



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, APRIL 11, 2022 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilwoman Pat Gibson-Hye Moore, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock and Councilman C. William Schofield.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Scotty Davis, Deputy City Manager; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Planning; Mr. Michael Hemingway, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Mr. Chris Day of the Florence Morning News and Mr. Jack Bilyeu of WBTW News Channel 13 were present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Ervin called the April 11, 2022 regular meeting of Florence City Council to order at 1:00 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman Barnes made a motion to adopt the minutes of the March 14, 2022 regular meeting and Councilwoman Moore seconded the motion with a correction. The minutes indicated she was both present and absent from the March 14, 2022 meeting and she was not present for the meeting. The minutes were unanimously adopted, as corrected.



ADDENDUM TO THE AGENDA

Mayor Ervin said there is an addendum to the agenda before Council for consideration.

ADDENDUM:

APPEARANCE BEFORE COUNCIL

Mr. Gary Finklea

To speak to Council concerning the provision of sewer service to Florence County Tax Map Parcel 00175-01-224. (See below under Appearance Before Council.)

Without objection, the addendum was added to the April 11, 2022 regular meeting agenda.

APPEARANCE BEFORE COUNCIL

Ms. Ellen Hamilton, Executive Director – Pee Dee Coalition Against Domestic Violence and Sexual Assault

Police Chief Allen Heidler joined Ms. Hamilton in the presentation. On April 1, 1987, the Pee Dee Coalition began providing 24-hour crisis response to area hospitals in three counties. This could not have been accomplished without the support of the City and the Police Department. She thanked Council for 35 years of continuous support. Chief Heidler said there were few resources available prior to the Pee Dee Coalition being in place and thanked Ms. Hamilton for their contributions to the community.

Mr. Gary Finklea

Mr. Finklea said he has owned a parcel of land located in East Florence for approximately fifteen years. Development plans began on this property at the time of purchase and he wishes to continue with the plans to develop this 46 acre parcel into residential homes. When he annexed this property into the city, he was under the understanding the city would provide water and sewer services to the property. In his opinion, providing water and sewer services means bringing it to his property. In this instance, sewer is across the street and it is a \$40,000 venture to bring the line across to his property. He asked Council to help bring this development into fruition and do what he thought was going to be done when he annexed the property, which is to provide sewer service to his property line. This property is located in a CDBG area and Council has expressed a desire to have private development in this area. He is investing a lot of money in this project and there is a lot of risk with development. Mr. Finklea said he believes residential homes will do well in this location. Residential development is crucial to Florence, and he appreciates any consideration Council will give to his request. Pro tem Jebaily said this is an appropriate matter to be taken up in Executive Session and asked Jim Peterson, City Attorney, if this can be added to today's Executive Session since it is not on the agenda to do so. Mr. Peterson responded it would be more appropriate to wait until the next meeting. In accordance with the Freedom of Information Act, there should be a notation on the agenda anytime Council feels something may need to be discussed in Executive Session. Councilman Braddock said the Community Development Committee has the agenda to clean-up lots and abandoned homes but to also develop incentives for construction in the north/east Florence area. Perhaps Council can consider appropriating funding to help developers build neighborhoods in these areas. Councilman Braddock asked what the average size home and the cost of homes in this development. Mr. Finklea said he imagined the homes to be a minimum of 1,500 square feet with a price of approximately \$180,000.



ORDINANCES IN POSITION

Bill No. 2022-06 – Second Reading

An Ordinance to annex the Bluffs at Mill Creek, identified as Florence County Tax Map Parcel 00152-01-021.

Pro tem Jebaily made a motion to adopt Bill No. 2022-06 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2022-06.

Bill No. 2022-08 – Second Reading

An Ordinance to abandon any City interest in the right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Parcels 90114-13-01 and 90114-13-013.

Pro tem Jebaily made a motion to adopt Bill No. 2022-08 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2022-08.

INTRODUCTION OF ORDINANCES

Bill No. 2022-04 – First Reading

An Ordinance to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street; identified as Florence County Tax Map Parcel 90100-03-001.

Mayor Ervin said the applicant has requested that this item be deferred. Without objection, this item was deferred.

Bill No. 2022-07 – First Reading

An Ordinance to rezone from PDD to AC a portion of the parcel located on Second Loop Road and identified as Florence County Tax Map Parcel 90030-02-007.

Councilman Schofield made a motion to defer Bill No. 2022-07 and Pro tem Jebaily seconded the motion. Council voted 5-2 in favor of the motion to defer first reading of Bill No. 2022-07, with Mayor Ervin and Councilwoman Moore voting against.

Mayor Ervin said individuals have requested to speak on this item. Ms. Mary Jane Weir, representing the Tarleton West neighborhood, spoke and presented Council with a packet of information on the Windsor Pointe Development impact. *(This packet is attached to and made part of the minutes.)* Tarleton West is concerned with the impact this development will have on the neighborhood regarding traffic, flooding, sewer, stormwater, trash, police, etc. Tarleton West was built in the 1970s when Second Loop Road was only two lanes. Traffic has increased in the area and the neighborhood has become a cut-through. A masterplan should be completed to address the impact on neighborhoods from various proposed developments. Florence already has one of the highest rental rates in South Carolina and all the proposed multi-family housing projects going on in the city will only make this worse. Councilman Braddock said a reason for his vote for deferral on this matter is to allow the opportunity for the residents and the developer to meet and discuss concerns with the project, similar to that of the Harmony Street project. Ms. Weir said they did have the opportunity to speak to the developer and they have no opposition towards the developer, the city needs to have a better plan in place on how to handle growth.



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Councilwoman Barnes said she agrees with Councilman Braddock and she would like to see the residents and the developer meet to discuss their concerns before she votes on this matter. Pro tem Jebaily said he attended the meeting between the residents and the developer of the Harmony Street project and noted how successful the meeting went. That particular developer addressed the community's concerns of multi-family dwellings by including single-family residential homes as a part of the project. Mayor Ervin mentioned the Harmony Street project is located in one of the city's catalytic areas that has transitioned to a majority of rental units from homeownership, leading to a downward decline in the community. The area in question on Harmony Street is already zoned for single-family residential, and the developer has asked for a zoning change in order to accommodate multi-family housing.

