Neighborhood Revitalization Strategy as a Catalytic Project Area. The vision is to rehabilitate existing homes and infill with newly constructed single-family housing with the overall goal of revitalizing historic neighborhoods surrounding the City's Downtown. The commercial areas are envisioned to front Palmetto Street and provide a buffer between residential and commercial areas.

**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 Tables 1-2.2.1A & 2-6.1.1



Attachment A: Vicinity Map

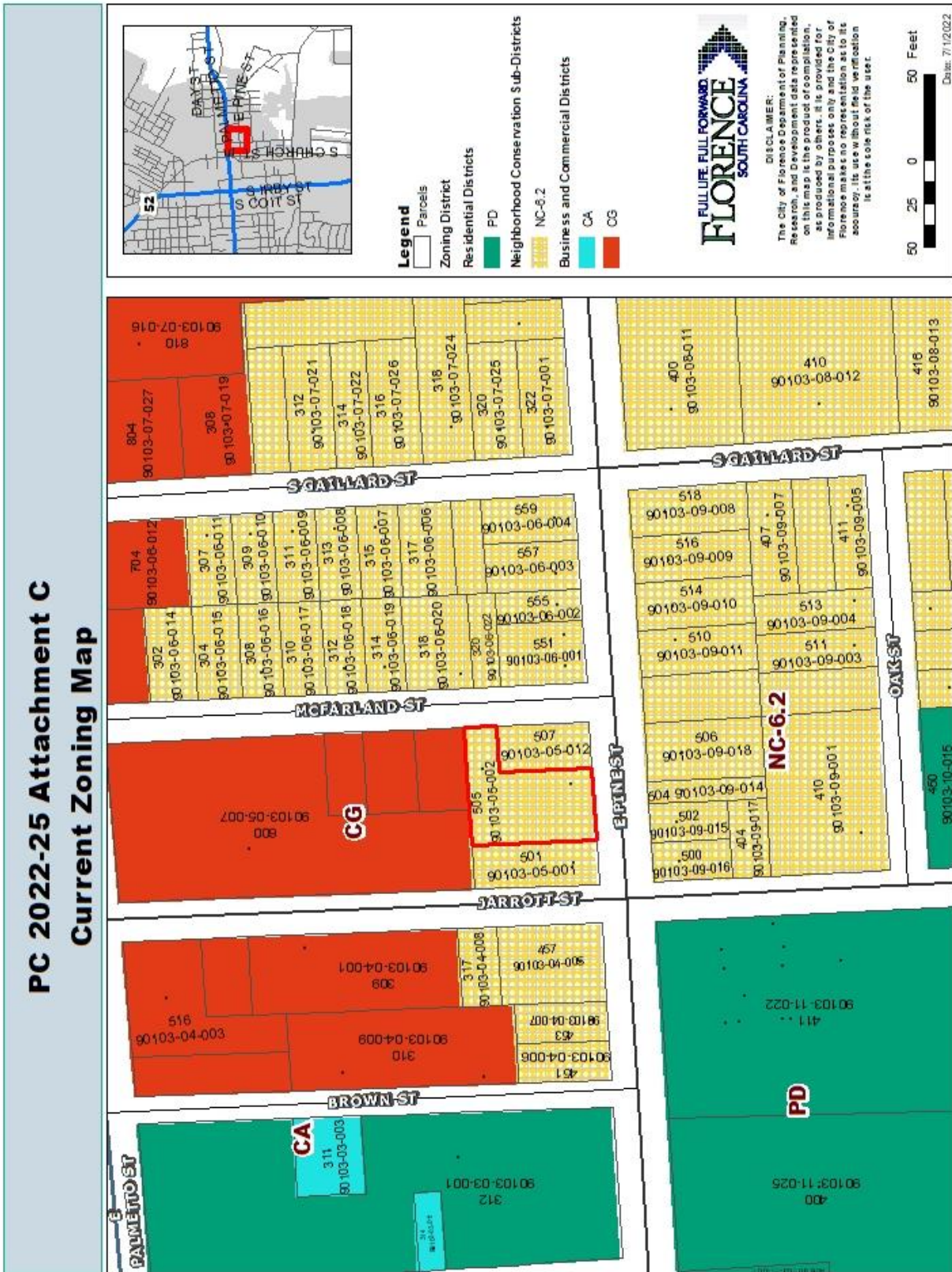




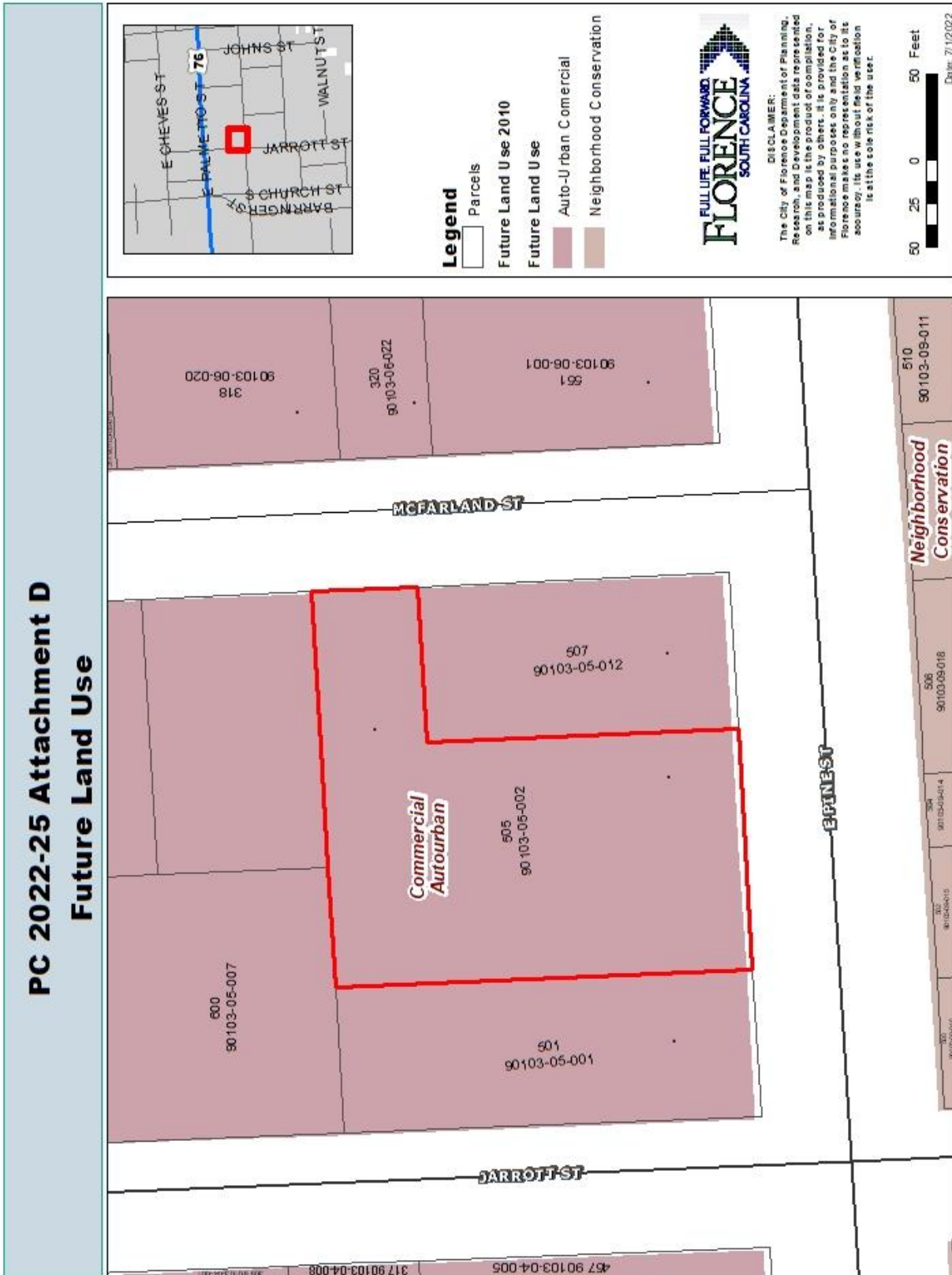
Attachment B: Location Map



Attachment C: Zoning Map







Attachment E: Site Photos



505 East Pine Street – Single-Family Detached



507 East Pine Street – Single-Family Detached



507 East Pine Street – Single-Family Detached



319 McFarland Street (505 East Pine Street) – Single Family Detached

Attachment F: UDO Tables 1-2.2.1A & 2-6.1.1

Table 1-2.2.1A Florence Zoning Districts				
Abbreviation	District Name	Principal Function	Character	Description
<b>Business and Commercial Zoning Districts</b>				
CR	Commercial Re-use	Low-impact, small-scale commercial uses	Suburban	The CR district is intended to provide for low-impact commercial uses that are small-scale and thus, may be appropriate in certain residential settings, as well as adaptive re-use of residential buildings for limited commercial uses along major corridors.
CA	Campus	Corporate business, light industry, education, medical, and research uses	Suburban	The CA district is intended for suburban campus settings for general, professional, and medical offices; educational and institutional facilities; hospitals; research and development; and light industries.
CG	Commercial General	Commercial, office, retail, institutional, and service uses	Auto-Urban	The CG district is intended for a broad range of retail, restaurant, entertainment, office, institutional, and service uses.

