

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
SEPTEMBER 14, 2021 AT 6:00 PM
AGENDA

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on August 10, 2021.

- IV. Public Hearing and Matter in Position for Action - Continued**
 - PC-2021-28 Request to rezone from UR Urban Residential to DS Destination/Select Use the parcel located at 257 North Coit Street, identified as Florence County Tax Map Number 90073-05-005.

- V. Public Hearing and Matter in Position for Action**
 - PC-2021-29 Request to enter into a Development Agreement and zone RG-3, Residential General-3, pending annexation, 106 acres located at Redbud Lane and Howe Springs Road, identified as Florence County Tax Map Number 00152-01-021.

- VI. Public Hearing and Matter in Position for Action**
 - PC-2021-30 Request to rezone from NC-6.1 to NC-6.3 four parcels located at 802 Cherokee Road, 806 Cherokee Road, 812 Cherokee Road, and 810 Congaree Road, identified as Florence County Tax Map Numbers 90064-11-006, 90064-11-007, 90064-11-013, and 90064-11-012.

- VII. Adjournment** Next meeting is scheduled for October 12, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES
TUESDAY, AUGUST 10, 2021 AT 6:00 PM**

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

MEMBERS ABSENT: Thurmond Becote and Robby Hill

STAFF PRESENT: Jerry Dudley, Derek Johnston, Alfred Cassidy, Alane Zlotnicki, and Danny Young for IT

APPLICANTS PRESENT: Raj Patel, Sam Patel, Gary Finklea (in person); Jesse Wiles, Deborah Jensen, Bryan Cagle (via Zoom)

CALL TO ORDER: Chairman Drew Chaplin called the August 10, 2021 regular meeting to order at 6:00 p.m.

APPROVAL OF MINUTES AND INVOCATION:

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

Chairman Chaplin explained that PC-2021-27 may be added to the August 10, 2021 Planning Commission agenda by a two-thirds vote of the members present and voting. The vote to add it to the agenda passed 6 to 1, with Mr. Moses voting no.

Chairman Chaplin asked Commissioners if any changes needed to be made to the July 13, 2021 meeting minutes. He made the correction that it was Mr. Becote who gave the invocation, not Mr. Moses as indicated. There being no other changes, Mr. Howard made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2021-22 Request to amend the Unified Development Ordinance regarding conditional use requirements within the Commercial Reuse zoning district.

PC-2021-27 Review under Division 4-14.3 Covenants, Conditions, and Restrictions of the deed restrictions to be applied to Tax Map Parcels 90114-13-001, 90114-13-002, and 90114-13-013, identified by address points 900 Oakland Avenue and 607 Maxwell Street.

Chairman Chaplin read the introduction to PC-2021-22 and PC-2021-27. He asked Mr. Dudley to update the Commission on the status of the situation. Mr. Dudley explained that at the request of the Planning Commission, staff has worked with the property owner to draft up deed restrictions to apply to the parcels in question. This was to be instead of adding to the conditions for the CR district city wide. Community concerns were taken into consideration in the development of those restrictive covenants. Those restrictions outline the specific parcels involved and the uses prohibited for those lots. They include no private clubs, and no onsite alcohol consumption; the City will be able to enforce the covenants according to the ordinance. These were the two main concerns expressed by Commissioners and the public. The code itself already outlaws liquor stores without any changes.

Chairman Chaplin opened the meeting to discussion between Commissioners and staff. Ms. Gregg clarified the limits of no on-premise alcohol sales and no private club. She asked when the covenants were drawn up. Mr. Dudley said they were drawn up this week. Chairman Chaplin said that they wanted this instead of adding conditions to the CR all over the city. The feeling was that it would resolve the main concerns of the Commissioners and the residents. Ms. Hines reiterated that it outlaws private clubs but doesn't prevent the convenience store from selling alcohol, just forbids onsite consumption. She feels it is unfortunate that they will be able to continue to sell beer and wine with the senior citizen center being at the park now. Chairman Chaplin told her that Mr. Waters was okay with the deed restrictions at last month's meeting. Ms. Hines said that the community doesn't want beer and wine sold there, and if they want to build a new building they shouldn't be able to continue to sell alcohol because it wasn't grandfathered in. Chairman Chaplin explained that the deed restrictions were the best way to limit the uses that are allowed in the CR district without limiting them city wide.

Ms. Hines said she has personally called the police when people buy beer and wine and go to the park to drink it, even though that's against the law. People in the neighborhood don't want it sold at all. These restrictions don't prevent the sale of beer and wine.

Dr. Lawhon wanted to ask the owners how much they were going to spend on this site. Chairman Chaplin said it was close to a million dollars, and the proposal includes a laundromat in addition to the convenience store.

Mr. Moses asked if they'd seen a plan yet confirming what they're doing. Chairman Chaplin said that they were waiting for permission before they paid for the design work. Mr. Moses said he's not interested in the whole CR district, just Oakland Avenue, and he doesn't agree with it. He thinks they should have a plan already. Chairman Chaplin explained that the Commission has been trying to find common ground and they thought this would address Mr. Moses' and Ms. Hines' and the community's concerns. Chairman Chaplin said he is frustrated because now it seems the Commission is back to the beginning with the same concerns. Ms. Hines said she is just expressing the community's wishes.

Ms. Murray said her concern is that this store has traditionally been selling beer and wine, with the community center across the street. If the concern is that the kids will go buy it, then they need to look at themselves. Residents in that area can get it at other stores, it's not fair to say this store by itself is ruining the community.

Mr. Howard said that it becomes a question of fairness. The owners are currently doing everything legally. The Commission has listened to community complaints, and the owners responded to the predominant, consistent complaints. They went to the city and paid an attorney to come up with deed restrictions, and now the Commissioners are trying to move the bar again. He said that the Commission needs to look out for business owners as well as residents. He said the convenience store industry provides a valuable service to the area; alcohol sales are a small percentage of that. Groceries need to be convenient to the residents. The overall effect of the store is positive.

