

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, DECEMBER 12, 2023 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on November 14, 2023

- IV. Approval of 2024 Meeting Calendar**

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

PC-2023-34 Request to zone NC-15, pending annexation, the property located at 233 North Lakewood Drive and specifically identified as Florence County Tax Map Number 90008-01-003.

- VI. Matter for Discussion**

Formation of a committee to address riparian buffer requirements in the *Unified Development Ordinance*.

- VII. Adjournment** Next regular meeting is scheduled for January 9, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
NOVEMBER 14, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Shelanda Deas, Charles Howard, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Xavier Sams

MEMBER ABSENT: Betty Gregg

STAFF PRESENT: Clint Moore and Derek Johnston

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

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

APPROVAL OF MINUTES:

Chairman Chaplin asked Commissioners if any changes needed to be made to the October 10, 2023 meeting minutes. There being no changes or discussion, Mr. Keith moved to approve the minutes, Dr. Lawhon seconded, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-32 Request to rezone 1110 Oakland Avenue from NC-6.1 to NC-6.3, specifically identified as Florence County Tax Map Number 90114-08-004.

Chairman Chaplin read the introduction to PC-2023-32, then asked Mr. Moore for the staff report as submitted to Planning Commission. He pointed out that it is in the Oakland Avenue corridor which has a mixture of zoning districts and uses. Housing authority housing is to the rear of the property. The purpose of the rezoning request is to allow it to be redeveloped as a townhouse with four units.

There being no questions for staff, Chairman Chaplin opened the public hearing. Mrs. Gina Tanner, the applicant, spoke in favor of the request. She explained that she lives in California, but her extended family lived in Florence when she was a child, and she has a desire to restore Florence to the way she remembers it. Mr. Moses asked if the units would be rentals or for sale; Mrs. Tanner said they would be for sale. They would be two bedroom, two bathroom units.

Xavier Sams arrived

Ms. Deas commented that she liked the look of these townhouses.

Chairman Chaplin said they always want to consider how a proposal affects the neighbors and asked staff if they've heard from the neighbors regarding the request; Mr. Moore said that staff hasn't received any calls about this request. Chairman Chaplin continued that having these as affordable owner-occupied properties was very attractive.

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. Howard moved to approve the rezoning request; Dr. Lawhon seconded, and the motion passed unanimously (7-0).

PC-2023-33 Request to amend the Jeffries Creek Overlay District and floodplain development ordinances.

Chairman Chaplin read the introduction to PC-2023-33, then asked Mr. Moore for the staff report as submitted to Planning Commission. He explained that the City was ahead of the state in adopting the model floodplain ordinance but have discovered a few discrepancies between the state floodplain ordinance and the local one. It was highly recommended that we conform with the changes to protect the City's ISO rating with FEMA. He went through the recommendations as indicated in the staff report.

He explained that the City wants to daylight (bring out from underground) the portion of Gully Branch that is on the end of Timrod Park, and we could not do that without the amendments. The intent is to allow certain activities to occur while protecting the overall health of streams.

The further amendments suggested provide options for homeowners to make minor changes to their property in a timely manner.

Dr. Lawhon asked about Gully Branch. He asked if they could go further to protect properties off Wisteria Drive and if there was a way to address the contamination of Gully Branch and Jeffries Creek. Mr. Moore said that this is giving staff reasons to look at the ordinance more closely. The riparian buffers were developed back in 2008, but there's been a lot of development since then.

There being no other questions for staff, Chairman Chaplin opened the public hearing. Ms. Lyles Cooper spoke in favor of the request. She would like to have a committee reconsider the riparian buffer requirements and look at better ways to protect the waterways and existing residents.

Mr. Howard agreed that the staff and Commission are limited in what they can do to protect waterways and property owners with the way the ordinance is worded, and the code needs to be updated to be more protective. Dr. Lawhon agreed that the restrictions are woefully inadequate, and they need to be looked at sooner rather than later.

Mr. Moore said staff would be happy to work with a smaller committee to develop changes to the code. He recommended that staff start researching other municipalities in South Carolina and maybe Georgia, and work with Planning Commission to develop a subcommittee to look at and integrate those changes into the existing ordinance.

Dr. Lawhon asked what would happen if an applicant came forward and wanted to get something approved with the rules as they are now; he wants to know what the City can do to keep people from trying to beat the changes.