Table 2-6.1.1 Nonresidential and Mixed Use Lot and Building Standards							
District / General Use Type	Lot Width 1	Minimum Setback <sup>2</sup>				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		
<b>Commercial Re-Use (CR)</b>							
Retail	50'	25'	N/A	5' / 10'	20'	35%	27'
Office / Service	50'	25'	N/A	5' / 10'	20'	35%	27'
All other uses	50'	25'	N/A	10' / 20'	20'	35%	27'

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-26 Request to zone NC-6.1, pending annexation, the lot located at 206 East Shenandoah Lane and specifically identified as Florence County Tax Map Number 90113-01-050.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Ian Carrese</b>	<b>90113-01-050</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:**

**Current Zoning:** unzoned (County)  
**Proposed Zoning:** Neighborhood Conservation-6.1 (NC-6.1)  
**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-6.1 District. The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The lot meets the dimensional requirements of the NC-6.1 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-6.1 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, a public park, and open space, with current zoning designations being NC-6.1 and OSR (Open Space and Recreation) for lots in the City. 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-6.1 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) Current Zoning Map
- D) Future Land Use Map
- E) Site Photo



**PC 2022-26  
Vicinity Map - 206 E. Shenandoah Ln.**



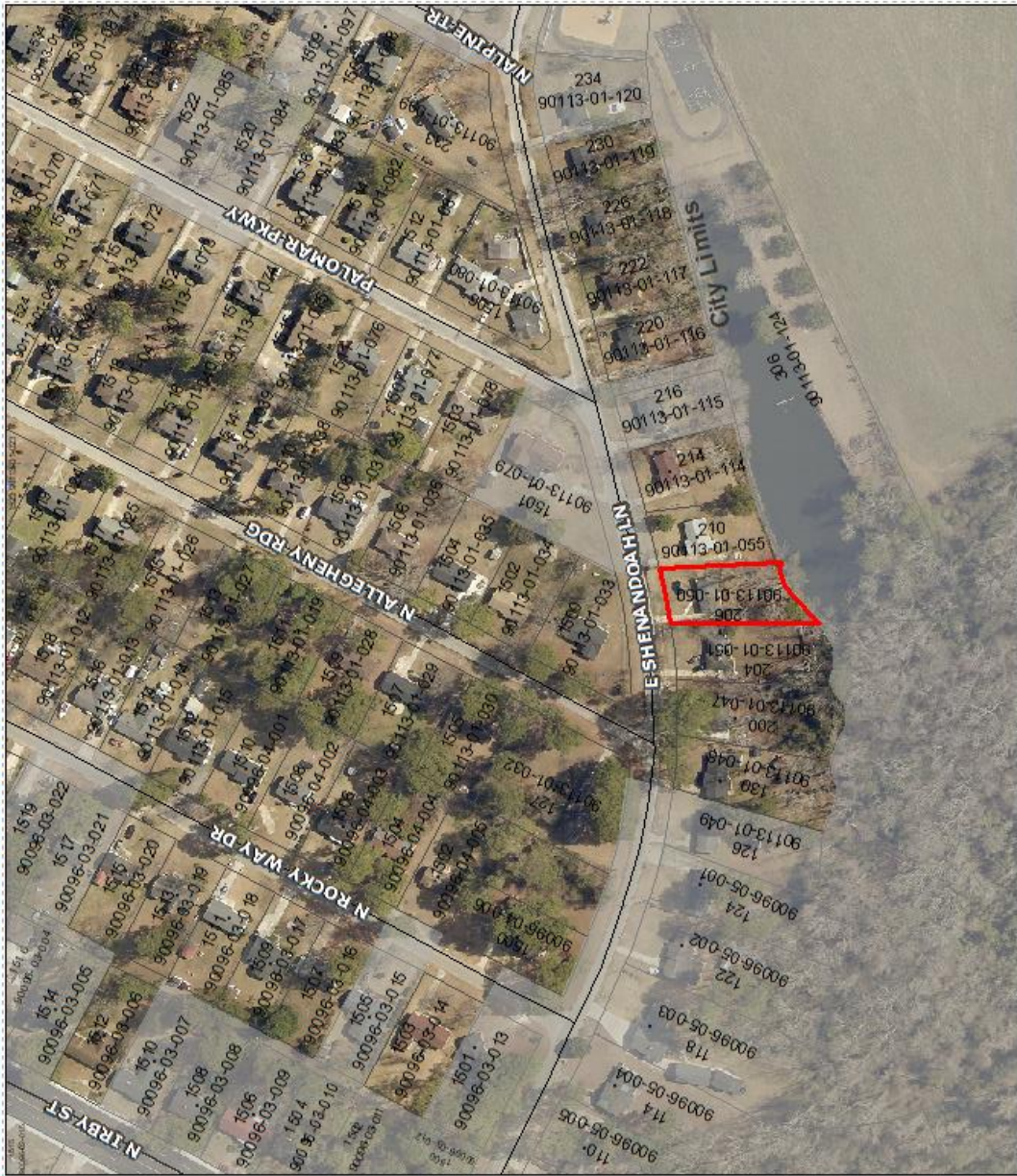
**Legend**  
 City Limits  
 Parcels



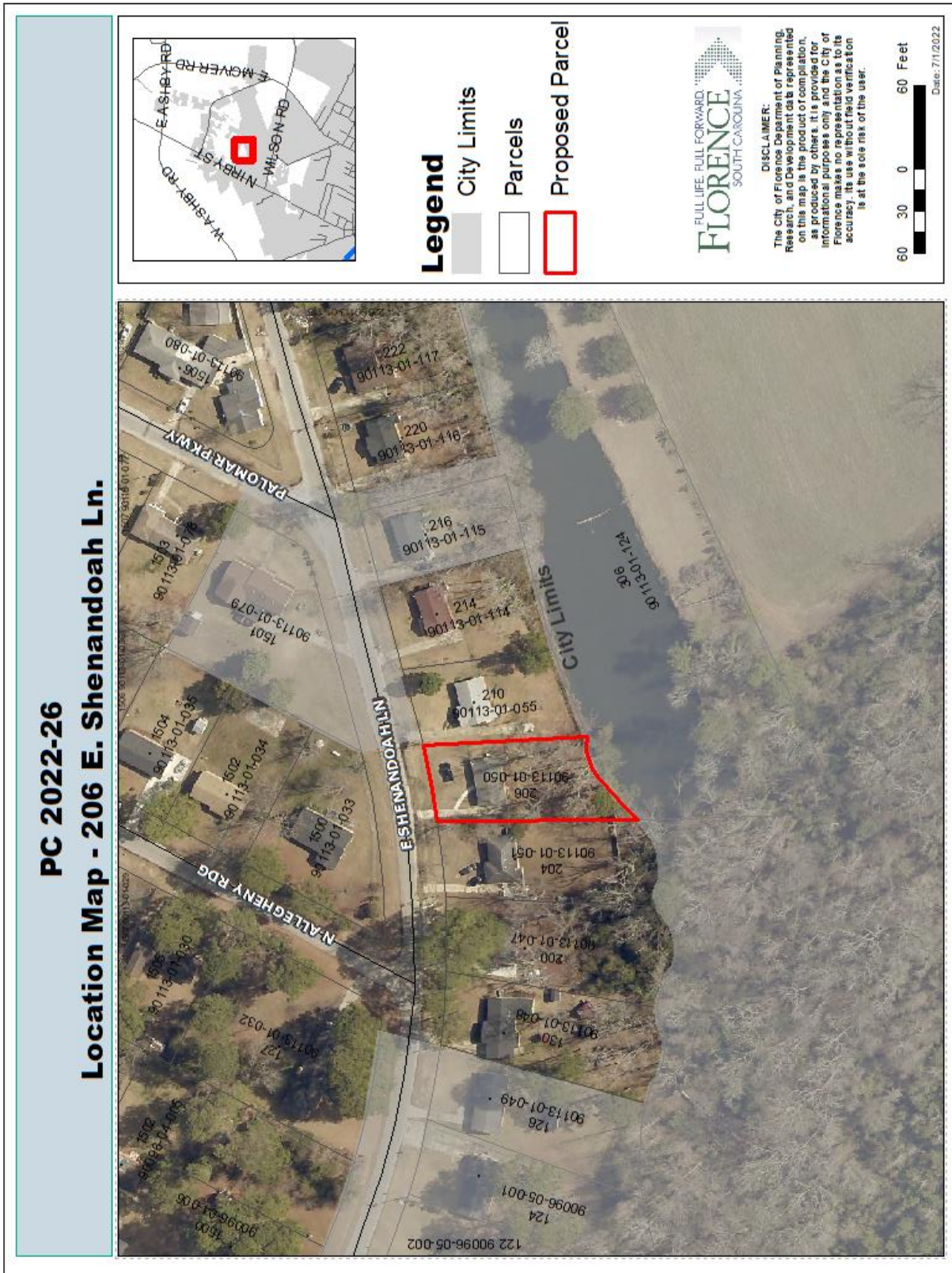
**DISCLAIMER:**  
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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



