

CITY OF FLORENCE, SOUTH CAROLINA

PLANNING COMMISSION

APRIL 13, 2021 AT 6:00 PM VIA ZOOM

AGENDA

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on March 9, 2021.
- IV. Public Hearing and Matter in Position for Action**
 - PC-2021-08 Request to zone NC-15, pending annexation, the parcel located at 2499 Rainford Road, specifically identified as Florence County Tax Map Number 01221-01-158.
- V. Public Hearing and Matter in Position for Action**
 - PC-2021-09 Request to zone OSR, pending annexation, the north side of Lake Oakdale and the dam, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.
- VI. Public Hearing and Matter in Position for Action**
 - PC-2021-10 Request to name the City of Florence Municipal Courtroom located at 324 West Evans Street in recognition of The Honorable Taft Guile, Jr.
- VII. Public Hearing and Matter in Position for Action**
 - PC-2021-11 Request to amend the Planned Development agreement for The Grove at Ebenezer residential development.
- VIII. Matter in Position for Action**
 - PC-2021-12 Request for sketch plan review of The Grove Phase III subdivision located on Grove Boulevard and specifically identified as a portion of Florence County Tax Map Number 00075-01-221.
- IX. Matter in Position for Action**
 - PC-2021-13 Request for sketch plan review of Middleton Pointe subdivision located off Damon Drive.
- X. Adjournment** Next meeting is scheduled for May 11, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES
VIA ZOOM REMOTE MEETING
TUESDAY, MARCH 9, 2021 AT 6:00 PM**

MEMBERS PRESENT: Drew Chaplin (in person); Betty Gregg, Robby Hill, Dorothy Hines, Charles Howard, Bryant Moses, and Vanessa Murray (via Zoom).

MEMBERS ABSENT: Thurmond Becote and Derrick Owens.

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki.
Danny Young, IT operator.

APPLICANTS PRESENT: Gary Finklea (via Zoom).

CALL TO ORDER: Chairman Drew Chaplin called the March 9, 2021 regular meeting to order at 6:00 p.m. and thanked everyone in attendance via Zoom.

APPROVAL OF MINUTES:

Chairman Chaplin asked Commissioners if any changes needed to be made to the February 9, 2021 meeting minutes. There being none, Mr. Howard made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (6-0).

Bryant Moses joined the meeting

MATTERS IN POSITION FOR ACTION:

PC-2021-05 Request for sketch plan review of the Point at Pisgah subdivision located at the intersection of West Sumter Street and Pisgah Road, specifically identified as Florence County Tax Map Number 00097-01-008.

Chairman Chaplin read the introduction to PC 2021-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked staff if they would investigate extending the 400-foot maximum requirement for cul-de-sac lengths to either 475 or 500 feet. He mentioned the Commission has seen a slew of variance requests lately.

Mr. Dudley stated he will research the issue with the Fire and the Engineering Departments.

Mr. Howard asked why the right of way width was 40 feet as opposed to the current 50-foot requirement.

Mr. Dudley explained in this case the 40-foot width was requested in order to discourage street parking in the townhome development.

Ms. Hines also expressed concerns with the amount of variance requests which have come before the Commission as of late.

There being no further questions for staff, Chairman Chaplin called for a motion. Mr. Howard moved that the request be approved as submitted; Mr. Hill seconded, and the motion passed unanimously (7-0).

PC-2021-06 Request for sketch plan review of Orion Hills Phase IV subdivision located off James Turner Road, specifically identified as Florence County Tax Map Number 00126-01-409.

Chairman Chaplin read the introduction to PC 2021-06 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Dudley explained the sketch plan review needed approval again because the project had been dormant for more than two years.

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

PC-2021-07 Request to add a commercial easement to the plat for the parcel located on Jody Road and specifically identified as Florence County Tax Map Number 00123-01-154.

Chairman Chaplin read the introduction to PC 2021-07 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

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).

INVOCATION: Since he arrived late, Mr. Bryant Moses provided the benediction to close the meeting.

ADJOURNMENT: There being no other business, Chairman Chaplin thanked the Commissioners and the meeting was adjourned at 6:18 p.m. The next meeting is scheduled for April 13, 2021.

Respectfully submitted,

Alane Zlotnicki, AICP, Senior Planner
Austin Cherry, Office Assistant III

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 13, 2021

AGENDA ITEM: PC-2021-08 Request to zone NC-15, pending annexation, the parcel located at 2499 Rainford Road and specifically identified as Florence County Tax Map Number 01221-01-158.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Robert T. Parsons	01221-01-158

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: Single-Family Residence
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.
- (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 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.

V. OPTIONS:

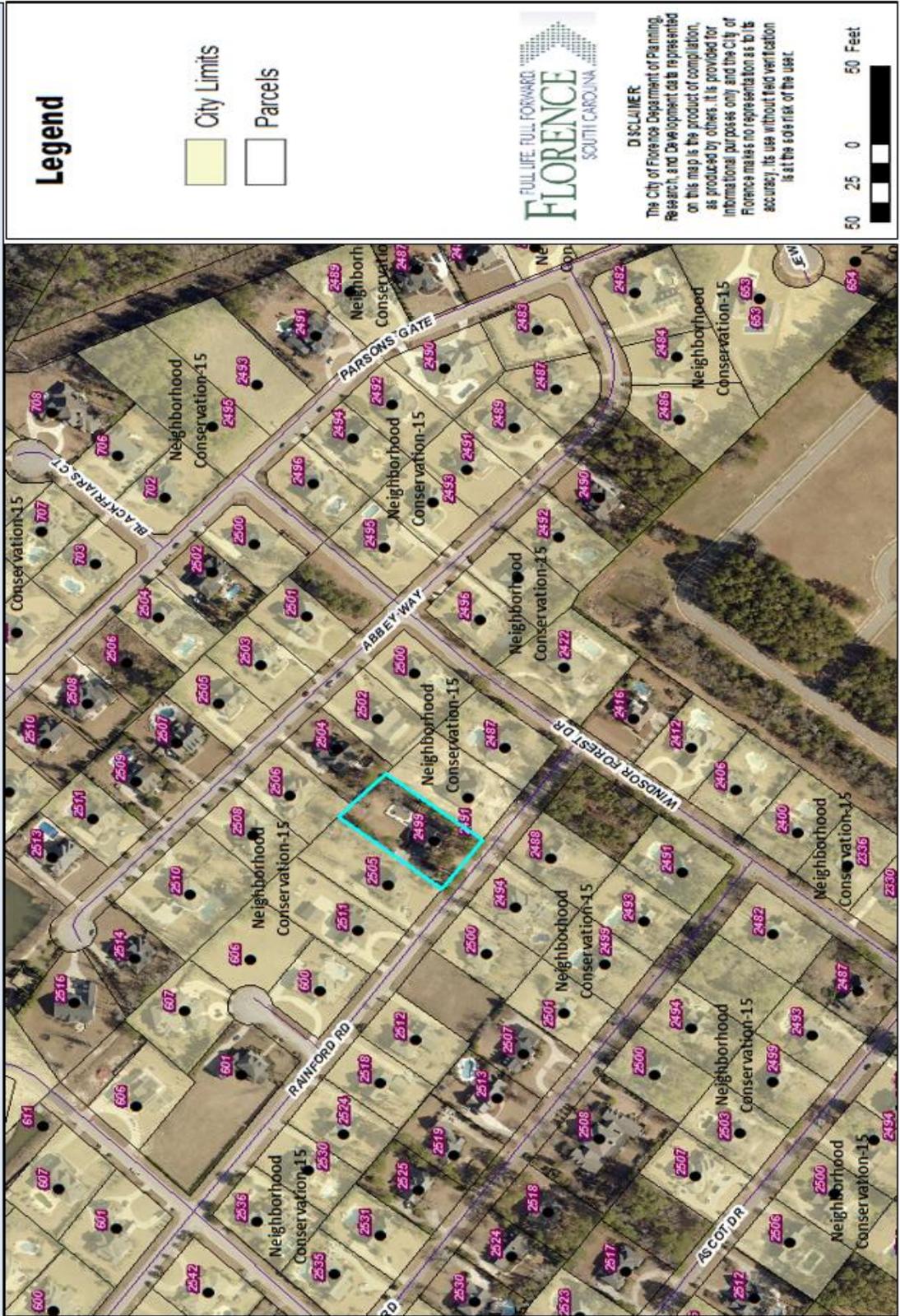
Planning Commission may:

- (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) Site Photo

PC-2021-08 Vicinity Map – 2499 Rainford Road



Attachment E: Site Photo



CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 13, 2021

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

II. IDENTIFYING DATA:

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

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.

V. GENERAL BACKGROUND DATA:

Current Zoning: Unzoned (County)
Proposed Zoning: Open Space and Recreation
Current Use: Lake and dam
Proposed Use: Lake and dam

VI. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned. It includes the north side of Lake Oakdale and the dam on the southeast end of the lake.
- (2) The south side of the lake was annexed in May 2018 and zoned OSR.
- (3) The proposed zoning, pending annexation, is Open Space and Recreation. The OSR district is intended for public open space or open space that is protected by conservation easement. These open spaces may provide for recreational uses. This portion of the lake and the dam will remain in private ownership with control of the dam being given to the Lake Oakdale Homeowners Association.
- (4) No uses may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, other than those permitted in the Open Space Recreation zoning district. The lake and dam 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.
- (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 not necessary.
- (8) City staff recommends the parcel be zoned Open Space and Recreation as requested, contingent upon annexation into the City of Florence. This recommendation is based on the fact that this is an existing lake.