Ms. Gregg said she understands what everyone is saying. She doesn't like them building a new store with alcohol sales. They'll bring trouble as well as money to the neighborhood. She'd rather leave it the way it is and keep selling as they have been. Mr. Howard said he was confused because a new building would shine a light on that corner so people couldn't hide in the shadows and drink anymore. It would be a busier place. The Commission voted to rezone it months ago, and they keep changing the details. The owners are sacrificing indefinitely what they can do with that property. They did what was asked of them and now the Commissioners were trying to change it again.

Ms. Hines agreed that they did vote for the rezoning, but since then residents had expressed their concerns. If the beer and wine wasn't a money maker for the store, they wouldn't be having a problem. She said it's time to vote.

Chairman Chaplin explained that City Council charged the Planning Department to find something that made more sense, and that their vote isn't the final say. It's time to let City Council decide. The Commission also still had to vote on the original request to amend the CR conditions as a district. He asked Mr. Dudley if they could just send it back to City Council; he said they could.

There being no one else to speak for or against the request, and no other questions for staff, Chairman Chaplin called for a vote. The proposal for deed restrictions passed 4 to 3, with Ms. Murray, Mr. Howard, Mr. Chaplin, and Dr. Lawhon voting yes; and Mr. Moses, Ms. Gregg, and Ms. Hines voting no. Mr. Dudley explained that the deed restrictions will be recorded at the time of the rezoning by City Council.

Chairman Chaplin then asked for a vote on the original request, PC-2021-22, to amend the CR conditions in the UDO. Mr. Howard moved to deny the amendments to the CR conditions. Dr. Lawhon seconded the motion to deny, and the motion passed unanimously (7-0).

PC-2021-24 Request for sketch plan review for the construction of townhouses on six parcels located at 113, 114,115, & 116 East Pine Street and 319 & 321 Railroad Avenue, specifically identified as Florence County Tax Map Numbers 90087-06-001, 90087-06-002, 90087-06-005, 90087-06-006, 90088-03-015, and 90088-03-034.

Chairman Chaplin read the introduction to PC-2021-24 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

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

PC-2021-25 Request for sketch plan review for Wild Bird Run Phase 8, located off Alligator Road, specifically identified as a portion of Florence County Tax Map Number 00126-01-395.

Chairman Chaplin read the introduction to PC-2021-25 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin took the opportunity to introduce Dr. Mark Lawhon as the newest commissioner and welcomed him to the Commission.

Mr. Johnston explained that the developer was requesting a variance for the cul-de-sac length. Gold Carpel Drive would exceed the 400 foot length by being 620 feet long. The purpose of the distance requirement from the UDO is to accommodate fire trucks.

Chairman Chaplin said that they often do get these variance requests. He asked staff to explain them. Mr. Dudley said that this variance request was due to geographical distinctions of the site; there is a low spot between this cul-de-sac and the main area of the subdivision. He said the fire marshal did approve the variance request. Chairman Chaplin asked if staff would approve this type of request for others. Mr. Dudley said they want to leave the 400 foot requirement in the UDO so they have discretion to grant a variance based on the uniqueness of each site.

Dr. Lawhon asked why the fire marshal was comfortable with this. Mr. Dudley explained that it was mainly because only 15 lots were affected so it didn't meet the 30 lot threshold. Dr. Lawhon said that he understands the need for the variance because of the contours of the lot.

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

PC-2021-26 Request to name the road leading to the South Florence High School stadium located at 3200 South Irby Street, specifically identified as being on Florence County Tax Map Number 00152-01-016.

Chairman Chaplin read the introduction to PC-2021-26 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. She said that the school district did come back with the suggestion of South Florence Parkway.

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

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses so moved, and the meeting was adjourned at 7:05 p.m. The next meeting is scheduled for September 14, 2021.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: September 14, 2021

AGENDA ITEM: PC-2021-28 Request to rezone from UR Urban Residential to DS Destination/Select Use the parcel located at 257 North Coit Street, identified as Florence County Tax Map Number 90073-05-005.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Tayara Imadeddine Chafic	90073-05-005

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: Urban Residential (RU)
Proposed Zoning: Destination/Select Use (DS)
Current Use: Restaurant (Formerly Missy’s Café & Jack’s Seafood)
Proposed Use: Commercial Retail – Tobacco Shop

IV. POINTS TO CONSIDER:

- (1) The property is currently zoned Urban Residential (RU), which permits residential uses such as single family detached, duplex, townhome, and multifamily. The zoning does not currently permit Commercial Retail.
- (2) The proposed zoning is Destination/Select Use (DS). The DS zoning district is described by the *Unified Development Ordinance* as “intended to allow for flexibility of uses that will support nearby businesses by attracting people to the area.”
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence Unified Development Ordinance, are those permitted in the Destination/Select Use District. The property will be subject to the City of Florence codes and regulations.
- (4) There are no minimum dimensional requirements for the DS zoning district per the City of Florence *Unified Development Ordinance*, but buildings must meet 25’ setbacks for the front, side, and rear. The current building does not meet the 25’ rear setback but does meet the other setback requirements. If rezoned the building would be considered existing non-conforming. New construction would have to conform to the setbacks of the DS zoning district.

- (5) Land use of the adjacent properties is a mixture of commercial, institutional, single-family, and multi-family residential.
- (6) Historic zoning of the property was B-3, General Commercial. The site is currently developed with a commercial building which has most recently been occupied by Missy's Café and Jack's Seafood. The current zoning of Residential Urban was adopted with the land use maps associated with the adoption of the Unified Development Ordinance in 2018; however, this is not reflective of the developed site or the historic zoning.
- (7) Future Land Use of the parcel is Residential Urban.
- (8) City staff recommends the parcel be rezoned Destination/Select Use as requested. This recommendation is based on the adjacent zoning, its historic commercial use, as well as the intended future use of the site. Additionally, the previous zoning designation of the parcel was B-3, which supported commercial uses.