Mr. Moore said that City Council would need to officially put a hold on permits while waiting for changes to be made to the code. It takes at least 4 months to get a project approved. He would deal with it as it comes up. Mr. Howard agreed.

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. Howard moved to approve the amendments; Mr. Keith seconded, and the motion passed unanimously (7-0).

OTHER BUSINESS: Shelanda Deas recommended that Mrs. Tanner reach out to the neighbors regarding her townhouse proposal. At Mr. Keith’s suggestion, Chairman Chaplin officially welcomed Shelanda Deas to the Commission.

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Ms. Sams moved to adjourn; Mr. Keith seconded the motion, and the motion passed unanimously (7-0). Chairman Chaplin adjourned the meeting at 6:47 p.m. The next regular meeting is scheduled for December 12, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
2024 MEETING SCHEDULE**

2024 Planning Commission Meeting Schedule – second Tuesdays

January 9	April 9	July 9	October 8
February 13	May 14	August 13	November 12
March 12	June 11	September 10	December 10

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: December 12, 2023

AGENDA ITEM: PC-2023-34 Request to zone NC-15, pending annexation, the parcel located at 233 North Lakewood Drive and specifically identified as Florence County Tax Map Number 90008-01-003.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Alvin and Loretta Hicks	90008-01-003

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: R-1 (County)
Proposed Zoning: Neighborhood Conservation-15 (NC-15)
Current Use: Single-Family Detached Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned R-1. There is a single family house on the lot.
- (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 zoned R-1; lots in the City are zoned NC-15.
- (6) The 2010 Future Land Use map designates the area as Commercial Auto-Urban, but the 2020 Future Land Use Map designates the parcel as Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation on the newest map.
- (7) City water and sewer services are currently available; there is no cost to extend utilities.

- (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.

V. OPTIONS:

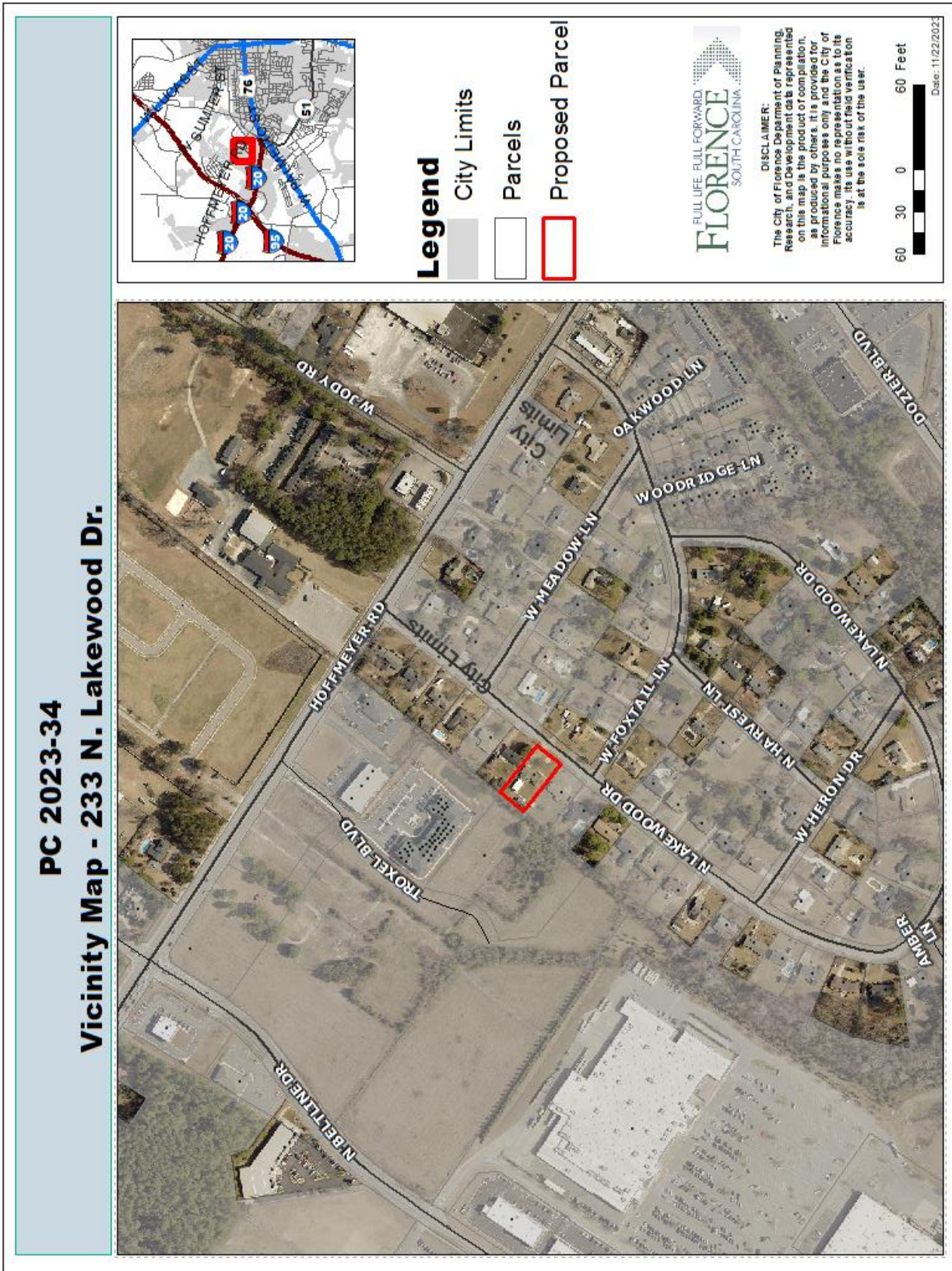
Planning Commission may:

- (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.

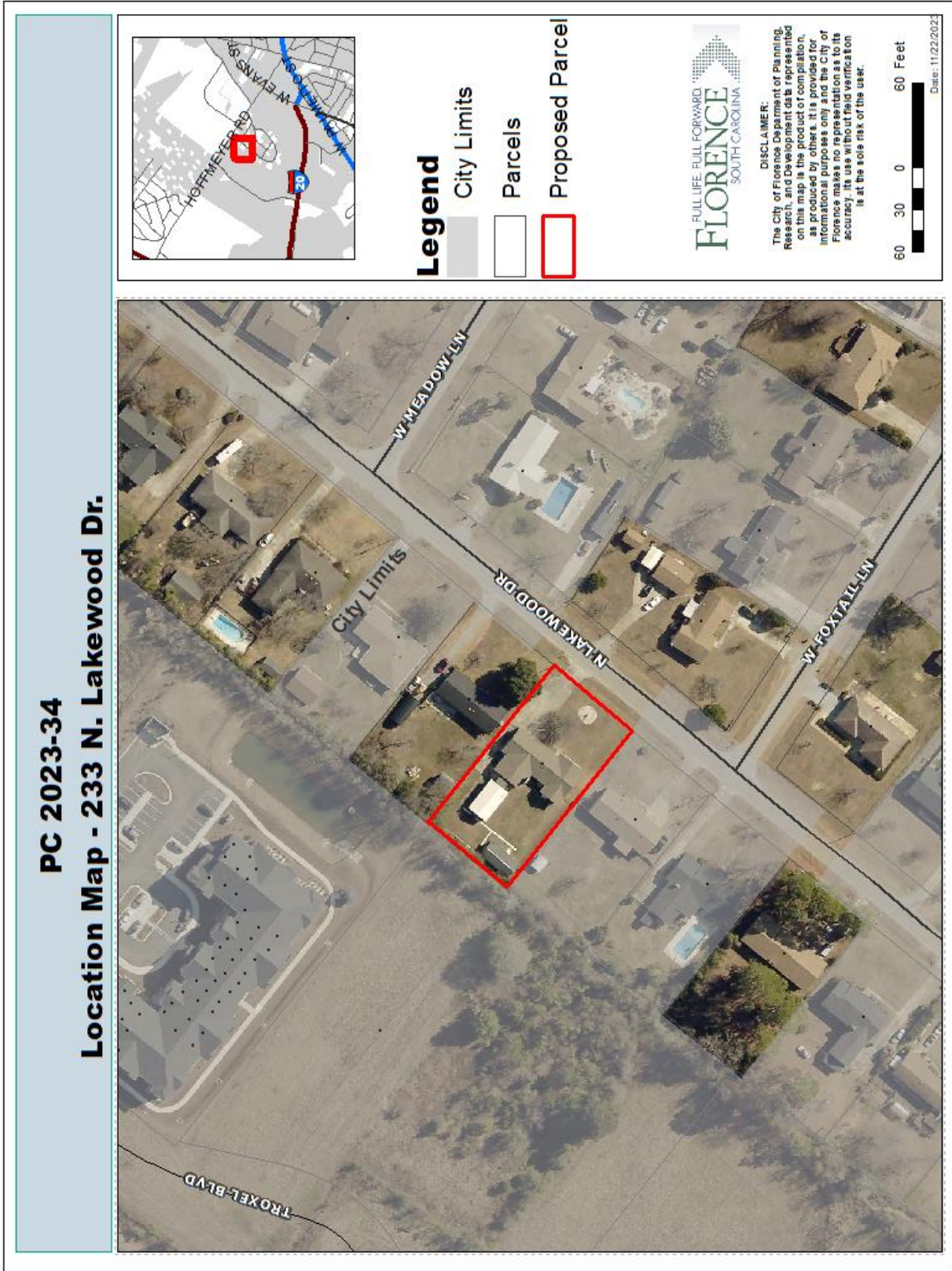
VI. ATTACHMENTS:

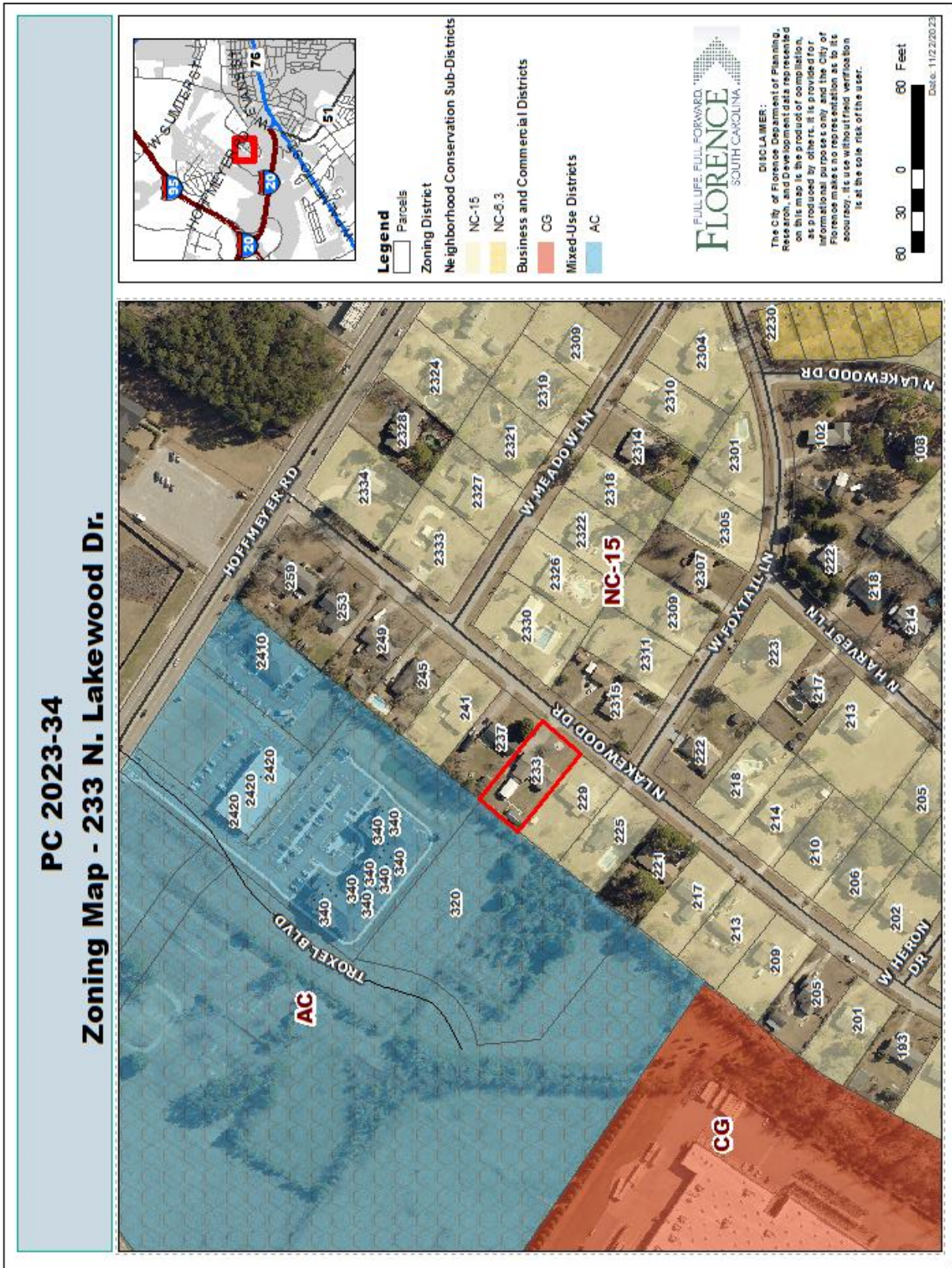
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) 2010 Future Land Use Map
- E) 2020 Future Land Use and Character Map
- F) Site Photo

