

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, JULY 9, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA**

I. Call to Order

II. Invocation

III. Approval of Minutes Regular meeting on June 11, 2024

IV. Public Hearing and Matter in Position for Action

PC-2024-18 Request to annex and zone RG-2 Phase 2 of Smith’s Field subdivision, identified as a portion of Florence County Tax Map Number 00100-01-093.

V. Public Hearing and Matter in Position for Action

PC-2024-19 Request to annex and zone Commercial General the lot located at 525 South Ebenezer Road, identified as Florence County Tax Map Number 00074-01-334.

VI. Adjournment Next regular meeting is scheduled for August 13, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
JUNE 11, 2024 MINUTES**

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

MEMBERS ABSENT: Betty Gregg and Xavier Sams

STAFF PRESENT: Jerry Dudley, Patty Falcone, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:01 p.m.

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

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the May 14, 2024 meeting minutes. There being no changes or discussion, Mr. Howard moved to approve the minutes, Dr. Lawhon seconded, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2024-17 Request for sketch plan review of Warley Street Townhomes located at 189 Warley Street, identified as Florence County Tax Map Number 90074-03-012.

Chairman Chaplin read the introduction to PC-2024-17, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the Design Review Board would be looking at the design of the project, and that they are able to grant small variances where appropriate. The applicants are requesting a 10% decrease in the rear yard and the lots are slightly smaller than required. She said the sketch plan is otherwise in compliance with the *Unified Development Ordinance*.

Chairman Chaplin said he didn't think 150 square feet would be that much of an impact on added size. Mr. Howard asked which board approved the variances. Mr. Dudley said that the Design Review Board did have a lot of freedom when it came to design issues. The Planning Commission would mainly approve the subdivision of the lots, with the DRB approving the variances. He said that the CBD was a mixed use and more dense designation, and staff feels the density is appropriate.

Dr. Lawhon clarified that the lot size variance was for the units themselves rather than the entire property. He asked what the setback was now. There was discussion about the property line between this lot and the next one on Warley Street. There was discussion about the 15 foot alley at the rear of the property. Mr. Dudley said that it was used by offices and apartments along Kuker Street.

Mr. Teddy Dowling showed the Commissioners a sketch of the existing building with the proposal superimposed over it to show the new setback lines.

Chairman Chaplin asked for clarification of the Commissioners' job. He asked what would happen if the DRB didn't approve the variances. Mr. Dudley said they could approve the subdivision into six lots. He said any changes would have to come back to the Commission.

Shelanda Deas arrived

Chairman Chaplin called for discussion and a motion. Mr. Howard moved to approve the request as long as the Design Review Board approved the variances on the rear setback and the smaller lot areas; Mr. Keith seconded, and the motion passed unanimously (7-0).

MATTERS OF DISCUSSION:

PC-2024-05 Proposed amendment to Section 4-12.5.1 of the *Unified Development Ordinance* regarding Riparian Buffers.

Mr. Dudley explained to the Commission that the subcommittee formed with Mr. Howard, Ms. Sams, and Dr. Lawhon had just met, without Ms. Sams. Dr. Lawhon said there are issues that still need to be addressed. It seems to be more of a stormwater issue.

Mr. Dudley handed out the verification letters required by the City Manager's Office to ensure that all the Commissioners meet the requirements.

ADJOURNMENT: There being no other business, Chairman Chaplin adjourned the meeting at 6:23 p.m. The next regular meeting is scheduled for July 9, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT

STAFF REPORT TO THE

CITY OF FLORENCE PLANNING COMMISSION

JULY 9, 2024

AGENDA ITEM: PC-2024-18 Request to zone RG-3, pending annexation, Phase II of Smith's Field subdivision, specifically identified as Florence County Tax Map Numbers 00100-01-337 to -380.

