

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, OCTOBER 10, 2023 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on September 12, 2023

- IV. Public Hearing and Matter in Position for Action**

PC-2023-31 Request to zone CG, following annexation, 700 South Parker Drive, identified as
Florence County Tax Map Number 90004-01-018.

- V. Adjournment** Next regular meeting is scheduled for November 14, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
SEPTEMBER 12, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Jerry Keith, Jr., Bryant Moses, Vanessa Murray, and Xavier Sams

MEMBER ABSENT: Charles Howard and Mark Lawhon

STAFF PRESENT: Clint Moore, Derek Johnston, and Alane Zlotnicki

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

INVOCATION: Chairman Chaplin asked Mr. Keith to provide the invocation.

APPROVAL OF MINUTES:

Chairman Chaplin asked Commissioners if any changes needed to be made to the August 8, 2023 meeting minutes. There being no changes or discussion, Ms. Sams moved to approve the minutes, Ms. Murray seconded, and the motion passed unanimously (6-0).

OTHER BUSINESS: Mr. Moore spoke to the Commissioners about the review process for sketch plans.

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-24 Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.

Chairman Chaplin read the introduction to PC-2023-24, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

Mr. Tom Shearin with John Calvin Presbyterian Church spoke in favor of the request. He said many of the members also live in the area. Due to a decline in attendance, they decided to sell these lots to help with costs. He spoke with the Strattons before this meeting. He thinks they could lead to new growth. He said they are willing to try to keep these as owner occupied houses as much as possible.

Chairman Chaplin asked staff what the minimum lot size was for the district; Mrs. Zlotnicki said it was 15,000 square feet and 100 feet wide and that these lots all met those minimums. She brought up the map showing the variety of lot sizes in the area.

There being no one else to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion.

Mr. Moses moved to approve the request as submitted; Ms. Gregg seconded the motion, and the motion to approve passed unanimously (6-0).

PC-2023-25 Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.

Chairman Chaplin read the introduction to PC-2023-25, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no other questions or comments and no public hearing, he called for a motion. Mr. Moses moved to approve the request; Ms. Murray seconded the motion, and the motion to approve the sketch plan passed unanimously (6-0).

PC-2023-29 Request to approve the name of a public park to be located next to 218 North Dargan Street, identified as a portion of Florence County Tax Map Number 90170-04-002.

Chairman Chaplin read the introduction to PC-2023-29 then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing. Mr. William Thompson, son of the Reverend William L. Thompson, spoke in favor of the park naming for his dad.

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

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn; Ms. Murray seconded the motion, and the motion passed unanimously (6-0). Chairman Chaplin adjourned the meeting at 6:38 p.m. The next regular meeting is scheduled for October 10, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
OCTOBER 10, 2023**

AGENDA ITEM: PC-2023-31 Request to zone CG, pending annexation, the property located at 700 South Parker Drive, specifically identified as Florence County Tax Map Number 90004-01-018.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Etenac Properties LLC	90004-01-018

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 AND SURROUNDING ZONING AND USES:

Current Zoning: B-3 (County)
Proposed Zoning: CG – Commercial General
Current Use: Retail and office space
Proposed Use: Retail and office space

North: B-3 (County) – Enterprise Rental Cars; CG (City) – Global Market
South: B-3 (County) – Multi-family and retail uses
East: CG (City) – Florence Housing Authority offices
West: B-3 (County) – Vacant land

IV. POINTS TO CONSIDER:

- (1) The lot is currently in the County and is zoned B-3, a general commercial district.
- (2) The proposed zoning, pending annexation, is Commercial General. The uses permitted under this zoning designation include a broad range of retail, restaurant, entertainment, office, institutional, and service uses.
- (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 CG zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land uses of the adjacent properties include open space, multi-family apartments, offices, a gas station, and retail uses.

- (5) The 0.84 acre lot is located at the southeastern corner of the intersection of West Palmetto Street and South Parker Drive. The Commercial General zoning designation is appropriate considering its current use as a two story building with retail and office spaces. Surrounding zoning and uses are also commercial.
- (6) City water services are currently available. City sewer is not available to the property; however, sewer services are provided through a private lift station which is owned and operated by a separate property owner.
- (7) Due to the location of the City's current sewer infrastructure, the City of Florence cannot make the significant infrastructure extension necessary to serve the property.
- (8) If annexed, City staff recommends the proposed zoning of Commercial General, CG based upon the character and use of the existing development and other properties in the vicinity which front on West Palmetto Street.