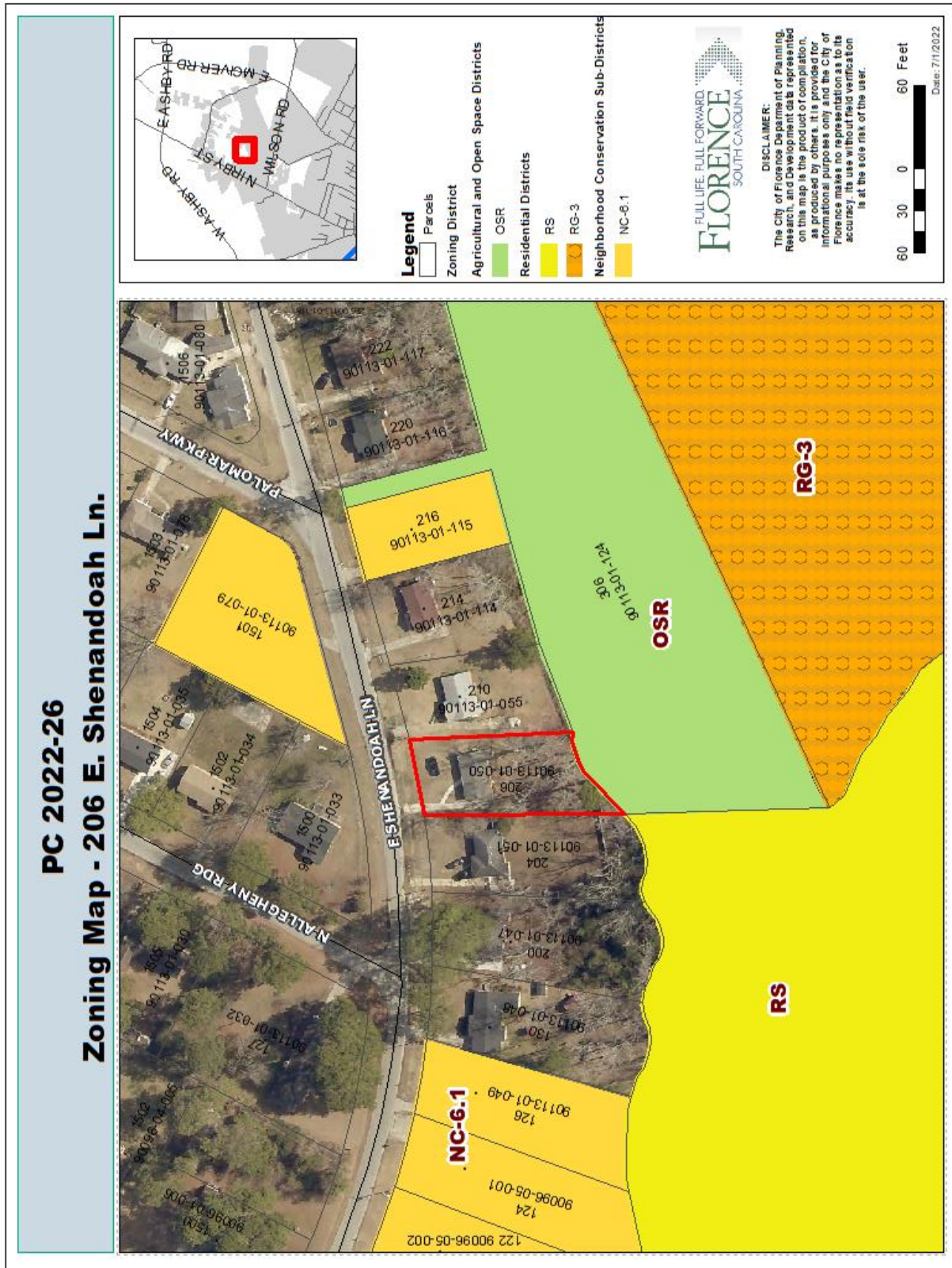
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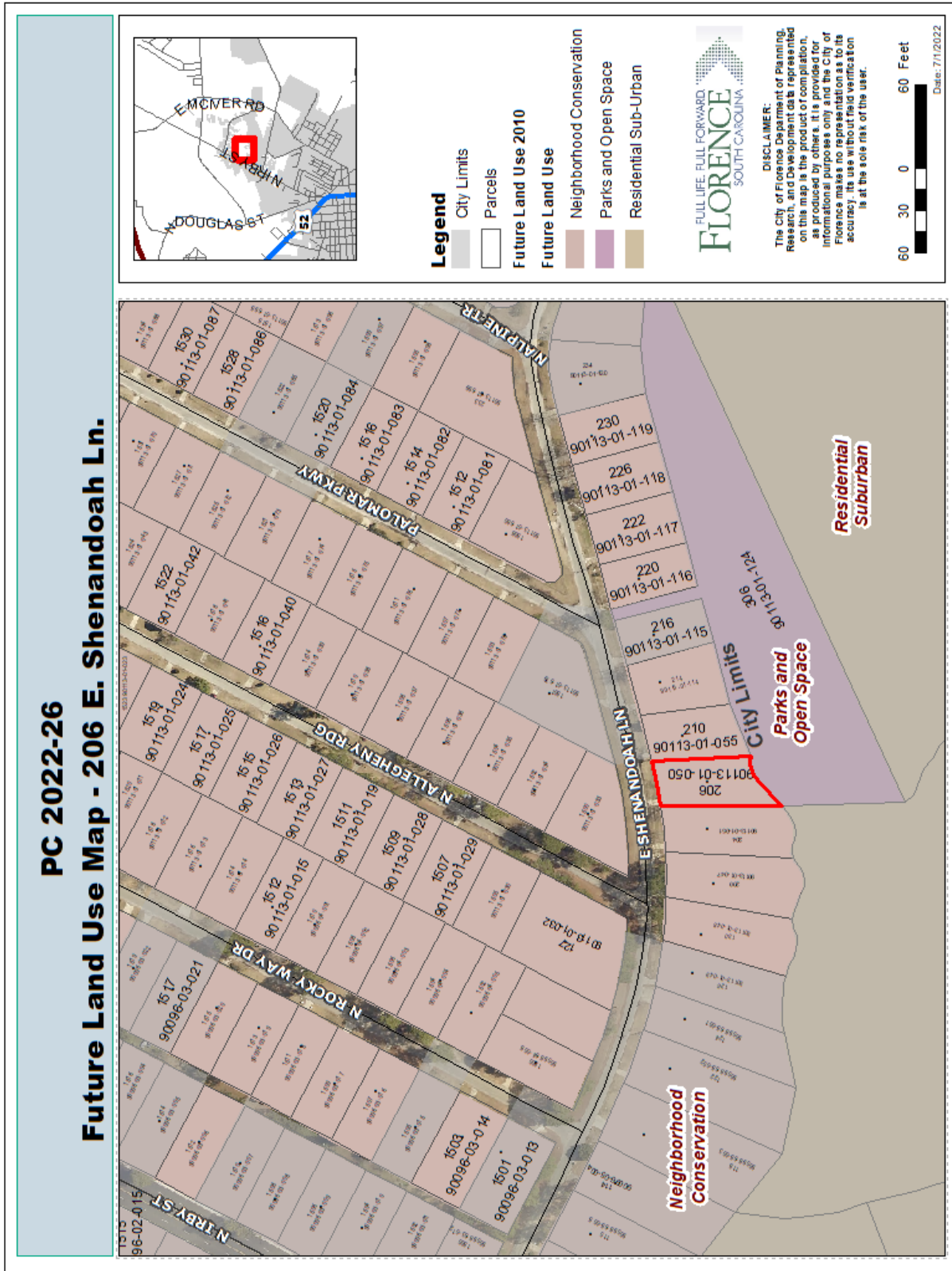














Attachment E: Site Photo



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-27 Request to zone AC and OSR, pending annexation, the parcels located at 2507 West Palmetto Street, identified as Florence County Tax Map Numbers 00100-01-002 and 00100-01-147.

**I. IDENTIFYING DATA**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Naturally Outdoors Properties</b>	<b>00100-01-002, 00100-01-147</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. In May 2018 a 10 foot wide strip along the western edge of parcel 00100-01-147 was used to provide contiguity to City limits for the annexation of parcel 00100-01-137. This request is to annex the remainder of 00100-01-147.

**III. GENERAL BACKGROUND DATA**

**Current Zoning:** Unzoned (County)  
**Proposed Zoning:** Activity Center (AC) and Open Space and Recreation (OSR)  
**Current Use:** Vacant Lots  
**Proposed Use:** Vacant Lots

**IV. POINTS TO CONSIDER:**

- (1) The properties are currently in the County and are unzoned.
- (2) The proposed zoning designations are Activity Center for parcel 00100-01-147, which is a commercial district; and Open Space and Recreation for parcel 00100-01-002, which does not permit any development beyond passive recreational uses.
- (3) The lots meet the dimensional requirements of the AC and OSR zoning districts per the *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 AC and OSR zoning districts. The property will be subject to the City of Florence codes and regulations.

