

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
SEPTEMBER 13, 2022 AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Welcome of new Commissioner** Jerry Keith

- IV. Approval of Minutes** Regular meeting on July 12, 2022 (no meeting on August 9, 2022).

- V. Matter in Position for Action**

 PC-2022-31 Request for review of the addendum to the sketch plan for Creekview Drive to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.

- VI. Adjournment** Next meeting is scheduled for October 11, 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: September 13, 2022

AGENDA ITEM: PC-2022-31 Request for review of the addendum to the sketch plan for Creekview Drive to be located on the parcel identified as Florence County Tax Map Number 90091-01-030.

I. IDENTIFYING DATA:

| Owner | Tax Map Number |
|----------------------------------|-----------------------|
| Manchester Property Holdings LLC | 90091-01-030 |

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. On June 14, 2022, the Planning Commission approved a sketch plan laying out Creekview Drive with two access points onto South Irby Street.

III. GENERAL BACKGROUND DATA:

Current Zoning: Activity Center (AC)
Current Use: Vacant Lot
Proposed Use: Road to access new 60 unit 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 new road will access the Indigo Townes Townhouse development.
- (2) The entire parcel consists of 42.03 acres. The proposal affects 1.25 acres.
- (3) This site plan is an addendum to the original sketch plan approved in June to define the phasing of the development.

- (4) This site plan gives the new road a single access point onto South Irby Street in the first phase. The original sketch plan provided two access points.
- (5) The addendum keeps the northern access point next to Indigo Pointe apartments, but delays construction of the southern access point until the parcels adjacent to that portion of the road are developed.
- (6) Because the phasing creates connectivity issues and requires a temporary dead end, the applicant is requesting variances from Section 4-13.3.3 (Street Standards – Access) and Section 4-13.3.6 (Cul-de-sacs and Dead End Streets) of the *Unified Development Ordinance*.
- (7) An emergency access point is provided consisting of an improved surface with a minimum width of twenty feet and capable of supporting 75,000 pounds to accommodate emergency vehicles.
- (8) The applicant submitted an amended traffic study, which indicated that providing only the northern access point during this phase of development would have minimal impact on traffic generation due to the project's expected trip generation.
- (9) 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.
- (10) Apart from providing only one public access point and no temporary cul-de-sac (for which variances have 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.