VI. OPTIONS:

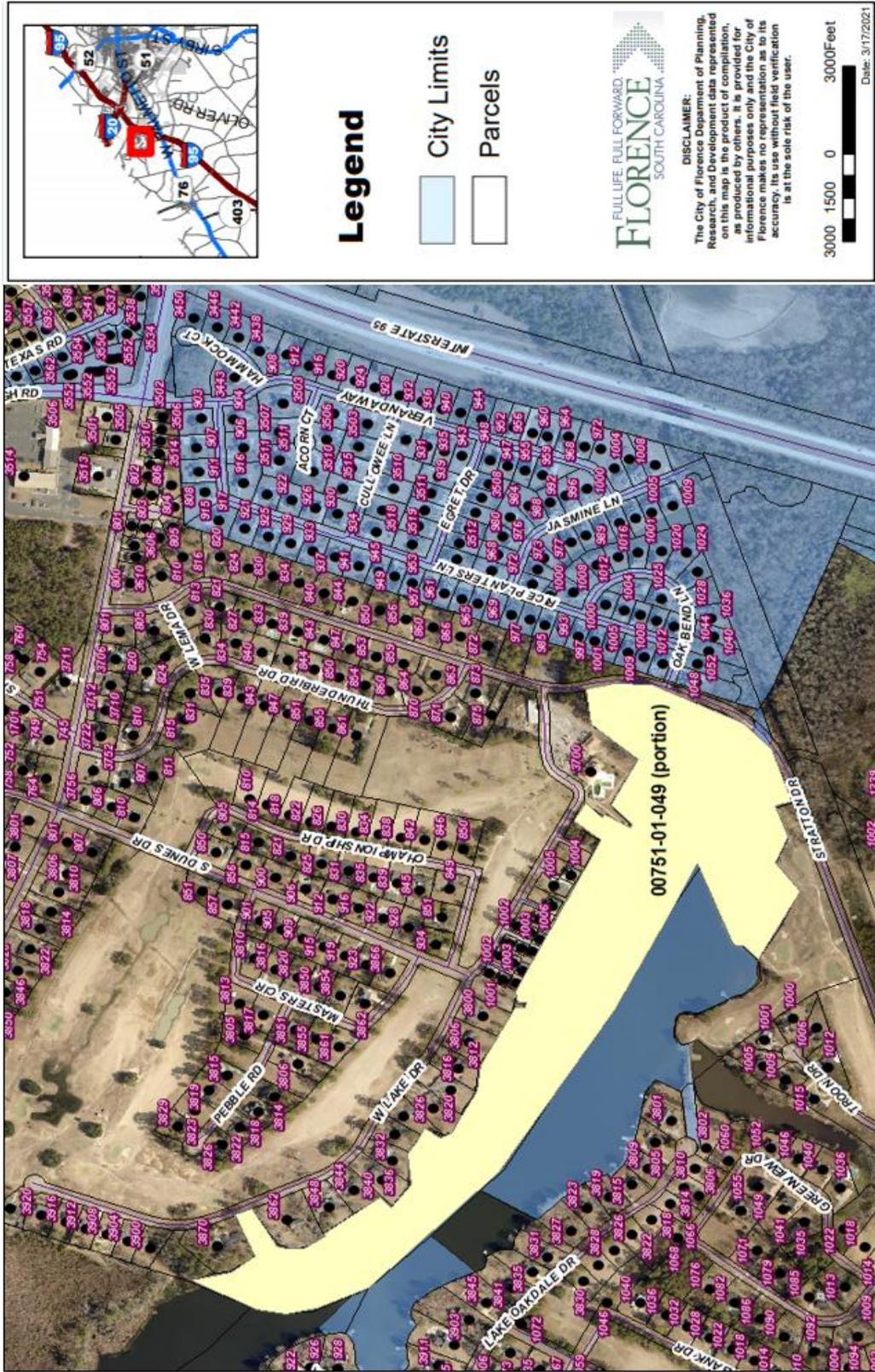
Planning Commission may:

- (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.

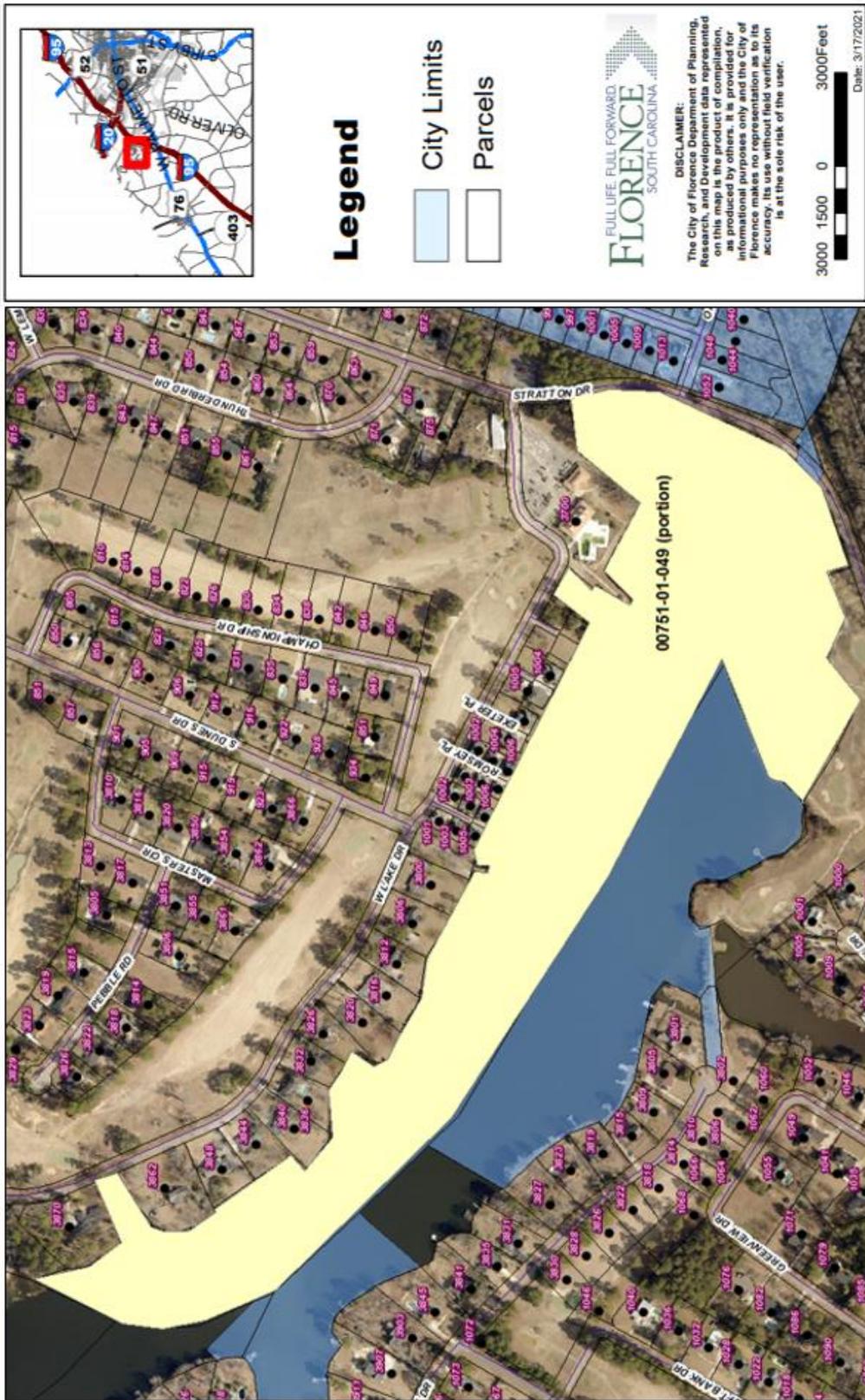
VII. ATTACHMENTS:

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

PC-2021-09
Vicinity Map – Lake Oakdale and Oakdale Dam



PC-2021-09
 Location Map – Lake Oakdale and Oakdale Dam



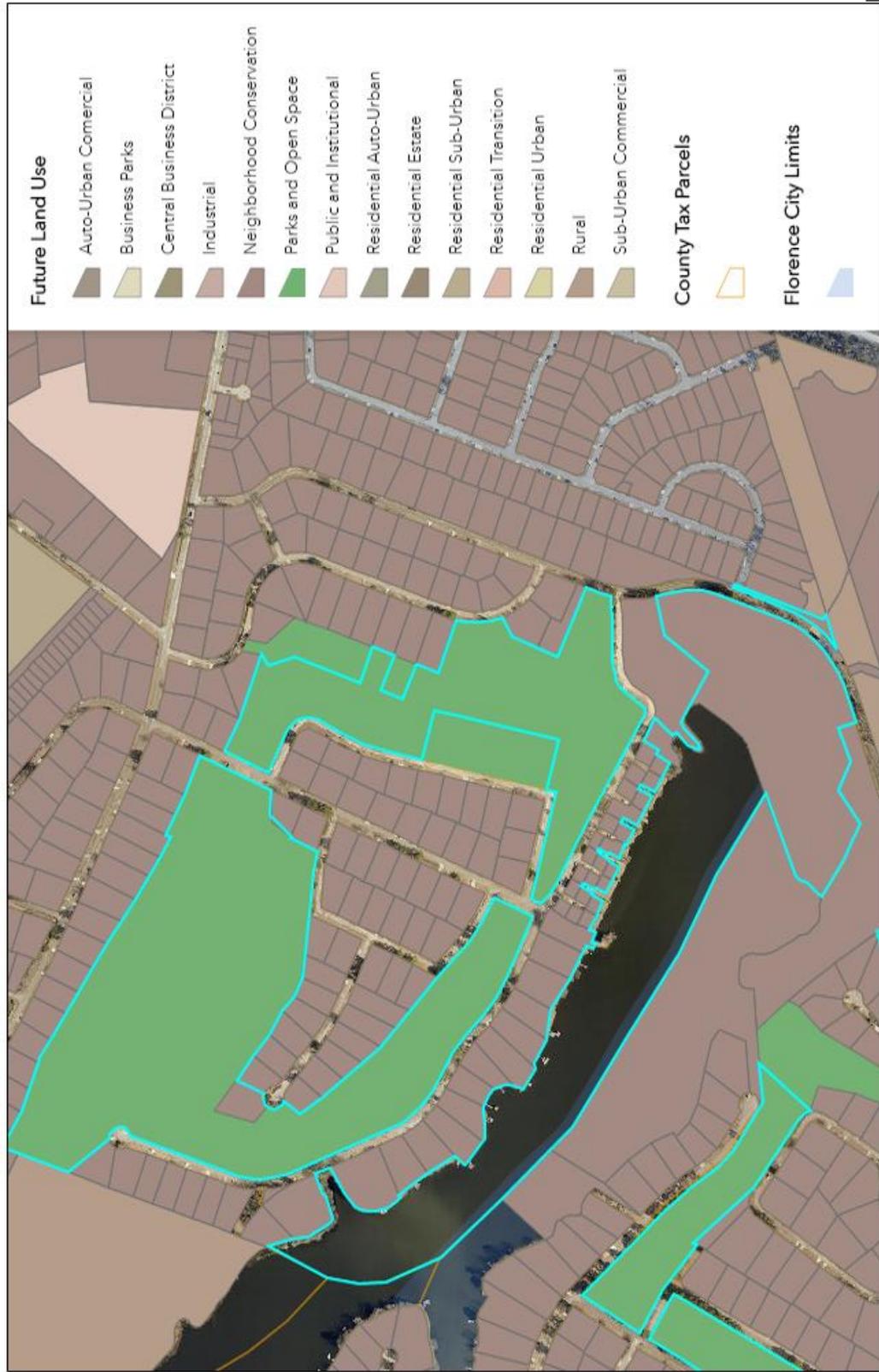
PC-2021-09

Zoning Map – Lake Oakdale and Oakdale Dam



PC-2021-09

Future Land Use Map – Lake Oakdale and Oakdale Dam



Attachment E: Site Photos



View of the lake access on West Lake Drive.