V. OPTIONS:

Planning Commission may:

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

VI. ATTACHMENTS:

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

Attachment A: Vicinity Map

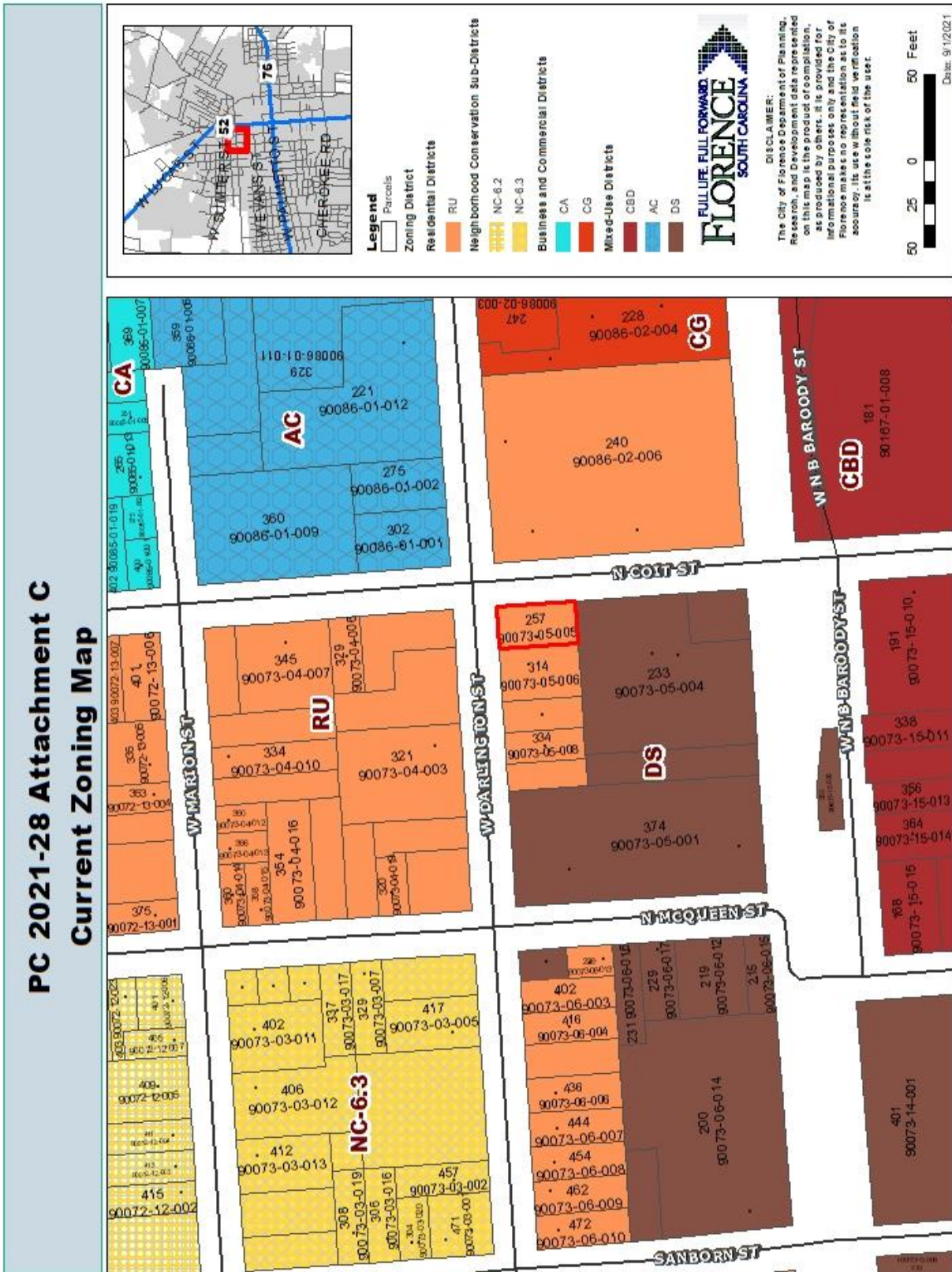


Attachment B: Location Map

PC 2021-28 Attachment B
Location Map 257 North Coit Street



Attachment C: Zoning Map



Attachment E: Site Photos







CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: September 14, 2021

AGENDA ITEM: PC-2021-29 Request to enter into a Development Agreement and zone RG-3, Residential General-3, pending annexation, 106 acres located at Redbud Lane and Howe Springs Road, identified as Florence County Tax Map Number 00152-01-021.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Tri-Zenith Company LLC	00152-01-021

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This parcel 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: RU-1 (County)
Proposed Zoning: RG-3
Current Use: vacant land
Proposed Use: single family subdivision

IV. POINTS TO CONSIDER:

- (1) Contiguity with existing City limits will be provided through adjacent residential property on Redbud Lane.
- (2) The property is currently in the County and is zoned Rural Community District (RU-1). The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.
- (3) The proposed zoning, pending annexation, is RG-3, Residential General-3. The RG-3 district is intended to provide for a variety of residential housing and neighborhood types with an auto-urban or new-urban character.

