

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, JULY 11, 2023 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on June 13, 2023
- IV. Public Hearing and Matter in Position for Action**
 - PC-2023-15 Request to rezone a parcel located at 619 South Church Street from AC to NC-6.3, specifically identified as Florence County Tax Map Number 90104-02-019.
- V. Public Hearing and Matter in Position for Action**
 - PC-2023-16 Request to rezone two parcels located at 235 East Howe Springs Road from CA to NC-6.3, specifically identified as Florence County Tax Map Numbers 00152-01-017 and 00152-01-127.
- VI. Matter in Position for Action**
 - PC-2023-18 Request for sketch plan review of The Grove at Ebenezer Phase IV townhouses, specifically identified as a portion of Florence County Tax Map Number 00075-01-214.
- VII. Public Hearing and Matter in Position for Action**
 - PC-2023-20 Request to zone NC-15, pending annexation, the parcel located at 2488 Abbey Way, identified as Florence County Tax Map Number 01221-01-247.
- VIII. Public Hearing and Matter in Position for Action**
 - PC-2023-21 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.
- IX. Public Hearing and Matter in Position for Action**
 - PC-2023-22 Request to abandon a portion of sewer line and easement located on private property at 1411 Golf Terrace Boulevard, identified as Florence County Tax Map Number 00101-01-470.
- X. Adjournment** Next regular meeting is scheduled for August 8, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
JUNE 13, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Dorothy Hines, Charles Howard, Jerry Keith, Jr., and Bryant Moses

MEMBERS ABSENT: Betty Gregg, Robby Hill, Mark Lawhon, and Vanessa Murray

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, and Brian Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:05 p.m.

INVOCATION: Chairman Chaplin asked Mr. Keith to provide the invocation. Chairman Chaplin then paid tribute to Dorothy Hines, who will be stepping off the Commission in July after serving since 1989, pointing out that she has been a voice of reason through the years, and she will be missed.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the May 3, 2023 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Mr. Keith seconded, and the motion passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-15 Request to rezone a parcel located at 619 South Church Street from AC to NC-6.3, specifically identified as Florence County Tax Map Number 90104-02-019.

Chairman Chaplin read the introduction to PC-2023-15 then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. There being no questions or comments, he opened the public hearing. Ms. Richardean Gibson, who owns the adjoining two houses, told the Commission that she can't sell her house because of its encroachment onto this vacant lot. Chairman Chaplin asked Mr. Moore to address her question. Mr. Moore said that any title that needs clarification must be determined between her and the property owner through an attorney.

Chairman Chaplin asked if the Commission could vote on the request with the encroachment issue. Mr. Moore said that it would affect the owner's ability to obtain a construction loan. Mr. Johnston pointed out that if Mr. Hiers were to sell Ms. Gibson the two feet of the encroachment, he would not have the required 50 feet of frontage anymore. Mr. Moore said that if the Commission recommended the request as submitted, staff could work with the owner regarding the discrepancy.

Mr. Moses pointed out that he owned property at 705 South Church Street, and he felt he needed to recuse himself. Mr. Moore said staff would also need an official survey.

Mr. Moses' recusal left the Commission without quorum and unable to vote. The request was deferred to the July 11, 2023 agenda.

PC-2023-16 Request to rezone two parcels located at 235 East Howe Springs Road from CA to NC-6.3, specifically identified as Florence County Tax Map Numbers 00152-01-017 and 00152-01-127.

Chairman Chaplin read the introduction to PC-2023-16 then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Chairman Chaplin and Mr. Howard clarified that the lots are surrounded by lots in the county, multi-family, and single family uses. Chairman Chaplin asked if multi-family and duplexes would be permitted; Mrs. Zlotnicki said that was correct.

Chairman Chaplin asked if the commissioners had any other questions for staff. There being no other questions or comments, he opened the public hearing. Mr. Michael Winstead, the applicant, spoke and said they didn't have a specific plan, but the potential buyer wants to put multi-family there, probably townhouses. Mrs. Zlotnicki calculated that he could put a maximum of 20 units on the site.

Chairman Chaplin asked what staff thought about putting multi-family against single family. Mr. Moore said the concern with NC-6.3 was the transition between the school and single family large lots and how it might affect the character of the corridor.

Mr. Moses said that he was concerned about not knowing exactly what was going in. Mr. Winstead said they didn't want to spend the money if they didn't know if the rezoning was going to be approved.

Chairman Chaplin said they are reluctant to vote without knowing what's going there. He called for a motion. Mr. Moses said he'd rather defer the request to give the applicant an opportunity to bring back details rather than deny the request which would prevent them from reapplying for six months.

Mr. Moses moved to defer the rezoning request in order to obtain more details of the potential development intended for these lots; Mr. Keith seconded the motion, and the motion passed unanimously (5-0).

PC-2023-17 Request for sketch plan review of a portion of the Magnolia Farms subdivision phases III-V, specifically identified as Florence County Tax Map Number 00072-01-022.

Chairman Chaplin read the introduction to PC-2023-17 then asked Mr. Johnston for the staff report as submitted to Planning Commission. He said the applicants are not asking for any variances and any discrepancies with the UDO have been addressed.

Chairman Chaplin asked if the commissioners had any other questions for staff. There being no other questions or comments and no public hearing, he called for a motion.

Mr. Howard moved to approve the sketch plan as submitted; Mr. Moses seconded the motion, and the motion passed unanimously (5-0).

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Keith seconded, and the motion passed unanimously (5-0). Chairman Chaplin adjourned the meeting at 6:37 p.m. The next regular meeting is scheduled for July 11, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-15 Request to rezone a parcel located at 619 South Church Street from AC to NC-6.3, specifically identified as Florence County Tax Map Number 90104-02-019.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Mildred Hiers Muldrow	90104-02-019

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. This case was deferred from the June 13th meeting due to a lack of quorum to vote on the issue. Commissioner Moses chose to recuse himself from the matter.

The Public Hearing portion of the meeting demonstrated the need for an official survey of 619 South Church Street to determine exact parcel dimensions and the encroachment of 621 South Church Street. No official survey has been provided at this time.

III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:

Current Zoning: Activity Center (AC)
Proposed Zoning: Neighborhood Conservation-6.3 (NC-6.3)
Current Use: Vacant Lot
Proposed Use: Single-Family Home

North: Activity Center (AC): Single-Family Homes
South: Activity Center (AC): Single-Family Homes
East: Neighborhood Conservation-6.3 (NC-6.3): Multifamily (Mt. Zion AME Apartments)
West: Activity Center (AC): Commercial Buildings & Single-Family Homes

IV. POINTS TO CONSIDER:

- (1) The current zoning for 619 South Church Street is Activity Center (AC), which is intended for mixed use development outside of the Central Business District (CBD). The AC zoning district does not permit the construction of a single-family detached home as the applicant desires.
- (2) The lot is currently vacant, but a survey of the property revealed the home at 621 South Church Street encroaches up to 2.1' on the property of 619 South Church Street (Attachment E). The side setback for the proposed NC-6.3 is 5'. The encroachment will not change the side setback

required for the future home, but Building Code fire safety measures will be a consideration for placement.

- (3) The proposed zoning is Neighborhood Conservation-6.3. The primary use permitted under the proposed zoning is single-family residential characterized by small lots. It also permits townhouses, duplexes, multiplexes, and multi-family uses with specific lot and design standard requirements.
- (4) The lot meets the dimensional requirements of the NC-6.3 zoning district for a single-family detached home per the City of Florence *Unified Development Ordinance*. The property owner wishes to build a single family detached home on the parcel.
- (5) 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-6.3 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (6) Land uses of the adjacent properties are a mixture of single family, multi-family, and commercial, and those in the City limits are zoned AC, NC-6.3, and CG. The AC district does not permit single family detached houses, which is the owner's intended use.
- (7) Future Land Use of the parcels is Industrial.
- (8) City water and sewer services are available.
- (9) City staff recommends deferral of the decision until additional information is received.

V. OPTIONS:

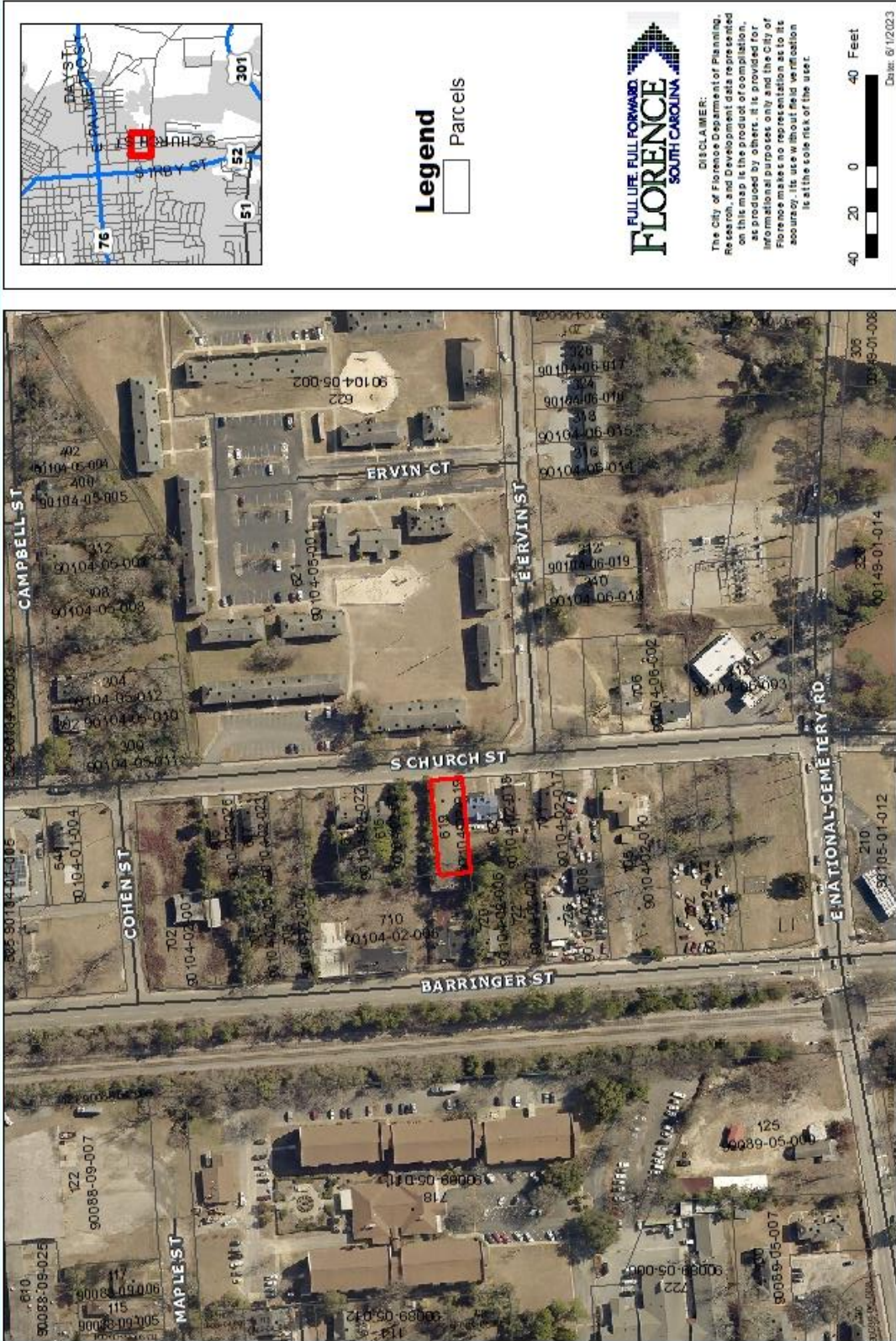
Planning Commission may:

- (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) Survey Sketch
- F) Site Photos