View of the dam from West Lake Drive.



Views from Stratton Drive.

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 13, 2021

AGENDA ITEM: PC-2021-10 Request to name the City of Florence Municipal Courtroom located at 324 West Evans Street in recognition of The Honorable Taft Guile, Jr.

I. 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.

II. POINTS TO CONSIDER:

1. The City of Florence may confer a specific name or name change on a given building, facility, place, or natural feature within the City limits.
2. City Council shall designate the names of City buildings, public places, facilities, and natural features by resolution.
3. City Council shall, by its own action or request by a citizen or citizen group, refer the naming of a building, facility, public place, or natural feature to the Planning Commission for review and recommendation.
4. The wife of Judge Taft Guile, Jr. requests that a municipal courtroom be named in honor of her husband, who served as an Assistant Municipal Court Judge from 2009 until his death on January 22, 2021.
5. City staff recommends that the City of Florence Municipal Courtroom located at 324 West Evans Street be named "The Honorable William Howard "Taft" Guile, Jr." courtroom in his honor per his wife's request.

III. 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.

IV. ATTACHMENTS:

- A.) Letter of Request

Attachment A: Letter of Request

The Honorable Randy Osterman
Florence City Council
324 W. Evans Street
Florence, South Carolina 29501
March 1, 2021

Dear Councilman Osterman:

My name is Cynthia Legette Guile, and I am submitting this letter to request that a courtroom in the Florence Municipal Courthouse in the City of Florence be named in honor of my late husband, The Honorable Taft Guile, Jr.. Judge Guile was a lifelong, noteworthy citizen of Florence County.

Judge Guile was always an ardent supporter of law and order and justice. He began a career in law enforcement in 1974 as an officer with the Florence Police Department. Later, in 1983 he began working with the Florence Sheriff's office where he served until 2000. In 2000, he was appointed Magistrate in the Florence County Courts by Senator Maggie Glover. This appointment continued under the recommendations of Senator Kent Williams. Then, in 2009, Judge Guile was appointed by the City of Florence to serve as a Municipal Court Judge, where he served until his death. My late husband served in this position with dignity, integrity, dedication, and with Christian humility. Throughout his Career, he made tireless contributions to the city's safety and growth by fostering equity and justice among its citizens. He believed that every man is innocent until proven guilty.

Taft gave a lifetime of service to Florence County and was well respected as a leader in his community. Taft was a faithful member of Mill Branch AME Church where he embraced the principles of living a devoted Christian life. He rendered service to his Church community in various meaningful ways such as teaching and mentoring the youth, attending to the sick and shut in and serving as a role model especially to young African American men. He willingly shared his time, expertise, and skills with many people and boards who sought his service and input. His love for people and community growth and development was endless.

My late husband never viewed what he did as a job because of his love for others and because of his commitment to his charge and duty. I am respectfully requesting that you help continue to honor and recognize The Honorable Howard Taft Guile, Jr. legacy and dedication to service by naming a courtroom in his honor and displaying his name on said courtroom in the Florence Municipal Courthouse.

Sincerely,



Cynthia Legette Guile

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 13, 2021

AGENDA ITEM: PC 2021-11 Request to amend the Planned Development agreement for The Grove at Ebenezer residential development.

I. IDENTIFYING DATA:

Owner	Tax Map Number
The Grove at Ebenezer, LLC	00075-01-036
	00075-01-214
	00075-01-219
	00075-01-220
	00075-01-221
	00075-01-222
	00075-01-232
	00075-01-235
	00075-01-236
	00075-01-238

II. GENERAL BACKGROUND DATA:

Current Zoning: Planned Development District (PDD)
Current Use: Commercial & Residential Development
Proposed Change: Single-Family Detached Homes – 15’ Front Setback (20’ Existing)

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The original PDD was created in May, 2016 as Ordinance 2016-17. An amendment was made in July, 2016, in which property was annexed into the city, known as Ordinance 2016-33. A PDD Amendment was granted in September of 2018 for revised setbacks involving the townhome development portion of The Grove. The currently proposed PDD amendment coincides with The Grove Phase III Sketch Plan review (Planning Commission Case PC-2021-12). This proposed amendment is before the Planning Commission for public hearing and recommendation to City Council.

IV. POINTS TO CONSIDER:

- (1) The Grove PDD Development Agreement was recommended on April 12, 2016 and was officially annexed by City Council on May 9, 2016.
- (2) The property is zoned PDD and is reviewed per PDD Ordinance 2016-01. The Grove Planned Development District is regulated by the 2016 City Zoning Ordinance, the Zoning Ordinance

in effect at the time of enactment. This permits front setbacks of 20 feet for single-family detached homes.

- (3) The Developer is requesting an Amendment to The Grove Planned Development District to permit 15' front setbacks for Phase III & future residential development (Planning Commission Case PC-2021-11). Per Section 6-21.3.1. B.1.a.3, the Planning Director can approve minor changes to the Planned Development District if the change requested, in this case front and side setbacks for single-family detached homes, is less than 10%. This request exceeds the ability of the Planning Director's approval and therefore must be recommended by Planning Commission and passed by City Council.
- (4) PDD Ordinance 2016-01 (The Grove) permits front setbacks of 20 feet for residential. The developer is requesting an amendment to allow a 15 foot front setback to provide additional space in Phase III and future phases for home construction after accounting for space constraints due to stormwater infrastructure, utility rights-of-way, and a future addition to the City's Rail Trail.
- (5) The City recommends permitting the PDD Amendment to provide flexibility and allow the Developer to construct The Grove within the physical space constraints. The front setback change should be limited to Phase III and future phases to prevent confusion in the development of previous phases of the neighborhood. Limiting the change ensures consistent character in single-family construction.

V. CURRENT STATUS/PREVIOUS ACTION TAKEN:

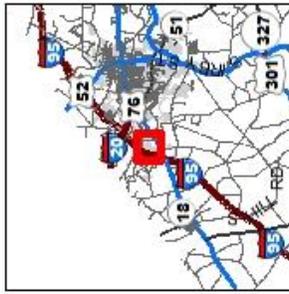
This issue is before the Planning Commission for approval. The Grove PDD including this 17-acre parcel was recommended for zoning (pending annexation) on April 12, 2016, and this 17 acre section was officially annexed by City Council on November 9, 2020.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) The Grove at Ebenezer Ordinance – Residential Development Standards

Attachment A: Vicinity Map

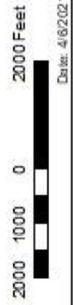
PC 2021-11 Attachment A
Vicinity Map The Grove at Ebenezer



