

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
NOVEMBER 8, 2022 AGENDA**

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on October 11, 2022
- IV. Public Hearing and Matter in Position for Action**
 - PC-2022-33 Request to zone RG-2, pending annexation, the former Palms Golf Course and specifically identified as a portion of Florence County Tax Map Number 00751-01-049.
- V. Public Hearing and Matter in Position for Action**
 - PC-2022-34 Request to approve amendments to the *Design Guidelines for Downtown Florence, South Carolina* as requested by the City of Florence Design Review Board.
- VI. Public Hearing and Matter in Position for Action**
 - PC-2022-35 Request to zone CG, pending annexation, three parcels located at 401, 409, and 411 Pamplico Highway, specifically identified as Florence County Tax Map Numbers 90108-05-001 (portion), 90109-01-002, and 90109-01-003.
- VII. Matter in Position for Action**
 - PC-2022-36 Request for sketch plan review of Spring Haven Phases VI and VII, identified as Florence County Tax Map Number 00180-01-010.
- VIII. Matter in Position for Action**
 - PC-2022-37 Request for sketch plan review of Easy Living at the Grove, identified as a portion of Florence County Tax Map Number 00075-01-221.
- IX. Matter in Position for Action**
 - PC-2022-38 Request for sketch plan review of Elizabeth Village Phase II, identified as a portion of Florence County Tax Map Number 12611-01-105.
- X. Adjournment** Next meeting is scheduled for December 13, 2022.

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

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

MEMBERS ABSENT: Robby Hill, Charles Howard, and Mark Lawhon

STAFF PRESENT: 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. Keith to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the September 13, 2022 meeting minutes. There being no changes, Ms. Hines moved to approve the minutes, Ms. Murray seconded the motion, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Chaplin read the introduction to PC-2022-32 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. Chairman Chaplin asked if the developer had met with Darlington County and if it has to be a coordinated thing. Mr. Moore explained that City staff and the City attorney, Jim Peterson, met with the Darlington County development administrator as well as the Darlington County attorney. He pointed out that there are many examples of this throughout South Carolina; for example, North Charleston spans three different counties, Hardeeville covers two. The only thing to do is make sure that taxes that are collected are allocated to the proper place, that the City will get their portion from Darlington County just as it does now from Florence County. City police and fire will respond to this area, so it'll be serving Darlington County as well, just as is done with water and sewer. Staff has had those conversations but the logistics of voter registration and such remains to be worked out, but Darlington County doesn't have a problem with it.

Chairman Chaplin asked if the commissioners had any questions for staff. He clarified that the City will get its fair share of taxes, and Mr. Moore confirmed that taxes are handled by the tax assessor just as they do for Florence County taxes.

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

Mr. Preston Huntley of 3415 Hoffmeyer Road asked what size homes were to be built and expressed his concerns with drainage because he already has flooding issues. He wanted to know if the developer was aware of the drainage problems and what they were going to do about it.

Chairman Chaplin asked staff; Mr. Moore said that staff does review stormwater improvements and requirements and works to alleviate issues. Mr. Huntley asked if it would be City police and fire serving the new development, and Mr. Moore said that the annexed portions would be served by City police and fire, but EMS is provided by Florence County.

Chairman Chaplin called Mr. Ryan Harvey, the engineer, to come forward. He said that the lots would have 42 foot by 70 foot building pads with house prices ranging from \$250,000-300,000. Regarding the drainage, they've done topographic studies and they are aware of the flooding issues, and they are working with DOT to drain the front of the development and plan to have the back drain into Darlington County.

Mr. Keith asked about phases; Mr. Harvey said they are planning on developing in 14 phases; phases 1 and 2 will be along Hoffmeyer Road, and they'll work into the properties, resulting in about 800-900 homes eventually. Phases 1 and 2 would bring traffic onto Hoffmeyer Road, and they will do a traffic study and work with DOT. Chairman Chaplin reminded the group that things like the traffic study will be considered by City Council before final approval was given. Mr. Moses asked about interior roads and where they'll access Hoffmeyer Road and Anderson Farm Road; Mr. Harvey showed him on the site map where access points would be. He said the big wetlands at the rear will not be developed.

There being no other questions for staff, Chairman Chaplin closed the public hearing and called for a motion. Mr. Moses moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Mr. Moses moved to adjourn, Ms. Murray seconded, and Chairman Chaplin adjourned the meeting at 6:20 p.m. The next meeting is scheduled for November 8, 2022.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: PC-2022-33 Request to zone RG-2, pending annexation, a section of the Palms Golf Course, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Claussen Developers	00751-01-049 (portion)

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

In April 2021, the owner of the Lake Oakdale portion of parcel 00751-01-049 petitioned to annex and zone the property to Open Space Recreation (OSR). At this time, Planning Commission unanimously recommended the zoning of OSR. A separate portion of this same parcel (00751-01-049) is before the Planning Commission for public hearing and recommendation to City Council. This portion has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning:	R-1 (County) and unzoned
Proposed Zoning:	RG-2 (land) and OSR (lake)
Current Use:	vacant land (former golf course) and lake
Proposed Use:	single family subdivision and lake (open space)

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County, a portion is zoned R-1, a residential single-family designation, and the lake portion is currently unzoned. The portions proposed for zoning and annexation are more clearly show in the pink and blue shaded areas of Attachment A (Vicinity Map) and Attachment B (Location Map).
- (2) Contiguity with existing City limits will be provided through Lake Oakdale.
- (3) The north side of the lake and the dam were recommended to be zoned OSR by Planning Commission on April 13, 2021 as case PC-2021-09. The applicant withdrew this annexation request from the agenda of City Council to combine the lake portion of the property with the developable portion of the property into a single request for annexation.
- (4) The south side of the lake was annexed in May 2018 and zoned OSR.
- (5) The proposed zoning for the developable portion of the property (shaded pink on Attachment B), pending annexation, is RG-2, Residential General-2. The RG-2 district is intended to provide for a variety of residential housing and neighborhood types with an auto-urban or new-urban character.

- (6) The proposed zoning for the north side of the lake (shaded blue on Attachment B), pending annexation, is OSR Open Space and Recreation. The OSR district is intended for open space that is protected and may provide for passive recreational uses only.
- (7) No uses may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, other than those permitted in the RG-2 and OSR zoning districts. All future development will be subject to the City of Florence codes and regulations.
- (8) Land use of the adjacent properties is single-family residential. Lots in the County are zoned R-1, single family residential with large lots.
- (9) Future Land Use maps designate the parcel as Parks and Open Space, although this designation was determined by its previous use as a golf course and lake (which will remain open space). Adjacent single-family properties are designated as Neighborhood Conservation.
- (10) City water and sewer service will be installed by the developer.
- (11) City staff recommends the parcel be zoned RG-2 and OSR as requested, contingent upon annexation into the City of Florence. This recommendation is based on the character of the surrounding area and the intended future development as a single-family subdivision.

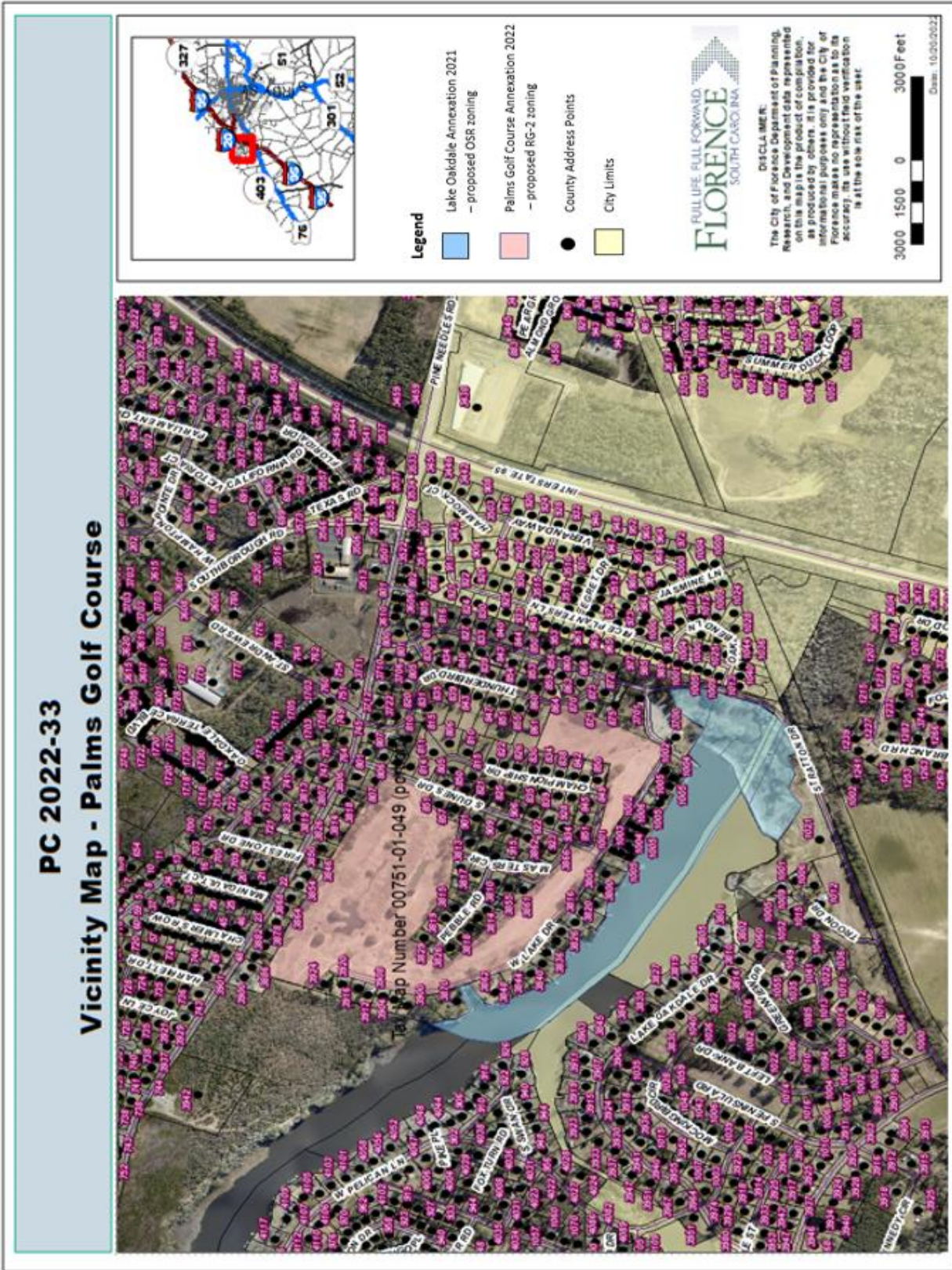
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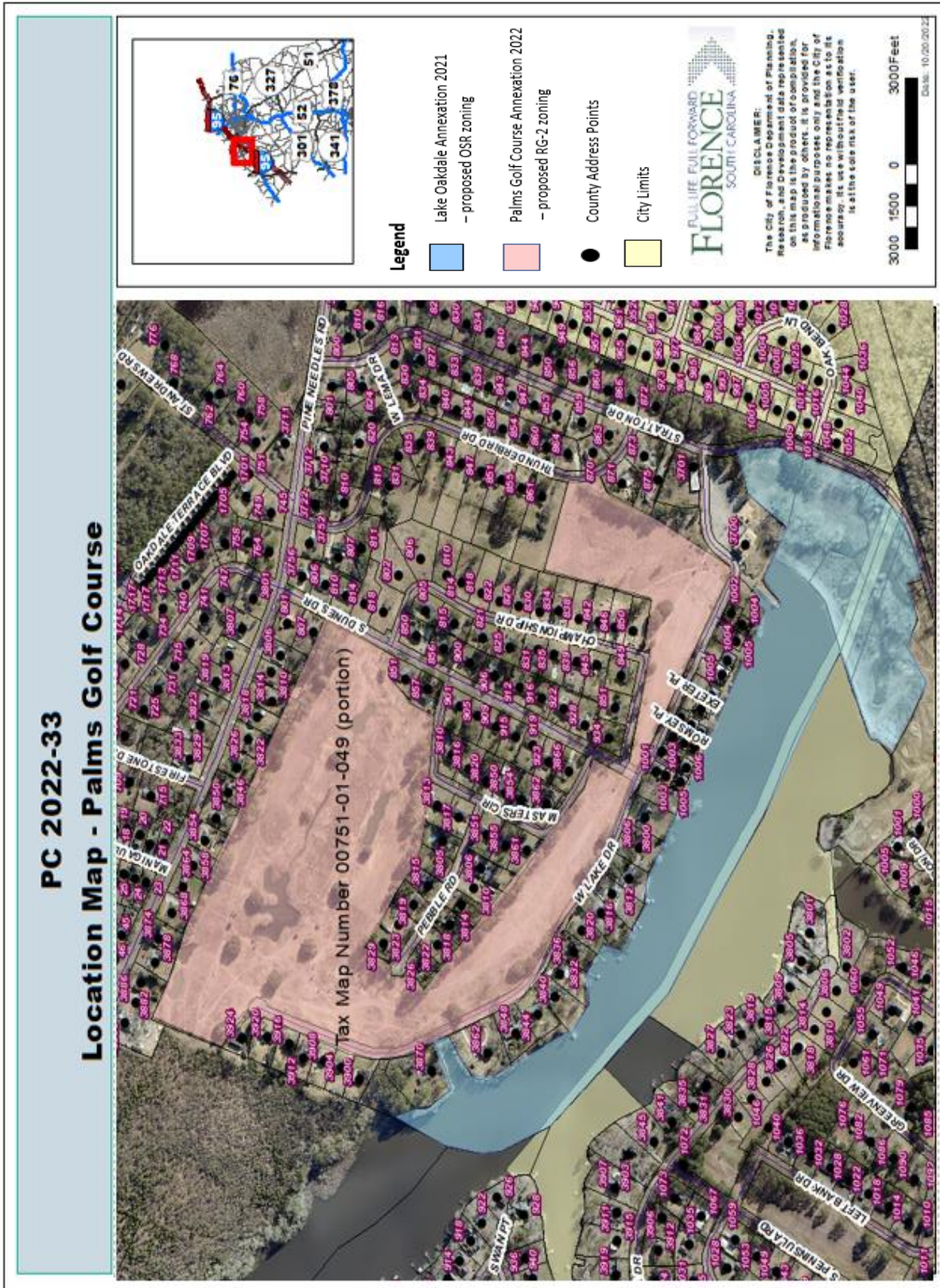
Planning Commission may:

- (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.

