

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
NOVEMBER 9, 2021 AT 6:00 PM
AGENDA

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on October 12, 2021.

- IV. Public Hearing and Matter in Position for Action – Deferred from October 12, 2021**
 - PC-2021-32 Request to rezone from AC Activity Center to CG Commercial General the parcel located at 1926 Second Loop Road, identified as Florence County Tax Map Number 90029-02-002.

- V. Public Hearing and Matter in Position for Action**
 - PC-2021-34 Request to zone NC-15, pending annexation, the parcel located at 2468 Parsons Gate, identified as Florence County Tax Map Number 01221-01-323.

- VI. Public Hearing and Matter in Position for Action**
 - PC-2021-35 Consideration of the abandonment of the City of Florence’s interest in the undeveloped portion of public right-of-way for Malden Drive located behind 1911 through 1923 Hayden Court.

- VII. Adjournment** Next meeting is scheduled for December 14, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES
TUESDAY, OCTOBER 12, 2021 AT 6:00 PM**

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

MEMBERS ABSENT: Robby Hill and Charles Howard

STAFF PRESENT: Jerry Dudley, Derek Johnston, Alfred Cassidy, Alane Zlotnicki, and Bryan Bynum for IT

APPLICANTS PRESENT: Joe Sowell

CALL TO ORDER: Chairman Drew Chaplin called the October 12, 2021 regular meeting to order at 6:00 p.m.

APPROVAL OF MINUTES AND INVOCATION:

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

Chairman Chaplin asked Commissioners if any changes needed to be made to the September 14, 2021 meeting minutes. There being no changes, Mr. Moses 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-2021-31 Request to rezone from NC-6.2 Neighborhood Conservation-6.2 to CBD Central Business District the parcel located at 517 West Sumter Street, identified as Florence County Tax Map Number 90072-07-001.

Chairman Chaplin read the introduction to PC-2021-31. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Ms. Hines stated the Board had no choice but to deny due to this being spot zoning.

There being no one to speak for or against the request, and no other questions for staff, Chairman Chaplin called for a vote. Ms. Hines moved to deny the rezoning request as submitted. Ms. Gregg seconded the motion to deny, and the motion passed unanimously (7-0).

PC-2021-32 Request to rezone from AC Activity Center to CG Commercial General the parcel located at 1926 Second Loop Road, identified as Florence County Tax Map Number 90029-02-002.

Chairman Chaplin read the introduction to PC-2021-32 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked staff if the CG zoning district allowed liquor and alcohol sales. Mr. Cassidy said it does. Chairman Chaplin expressed concern over the parcel's proximity to residential areas. Mr. Dudley stated the former zoning district of B-2 is similar to the current AC under the *Unified Development Ordinance*. Mr. Cassidy stated a salon or other personal service uses would be allowed in AC, but not a liquor store. Staff was asked if any member of the public had reached out to express concern with the zoning request. Mr. Cassidy stated he received a telephone call from a neighbor who was opposed to the rezoning.

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

Mr. Joe Sowell, the applicant, spoke in favor of the request outlining the economic reasons he is seeking the rezoning. He mentioned there are areas around his parcel, specifically the Food Lion strip mall on Second Loop, which has a liquor store and is in the immediate vicinity of residential parcels. The Chairman thanked Mr. Sowell for appearing and expressed solidarity with his economic hardships.

Chairman Chaplin asked staff if this rezoning would be considered spot zoning. Mr. Dudley stated the request is borderline spot zoning, he also mentioned the limited square footage of the parcel is not conducive to a CG zoning. Ms. Gregg asked if alcohol sales are prohibited within the AC zoning district. Mr. Dudley answered not necessarily but the percentage of sales of alcohol must be less than 50% of the business' total sales. He gave the illustration of a convenience store as being an appropriate use.

There being no further questions for staff and no one else to speak in favor of or against the request, Chairman Chaplin called for a motion. Mr. Moses moved that the request be approved as submitted; Ms. Gregg seconded. The vote to approve was 3 to 3, with Mr. Moses, Ms. Murray, and Mr. Becote voting to approve, and Dr. Lawhon, Chairman Chaplin, and Ms. Gregg voting to deny, and Ms. Hines abstaining from voting.

Because the motion did not get a majority of votes, it failed to pass. Chairman Chaplin then moved to postpone the vote to enable the applicant to discuss his options with the potential buyer. Dr. Lawhon seconded the motion to postpone, and the motion passed unanimously (7-0).

PC-2021-33 Request for sketch plan review of a townhouse development to be located at 1290 Celebration Boulevard, identified as a portion of Florence County Tax Map Number 00100-01-155.

Chairman Chaplin read the introduction to PC-2021-33 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no public hearing required, and no questions for staff, Chairman Chaplin called for a motion. Mr. Moses moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (7-0).

OTHER BUSINESS: Mr. Dudley updated the Commissioners on the status of the Comprehensive Plan, explaining that the consultant would be in town on October 27 to meet with the Comprehensive Plan Advisory Committee. He added that staff would provide opportunities for training for commissioners as well.

ADJOURNMENT: There being no other business, Chairman Chaplin adjourned the meeting at 6:42 p.m. The next meeting is scheduled for November 9, 2021.

Respectfully submitted,
Austin Cherry
Office Assistant III

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 9, 2021

AGENDA ITEM: PC-2021-32 Request to rezone from AC Activity Center to CG Commercial General for the parcel located at 1926 2nd Loop Rd, identified as Florence County Tax Map Number 90029-02-002.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Cynthia B. Sowell	90029-02-002

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It was considered at the October 12, 2021 Planning Commission meeting but a decision was deferred and no action has been taken by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning: Activity Center (AC)
Proposed Zoning: Commercial General (CG)
Current Use: Vacant (Formerly Cynthia’s Monograms and More)
Proposed Use: Alcohol Beverage Sales (offsite consumption)

IV. POINTS TO CONSIDER:

- (1) This request to rezone the property from Activity Center (AC) to Commercial General (CG) is being brought back to Planning Commission for further review. The vote on the rezoning request was tied during the Planning Commission meeting on October 12, 2021.
- (2) The property is currently zoned Activity Center (AC), which permits recreation, amusement, and a variety of commercial uses as well as residential uses such as multifamily and live-work units.
- (3) The proposed zoning is Commercial General (CG). The CG zoning district is described by the *Unified Development Ordinance* as “intended to provide for a broad range of retail, restaurant, entertainment, office, institutional, and service uses.”
- (4) Adjacent properties are zoned Activity Center to the north, south, east, and west of the property (Attachment C).
- (5) The Future Land Use Plan designates the property as Commercial Autourban surrounded by Neighborhood Conservation, and the character of the area is that of office, retail, and commercial uses surrounded by single family residential.
- (6) City water and sewer services are currently available.
- (7) According to the applicant, Cynthia’s Monograms and More has been closed since June 2020 due to the Covid-19 pandemic. The building is currently being used as a storage facility for personal items. The reason for the request includes concerns over the annual cost of taxes and insurance, and an inability to sell the property as zoned, although the person with a contract to purchase the property may pursue a salon as a second choice, which is a permitted use in the AC district.