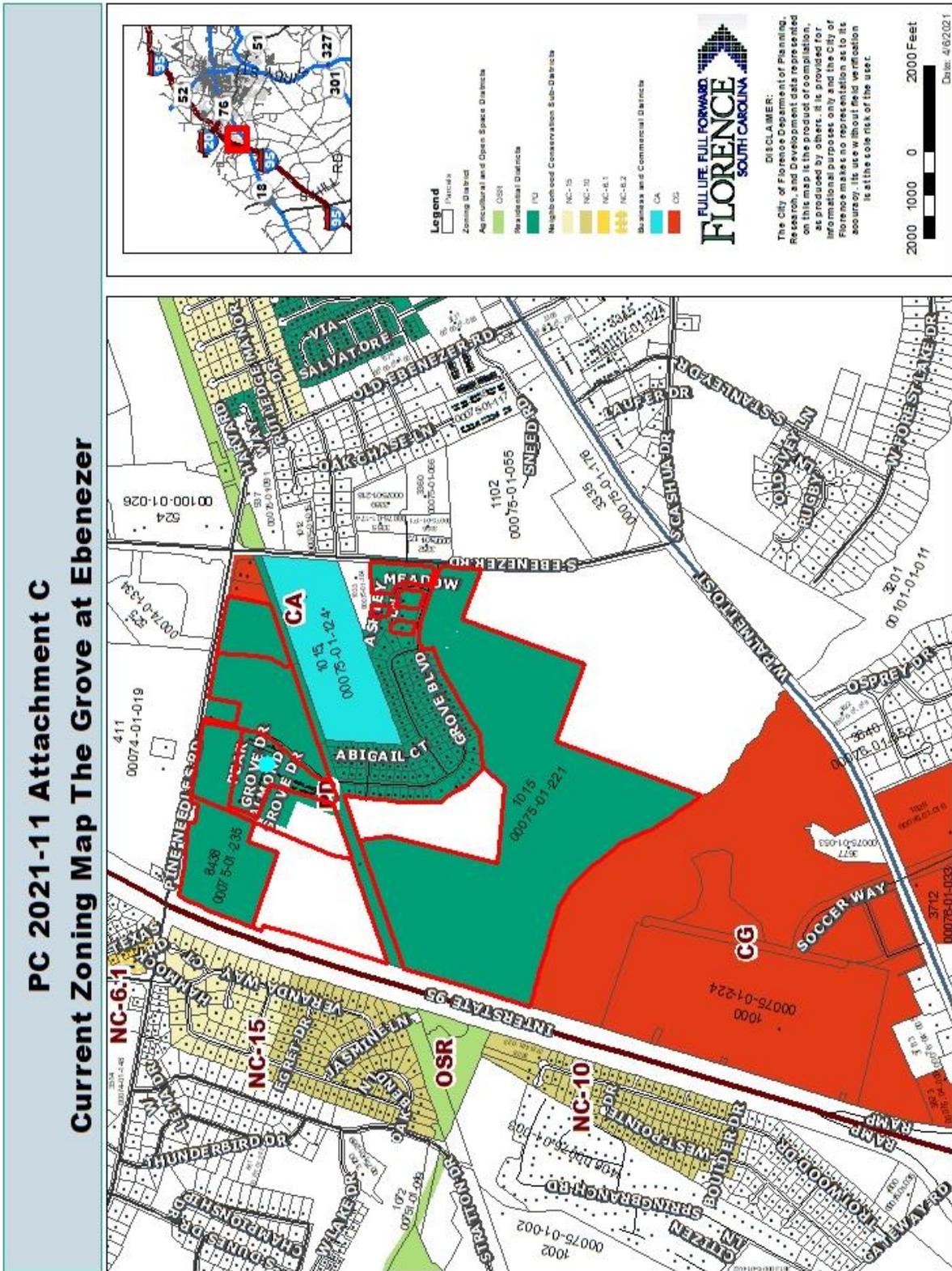
Legend
 Parcels

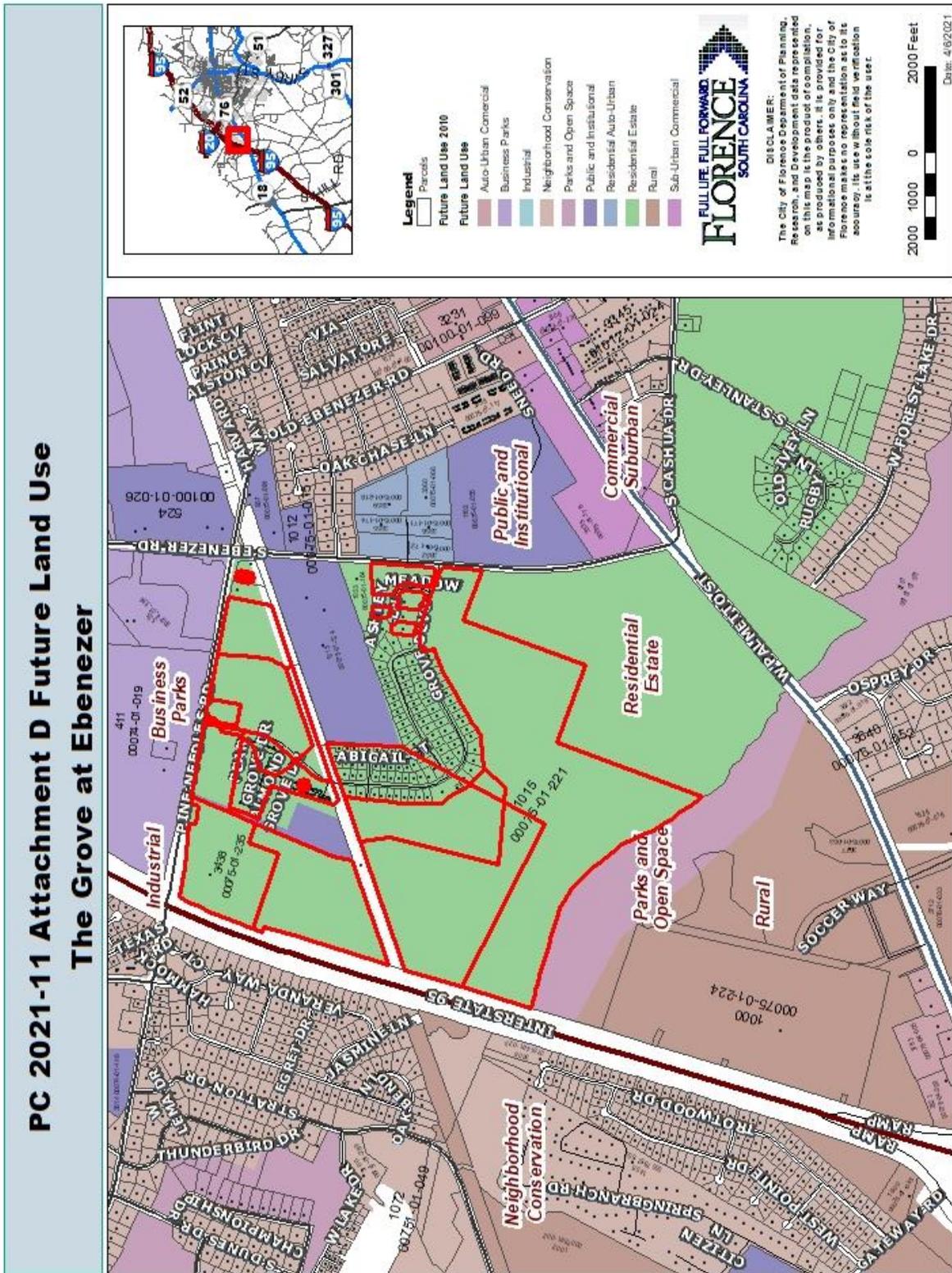


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Attachment C: Current Zoning Map





Schedule B- Development Standards

Table A –Single Family Detached and Commercial

“The Grove” is a mixed use development consisting of various types of residential and commercial development. Development will occur in phases and be consistent with the development agreement identified as City of Florence Ordinance number 2016-_____. Each phase will be submitted to staff of the Department of Planning, Research and Development for review and approval according to the zoning and development standards set forth herewith and attached to this document.

Table A

District	Minimum Lot Area (a)		Lot Width (ft) (b)	Front Yard Setback	Side Yard Setback		Rear Yard Setback Minimum		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)
	Residential	Non-Residential			Res	Non Res	Res	Non Res		
Single Family Residential	6000	6000	50	20	15 5	5	15	25	48	70
Multi-Family Duplexes & Town Homes	N/A	N/A	N/A	N/A	20	20	20	20	5 stories	75
Commercial	2,200	2,200	22	20	0	0	20	20	48	75
	5,000	5,000	50	35(e)	5(e)	5(e)	20(e)	20(e)	(d)	90

Notes to Table A

- (a) Lot area is expressed in square feet.
- (b) Measurement from front property line.
- (c) There is no maximum; provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the City of Florence Fire Department.
- (d) A minimum zero set-back may be allowed with approval of the Director of the Department of Planning, Research and Development, upon receiving consent from the Home Owner’s Association president in writing.
- (e) Approval shall be based on site design and placement of buildings and subject to applicable fire and building codes.

NA=Not Applicable

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: April 13, 2021

AGENDA ITEM: PC 2021-12 Request for sketch plan review of The Grove Phase III subdivision located on Grove Boulevard and specifically identified as a portion of Florence County Tax Map Number 00075-01-221.

I. IDENTIFYING DATA:

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

II. GENERAL BACKGROUND DATA:

Current Zoning: Planned Development District (PDD)
Current Use: Vacant
Proposed Use: Single-Family Detached Homes

III. SURROUNDING LAND USE AND ZONING:

North: Unzoned (County) & The Grove PDD
East: Unzoned (County)
South: Unzoned (County) & Commercial General (CG)
West: Open Space/Recreation (OSR), Neighborhood Conservation-10 (NC-10), & (NC-15)

IV. POINTS TO CONSIDER:

- (1) The proposed 17-acre development involves a public road with 50 single family detached housing units on lots ranging in size from 6,900 square feet to 13,167 square feet in size with an average of 6,900 square feet.
- (2) The property is zoned PDD and is reviewed per PDD Ordinance 2016-01. This allows for single-family detached homes development requiring a minimum of 6,000 square foot lots and a minimum lot width of 50'. The setbacks for single-family detached are Front: 20'; Side: 5'; and Rear: 15'.
- (3) The Developer is requesting an amendment to The Grove Planned Development District to permit 15' front setbacks for Phase III development (Planning Commission Case PC-2021-11). Per Section 6-21.3.1.B.1.a.3, the Planning Director can approve minor changes to the Planned Development District if the change requested, in this case front setbacks for single-family detached homes, is less than 10%. This request exceeds the ability of the Planning Director's approval and therefore must be recommended by Planning Commission and passed by City Council.

- (4) Water and sewer services are available to the property and will be installed by the developer.
- (5) The Grove PDD including this 17-acre parcel was recommended for zoning (pending annexation) on April 12, 2016, and was officially annexed by City Council on November 9, 2020.
- (6) The sketch plan initially submitted to staff for review was returned with comments and an updated plan was supplied back to staff on April 5, 2021. A full statement of compliance with the *Unified Development Ordinance* will be given by staff at the Planning Commission meeting on April 13, 2021.
- (7) The Grove Planned Development District is regulated by the 2016 City Zoning Ordinance, the Zoning Ordinance in effect at the time of enactment. However, current Land & Subdivision Regulations must be observed.
- (8) The developer is requesting a variance from the following Land & Subdivision Regulations from the *Unified Development Ordinance* as outlined below:
 - a. The cul-de-sac (Summer Duck Loop) exceeds the 400 foot maximum length as required by Section 4-13.3.6 of the Ordinance; however, the Planning Commission may grant a variance allowing the length shown (1325 feet).
 - b. The looped drive (Summer Duck Loop) exceeds the 1600 foot maximum length as required by Section 4-13.3.6 of the Ordinance; however, the Planning Commission may grant a variance allowing the length shown (approximately 3600 feet).
 - c. Per the International Fire Code, the maximum number of lots that can be developed before a secondary access is provided shall be 30 lots. Phase III of the Grove is proposing 50 lots with only one access point.

The Developer has agreed to provide a Temporary Emergency Vehicle Access to satisfy the concerns of Staff, including the Fire Marshal. The Temporary Emergency Vehicle Access, as shown on the Sketch Plan, will provide emergency secondary access to Summer Duck Loop in the event the access from Sunflower Bluff Road is impassable.
- (9) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

V. CURRENT STATUS/PREVIOUS ACTION TAKEN:

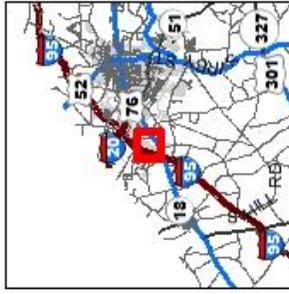
This issue is before the Planning Commission for approval. The Grove PDD including this 17-acre parcel was recommended for zoning (pending annexation) on April 12, 2016 and was officially annexed by City Council on November 9, 2020.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Phase III Annexed Area
- F) Updated Sketch Plan
- G) The Grove Phase III & Future Phase IV
- H) Variance Request Letter

