

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
AUGUST 9, 2022 AGENDA**

I. Call to Order

II. Invocation

III. Introduction of New Commissioner

Jerry Keith

IV. Approval of Minutes

Regular meeting on July 12, 2022.

V. Public Hearing and Matter in Position for Action

PC-2022-30 Request to zone NC-15, pending annexation, the parcel located at 2307 East Manning Street, identified as Florence County Tax Map Number 90147-01-002.

VI. Adjournment Next meeting is scheduled for September 13, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
JULY 12, 2022 MINUTES

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Robby Hill, Dorothy Hines, Charles Howard, Mark Lawhon, Bryant Moses and Vanessa Murray

MEMBERS ABSENT: Thurmond Becote

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 Chaplin asked Mr. Moses to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the June 14, 2022 meeting minutes. There being no changes, Dr. Lawhon moved to approve the minutes, Ms. Gregg seconded the motion, and the motion passed unanimously (8-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Chaplin read the introduction to PC-2022-24 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the earlier proposed development had gone away; Mrs. Zlotnicki confirmed that was correct. Mr. Dudley explained the locations of other AC zoning as well as PDD zonings in the area, and that the PDD needs to be amended or the affected section of the lot rezoned, and that's what the owner was pursuing.

Dr. Lawhon asked if the intent of the PDD was to protect the residential area in the back, and if the AC zoning was to go all the way the length of the lot. Mr. Dudley said that we have no idea what the intent of the PDD was because there are no details available. Dr. Lawhon pointed out that the houses line up with the PDD portion of the lot. He said that one person called him who lives on Valparaiso Drive. The rezoning would allow AC zoning to encroach further back into the residential area than anywhere else along Second Loop Road.

Mr. Howard asked Mr. Dudley to remind them of the former request. Mr. Dudley said it was an apartment complex that would use the entire parcel, and staff required them to rezone because there is no indication whether that is permitted in that PDD. Planning Commission approved the rezoning but because of pushback from the neighbors to City Council, the applicant withdrew the request. Chairman Chaplin said that their number one job is to protect the residents while accommodating developers.

The daycare behind Logan Plaza is considered an existing nonconformity since guidelines for that part of the PDD are not available. Mr. Dudley explained that old PDDs could be free-for-alls and they need to have detailed guidelines attached to them, but this one doesn't have any.

Ms. Murray asked if this would be an example of spot zoning. Mr. Dudley said it was not because there's already AC there. Dr. Lawhon pointed out that they'd be almost doubling the AC area. Mr. Moses asked about a required bufferyard; Mr. Dudley said that a 25 foot landscaped bufferyard would be required against the residential zoning. Mr. Howard asked why City Council turned it down; Mr. Dudley clarified that it was withdrawn by the developer after council deferred it several times.

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

Ms. Mary Jane Weir spoke against it, saying she spoke at City Council. She said that the depth of the lot concerns them, and it would affect her across Second Loop as well. There are a bunch of people who are against it. They thought initially that it was part of Hampton Park restrictive covenants, but it isn't.

Chairman Chaplin asked if Hampton Park would have a problem with a light medical office back there. She said she and the other residents would prefer single family homes back there.

Mr. Dudley said that staff did receive an email from a resident on Deberry Street with similar concerns to those expressed by Ms. Weir.

Chairman Chaplin closed the public hearing and called for discussion and a motion.

Mr. Howard moved that the request to rezone be denied but left the owner the option to come back to the Planning Commission with an amendment to the PDD; Dr. Lawhon seconded, and the motion to deny the rezoning passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-25 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. Chairman Chaplin asked what types of uses could go into the CR district. Mr. Johnston listed out permitted uses. He explained that the redevelopment district is largely for residential uses.

Mr. Moses said that he was familiar with the area and repeated that the City is trying to build single family houses there as part of the redevelopment effort. The commissioners discussed the location of churches and medical offices around the area.

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

Mrs. Deloris McKnight, the applicant, explained that she wanted to open a child counseling center in the house on site, as well as provide life skill classes for families. Ms. Murray asked if that was the plan for all three properties. Ms. McKnight said they did have someone living in one of the houses. She wants to renovate the houses rather than tear them down. She pointed out their proximity to the hospital and other commercial facilities.

Mr. McKnight spoke next asking that they rezone to enable his wife to open her counseling center. They feel it would be a good fit with HopeHealth right behind these lots.

Ms. Margaret Johnson, who lives at 501 East Pine Street spoke against the proposal. She said she gets a lot of foot traffic in her yard, and she does not support the rezoning.

Mr. Willie Shepard spoke next. He said that they need to consider the elderly people in the neighborhood and do things in a positive way.

