

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
OCTOBER 11, 2022 AGENDA

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on September 13, 2022

- IV. Public Hearing and Matter in Position for Action**
 - PC-2022-32 Request to zone RG-3, pending annexation, approximately 325 acres located along Hoffmeyer Road and Anderson Farm Road and specifically identified as Florence County Tax Map Numbers 00072-01-007, 00072-01-020, 00072-01-022, 00072-01-024, 00072-01-025, 00072-01-026, 00072-01-030, and Darlington County Tax Map Numbers 169-00-01-026, 169-00-01-027, and 169-00-01-029.

- V. Adjournment** Next meeting is scheduled for November 8, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
SEPTEMBER 13, 2022 MINUTES

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Robby Hill, Dorothy Hines, Charles Howard, Jerry Keith, Jr., Mark Lawhon, Bryant Moses 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 Chaplin asked Mr. Moses to provide the invocation, which he did.

WELCOME OF NEW COMMISSIONER: Chairman Chaplin introduced Jerry Keith, Jr. and welcomed him to the Commission. Mr. Keith thanked the Commission for having him and said his father is Jerry Keith Sr. who served on County Council for many years. He shared some of his experiences in civic service and his occupation.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the July 12, 2022 meeting minutes, there having been no meeting on August 9, 2022. There being no changes, Ms. Hines moved to approve the minutes, Ms. Murray seconded the motion, and the motion passed unanimously (8-0).

Charles Howard arrived

PUBLIC HEARINGS AND MATTERS 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.

Chairman Chaplin read the introduction to PC-2022-31 and asked staff for their report. Mr. Dudley gave the staff report as submitted to the Planning Commission. He explained that the Commission approved the entire sketch plan back in June, and the plan included two points of connection to Irby Street. The applicants have since submitted the development plans, and as part of the review process they are asking for an addendum to the approved sketch plan to enable them to phase the construction of the new road. The first phase will include construction of the new road to just past the entrance to the new townhouses. Two points of access are required by code, so they have proposed a temporary all-weather access road instead of completing the second entrance onto South Irby Street at this time. Mr. Dudley said that the city has approved such access points in the past, such as at the Grove and Windsor Forest. They are also requesting a variance from the requirement for a cul-de-sac as required for temporary dead end roads to enable emergency vehicles to turn around. Those vehicles are able to circle through the townhouse parking lot to turn around and exit back onto South Irby Street. The Commission needs to consider the variance request as well as the phasing of the project to include the emergency access point.

It was brought to staff's attention that some historical artifacts were found at the site at the time of development of the apartments at Indigo Pointe and the extension of South Coit Street. The city doesn't require archeological studies, but they are required by the state for federally funded projects. The study found some unknown artifacts at that time but concluded that they were not significant, and the project was permitted. The developer will contact the appropriate agencies as required.

Chairman Chaplin confirmed that the fire department approved the proposed emergency access road; Mr. Dudley said that yes, both the fire department and the engineering department approved the proposal. Chairman Chaplin asked what, if any, time limit was being placed on the completion of the road. Mr. Dudley said that there is a vested rights process which is initially two years but can be extended for five more years, for a total of seven years. Two years isn't unusual. Mr. Howard asked what needed to be done to allow the phasing. Mr. Dudley said that the entire road is already approved, the phasing simply allows them to draw a line at a certain point for a certain amount of time. Nothing triggers the second phase other than their will to develop it.

Mr. Moses asked if the gravel road was adequate for the fire trucks, and Mr. Dudley said the property owner is expected to maintain it. The city wouldn't accept it as public ROW.

Dr. Lawhon asked what the archeological findings were. Mr. Dudley said that on the site of the old apartments they found one unidentified bone fragment and one unidentified nail fragment, but the determination was that there was nothing significant about them and the project was allowed to proceed.

Mr. Hill asked which agency did the study. Mr. Dudley said it was SHPO (the State Historic Preservation Office), which is required when federal funding is involved.

Ms. Hines asked for clarification on the cul-de-sac variance. Mr. Dudley explained that the code requires a gravel cul-de-sac to provide a turnaround for emergency vehicles, but because of the adjacent parking lot for the townhouses, they don't feel they need it.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for a motion. Mr. Howard moved that the request be approved as submitted, including approving the variance for the cul-de-sac and the phasing of the road with the inclusion of the temporary emergency access road; Dr. Lawhon seconded, and the motion passed unanimously (9-0).