Attachment A: Vicinity Map

**PC 2021-12 Attachment A
Vicinity Map The Grove Phase III**



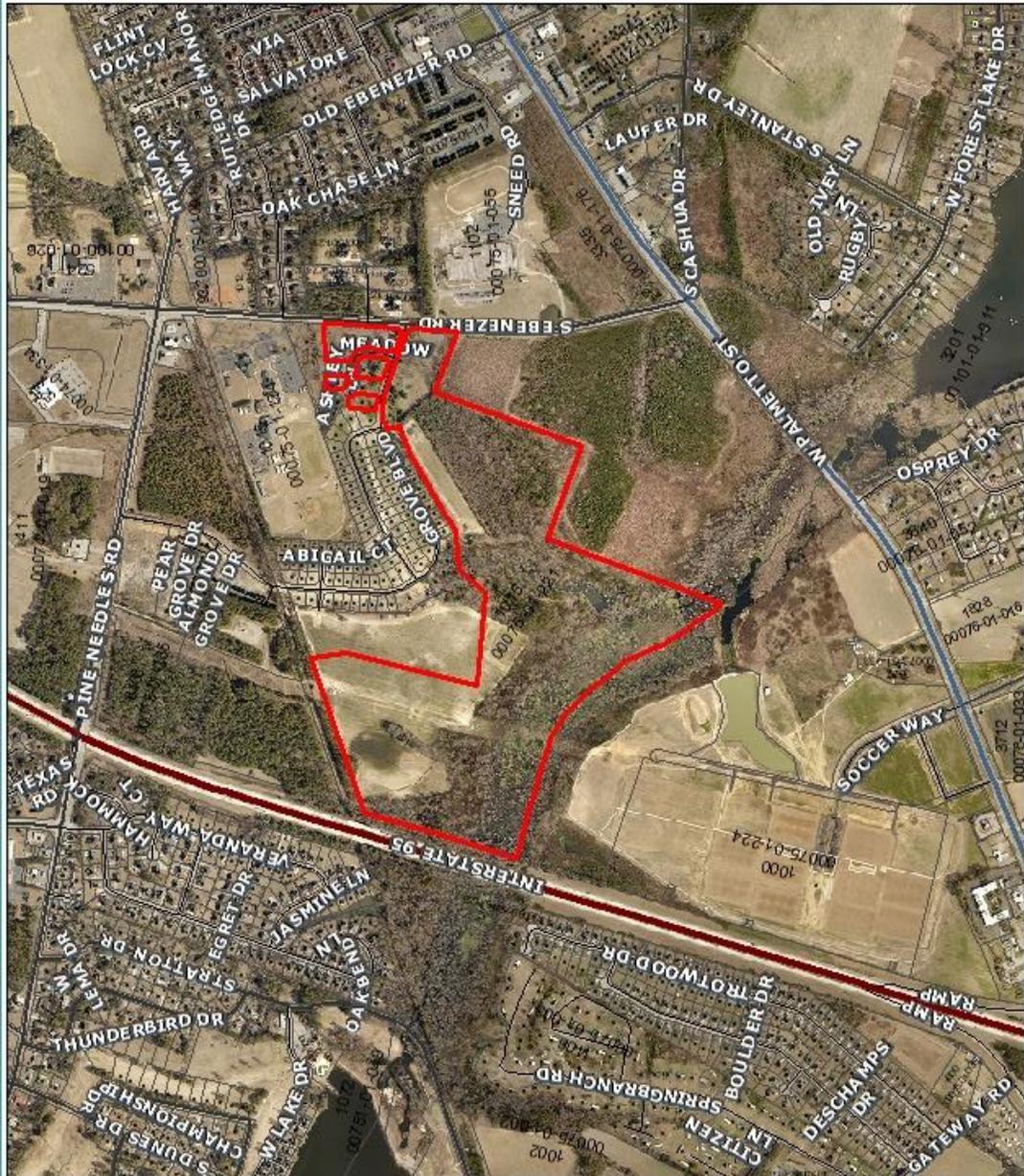
Legend
 Parcels



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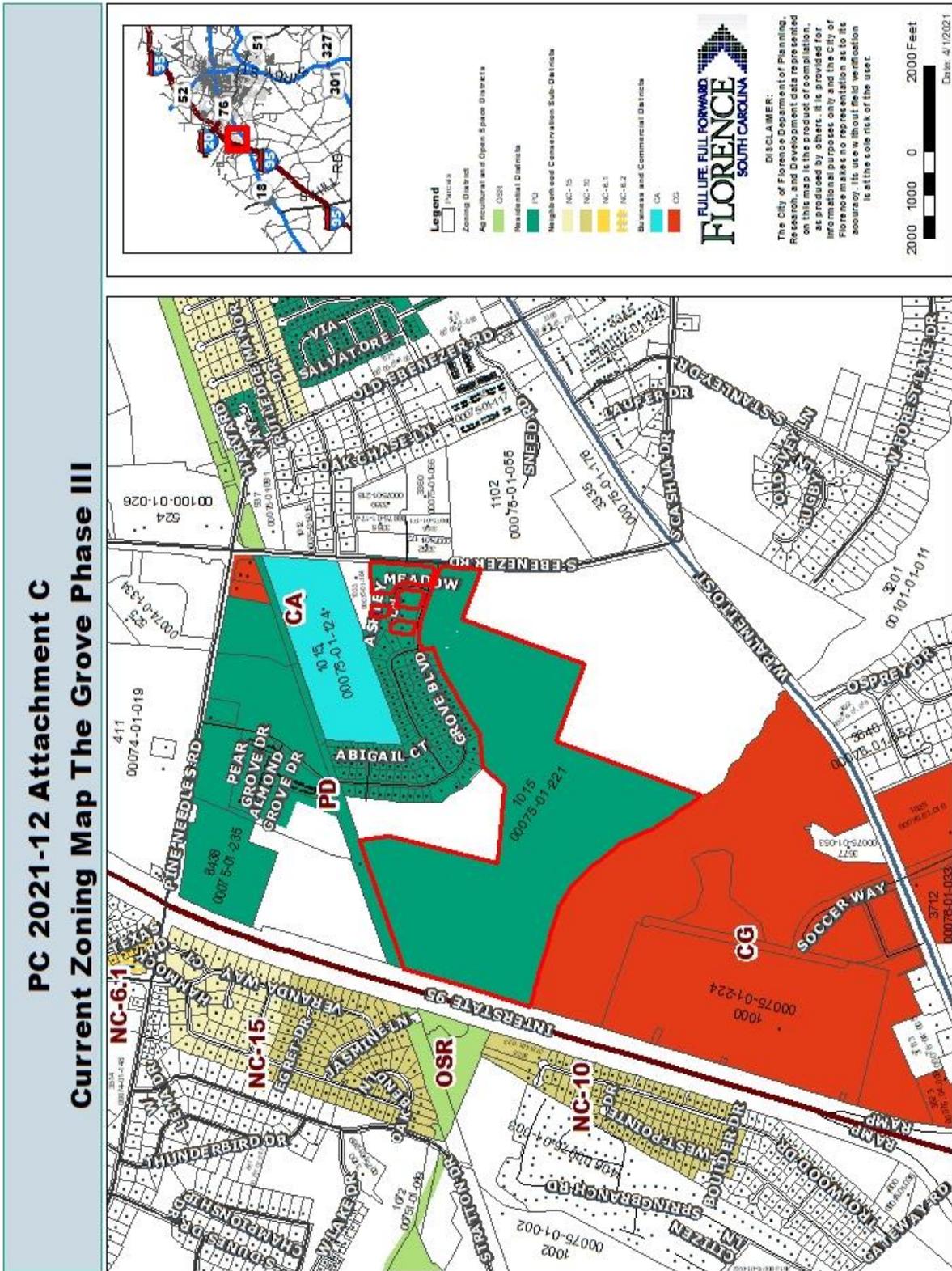
Date: 4/12/2021