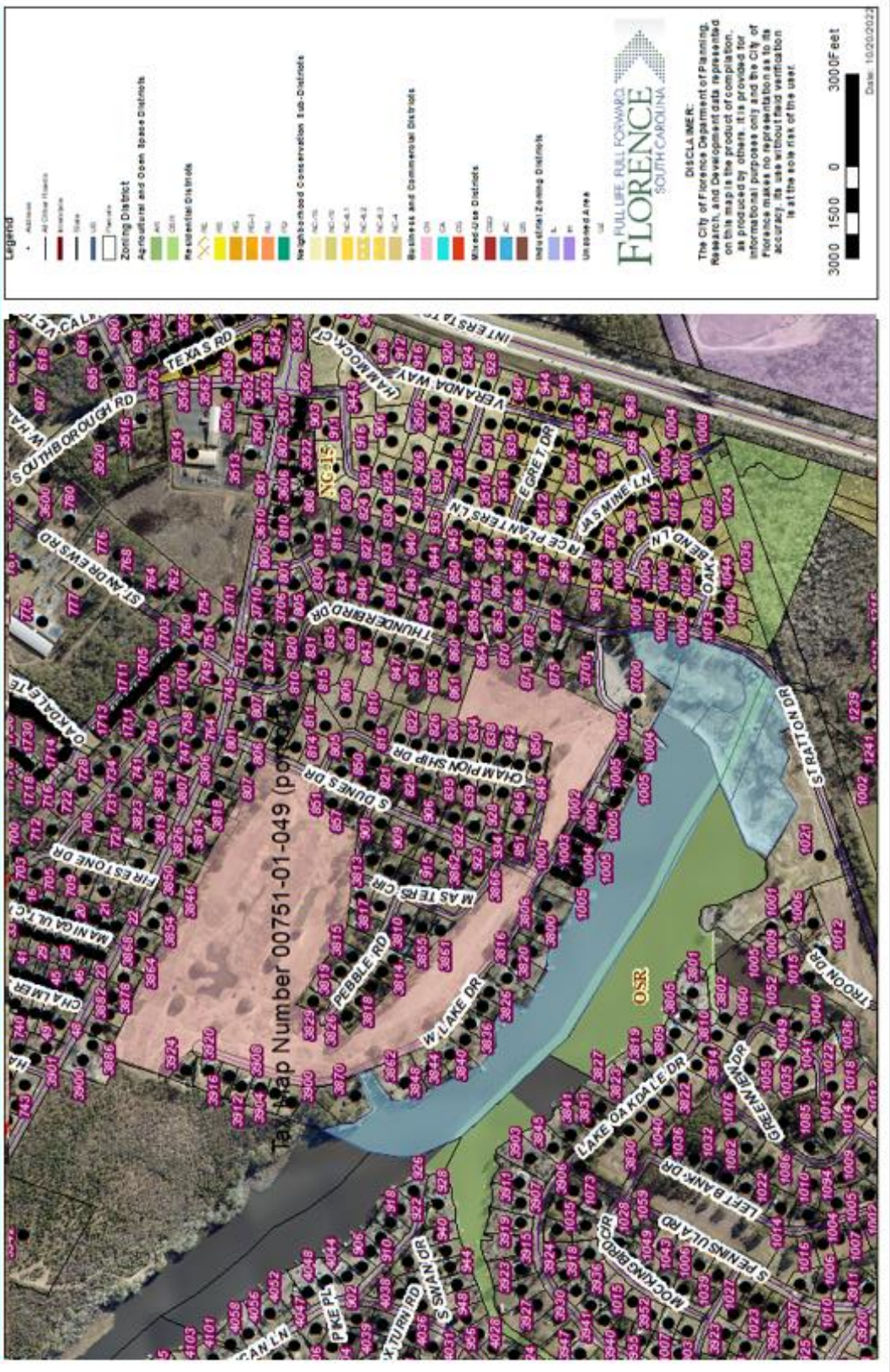
VI. ATTACHMENTS:

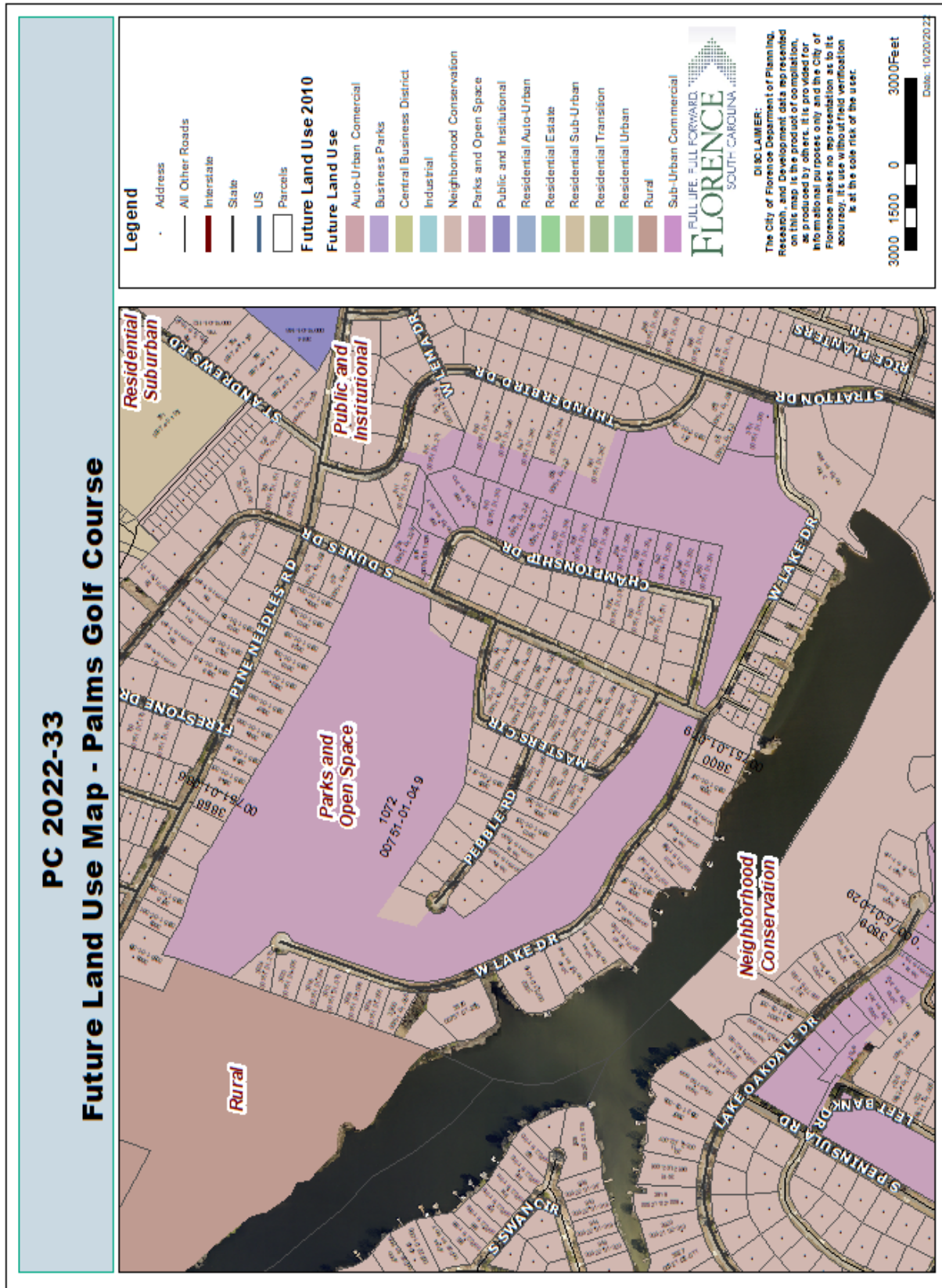
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Minutes from the Planning Commission meeting of April 13, 2021





PC 2022-33
Zoning Map - Palms Golf Course





Attachment E: Minutes from the Planning Commission meeting of April 13, 2021

PC-2021-09 Request to zone OSR, pending annexation, the north side of Lake Oakdale and the dam, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.

Chairman Owens read the introduction to PC 2021-09 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Moses asked if annexing the dam would cause any potential problems for the city in the future. Ms. Zlotnicki stated it will be owned by the Lake Oakdale Homeowners Association and the city would have no maintenance responsibilities.

Chairman Owens called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: Request to amend Section 6-20.3.2 5 i of the *Unified Development Ordinance* and the *Design Guidelines for Downtown Florence, South Carolina*.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

The *Design Guidelines for Downtown Florence, South Carolina* were prepared for the Florence Downtown Development Corporation and adopted in March 2005. Several amendments have been proposed by the City of Florence Design Review Board in order to bring the Guidelines up to date and address issues that have become concerns.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

At the City of Florence Design Review Board meetings on August 10 and September 14, 2022, several changes were proposed by Board members as edits to the existing text. Following further modifications by the Board, the attached amendments to the Design Guidelines have been proposed. Additionally, the *Unified Development Ordinance* requires amendment accordingly where it references the Design Guidelines.

Amendment proposals made by the Design Review Board are reviewed by the Planning Commission. Their recommendation goes to City Council for final approval and adoption.

III. POINTS TO CONSIDER:

- 1) The text amendments are being considered for recommendation to City Council.
- 2) To discourage the practice of doing work without obtaining permission first, the application fee for the Design Review Board is doubled when the work has been started or completed without a Certificate of Appropriateness.
- 3) The Design Guidelines were adopted in 2005; since that time construction costs have increased. To accommodate increased construction costs and encourage regular maintenance, the cost threshold for administrative approval has been increased.
- 4) Security measures in the Design Guidelines were vague; these amendments clarify what is permitted outright in the overlay districts and what requires review by the Design Review Board.
- 5) City staff recommends approval of the text amendments to enable staff and the Board to protect the integrity of the overlay districts while encouraging owners to maintain and protect their property.

IV. ATTACHMENTS:

- A) Section 6-20.3.2 5 i from the *Unified Development Ordinance*
- B) Proposed Amendments to the *Design Guidelines for Downtown Florence, South Carolina*

Attachment A: Section 6-20.3.2 5 i from the *Unified Development Ordinance*

Deletions are struck through and highlighted; additions are in red.

- i. Certificate of Appropriateness, provided the Director, acting as the Downtown Planning Coordinator, determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the application design district in the following situations:
 1. Any project or signage for which the total cost does not exceed ~~\$5,000~~ **\$15,000** in which a specific determination is made by the Director, acting as the Downtown Planning Coordinator, that the subject project is not a part of a larger project:

Attachment B: Amendments to the *Design Guidelines for Downtown Florence, South Carolina*

Deletions are struck through and highlighted; additions are in red.

1. Chapter 1: Design Principles for Successful Downtowns:

Amend #7 under “Architectural Design Principles”

7. Articulate the ground floor of buildings to respond to the pedestrian. Require ground floor architecture in commercial and retail areas to be “open” to the street. The traditional “storefront” in retail areas increases activity and adds to civic life through the display of goods and services. Even where the activities are not strictly retail, such as the ground floor of a restaurant or office, transparency can still be employed to provide enhanced entry areas or views to attractive lobby spaces, atriums, or displays. Where large buildings with few windows must face the street, such areas can be used to create outdoor seating areas or gardens. Consideration of safety must be taken into account, but ~~whenever possible the use of open security grates or grilles or special thick glass rather than roll down solid metal shutters is recommended in order to make the street attractive even when stores are closed.~~ **in order to avoid the implication of blight, roll-down solid or mesh window and door covers are not allowed in the overlay districts. Instead, it is recommended that thicker security glass be installed at the ground level combined with alarm systems if needed. Lighting of the display windows in the evening hours also serves to deter crime. Interior security measures in windows and doors do not require Board review. Decorative Metal security grilles finished in dark colors are allowed on windows to the side and rear of buildings in this district.** ~~may be permitted with Board approval on rear windows and doors only.~~

2. Chapter 2: D-1 Design Guidelines and Requirements:

Certificate of Appropriateness: Application Fee

Upon presentation of a signed application, the owner/agent must pay any required fees as determined and approved by the Florence City Council. Once received by the City of Florence the application fee is not refundable. An application fee is not required of any local, state, or federal governmental body. Also, an application fee is not required of any owner or developer for a project which is submitted to the Downtown Planning Coordinator for administrative approval and does not exceed ~~\$5,000~~ **\$15,000** in cost.

The standard application fee for the Design Review Board is \$100 prior to the work being done. If the work has already been started or completed without a Certificate of Appropriateness, the project must be reviewed by the Design Review Board and the application fee is \$200. The Board must approve the work, with the owner taking the risk of the work being denied or corrections required, up to and including removal and replacement.

Certificate of Appropriateness: Approval by the City Planner

For any project or signage which does not exceed \$5,000, \$15,000 the Downtown Planning Coordinator has the authority to administratively approve a Certificate of Appropriateness if it is determined that materials, paint color, design, architectural feature, or style conforms to the applicable District and is not considered to be part of a larger project.