- (4) The Bluffs at Mill Creek is proposed to be constructed in 3 phases totaling 236 lots at build-out completion over the next ten years.
- (5) No uses may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, other than those permitted in the RG-3 zoning district. All future development will be subject to the City of Florence codes and regulations.
- (6) Land use of the adjacent County properties are a mix of residential (RU-1, R-1, & R-2) as well as commercial (B-3). Adjacent City properties are residential (NC-10), institutional (CA), and agricultural (AR).
- (7) Future Land Use of the parcel is Parks and Open Space as this is currently a vacant, wooded lot. Adjacent single-family properties are designated as Neighborhood Conservation.
- (8) A development agreement is being proposed between the applicant and the City which primarily establishes the following:
 - a. Zoning of the property to RG-3, Residential General upon annexation into the City;
 - b. Annexation of the property will occur at the time of development;
 - c. Regulations of Unified Development Ordinance in effect at the time of the development agreement will apply;
 - d. Water/sewer development and ownership is established.
- (9) City staff has worked with the applicant and the developer to draft the proposed development agreement as attached.

V. OPTIONS:

Planning Commission may:

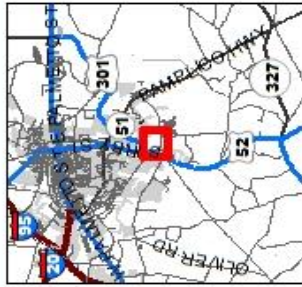
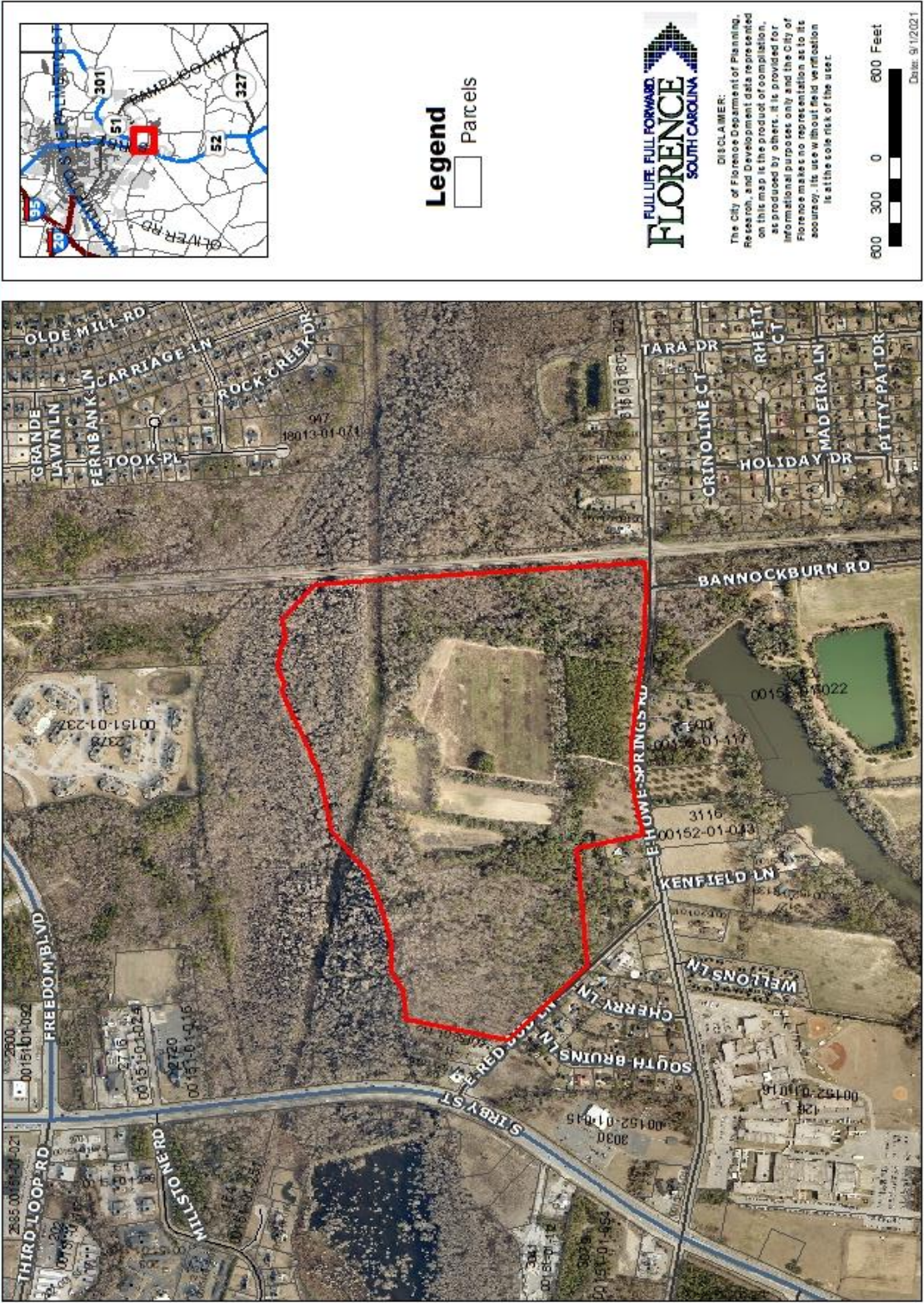
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Conceptual Plan – The Bluffs at Mill Creek
- F) Site Photos
- G) Proposed Development Agreement