ADJOURNMENT: There being no other business, Mr. Moses moved to adjourn, Ms. Gregg seconded, and Chairman Chaplin adjourned the meeting at 6:22 p.m. The next meeting is scheduled for October 11, 2022.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT
CITY OF FLORENCE PLANNING COMMISSION

DATE: October 11, 2022

AGENDA ITEM: PC-2022-32 Request to zone RG-3, pending annexation, approximately 325 acres located along Hoffmeyer Road and Anderson Farm Road and specifically identified as Florence County Tax Map Numbers 00072-01-007, 00072-01-020, 00072-01-022, 00072-01-024, 00072-01-025, 00072-01-026, 00072-01-030, and Darlington County Tax Map Numbers 169-00-01-026, 169-00-01-027, and 169-00-01-029.

I. IDENTIFYING DATA:

| Tax Map Number | County | Acres | Owner |
|-----------------------|---------------|--------------|------------------|
| 00072-01-007 | Florence | 17.97 | David Grant |
| 00072-01-020 | Florence | 44.62 | MAIB Development |
| 00072-01-022 | Florence | 91.81 | MAIB Development |
| 00072-01-024 | Florence | 1.29 | MAIB Development |
| 00072-01-025 | Florence | 70.63 | MAIB Development |
| 00072-01-026 | Florence | 0.67 | MAIB Development |
| 00072-01-030 | Florence | 17.73 | MAIB Development |
| 169-00-01-026 | Darlington | 2.24 | MAIB Development |
| 169-00-01-027 | Darlington | 45.7 | MAIB Development |
| 169-00-01-029 | Darlington | 32.57 | David Grant |

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: Residential General - 3 (RG-3)
Current Use: Vacant
Proposed Use: Single-Family Residential Development

IV. POINTS TO CONSIDER:

- (1) The properties are currently located in Florence and Darlington Counties and are unzoned.
- (2) The proposed zoning, pending annexation, is Residential General-3 District. The RG District is intended to provide for a variety of residential housing and neighborhood types with an auto-urban or new-urban character.
- (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 RG-3 zoning district. The properties will be subject to the City of Florence codes and regulations. Lot sizes determine the density and makeup of single family detached, single family attached, and multi-family dwelling units.
- (4) Land uses of the adjacent properties are single-family residential including Vintage Place and The Meadows subdivisions, and several churches.
- (5) The Future Land Use designation of the parcels is Residential Suburban.
- (6) City water and sewer services are currently not available, and their extension will be the responsibility of the developer.
- (7) A development agreement between the developer and the City will be recorded after annexation.
- (8) City staff recommends the parcels be zoned RG-3 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the character of the adjacent neighborhoods and the proposed use for single family development.

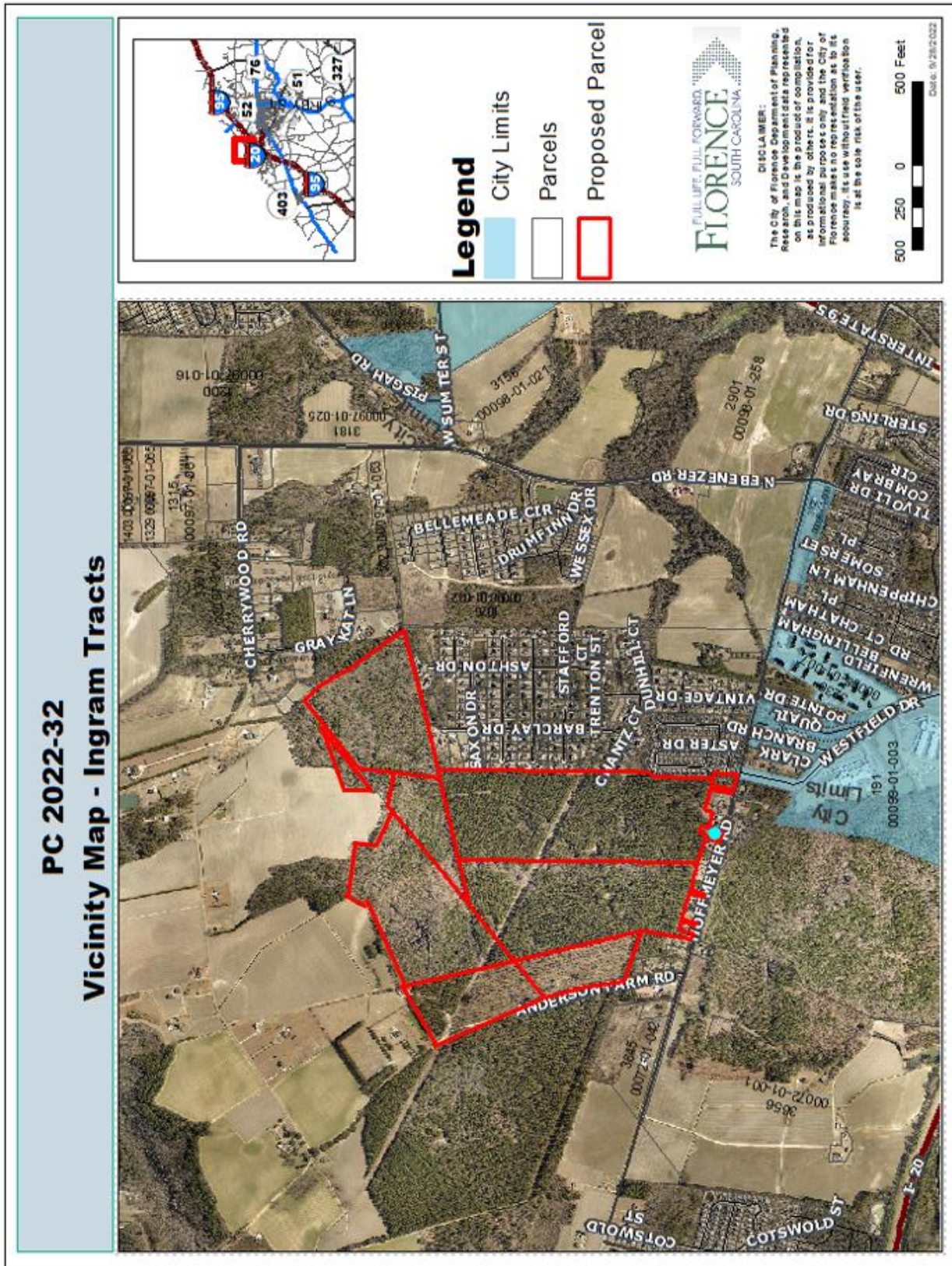
V. OPTIONS:

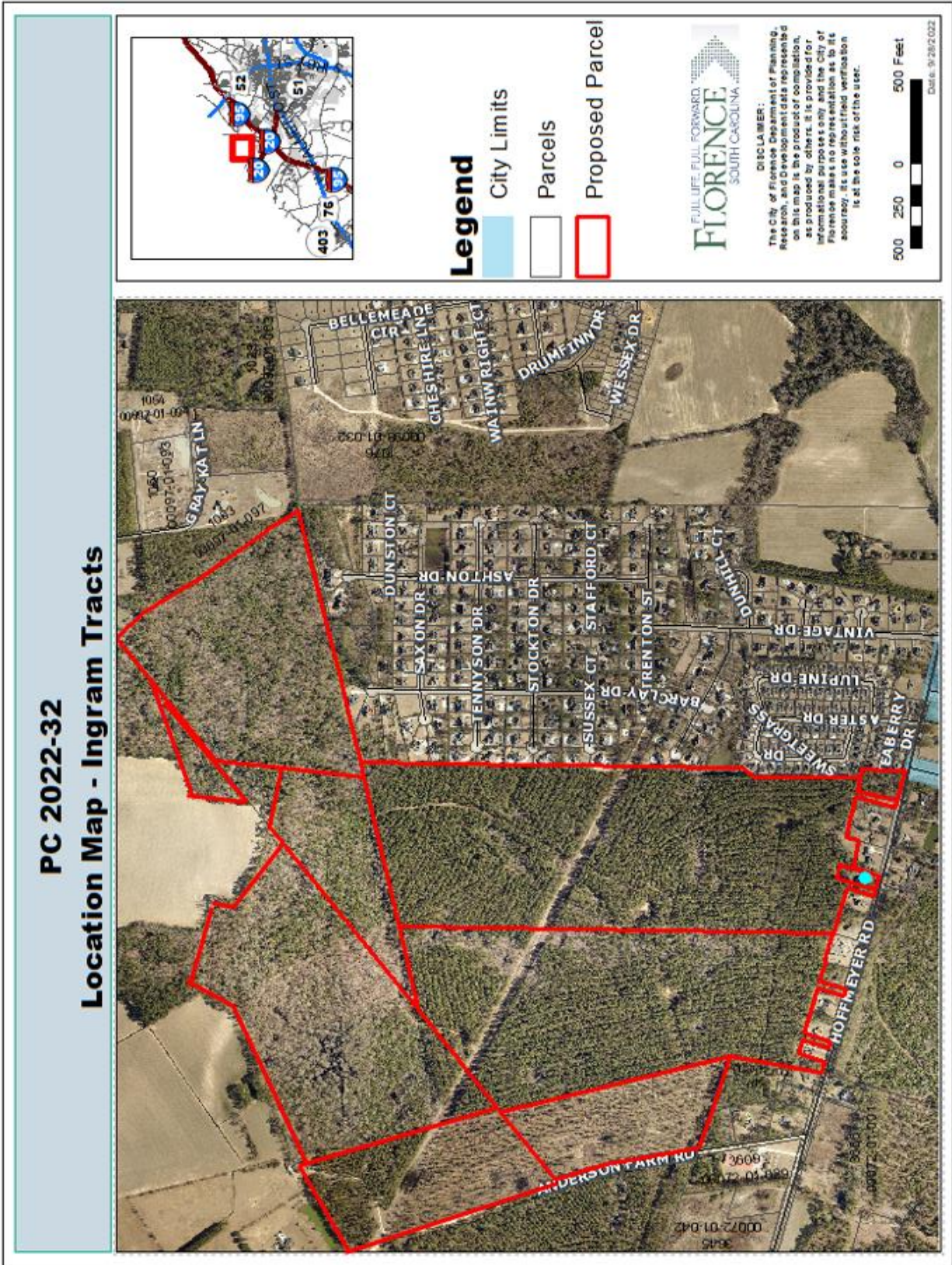
Planning Commission may:

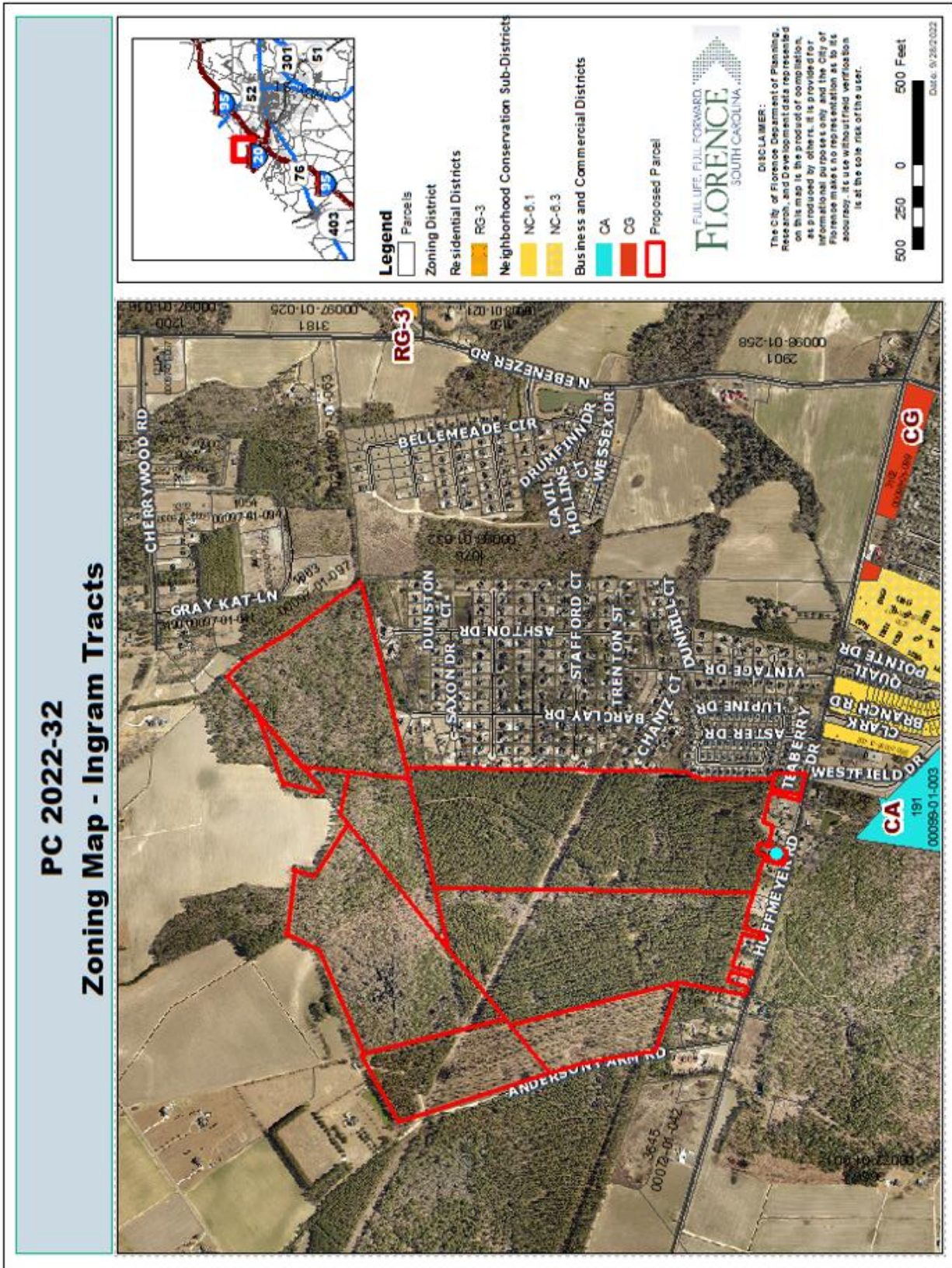
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