**PC 2023-15 Attachment A
Vicinity Map - 619 South Church Street**

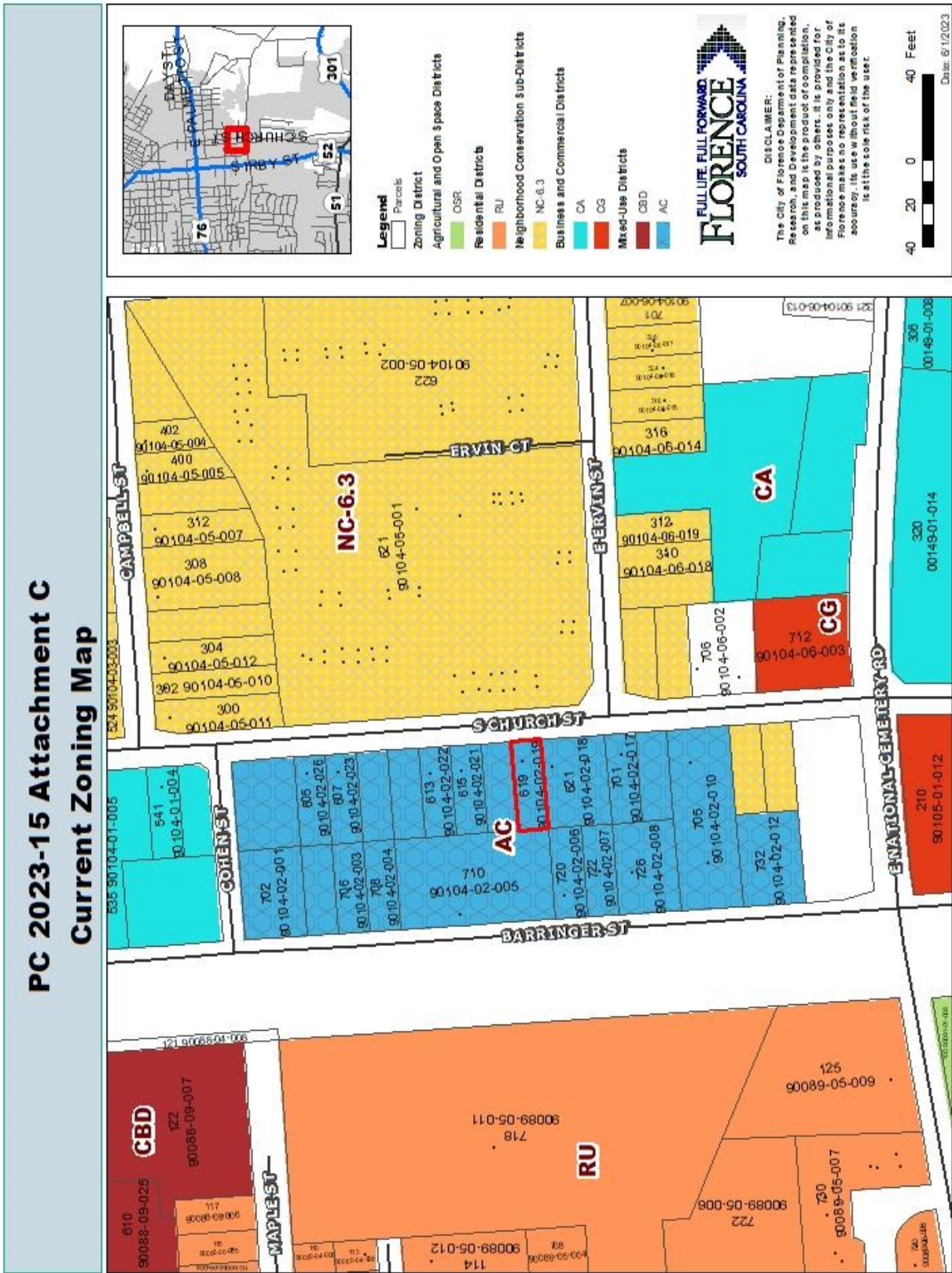


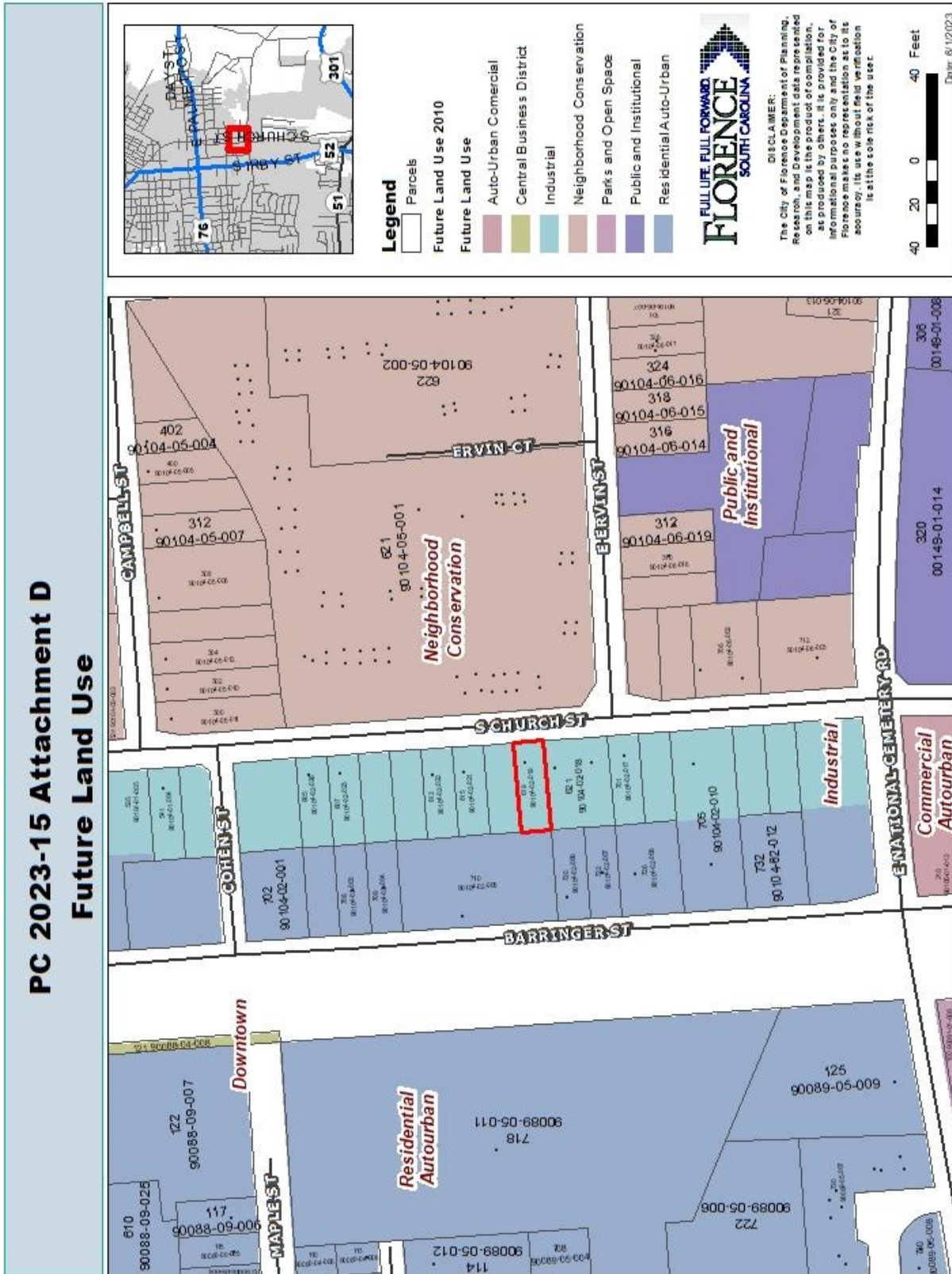
Attachment B: Location Map

**PC 2023-15 Attachment B
Location Map - 619 South Church Street**

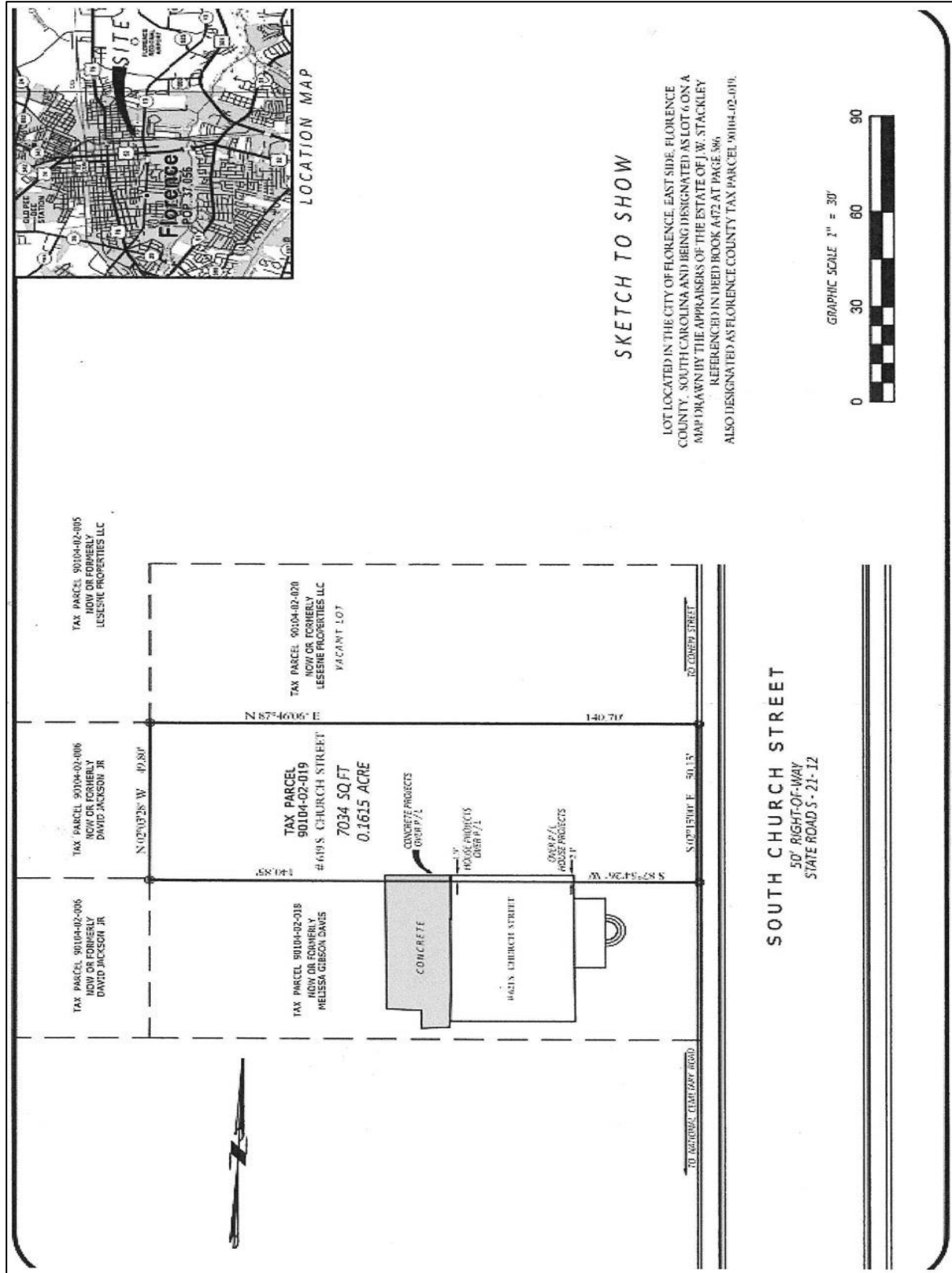


Attachment C: Current Zoning Map





Attachment E: Survey Sketch



Attachment F: Site Photos



619 South Church Street – Vacant Lot (West)



621 South Church Street – Home Encroaching 2.1'



619 South Church Street – Vacant Lot (East towards South Church Street)

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-16 Request to rezone two parcels located at 235 East Howe Springs Road from CA to NC-6.3, specifically identified as Florence County Tax Map Numbers 00152-01-017 and 00152-01-127.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Meditation Chapel Ministries	00152-01-017 and 00152-01-127

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 AND USES:

Current Zoning: Campus
Proposed Zoning: Neighborhood Conservation-6.3
Current Use: Vacant Land / Old house
Proposed Use: Unspecified

North: Campus: City fire station
South: NC-6.3: single family detached residential
East: R-1: County, single family detached residential
West: Campus: vacant land; R-1: County, single family detached residential

IV. POINTS TO CONSIDER:

- (1) The 0.77 acre lots are currently zoned Campus, which does not permit residential uses.
- (2) The applicant would like to rezone the two parcels to Neighborhood Conservation-6.3 (NC-6.3) with the intent of combining them and developing a multi-family use on the site in the future.
- (3) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 district. This includes single-family detached, single family attached, multi-plex, and multi-family residential uses.
- (4) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (5) Land uses of the adjacent properties are a mixture of residential uses, institutional uses, and vacant land, with some of it being in the County.
- (6) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) There are no specific plans or projects in place at this time.
- (9) City staff recommends deferral of the decision until additional information is received.