Attachment A: Vicinity Map

PC 2021-29 Attachment A
Vicinity Map Redbud Lane & Howe Springs Road



Legend
 [Red Outline] Parcels

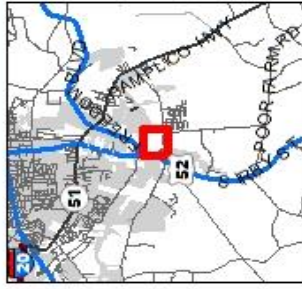


DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 9/12/2021

**PC 2021-29 Attachment B
Location Map Redbud Lane & Howe Springs Road**

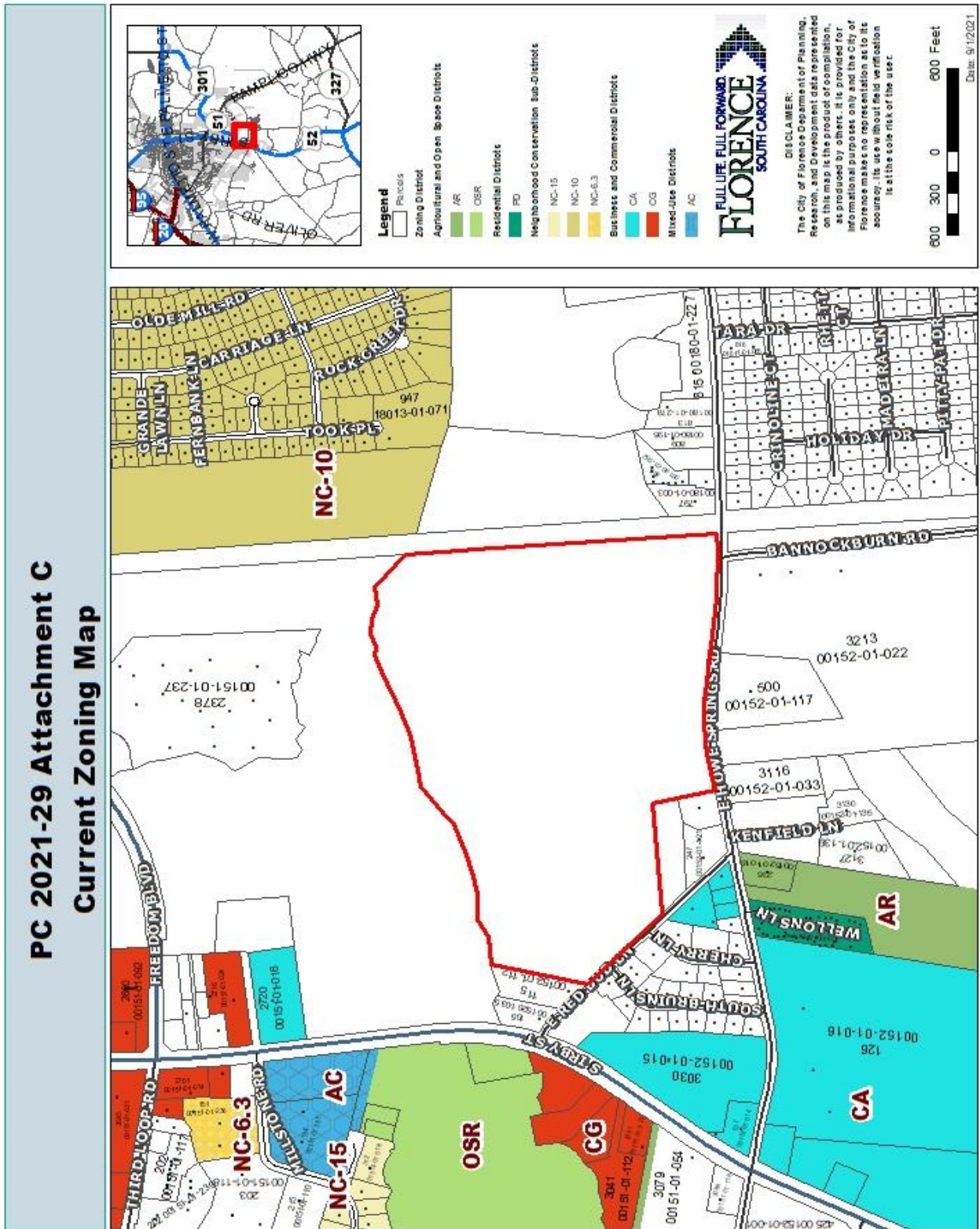


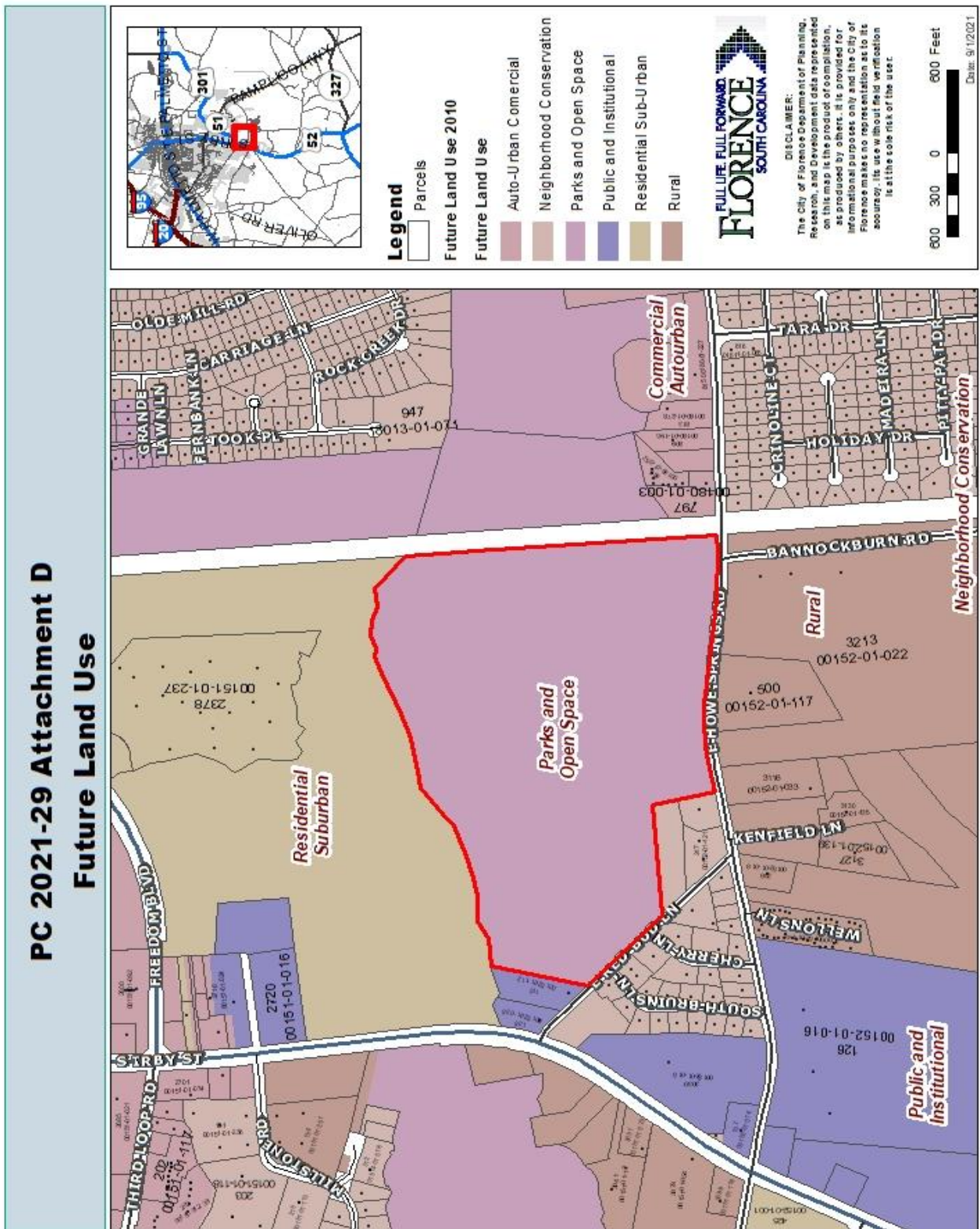
Legend
 Parcels



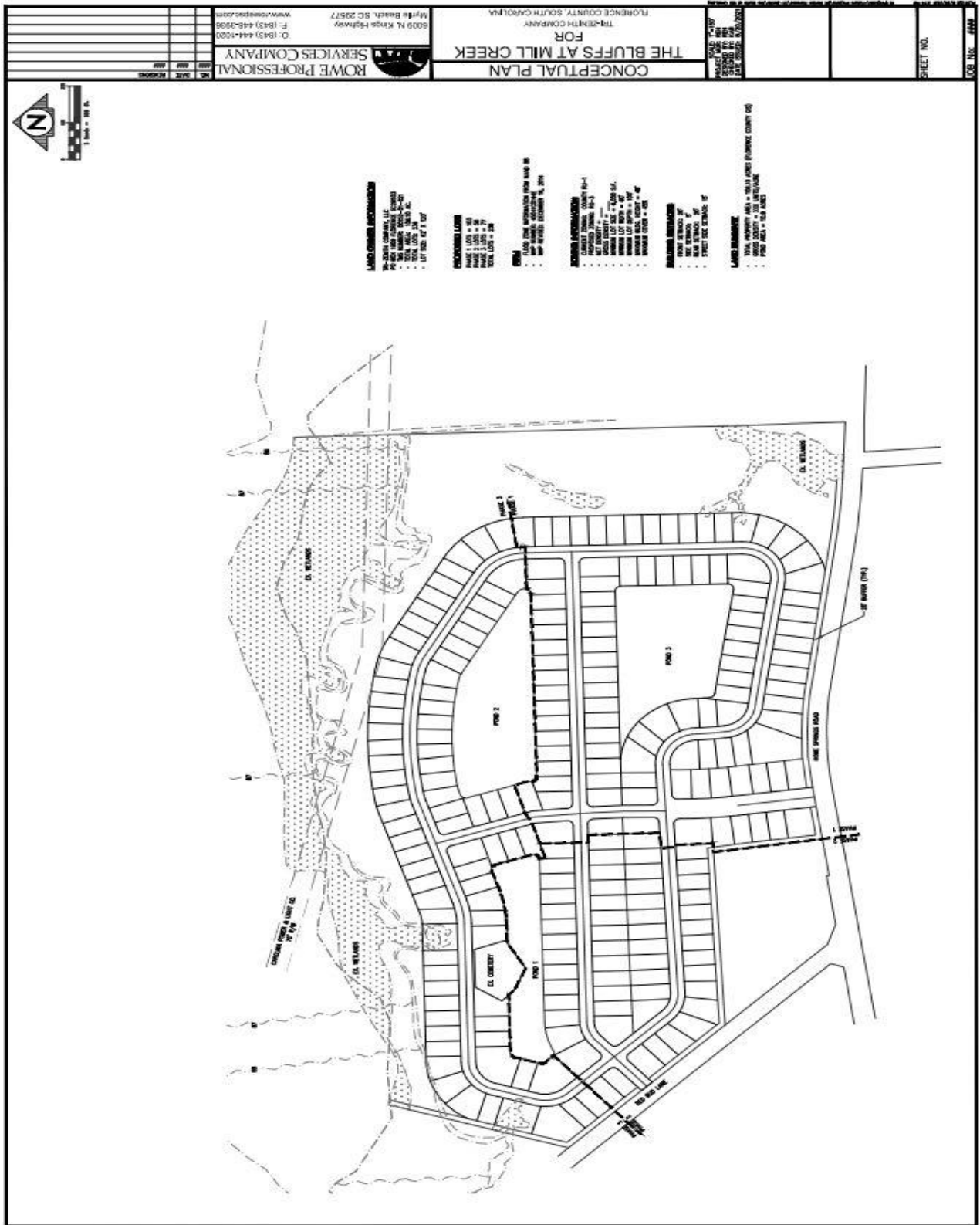
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Attachment E: Conceptual Plan – The Bluffs at Mill Creek