- (8) Planning staff talked to the applicant's husband over the phone on October 27, 2021. Mr. Sowell mentioned that the buyer who has a contract to purchase the commercial property wants to pursue Alcohol Beverage Sales (Offsite Consumption) instead of his 2nd option, a salon.
- (9) The current zoning designation of Activity Center (AC) does not permit Alcoholic Beverage Sales (offsite consumption), which is the first choice of the buyer.
- (10) According to Table 1-2.7.4 Commercial Uses of the City of Florence *Unified Development Ordinance*, a salon is a permitted use in the (CG) Commercial General zoning district as well as the (AC) Activity Center zoning district; however, Alcoholic Beverage Sales (off-site consumption) would only be allowed if the property is rezoned to CG.
- (11) Previous zoning of the property prior to the adoption of the *Unified Development Ordinance* was B-2, Convenience Business District, which allowed similar uses to the current AC zoning designation. The closest CG zoning district is located approximately 2,500 feet to the west at the intersection of Second Loop Road and South Cashua Drive.

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) Property Card
- F) Email response from the applicant
- G) Excel spread sheet of the old zone code (B-2 Convenience Business District that can fit into the AC zoning district)
- H) Table 1-2.7.4 Commercial Uses
- I) Site Photos

PC 2021-32 Attachment A
Vicinity Map 1926 Second Loop Road



Legend
[Red Outline] Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data presented 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. It is without field verification it is at the sole risk of the user.