3. Add the following paragraph to each of the indicated chapters and amend in Chapter 3:

- 2: Redevelopment District (D-1) Design Guidelines & Requirements
- 3: Florence Historic District (H-1) Design Guidelines
- 4: Downtown Central District (D-2) Design Guidelines
- 5: Arts and Cultural District (D-3) Design Guidelines
- 6: Timrod Park Residential District (D-4) Design Guidelines
- 7: Food, Artisan, and Warehouse District (W-1) Design Guidelines
- 8: Irby Street Corridor Overlay District (IS-COD) Design Guidelines

Storefront Security

In order to avoid the implication of blight, roll-down solid or mesh window and door covers are not allowed in the Florence Historic District overlay districts. Instead, it is recommended that thicker security glass be installed at the ground level combined with alarm systems if needed. Lighting of the display windows in the evening hours also serves to deter crime. Interior security measures in windows and doors do not require Board review. Decorative Metal security grilles finished in dark colors are allowed on windows to the side and rear of buildings in this district. may be permitted with Board approval on rear windows and doors only.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: PC-2022-35 Request to zone CG, pending annexation, three parcels located at 401, 409, and 411 Pamplico Highway, specifically identified as Florence County Tax Map Numbers 90108-05-001 (portion), 90109-01-002, and 90109-01-003.

I. IDENTIFYING DATA

Owner	Tax Map Number
Southbound Florence, LLC	90108-05-001 (portion) 90109-01-002, 90109-01-003

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: Commercial General (CG)
Current Use: Vacant Lots
Proposed Use: Commercial Development

IV. POINTS TO CONSIDER:

- (1) The properties are currently in the County and are unzoned.
- (2) Compassion Church Florence is selling the southern portion of its lot to the applicant, which will be combined with 409 and 411 Pamplico Highway (see Attachment E).
- (3) The proposed zoning designation is Commercial General, which is consistent with the adjacent lots that are in the City limits.
- (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 CG zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) The intent is to combine the lots with TMN 90109-01-004 directly to the west, which is already in the City.
- (6) City water and sewer services are currently available.
- (7) City staff recommends the parcels be zoned General Commercial as requested, contingent upon annexation into the City of Florence. This recommendation is based on the lots' existing land uses and the character of the area.

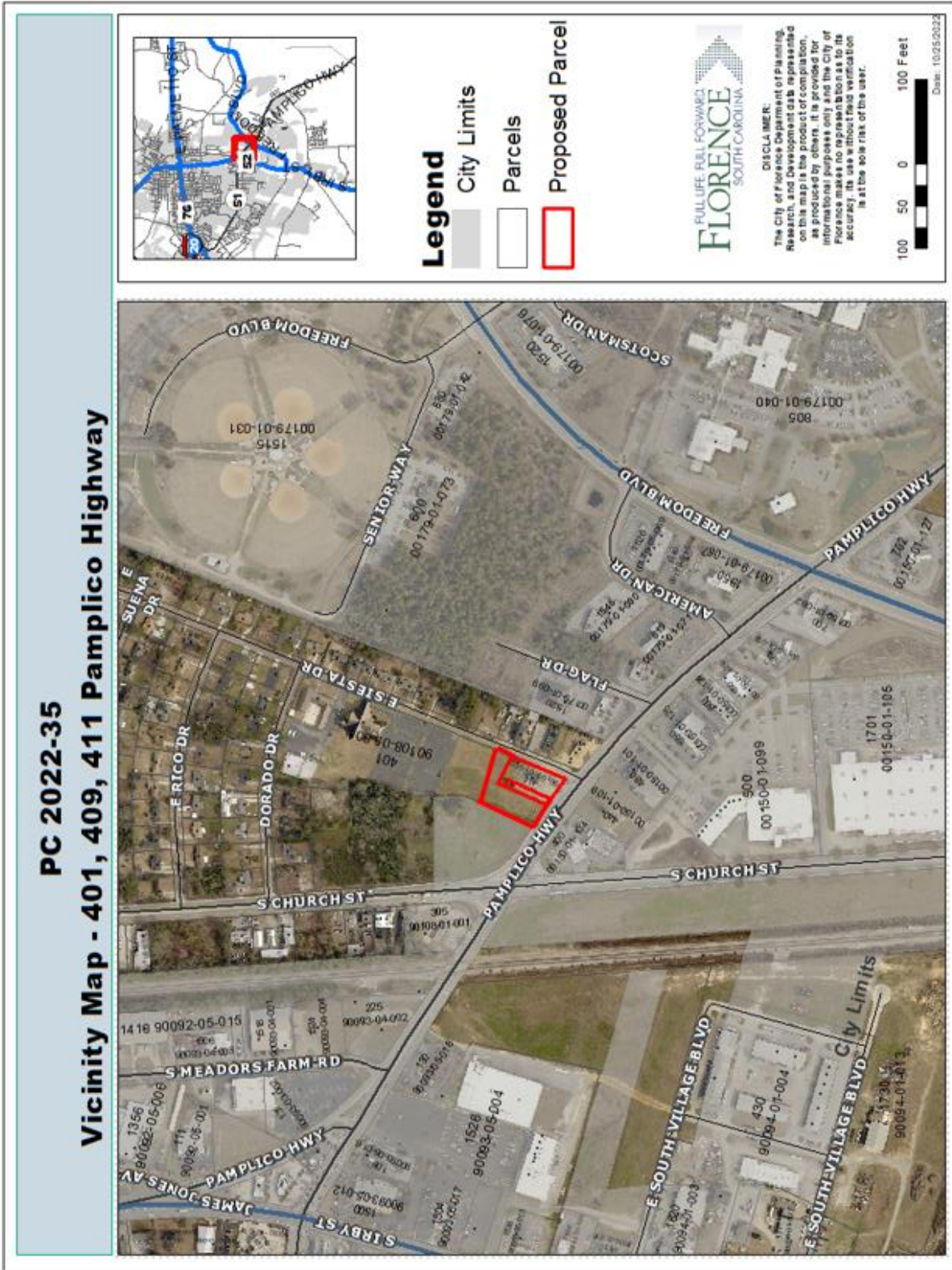
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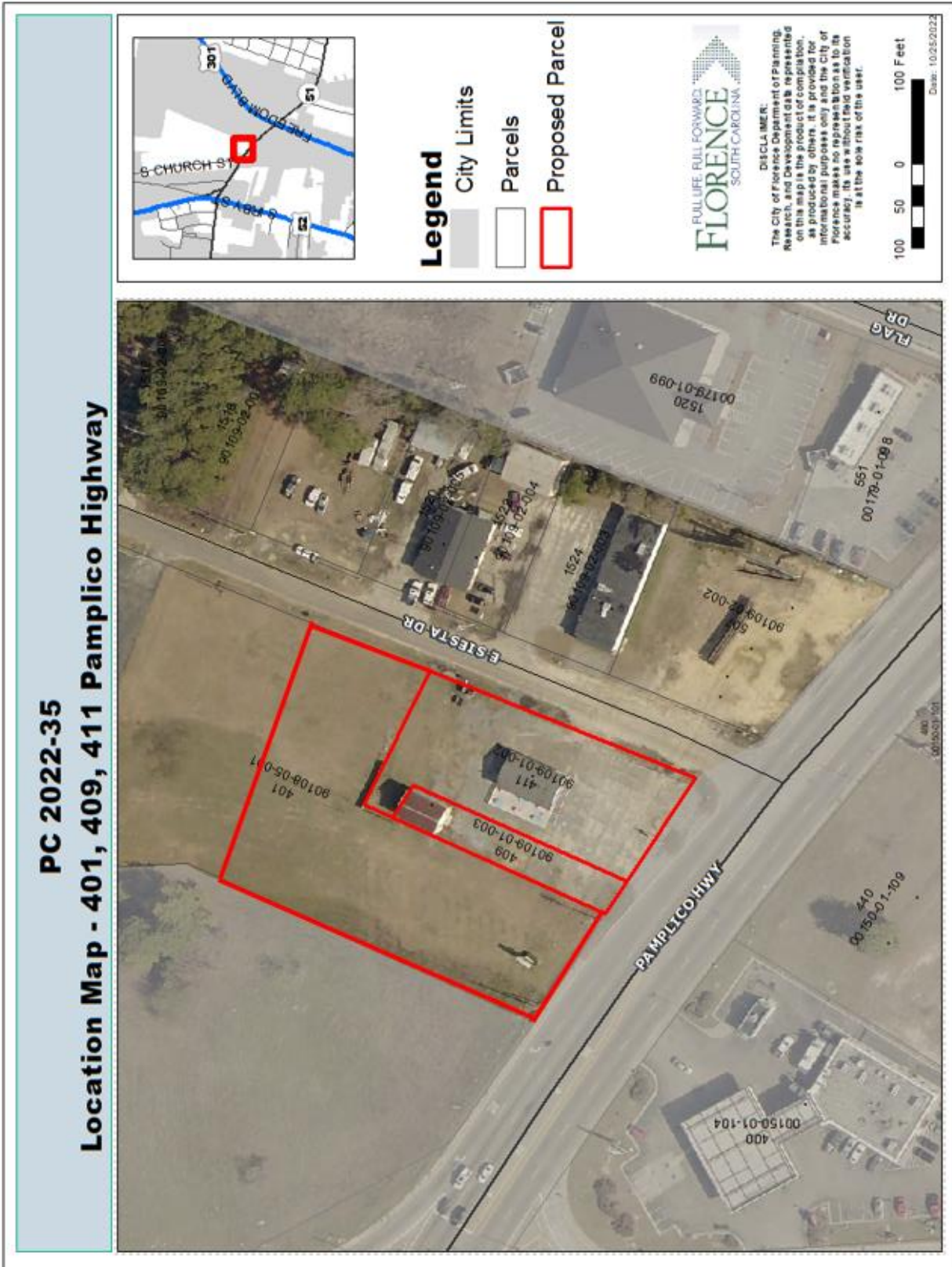
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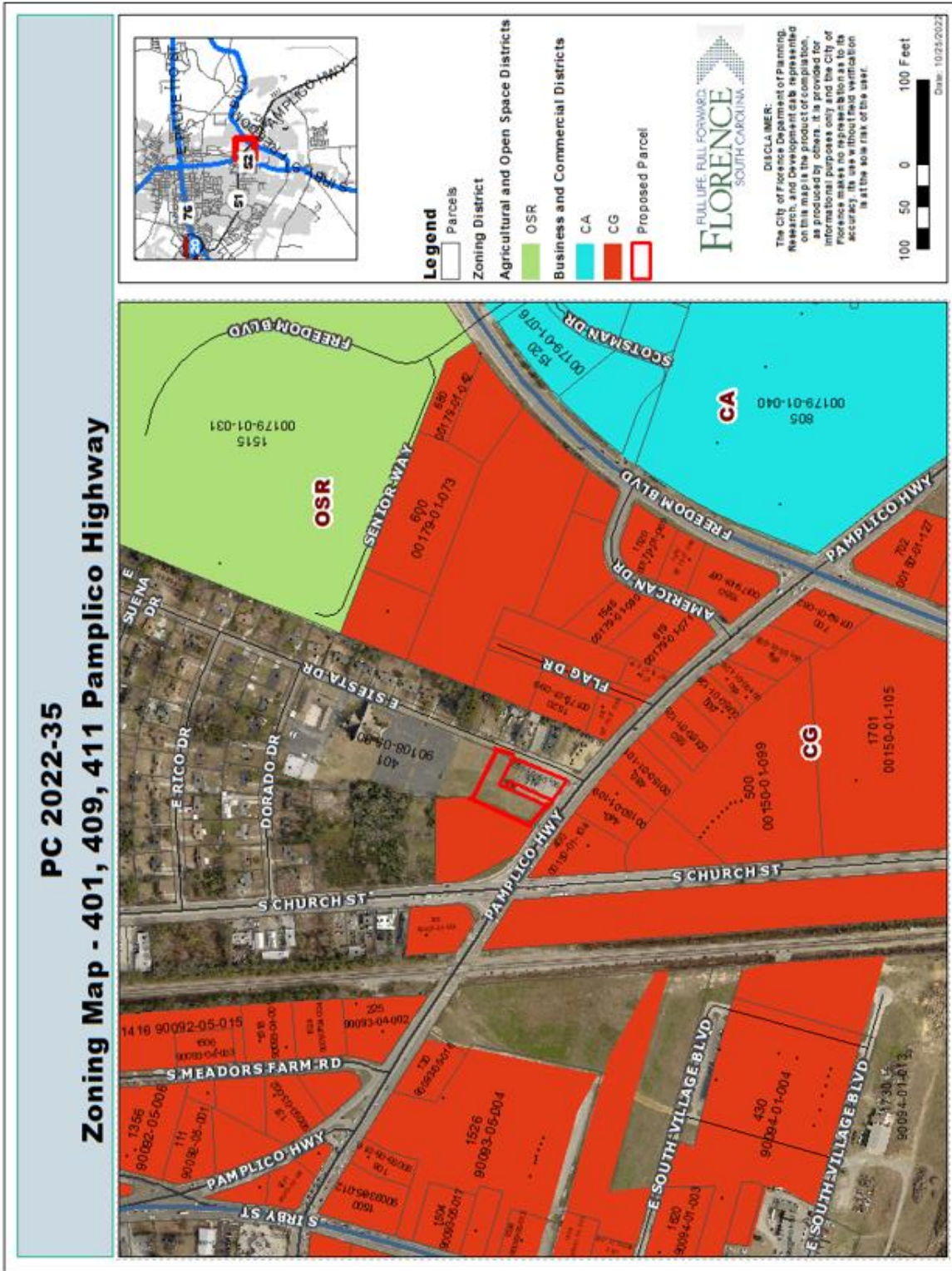
- (1) Recommend approval of the request as presented based on the information submitted.
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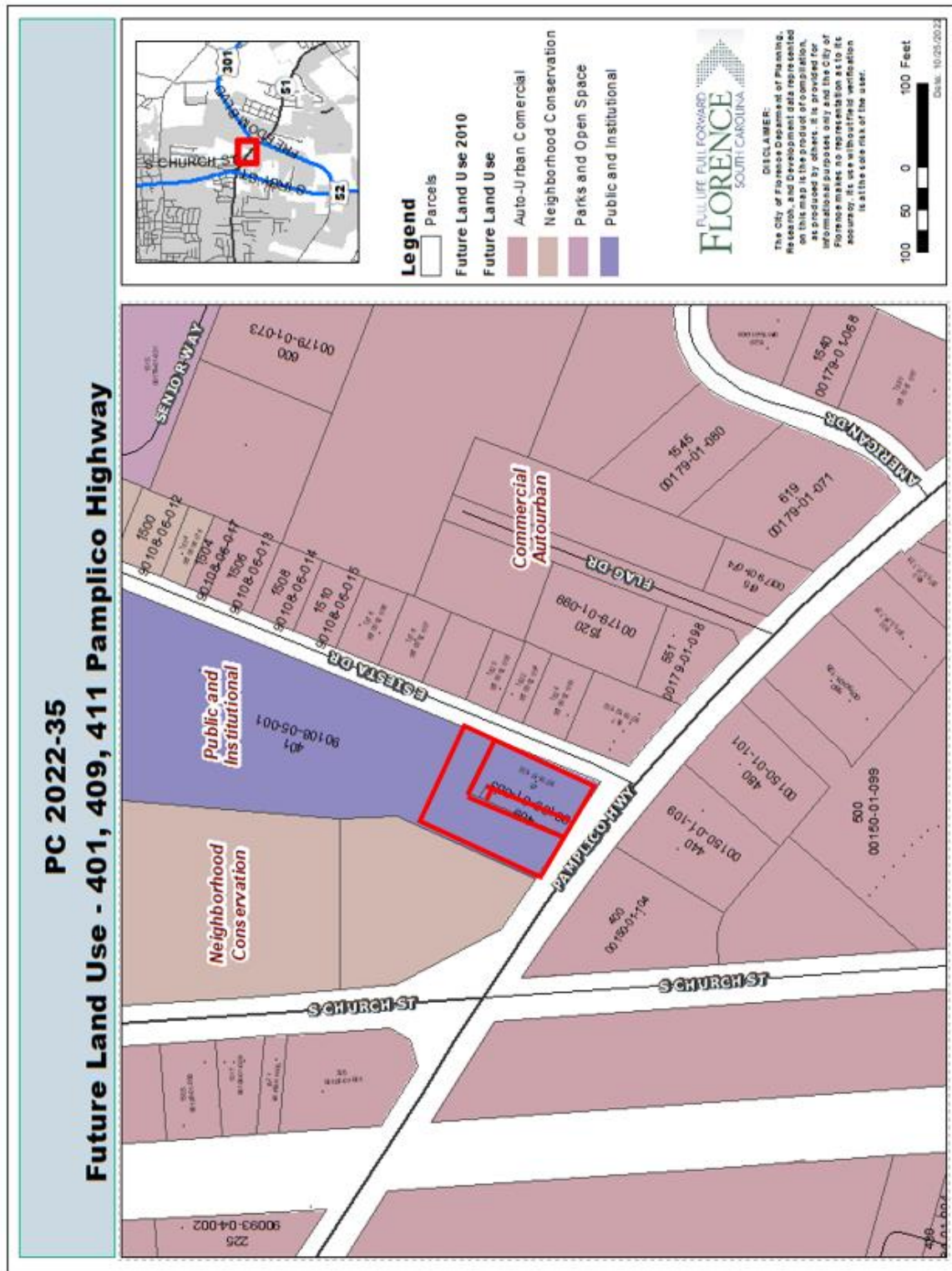
VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Plat of Combined Parcels
- F) Site Photos