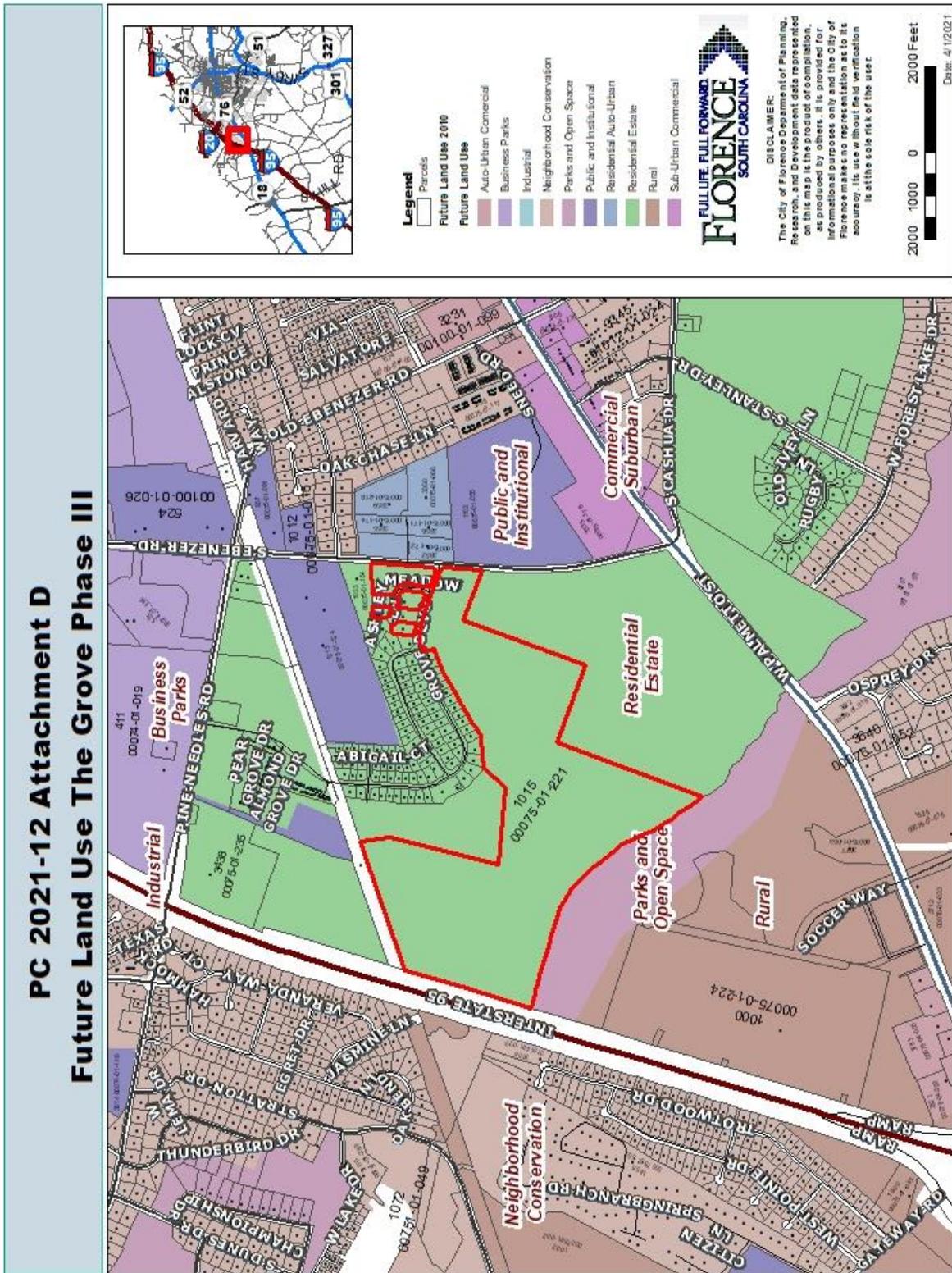
Attachment B: Location Map



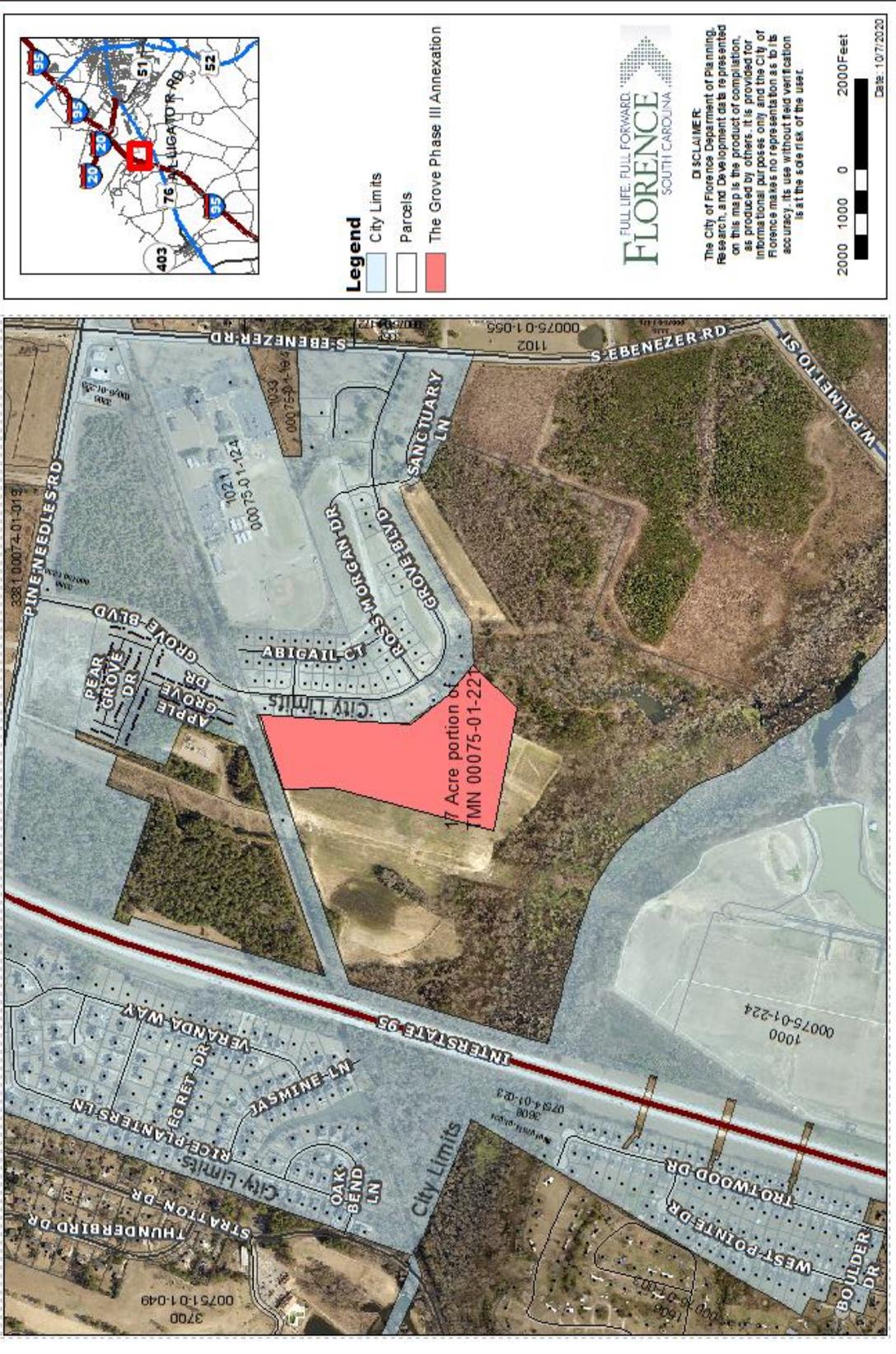
Attachment C: Current Zoning Map



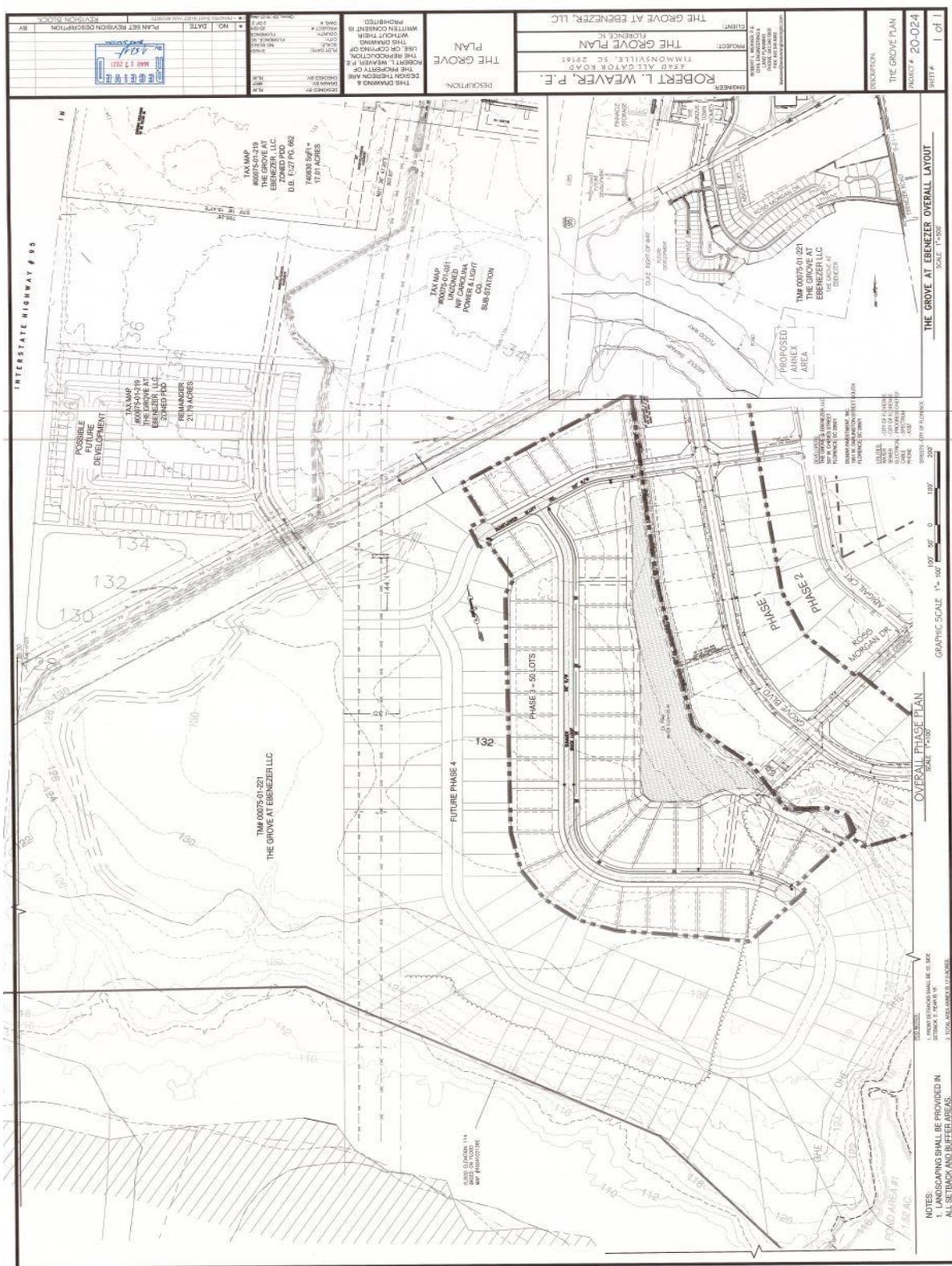
Attachment D: Future Land Use Map



**City Council Annexation Location Map
The Grove at Ebenezer - TMN 00075-01-221 (portion)**



Attachment G: The Grove Phase III & Future Phase IV



Robert L. Weaver, P.E.
4340 Alligator Rd., Timmonsville, SC 29161
(843) 346-5800 | bweaver@weaverengineeringinc.com

April 6, 2021

Mr. Derrick Johnston
Department of Planning
City of Florence
324 West Evans St., Florence SC 29501

**Re: The Grove Phase III
Variance Requests for Streets**

Dear Derrick;

We hereby request a variance for the following three items:

- 1) Maximum length of 400' for a dead-end street and cul-de-sac. As agreed with staff a temporary emergency access road has been added at the end of the street.
- 2) Maximum length of a loop drive is 1800';
- 3) Per the IFC, the maximum number of lots that can be developed before a secondary access is provided shall be 30 lots. As agreed with staff a temporary emergency access road has been added at the end of the street.

Please find attached the revised Grove Phase III Sketch Plan and the responses to the sketch plan review comments.

Hard copies will be delivered to Planning today.

If additional information is needed please contact me.

Sincerely,


Robert L. Weaver, P.E.

RLW/jld
Enc: See above
Cc: Phillip Lowe, *The Grove at Ebenezer, LLC*
Chris Johnson, *Fire Marshal, City of Florence*
Eddie Weaver, *Planning, City of Florence*

**CITY OF FLORENCE PLANNING COMMISSION MEETING
VIA ZOOM REMOTE ACCESS**

DATE: April 13, 2021

AGENDA ITEM: PC-2021-13 Request for sketch plan review of Middleton Pointe Phase IIB subdivision located off Damon Drive.

I. IDENTIFYING DATA:

Owner	Tax Map Number
GAL Developers, Inc.	00150-01-132

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Other phases of the subdivision have been completed. This final phase requires sketch plan reapproval by the Planning Commission due to non-action on the previously approved plan for a period of longer than two years.