- (5) The adjacent property contains Naturally Outdoors Outfitters, Bean Bar Coffee Shop, Buddy's Restaurant, and Local Motive Brewery. Jeffries Creek runs along the eastern border.
- (6) Future Land Use of the parcel fronting West Palmetto Street (00100-01-147) is Commercial Autourban, which is appropriate for potential future development of this lot. The parcel along Jeffries Creek (00100-01-002) has the Future Land Use designation of Parks and Open Space, which is appropriate for the potential future use providing canoe access to the creek and connectivity to the Florence Rail Trail.
- (7) City sewer services are currently available. City water is available within a short distance.
- (8) City staff recommends the parcel 00100-01-147 be zoned Activity Center as requested, and parcel 00100-01-002 be zoned Open Space and Recreation, contingent upon annexation into the City of Florence. This recommendation is based on the lots' existing land uses and proposed plans.

**VI. OPTIONS:**

Planning Commission may:

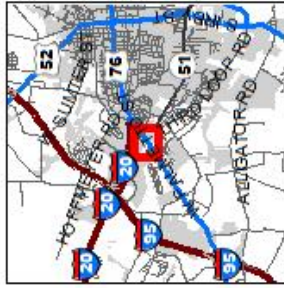
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Ordinance 2018-14
- F) Site Photos



**PC 2022-27**  
**Vicinity Map - 2507 W. Palmetto St.**

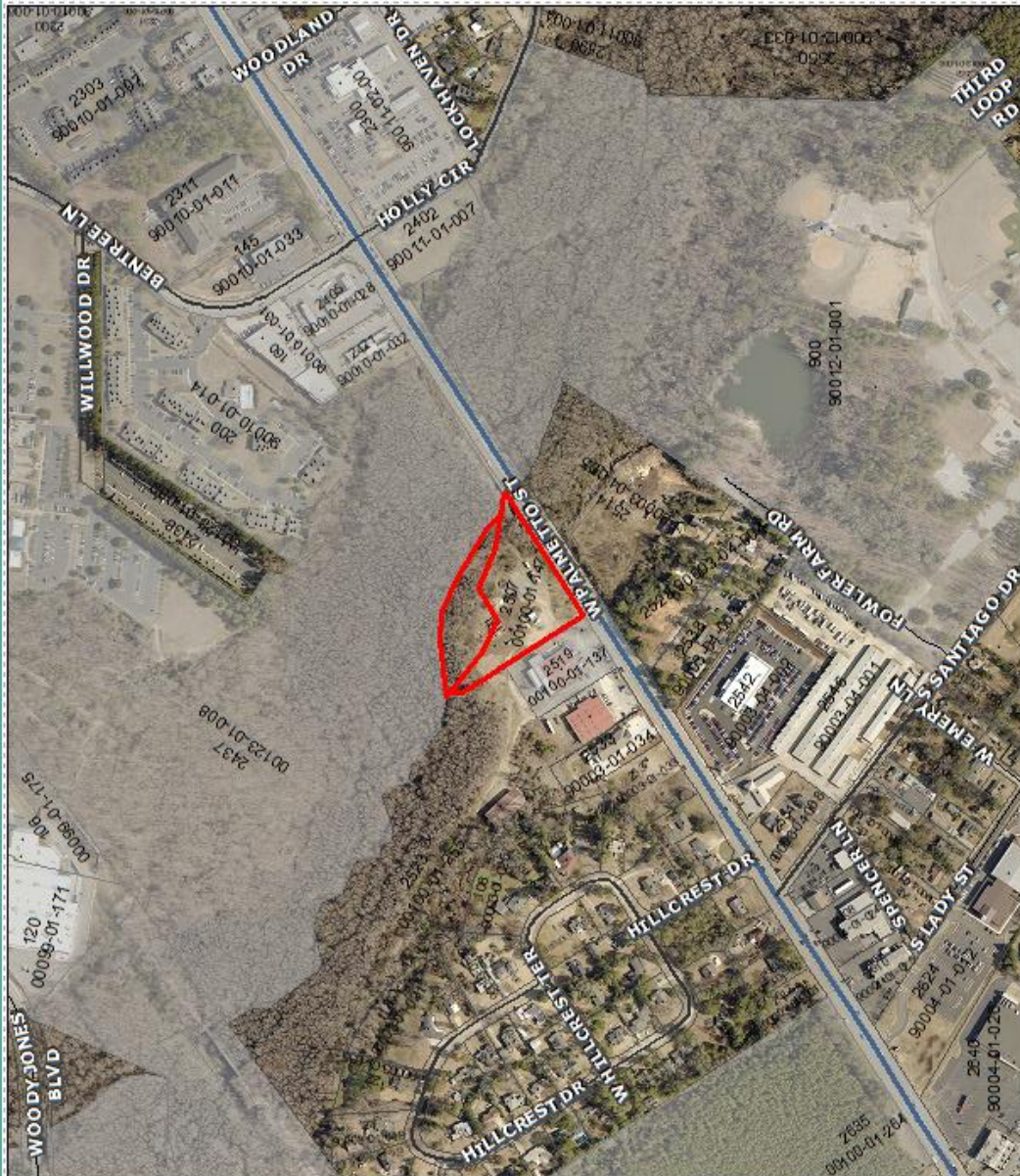


**Legend**

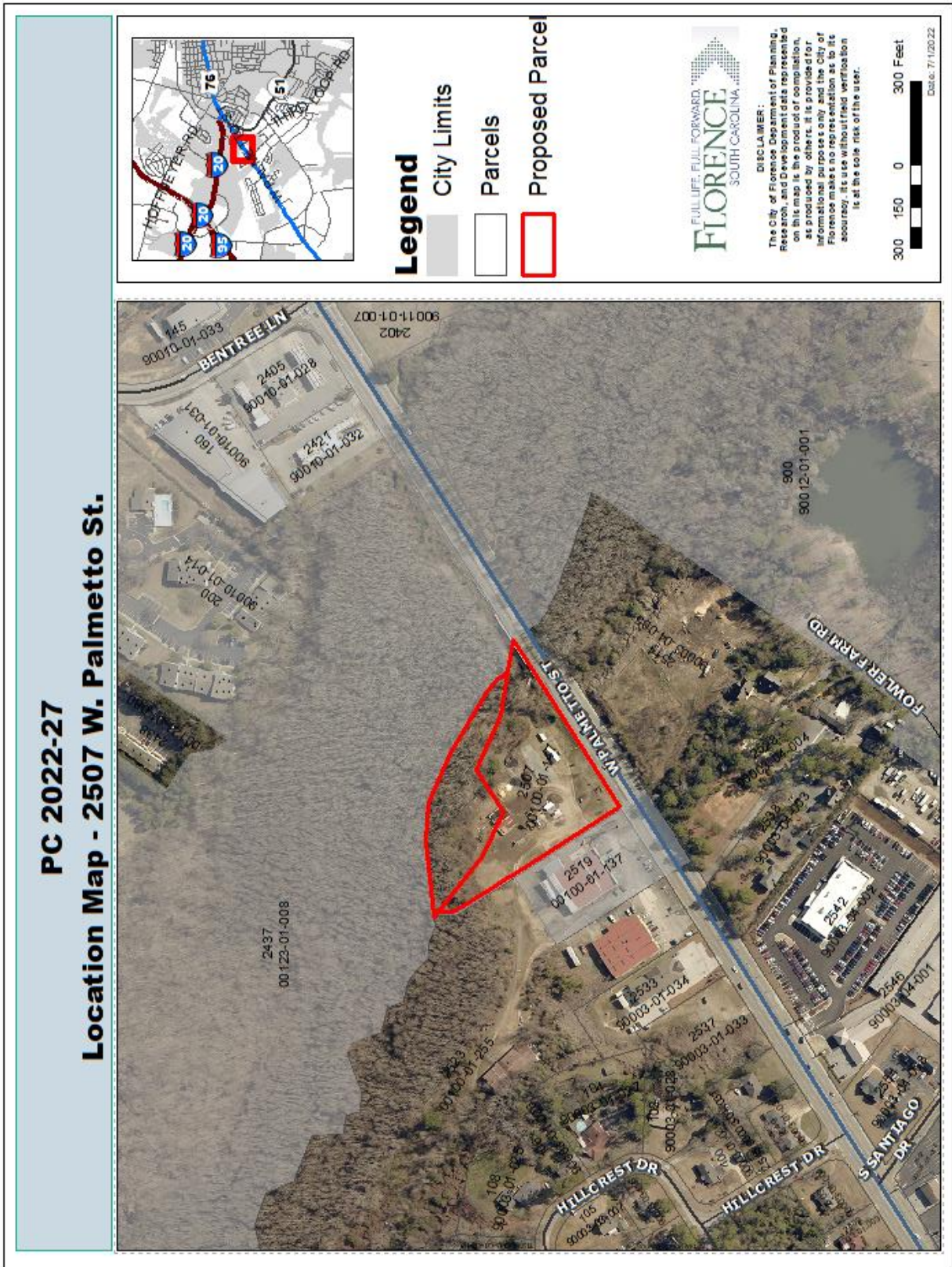
-  City Limits
-  Parcels
-  Proposed Parcel