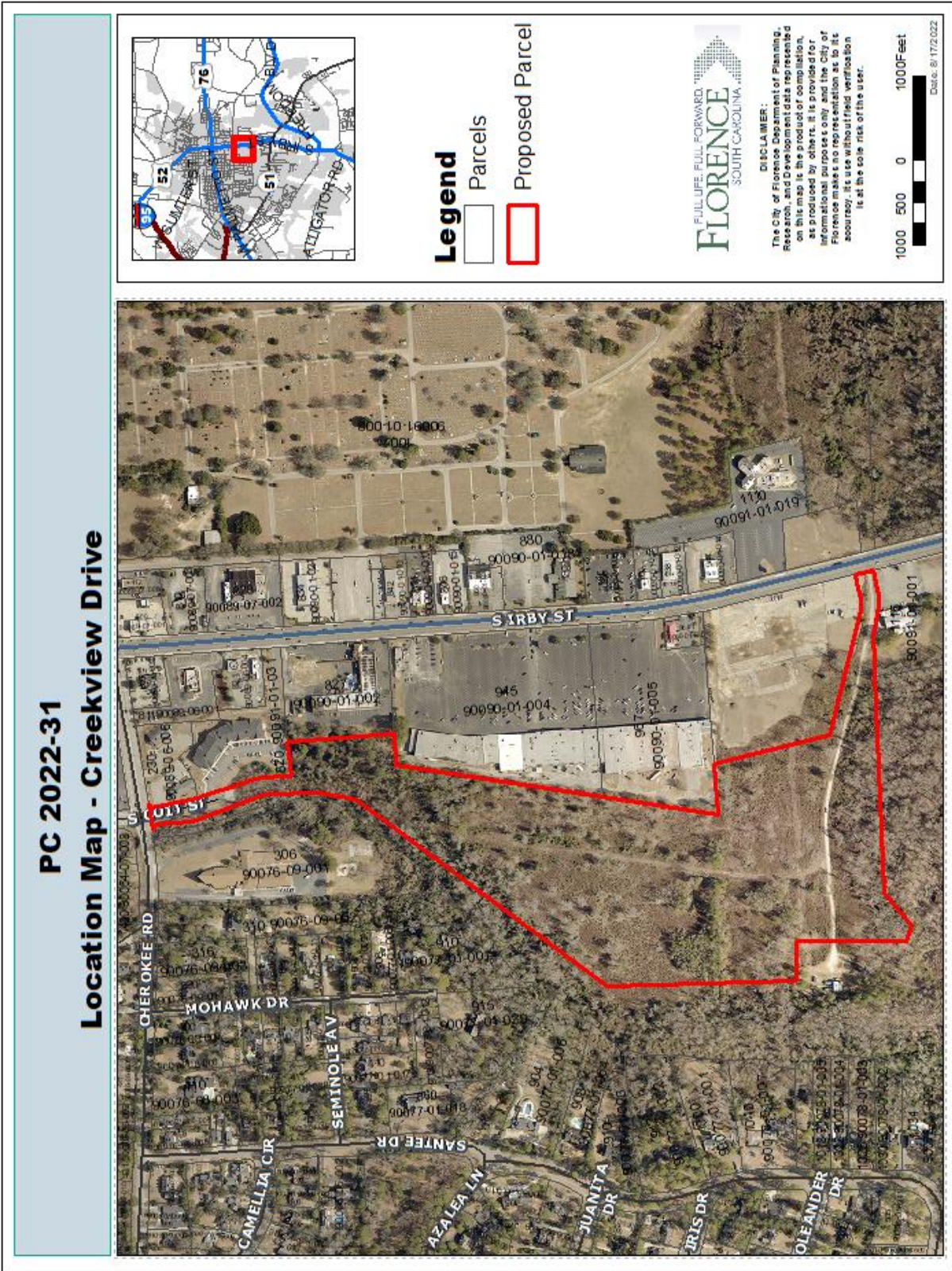
VI. OPTIONS:

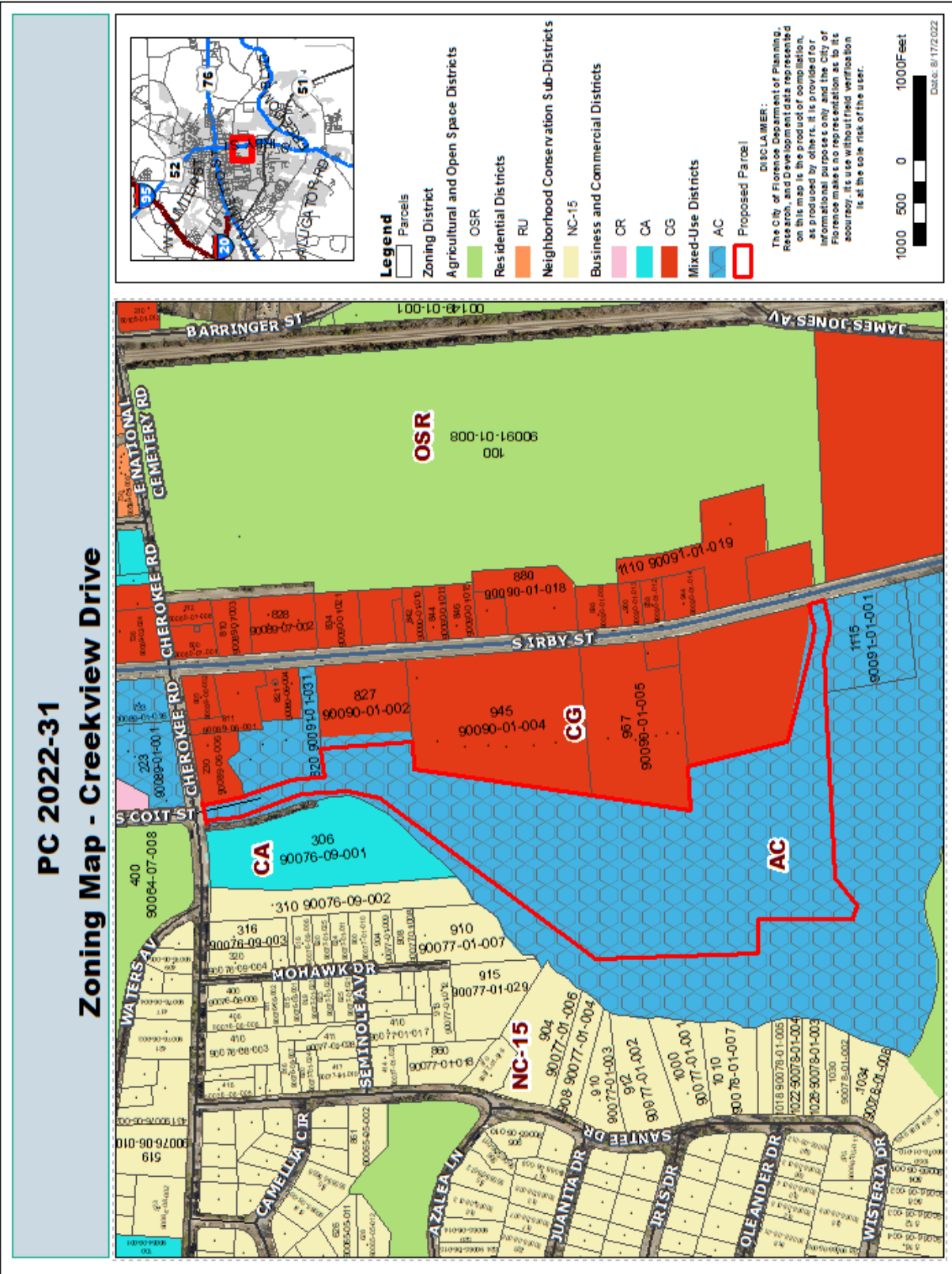
Planning Commission may:

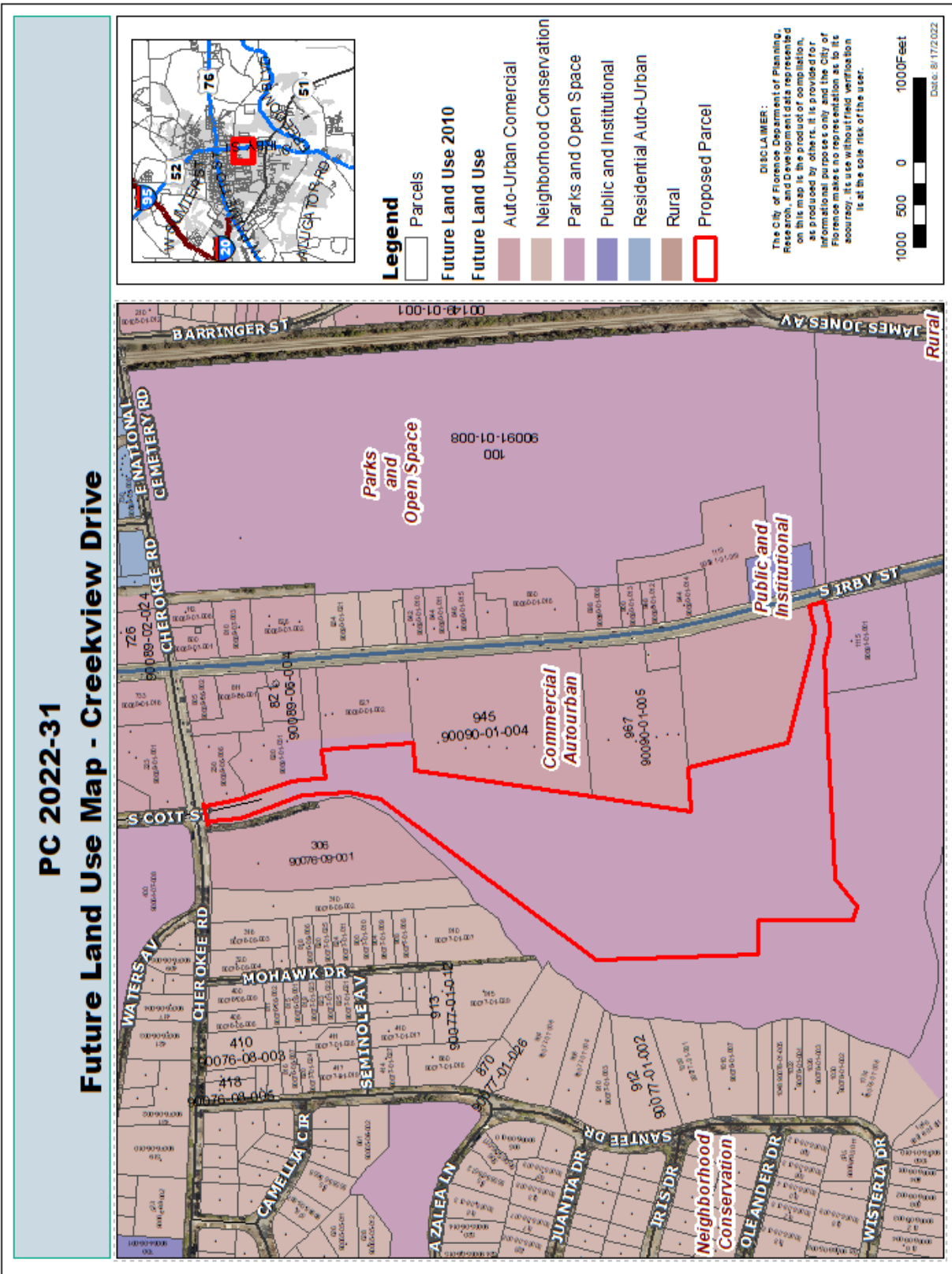
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VII. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Sections 4-13.3.3 and 4-13.3.6
- F) Original Sketch Plan Approved on June 14, 2022
- G) Sketch Plan Showing Emergency Secondary Access
- H) Request for Approval to Forgo Cul-de-sac Installation
- I) Request for Approval of Temporary Emergency Access Point