Attachment F: Site Photos



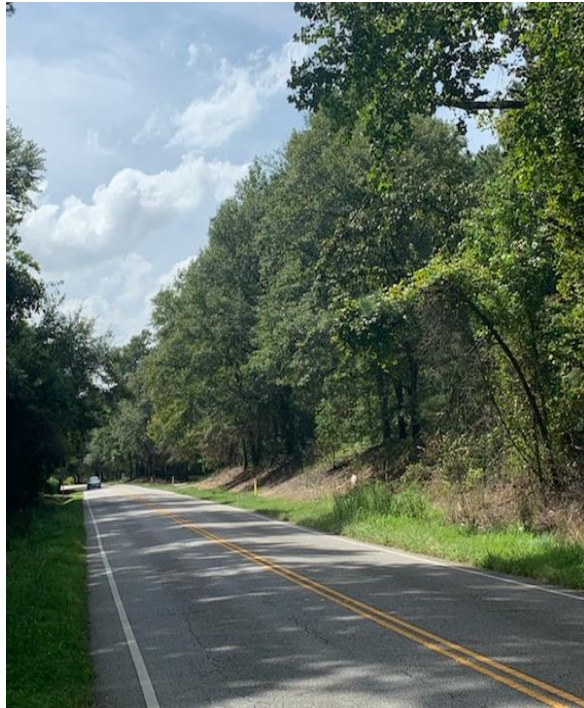
Redbud Lane (Southeast towards East Howe Springs Road)



Redbud Lane (Northwest towards South Irby Street)



East Howe Springs Road (West towards South Irby Street)



East Howe Springs Road (East towards Bannockburn Road)

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: September 14, 2021

AGENDA ITEM: PC-2021-30 Request to rezone from NC-6.1 to NC-6.3 four parcels located at 802 Cherokee Road, 806 Cherokee Road, 812 Cherokee Road, and 810 Congaree Road, identified as Florence County Tax Map Numbers 90064-11-006, 90064-11-007, 90064-11-013, and 90064-11-012.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
George Wilcox	90064-11-006
Ferguson Properties LLC	90064-11-007 & 90064-11-012
Carolina Coastal Industrial Development LLC	90064-11-013

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:

Previous Zoning: Multi-Family (R-5)
Current Zoning: Neighborhood Conservation-6.1 (NC-6.1)
Proposed Zoning: Neighborhood Conservation-6.3 (NC-6.3)

IV. POINTS TO CONSIDER:

- (1) Under the 2008 Florence Zoning Ordinance, these lots were zoned R-5, which was a multi-family zoning district. A townhouse development of 11 units was built in 1979 at 810 Congaree Drive. A duplex is located at 806 Cherokee Road. Under the current zoning designation, these uses are non-conforming and could not be rebuilt if they were destroyed by more than 50%.
- (2) When the *Unified Development Ordinance* and its associated zoning map were adopted in January 2018, these properties were mistakenly zoned Neighborhood Conservation-6.1, which permits single family detached housing only, resulting in nonconforming uses for the townhouses and duplex.

- (3) The proposed zoning is Neighborhood Conservation-6.3, which permits single family houses, duplexes, townhomes, multiplexes, and multi-family structures.
- (4) The lots meet the minimum dimensional requirements of the NC-6.3 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-6.3. The properties will be subject to the City of Florence codes and regulations, which set out specific site and design standards for all but single-family development.
- (6) Land uses of the adjacent properties are a mixture of single-family and multi-family residential.
- (7) Future Land Use of the entire area is Neighborhood Conservation.
- (8) City staff recommends the parcels be rezoned to NC-6.3 as requested. This recommendation is based on the current use of the lots, the historic multifamily zoning designation, and is seen as a correction to the zoning map for the area.

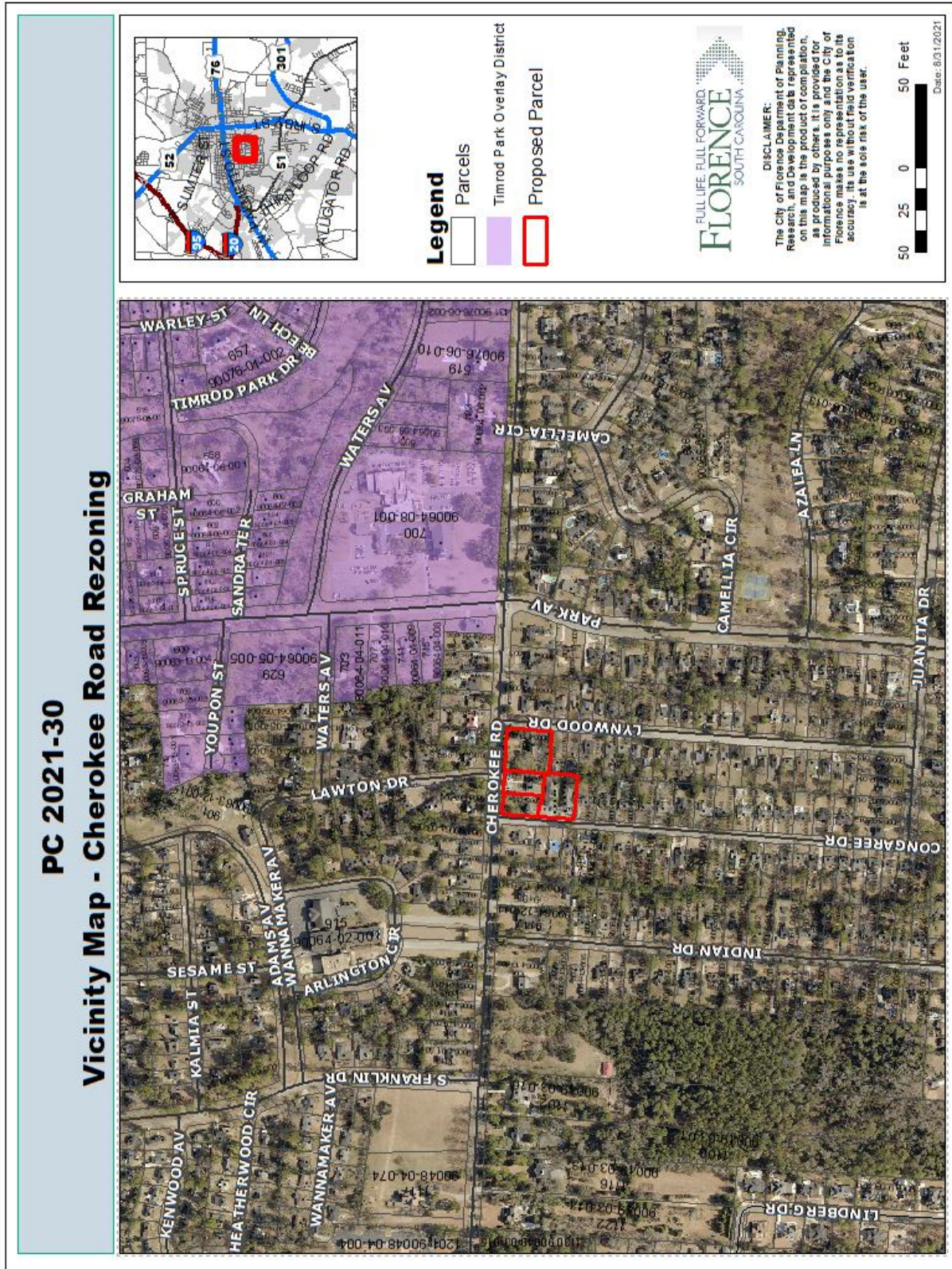
V. OPTIONS:

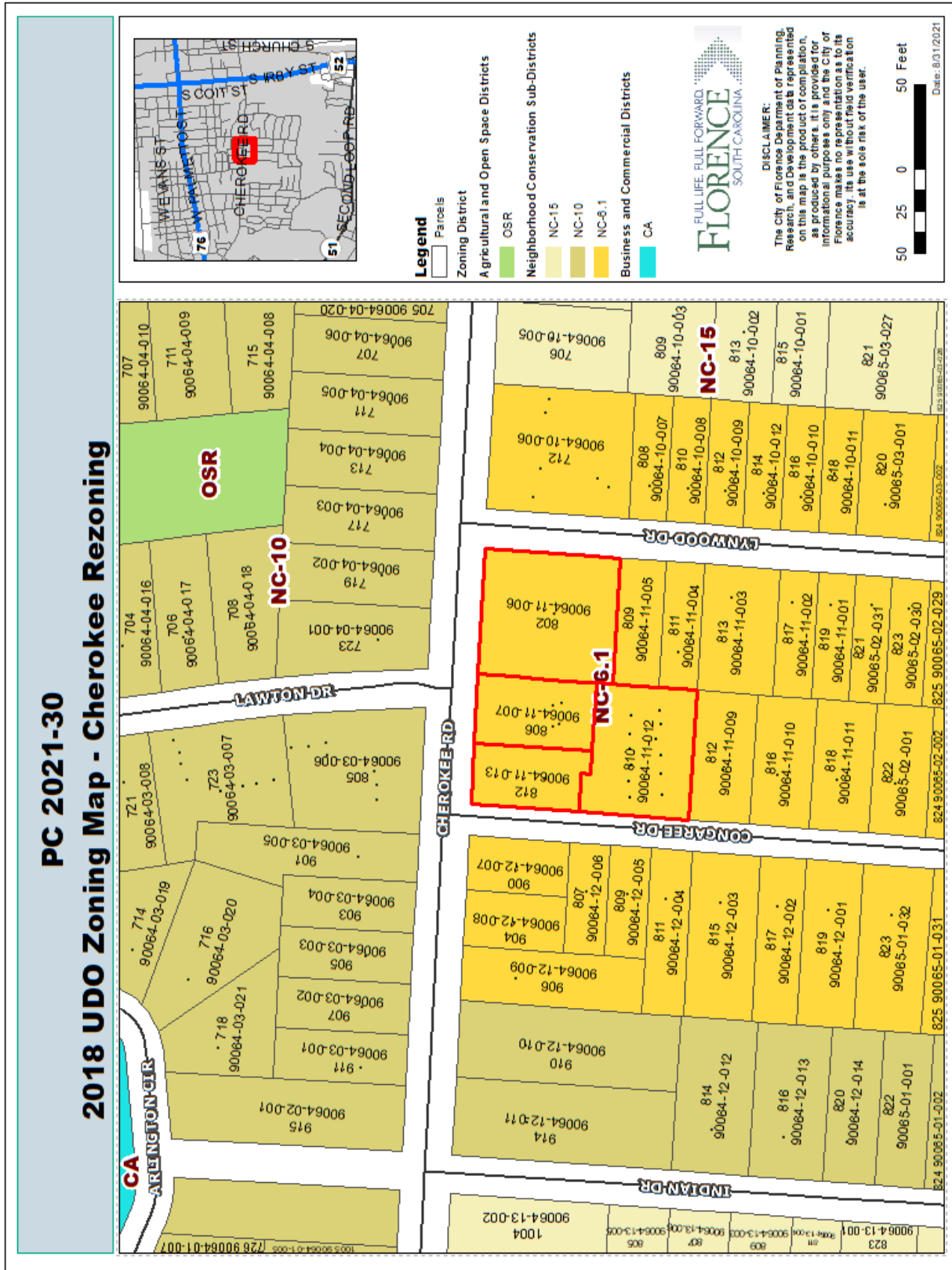
Planning Commission may:

- (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
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Attachment E: Site Photos



812 Cherokee Road



806 Cherokee Road



802 Cherokee Road



810 Congaree Drive