50 25 0 50 Feet

Date: 9/27/2021



PC 2021-32 Attachment B
Location Map 1926 Second Loop Road

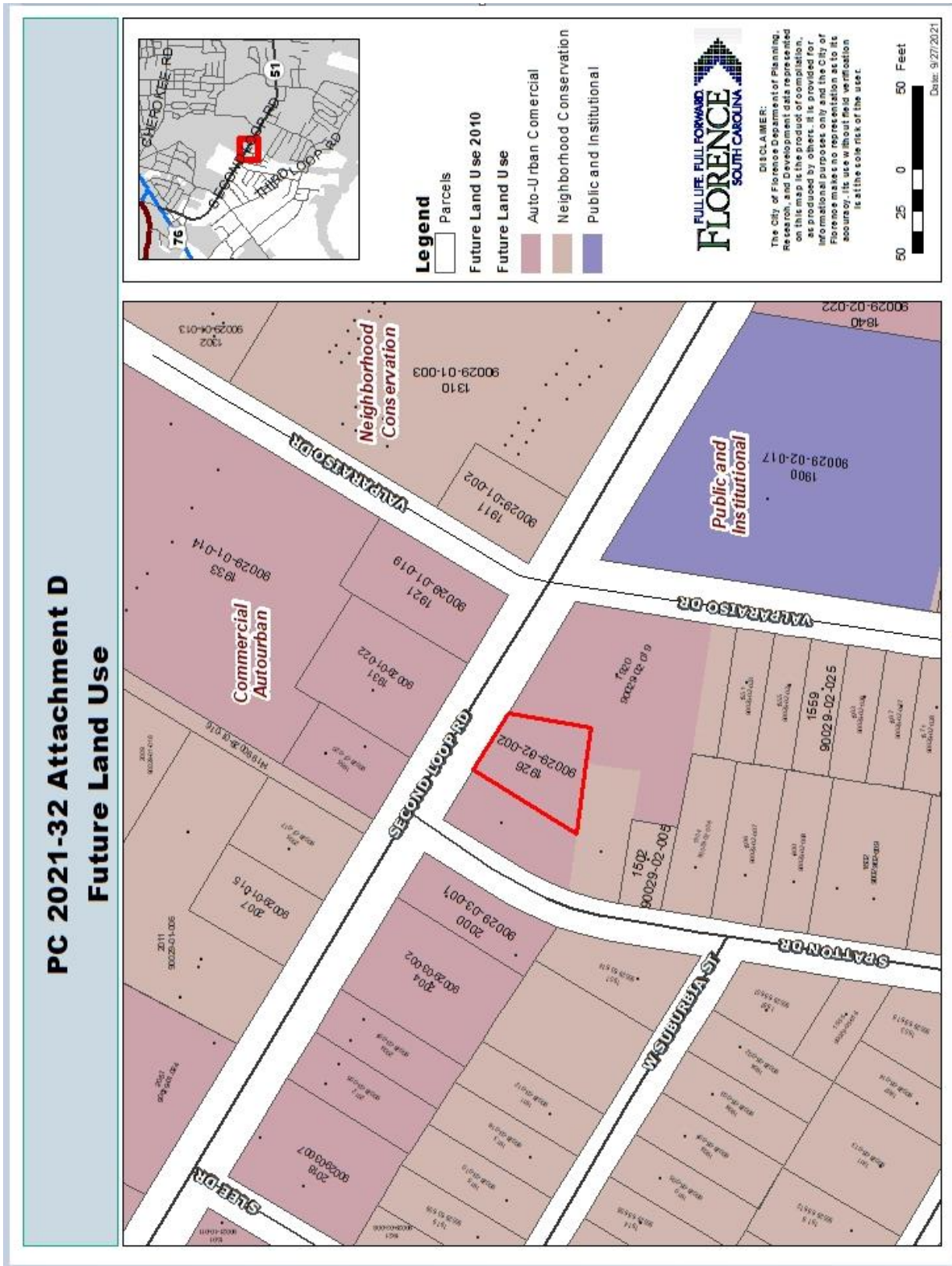


Legend
□ Parcels



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Attachment E: Property Card

Date: Sep 23, 2021	Florence County Taxes Inquiry	Time: 16:08
Map/Block/Parcel 90029 02 002	Property Card File	Year 2017 File
Close This Window		
<p>FLORENCE COUNTY TAX ASSESSOR Property Card Record for MBP: 90029-02-002 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 62462 ----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ----= Number: 01926 Suffix: Street Name: SECOND LOOP Street Suffix: RD SOWELL CYNTHIA B City: FLORENCE State: SC Zip: 00000 0000 530 PARLIAMENT CIR District: 110 Land Class: CI COMMERCIAL IMPROVED FLORENCE SC29501 Legal Desc: 2ND LOOP RD Land Characteristic Selections 01 Topography 1 Level 02 Street 1 Paved 03 Utilities 1 All Public Utilities 04 Fronting Traffic 5 Heavy 05 Ownership 1 Private L A N D Lots: Eff Frontage: 102 Eff Depth: 140 L A N D Square Feet: Primary Site 14,433 ----- C O M M E R C I A L MBP: 90029-02-002 BUILDING ID#: 001 SUFFIX#: 000 Category: 312 DISCOUNT STORES Yr.Built: 1973 Area Sq.Ft: 2,128 Improvement Cost with Additions: 56,002.16 Yard/Other Bldg Values: 1,365.39 Total Buildings Value: 57,367.55 ----- --- Totals for MBP --- # Buildings: 1 Building Value: 57,367.55 Land Market Value: 86,598.00 Market Acres: .00 Use Acres: .00 Land Use Value: .00 Bld/Land Use Total: 57,367.55 Bld/Land Mar.Total: 143,965.55 6% Bld Value: 57,367 # of 6% Blds: 1 Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0 Transfer Date: 05/14 DEED Book: B522 Page: 1546 Sales Price: 145,000</p>		

Attachment F: Email response from the applicant

Re: Questions about 1926 2nd Loop Rd potential rezoning

JS Joe Sowell <jsowell09@gmail.com>
To: Alfred Cassidy; Cynthia Sowell

↩ Reply
↩ Reply All
→ Forward
⋮

Wed 9/22/2021 1:00 PM

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments

1. What is the current use of the property? It is Vacant. I have some personal items there that I am just storing inside the property.
2. Is the property currently vacant? Yes
 - a. If so, how long has the property been vacant? June 2020
 - b. If the property is currently vacant, what was the previous use before the property became vacant? I used the property for a retail store and monogramming.
3. Why do you want the property to be rezoned? I had to close my business during Covid because of not being able to be open. The annual cost of Taxes and Insurance is a burden to me. I have a contract to sell the property and if it is rezoned then the sale of the property can move forward. If the rezoning does not go through I will not be able to sell the property and I will continue to have this burden.
4. I see on your rezoning application, you mentioned that the proposed rezoning of the property will be used for alcoholic beverage sales (offsite consumption), so if rezoning is approved, will the proposed use be a liquor store?
The current Zoning of the property restricts many things. The individual that I have a contract with does intend to remodel the storefront to be a more modern look. The entire lot would be paved with asphalt and really make the property look inviting. His first plan was to use this property for a Liquor store.. But with the zoning as it is his second choice was to open a Salon that also offered massages. This however is also prohibited with the current zoning.

Please call if you have any further questions.

Cynthia Sowell/Joe Sowell

Attachment G: Excel spread sheet of the old zoning designation uses that are allowed in the AC zoning district

F	G
Properties that are permitted in the Activity Center (AC) zoning district	Old zoning designation B-2 Convenience Business District
Commercial Retail (Business Services; Personal Services; Shopping Centers)	Sector 44-45: Retail Trade
General Professional/ Medical Office	Food stores
Restaurant, No Drive-In or Drive-Through	Health & Personal care *
Overnight Accommodations(hotels, motels, commercial inns)1	Gasoline stations
	Clothing & accessory stores
	Sporting goods, Hobbies, Books, & Music
	General Merchandise, except pawn shops & flea markets
	Miscellaneous retail
	Florists
	Used merchandise, except pawn shops & flea markets
	Sector 48-49: Transportation Warehousing
	Scenic & Sightseeing Transportation
	U.S. Postal Service
	Couriers & Messengers
	Sector 51: Information
	Publishing Industries
	Motion pictures & Sound Industries
	Motion picture theaters
	Broadcasting & Telecommunications
	Info. Services & Data Processing
	Libraries
	Sector 52: Finance & Insurance
	Banks
	Credit Intermediation
	Security & commodity contracts, financial investments
	Insurance Carriers & related activities
	Funds, Trust, & other financial vehicles
	Sector 53: Real Estate & Rental & Leasing
	Real Estate
	Video tape rental
	Sector 53: Real Estate & Rental & Leasing
	Professional, Scientific, Technical Svcs
	Legal services
	Engineering, accounting, research management & related services
	Tax return prep. Service
	Sector 54: Professional, Scientific, Technical Services
	Photographic studios, portraits
	Sector 55: Management of Companies and Enterprises
	Mgmt. Of Companies and Enterprises
	Sector 56: Administrative and Support and Waste Management and Remediation Services
	Administrative & support services
	Landscape services
	Sector 62: Health Care and Social Assistance
	Ambulatory Health Care Services
	Home health care services
	Nursing & residential care facilities
	Community Care for Elderly
	Individual & Family Social Services
	Day care services
	Sector 71: Arts, Entertainment, and Recreation
	Performing Art Companies
	Museums, Historical sites, & Similar Institutions
	Sector 72: Accommodation and Food Services
	Eating Places
	Sector 81: Other Services (except Public Administration)
	Other Repair (Sec. 3.13)
	Shoe repair, shoe shine shops
	Personal Care Services
	Coin operated laundries/dry cleaning
	All other personal services
	Sector 92: Public Administration
	Executive, legislative, & general govt.
	Police Protection
	Fire Protection
	Administration of human resources
	Ad. of environ. Quality & housing prog
	Administration of economic programs

Set out in **Table 1-2.7.4, Commercial Uses** in which commercial uses are allowed in each zoning district.