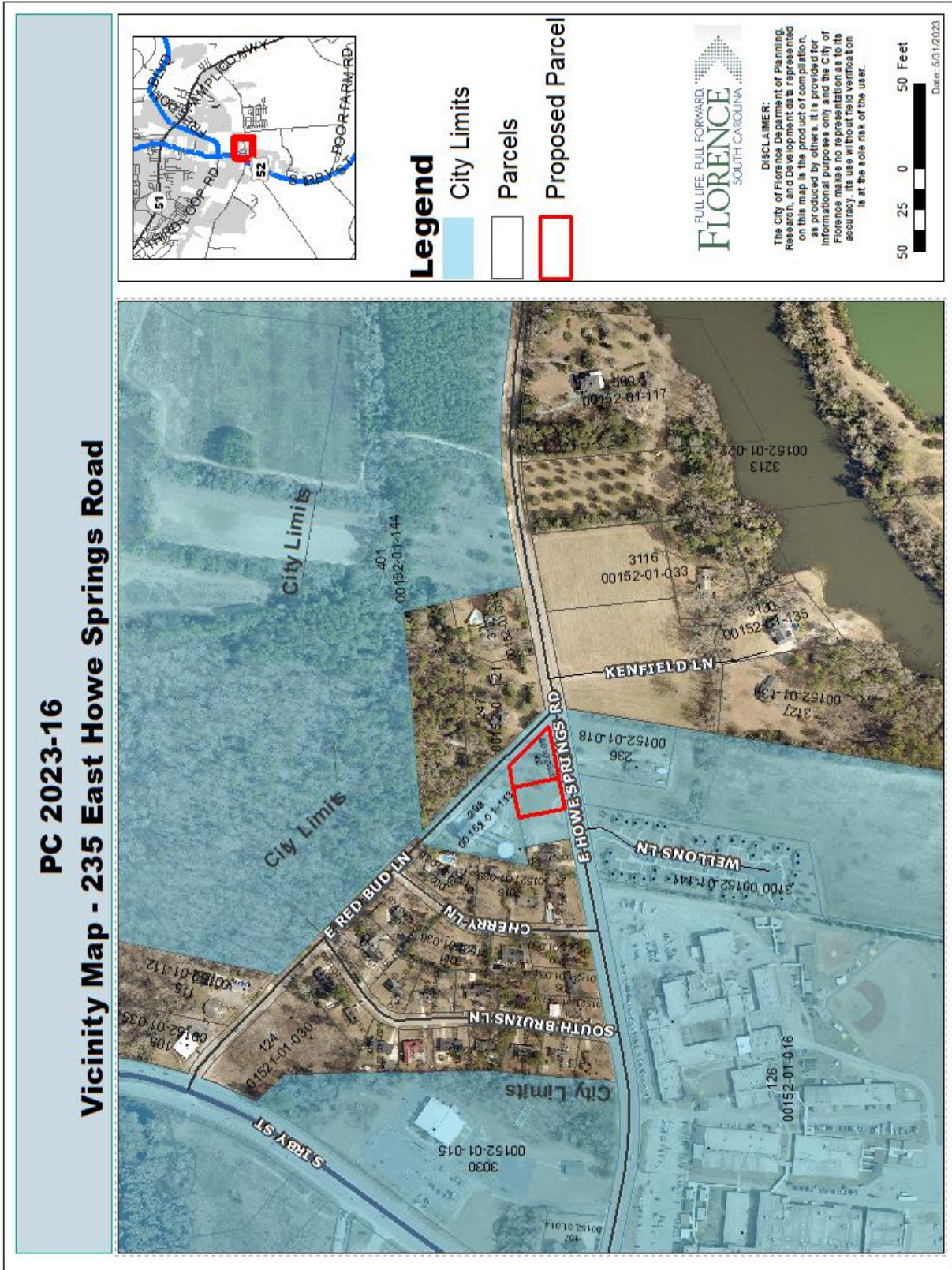
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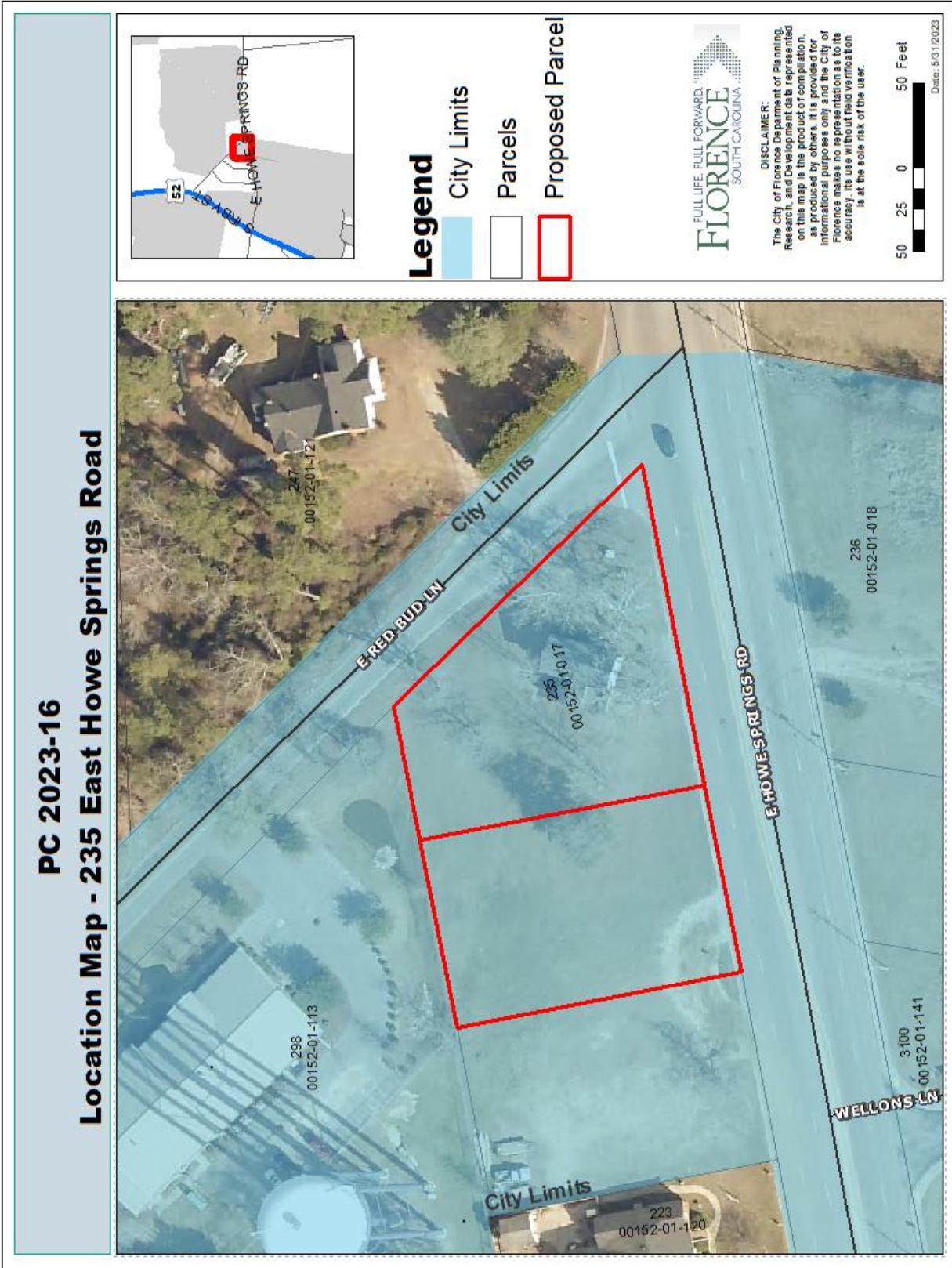
Planning Commission may:

- (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.

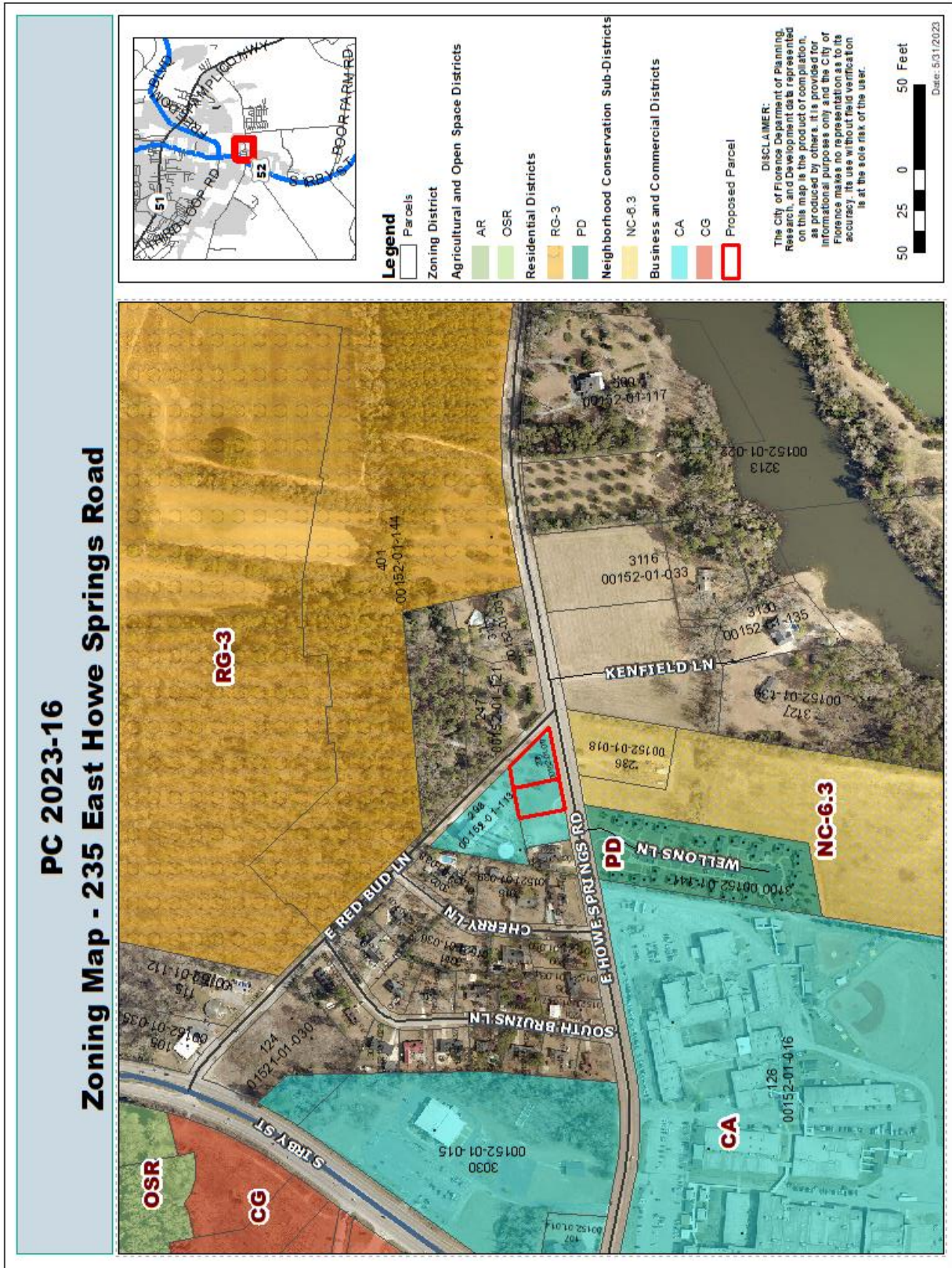
VII. ATTACHMENTS:

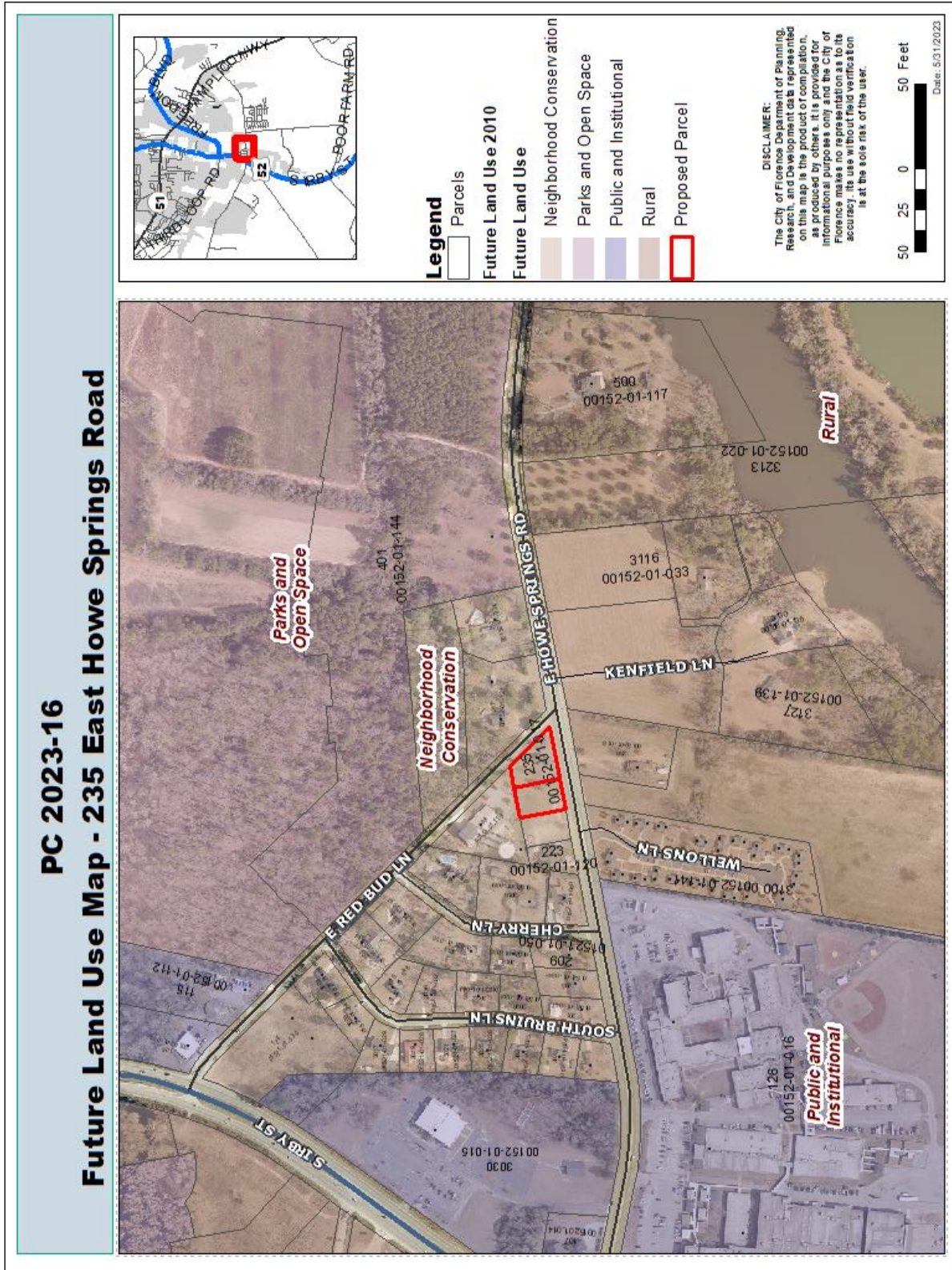
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map





Attachment C: Zoning Map





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-18 Request for sketch plan review of The Grove at Ebenezer subdivision Phase IV, specifically identified as a portion of Florence County Tax Map Number 00075-01-238.

I. IDENTIFYING DATA:

Owner	Acreage	Tax Map Number
The Grove at Ebenezer, LLC	Phase IV – 27.80 (17.00 Developed)	00075-01-238 (portion)

II. GENERAL BACKGROUND DATA:

Current Zoning: The Grove at Ebenezer Planned Development District (PDD)
Current Use: Undeveloped, Vacant
Project Name: The Grove at Ebenezer Phase IV
Proposed Use: 77 Single-Family Detached Homes

III. SURROUNDING LAND USE AND ZONING:

North: The Grove PDD & Unzoned; Vacant (County)
East: The Grove PDD & Campus (CA)
South: The Grove PDD & Commercial General (CG)
West: The Grove PDD & Neighborhood Conservation (NC)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. This is the fourth phase of The Grove at Ebenezer Subdivision.

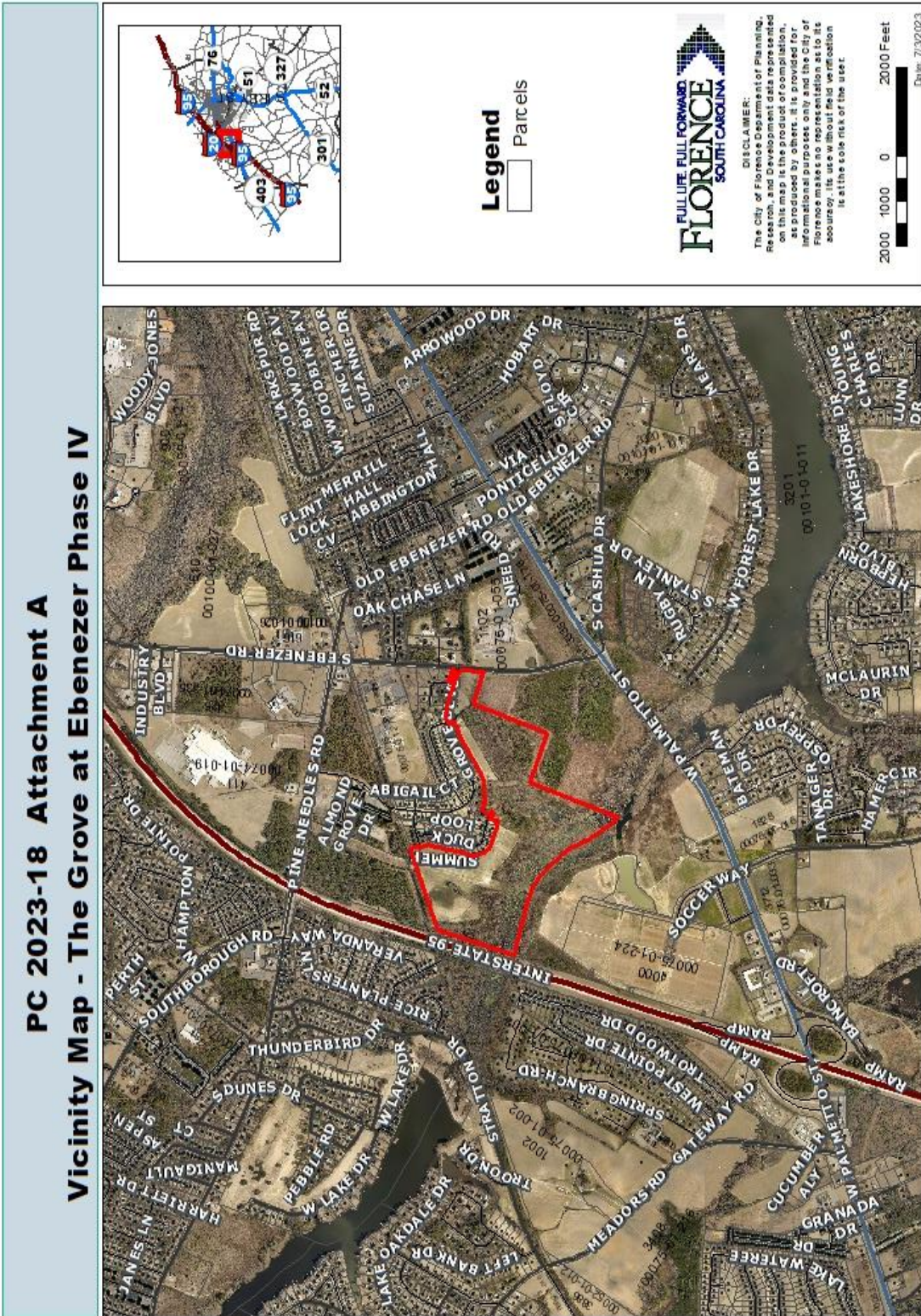
V. POINTS TO CONSIDER:

- (1) The proposed development is part of the Grove at Ebenezer PDD. The PDD grants flexibility to the developer permitting mixed used development including various housing types and compatible commercial uses.
- (2) Phase IV of the subdivision is a 27.80-acre portion of TMN 00075-01-238 for a proposed 77 single-family detached homes (Attachment E).
- (3) Per the Planned Development Ordinance and the adopted development agreement, the developer is to annex property within the PDD prior to development. Annexation of the property is scheduled for second reading at the July 10th City Council Meeting.
- (4) Development Standards for the property are set forth in Planned Development Ordinance 2016-17 Table A for The Grove at Ebenezer. The minimum lot standards including setbacks are listed on the proposed Sketch Plan (Attachment E). Where specific development guidelines are not enumerated, the PDD defaults to the 2007 City of Florence Land and Subdivision Ordinance and the 2007 City of Florence Zoning Ordinance.

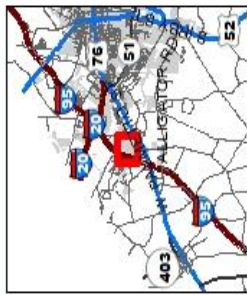
- (5) City water and sewer services are available to the property. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department with inspections for compliance to be conducted by the City's Compliance Assistance Department. All roads and utilities for The Grove Phase IV will be City owned following construction by the Developer and inspection by the City. Common space will be owned and maintained by the Homeowners' Association (HOA).
- (6) Upon staff review, minor discrepancies have been relayed to the developer and engineer. Once the discrepancies are addressed, a statement of compliance regarding the sketch plan will be prepared by staff and presented to Planning Commission.
- (7) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.

ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Aerial Photo (February 2023)