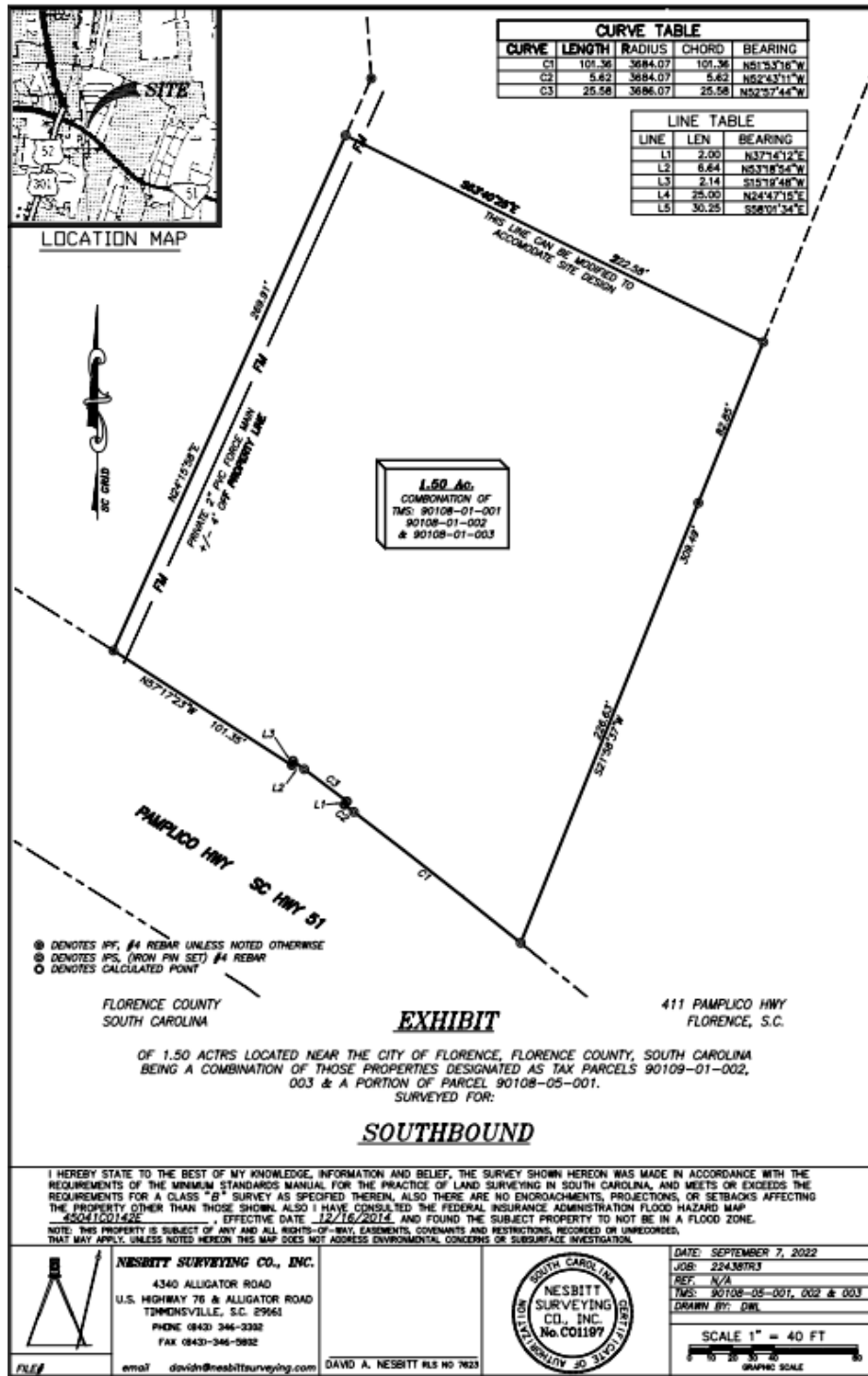








Attachment E: Plat of Combined Parcels



Attachment F: Site Photos



The lot in the City on Church Street.



Portion of 401 Pamplico Highway.



409 & 411 Pamplico Highway.



Rear of 411 Pamplico Highway.



Rear of 409 Pamplico Highway.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: PC-2022-36 Request for sketch plan review of Spring Haven Phases VI and VII, identified as Florence County Tax Map Number 00180-01-010.

I. IDENTIFYING DATA:

Owner	Acreage	Tax Map Number
Southbrook Properties, LLC	15.33	00180-01-010 (portion)

II. GENERAL BACKGROUND DATA:

Current Zoning: General Residential-3 (RG-3)
Current Use: Undeveloped, Vacant
Project Name: Spring Haven Phases VI and VII
Proposed Use: Residential Subdivision

III. SURROUNDING LAND USE AND ZONING:

North: Residential zoned NC-6.1
East: Residential zoned NC-6.1
South: Vacant, unzoned (County)
West: Vacant, unzoned (County)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. The Sketch Plan attached was originally approved by Planning Commission on August 13, 2019. The developer is seeking to renew vested rights that expired 2 years after the initial approval. These parcels were approved for the zoning designation of RG-3 by the Planning Commission on October 9, 2018. The annexation was approved by City Council on December 10, 2018.

V. POINTS TO CONSIDER:

- (1) This Sketch Plan was originally approved by the Planning Commission at the August 13, 2019 meeting. UDO Section 1-1.3.2 gives an approved Sketch Plan two years before a Development

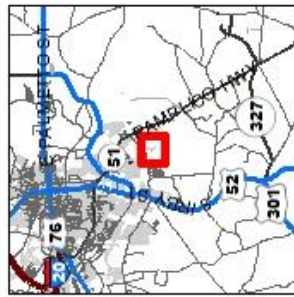
Plan must be submitted or the applicant can, through written request, ask that the project's "vested rights" be extended for another year. This process can be repeated by the applicant for 5 years beyond the initial 2-year approval totaling 7 years.

- (2) The vested rights limit gives the regulating authority the opportunity to reexamine the project against possible changes to regulations, codes, or policies enacted after initial approval was granted. Reestablishment of vested rights protects the applicant from these changes and the need to modify the original plan to compensate.
- (3) The subdivision is being developed as a "conventional" type subdivision and consists of 74 total lots, each of which has a minimal area of at least 6,000 square feet and minimal street frontage of at least 60 feet. There are 35 lots in Phase VI, and 39 lots in Phase VII.
- (4) This project is a continuation of the Spring Haven subdivision.
- (5) Water and sewer service are available to the property.
- (6) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.
- (7) The proposed Sketch Plan is in compliance with the City's *Unified Development Ordinance*.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan

**PC 2022-36 Attachment A
Vicinity Map Spring Haven Phases VI & VII**



Legend
 Parcels



DISCLAIMER:
 The City of Florence Department of Planning, Recreation, and Development data represented on this map was prepared by a third party and 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: 10/25/2022



Attachment B: Location Map

PC 2022-36 Attachment B
Location Map Spring Haven Phases VI & VII



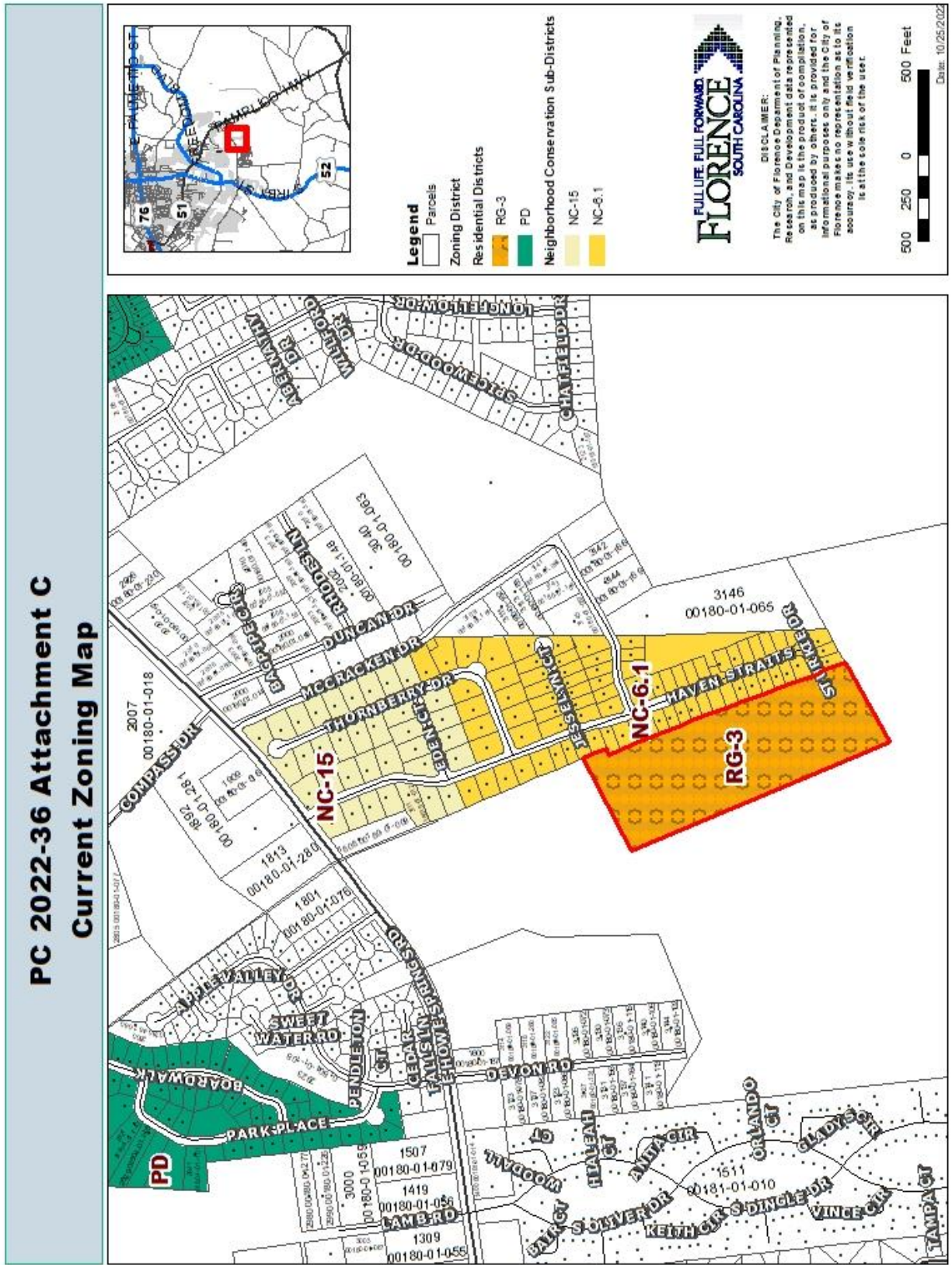
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□ Parcels