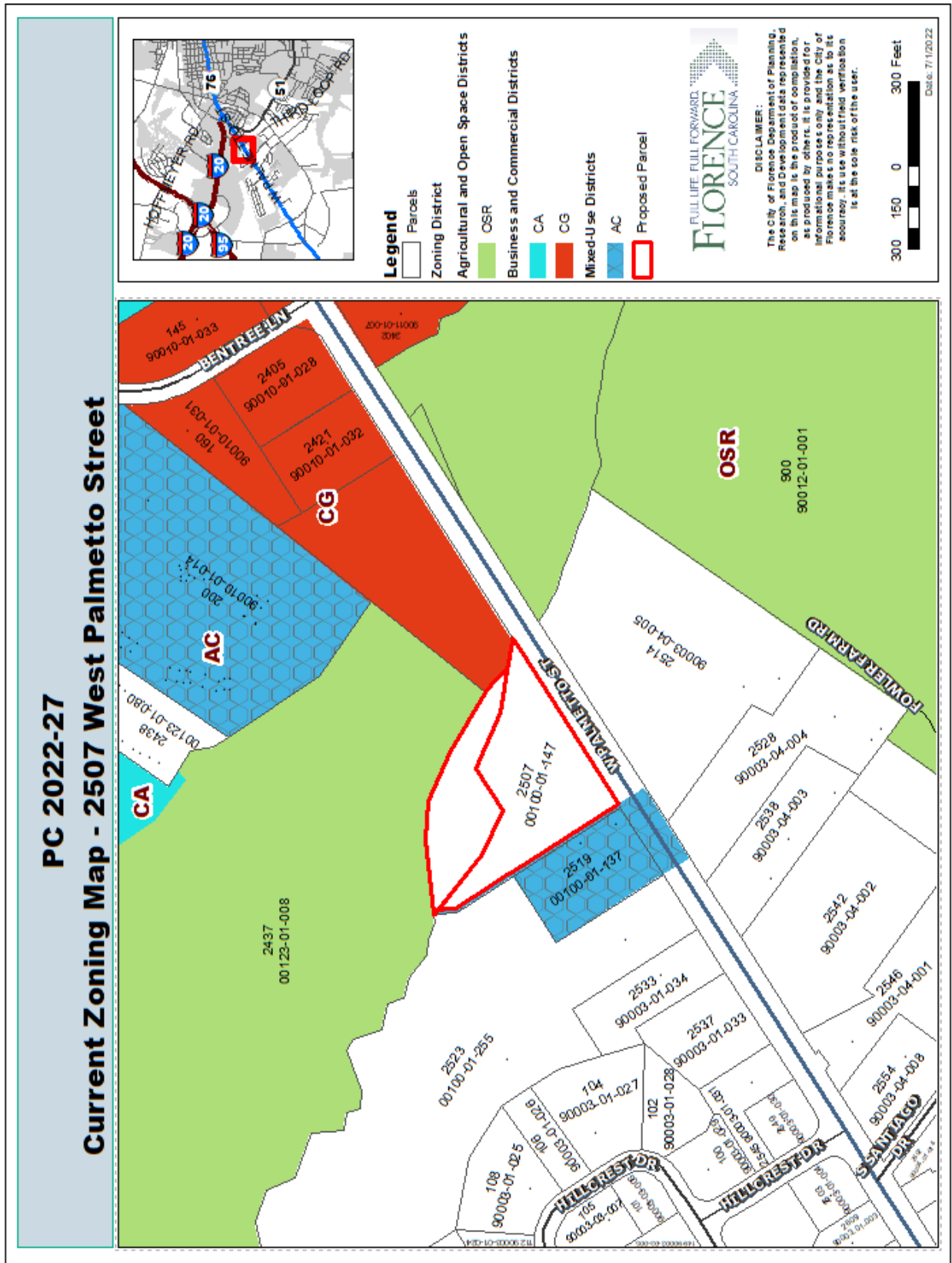


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ORDINANCE NO. 2018-14

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY NATURALLY OUTDOORS, TMN 00100-01-137 AND JEFFERIES CREEK PROPERTIES, LLC, PORTION OF TMN 00100-01-147

WHEREAS, a Public Hearing was held in the Council Chambers on March 13, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Naturally Outdoors, owner of TMN 00100-01-137, and application by Jefferies Creek Properties, LLC, owner of TMN 00100-01-147 was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of AC, Activity Center District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00100, block 01, parcel 137 (1.29 acres) and as a portion Florence County Tax Map 00098, block 01, parcel 016 and Florence County Tax Map 00100, block 01, parcel 147 shown as the 10ft annexation strip as illustrated in Attachment 2.

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

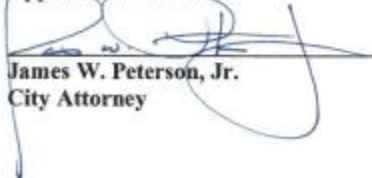
WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

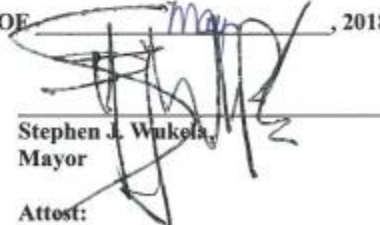
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

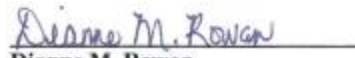
ADOPTED THIS 14th DAY OF March, 2018

Approved as to form:

  
James W. Peterson, Jr.  
City Attorney

  
Stephen J. Wukela,  
Mayor  
Attest:

APPROVED ON FIRST READING AT A MEETING OF FLORENCE CITY COUNCIL  
DATE 4-9-2018  
ADOPTED ON SECOND READING  
DATE 5-14-2018  
COPY TO A. Heidler; R. Oskaman; C. Pope; A. Zlotnicki; A. Cassidy; Jerry Dudley

  
Dianne M. Rowan  
Municipal Clerk

Attachment F: Site Photos



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-28 Request to zone NC-6.1, pending annexation, the parcel located at 3350 Clark Branch Road and specifically identified as a portion of Florence County Tax Map Number 00098-01-002.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>KDK Development LLC</b>	<b>00098-01-002</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. The sketch plan for 12 new lots is concurrently before the Planning Commission for consideration.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** Unzoned (County)  
**Proposed Zoning:** Neighborhood Conservation-6.1 (NC-6.1)  
**Current Use:** Vacant  
**Proposed Use:** 12 Lots for Single-Family Development

**IV. POINTS TO CONSIDER:**

- (1) The property is currently in the County and is unzoned.
- (2) The house at 3350 Hoffmeyer Road is not included in the annexation; it will be portioned off and left in the County. The remainder of the lot will be annexed.
- (3) The proposed zoning, pending annexation, is Neighborhood Conservation-6.1 District. The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (4) The lot meets the dimensional requirements of the NC-6.1 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 NC-6.1 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.

- (6) Land uses of the adjacent properties are single-family residential, Lucy T. Davis Elementary School, and a church.
- (7) Future Land Use of the parcel is Residential Suburban.
- (8) City water and sewer services are currently available.
- (9) City staff recommends the parcel be zoned Neighborhood Conservation-6.1 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood and the proposed use for single family development.