**PC 2023-18 Attachment B
Location Map - The Grove at Ebenezer Phase IV**



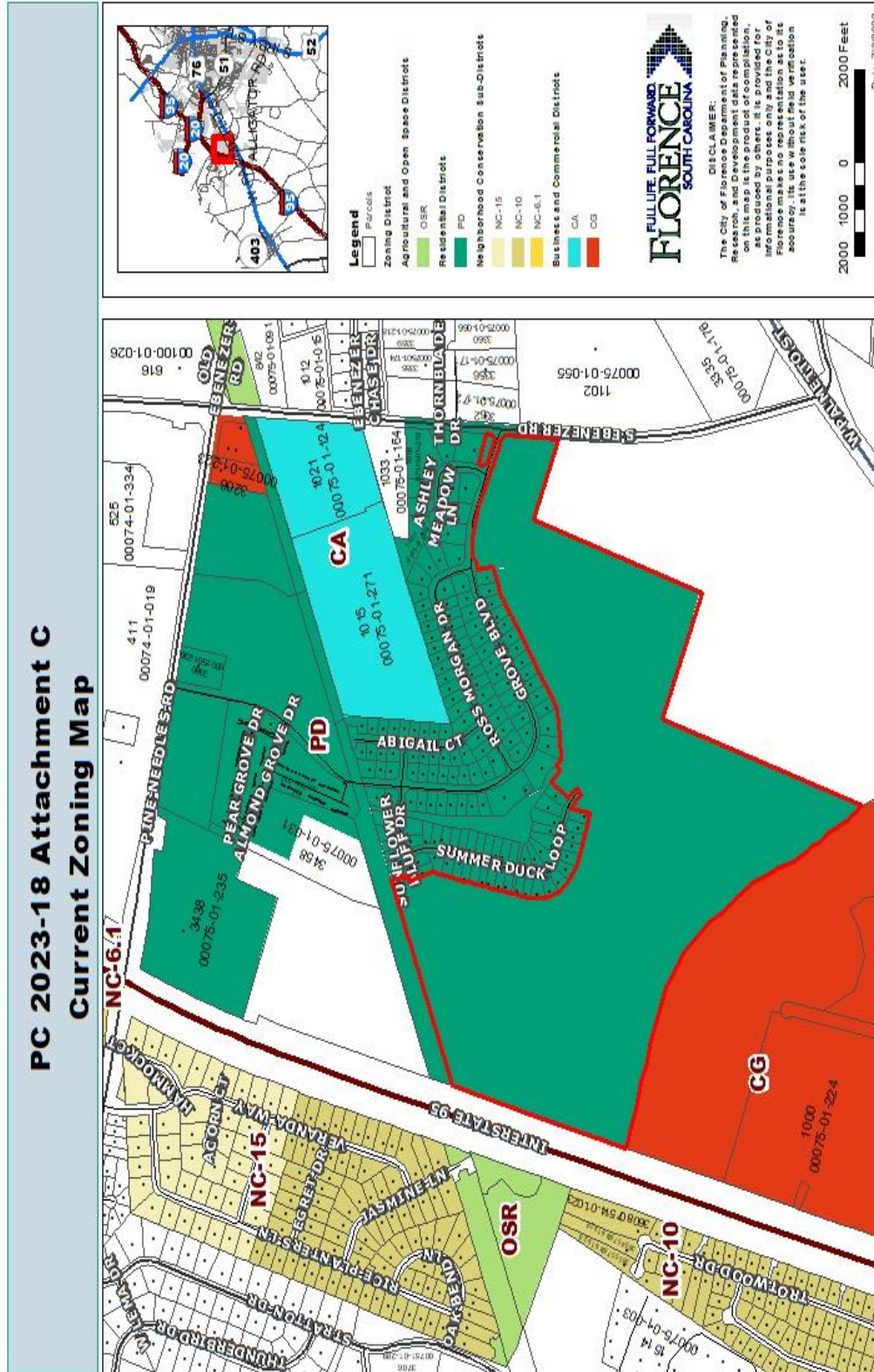
Legend
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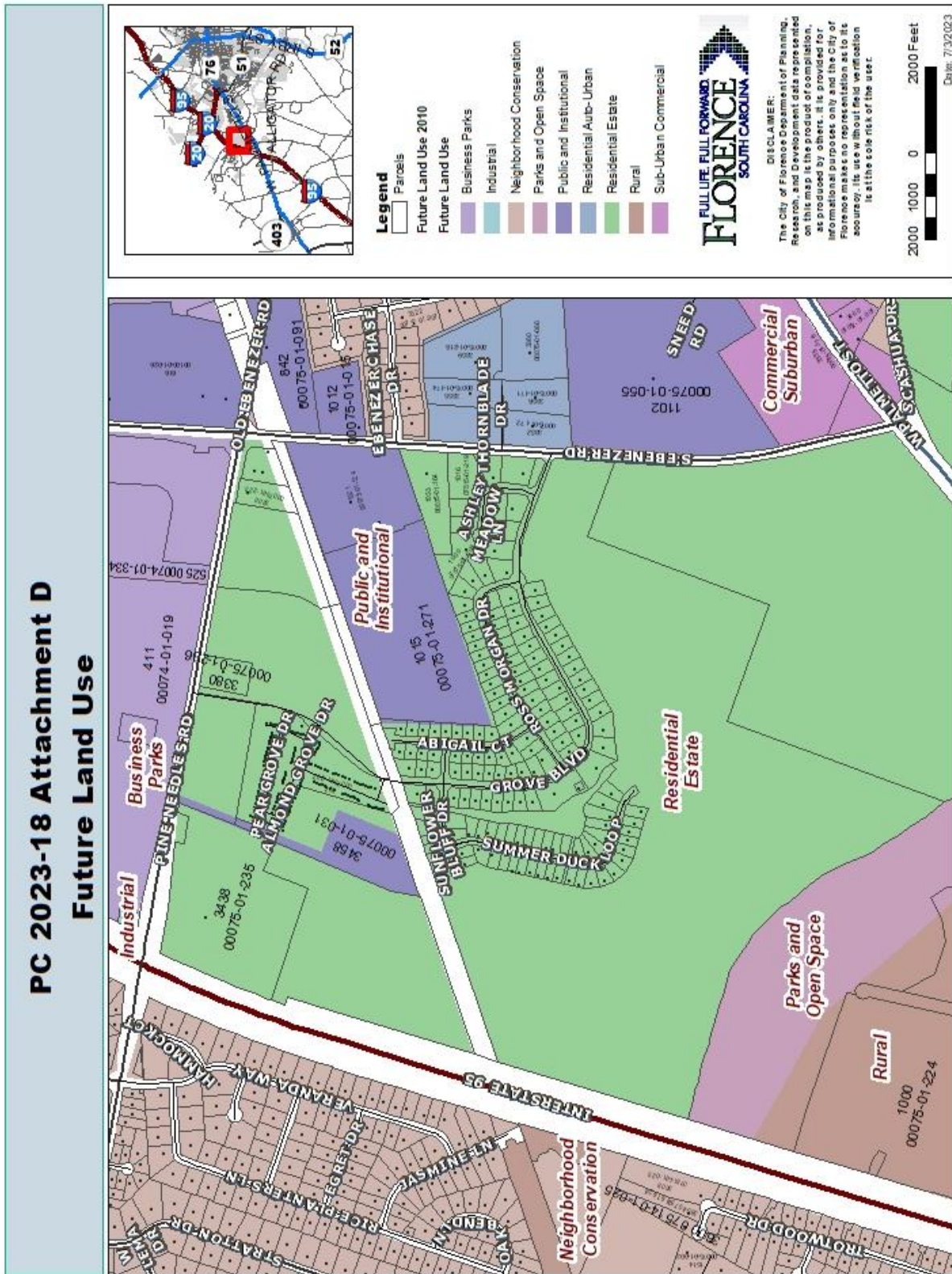


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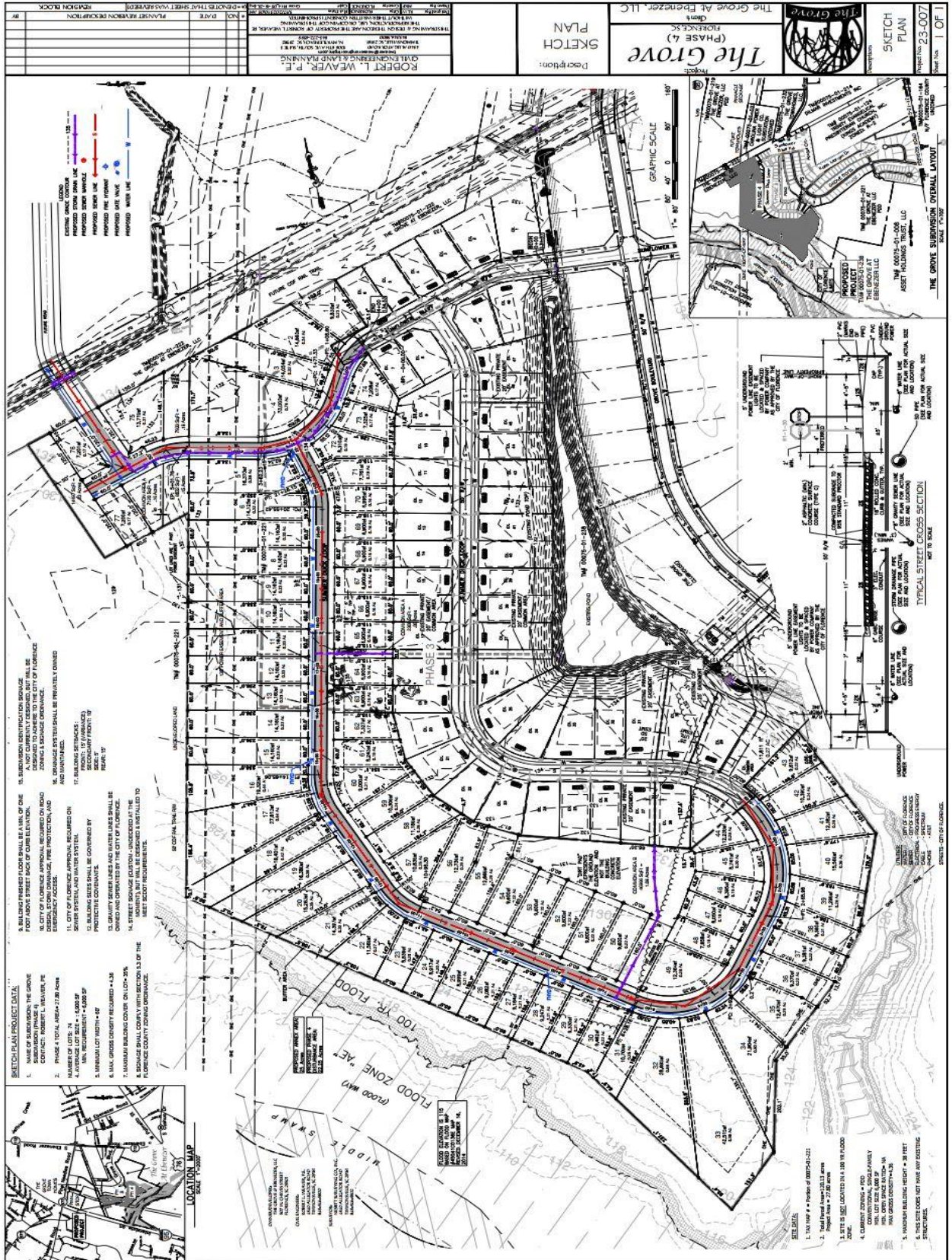


Attachment C: Current Zoning Map





Attachment E: Proposed Sketch Plan



Attachment F: Aerial Photo (February 2023)



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-20 Request to zone NC-15, pending annexation, the parcel located at 2488 Abbey Way and specifically identified as Florence County Tax Map Number 01221-01-247.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Kunal & Tulsi Patel	01221-01-247

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:	Neighborhood Conservation-15 (NC-15)
Current Use:	Vacant Lot
Proposed Use:	Single-Family Residence

VI. POINTS TO CONSIDER:

- (1) The property is currently in the County and is unzoned. It is a vacant lot but the owner intends to construct a single family house on the lot.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot meets the dimensional requirements of the NC-15 zoning district per the City of Florence *Unified Development Ordinance*.
- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-15 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential. Lots in the County are 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.

VII. OPTIONS:

Planning Commission may:

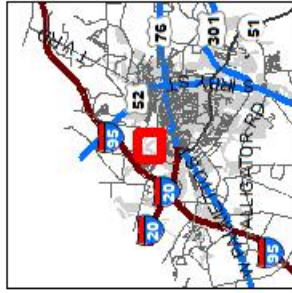
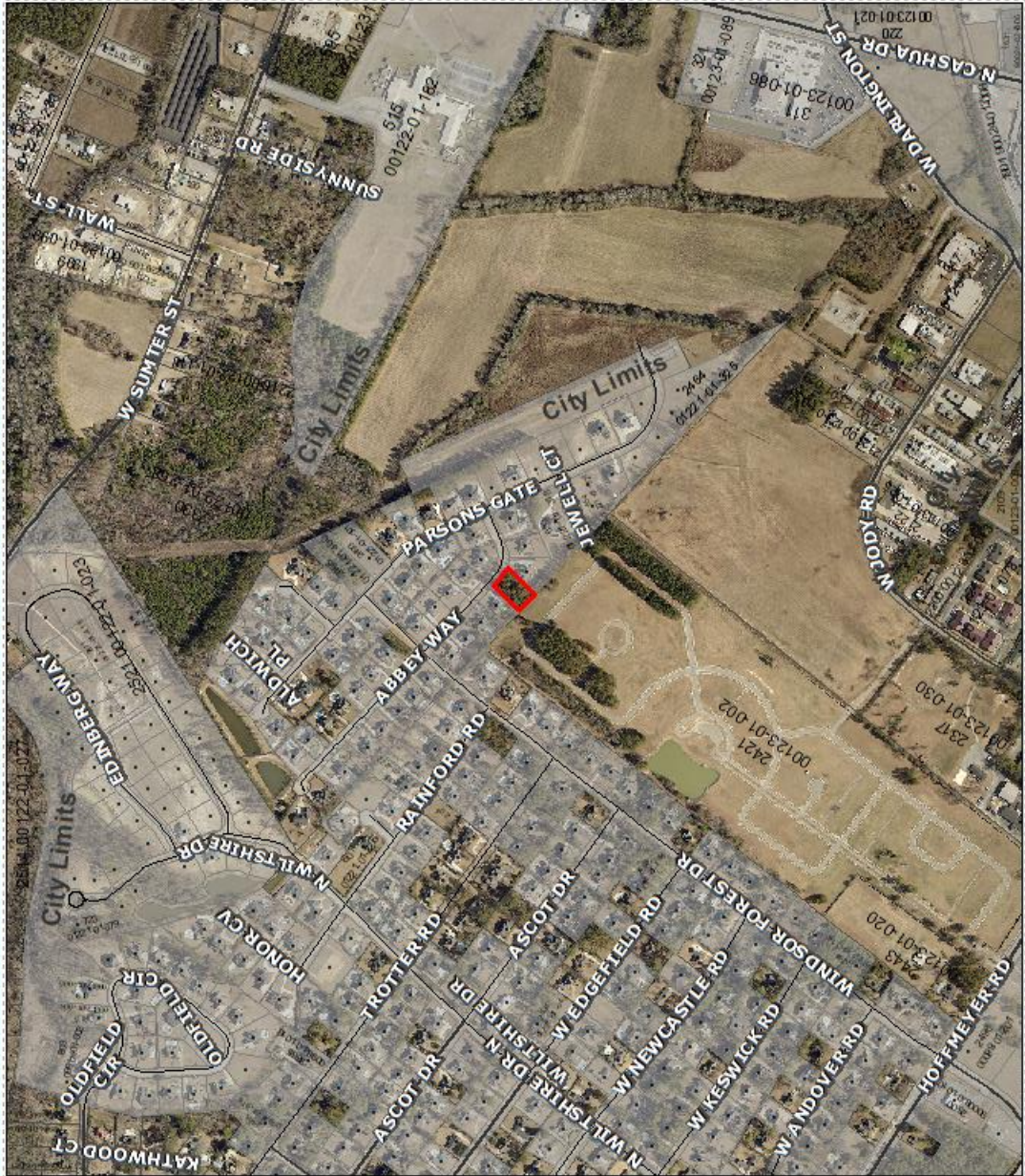
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VIII. ATTACHMENTS:

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

Attachment A: Vicinity Map

PC 2023-20
Vicinity Map - 2488 Abbey Way



Legend

- Proposed Parcel
- Address
- City Limits
- Parcels



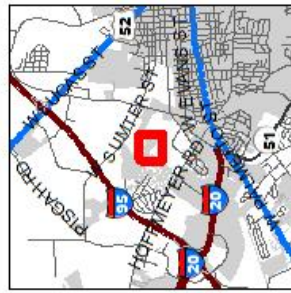
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Date: 6/26/2023

Attachment B: Location Map

PC 2023-20
Location Map - 2488 Abbey Way

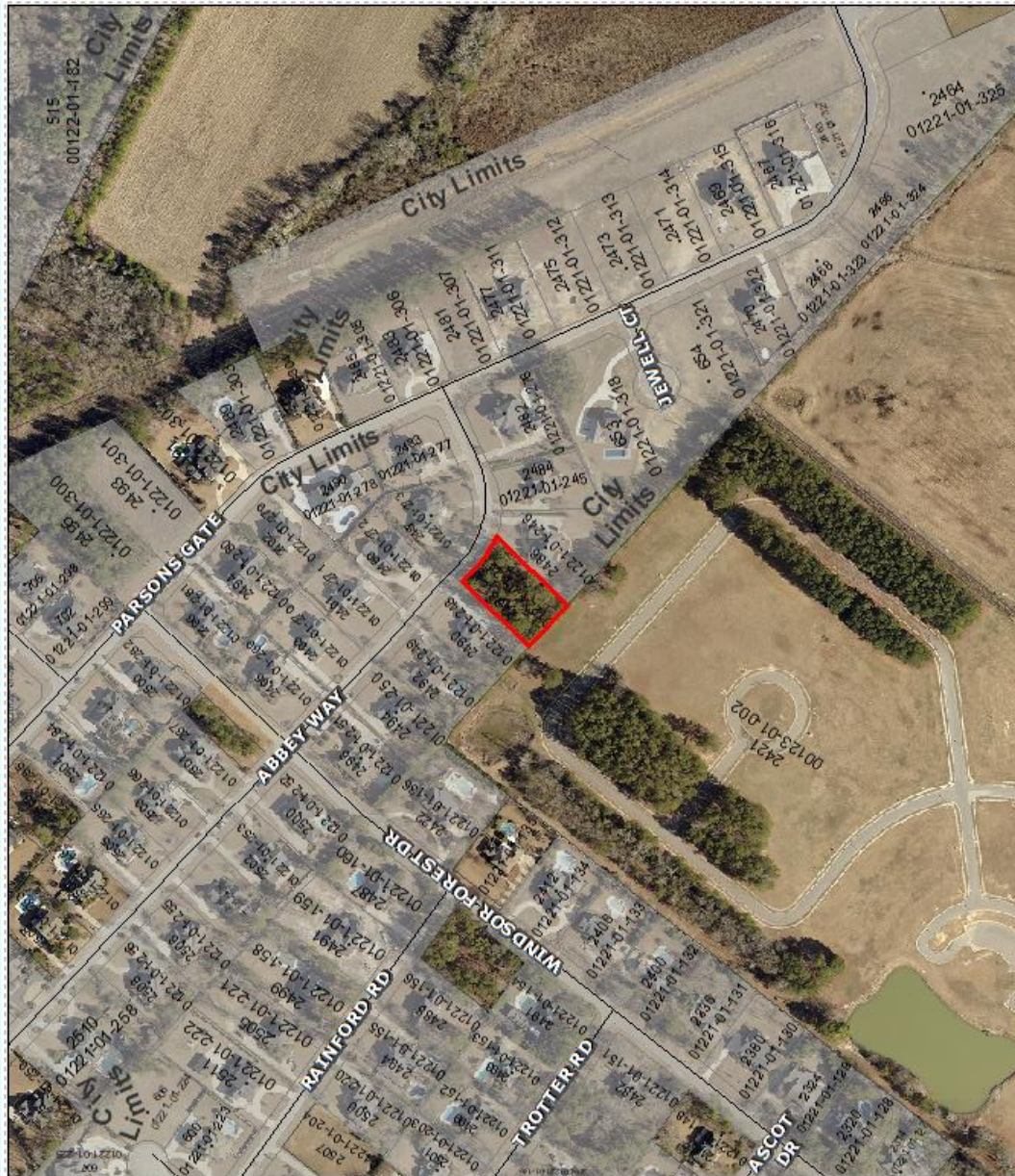


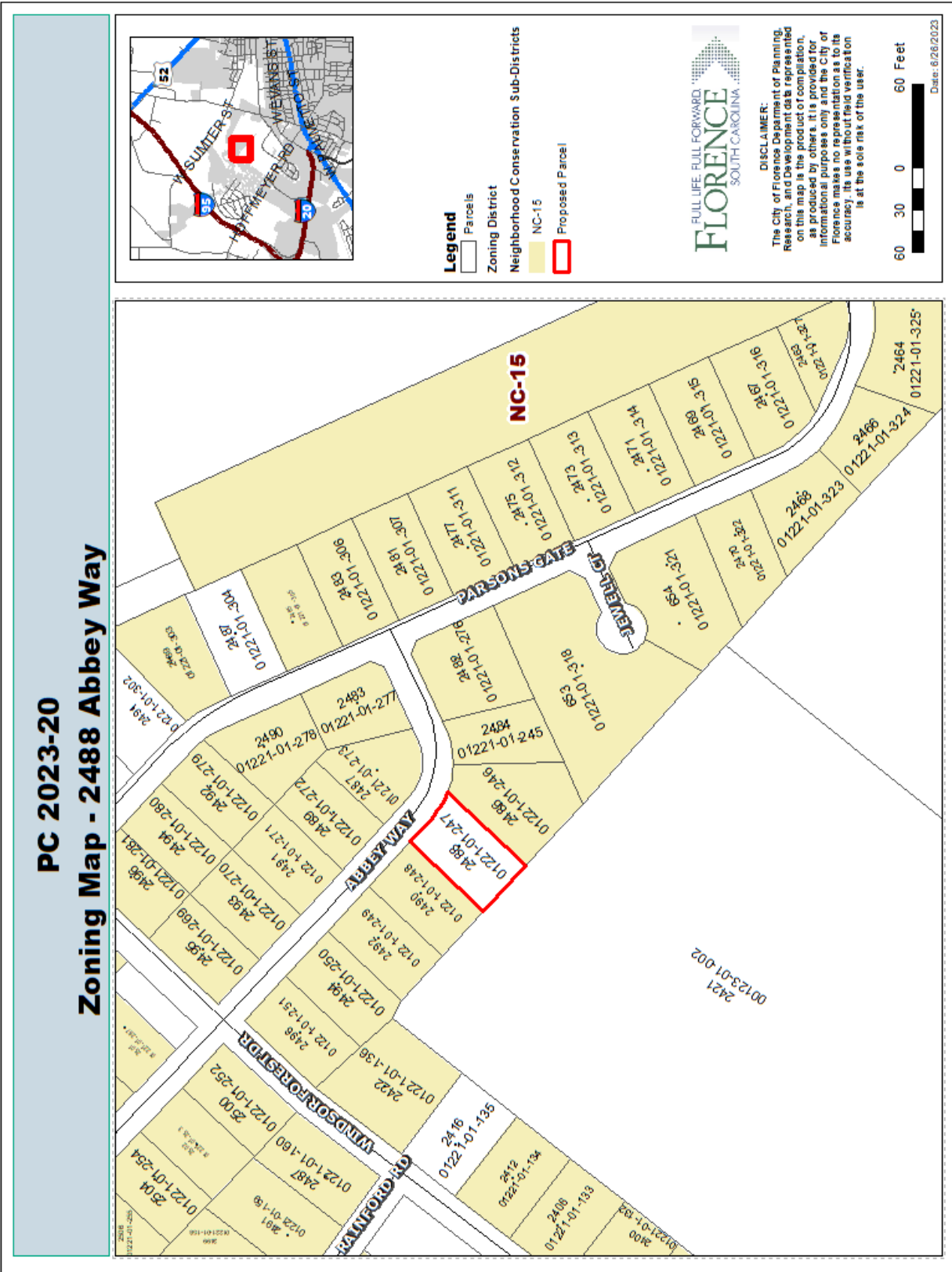
Legend

- Proposed Parcel
- Address
- City Limits
- Parcels



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Attachment E: Site Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-21 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
Lew & Theresa Rowe	90030-02-007

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council.

The request to rezone the portion of the lot from PD to AC was approved unanimously by the Planning Commission on February 8, 2022 as part of a proposed development. The request was withdrawn before being considered by City Council.

On July 12, 2022, Planning Commission was asked to consider the rezoning request without any development proposed, and voted to deny the rezoning request.

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:	None
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 1989 rezoning when TMN 90030-02-007 consisted of two separate lots, 90030-02-007 and 90089-01-001 and -003. Lot -001 was rezoned at that time from R-1 to PDD, and -007 remained B-2. No development standards for the Planned Development District are on file with the City of Florence, nor does the owner have record of the development standards.
- (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 PD portion remained.

- (3) Because this is now a single lot, the owner wishes to rezone the portion that is currently PDD to AC to have uniform zoning throughout the entire parcel.
- (4) Building and use standards are not available for the PD portion, thus rendering the rear section of the lot undevelopable and the entire lot undesirable to potential developers.
- (5) The other properties contained within the Planned Development includes commercial uses.
- (6) This rezoning request has no proposed development attached to it.
- (7) The lot meets the dimensional requirements of the AC zoning district per the City of Florence *Unified Development Ordinance*.
- (8) 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, which includes bufferyard requirements where the lot abuts residential zoning districts.
- (9) Land uses of the adjacent properties are a mixture of single-family residential and commercial.
- (10) The Future Land Use Map designates this parcel as Commercial Autourban.
- (11) City water and sewer services are available.
- (12) City staff recommends the parcel be rezoned AC as requested. This recommendation is based on the adjacent zoning and character of the adjacent built environment and its agreement with the Future Land Use designation.