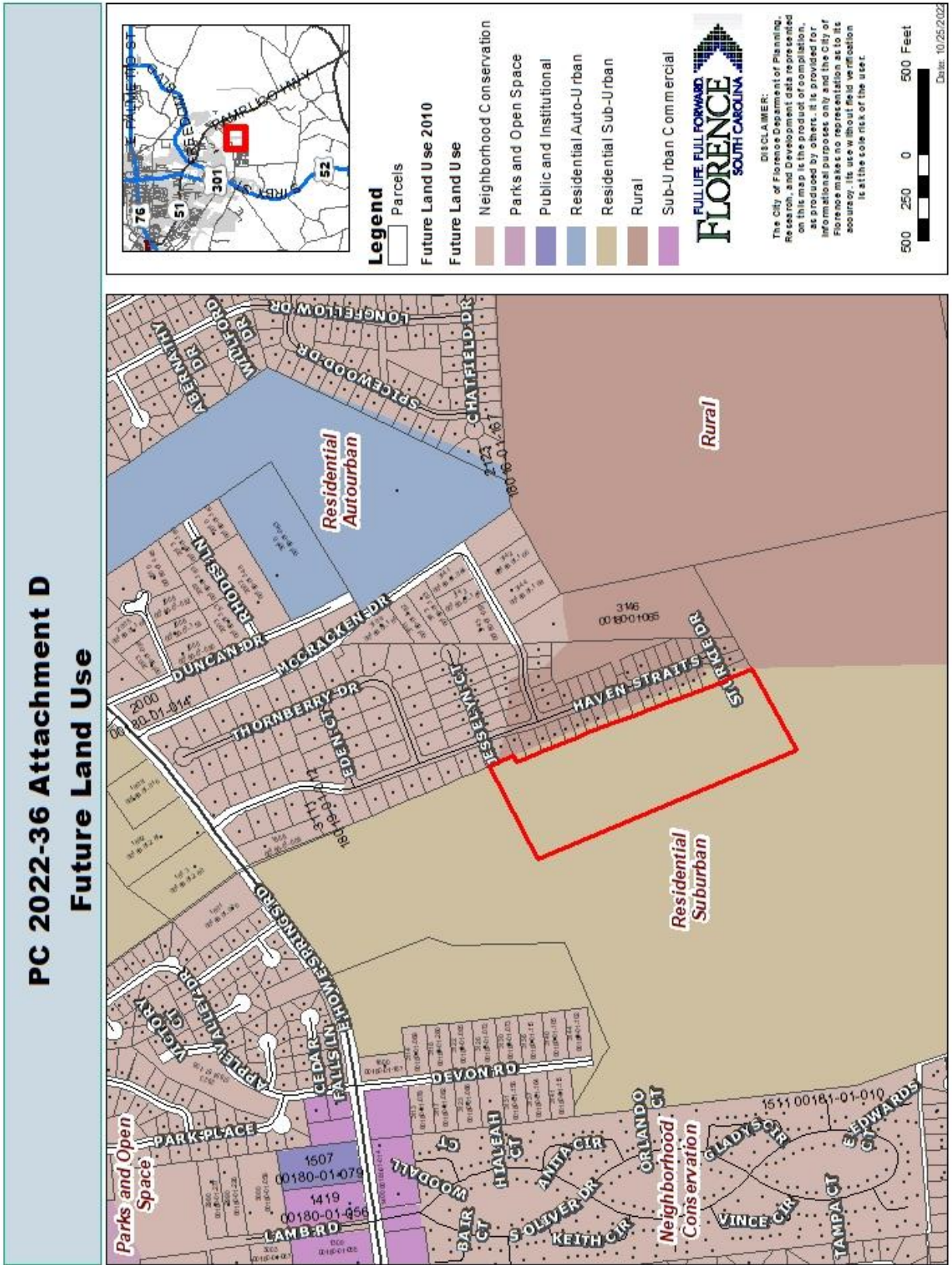
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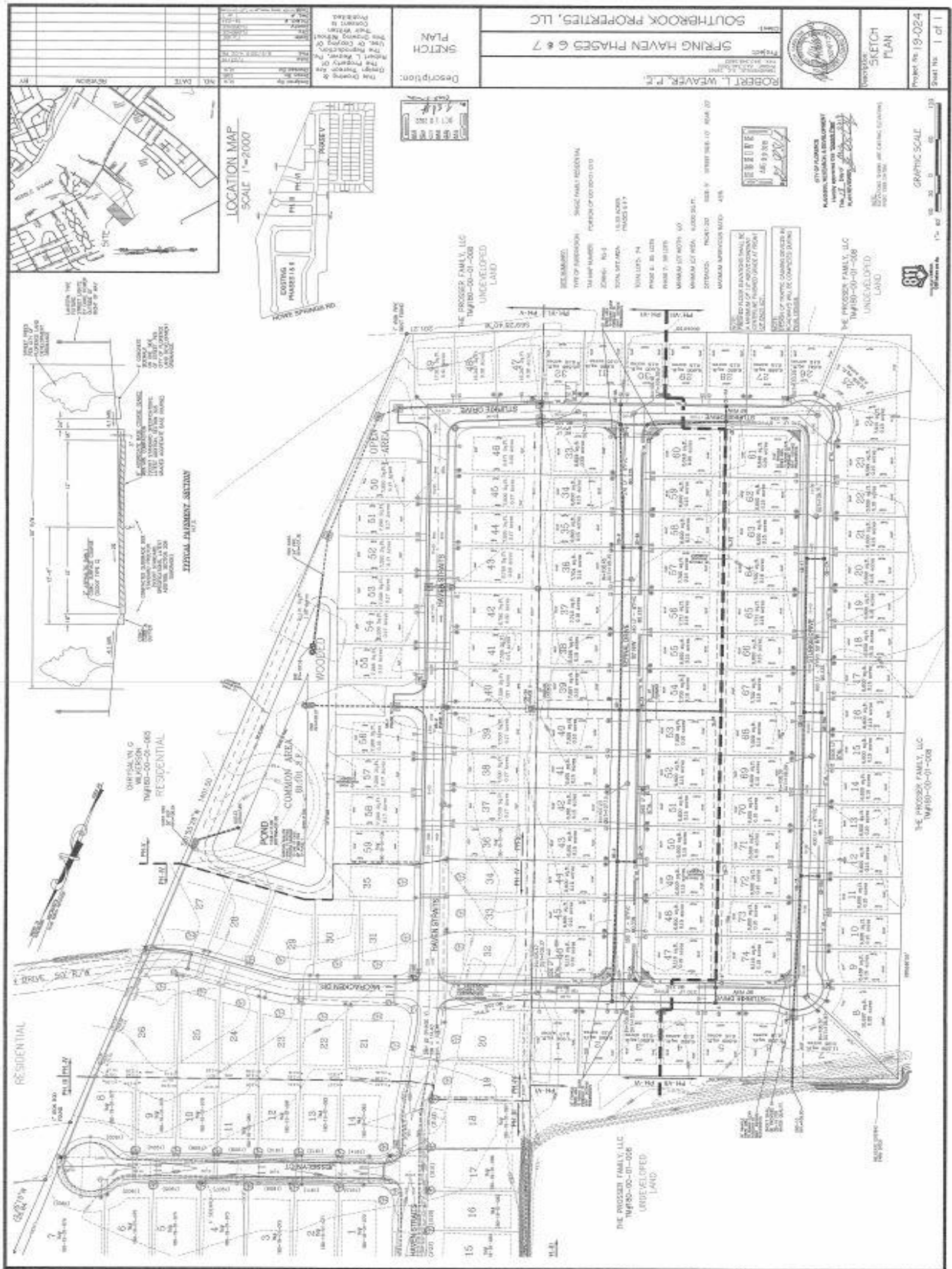
Attachment C: Current Zoning Map



Attachment D: Future Land Use Map



Attachment E: Sketch Plan



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: PC-2022-37 Request for sketch plan review of Easy Living at the Grove, identified as a portion of Florence County Tax Map Number 00075-01-221.

I. IDENTIFYING DATA:

Owner	Tax Map Number
The Grove at Ebenezer	00075-01-221

II. GENERAL BACKGROUND DATA:

Current Zoning: Planned Development District
Current Use: Vacant, Undeveloped
Project Name: Easy Living at The Grove
Proposed Use: Single-Family Homes

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission to again receive approval. The Sketch Plan received initial approval May 14, 2019. The property was annexed on second reading by City Council on July 15, 2019.

IV. POINTS TO CONSIDER:

- (1) This Sketch Plan was originally approved by the Planning Commission at the May 14, 2019 meeting. UDO Section 1-1.3.2 gives an approved Sketch Plan two years before a Development Plan must be submitted or the applicant can, through written request, ask that the project’s “vested rights” be extended for another year. This process can be repeated by the applicant for 5 years beyond the initial 2-year approval totaling 7 years.
- (2) The vested rights limit gives the regulating authority the opportunity to reexamine the project against possible changes to regulations, codes, or policies enacted after initial approval was granted. Reestablishment of vested rights protects the applicant from these changes and the need to modify the original plan to compensate.
- (3) The property is currently vacant and undeveloped.
- (4) The proposed subdivision is a phase of the Grove at Ebenezer PDD consisting of 6.8 acres. Per the Planned Development Ordinance and the adopted development agreement, the developer is to annex property within the PDD prior to development. The original Sketch Plan received initial approval May 14, 2019. The property was annexed on July 15, 2019.

- (5) The subdivision is being developed as “in-common single-family homes” and consists of 24 total lots, each of which has a minimal area of at least 3,000 square feet and minimal street frontage of at least 40 feet. The homeowners will share common space maintained by their HOA.
- (6) Water and sewer service are available to the property.
- (7) A 25’ wide Type C Bufferyard will be required as defined by UDO Table 4-10.3.1 Bufferyard Standards, between the proposed development and Ebenezer Road to prevent the parcels from having double frontage and to mitigate traffic noise, lighting, road visibility, etc.
- (8) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.
- (9) The proposed Sketch Plan is in compliance with the regulations set forth in The Grove at Ebenezer Planned Development District.

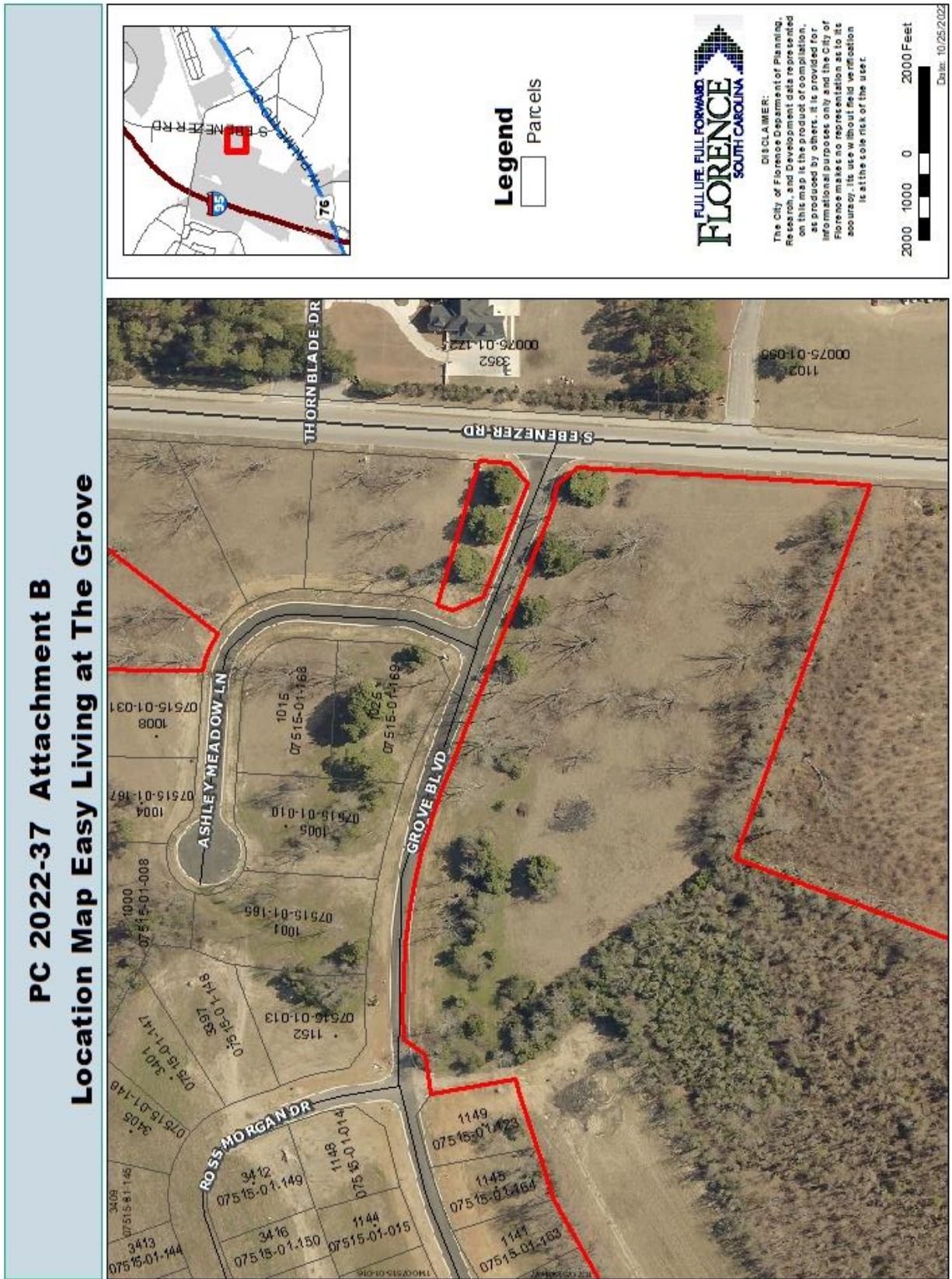
V. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan

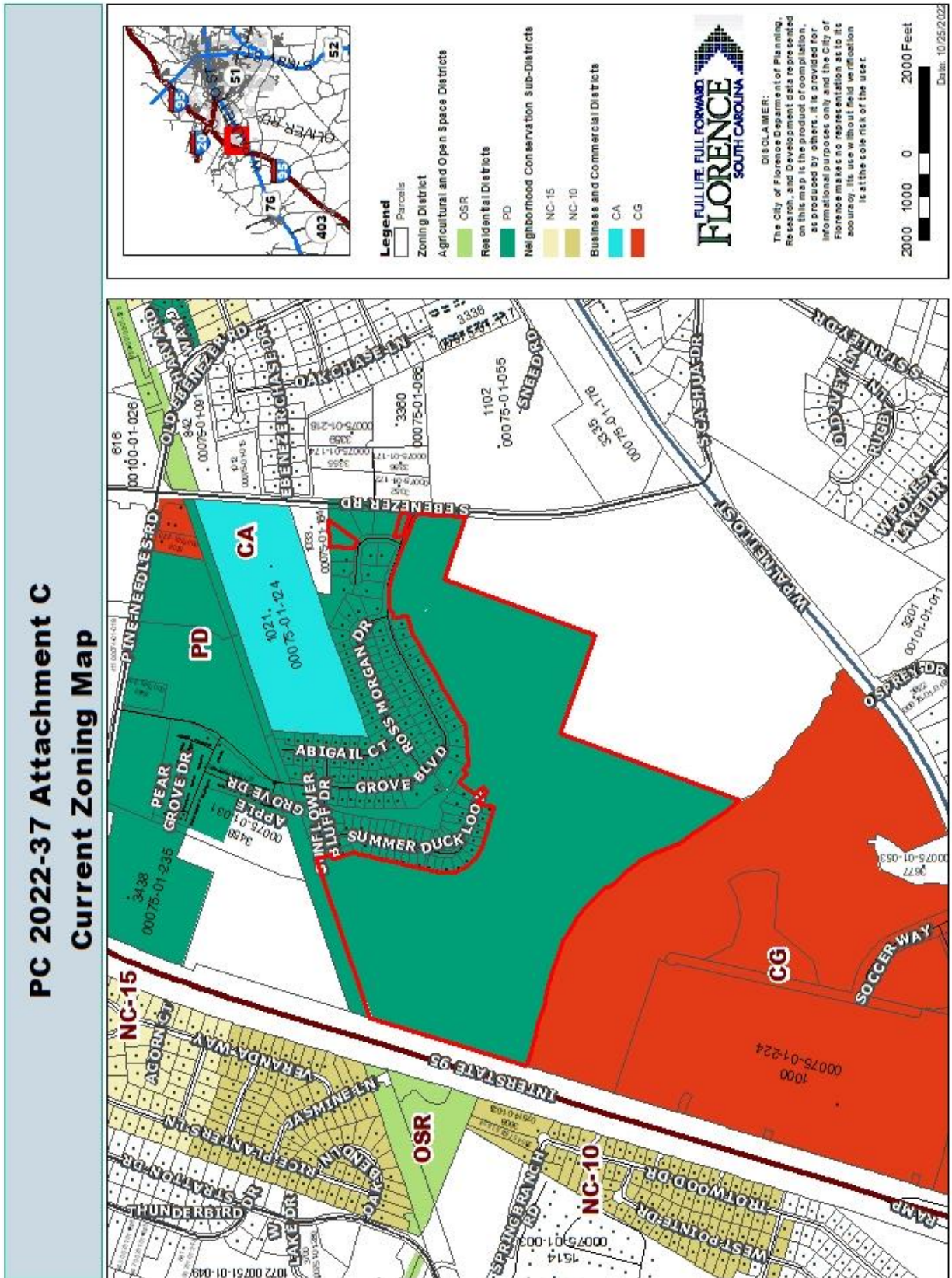
PC 2022-37 Attachment A
Vicinity Map Easy Living at The Grove

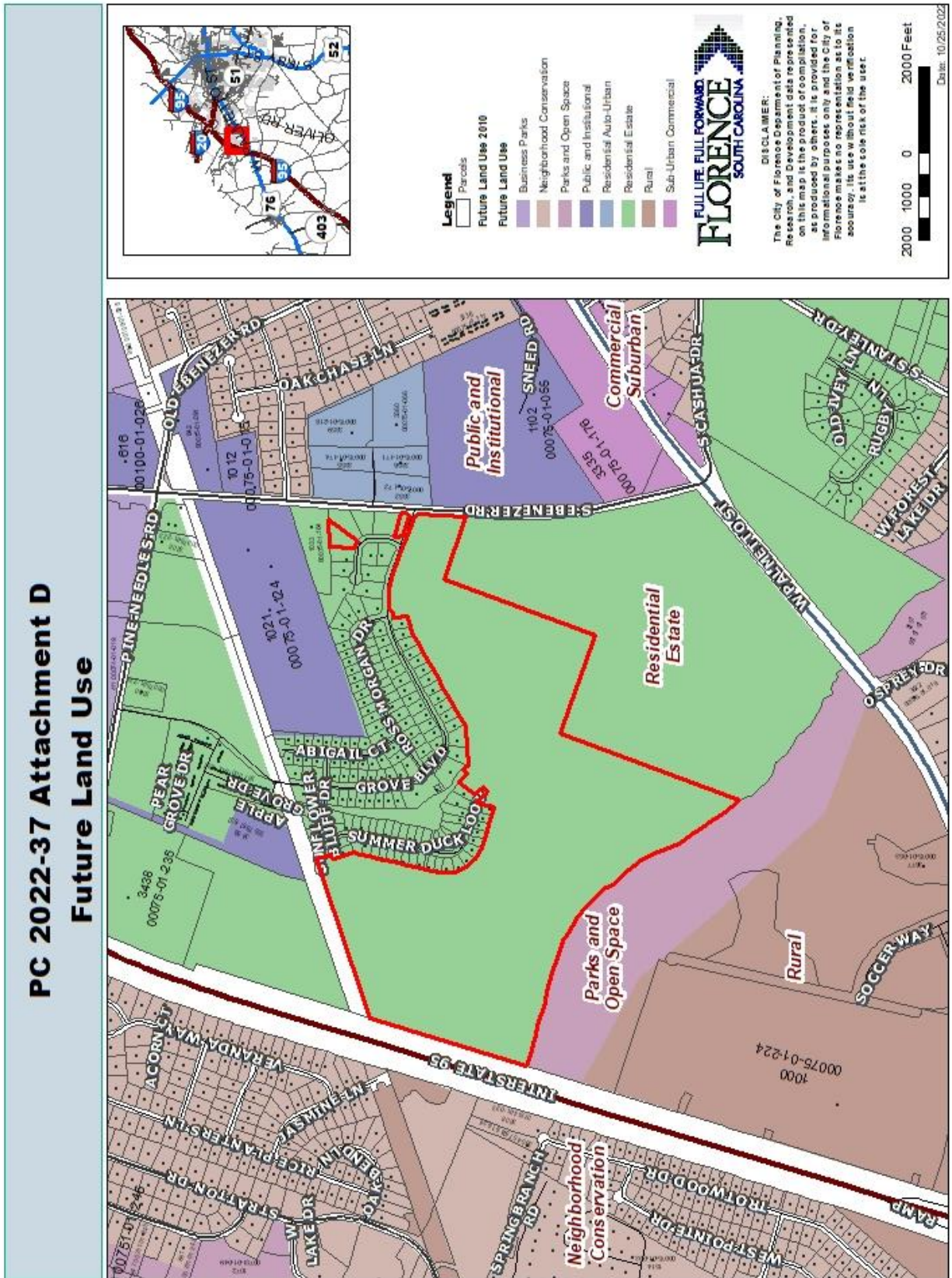


Attachment B: Location Map

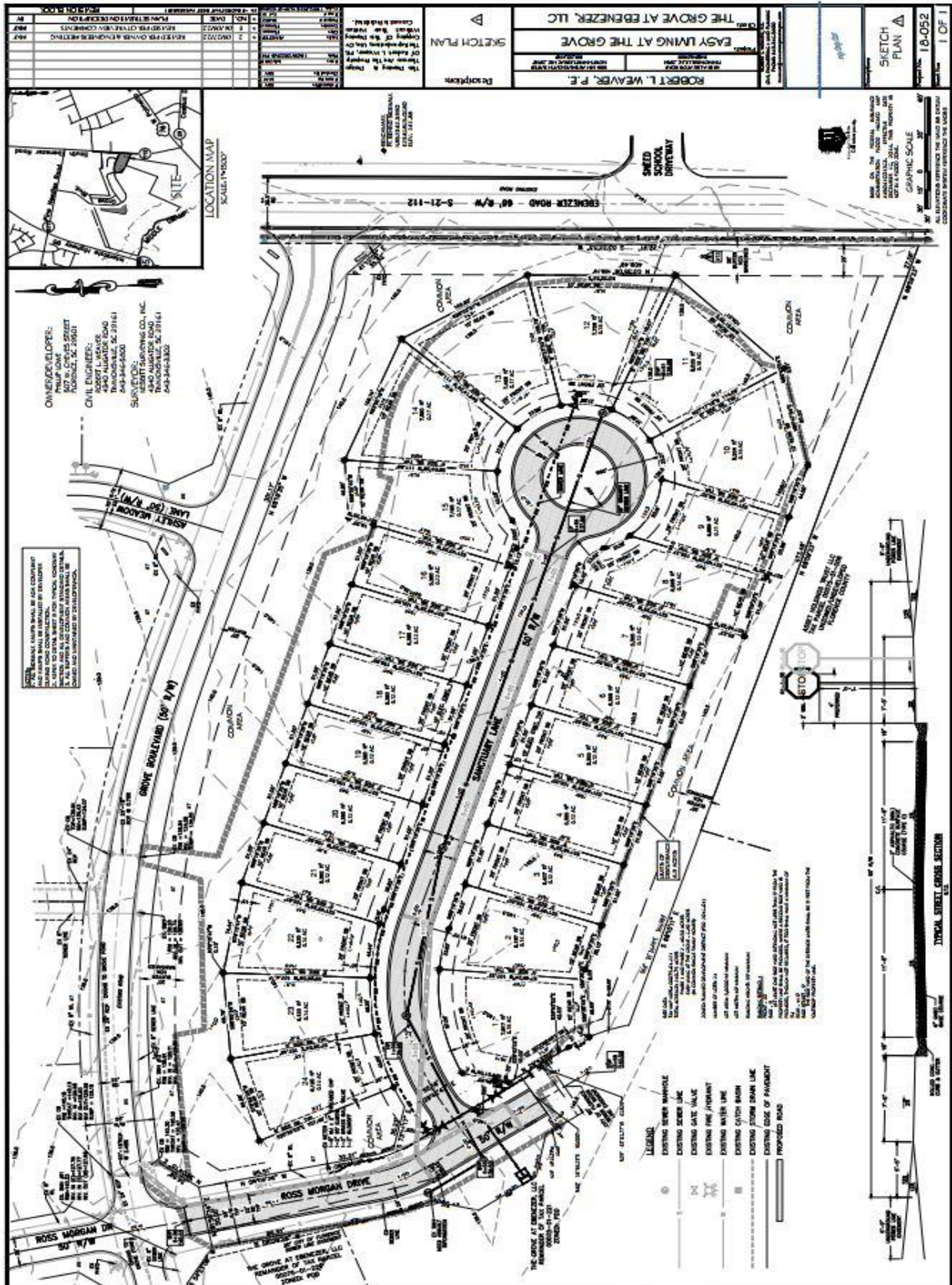


Attachment C: Current Zoning Map





Attachment E: Sketch Plan



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 8, 2022

AGENDA ITEM: PC-2022-38 Request for sketch plan review of Elizabeth Village Phase II, III, & IV identified as a portion of Florence County Tax Map Numbers 00126-01-066 through -104

I. IDENTIFYING DATA:

Owner	Tax Map Number
Elizabeth Village LLC	00126-01-066 through -104

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. No previous actions have been taken concerning these parcels. The Pleasant Valley Planned Development District (PDD) was recommended for approval by the Florence County/Municipal Planning Commission and approved by Florence City Council July 16, 2007. A summary plat of the subdivision was recorded with the County Clerk of Court for 125 lots on June 11, 2008 which is consistent with the current proposal.