#### **V. OPTIONS:**

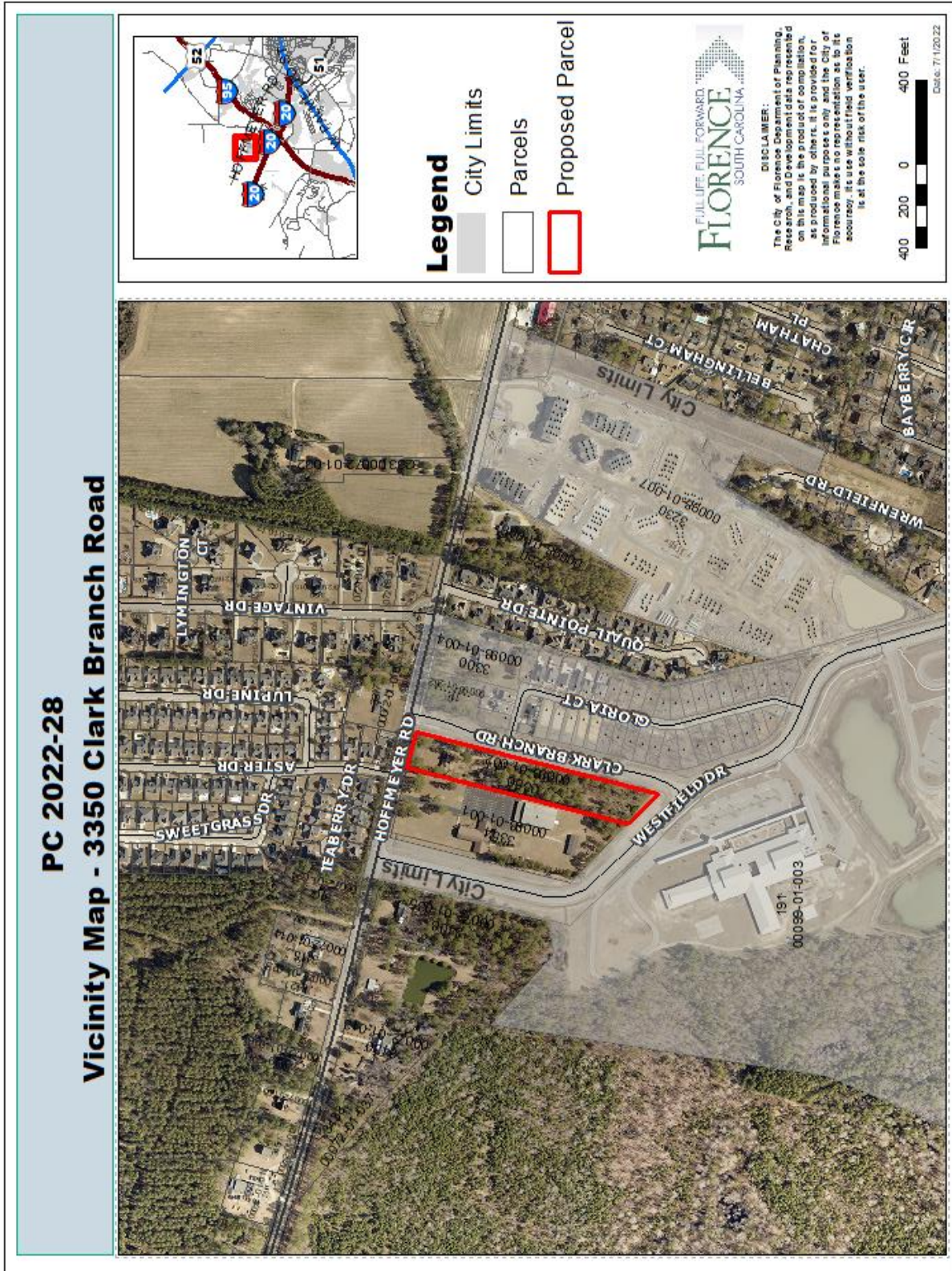
Planning Commission may:

- (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.