III. GENERAL BACKGROUND DATA:

Current Zoning: Neighborhood Conservation 15 (NC-15)
Current Use: Vacant
Proposed Use: Single-Family Residential Subdivision

IV. POINTS TO CONSIDER:

1. The applicant is presenting a request for sketch plan review of a 6-acre parcel in order to finish out Phase II of the Middleton Point residential subdivision.
2. The applicant is proposing to develop 13 lots (Lots 29-31; 35-40; and 78-81) on the 6 acres, resulting in a density of 2.16 units per acre. The density and housing styles are consistent with the requirements of the *Unified Development Ordinance* as well as the already developed Phases I & IIA of Middleton Point.
3. The setbacks laid out in the Sketch Plan meet the NC-15 minimums including a front setback of 25 feet; street side setbacks of 15 feet; interior side setbacks of 10 feet; and rear setbacks of 30 feet. The Sketch Plan also meets the NC-15 minimums for lot width (100') and lot area (15,000 sf).
4. The developer will extend the existing water, sewer, and road infrastructure to serve this development requiring Planning Commission Approval and the two disjointed sections of Middleberg Way and Greensward Drive will be connected.
5. Following sketch plan approval, the developer will be required to submit a full Development Plan for staff review prior to any construction taking place.

V. OPTIONS:

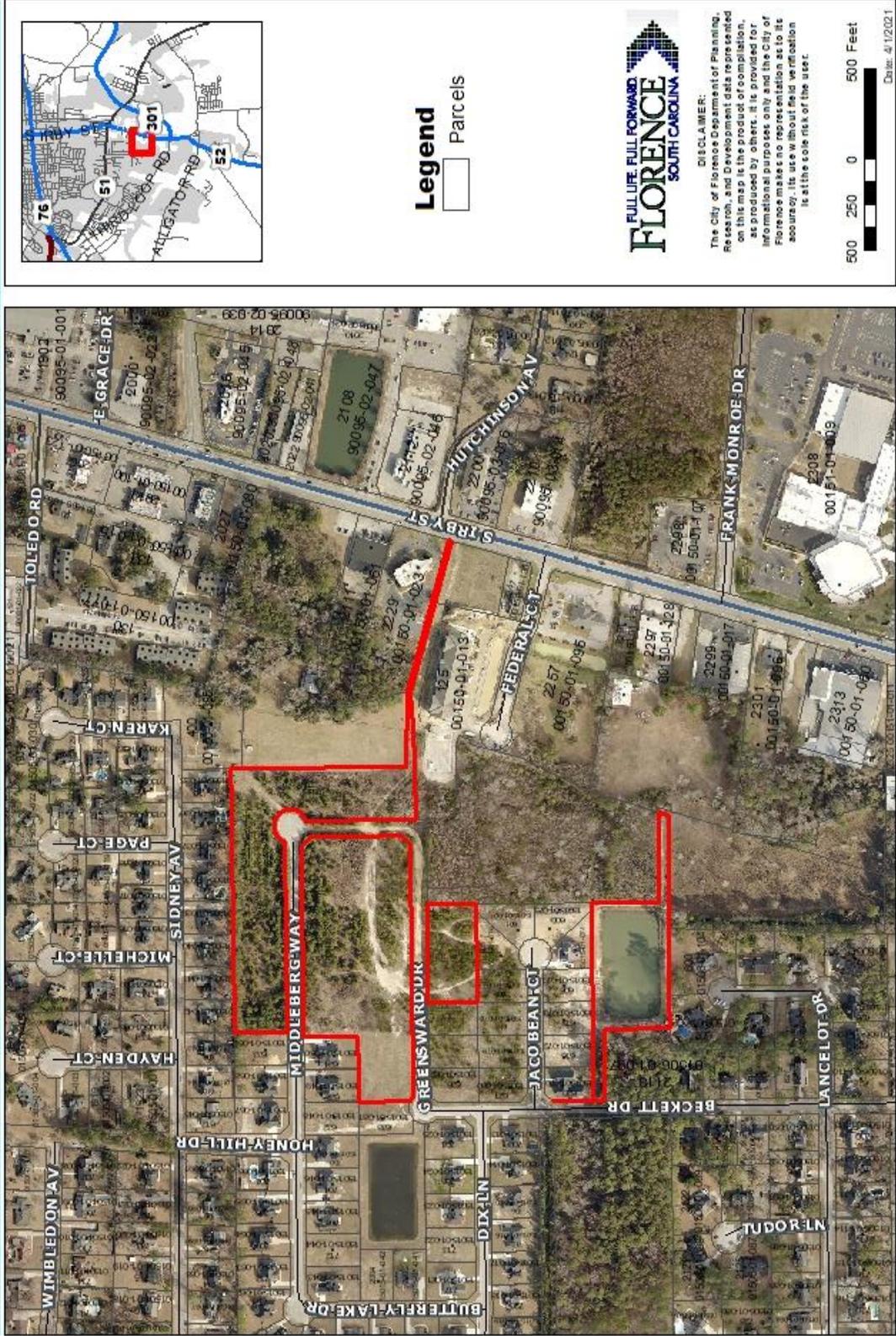
Planning Commission may:

- (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.

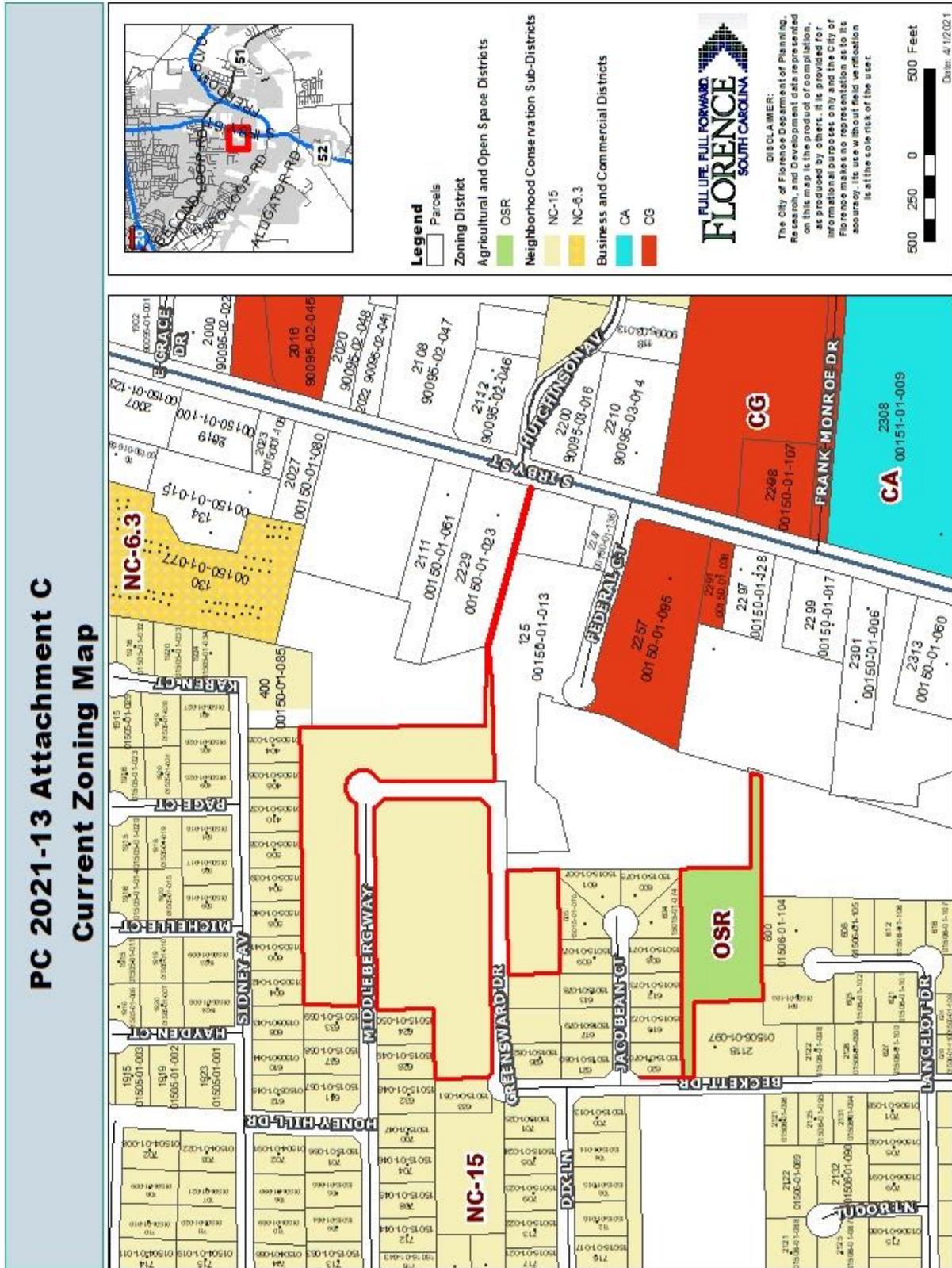
VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Original Final Plat Phase II - Marking Lots Affected (Phase IIB)
- F) Middleton Point Phase II Sketch Plan
- G) Middleton Point Phase II Sketch Plan - Closeup of Lots Affected (Phase IIB)