Table 1-2.7.4 Commercial Uses														
Land Use	Zoning Districts													
	Residential					Business & Commercial			Mixed-Use			Industrial	Agricultural & Open Space	
	RE	RS	RG	RU	NC	CR	CA	CG	CBD	AC	DS	IL	IH	OSR
Commercial Uses														
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	C	C	P	-	-	-
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	P
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	P
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-
Brewpub	-	-	-	-	-	-	-	C	C	C	C	-	-	-
Micro-brewery	-	-	-	-	-	-	-	C	C	C	C	C	C	-
Micro-distillery	-	-	-	-	-	-	-	C	C	C	C	C	C	-
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-
Overnight Accommodations(hotels, motels, commercial inns) ¹	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Commercial Retail (Business Services; Personal Services; Shopping Centers)	-	-	-	-	-	C	C	P	P	P	P	C	C	-
Fueling Station / Car Wash	-	-	-	-	-	-	-	C _s	-	C _s	-	C _s	C _s	-
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	C _s	-
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-
Restaurant; No Drive-In or Drive-Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-
Restaurant; Drive-In or Drive Through	-	-	-	-	-	-	-	P _s	-	SE _s	-	P _s	-	-
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-
Mobile Food Vendor	-	-	-	-	-	-	-	C	C	C	C	C	C	C
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-
Tattoo Facilities	-	-	-	-	-	-	-	C	-	-	-	-	-	-
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-

RE (Estate Residential), RS (Suburban Residential), RG(General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), - (Prohibited)

Attachment I: Site Photos



Front of the property (1926 Second Loop Road)



Left side of the property; Right side of the property



Rear of the property

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: November 9, 2021

AGENDA ITEM: PC-2021-34 Request to zone NC-15, pending annexation, the parcel located at 2468 Parsons Gate and specifically identified as Florence County Tax Map Number 01221-01-323.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Babubhai Patel	01221-01-323

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: Neighborhood Conservation-15 (NC-15)
Current Use: vacant lot
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot meets the dimensional requirements of the NC-15 zoning district per the City of Florence *Unified Development Ordinance*.
- (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 NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential. Lots in the County are unzoned. Lots in the City are zoned NC-15.
- (6) Future Land Use of the parcel is Residential Autourban. Adjacent single-family properties are also designated as Residential Autourban.
- (7) City water and sewer services are currently available.
- (8) City staff recommends the parcel be zoned Neighborhood Conservation-15 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

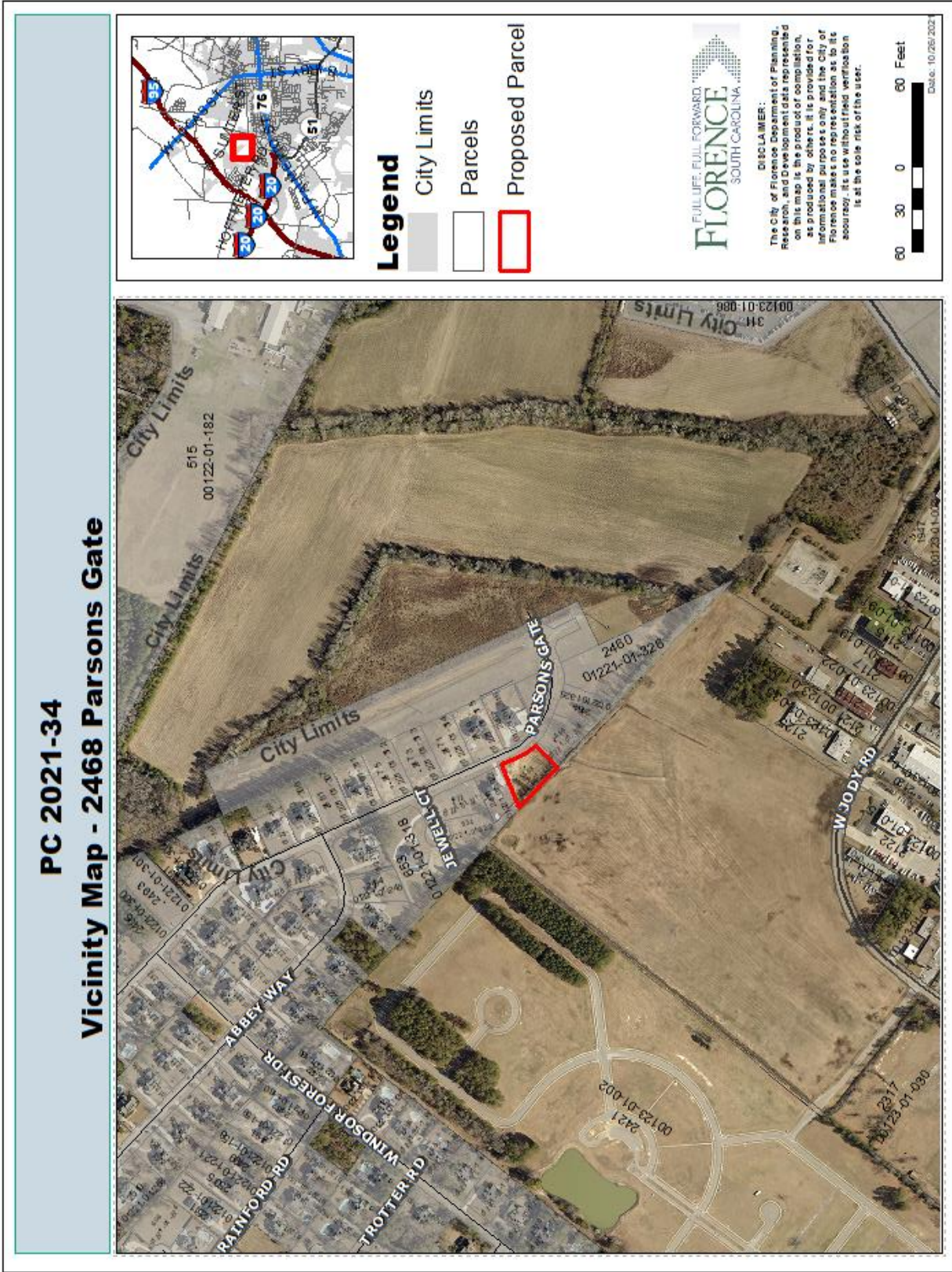
VI. OPTIONS:

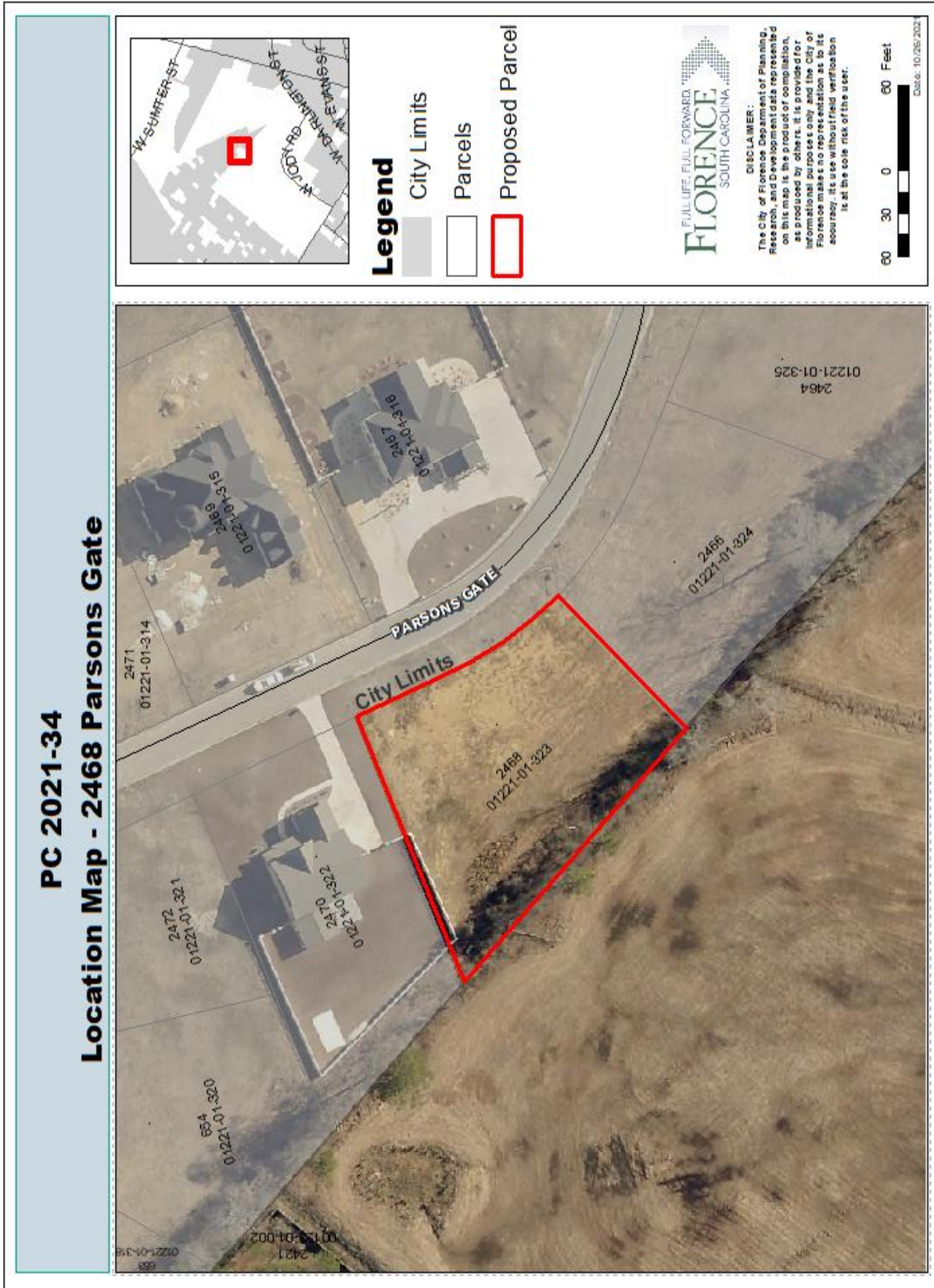
Planning Commission may:

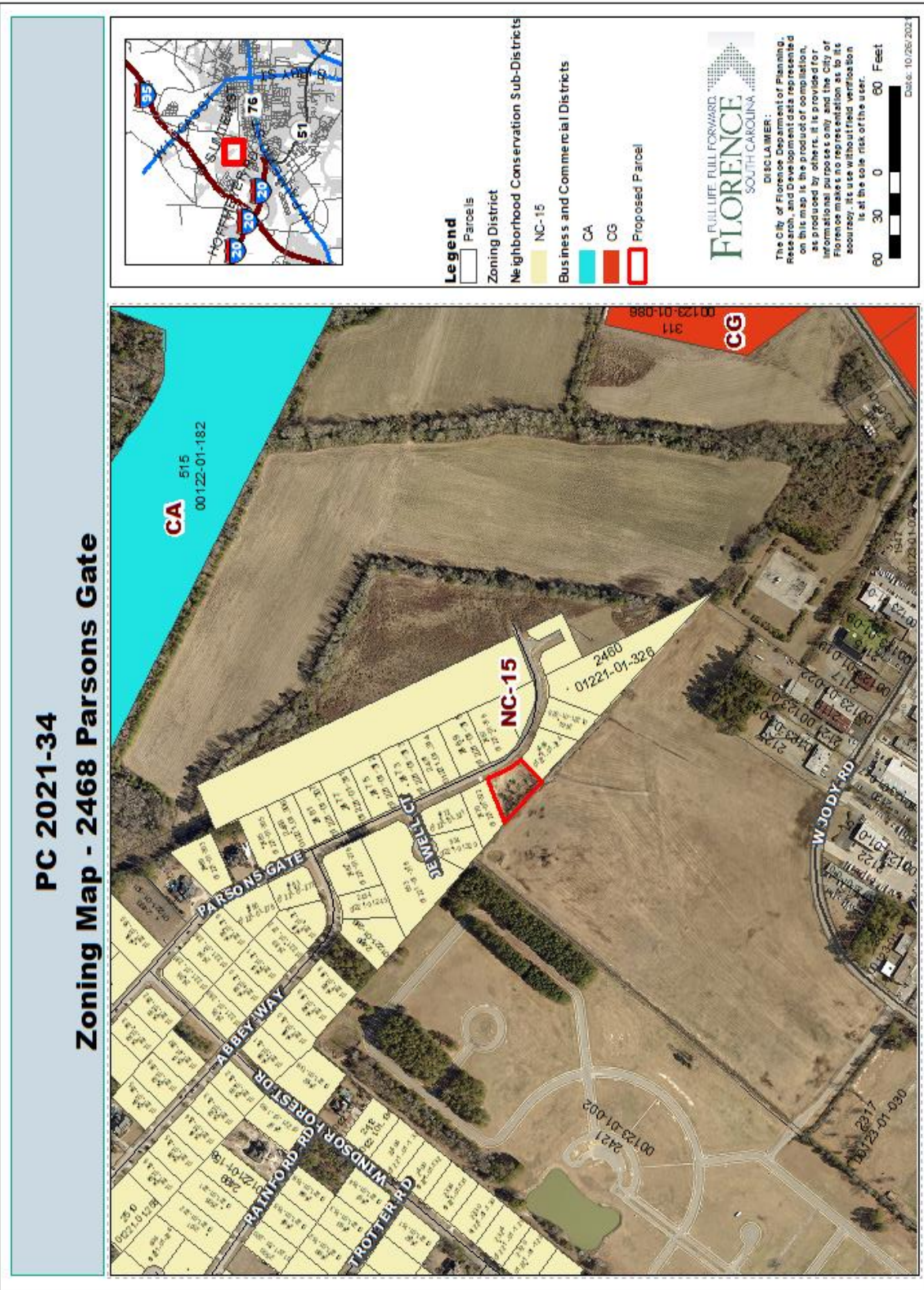
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