Chairman Chaplin closed the public hearing and called for discussion and a motion. He asked Mr. Dudley if there was a lesser zoning that would allow the requested use; he said that was the lowest intensity use and there are some uses allowed in CR that would not be as appropriate for this location. Mr. Moses reiterated that they want single family homes as part of the redevelopment of this area. Mr. Dudley said that they have a conflict between the Comprehensive Plan, which recommends commercial uses through here, and the redevelopment plan, which is focused on residential uses.

Mr. Hill said that since the City doesn't own these lots, they aren't part of the redevelopment district. Dr. Lawhon said that they shouldn't allow commercial uses to keep encroaching into the old neighborhoods. Mr. Hill agreed that the commission needed to protect the existing property owners.

Mr. Howard moved that the request to rezone be denied; Ms. Gregg seconded, and the motion to deny the rezoning passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-26 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; Ms. Hines seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-27 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Chairman Chaplin called for a motion. Mr. Hill moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-28 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no questions for staff, Chairman Chaplin called for a motion. Ms. Hines moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-29 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Dr. Lawhon asked if the lot on the end met the requirements; Mrs. Zlotnicki said that it did. The required lot width is 60 feet, and the side setbacks are 5 feet, with 10 feet off the corner on the pie shaped lot.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for a motion. Dr. Lawhon moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (8-0).

ADJOURNMENT: There being no other business, Chairman Chaplin adjourned the meeting at 7:08 p.m. The next meeting is scheduled for August 9, 2022.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: August 9, 2022

AGENDA ITEM: PC-2022-30 Request to zone NC-15, pending annexation, the lot located at 2307 East Manning Street and specifically identified as Florence County Tax Map Number 90147-01-002.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Leroy Barr	90147-01-002

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning: R-2 (County)
Proposed Zoning: Neighborhood Conservation-15 (NC-15)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned R-2, which is a single family residential district.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15. The primary use permitted under the proposed zoning is single-family residential characterized by minimum 15,000 square foot sized lots.
- (3) The lot meets the dimensional requirements of the NC-15 zoning district per the City of Florence *Unified Development Ordinance* .
- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential to the east, west, and south, and Greenwood Elementary School to the north. Only the school is in the City, and it is zoned Campus. Future Land Use of the parcel is Neighborhood Conservation. Adjacent single family properties are also designated as Neighborhood Conservation.
- (6) City water and sewer services are currently unavailable.

- (7) City staff recommends the parcel be zoned Neighborhood Conservation-15 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

V. OPTIONS:

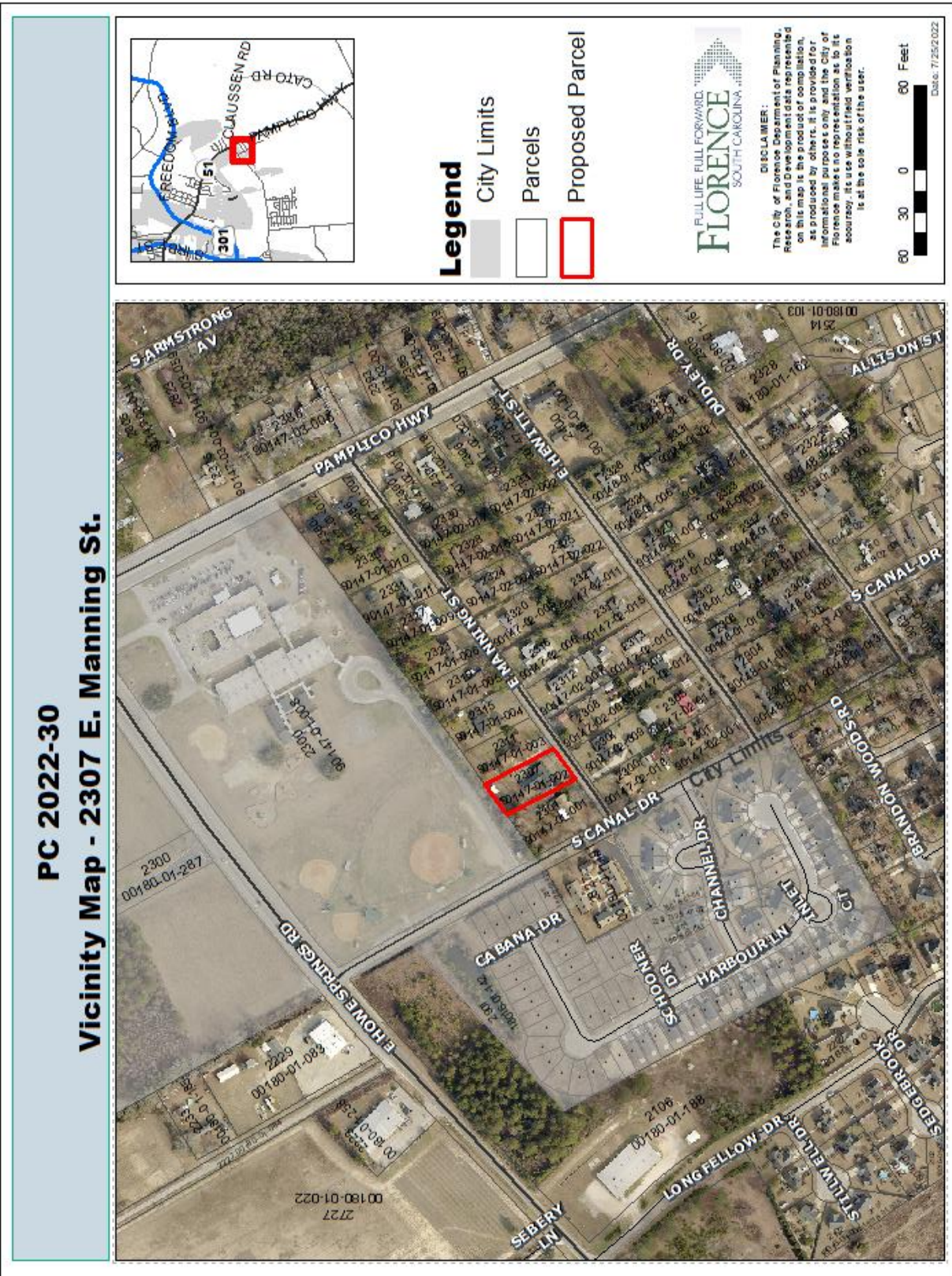
Planning Commission may:

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

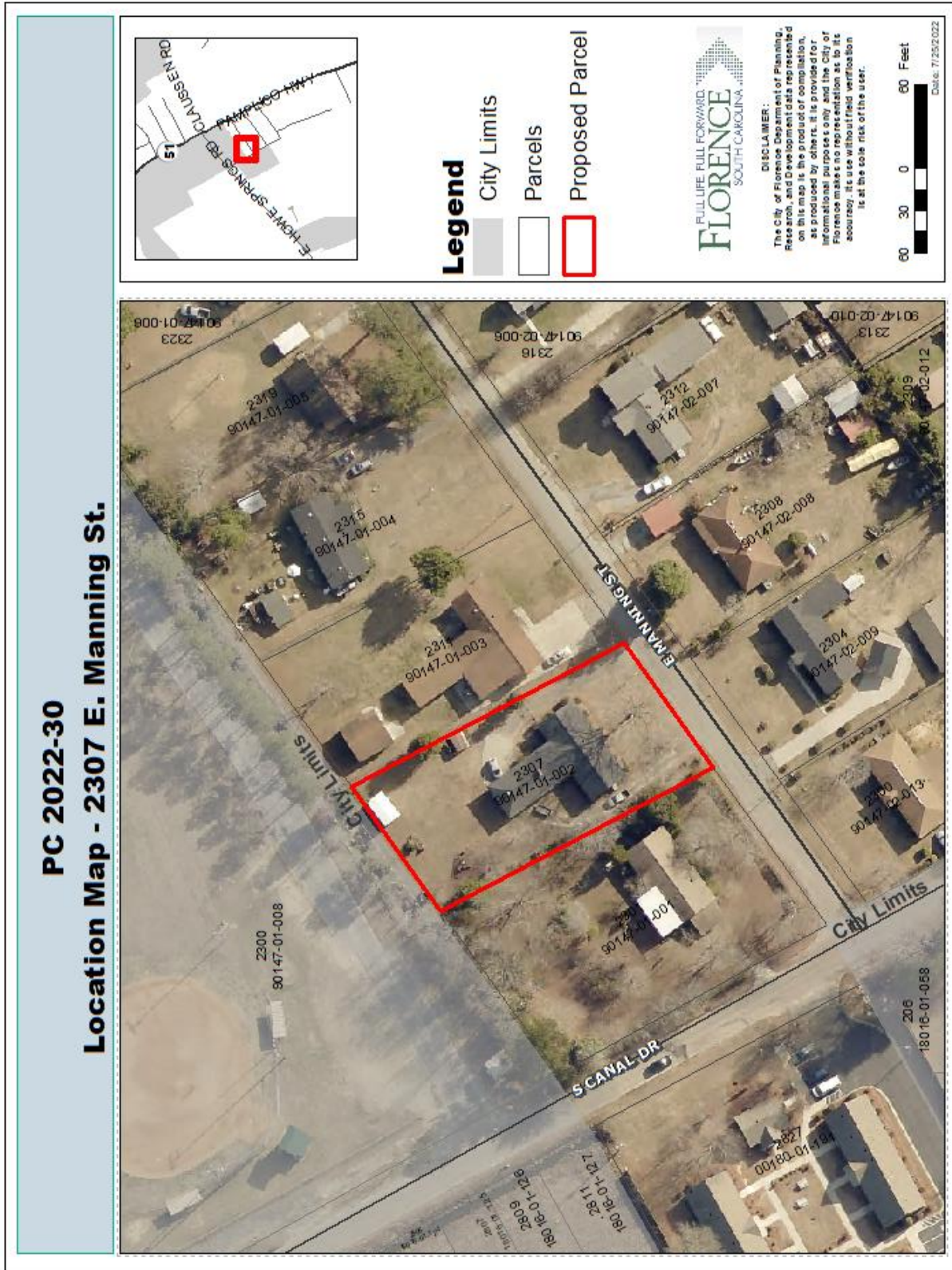
VI. ATTACHMENTS:

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

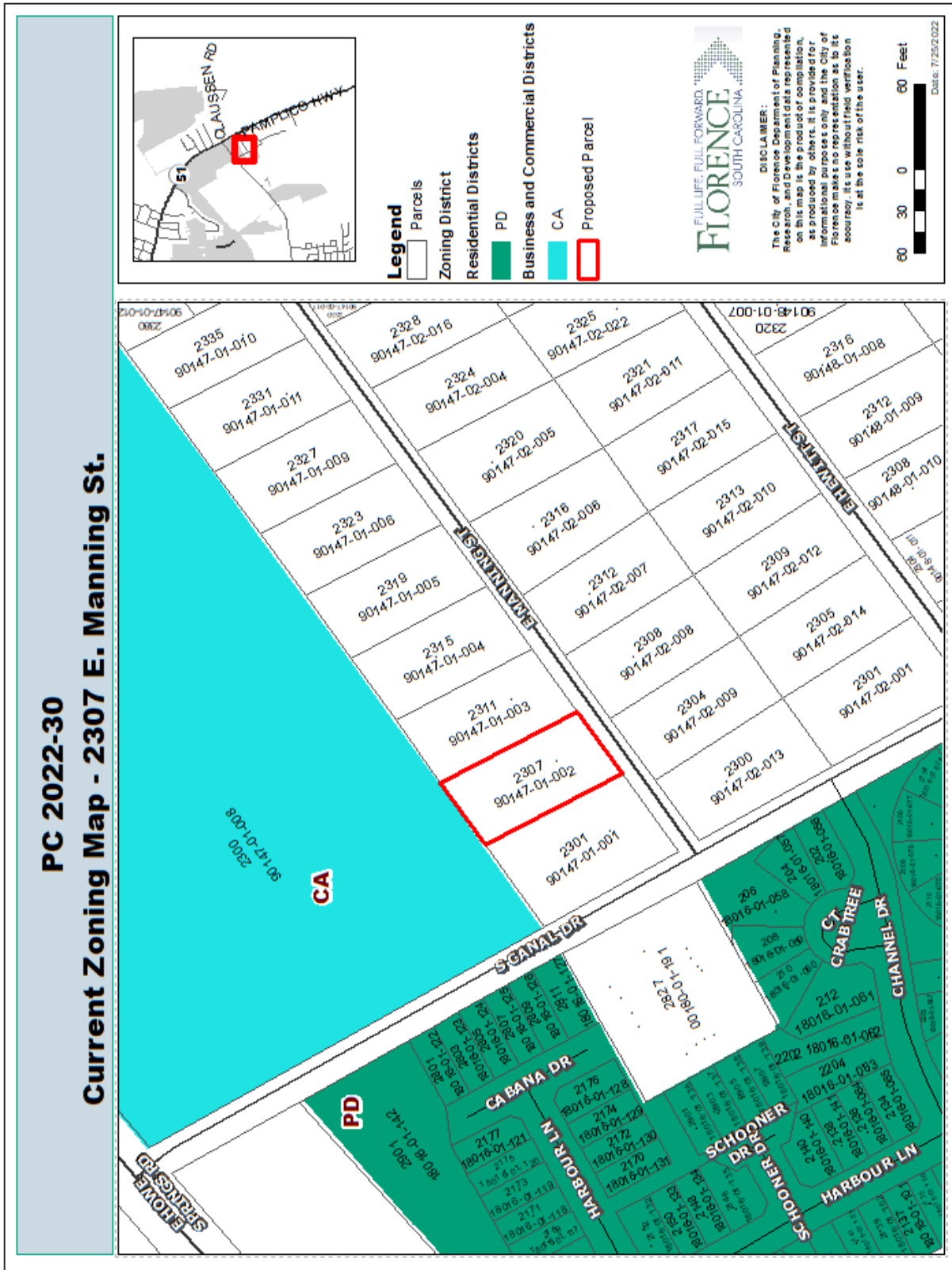
Attachment A: Vicinity Map



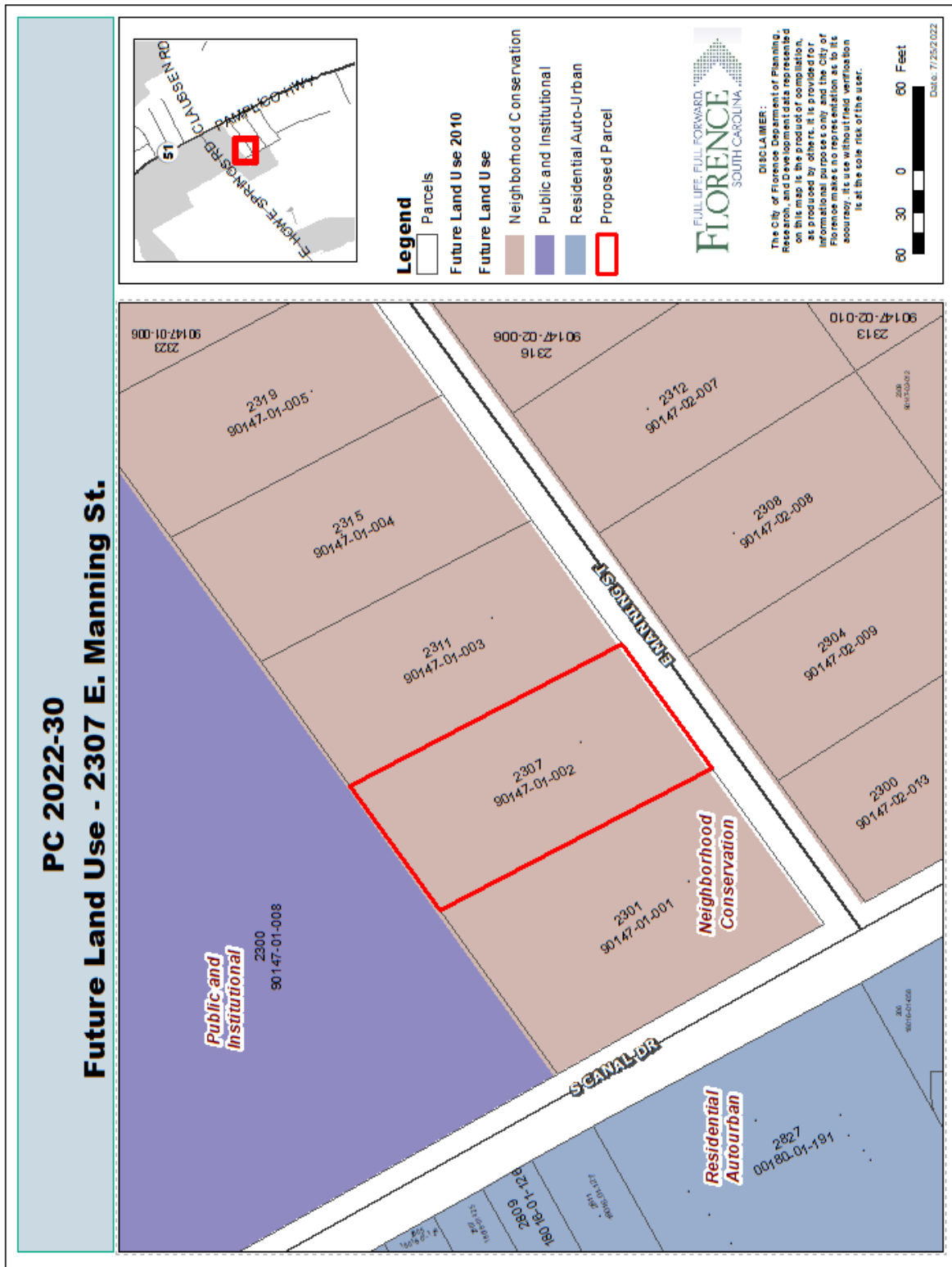
Attachment B: Location Map



Attachment C: Current Zoning Map



Attachment D: Future Land Use Map



Attachment E: Site Photo