III. GENERAL BACKGROUND DATA:

Current Zoning: Elizabeth Village PDD
Current Use: Wooded Lots, Undeveloped
Proposed Use: 87 Single-Family Attached Townhome Units (29 Buildings)
(Phase II – 30 units; Phase III – 30 units; Phase IV – 27 units)

IV. SURROUNDING LAND USE AND ZONING:

North: General Residential – 3 (RG-3)
South: Commercial Reuse (CR)
East: General Residential – 3 (RG-3)
West: Commercial Reuse (CR)

June 11, 2008 – Summary Plat Recorded (125 lots)

V. POINTS TO CONSIDER:

- (1) Elizabeth Village Townhomes is a PDD originally approved by Florence City Council July 16, 2007 upon recommendation by Florence County/Municipal Planning Commission. A summary plat of the subdivision was recorded with the County Clerk of Court for 125 lots on June 11, 2008 consistent with the current proposal.
- (2) UDO Section 1-1.3.2 gives an approved Sketch Plan two years before a Development Plan must be submitted or the applicant can, through written request, ask that the project's "vested rights" be extended for another year. This process can be repeated by the applicant for 5 years beyond the initial 2-year approval totaling 7 years.
- (3) The vested rights limit gives the regulating authority the opportunity to reexamine the project against possible changes to regulations, codes, or policies enacted after initial approval was granted. Reestablishment of vested rights protects the applicant from these changes and the need to modify the original plan to compensate.
- (4) Elizabeth Village Townhome development is proposed to occur in 4 phases. Phase I contains 37 units; Phase II has 30 units; Phase III has 30 units; and Phase IV will contain 27 units. The remaining lot is comprised of common space to be owned and maintained by the Homeowner's Association. Phase I has been built out, except for one building consisting of 3 townhouse units.
- (5) Access to the townhomes is gained from two separate entrances off Alligator Road.
- (6) The townhouse development is reviewed per the Elizabeth Village Townhomes PDD. Each building (29 total) will consist of 3 attached townhome units with the 2 outside units containing garages. All units will contain 2 off-street parking spaces.
- (7) The proposed 87 units will consist of 3-bedroom and 2-bedroom townhomes. The setbacks required by the PDD are 23 feet in the front, 5 feet on the sides, and 17 feet in the rear, with 10 feet required between buildings.
- (8) City water is provided through a single master meter from a water line on Alligator Road, and sewer service is provided from a sewer main along the western property line. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (9) All roads and utilities within the townhome development are owned in-common by the HOA and will not be maintained by the City.
- (10) Other requirements of the City of Florence 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.
- (11) The Sketch Plan is compliant with regulations set forth in the Elizabeth Village Townhomes PDD Ordinance.

VI. OPTIONS:

Planning Commission may:

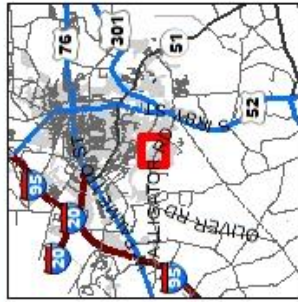
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VII. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Sketch Plan
- F) Elizabeth Village Townhomes PDD Ordinance (07-16-2007)

Attachment A: Vicinity Map

PC 2022-38 Attachment A
Vicinity Map 1718 Elizabeth Village Townhomes



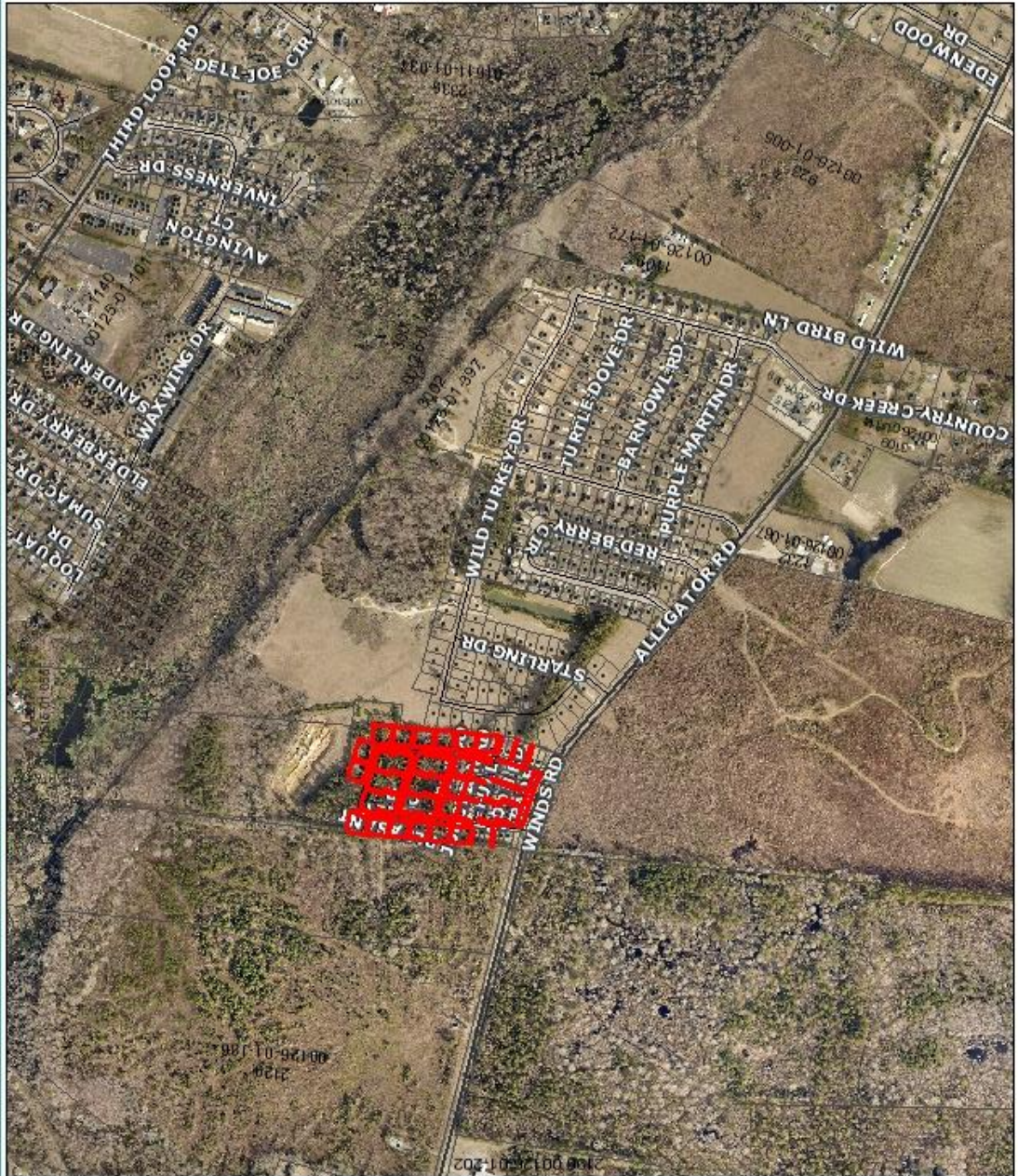
Legend
 Parcels



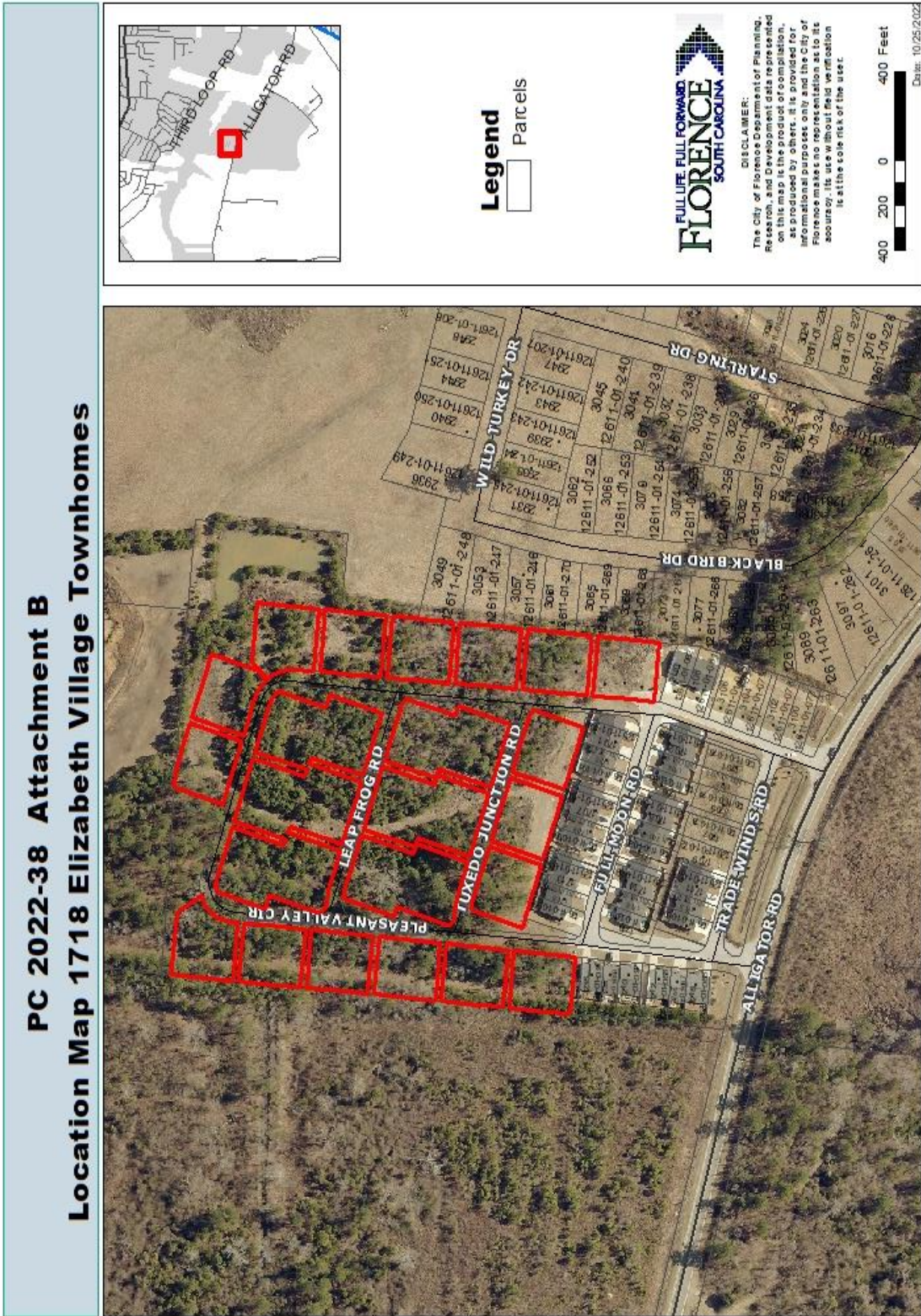
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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