Mr. Kevin Connelly, developer of the project, spoke next. The size of the site allowed for very little opportunity to adapt their plan. Conversations were had with the neighbors, and it seems there's a misconception among the multi-family versus single-family and that developers aren't paying attention to the community. He said he owns approximately 60 apartment communities in various municipalities, and he owns a property in Florence that has been in existence and is maintained. They have a zero-tolerance policy on crime and drugs and they control what happens on their properties to the best of their ability. Mr. Connelly spoke of other projects he has completed and the positive impacts those developments have had on the community. There is a lot that can be done with communication, and he is happy to have discussions with the community and look at other options, but he doesn't want people to think this development is a bad thing; communities need a mix of housing that is affordable to people. The majority of rental properties in Florence are single-family homes, with only 17% of the rentals being apartments. Pro tem Jebaily thanked Mr. Connelly for his willingness to work with the community. Councilwoman Moore said apartment buildings begin to deteriorate over time as people move in and out. Mr. Connelly admitted this is true, many developers build apartments and then sell them. He still owns the first multi-family development he developed, and he continues to maintain all his properties. The properties will remain in his ownership and cannot be sold for at least fifteen years.

No. 2022-09 – First Reading

An Ordinance to annex and zone NC-10 the parcel located at 1142 Annelle Drive; identified as Florence County Tax Map Parcel 01794-03-009.

Councilwoman Moore made a motion to pass Bill No. 2022-09 on first reading and Councilwoman Barnes seconded the motion.

Mr. Jerry Dudley, Planning Director, reported this is the site of a single-family residential home and water and sewer services are currently available.

Council voted unanimously (7-0) to pass Bill No. 2022-09.

Bill No. 2022-10 – First Reading

An Ordinance to rezone from NC-15 to NC-6.3 the parcel located at 402 Thomas Road; identified as Florence County Tax Map Parcel 90018-07-004.

Councilwoman Barnes made a motion to pass Bill No. 2022-10 on first reading and Councilwoman Moore seconded the motion.

Mr. Dudley reported the proposed zoning of NC-6.3 will allow for a more dense development of the property to also include townhomes, multiplex and multifamily development. At the March Planning Commission meeting, the Neighborhood Association for Country Club Forest brought forth protective covenants for the neighborhood, to include this parcel. The protective covenants only allow construction



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of single-family detached homes. The Planning Department does not typically enforce restrictive covenants; however, when presented knowledge of protective covenants that would prohibit the proposed activity, zoning permits may not be issued unless permission has been given by the association or court order. No such permission has been given for this property at this time. Based on this information, Planning Commission voted 5-1 to deny the rezoning request.

Council voted unanimously (7-0) to deny the rezoning request.

Bill No. 2022-11 – First Reading

An Ordinance to amend Chapter 4 Article XIV of the Code of Ordinances of the City of Florence entitled “Single-Family and Multi-Family Residential Rental Housing Registration”.

Pro tem Jebaily made a motion to pass Bill No. 2022-11 on first reading and Councilman Schofield seconded the motion.

Mr. Randall Osterman, City Manager, reported in October 2020, Council adopted the rental registry ordinance. The ordinance that was passed has led to confusion and the proposed amendments have the intent to clarify some of the confusion and state what the city has already been doing in the administration of the ordinance. The amendments in no way lessen the responsibilities of the property owners or the responsible representatives.

Council voted unanimously (7-0) to pass Bill No. 2022-11.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2022-13

A Resolution to support the passing of the “Creating a Respectful and Open World for Natural Hair” (CROWN) Act.

Mayor Ervin made a motion to adopt Resolution No. 2022-13 and Councilwoman Barnes seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported the CROWN Act was introduced in the SC House in January 2020 and is currently residing the SC House Committee on Judiciary. Fourteen states have adopted the CROWN Act or similar legislation. This bill will prohibit discrimination based on a person’s hair texture or hairstyle if that style or texture is commonly associated with a particular race or national origin.

Council voted unanimously (7-0) to adopt Resolution No. 2022-13.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.

Board of Zoning Appeals

Councilman McCall deferred his appointment to this Board.



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Construction & Maintenance Board of Adjustments and Appeals

Mayor Ervin made a motion to appoint Michael Henry, Jr. to the Construction and Maintenance Board of Adjustments and Appeals. Without objection, Mr. Henry was appointed to the Board to fill the role of an Engineer with a term to begin immediately and expire on June 30, 2025.

Being no additional applicants, the remaining appointment to this Board was deferred.

Aesthetics Advisory Committee

Being no applicants, remaining appointments were deferred.

Resilience and Sustainability Advisory Committee

Councilwoman Moore made a motion to appoint Lenora Rabon to the Resilience and Sustainability Advisory Committee as a representative of District 3. Without objection, Ms. Rabon was appointed to the Committee with a term to begin immediately and expire on June 30, 2024.

Mr. Davis said Council is tasked with appointing the first chair of the Resilience and Sustainability Advisory Committee. Three committee members are requesting consideration to chair the committee: Lauren Piner, Leo Woodberry and Mindy Taylor. Councilwoman Moore nominated Reverend Woodberry and Councilwoman Barnes nominated Mindy Taylor as the chair. Council voted 6-1 to appoint Mindy Taylor as the first chair of the committee with Councilman Schofield, Councilman McCall, Pro tem Jebaily, Mayor Ervin, Councilman Braddock and Councilwoman Barnes voting for Mrs. Taylor and Councilwoman Moore voting for Reverend Woodberry.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee was presented with additional information from Mr. Clint Moore, Assistant City Manager of Development, regarding gateways into the City, specifically the I-20, Oakland Avenue, North Irby/TV Road and East Palmetto Street gateways. This is a long-term issue what will need to be addressed comprehensively over a period of time. The Comprehensive Plans for both the City and the County are being completed by the same consultant and will work to address some of these issues. The City and the County have also completed the 76 Corridor Study to address issues.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the Committee has been working on a gun violence initiative and involving the community with summer events in the park. Mingle of the Pee Dee will facilitate the summer events in hopes to bring the community together. The events will tentatively take place on the third Sunday of the month, with the first event in May at Iola Jones Park. There are also plans to incorporate a recognition at the event to celebrate the lives of those lost to gun violence.

