

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
DECEMBER 13, 2022 AGENDA**

I. Call to Order

II. Invocation

III. Approval of Minutes Regular meeting on November 8, 2022

IV. Approval of 2023 Meeting Dates

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

V. Public Hearing and Matter in Position for Action

PC-2022-39 Request to zone NC-6.1, pending annexation, the parcel located at 925 West Sumter Street and specifically identified as Florence County Tax Map Number 90060-07-002.

VI. Public Hearing and Matter in Position for Action

PC-2022-40 Request to zone DS, pending annexation, the parcel located at 825 South Church Street and specifically identified as Florence County Tax Map Number 90105-01-007.

VII. Public Hearing and Matter in Position for Action

PC-2022-41 Request to zone OSR, pending annexation, the parcel located at 833 South Church Street and specifically identified as Florence County Tax Map Number 90105-01-018.

VIII. Public Hearing and Matter in Position for Action

PC-2022-43 Request to consider the abandonment of a sewer line and easement located on South Cashua Drive, identified as Florence County Tax Map Number 00100-01-159.

IX. Public Hearing and Matter in Position for Action

PC-2022-44 Request to consider the abandonment of City right-of-way located on Power Street, identified as being on the north side of Florence County Tax Map Number 00147-01-072.

X. Adjournment Next meeting is scheduled for January 10, 2023

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
NOVEMBER 8, 2022 MINUTES

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Robby Hill, Dorothy Hines, Charles Howard, Jerry Keith, Jr., Mark Lawhon, and Bryant Moses

MEMBERS ABSENT: Vanessa Murray

STAFF PRESENT: Clint Moore, Jerry Dudley, Derek Johnston, Alane Zlotnicki, and Bryan Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:02 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 11, 2022 meeting minutes. There being no changes, Mr. Hill moved to approve the minutes, Ms. Gregg seconded the motion, and the motion passed unanimously (8-0).

PUBLIC HEARINGS AND MATTERS 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

Chairman Chaplin read the introduction to PC-2022-33 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. He asked why the request on the annexation of the north side of the lake did not go to City Council back in 2021; she said that it was withdrawn to give the developer more time to organize the remainder of the request, and that was why it was before them today.

There being no other questions for staff, Chairman Chaplin opened the public hearing. Delores Pace asked why the meeting was held today because it's an election day and could it be rescheduled to accommodate people who couldn't make it. Chairman Chaplin agreed with her but reminded her that the polls opened at 7 am and were open until 7 pm. He understands that poll workers couldn't make it regardless. He suggested she contact the mayor or city manager or city planning staff.

He asked if anyone wanted to speak in favor. Tony Moore spoke as the developer. He said the delay in taking it to City Council was because they were trying to determine how many lots they could have and it was neater to take it all to City Council at one time, but now they are ready. They are looking at 170 to 180 lots with walking trails. Clint Moore commented that property owners must petition to annex, so this annexation won't affect people's taxes. Also, they expect that this will help with water and sewer issues. Mr. Moses asked about the Lake Oakdale dam. Tony Moore explained that they've spent \$80,000 to pass the inspections on the dam, which is owned by the Lake Oakdale Association, not the City.

There being no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard asked which other zonings were permitted; staff explained that the RG-2 designation would allow smaller lots, but the developer wanted to construct only single family houses. Mr. Dudley clarified that based on the sketch plans staff has seen, the developer is including small single family lots and open space. When asked if there was any multi-family style housing in the area, Mr. Dudley said that there are townhouse style houses by the lake.

Dr. Lawhon moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (8-0).

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

Chairman Chaplin read the introduction to PC-2022-34 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission, regarding approval thresholds, security measures, and application fees.

Chairman Chaplin asked if the commissioners had any questions for staff. Dr. Lawhon asked how staff would handle people who already have the security bars in place. Mrs. Zlotnicki said that it would be “grandfathered” in, and this policy will affect future proposals. Mr. Moses clarified that the requirement doesn’t preclude security doors; she explained that it references security bars over the outside of windows.

Mr. Keith asked about the rear windows and doors; she clarified that they probably could secure them but just need Board approval to do so.

There being no other questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak either for or against the request, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Dr. Lawhon seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-35 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. There being no questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak either for or against the request, and no questions for staff, Chairman Chaplin closed the public hearing and called for a motion. Mr. Hill moved that the request be approved as submitted; Ms. Hines seconded, and the motion passed unanimously (8-0).

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.

Chairman Chaplin read the introduction to PC-2022-36 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He explained that the next three requests were all previously approved, but the vested rights for them expired after two years in keeping with local and state codes. If construction does not begin within two years, the developer can extend vested rights for up to seven years total. These three requests are putting fresh eyes on previously approved plans.

He presented the Spring Haven Phases VI and VII sketch plan as submitted.

Chairman Chaplin asked if the commissioners had any questions for staff. Mr. Keith asked for clarification of the phases on the sketch plan. Mr. Johnston pointed out where the phases were divided on the plan.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for discussion and a motion. Dr. Lawhon moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

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

Chairman Chaplin read the introduction to PC-2022-37 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. They asked the engineer, Bob Weaver, to address the size of the cul-de-sac. He said it met the standards and that their plan was to preserve as many of the trees as possible. Clint Moore said that the bufferyard requirement was in the Planned Development plan.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for discussion and a motion. Dr. Lawhon moved that the request be approved as submitted; Mr. Hill seconded, and the motion passed unanimously (8-0).

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

Chairman Chaplin read the introduction to PC-2022-38 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission, explaining that this was for phases 2, 3, and 4.

Chairman Chaplin asked if the commissioners had any questions for staff.

There being no questions for staff and no public hearing required, Chairman Chaplin called for discussion and a motion. Mr. Howard moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (8-0).

ADJOURNMENT: Mr. Dudley announced that he was going to be the Utilities Director and that Clint Moore would be the Planning Director going forward. There being no other business, Chairman Chaplin adjourned the meeting at 6:50 p.m. The next meeting is scheduled for December 13, 2022.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: December 13, 2022

AGENDA ITEM: PC-2022-39 Request to zone NC-6.1, pending annexation, the lot located at 925 West Sumter Street and specifically identified as Florence County Tax Map Number 90060-07-002.

I. IDENTIFYING DATA:

Owners	Tax Map Number
Leroy and Janet Brown	90060-07-002

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-3A (County)
Proposed Zoning: Neighborhood Conservation-6.1 (NC-6.1)
Current Use: Single-Family Residence
Proposed Use: Single-Family Residence

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned R-3A, a single family residential district.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.1 District. The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The lot meets the dimensional requirements of the NC-6.1 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-6.1 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, and those in the City limits are also zoned NC-6.1.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single family properties are also designated as Neighborhood Conservation.
- (7) City water and sewer services are available.

- (8) City staff recommends the parcel be zoned Neighborhood Conservation-6.1 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:

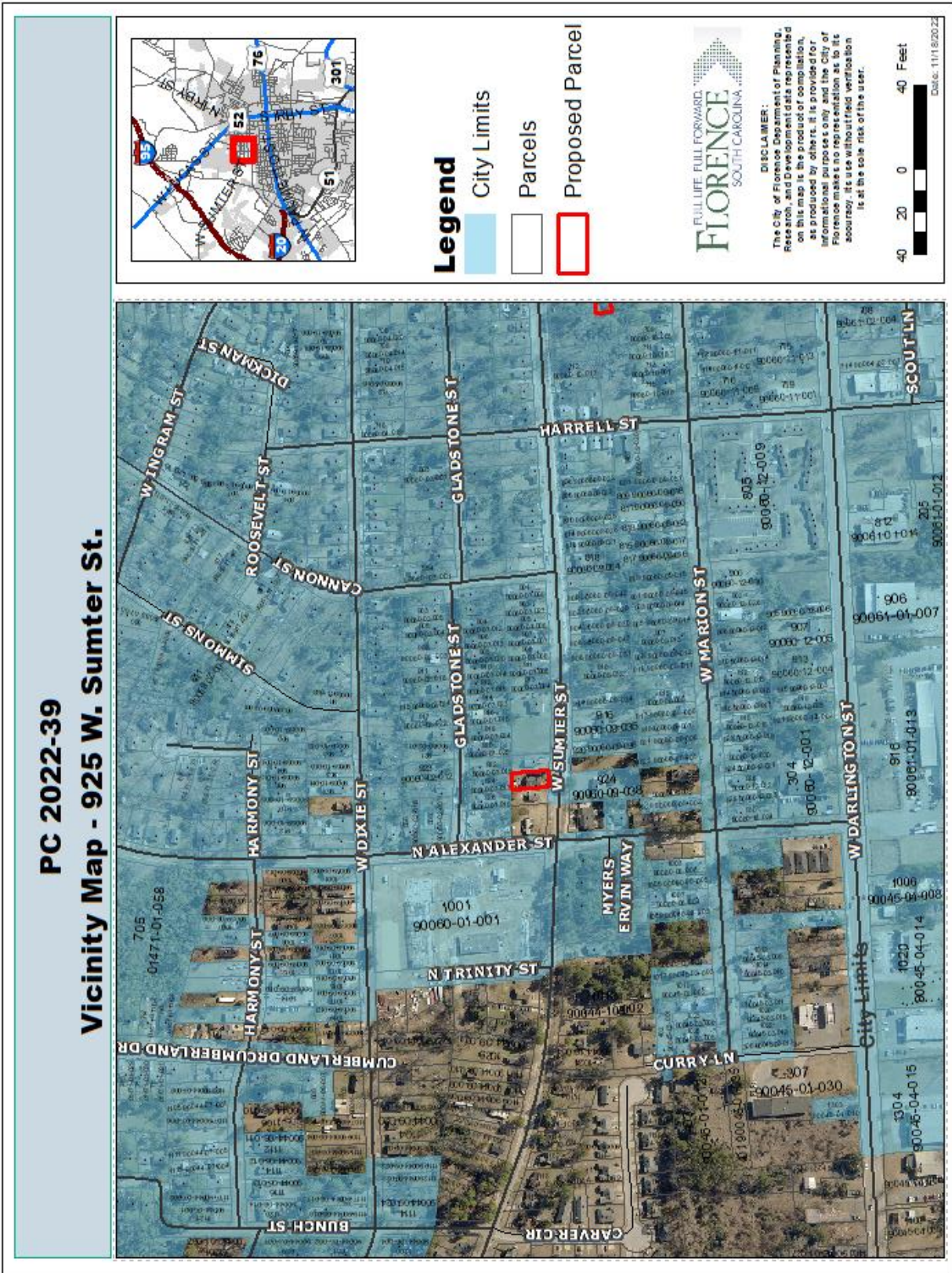
Planning Commission may:

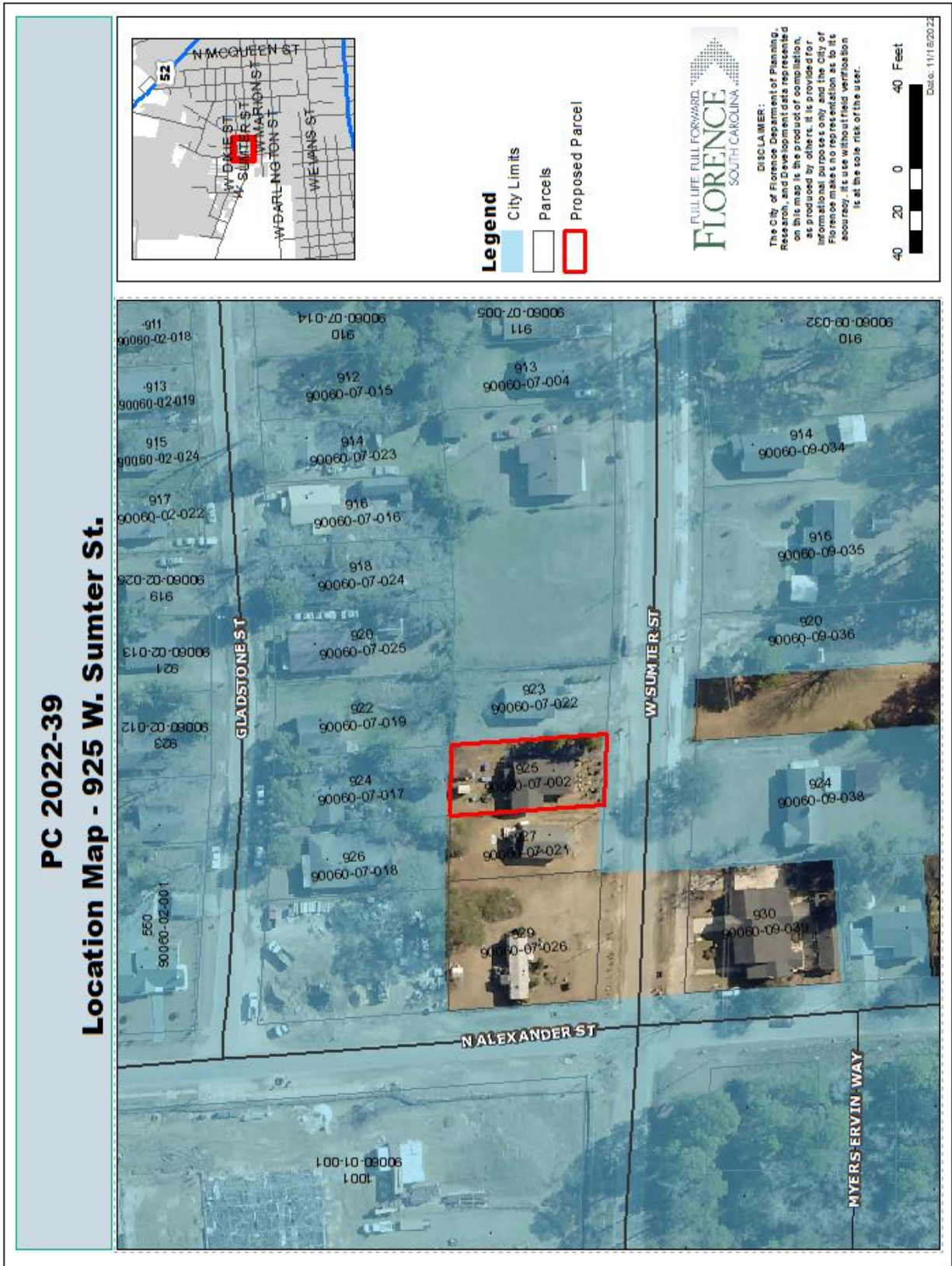
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