I. GENERAL BACKGROUND DATA:

Current Zoning:	R-3A (County)
Proposed Zoning:	General Residential-3 (RG-3)
Current Use:	Single-Family Subdivision
Proposed Use:	Single-Family Subdivision

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 property is currently in the County and is zoned R-3A, which is a residential district.
- (2) The proposed zoning, pending annexation, is General Residential-3 District (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in RG-3 zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) The developer is proposing a 155 lot subdivision over three phases, with an average lot size of 6,000 square feet. Each phase will be annexed separately with its own development agreement. Phase I was annexed in May, 2023.
- (5) Phase II consists of 44 lots, and is the only portion of the property currently under consideration for annexation as shown on Attachment E.
- (6) Future Land Use of the parcel is Residential Autourban. Adjacent single-family properties are designated as Neighborhood Conservation.
- (7) City water and sewer services are currently available and were recently installed by the developer as part of the subdivision development.
- (8) The sketch plan was approved by the Florence County Planning Commission in May, 2024.
- (9) City staff recommends the parcels be zoned RG-3 as requested, contingent upon annexation into the City of Florence. The recommendation is based on the fact that this request involves the next phase of a single subdivision which is already zoned and has been developed with RG-3 standards.

IV. PARCEL INFORMATION: Total Acreage - 9.322

Tax Map Number	Area (Acre)	Street Address
00100-01- 337	0.1646	2943 Suzanne Dr.
00100-01- 338	0.1716	2939 Suzanne Dr.
00100-01- 339	0.1716	2935 Suzanne Dr.
00100-01- 340	0.1716	2931 Suzanne Dr.
00100-01- 341	0.1716	2927 Suzanne Dr.
00100-01- 342	0.1716	2923 Suzanne Dr.
00100-01- 343	0.1716	2919 Suzanne Dr.
00100-01- 344	0.1716	2915 Suzanne Dr.
00100-01- 345	0.2559	2911 Suzanne Dr.
00100-01- 346	0.2863	2907 Suzanne Dr.
00100-01- 347	0.1934	835 Sharpe Dr.
00100-01- 348	0.1716	831 Sharpe Dr.
00100-01- 349	0.217	827 Sharpe Dr.
00100-01- 350	0.18	2902 Fincher Dr.
00100-01- 351	0.2046	2903 Fincher Dr.
00100-01- 352	0.4566	804 Sharpe Dr.
00100-01- 353	0.387	808 Sharpe Dr.
00100-01- 354	0.3203	812 Sharpe Dr.
00100-01- 355	0.3349	816 Sharpe Dr.
00100-01- 356	0.2087	820 Sharpe Dr.
00100-01- 357	0.1895	824 Sharpe Dr.
00100-01- 358	0.189	828 Sharpe Dr.
00100-01- 359	0.1884	832 Sharpe Dr.
00100-01- 360	0.1879	836 Sharpe Dr.
00100-01- 361	0.1873	840 Sharpe Dr.
00100-01- 362	0.2182	844 Sharpe Dr.
00100-01- 363	0.1904	848 Sharpe Dr.
00100-01- 364	0.1852	852 Sharpe Dr.
00100-01- 365	0.1747	856 Sharpe Dr.
00100-01- 366	0.4324	860 Sharpe Dr.
00100-01- 367	0.2793	864 Sharpe Dr.
00100-01- 368	0.2571	859 Sharpe Dr.
00100-01- 369	0.1489	855 Sharpe Dr.
00100-01- 370	0.1637	851 Sharpe Dr.
00100-01- 371	0.2324	847 Sharpe Dr.
00100-01- 372	0.15	2910 Suzanne Dr.
00100-01- 373	0.1708	2914 Suzanne Dr.
00100-01- 374	0.1716	2918 Suzanne Dr.
00100-01- 375	0.1716	2922 Suzanne Dr.

00100-01-	376	0.1716	2926 Suzanne Dr.
00100-01-	377	0.1716	2930 Suzanne Dr.
00100-01-	378	0.1716	2934 Suzanne Dr.
00100-01-	379	0.1716	2938 Suzanne Dr.
00100-01-	380	0.1651	2942 Suzanne Dr.