Councilwoman Moore announced that keep Florence Beautiful will be helping to clean up Walnut Street on April 26th beginning at 11:00am. Anyone interested in helping may contact her for more information.

Marketing and Public Relations Committee, Chaired by Councilman Braddock



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Councilman Braddock said the committee discussed ways to market and present “Government 101” and how to inform the general public and the community on committees. They discussed different avenues to disperse this information, including social media and a potential community broadcast. Staff has met with the radio station and the committee will receive their report at the next committee meeting.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said there is nothing to report at this time.


ADJOURN

Without objection, the April 11, 2022 Regular meeting of City Council was adjourned at 4:07 p.m.

Dated this 9th day of May 2022.



Casey C. Moore, Municipal Clerk



Teresa Myers Eryin, Mayor

Windsor Pointe Area Impact

Mary Jane Weir

1437 Dorchester Rd, Florence SC 29501

Overview

Notes below are focused on 2nd Loop Proposal for Windsor Pointe. However, as a city, we need to focus on total impact of all developments for city.

- Are developers paying for costs related to infrastructure impacts? (water, sewage, schools, roads, noise, etc.)
- City of Florence does not have sufficient guidelines for new developments. Provides opportunity for investors to build and profit from lack of governance, with citizens paying for consequences.
- Contingency fund: are we requiring contingency funds to be set aside for any additional costs that the city incurs due to development? This would include schools, traffic, utilities, public safety, etc.
 - Create contingent account for issues that arise after development is complete (10 years)
- Impact on surrounding communities – non-existent
 - Studies needed:
 - Traffic studies
 - Noise abatement
 - Utility consumption
 - Incremental growth of apartments
 - Multi-family rental units outpacing single family home growth in city
 - Have we reviewed long term impacts over many years?
- Notification of local neighborhoods impacted by developments
 - Public has impression that many of these apartment developments are approved in a “stealth” environment, and those impacted are unaware.
 - Ex: Tarleton West was unaware of development across 2nd Loop from neighborhood. This neighborhood will be greatly impacted by development per points outlined below. (Being separated by 4-lane road does not eliminate impact.)
 - Why do we allow outside developers to profit at expense of long established neighborhoods? Are there additional benefits to city of which the public is not aware?
- Studies presented to city for new apartment developments state that there is a great need, and they will be immediately filled.
 - Are there studies to determine from where the “new” occupants moved?
 - “Shiny & New” Effect: How do we determine whether or not occupants are simply relocating from an older complex to one that is shiny and new within the city of Florence?

Planning Commission Rezoning

- [Proposal presenting to Planning Commission for rezoning on 2/8/2022 \(attachment\)](#)
- [Approved by Planning Commission on 3/8/2022 \(attachment\)](#)

City Council Meeting

- Delayed decision pending additional information @ 3/14/2022 meeting

REGULAR MEETING OF FLORENCE CITY COUNCIL
 MONDAY, MARCH 14, 2022 – 1:00PM
 CITY CENTER – COUNCIL CHAMBERS
 324 WEST EVANS STREET
 FLORENCE, SOUTH CAROLINA

c. Bill No. 2022-07 – First Reading

An Ordinance to rezone from PDD to AC a portion of the parcel located on Second Loop Road and identified as Florence County Tax Map Parcel 90030-02-007.

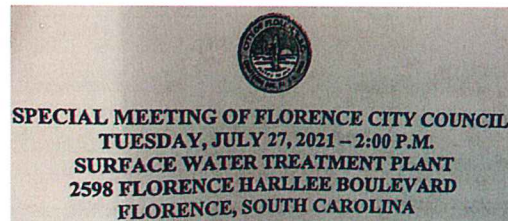
Proposal:

Windsor Pointe
1714 2nd Loop Rd, Florence SC
75 unit 3-story apartments

People	Average	2.5
	Units	75
	Total	188

1. Florence is already higher than state average for rental population, as presented to council in 2021:
 - a. Note: totals do not include new total of additional 616 proposed units for 6 developments:

Housing Rental	Florence	41.5%
	SC	29.7%
	US	35.9%



Housing:
 Florence has a relatively high renter population of 41.5%. The National average is 35.9% and the average in South Carolina is 29.7%. 2/3 of the current housing in the city (of all types) are 30 years or older, creating a challenge to the community. Among renters in Florence, 50.3% are paying more than 30% of their monthly income on housing.

A key review point for company relocation to an area is rental rates. With Florence having high rentals, it is less appealing to attract new businesses for much needed economic development.

Housing needs specify more affordable homes vs. apartments (from July 2021 meeting):

<u>Housing Needs</u>		
• Smaller size homes for “down-sizing” and/or affordability		% 40.1
• “Move-up” mid-level housing beyond “starter” homes		37.8
• More large-lot housing for people who want to live in the city, but with more space and separation from neighbors		35.2
• More rental options (beyond developments targeted to seniors and others)		34.6
• Downtown residential (such as upper floor units above street-level commercial space)		32.9
• Homes within “master-planned developments” that include a mix of housing types plus more amenities for residents		30.0
• More housing options to enable retirees and seniors to stay in Florence		29.4
• A separate living area within a home (for elderly parents, young adult children, or others), or in a separate building on the same property		25.7
• “Live/work units” in appropriate locations for those who can live where they also operate a business		20.8
• More attached housing types other than apartments (such as patio homes, townhomes, etc.)		20.5
• Others		10.1

Daily totals for new development based on population – can existing infrastructure handle this? Has there been a study to review current capacities and any additional costs? Below are DAILY per-person totals for single development on 2nd Loop, in addition to others:

	National Stats for Daily PP	2 nd Loop Total (188)	+ Total Proposed Apts (1591)
Wastewater (G)	60	11,250	95,460
Trash (pds)	4.9	919	7,796
Water (G)	90	16,875	143,190

- **Example: Garbage Truck capacity: 12-14 tons=24,000-28,000 pounds: Average 26,000 pds**
 - 2nd Loop: 6,433 pds/week: 25% of capacity of 1 truck
 - Proposed: 54,572 pds/week: 210% capacity of 1 truck