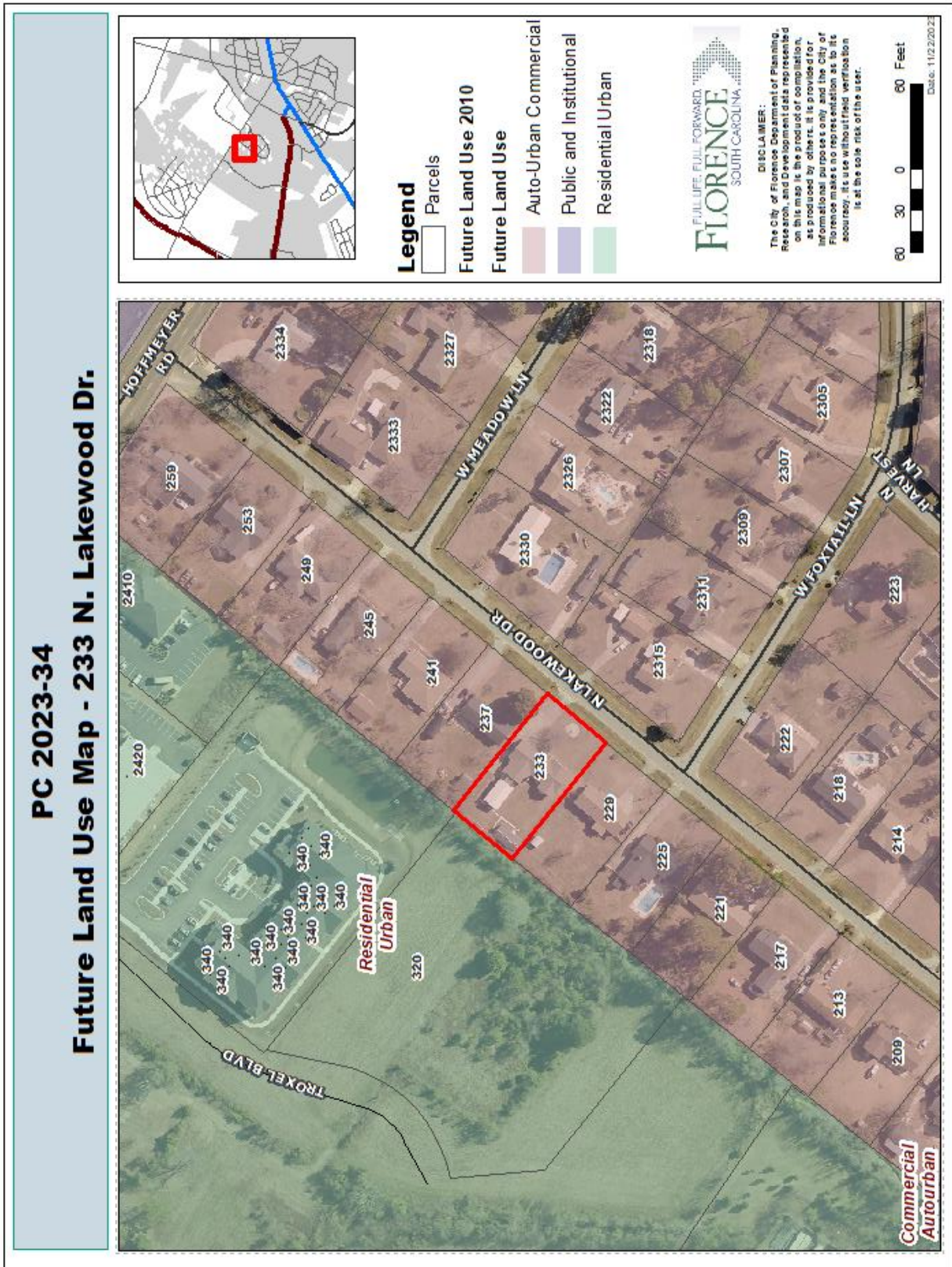
Attachment A: Vicinity Map



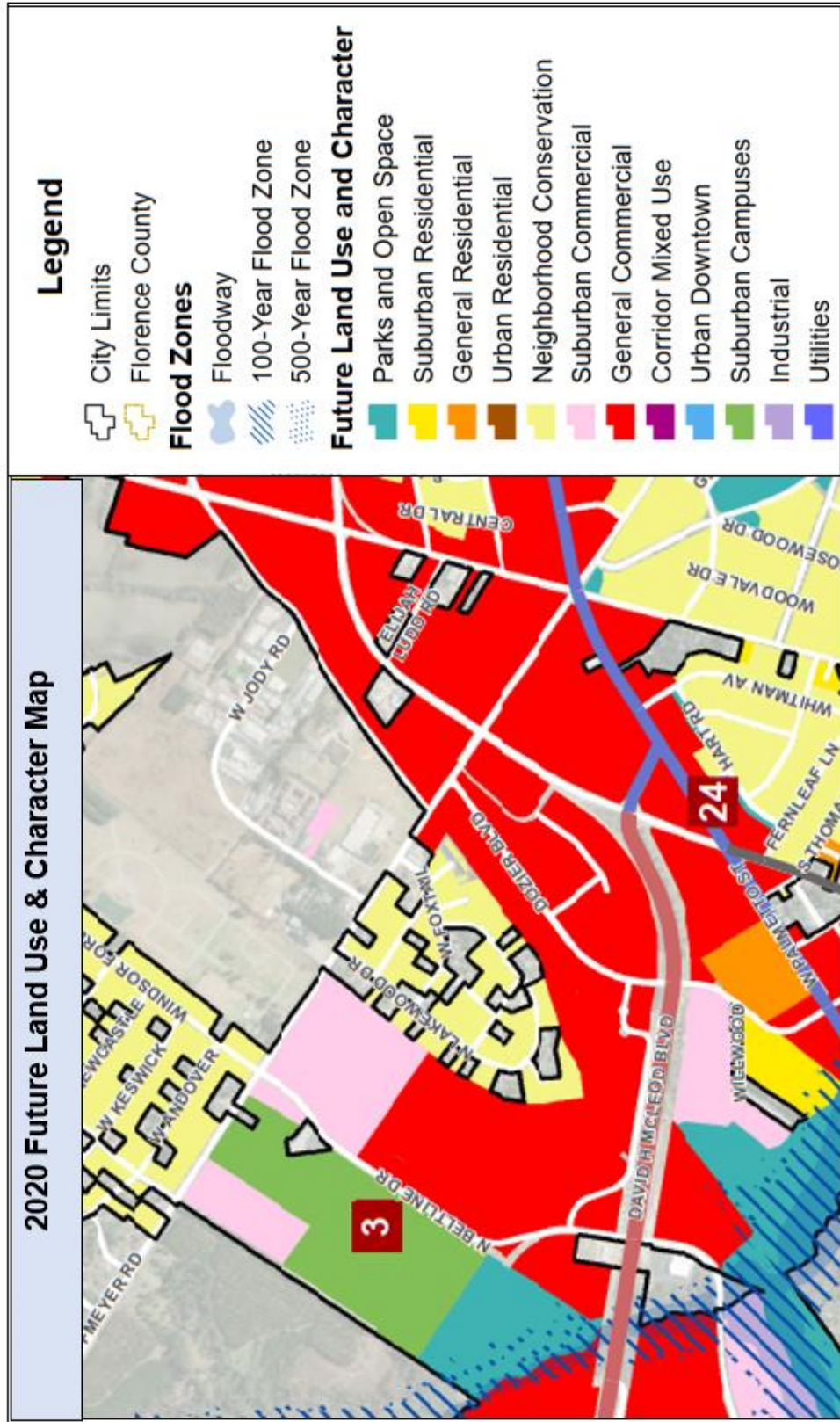
Attachment B: Location Map







Attachment E: 2020 Future Land Use and Character Map



Attachment F: Site Photo