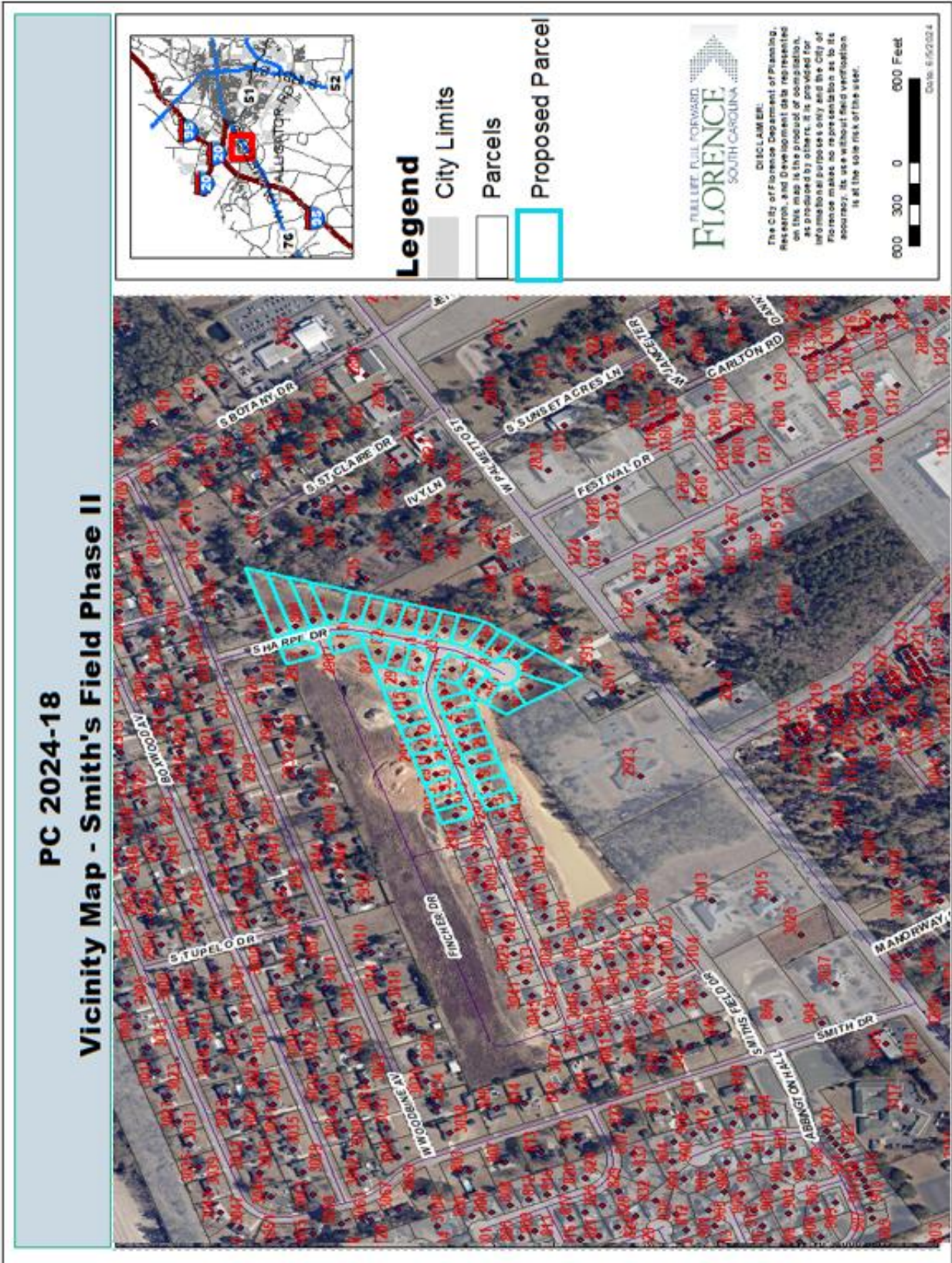
V. OPTIONS:

Planning Commission may:

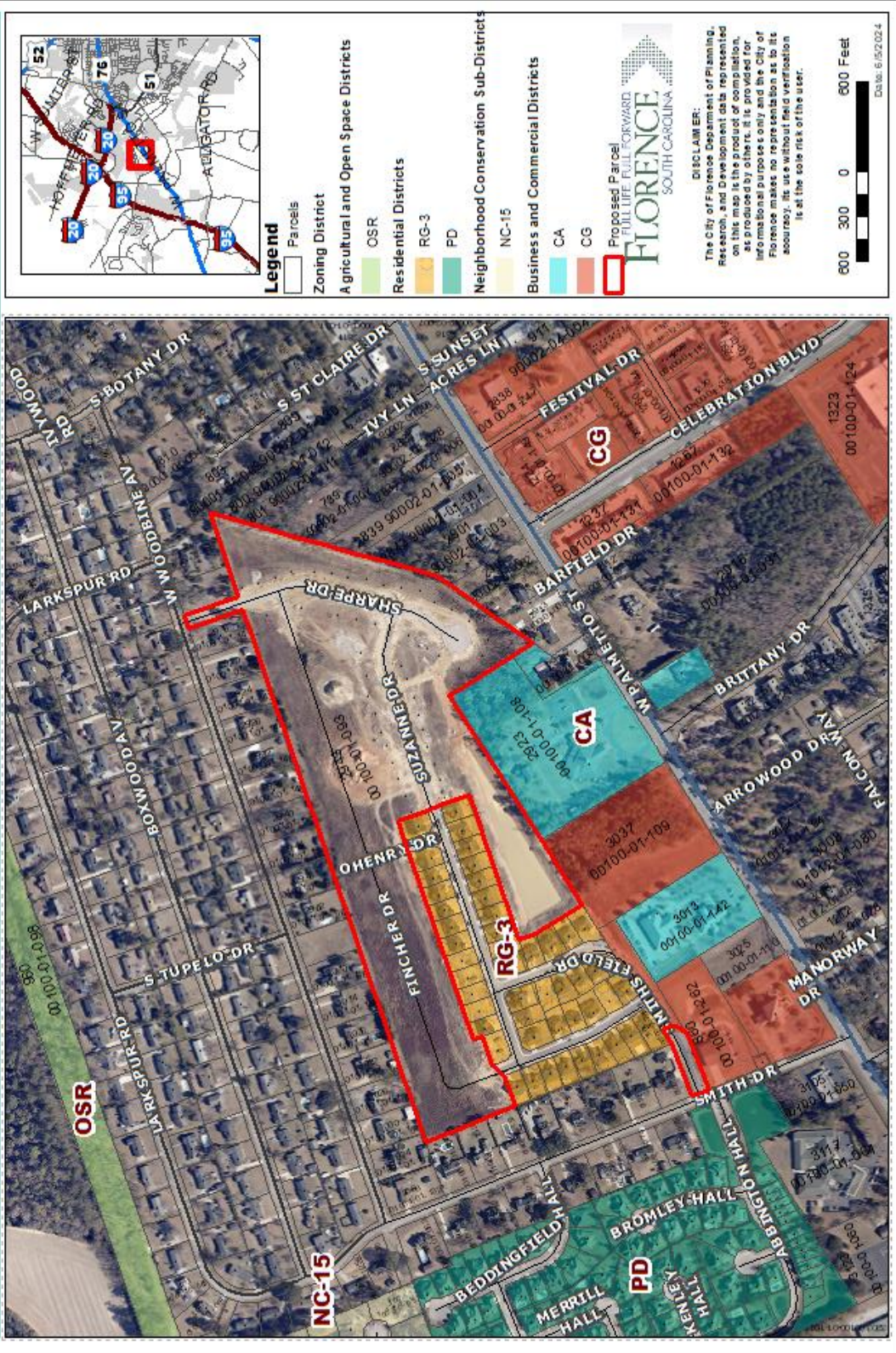
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