Florence Population Growth

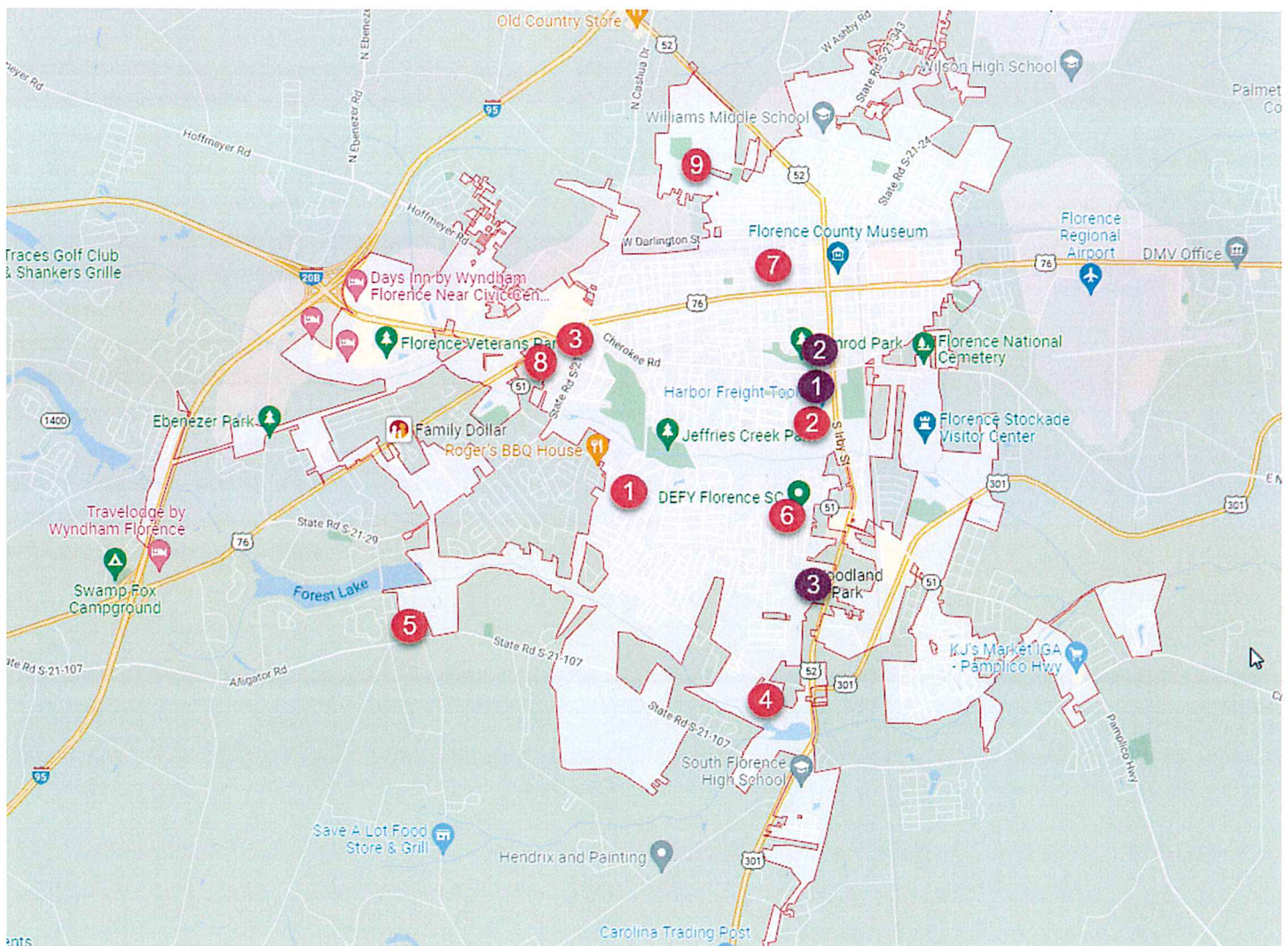
Proposed Apartments

Red	Name	Units	People
1	Windsor Point	75	188
2	Indigo Point +	60+	150+
3	Jessamine	60	150
4	Millstone	72	180
5	Grove	141	353
6	Abbingtion Woodland Park	58	145
7	Urban Square	150	425
8	2 nd Loop/Thomas Rd	TBD	
9	Harmony Street	TBD	
	TOTAL	616	1,591

Newer Apartments: 2017+

Purple	Name	Units	People
1	Indigo Point	48	120
2	Belmont	40	100
3	Attwood Point	52	130
	TOTAL	140	350

Not listed - County: Waterchase – Hoffmeyer – 336 units



Key concerns for Streets and Infrastructure (from July 2021 meeting):

<u>Streets and Infrastructure</u>	
<u>Key Issues</u>	
Stormwater & Drainage Issues	% 31.0
Poor General Infrastructure	23.1
Deteriorating Streets	21.8
Walkability and Connectivity	15.7
Long Construction Times	7.0

Stormwater drain has overflowed numerous times at Jefferies Creek along Hillside. Photo below is from video. Will new complex contribute to this over use?



Top priority is Infrastructure condition and capacity (from July 2021 meeting):

<u>Priorities</u>	
1. Infrastructure condition and capacity	% 59.5
2. Recreation amenities	35.2
3. Public safety	28.9
4. Ongoing downtown enhancement and improvement	27.3
5. Economic development for employment and tax base needs	23.8
6. Revitalizing older neighborhoods	23.1
7. Traffic congestion and safety	22.0
8. Workforce development	20.7
9. Community appearance and beautification, especially at entries into the city	15.4
10. Managing growth and development, especially just outside the city's jurisdiction	13.2
11. Better "connectivity" across a spread-out city	11.7
12. Protection of the area's natural resources and landscapes	10.8
13. Equity in providing public services and making public investments	9.0
14. Florence's image and identity	8.1
15. More land area for growth and economic development	4.6