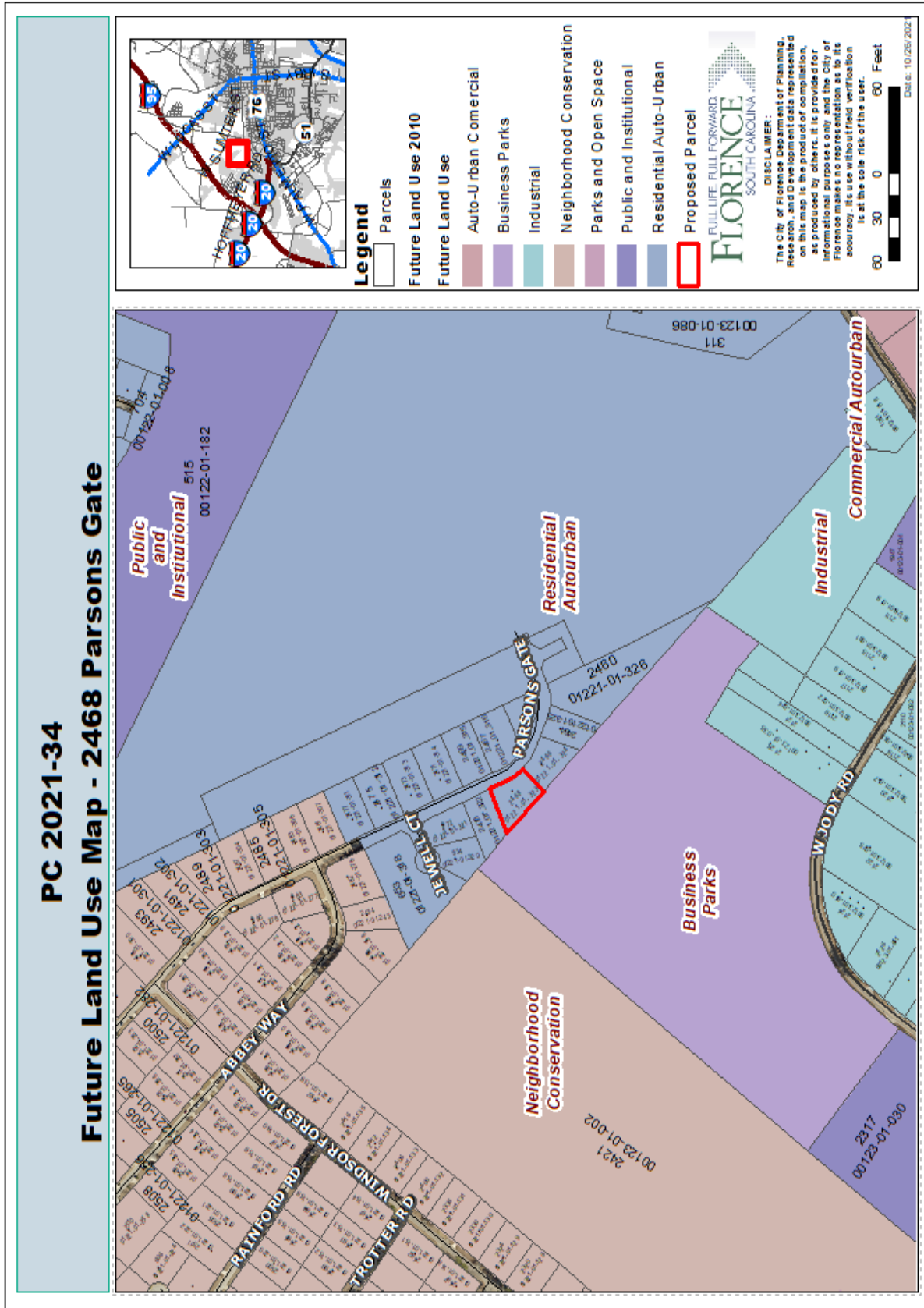
VII. ATTACHMENTS:

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









Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION

DATE: November 9, 2021

AGENDA ITEM: PC-2021-35 Consideration of the abandonment of the City of Florence’s interest in the undeveloped portion of public right-of-way for South Honey Hill Drive located behind 1911 through 1923 Hayden Court.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City of Florence Right of Way, specifically a portion of an unopened and undeveloped portion north of South Honey Hill Drive. The property is bounded on the North by 626 & 704 Ansley Street; Sidney Avenue to the South; 707 & 706 Wimbledon Avenue, Wimbledon Avenue proper, and 707 Sydney Avenue to the West; and Sydney Avenue proper to the East.

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. POINTS TO CONSIDER:

- (1) The request was made by the property owner of 1915 Hayden Court and supported by the other nine adjoining property owners. The property will be divided amongst seven of the adjacent property owners as shown on the proposed plat (Attachment D). Two of the adjacent property owners have written letters forfeiting their claim to the proposed subdivision of land.
- (2) This portion of right-of-way is undeveloped and unopened land between Malden Drive and South Honey Hill Drive. Two residential lots on Ansley Drive prohibit any future connection of the two roads.
- (3) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. Engineering is currently investigating if any active utility lines are located within the right-of-way. If utilities are present, the City will require an easement for any future maintenance.
- (4) If the right-of-way is abandoned by the City, the property can be conveyed to the seven adjacent property owners, thus placing the right of way into private ownership.