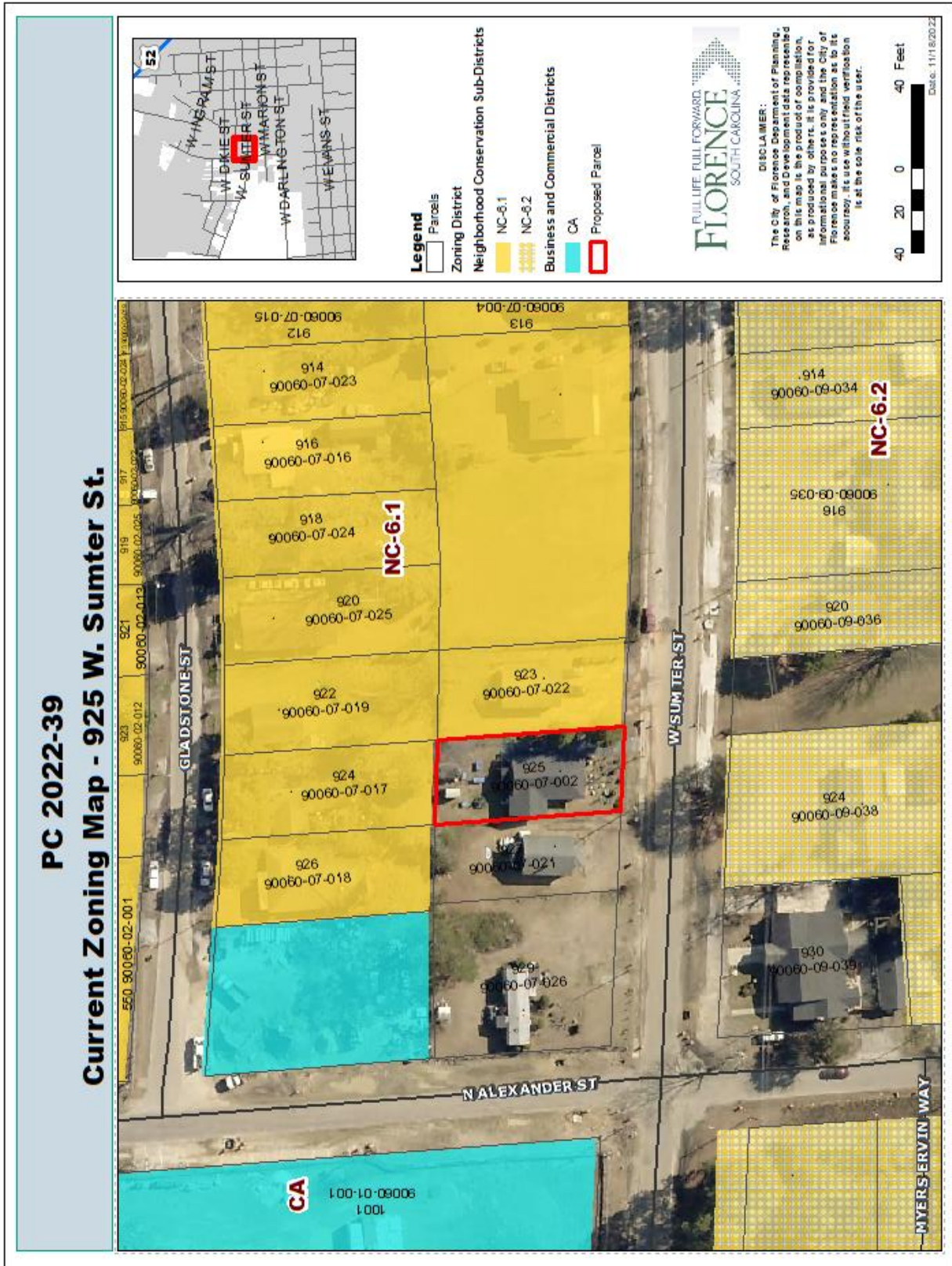
VI. ATTACHMENTS:

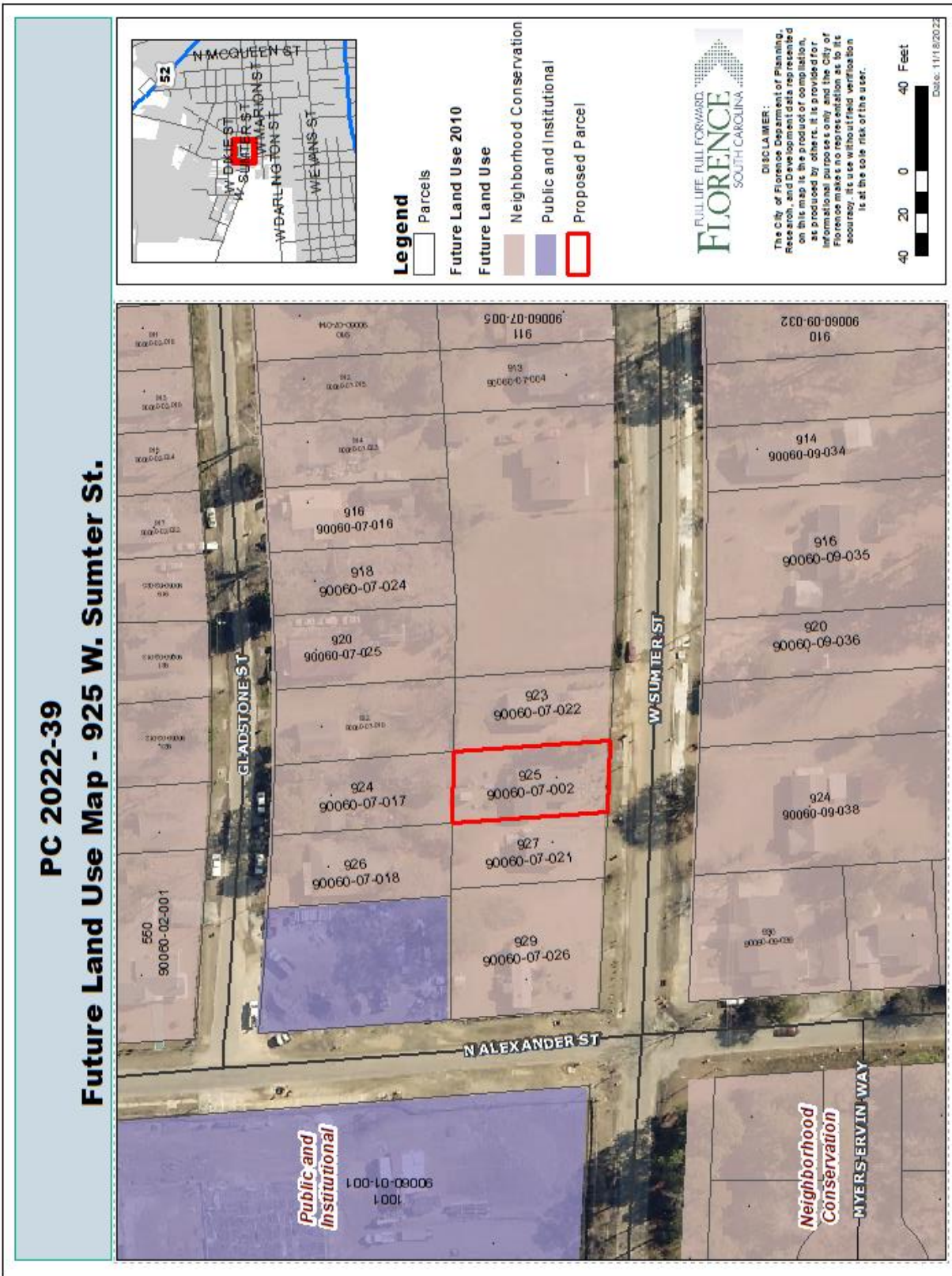
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Site Photo

Attachment A: Vicinity Map









Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: December 13, 2022

AGENDA ITEM: PC-2022-40 Request to zone DS, pending annexation, the lot located at 825 South Church Street and specifically identified as Florence County Tax Map Number 90105-01-007.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	90105-01-007

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: Destination/Select Use (DS)
Current Use: Vacant Land

Adjacent Zoning and Land Use:

North: Unzoned and Vacant (County)
South: Unzoned and Vacant (County)
East: Campus and Cemetery
West: Open Space & Recreation and Cemetery

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Destination/Select Use District. This district is intended to allow for flexibility in uses to support nearby businesses by attracting people to the area.
- (3) The lot does not meet the dimensional requirements of the DS 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 DS zoning district. The property will be subject to the City of Florence codes and regulations.

- (5) Future Land Use of the parcel is Commercial Auto-urban. At 50 feet wide, the parcel is too small to meet DS development standards, but it may be combined with adjacent parcels in the future to compile a large enough lot for commercial development.
- (6) City water is currently available. City sewer service is not available.
- (7) City staff recommends the parcel be zoned DS as requested, contingent upon annexation into the City of Florence. This recommendation is based on the character of the existing neighborhood and the appropriateness of future commercial development for the area.