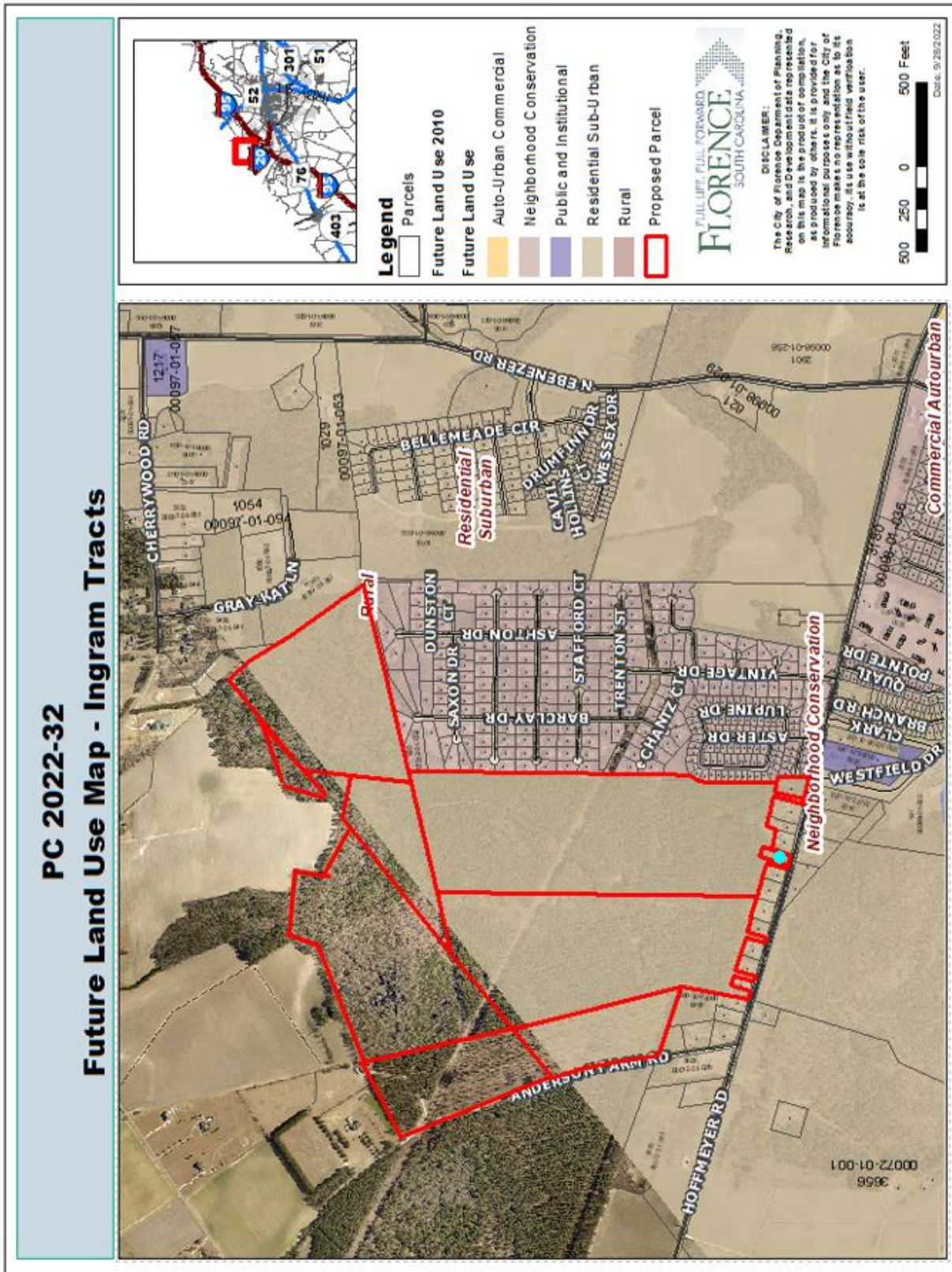
VI. ATTACHMENTS:

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









Attachment E: Parcel Map

The blue parcels are in Darlington County; the yellow parcels are in Florence County.