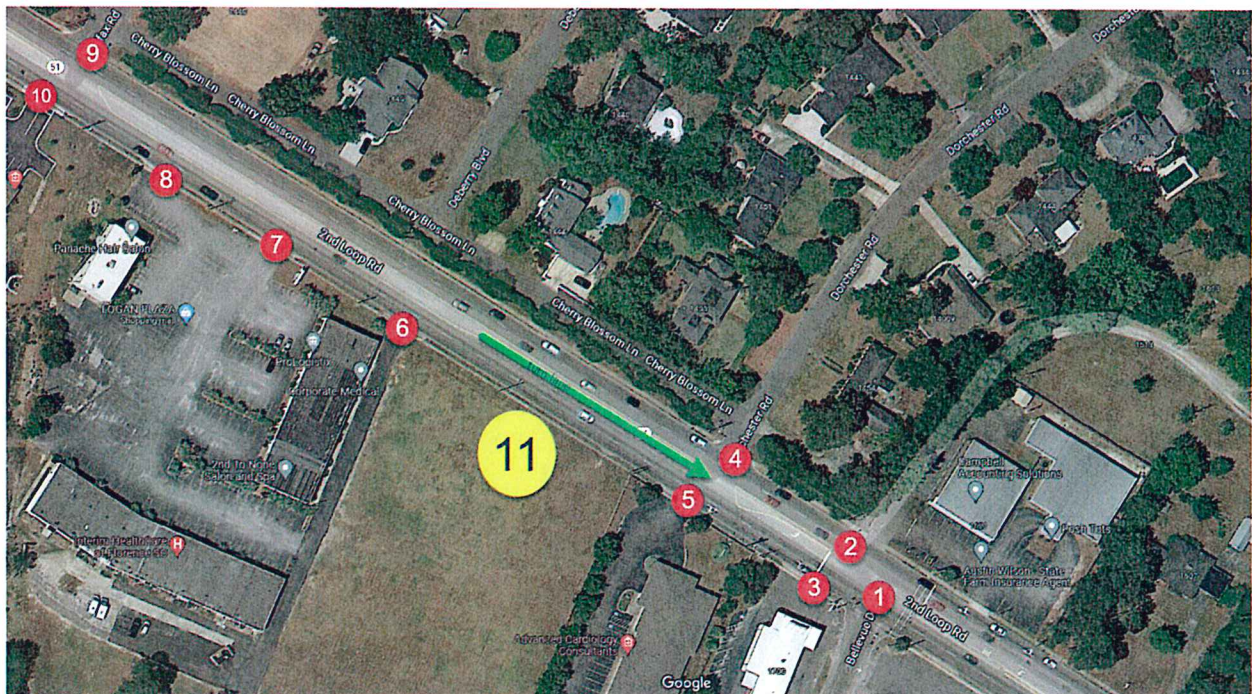
Traffic Impacts in Area

Additional vehicles estimated for Windsor Pointe

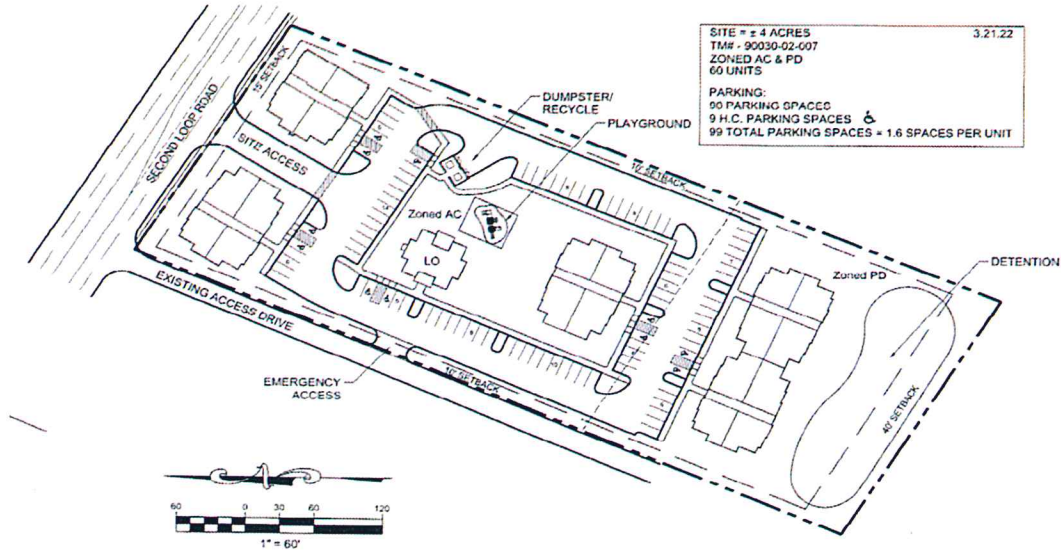
Vehicles	Household avg:	1.88
	Total	141

Second Loop Rd.

- Tarleton West was built prior to 2nd Loop becoming 5 lanes. Development has continued to encroach upon established neighborhood
- Traffic noise in neighborhood has greatly increased over past 10 years
- Area already congested with 10 access points.
 - Approximately 300 yards of road
- Adding 11th access point with high volume of vehicles will further deteriorate traffic patterns
- East-bound 2nd Loop left turn lane for Dorchester entrance #4 is situated completely in front of proposed development - per site layout of new complex, entry would be in middle of turn lane for Dorchester.
 - already conflicts with traffic turning into #5 – cardiology practice.
- Turning left from any access point onto 2nd Loop is dangerous/impossible during most of the day (except #1 traffic light)
- Tarleton West (#4 & #9) are already used as residential cut-thru for vehicles, especially for school access to Royall/Briggs and Cherokee to 2nd Loop – apartments would only increase traffic cut-thru in residential area
- What are proposed solutions for traffic remediation on 2nd Loop and Tarleton West?
 - Close one or both Tarleton entrances to 2nd Loop?
 - Turn lane redirection?
 - Who pays costs?