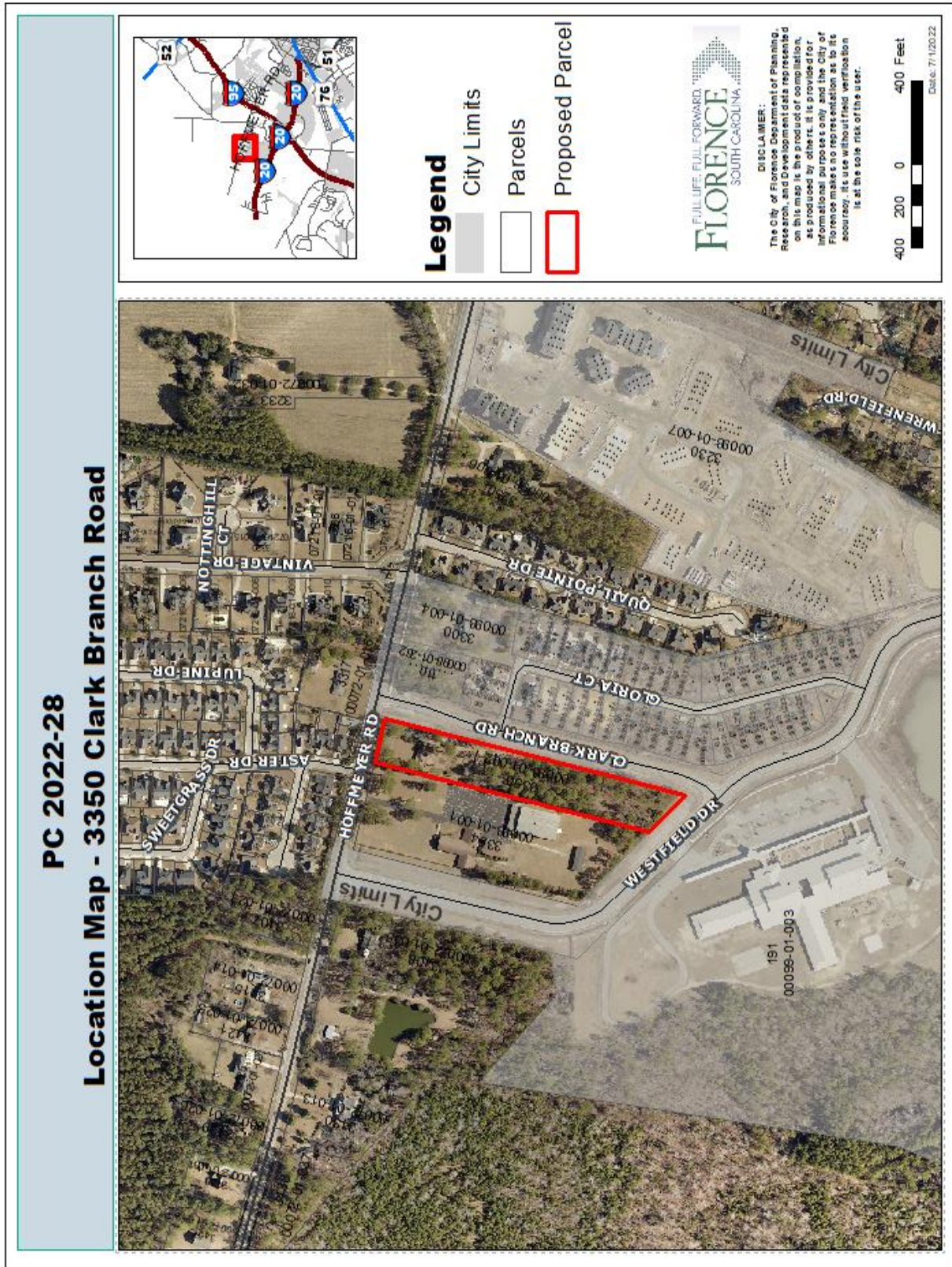
#### **VI. ATTACHMENTS:**

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

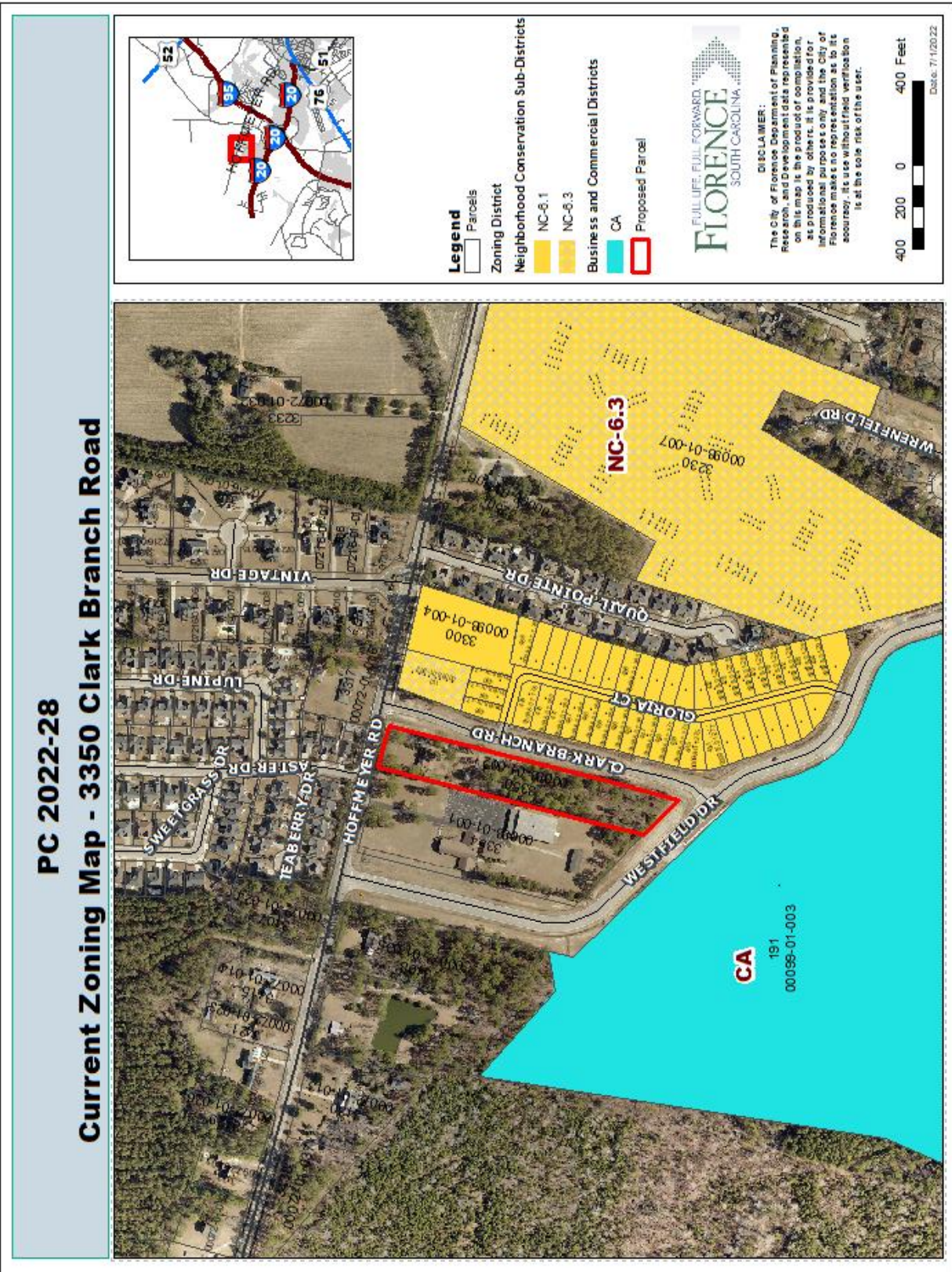


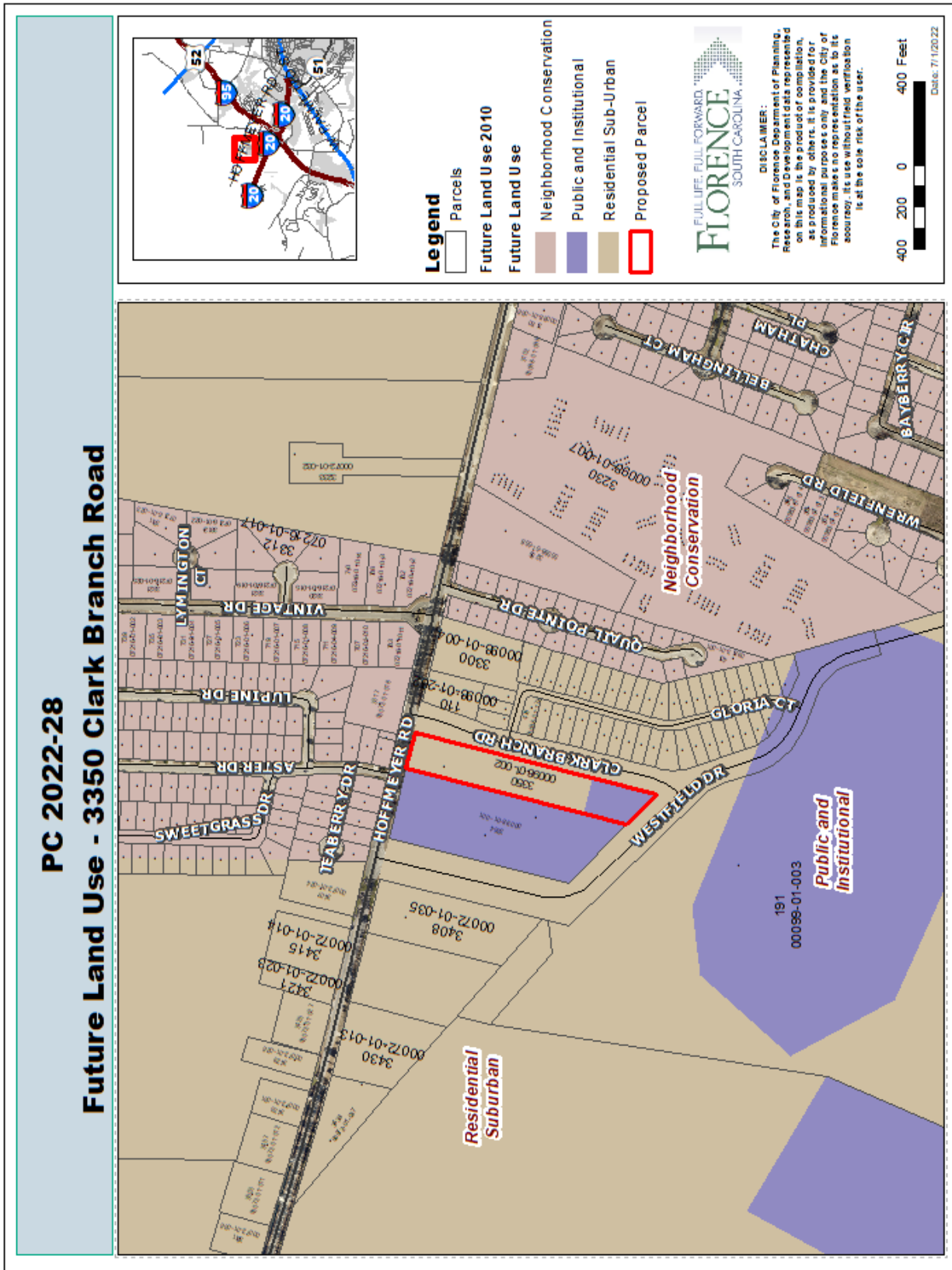














Attachment E: Site Photos



**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** July 12, 2022

**AGENDA ITEM:** PC-2022-29 Request for sketch plan review of the parcel located at 3350 Clark Branch Road and specifically identified as a portion of Florence County Tax Map Number 00098-01-002.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>KDK Development LLC</b>	<b>00098-01-002</b>

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:** Unzoned (County)  
**Proposed Zoning:** Neighborhood Conservation-6.1 (NC-6.1)  
**Current Use:** Vacant  
**Proposed Use:** 12 Lots for Single-Family Development

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

**North:** Unzoned (County); single family development  
**East:** NC-6.1 (City); single family development  
**South:** CA (City); school  
**West:** Unzoned (County); church

**IV. POINTS TO CONSIDER:**

- (1) The total area of the parcel is 3 acres. The portion of the lot containing the house will remain in the County, but the twelve lots shown on this sketch plan will be annexed into the City.
- (2) The annexation and zoning request is concurrently before the Planning Commission for consideration.
- (3) The proposed zoning, pending annexation, is Neighborhood Conservation-6.1 District. The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (4) The lots in the sketch plan meet the dimensional requirements of the NC-6.1 zoning district per the City of Florence *Unified Development Ordinance*.
- (5) City water and sewer services are currently available.

- (6) The sketch plan is in compliance with the *Unified Development Ordinance*, and City staff recommends the sketch plan be approved as submitted.

**V. OPTIONS:**

Planning Commission may:

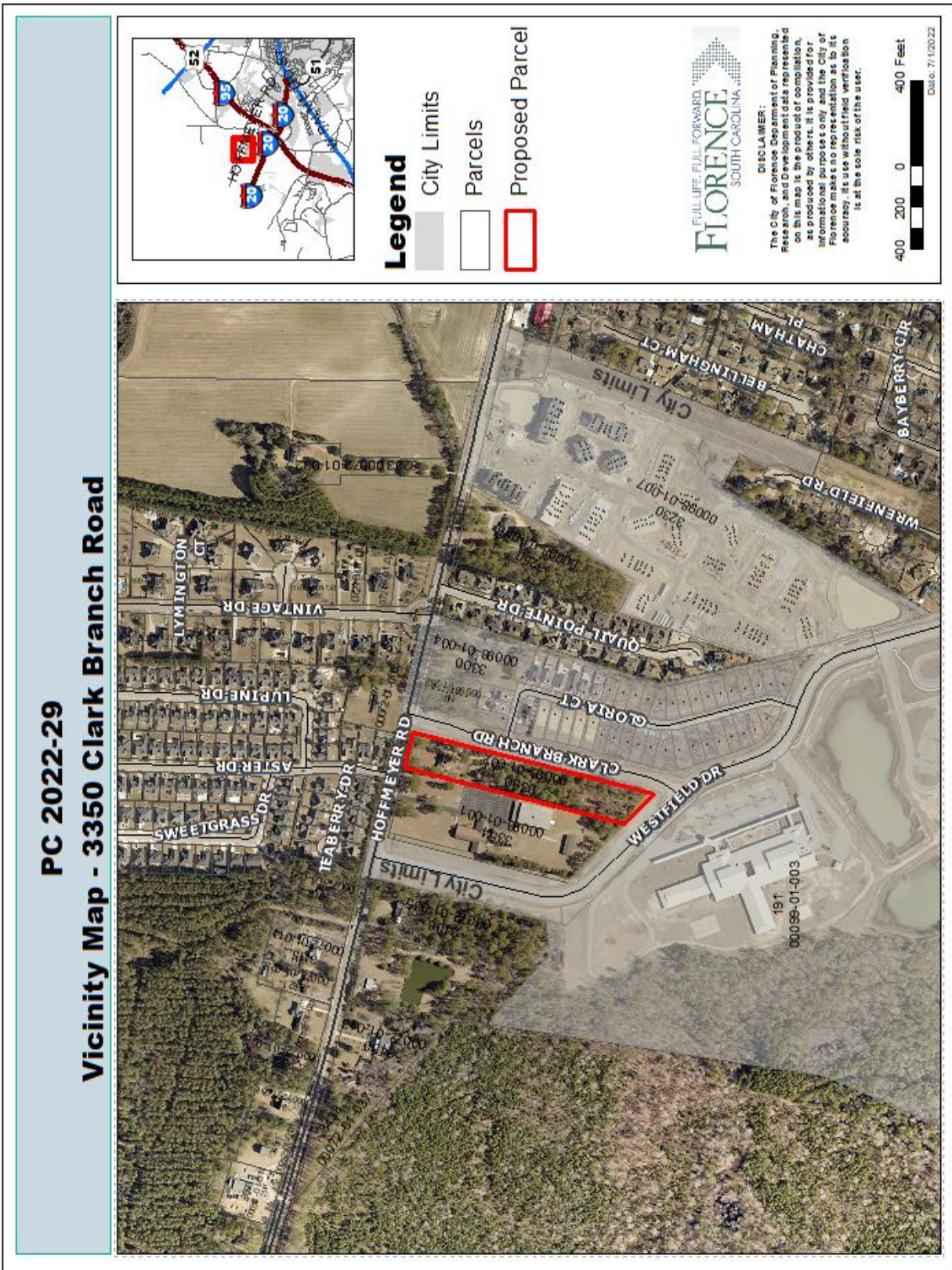
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