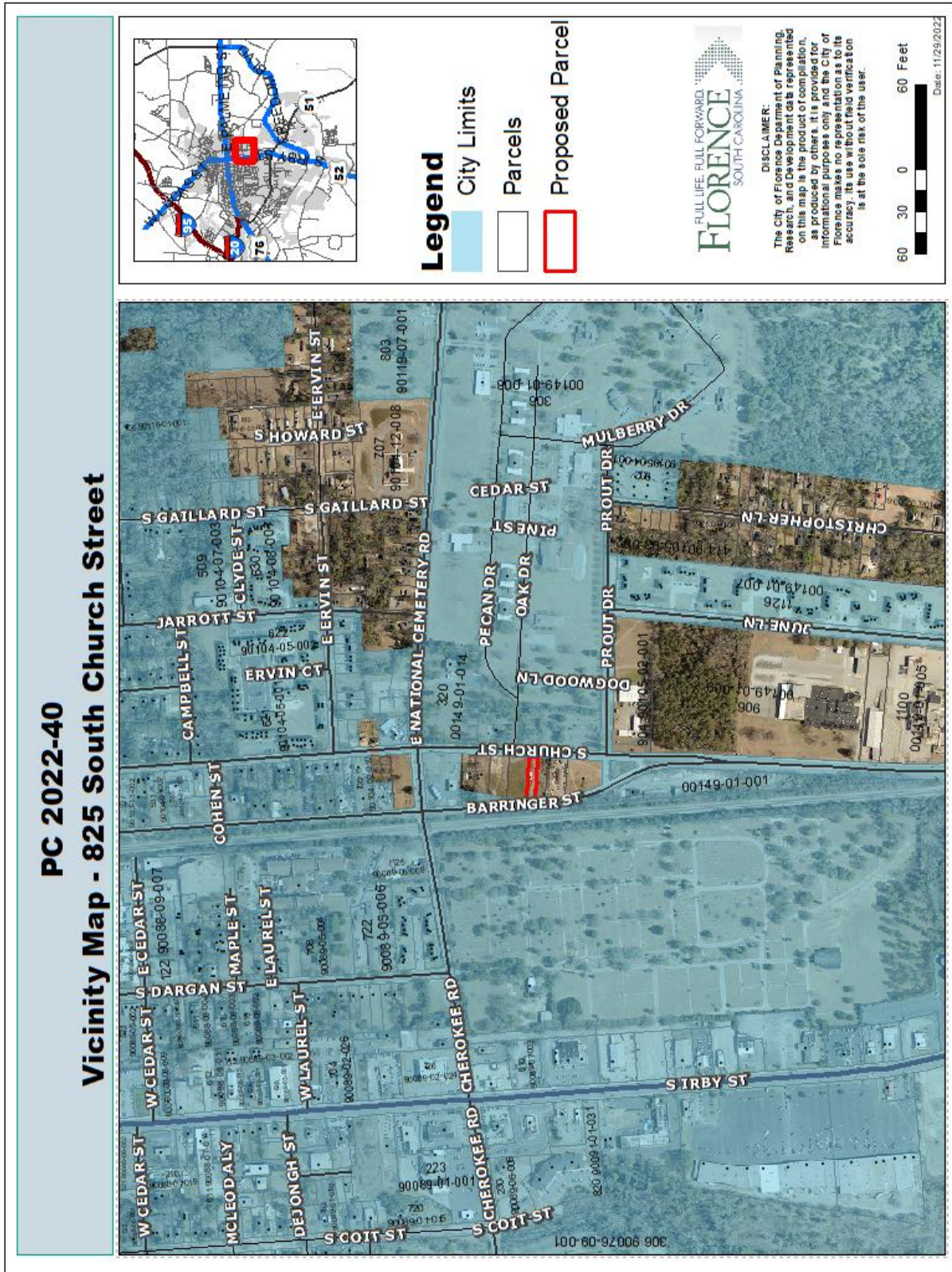
V. OPTIONS:

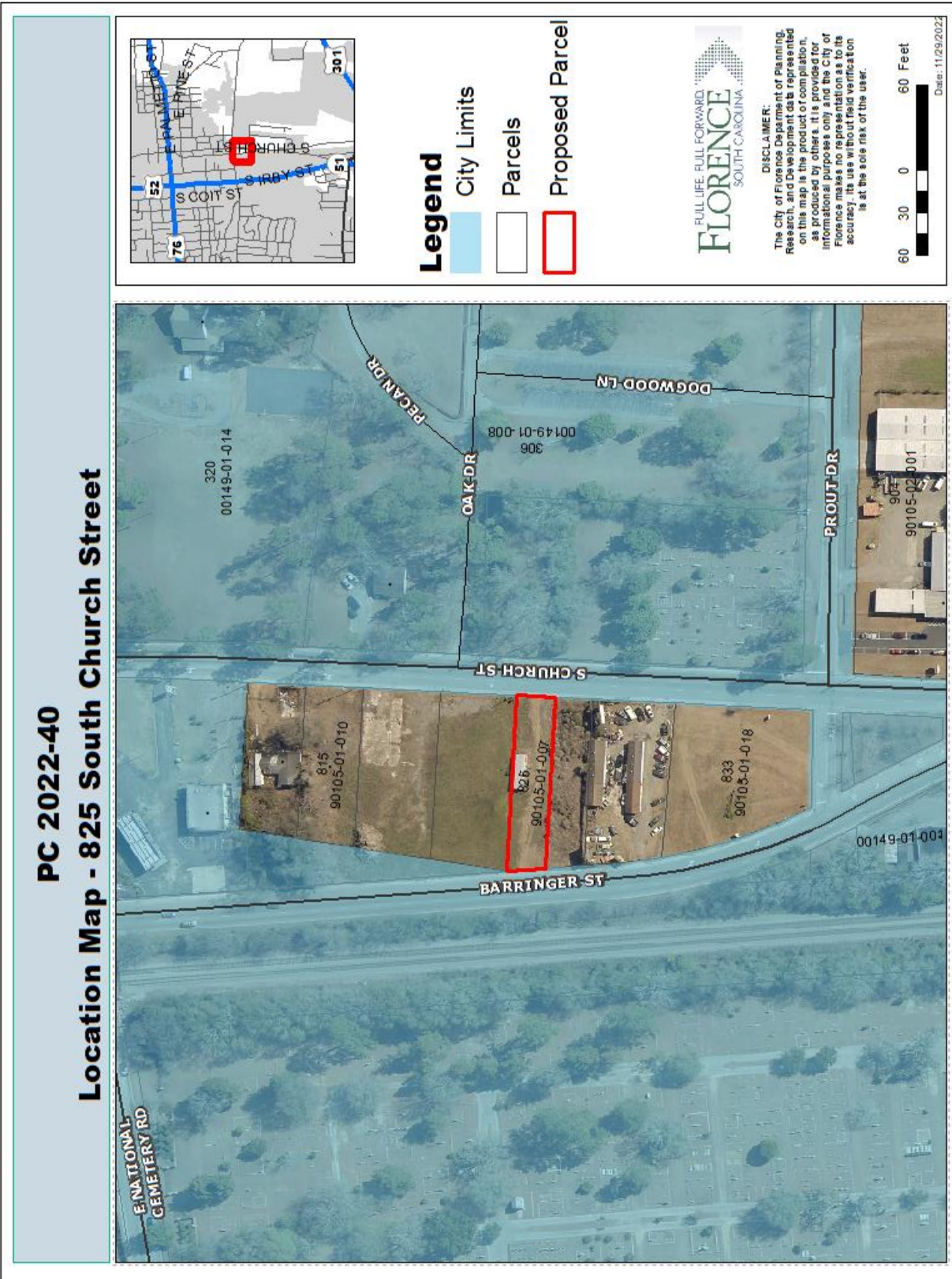
Planning Commission may:

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

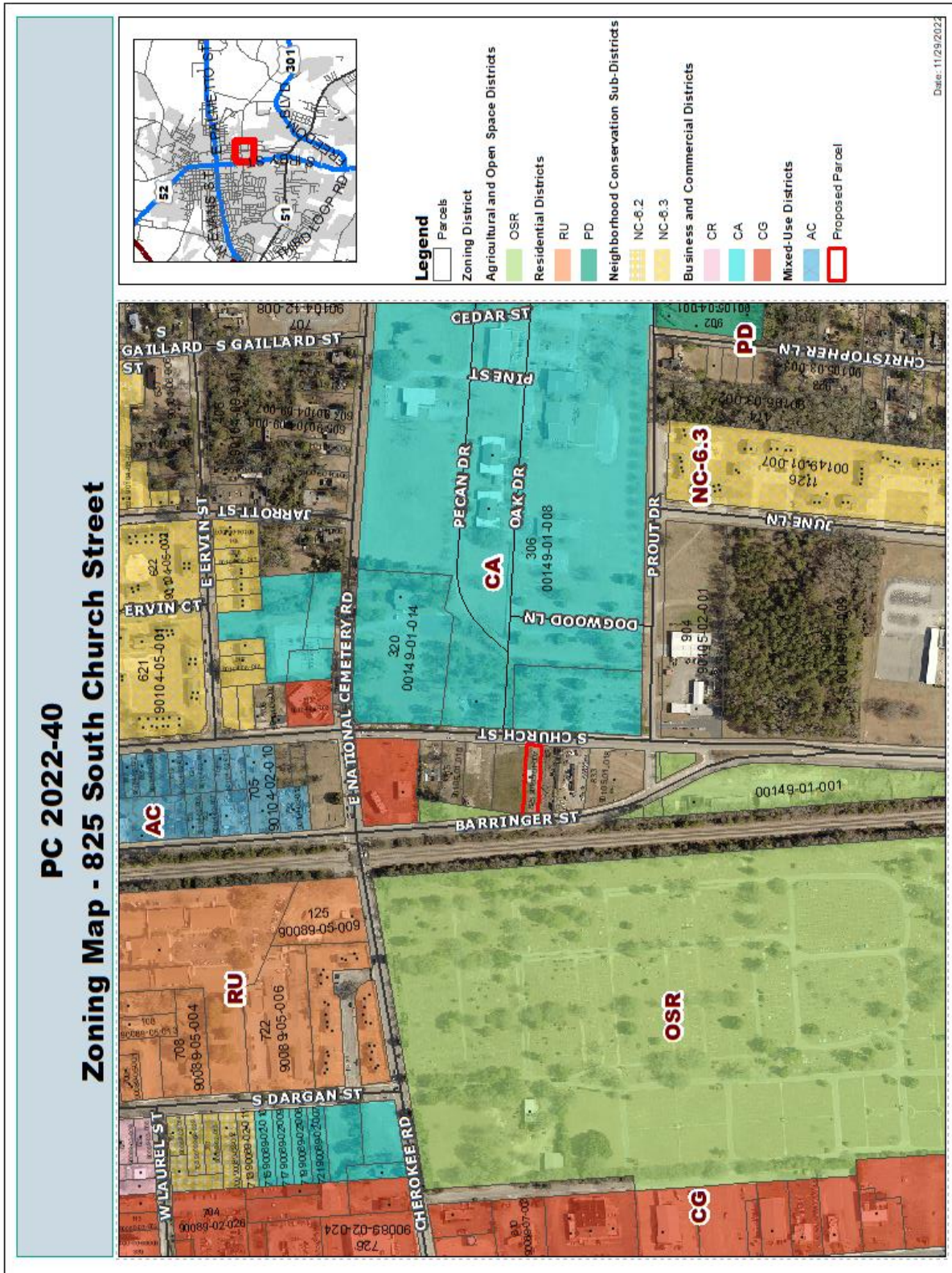
VI. ATTACHMENTS:

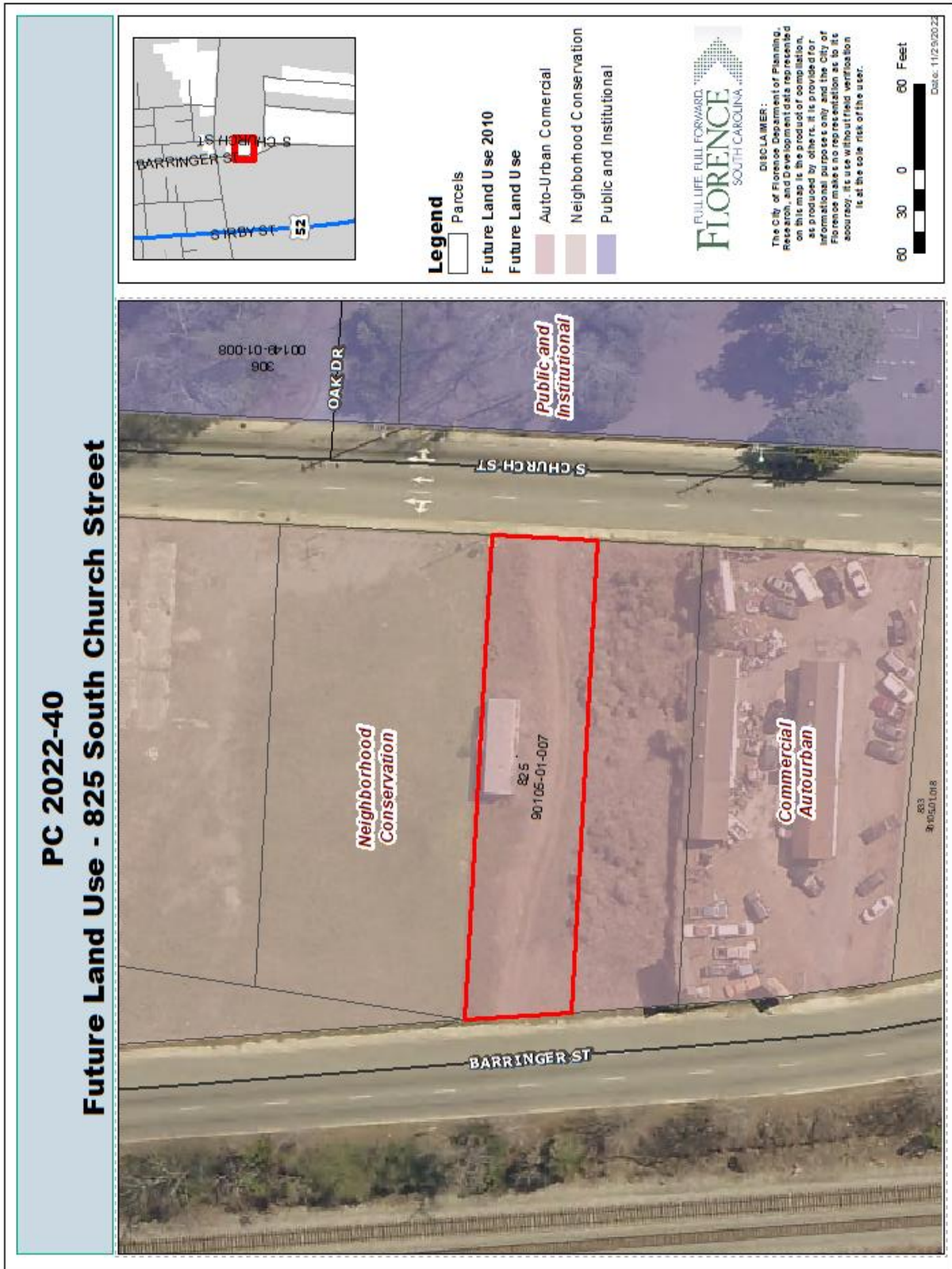
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Site Photo





Attachment C: Current Zoning Map





Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: December 13, 2022

AGENDA ITEM: PC-2022-41 Request to zone OSR, pending annexation, the lot located at 833 South Church Street and specifically identified as Florence County Tax Map Number 90105-01-018.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	90105-01-018

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning: unzoned (County)
Proposed Zoning: Destination/Select Use (DS)
Current Use: Vacant Land

Adjacent Zoning and Land Use:

North: Unzoned and Vacant (County)
South: Unzoned and Vacant (County)
East: Campus and Cemetery
West: Open Space & Recreation and Cemetery

IV. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Open Space & Recreation (OSR) District. This district is intended for public open space or protected open space. It may be used for passive recreational activity.
- (3) The lot does meet the dimensional requirements of the OSR 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 OSR zoning district. The property will be subject to the City of Florence codes and regulations.