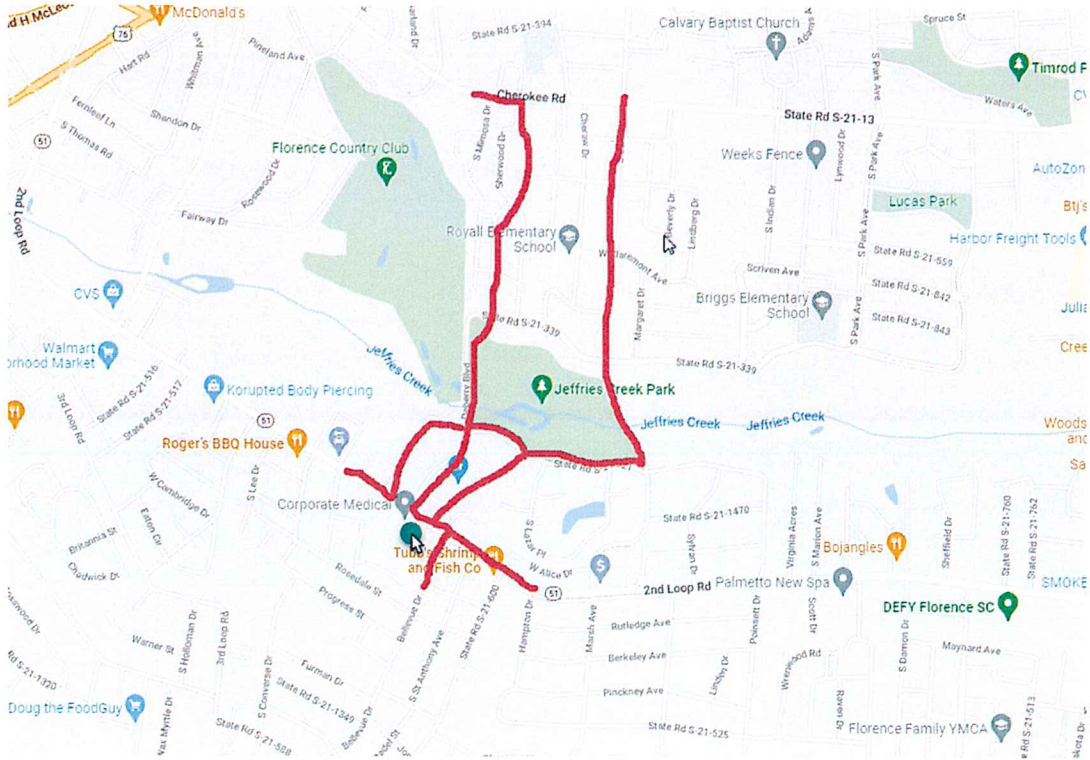


SITE LAYOUT



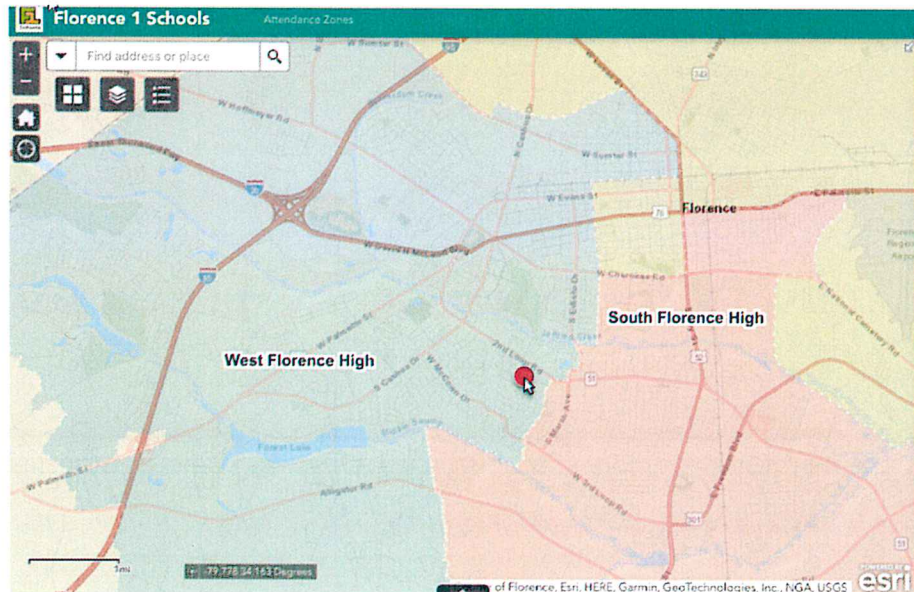
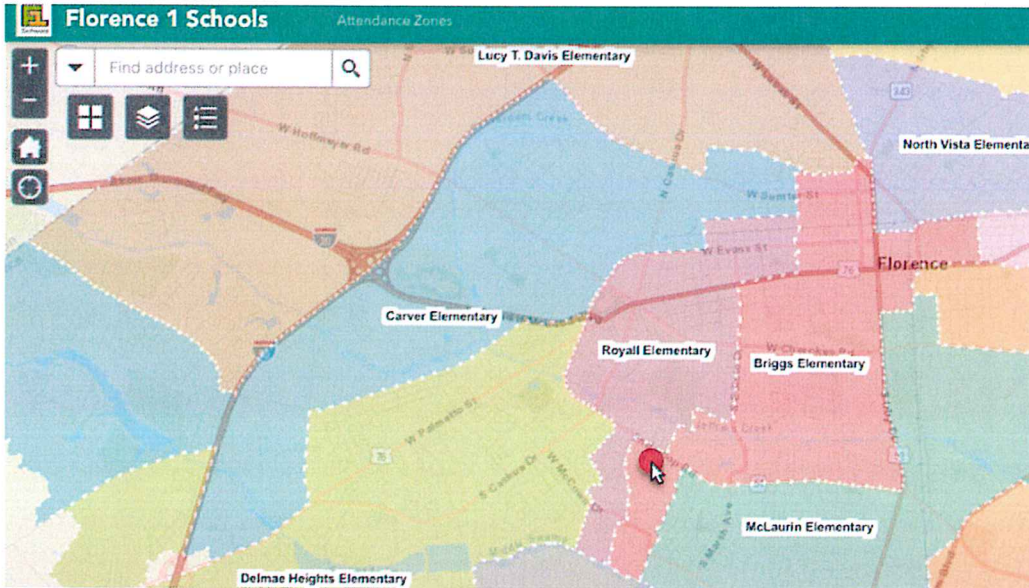
Residential cut-thru paths affecting area:

- Traffic from 2nd Loop and Cherokee/Marsh avoids 2 traffic lights by cutting thru Tarleton West



Schools

- Has population impact been reviewed for current schools?
 - FS1 involvement?
 - New apartments proposed in various locations within city – how does this impact various schools?
 - Same developer also proposing apartments off of Irby - Briggs & South Florence impacted
 - Do Briggs & West Florence have capacities for individuals from apartments?