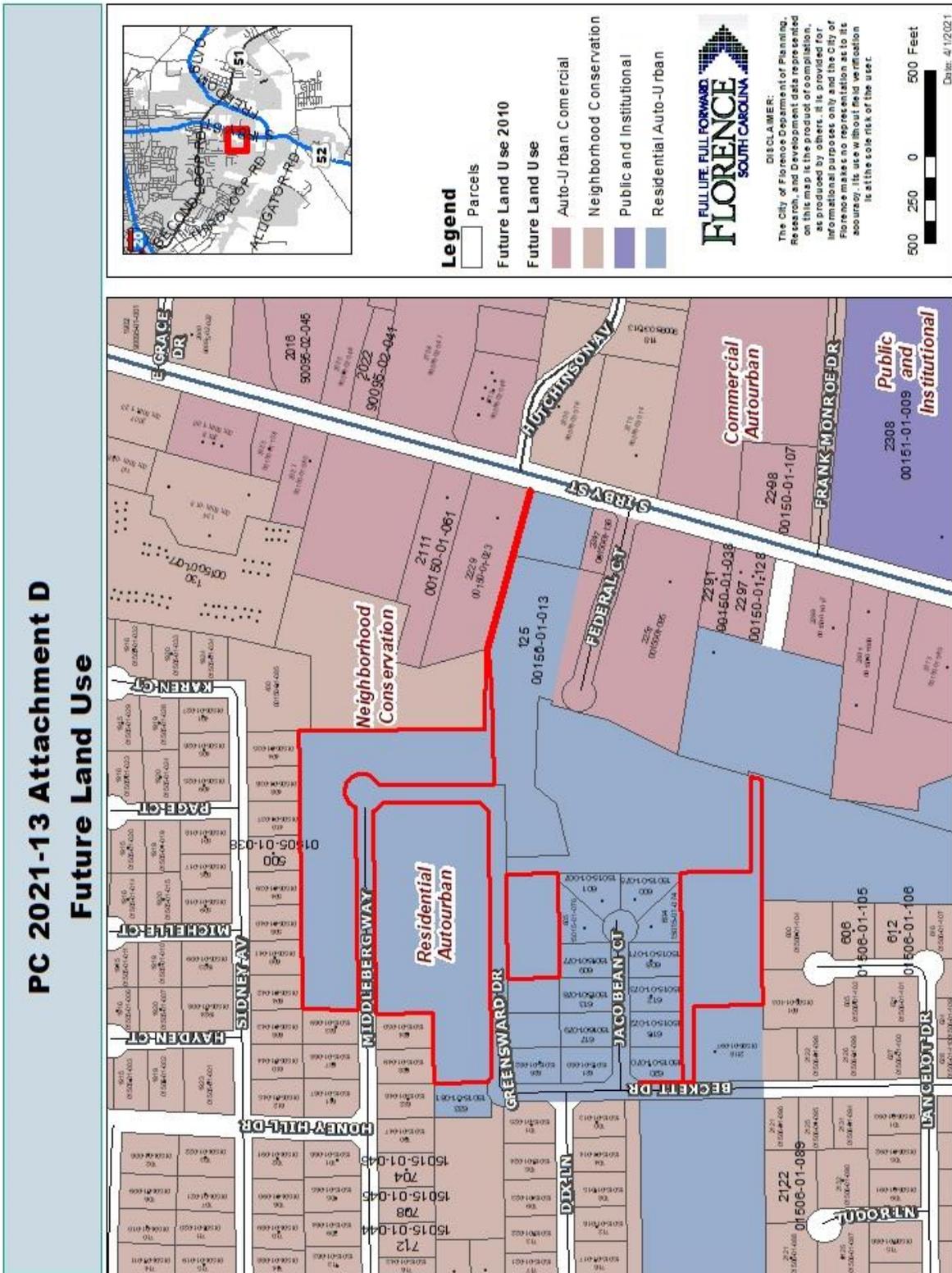
PC 2021-13 Attachment A
Vicinity Map Middleton Point Phase IIB



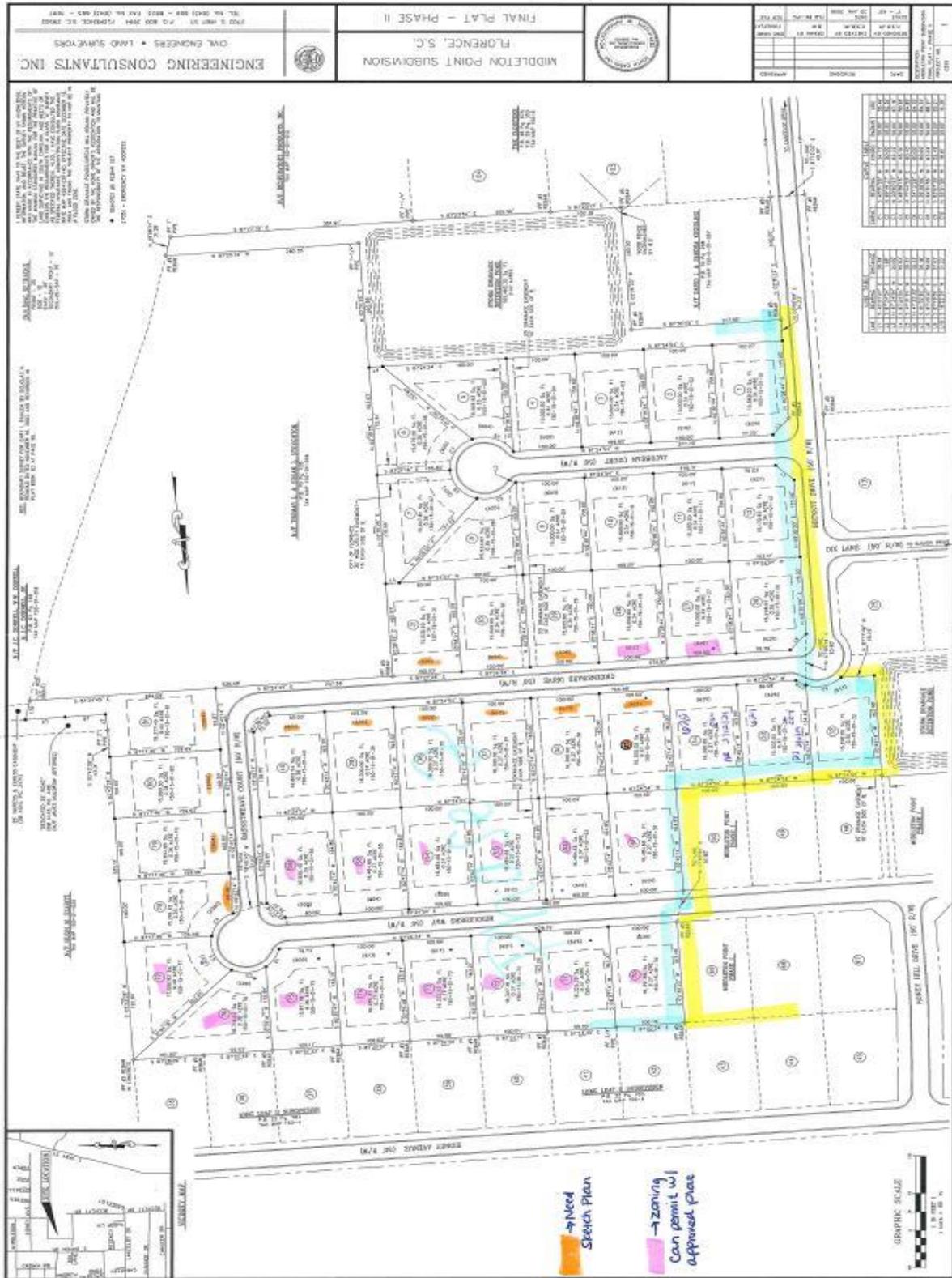




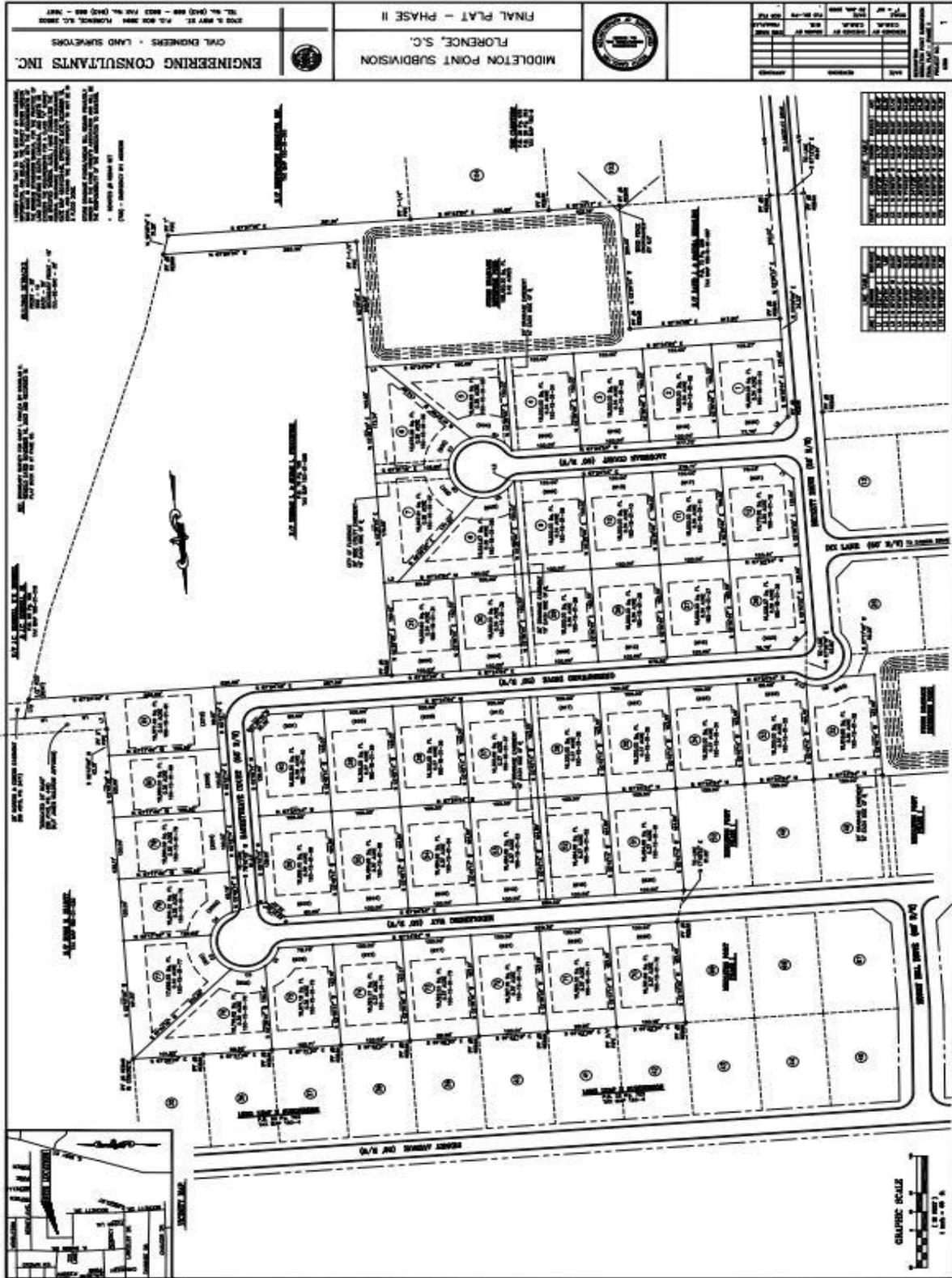
Attachment D: Future Land Use Map



Attachment E: Original Final Plat Phase II - Marking Lots Affected (Phase IIB)



Attachment F: Middleton Point Phase II Sketch Plan



Attachment G: Middleton Point Phase II Sketch Plan - Closeup of Lots Affected (Phase IIB)