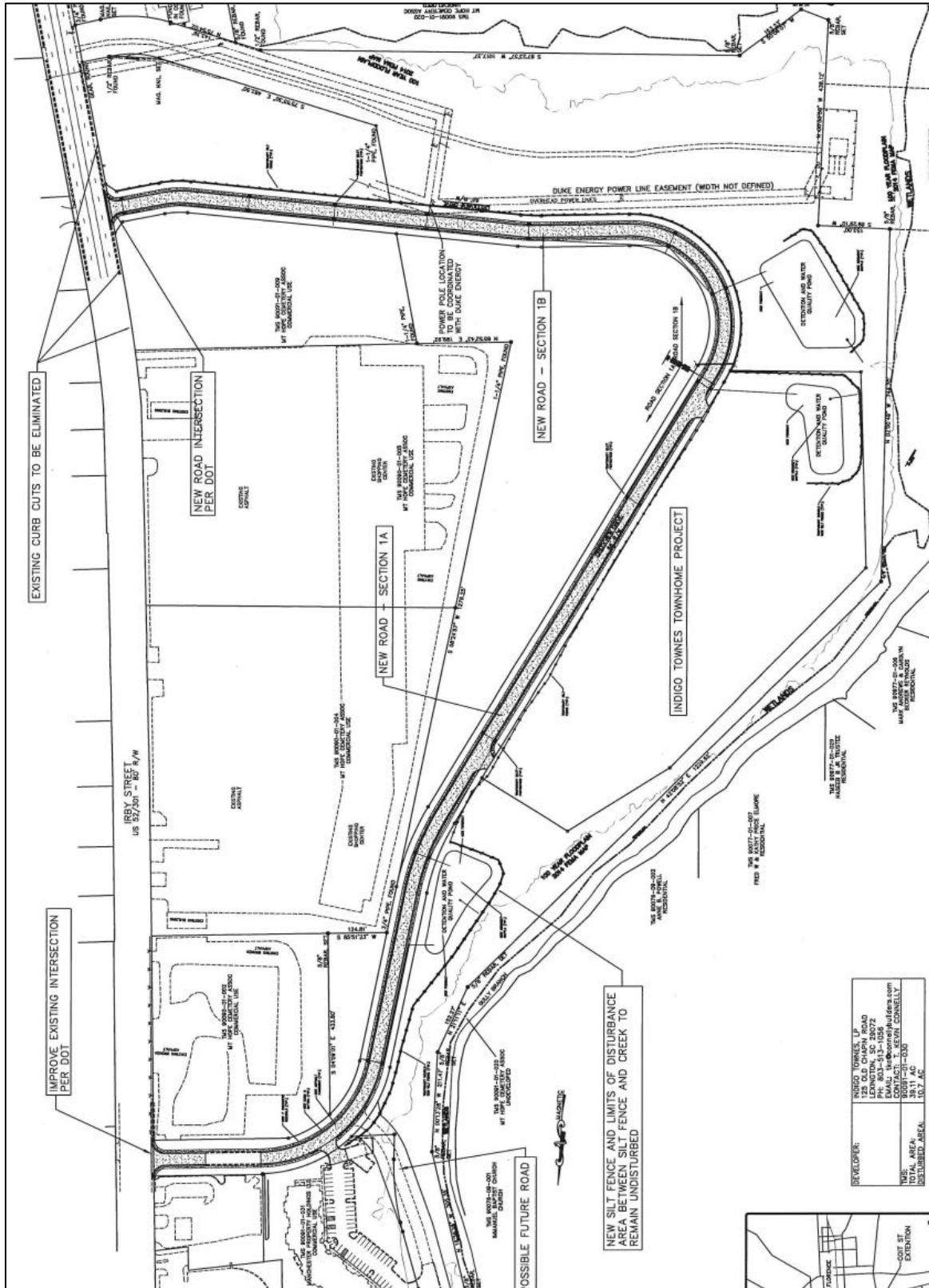
Sec. 4-13.3.3 Street Standards

A. Access.

1. **Minimum Number of Access Points.** All newly constructed residential subdivisions shall have at least one main points of entrance/exit. Subdivisions with 30 or more lots, and multifamily developments with 50 or more dwelling units, shall have at least two points of entrance/exit to/from existing streets. If possible, these points of entrance/exit should be to different streets and shall be located as far apart as practical.

Sec. 4-13.3.6 Cul-De-Sacs and Looped Drives

- D. Temporary Turnarounds.** Dead-end streets that are planned for extension to connect to future development shall terminate in a temporary turnaround with a 50 foot radius, which allows for emergency vehicles to turn around without backing (T and Y-shaped turnarounds are not allowed). The turnaround shall have a paved surface and a base that meets the requirements for a public street. A gravel surface may be allowed if the temporary turnaround will be in use for less than 12 months and security is provided to pave the turnaround if the anticipated connection is not made within 12 months.



HB Engineering, Inc.
site development consultants

August 31, 2022

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

Re: Request for Approval to not Provide a Temporary Cul-de-sac on Creekview Drive
(Phase 1)

Jerry:

On behalf of Indigo Townes, LP and Mt. Hope Cemetery, I am requesting the City's approval to not provide a temporary cul-de-sac at the end of the Phase 1 of the proposed Creekview Drive. We make this request for the following reasons:

1. The new road internal to the Indigo Townes townhome project will connect at the end of Creekview Drive. The internal road makes a complete loop that will provide all vehicles that ability to return the way they came without a doing multi-point turns.
2. We are also providing an emergency access road that will connect at the end of Creekview Drive.
3. This is only a temporary variance request since Creekview Drive will be extended to complete the loop to S. Irby St.

Sincerely,



R. Thomas Britt, P.E.

HB Engineering, Inc.
site development consultants

August 31, 2022

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

Re: Request for Approval of a Temporary, Emergency Access for Indigo Point
Townhome Project

Jerry:

On behalf of Indigo Townes, LP and Mt. Hope Cemetery, I am requesting the City's approval of a temporary, emergency access road to temporarily serve as the second access for the Indigo Townes townhome project. We make this request based on this project being completed in two phases. Phase 1 will be the townhome project and Creekview Drive from the townhome project running north and east to S. Irby Street. Phase 2 will be the Creekview Drive extension from the end of Phase 1 running south and east to S. Irby Street.

Sincerely,



R. Thomas Britt, P.E.