Public Safety

Florence ranks as the most dangerous metro area in South Carolina and one of the most dangerous nationwide. There were a total of 1,764 violent crimes reported in the metro area in 2020, or 860 for every 100,000 people. Nov 9, 2021

Equates to .01 violent crimes per person

What is impact on total population of new proposed apartments? ([see attachment](#))

Do we have sufficient public safety personnel in budget? Per statistics, Florence may need to hire additional public safety personnel to handle added cases. Who will pay for this?

CrimeGrade.org	Per	Per	2nd Loop	+Other Proposed Apts
	1000	1	188	1591
Overall	61.38	0.061	11.6	97.1
Property Crime	43.01	0.043	8.1	68.4
Violent Crime	9.96	0.010	1.9	15.9

Florence City Planning Commission Submission



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

I. Call to Order**II. Invocation****III. Approval of Minutes** Regular meeting on January 11, 2022.**IV. Public Hearing and Matter in Position for Action**

PC-2022-04 Request to consider the abandonment of City right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Numbers 90114-13-001 and 90114-13-013.

V. Matter in Position for Action

PC-2022-05 Request for sketch plan review of a townhouse development to be located on Encino Road, identified as Florence County Tax Map Number 15110-01-110.

VI. Matter in Position for Action

PC-2022-07 Request for sketch plan review of a subdivision to be located on Howe Springs Road, identified as Florence County Tax Map Number 00152-01-021.

VII. Public Hearing and Matter in Position for Action

PC-2022-08 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, identified as Florence County Tax Map Number 90030-02-007.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: February 8, 2022

AGENDA ITEM: PC-2022-08 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, specifically identified as Florence County Tax Map Number 90030-02-007



I. IDENTIFYING DATA:

Owner	Tax Map Number
Connelly Development	90030-02-007

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 AND SURROUNDING ZONING & LAND USE:

Current Zoning: Planned Development District (PDD) and Activity Center (AC)
Proposed Zoning: Activity Center (AC)
Current Use: Vacant Land
Proposed Use: Apartments

North: NC-15; single family residential
South: NC-6.1 and NC-15; single family residential
East: AC and NC-15; commercial and single family residential
West: PD, AC, and NC-6.1; commercial and single family residential

IV. POINTS TO CONSIDER:

- (1) The 4 acre lot is currently zoned both Planned Development District and Activity Center (see Attachments C and E). The split zoning resulted from a 2005 rezoning when TMN 90030-02-007 consisted of two separate lots, 90030-02-001 and -007. Lot -001 was rezoned at that time from R-1 to PDD, and -007 remained B-2. The two parcels were combined at a later date, but the disparate zoning districts were not corrected at that time. When the *Unified Development Ordinance* zoning map was applied in 2018, the B-2 section was designated AC and the PDD portion remained.
- (2) The applicant wishes to rezone the portion that is currently PDD to AC to match the portion of the lot that abuts Second Loop Road. The intended use of the parcel following rezoning is to construct three story apartment buildings with a separate clubhouse/office space, which is a permitted use in the AC.
- (3) The lot meets the dimensional requirements of the AC 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 AC district. The property is subject to the City of Florence codes and regulations.

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- (5) Land uses of the adjacent properties are a mixture of single-family residential and commercial.
- (6) Upon development, the installation of a 25 foot wide landscaped buffer including a minimum 3 foot high fence will be required against the adjacent single-family development.
- (7) The Future Land Use Map designates this parcel as Commercial Autourban.
- (8) City water and sewer services are available.
- (9) City staff recommends the parcel be rezoned AC as requested. This recommendation is based on the adjacent zoning and character of the built environment and its agreement with the Future Land Use designation.

V.OPTIONS:

Planning Commission may:

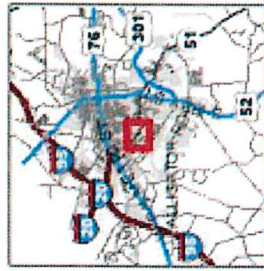
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Original Ordinance 2005-31 and Zoning Map
- F) Site Photos