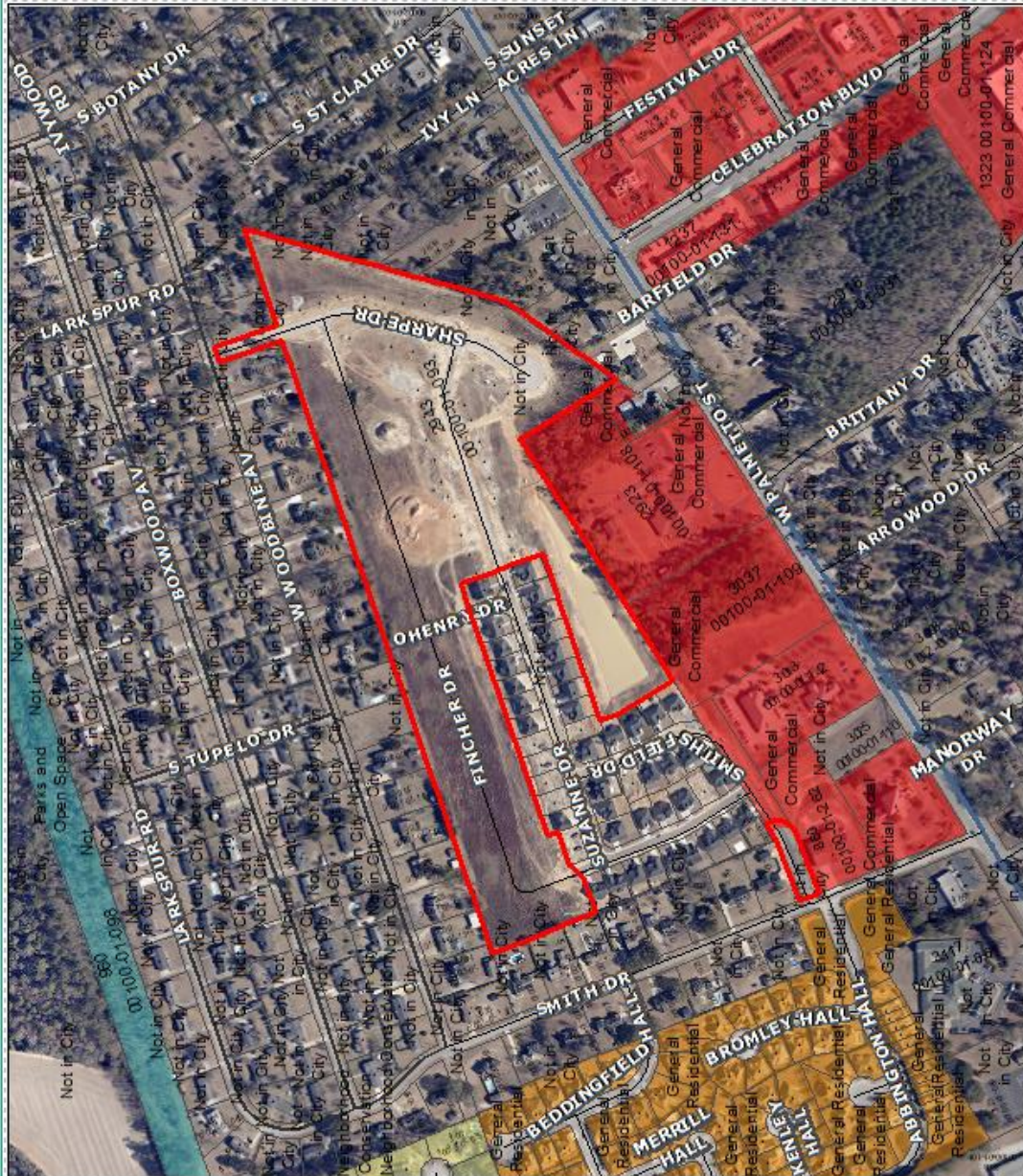
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Final Plat of Phase II
- F) Site Photos



**PC 2024-18
Zoning Map - Smith's Field Phase II**



**PC 2024-18
Future Land Use Map - Smith's Field Phase II**



Legend

- Parcels
- Proposed Parcel

Future Land Use and Character 2023

FLU_1

- Parks and Open Space
- Suburban Residential
- General Residential
- Urban Residential
- Neighborhood Conservation
- Suburban Commercial
- General Commercial
- Corridor Mixed Use
- Urban Downtown
- Suburban Campuses
- Industrial
- Utilities

600 300 0 600 Feet

Date: 6/5/2024

Attachment F: Site Photos



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT

STAFF REPORT TO THE

CITY OF FLORENCE PLANNING COMMISSION

JULY 9, 2024

AGENDA ITEM: PC-2024-19 Request to zone Commercial General (CG), pending annexation, the lot located at 525 South Ebenezer Road, identified as Florence County Tax Map Number 00074-01-334

I. IDENTIFYING DATA:

Owner	Tax Map Number
MDI Management LLC	00074-01-334

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: Commercial General (CG)
Current Use: KJ's IGA Grocery Store

IV. POINTS TO CONSIDER:

- (1) The property is in the County and is unzoned. It is currently an IGA grocery store.
- (2) The proposed zoning, pending annexation, is Commercial General (CG). A grocery store is a permitted use in the CG district.
- (3) The lot meets the dimensional requirements of the CG 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 Commercial General zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land uses of adjacent properties include a church and commercial uses.
- (6) City water and sewer services are currently available.
- (7) City staff recommends the parcel be zoned Commercial General as requested, contingent upon annexation into the City of Florence. This recommendation is based on the current use and the character of the surrounding area.