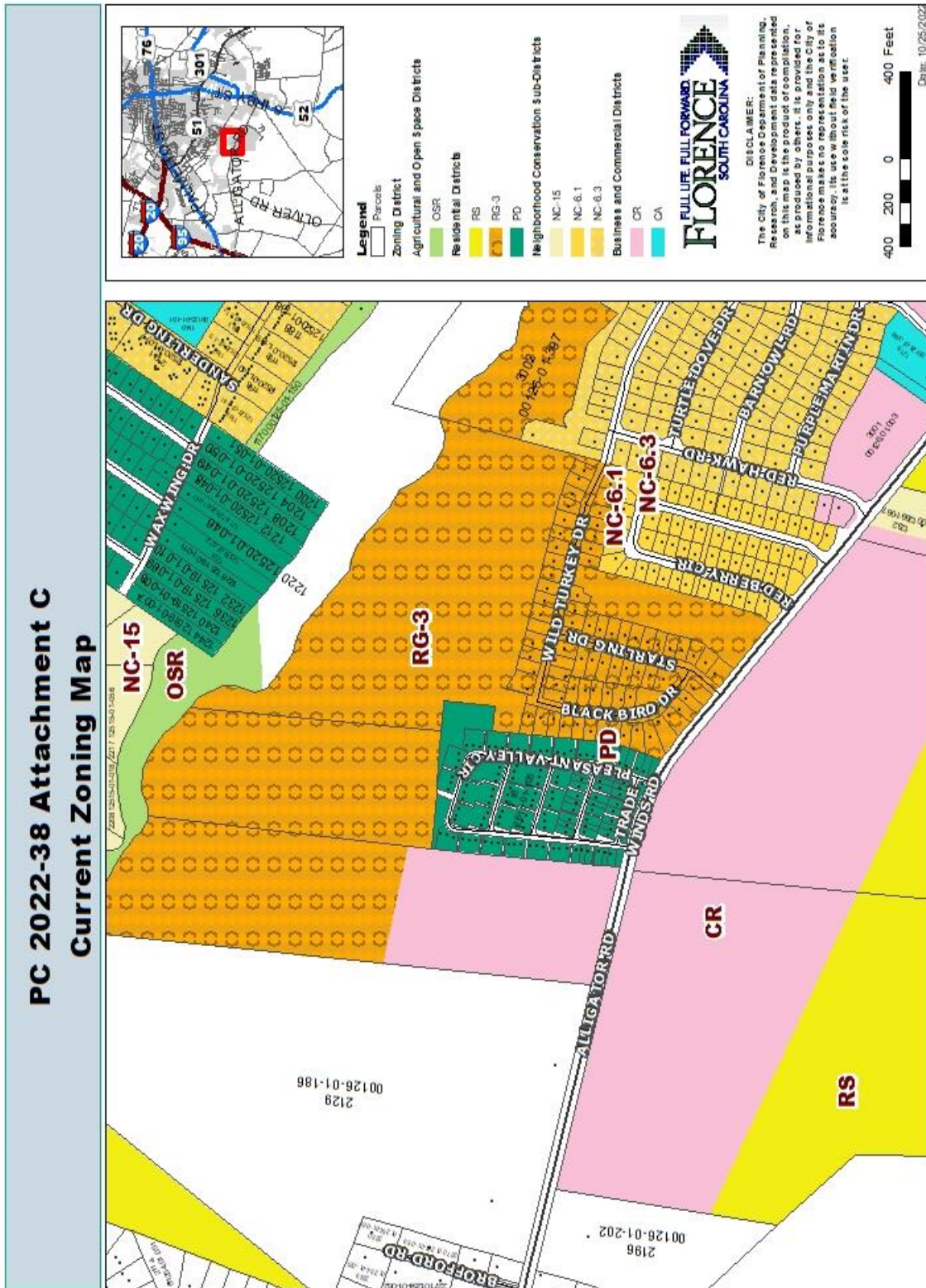


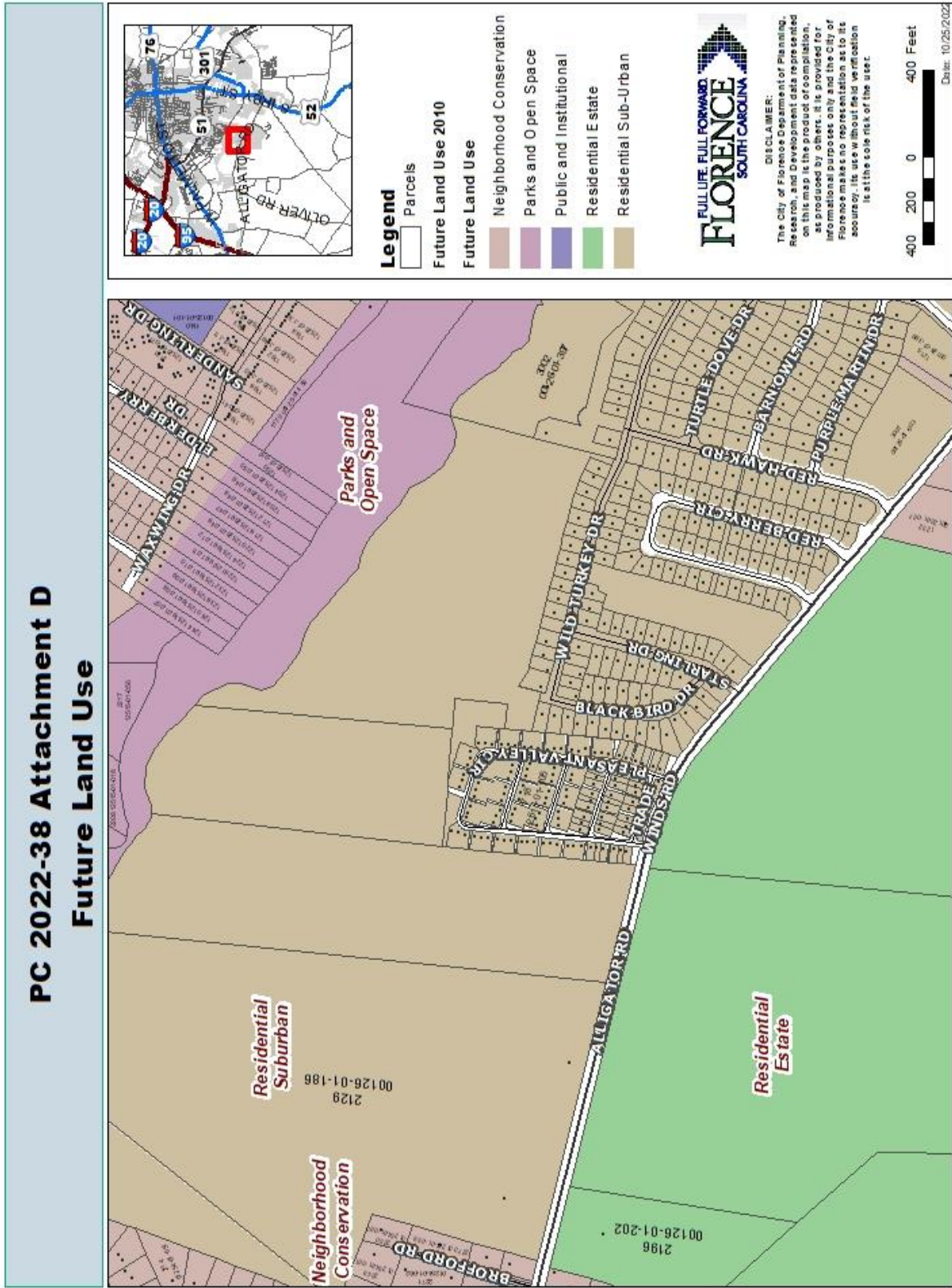
Date: 10/25/2022

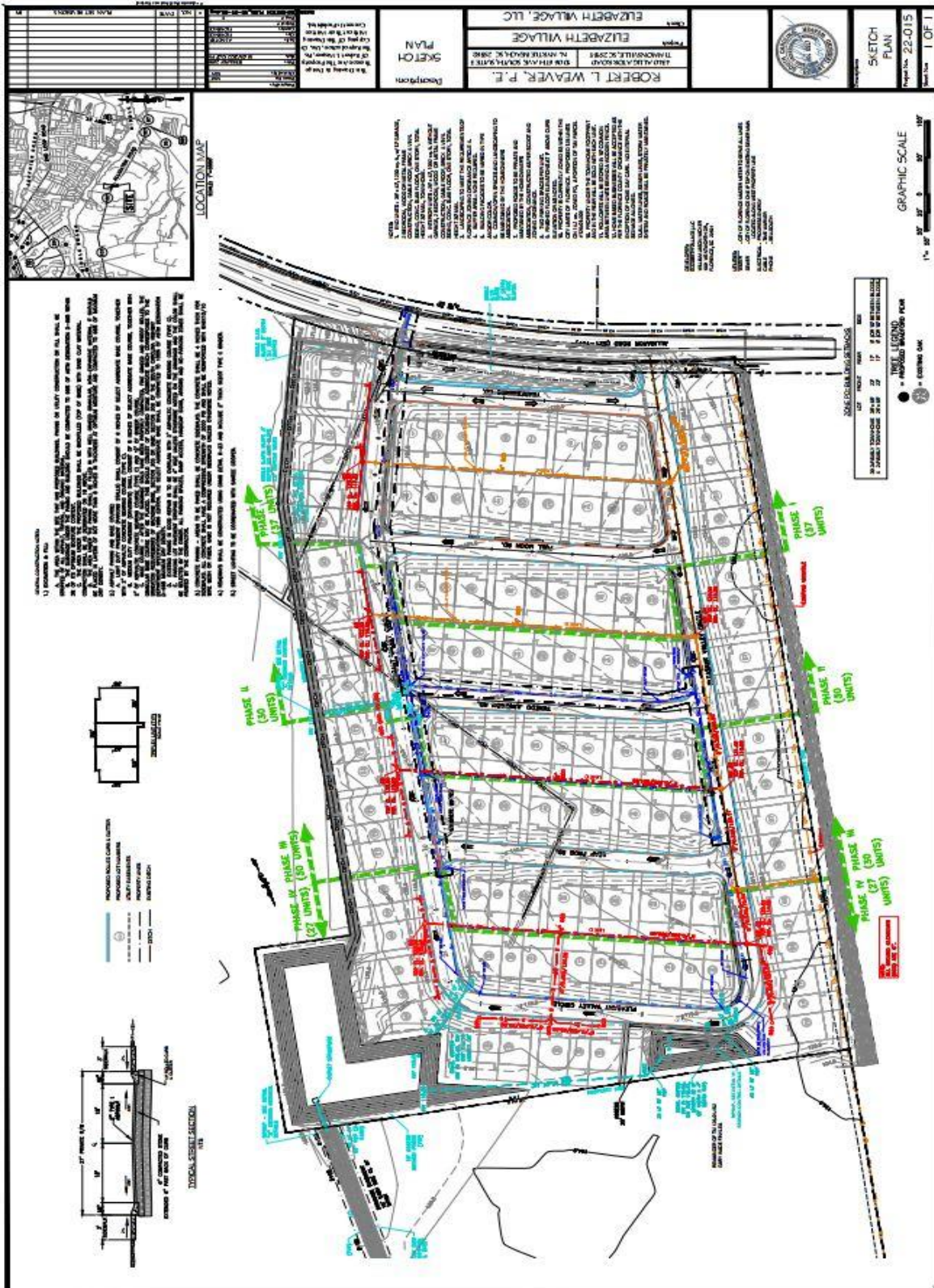


Attachment B: Location Map









ORDINANCE NO. 2007-30

AN ORDINANCE (PD 2007-25) TO AMEND THE ZONING MAP OF THE CITY OF FLORENCE, SOUTH CAROLINA BY REZONING 13.1 +/- ACRES OFF ALLIGATOR ROAD OWNED BY GARY FINKLEA FROM B-3, GENERAL COMMERCIAL, AND R-1, SINGLE-FAMILY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on April 24, 2007 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, Article IX, Section 9.5, entitled "Administrative Procedures, Actions" of the Consolidated Zoning Ordinance for the City of Florence adopted April 19, 1999, provides a procedure for amending the Official Zoning Map of the City of Florence; and

WHEREAS, an application by Mark Brandis for property located on Alligator Road was presented requesting an amendment to the City of Florence Zoning Atlas changing the zoning district classification of the property from B-3, General Commercial and R-1, Single-Family Residential to PD, Planned Development

Shown on Florence County Tax Map No. 126, Block 1, Parcel 209 consisting of approximately 13.1 +/- acres.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and changing the zoning district classification of the aforesaid property from B-3, General Commercial and R-1, Single-Family Residential to PD, Planned Development with the following:

I. The property located at Alligator Road and owned by Gary Finklea is hereby rezoned from B-3 and R-1 to PD, in accordance with the attached development plan and identified by the following tax map block and parcel numbers:

- 00126-01-209

II. The Planned Development rezoning shall be with the following conditions:

Major changes require Florence County/ Municipal Planning Commission approval as amendments.

Development standards and signage to comply with Florence County Zoning Ordinance as defined under R-5 zoning.

- Townhomes with single parcels.
- Size of Structures:
 - End Units—38' x 42'. 1230 sq. ft., with 12' garage, 2 bedroom, wood or metal frame construction, Gable roof, brick or vinyl siding, Conc. Slab floor, one story, total height 30' max.
 - Interior Units--26'x 42', 1092 sq. ft, without garage, 2 bedroom, wood or metal frame construction, Gable roof, brick or vinyl siding, Conc. Slab floor, one story, total height 30' max.

- Landscaping to meet the requirements of Florence Zoning Ordinance Article 4.
- Buffer Area – None Required
- Building Facades to be varied in type and/or color.
- Common/ open spaces and landscaping to be maintained by the homeowners association.
- Proposed roads to be private and maintained by the homeowners association, Constructed as per SCDOT and zoning ordinance.
- Side walks of a width of (3) three feet will be utilized on at least one side of streets.
- Two (2) parking spaces per unit.
- Sign to be 5' back from property line, max 12' high 40 sq. ft total in size. All other standards as addressed in Zoning Ordinance, Article 5 Table VII.
- Finished Floor elevations at 1' above Curb elevation.
- Property is currently zoned B-3 and R-1 proposed 125 units on 13.1 acres zoned PDD. A portion of tax parcel #126-01-209.
- Property under the Townhome and in the rear (see plat) will be sold with each unit.
- Roll carts will be stored in 10' common area between units behind a wooded fence.
- Water – City of Florence master meter to serve all units
- Sewer – City of Florence one 8" Tap on existing Sewer main located along west property line
- Electrical – Progress Energy
- Cable – Time Warner
- Phone – Bellsouth
- Space Ratios:
 - 31% Buildings (4.0 ac)
 - 08% Concrete Parking & Sidewalks (1.1 ac)
 - 15% Roads (1.97 ac)
 - 18% Privately Owned Green Space (2.33 ac)
 - 24% Common Green/ Landscaped Space (3.15 ac)
 - 4% Common Ponds (.55 ac)
 - 54% Total Impervious Surfaces (7.07 ac)
 - 46% Total Green/ Landscaped Areas (6.03 ac)
- Building Setbacks:
 - 39 Three Family Townhomes 38' X 88'
 - Front 23'

- o Rear 17'
- o Side 5' (10' between buildings)
- > 4 Two family Townhomes 26' X 88'
 - o Front 23'
 - o Rear 17'
 - o Side 5' (10' between Buildings)

III. The Planned Development zoning shall include the following permitted uses and no others, unless further reviewed and recommend by the Florence County Municipal Planning Commission, and specifically approved by the Mayor and City Council of Florence, South Carolina.

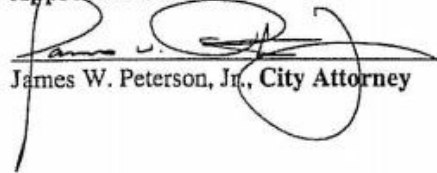
- Residential Townhomes
- Residential accessory uses as permitted in R-5 use (Excluding Home Day Care)

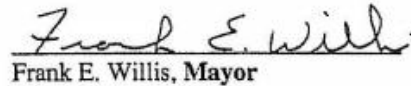
IV. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Florence is so amended to reflect said change.

2. That this Ordinance shall become effective upon its approval and adoption this 16th day of July, 2007 by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

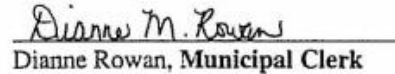
ADOPTED THIS 16th DAY OF July, 2007.

Approved as to form:


James W. Peterson, Jr., City Attorney


Frank E. Willis, Mayor

Attest:


Dianne Rowan, Municipal Clerk

ADOPTED ON FIRST READING AT A MEETING OF THE COUNCIL OF THE CITY OF FLORENCE, S. C.	
ON <u>6-11-07</u>	_____
2ND <u>7-16-07</u>	_____
3RD _____	_____
COPY MAILED TO <u>P. McDaniel, R. McCormick</u>	
ON _____	_____