Attachment A: Vicinity Map

PC 2022-08
Vicinity Map - Second Loop Road



Legend

-  Parcels
-  Proposed Parcel



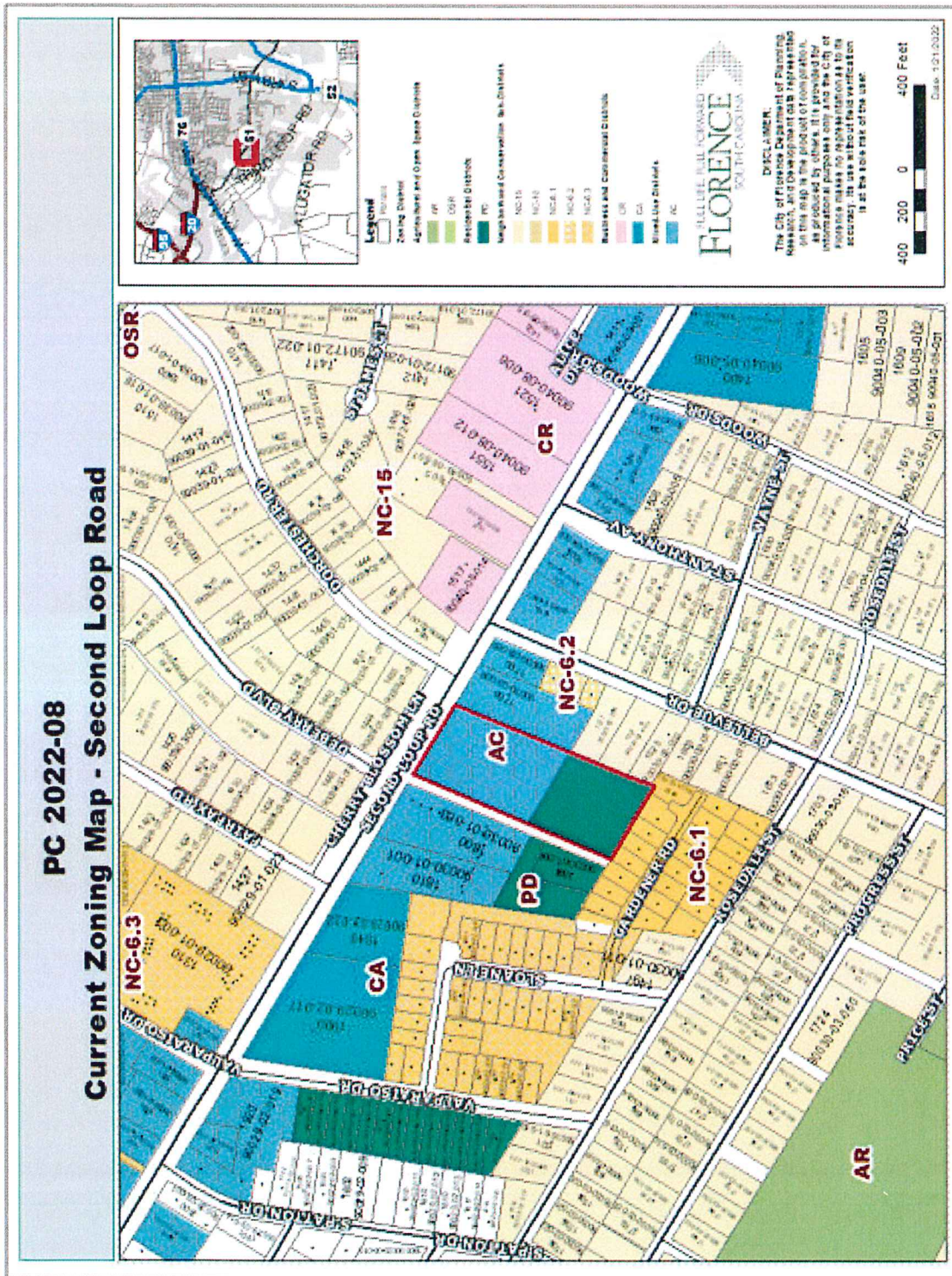
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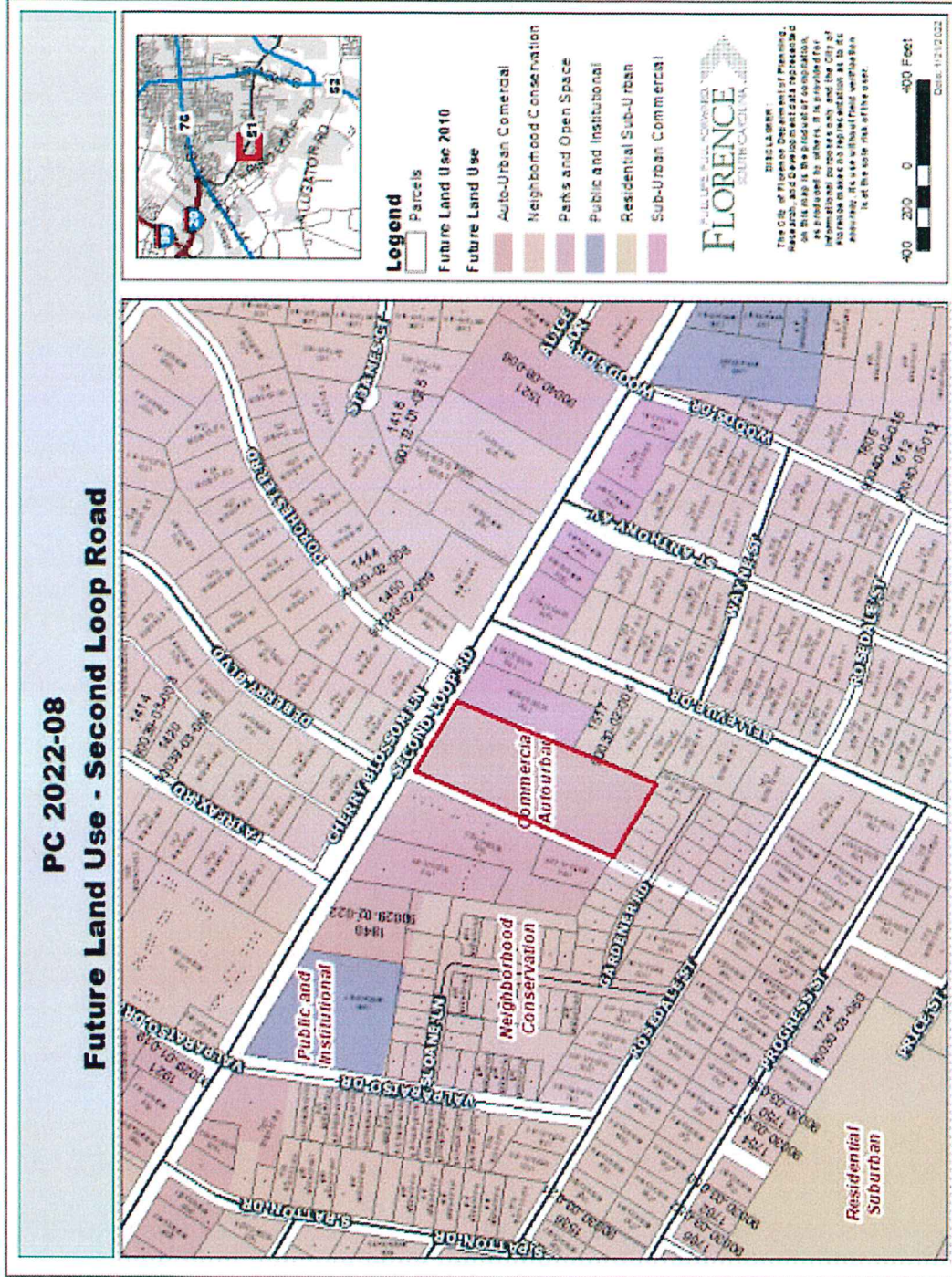
Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Future Land Use Map



Florence City Planning Approval**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
MARCH 8, 2022 AGENDA****PC-2022-08 Request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, identified as Florence County Tax Map Number 90030-02-007.**

Chairman Chaplin read the introduction to PC-2022-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked how Staff chose which zoning designation to assign the parcel. Mrs. Zlotnicki stated it is case specific, and in this case the surrounding area is commercial with a shopping center and daycare nearby. The area then transitions into residential uses so in this case the Activity Center was the most logical choice because information on the PD was not available.

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

There being no one to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion. Mr. Moses moved that the request be approved as submitted; Ms. Gregg seconded, and the motion passed unanimously (7-0).