V. OPTIONS:

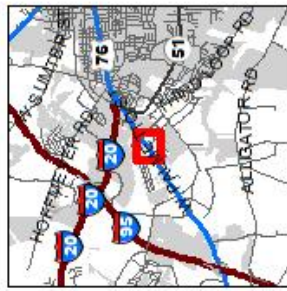
Planning Commission may:

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

VI. ATTACHMENTS:

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

**PC 2023-31
Vicinity Map - 700 South Parker Drive**

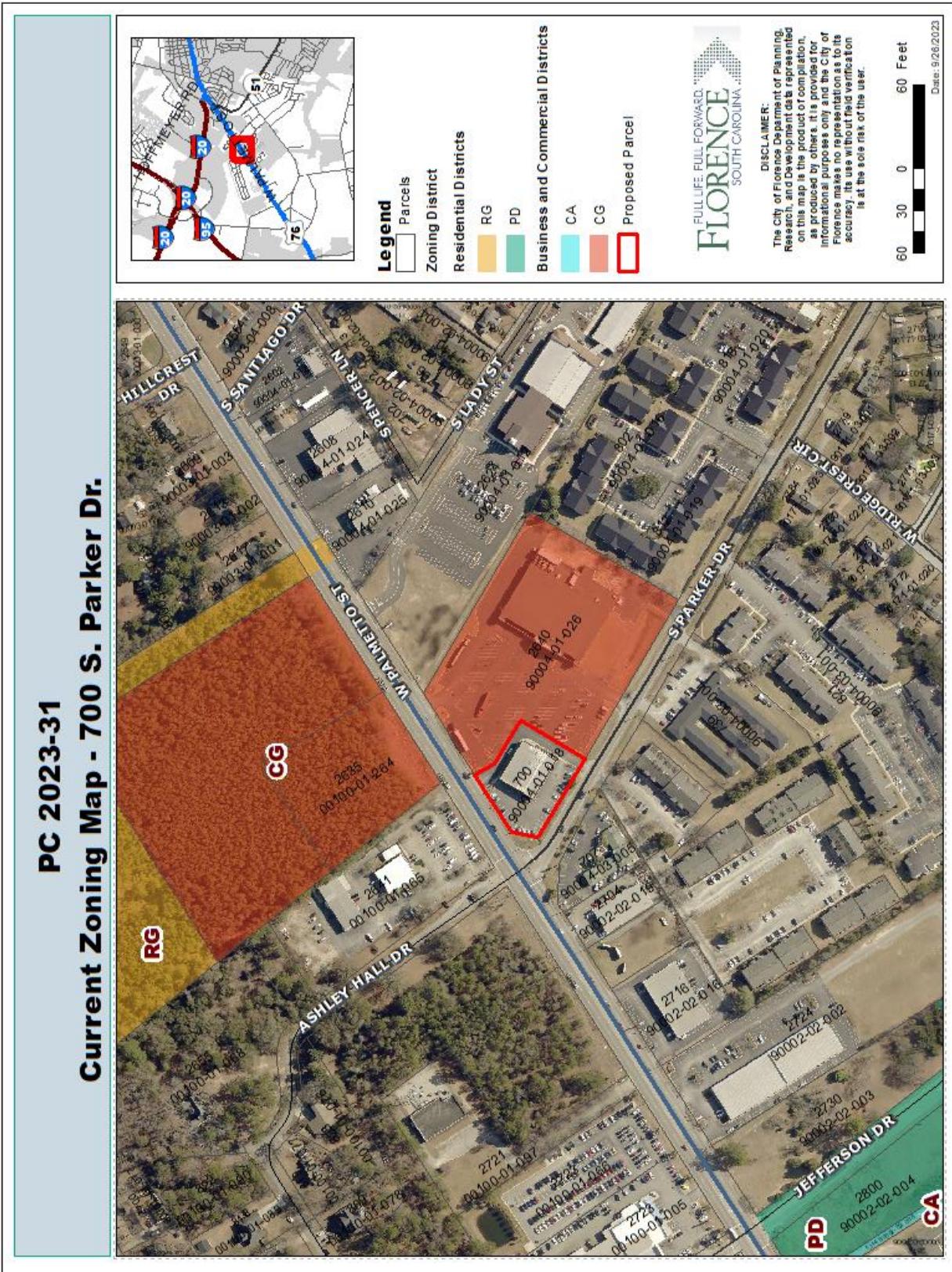