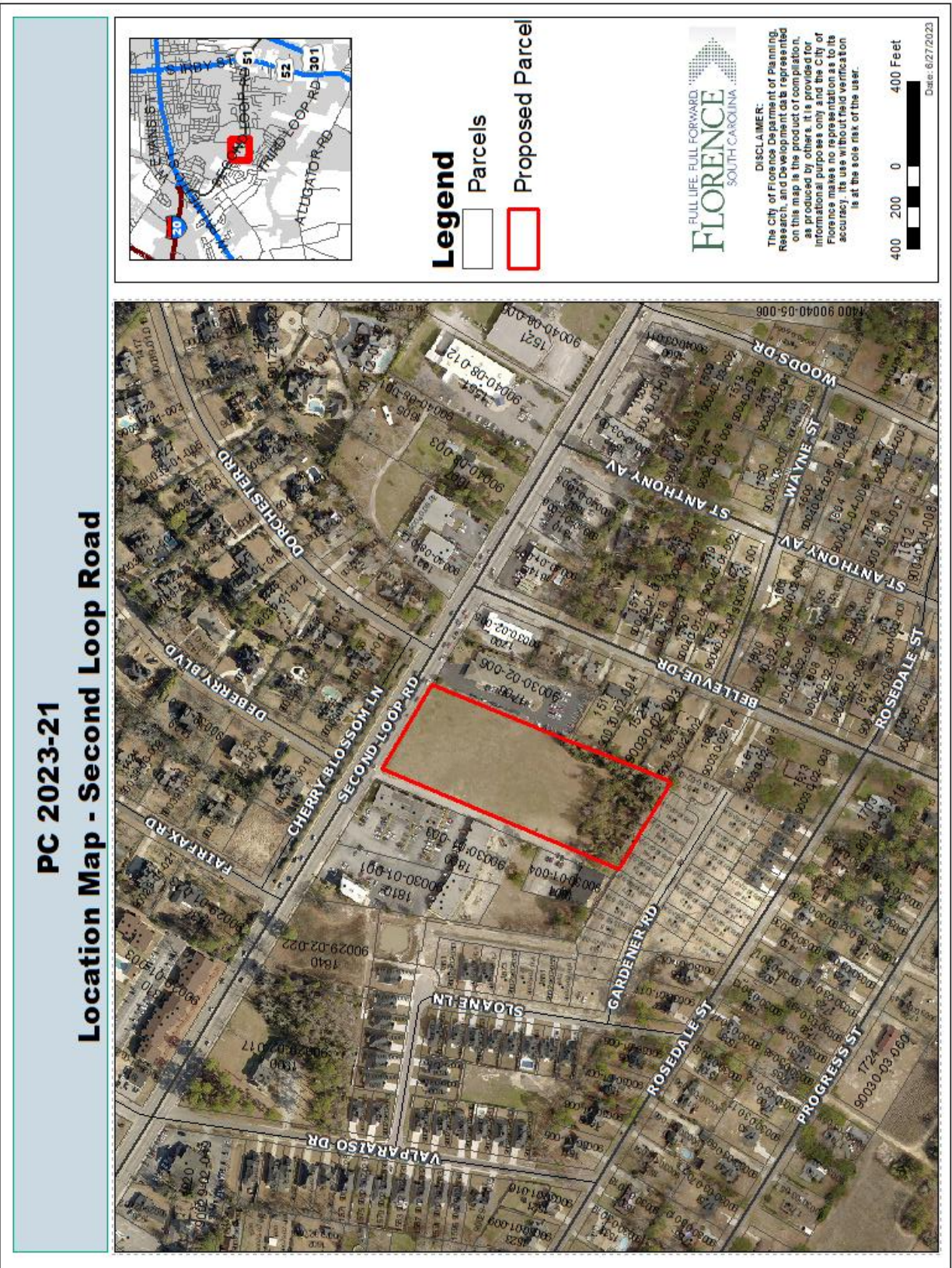
V. OPTIONS:

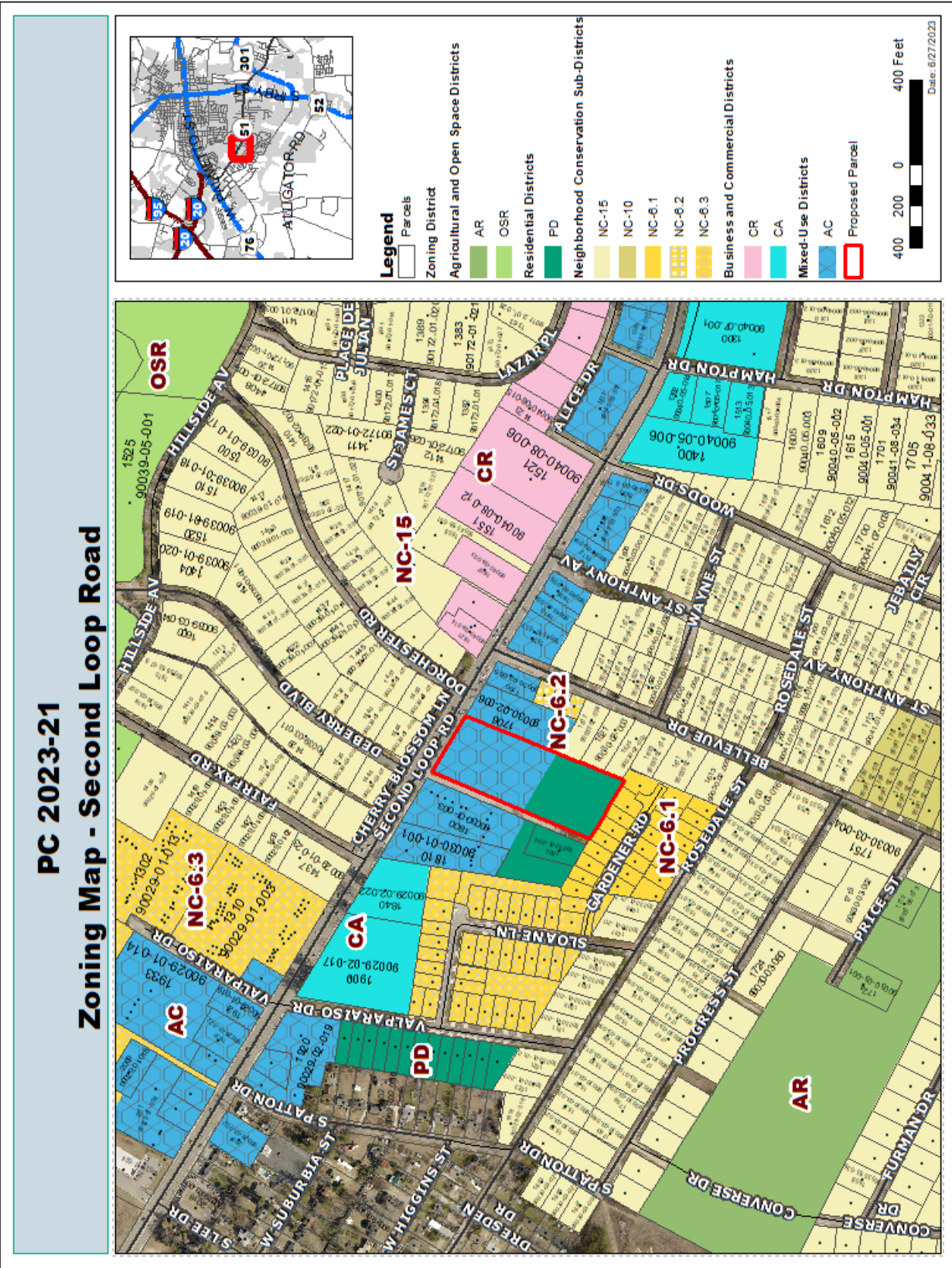
Planning Commission may:

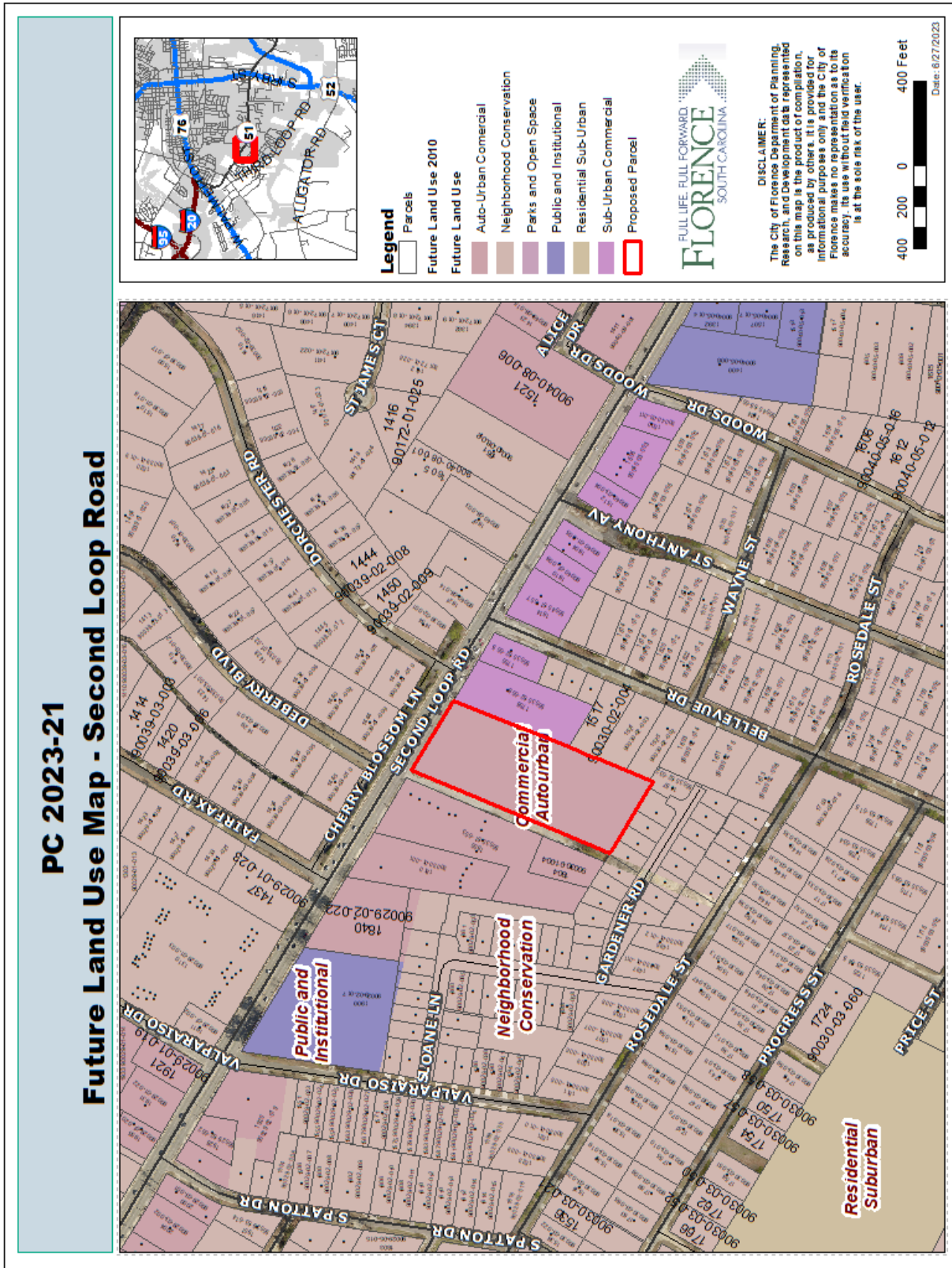
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Original Ordinance 89-18 and Zoning Map
- F) Site Photo