- (5) Future Land Use of the parcel is Neighborhood Conservation, but a residential use is inappropriate for the area.
- (6) City water is currently available. City sewer service is not available.
- (7) City staff recommends the parcel be zoned OSR as requested, contingent upon annexation into the City of Florence. This recommendation is based on the character of the neighborhood and the expected use of the lot by the City for green space.

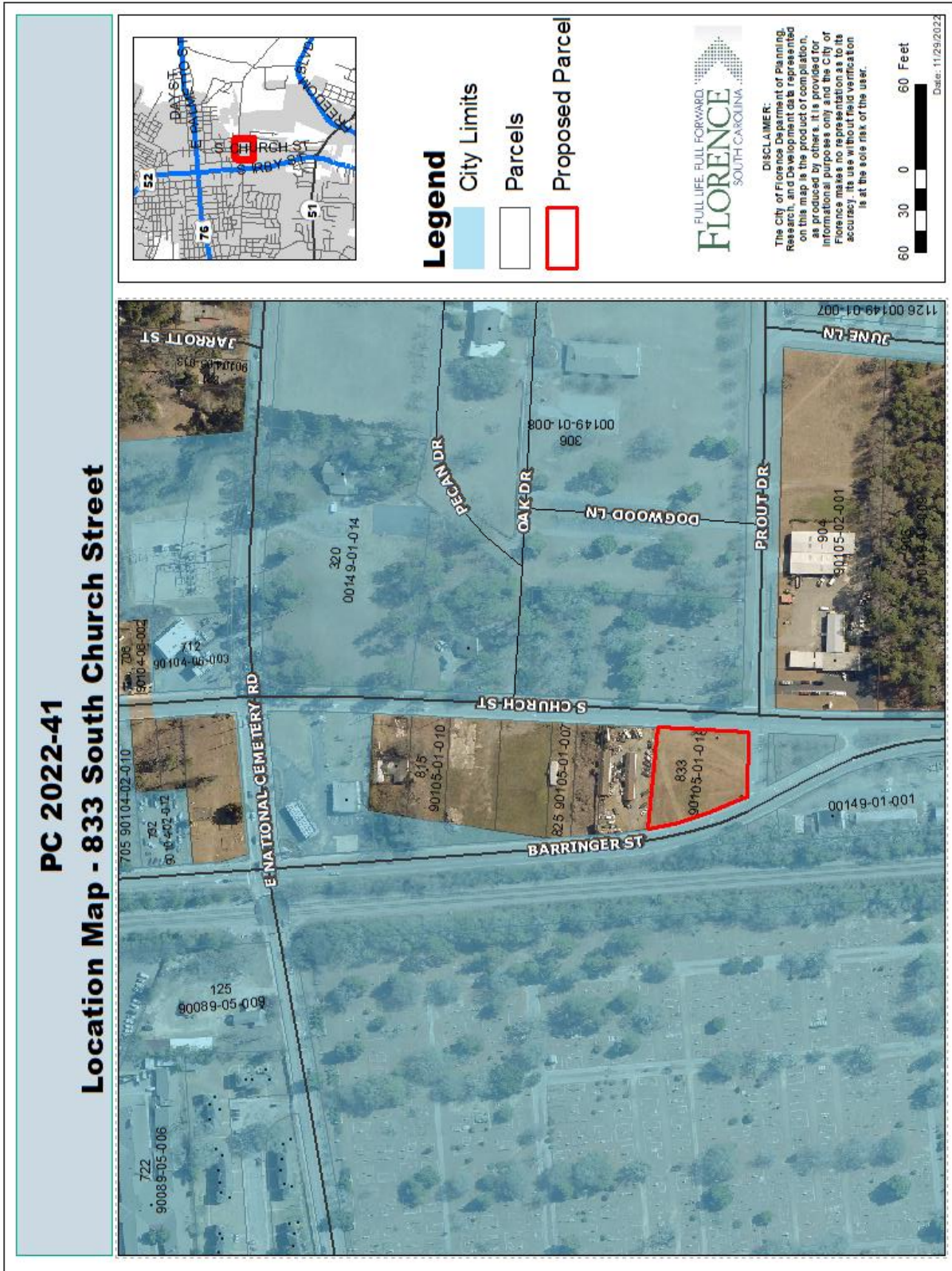
V. OPTIONS:

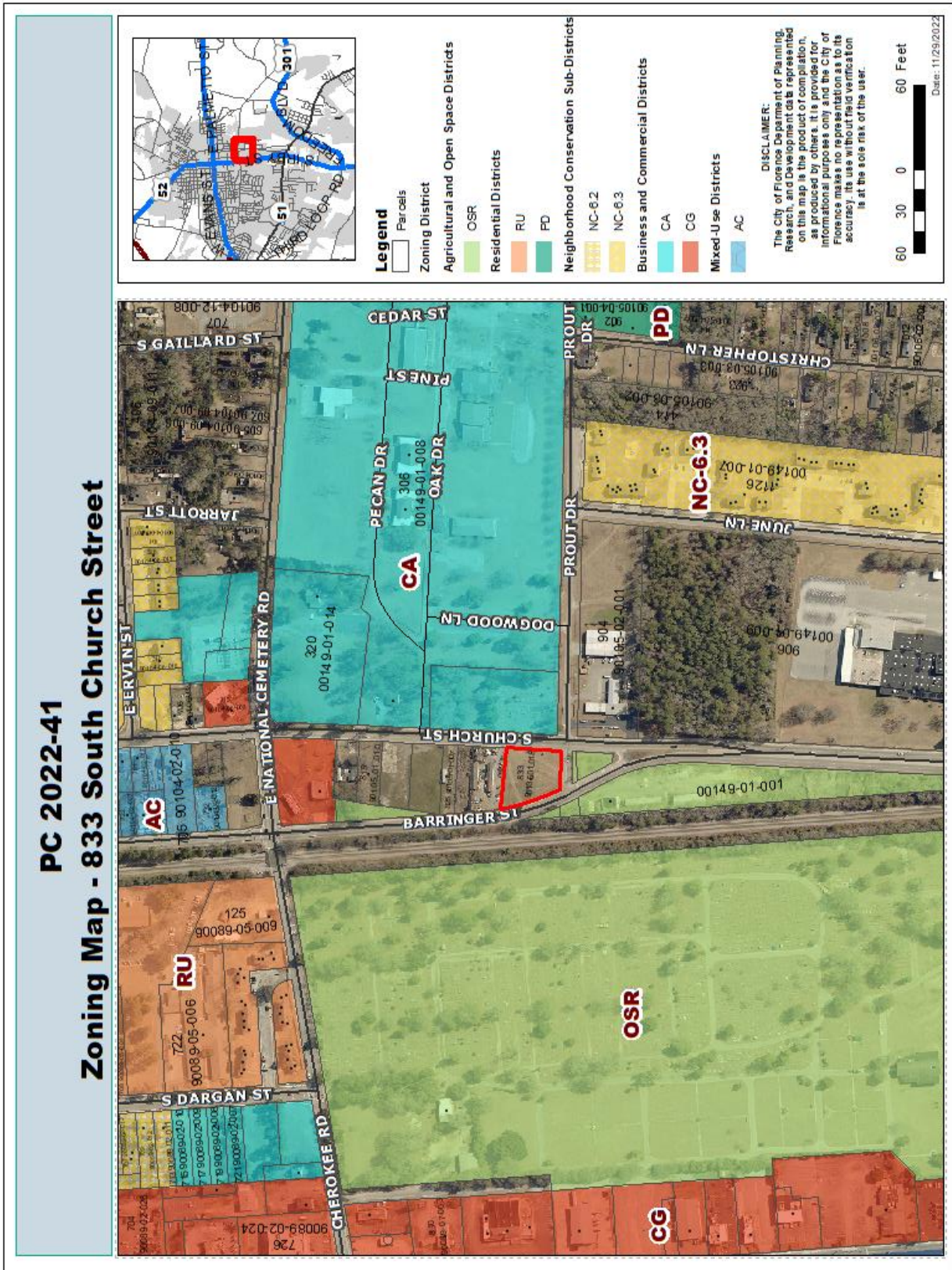
Planning Commission may:

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

VI. ATTACHMENTS:

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







Attachment E: Site Photos



CITY OF FLORENCE PLANNING COMMISSION

DATE: December 13, 2022

AGENDA ITEM: PC-2022-43 Request to consider the abandonment of a sewer line and easement located on South Cashua Drive, identified as Florence County Tax Map Number 00100-01-159.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City's interest in a sewer line and corresponding easement on the western property line of TMN: 0100-01-159.