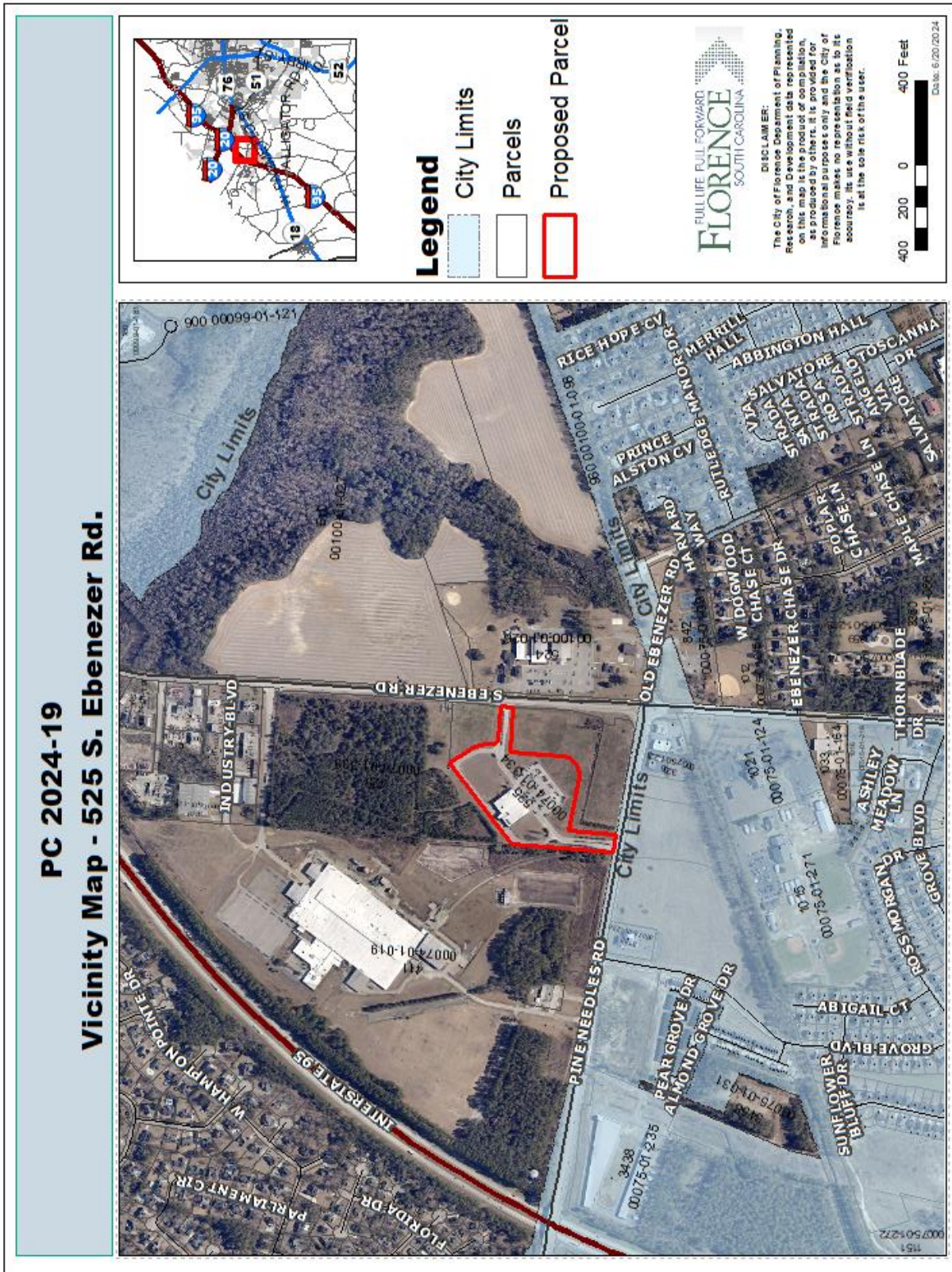
VI. OPTIONS:

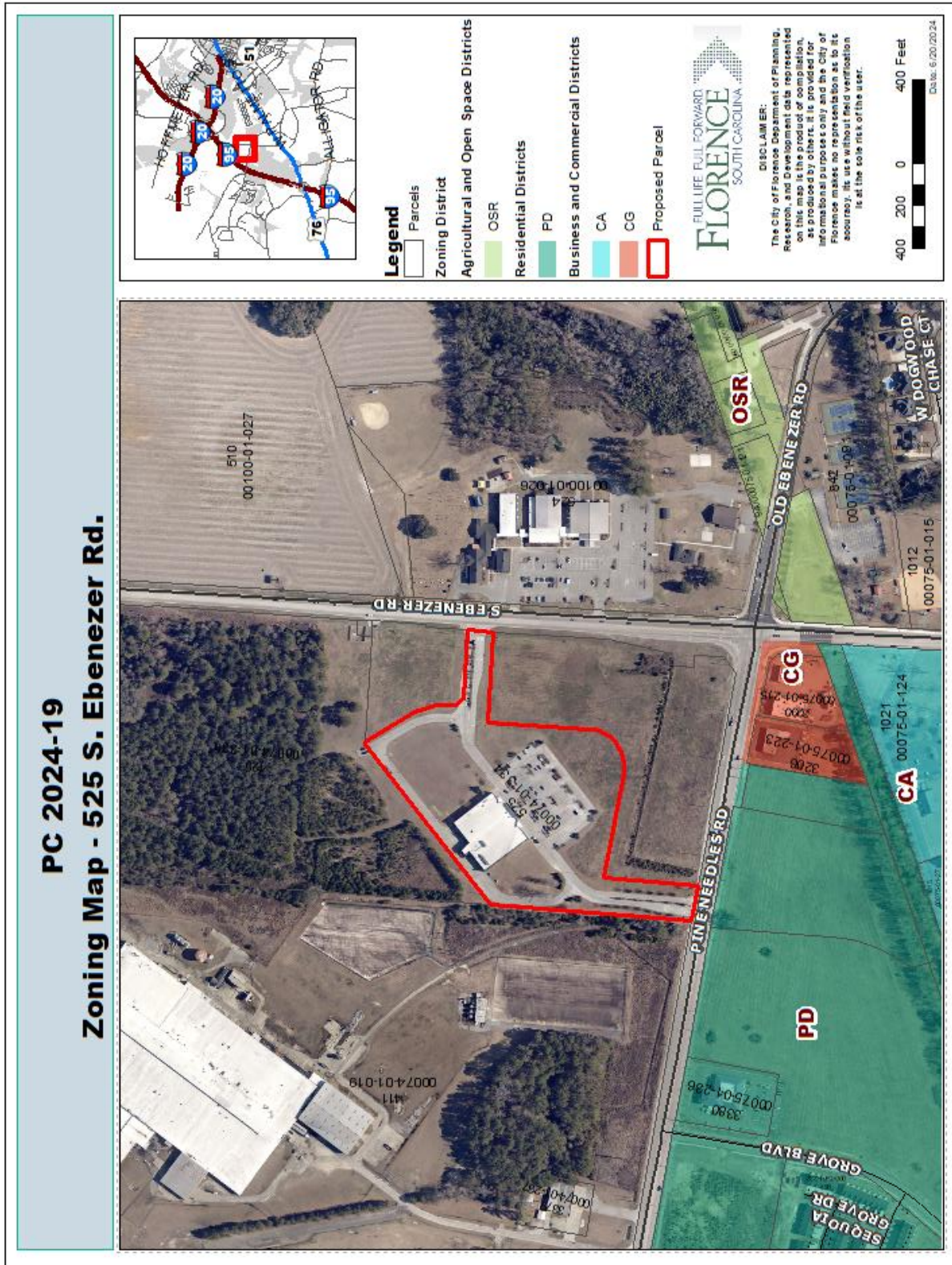
Planning Commission may:

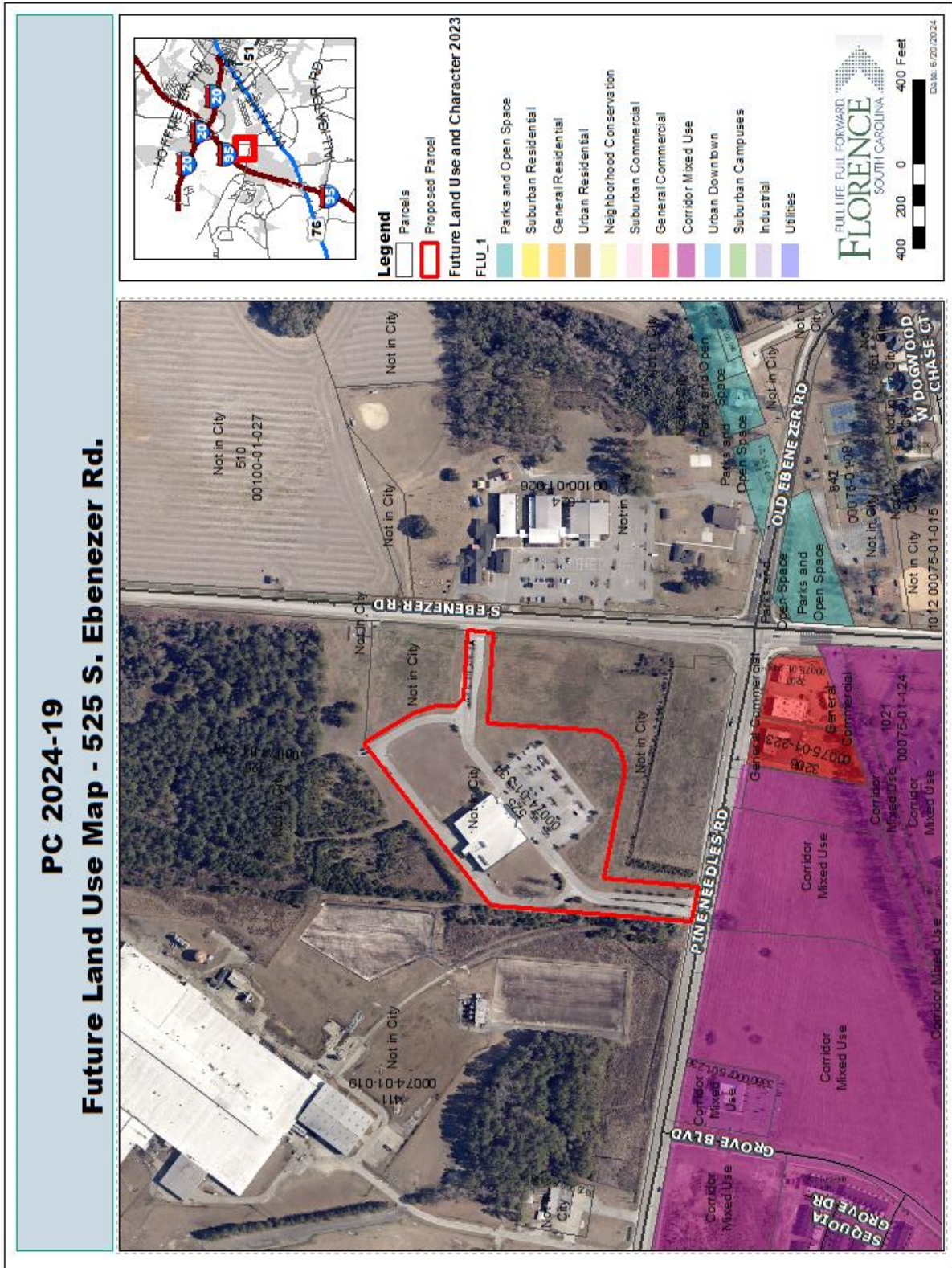
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VII. ATTACHMENTS:

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







Attachment E: Site Photos