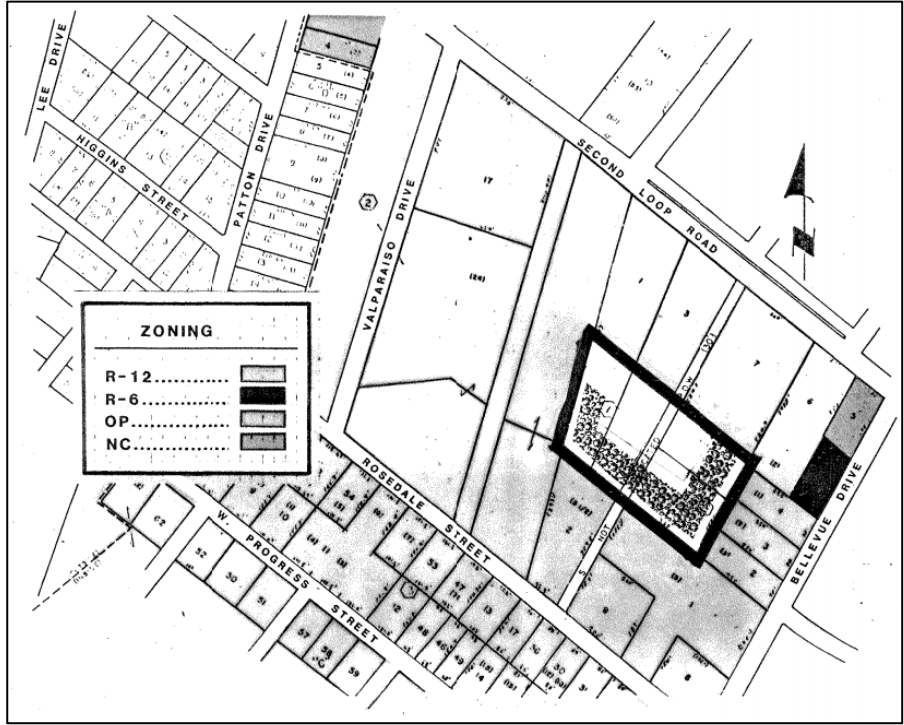






Attachment E: Original Ordinance 89-18 and Zoning Map

<p style="text-align: center;">ORDINANCE NO. 89-<u>18</u></p> <p>AN ORDINANCE TO REZONE THE FOLLOWING PROPERTY OF MR. HAROLD AND MRS. CHRISTINE LOGAN, LOCATED AT 1710-1810 SECOND LOOP ROAD, BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.</p> <p>WHEREAS, a public hearing was held in room 604, City-County Complex on February 21, 1989, at 7:00 P.M. before the City Planning Commission and notice of said hearing was duly given; and</p> <p>WHEREAS, an application by Mr. Harold Logan and Mrs. Christine Logan was presented requesting an amendment to the City Zoning Atlas changing the zoning district classification of this property from Residential-12 to Planned Development shown on Tax Map 90-089, Block 1, part of Parcels 1 and 3, and Tax Map 90-030, Block 2, part of Parcel 7.</p> <p>WHEREAS, the City Planning Commission and City Council concur in the aforesaid application, findings and recommendations:</p> <p>NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:</p> <ol style="list-style-type: none"> 1. that an ordinance entitled "Zoning Ordinance" adopted by the City of Florence on December 7, 1987 is hereby amended by changing the zoning atlas district classification of the aforesaid properties from Residential-12 to Planned Development. 2. that this ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas. <p>ADOPTED THIS <u>13th</u> DAY OF <u>March</u>, 1989.</p> <p>Approved as to form:</p> <p><u>Timothy E. Meacham</u> Timothy E. Meacham City Attorney</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">ADOPTED ON FIRST READING AT A MEETING OF THE COUNCIL OF THE CITY OF FLORENCE, S. C.</td> </tr> <tr> <td style="padding: 2px;">ON <u>March 1, 1989</u></td> </tr> <tr> <td style="padding: 2px;">2ND <u>March 1, 1989</u></td> </tr> <tr> <td style="padding: 2px;">3RD <u>March 13, 1989</u></td> </tr> <tr> <td style="padding: 2px;">COPY MAILED TO _____</td> </tr> <tr> <td style="padding: 2px;">ON _____</td> </tr> </table> <p><u>Joe W. "Rocky" Pearce, Jr.</u> Joe W. "Rocky" Pearce, Jr., Mayor</p> <p><u>John Sellers</u> John Sellers, Mayor Pro Tem</p> <p><u>Ben Dozier</u> Ben Dozier, Councilman</p> <p><u>James T. Schofield</u> James T. Schofield, Councilman</p> <p><u>K. Fred Samra</u> K. Fred Samra, Councilman</p> <p><u>Herbert G. Ham</u> Herbert G. Ham, Councilman</p> <p><u>Billy D. Williams</u> Billy D. Williams, Councilman</p>	ADOPTED ON FIRST READING AT A MEETING OF THE COUNCIL OF THE CITY OF FLORENCE, S. C.	ON <u>March 1, 1989</u>	2ND <u>March 1, 1989</u>	3RD <u>March 13, 1989</u>	COPY MAILED TO _____	ON _____
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ON <u>March 1, 1989</u>							
2ND <u>March 1, 1989</u>							
3RD <u>March 13, 1989</u>							
COPY MAILED TO _____							
ON _____							



Attachment F: Site Photos



Looking east down Second Loop Road.



Looking south.



Looking west at Logan Plaza.



Looking north across Second Loop Road.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JULY 11, 2023**

AGENDA ITEM: PC-2023-22 An ordinance to abandon a portion of sewer line and easement located on private property at 1411 Golf Terrace Boulevard, identified as Florence County Tax Map Number 00101-01-470.

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City’s interest in a sewer line and easement at 1411 Golf Terrace Boulevard, identified as Florence County Tax Map Number 00101-01-470.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Abandonment of the City’s interest in an easement requires the matter to be heard before the Planning Commission and two readings at City Council. In an effort to work with the buyer and seller of the property, the City held the first reading at City Council on June 10th.

III. POINTS TO CONSIDER:

- (1) The 8” gravity sewer line (approximately 140 linear feet) provides sanitary sewer service to multiple parcels within the immediate area.
- (2) The property owner developed a residential structure over the existing sewer line and installed a new sewer main to meet the specifications and standards of the utility system.
- (3) The existing 20’ easement (10’ each side of pipe) will be abandoned by the City.
- (4) A new easement has been established with the construction of the new section of sewer main.
- (5) City Council held first reading on the matter on June 10. If Planning Commission recommends, and City Council approves at final reading in August, the easement will be removed from the property.

IV. STAFF RECOMMENDATION:

City staff recommends abandonment of the City’s interest in the gravity sewer line and associated 20’ easement.

V. OPTIONS:

Planning Commission may:

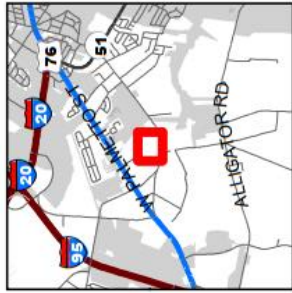
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- (A) Vicinity Map
- (B) Location Map
- (C) Easement to be Abandoned
- (D) New Easement and Sewer Line

Attachment A: Vicinity Map

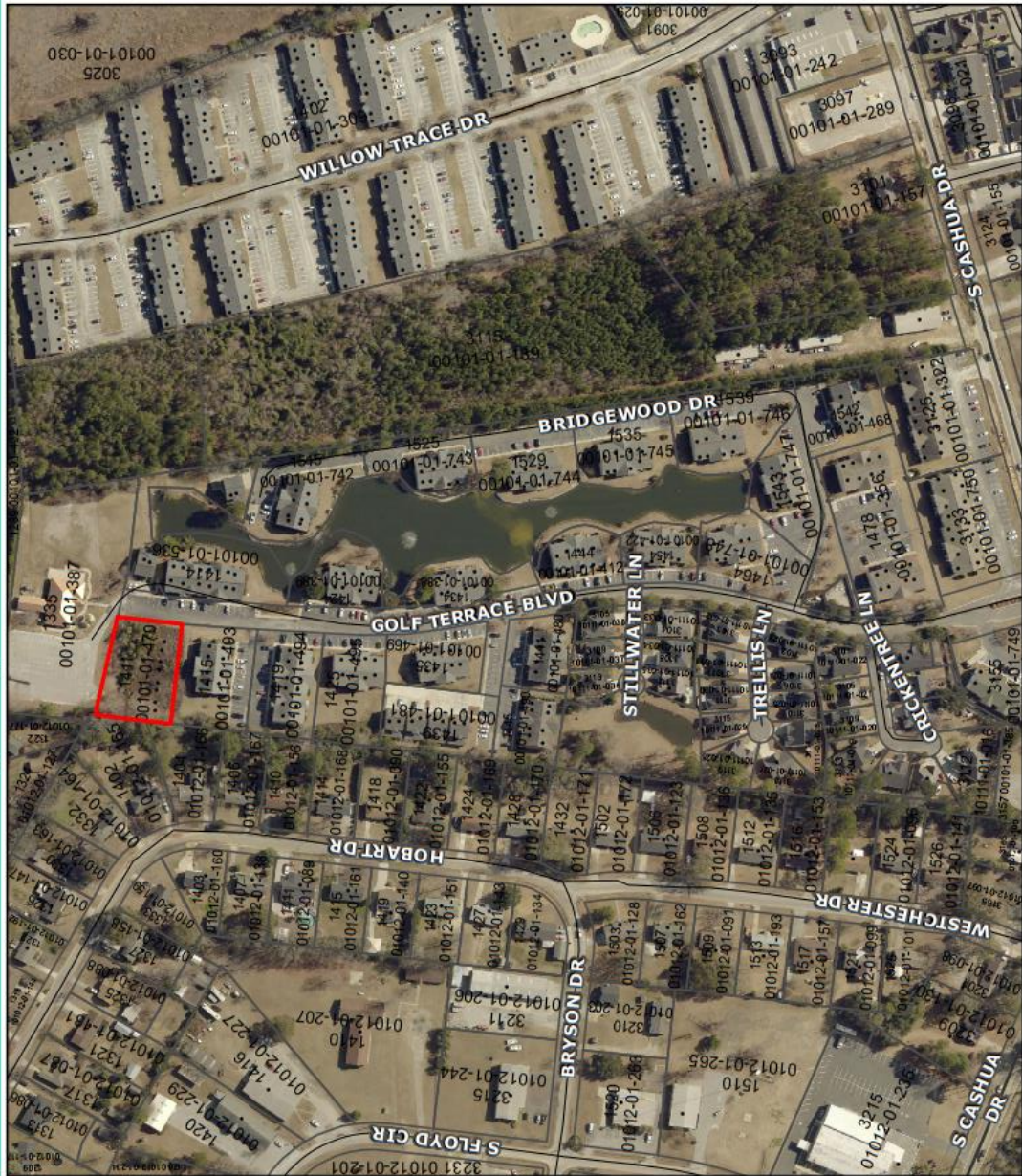
PC 2023-22 Attachment A
Vicinity Map 1411 Golf Terrace



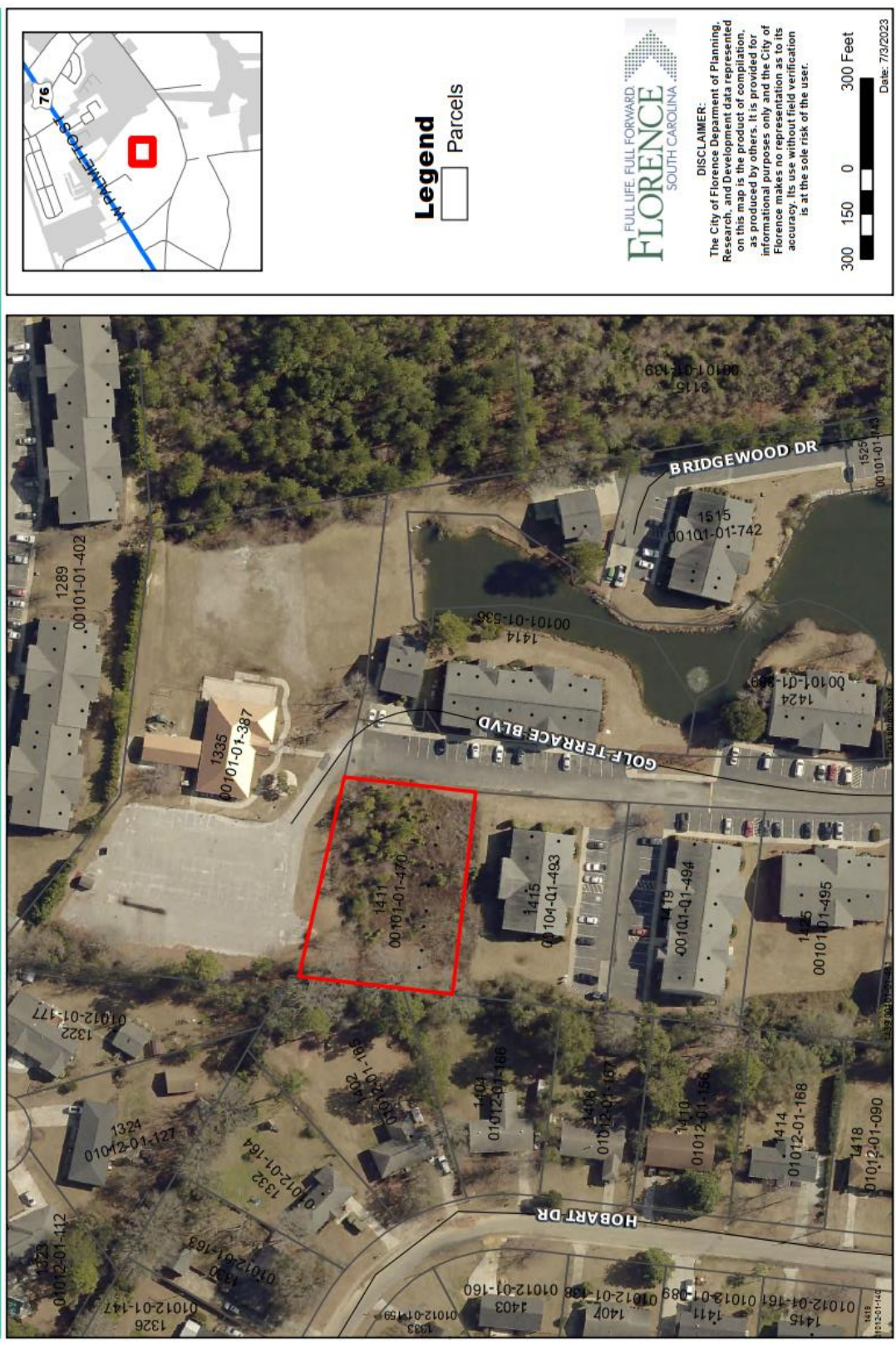
Legend
 Parcels



DISCLAIMER:
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**PC 2023-22 Attachment B
Location Map 1411 Golf Terrace**



Attachment C: Easement to be Abandoned (highlighted in green)



Attachment D: New Easement and Sewer Line