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 8" gravity sewer line (approximately 400 linear feet) provides sanitary sewer service to the parcel with sewer flowing northwest towards Delmae Heights Elementary School, then towards Woodlake Apartments on Jefferson Drive.
- (2) The associated 20' easement (10' each side of pipe) will also be abandoned by the City since it is no longer needed for City repairs and maintenance.
- (3) This portion of the line currently serves no active customers.
- (4) 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. None of the departments found any reason to maintain the City's interest in this section of sewer line.
- (5) If Planning Commission recommends, and City Council approves the abandonment of interest in this sewer line and easement, the easement will be removed from the property.

IV. STAFF RECOMMENDATION:

City staff recommends abandonment of the City's interest in the 8" gravity sewer line and associated 20' easement to allow private ownership.

V. OPTIONS:

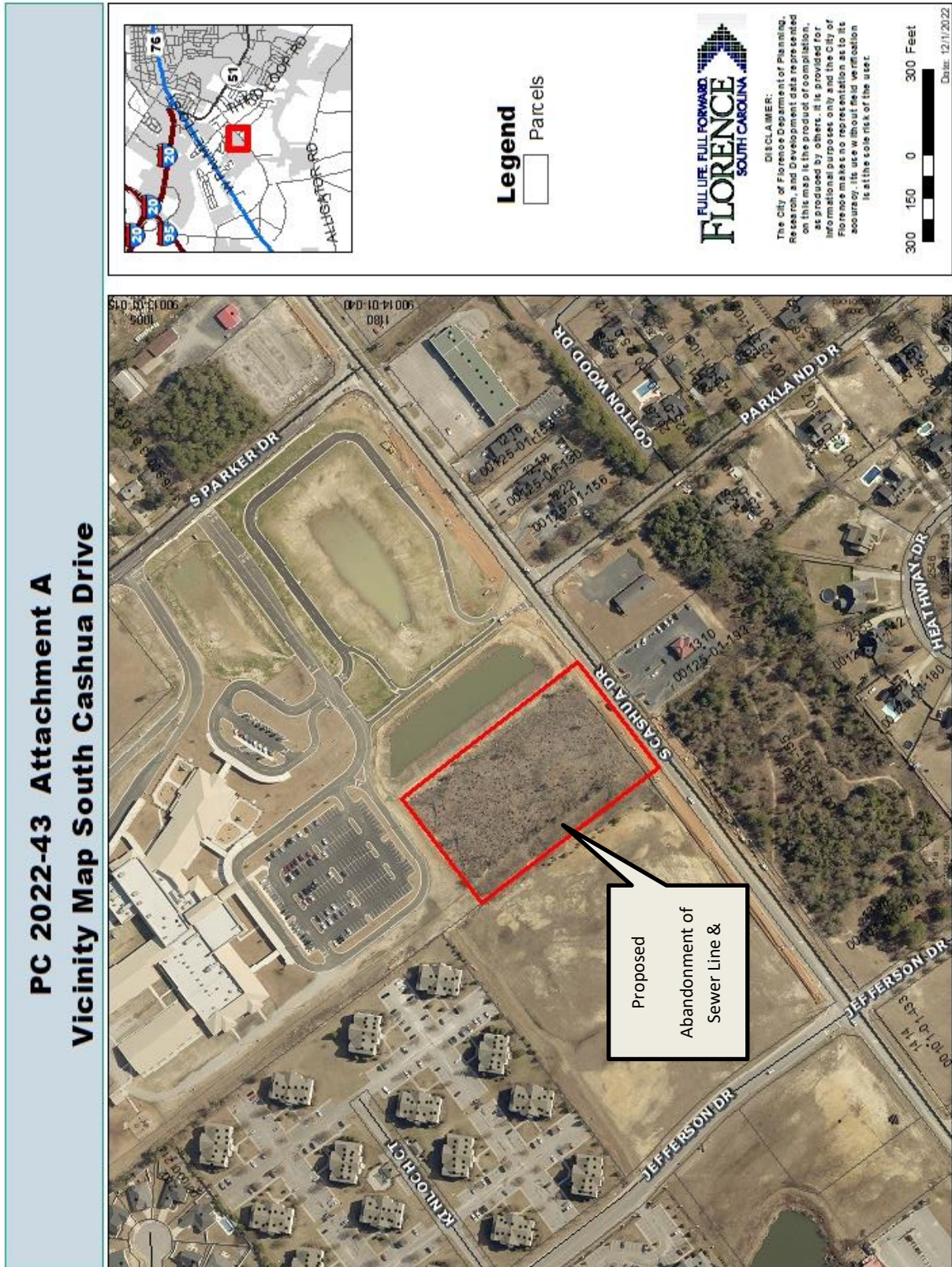
Planning Commission may:

- (5) Recommend approval of the request as presented based on the information submitted.
- (6) Defer the request should additional information be needed.
- (7) Suggest other alternatives.
- (8) Recommend denial of the request based on information submitted.

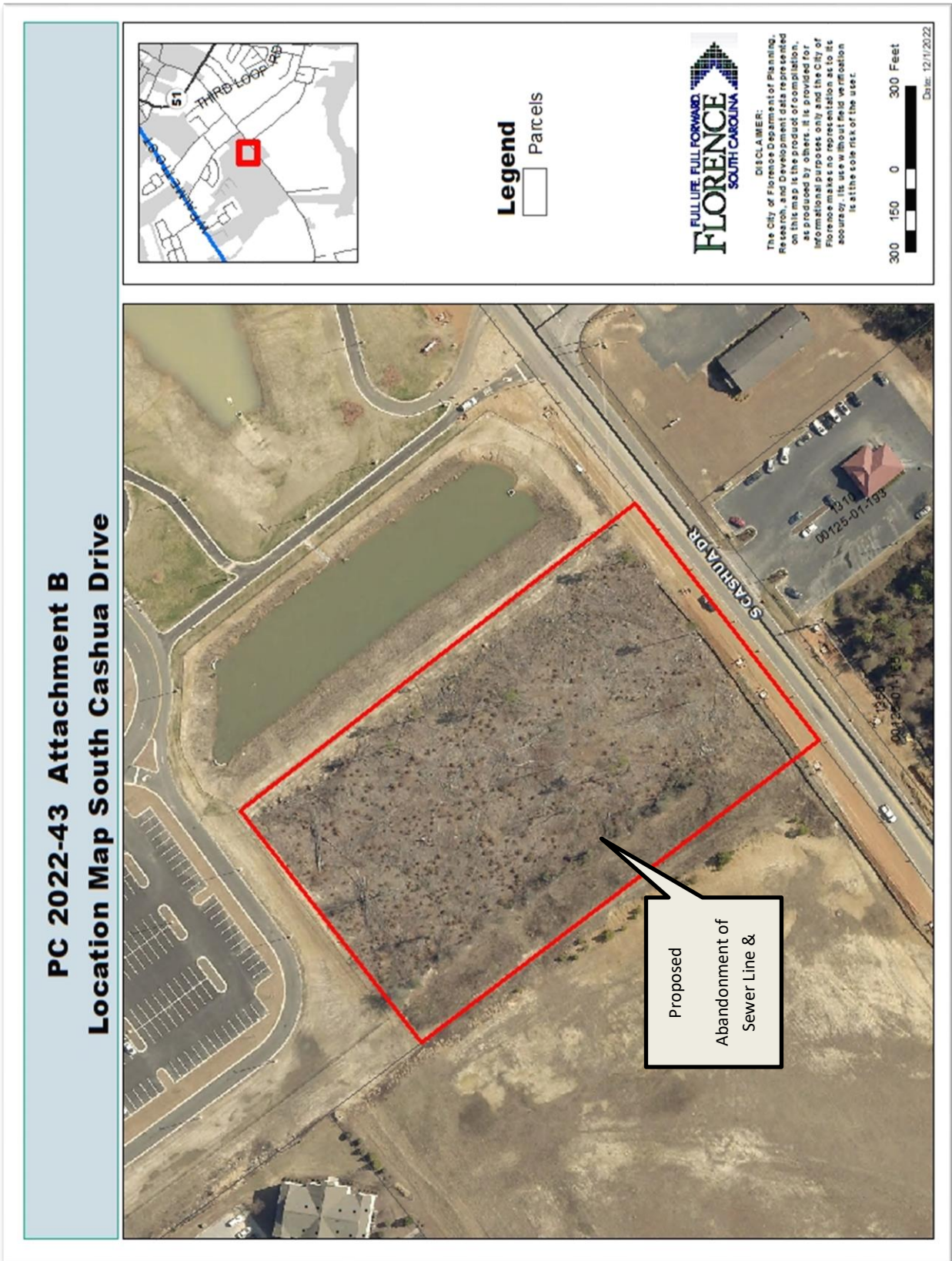
VI. ATTACHMENTS:

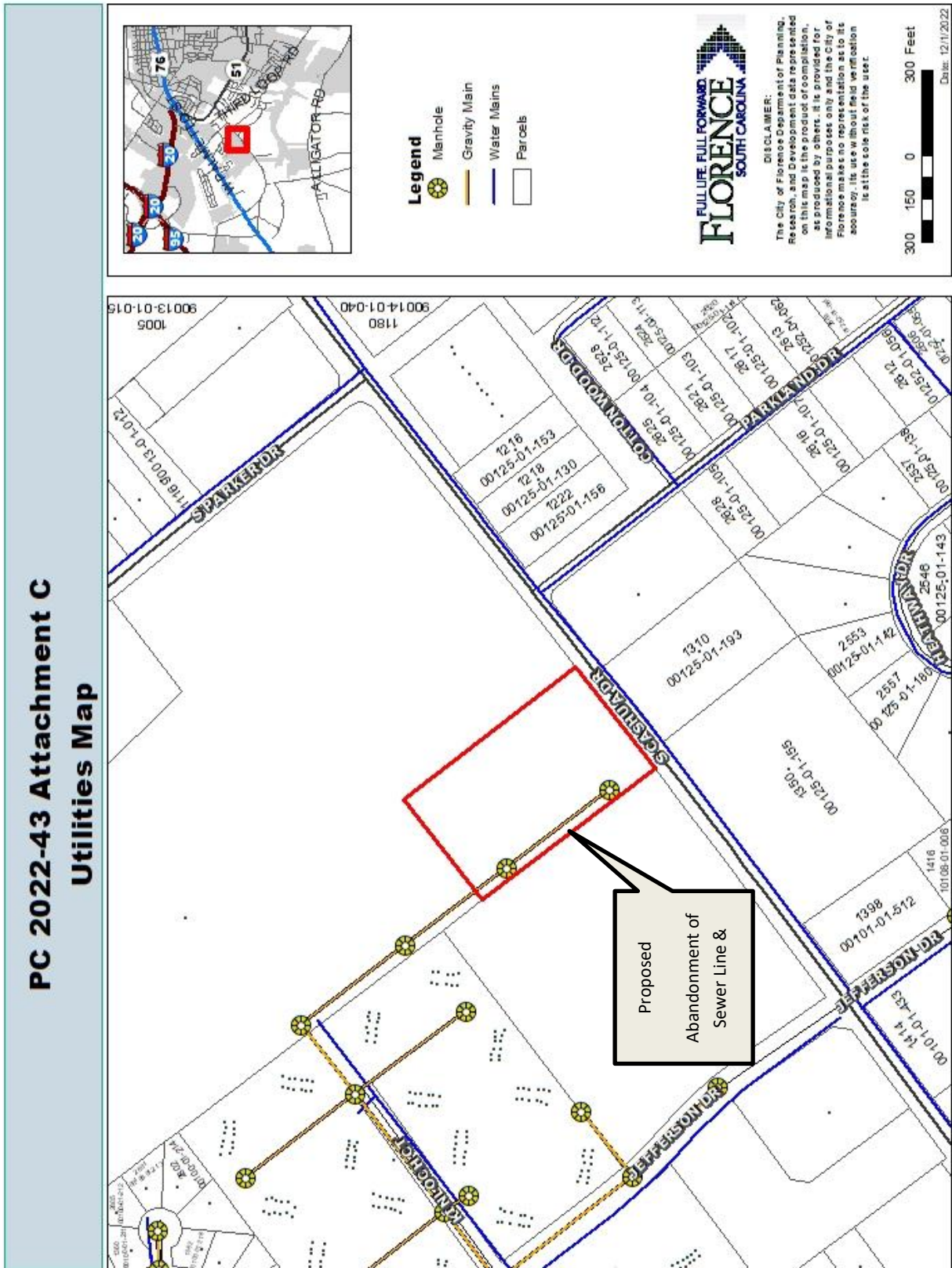
- (A) Vicinity Map
- (B) Location Map
- (C) Utilities Map
- (D) Plat with Sewer Line & Easement
- (E) Site Photo

Attachment A: Vicinity Map



Attachment B: Location Map





Attachment E: Site Photo



View of property from South Cashua Drive

CITY OF FLORENCE PLANNING COMMISSION

DATE: December 13, 2022

AGENDA ITEM: PC-2022-44 Request to consider the abandonment of City right-of-way located on Power Street, identified as being on the north side of Florence County Tax Map Number 00147-01-072.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City of Florence right-of-way, specifically a portion of Power Street bounded on the North by 1308 North Irby Street, 1305 Fraser Street Extension, an extension of the southern property line of 1305 Fraser Street Extension, and TMN 90098-01-010; bounded by 00147-01-021 to the East; bounded by 00147-01-072 to the South; and bounded by North Irby Street proper to the West.

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) Proposed construction of a new North Vista Elementary at 1200 North Irby Street is undergoing plan review by the City’s Planning, Research & Development Department.
- (2) The school will utilize Power Street as an access point for Kindergarten student drop-off necessitating road upgrades to this existing portion of right-of-way.
- (3) Most of the traffic on this portion of Power Street will be for parents dropping off students. Currently, any maintenance of Power Street is the responsibility of the City of Florence. The City has proposed to Florence School District One (FSD1) that upon abandonment of the portion of right-of-way described above, FSD1 would obtain ownership and be responsible for future maintenance. The remainder of the rights-of-way and streets connected would continue to belong to the City.
- (4) No City utilities run through this portion of right-of-way. No easements would need to be created.
- (5) 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. None of these departments found any reason to maintain the City’s interest in this section of Power Street.
- (6) If Planning Commission recommends, and City Council approves the abandonment of interest in this right-of-way, the property can be conveyed to FSD1, thus placing the right-of-way into private ownership.

IV. STAFF RECOMMENDATION:

City staff recommends abandonment of the City’s interest in this portion of Power Street to allow FSD1 ownership.

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) Utilities Map
- (D) Site Photos

Attachment A: Vicinity Map



PC 2022-44 Attachment B
Location Map Power Street



Legend
□ 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. Its use without field verification is at the sole risk of the user.



Date: 12/1/2022

**PC 2022-44 Attachment C
Utilities Map Power Street**



Attachment D: Site Photos



Power Street looking east from North Irby Street



Power Street looking east at undeveloped portion of right-of-way



Power Street looking west towards North Irby Street from Fraser Street Extension



Power Street looking west at North Irby Street intersection