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



Attachment A: Vicinity Map

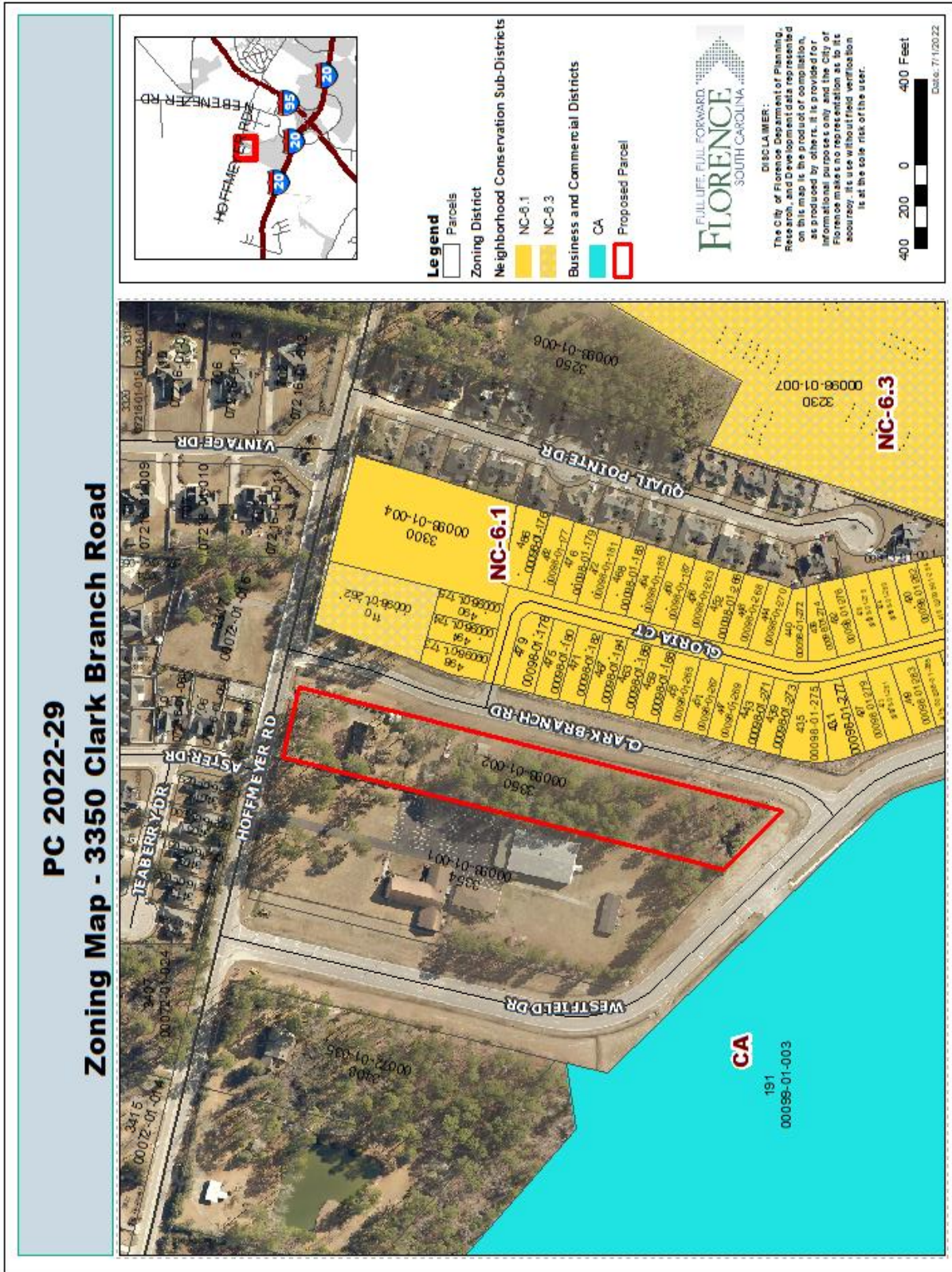




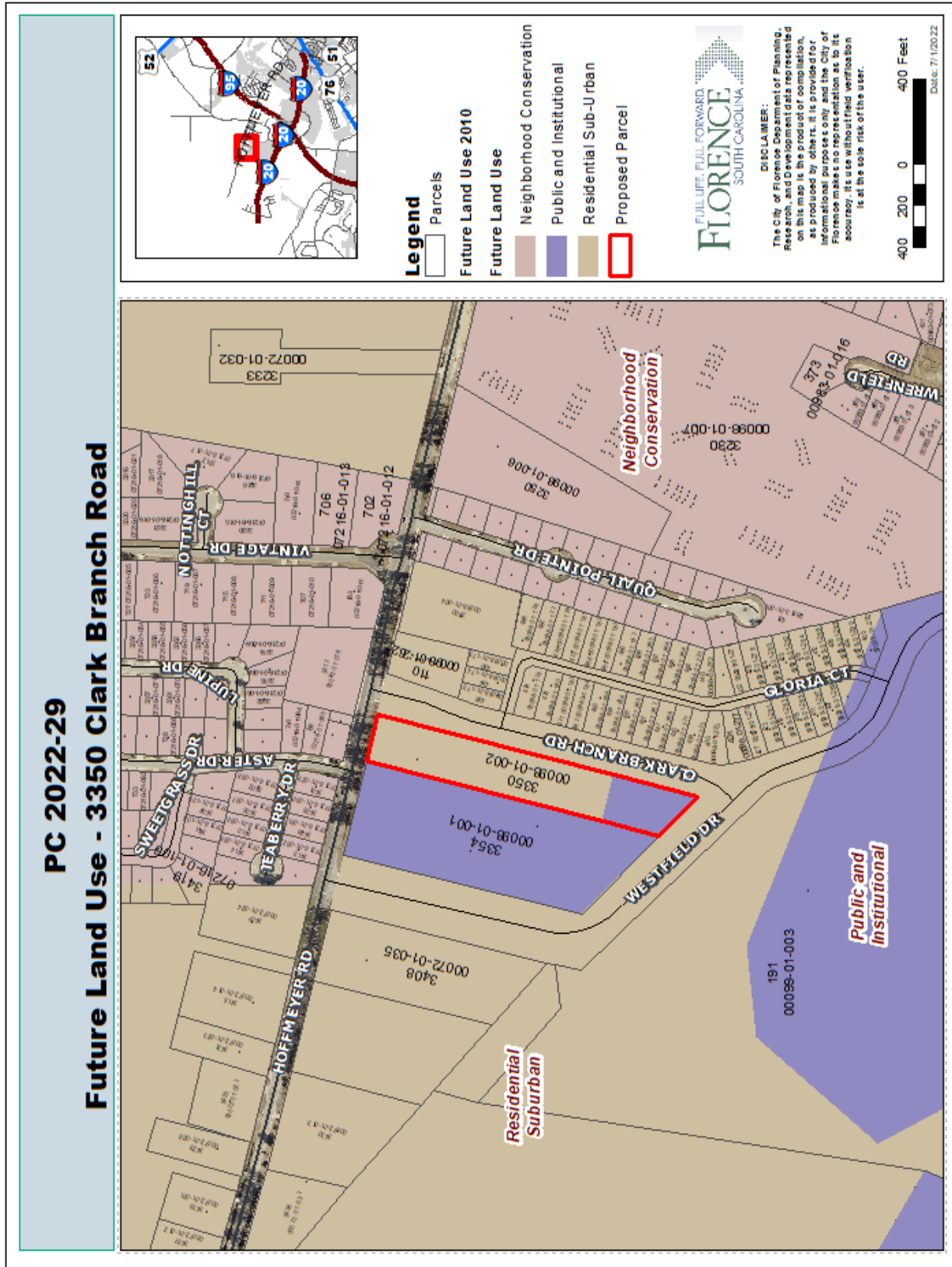




Attachment C: Zoning Map









Attachment F: Site Photos