- Legend**
- City Limits
 - Parcels
 - Proposed Parcel

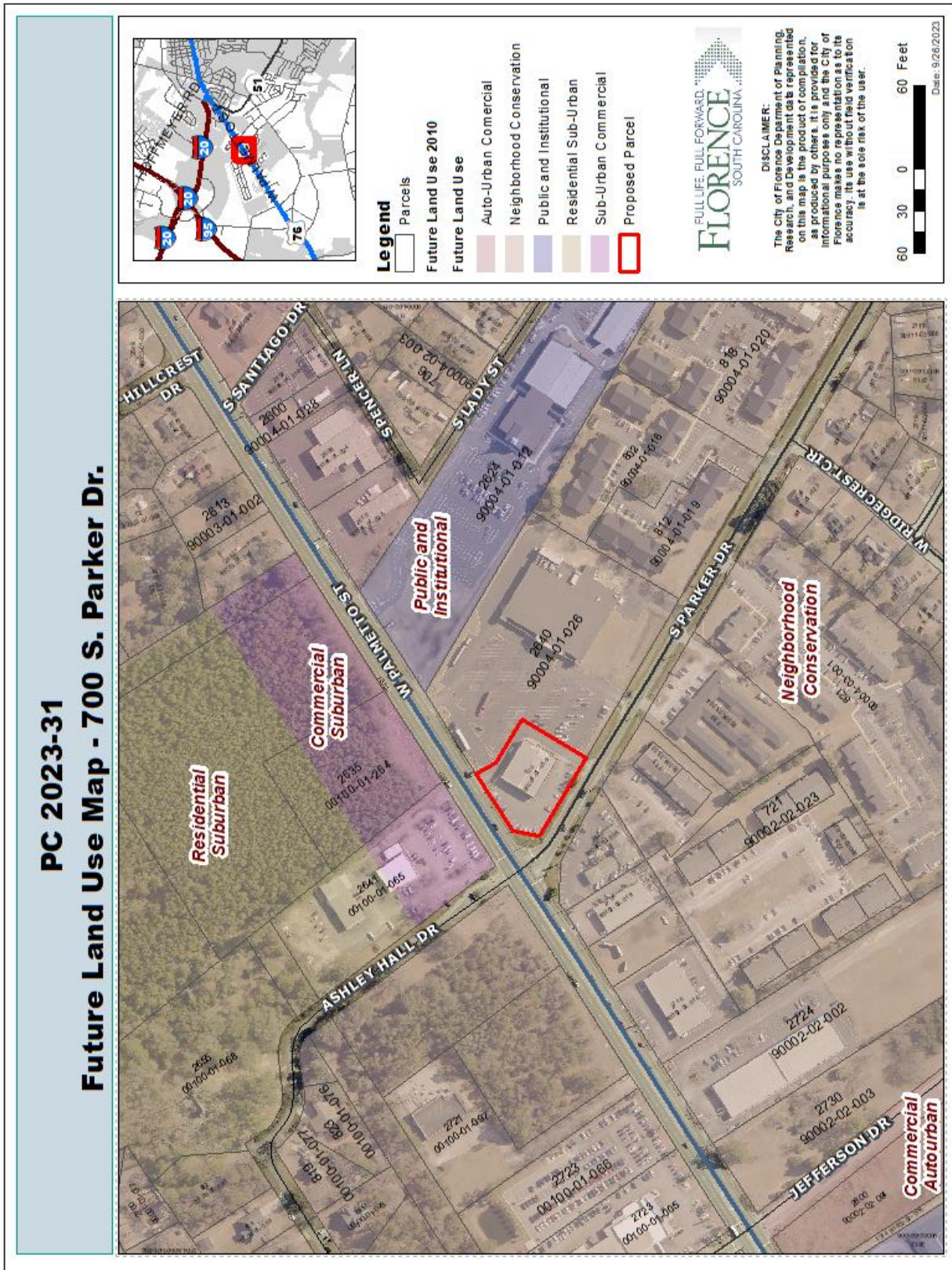


DISCLAIMER:
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Attachment D: Future Land Use Map



Attachment E: Site Photos



View from West Palmetto Street.



View from South Parker Drive.