IV. STAFF RECOMMENDATION:

City Staff recommends abandonment of the City’s portion of the land once intended to be South Honey Hill Drive as it allows private ownership of an undeveloped right-of-way.

V. OPTIONS:

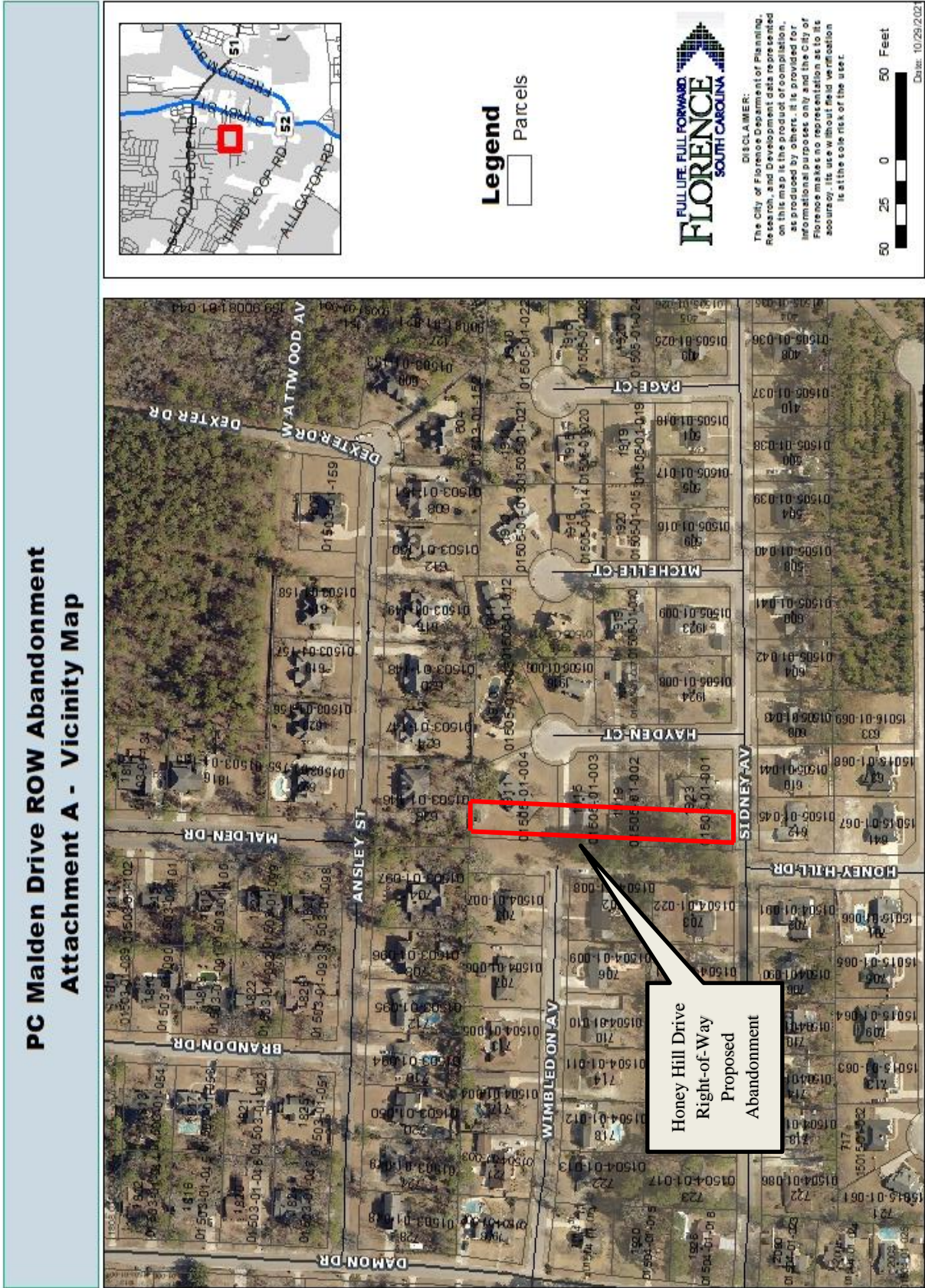
Planning Commission may:

- (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.
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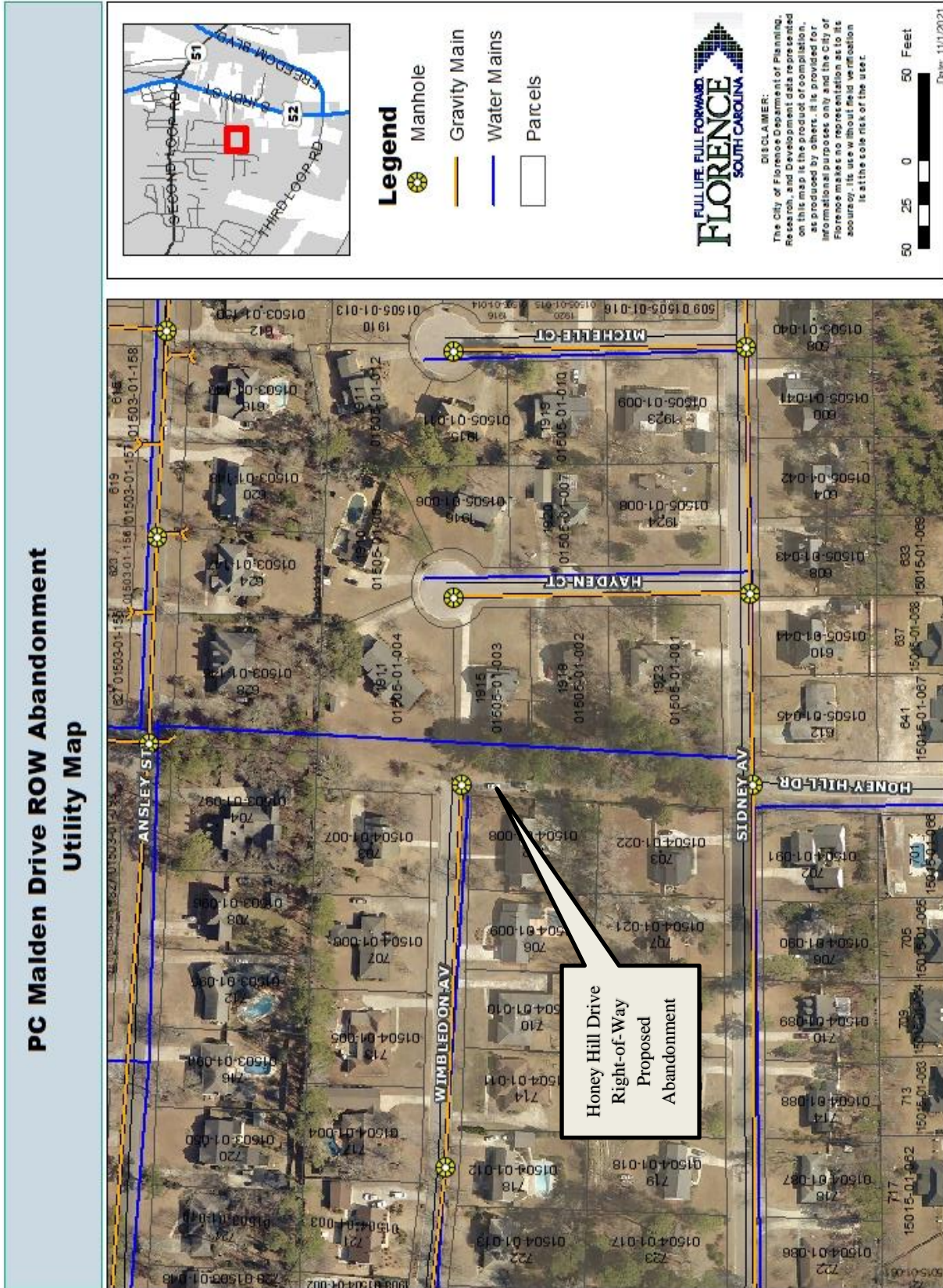
VI. ATTACHMENTS:

- (A) Vicinity Map
- (B) Location Map
- (C) Utility Map
- (D) Proposed Summary Plat
- (E) Site Photos

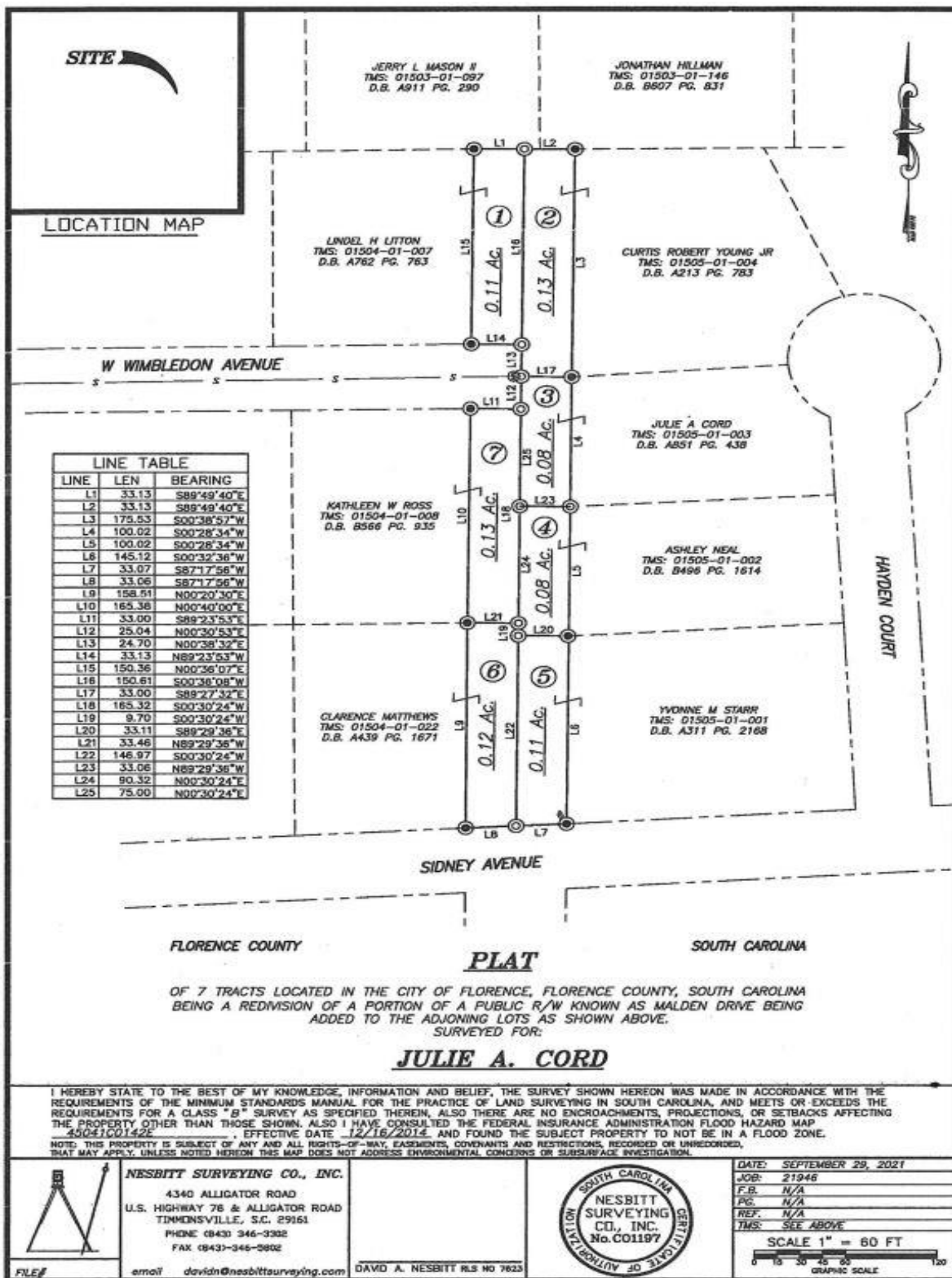
Attachment A: Vicinity Map







Attachment D: Proposed Summary Plat



Attachment E: Site Photos



End of Wimbledon Avenue (Right-of-Way to North(left) and South(right))



From Wimbledon Avenue facing North (Driveway of 702 Wimbledon Avenue to South)



Facing North (Right-of-Way Ends at Wooden Fence in Background)