

**CITY OF FLORENCE PLANNING COMMISSION**  
**CITY CENTER – COUNCIL CHAMBERS**  
**324 WEST EVANS STREET, FLORENCE, SC**  
**TUESDAY, AUGUST 8, 2023 – 6:00 P.M.**  
**REGULAR MEETING AGENDA**

- I. Call to Order**
  
- II. Invocation**
  
- III. Approval of Minutes**                      Regular meeting on July 11, 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. Public Hearing and Matter in Position for Action**  
  
PC-2023-19      Request to permit a limited fence material at 1859 South Church Street, specifically identified as Florence County Tax Map Number 00150-01-138.
  
- VII. Matter in Position for Action**  
  
PC-2023-23      Request for sketch plan review of The Palms subdivision, specifically identified as Florence County Tax Map Number 00751-01-049.
  
- VIII. Public Hearing and Matter in Position for Action**  
  
PC-2023-24      Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.

**IX. Matter in Position for Action**

PC-2023-25 Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.

**X. Matter in Position for Action**

PC-2023-26 Request for sketch plan review of Creekside Landing, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-013.

**XI. Public Hearing and Matter in Position for Action**

PC-2023-27 Request to rename West Kansas Road and name an unnamed road, identified as being on the north side of Florence County Tax Map Number 90093-01-001.

**XII. Matter in Position for Action**

PC-2023-28 Request for sketch plan review of Twelve Oaks Townhomes, specifically identified as Florence County Tax Map Number 00100-01-150.

**XIII. Adjournment** Next regular meeting is scheduled for September 12, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA  
PLANNING COMMISSION  
JULY 11, 2023 MINUTES**

**MEMBERS PRESENT:** Drew Chaplin, Betty Gregg, Charles Howard, Jerry Keith, Jr., Bryant Moses, and Vanessa Murray

**MEMBERS ABSENT:** Dorothy Hines, Robby Hill, and Mark Lawhon

**STAFF PRESENT:** Clint Moore, Derek Johnston, and Alane Zlotnicki

**CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

**INVOCATION:** Chairman Chaplin asked Mr. Moses to provide the invocation.

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the June 13, 2023 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Ms. Murray seconded, and the motion passed unanimously (6-0).

**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 Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Mrs. Zlotnicki said that the applicant has asked to defer this request.

Mr. Howard moved to defer the rezoning as requested by the applicant; Ms. Gregg seconded the motion, and the motion to defer passed unanimously (6-0).

**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. Mrs. Zlotnicki said that the applicant has asked to defer this request.

Mr. Keith moved to defer the rezoning as requested by the applicant; Ms. Gregg seconded the motion, and the motion to defer passed unanimously (6-0).

**PC-2023-18 Request for sketch plan review of The Grove at Ebenezer Phase IV, specifically identified as a portion of Florence County Tax Map Number 00075-01-214.**

Chairman Chaplin read the introduction to PC-2023-18 then asked Mr. Johnston for the staff report as submitted to Planning Commission. The minimum lot area has to be met without using the easement for the power lines, but he said the applicants are asking for a variance from the rear setback requirement of 15 feet to be changed to 10 feet because of the existence of the power line easement in the back yards of the affected houses. It does meet the PDD standards.

Mr. Johnston clarified that this phase was annexed yesterday through City Council. Mr. Howard asked how many lots were affected by the rear setback variance. Mr. Johnston said they were the lots on the north side.

Mr. Moses asked how close they would be to the power line; Mr. Johnston said the easement would be given to the property owners.

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; Ms. Gregg seconded the motion, and the motion passed unanimously (6-0).

**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.**

Chairman Chaplin read the introduction to PC-2023-20 then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak in favor of or against the request, he closed the public hearing and called for a motion.

Mr. Howard moved to approve the request as submitted; Ms. Gregg seconded the motion, and the motion passed unanimously (6-0).

**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.**

Chairman Chaplin read the introduction to PC-2023-21, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Chairman Chaplin reminded the Commissioners that a proposal for tax-credit housing was brought before them for this rezoning and the neighbors were uncomfortable with that use; also, the developer had difficulty with obtaining access from Logan Plaza. The Commission turned down the project but accepted the zoning designation. The applicant withdrew the request before it got to City Council.

Chairman Chaplin pointed out that the Future Land Use map shows the entire parcel as being designated for commercial uses, rather than split with residential uses. Mr. Moore said that the applicant's other option was to amend the PDD to add standards, but it would have been messy with the split zoning. Staff recommends that the zoning be consolidated and cleaned up, especially since the development on the other side of the access road is also commercial. He recommends removal of the PDD and zoning of the entire parcel to AC. Since the other side of the road which was also zoned PDD is commercial, we can assume that commercial uses were intended for the PDD, but we don't have development standards attached to that PDD.

Mr. Howard asked what uses were permitted in the AC zoning; Mrs. Zlotnicki explained that most commercial uses were permitted but the buildings would be pulled up against Second Loop Road and provide parking in the rear of the lot. Mr. Moore pointed out that the bufferyard requirements of the current code are more substantial that they were under the older code. He said that there are still some split zoning areas along Alligator Road, but most of them have been cleaned up.

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

Mr. Matt Scalise, representing the owners of the lot, spoke. He said the owners don't want to see anything detrimental placed here; they have been paying taxes on this lot without being able to develop it. There's



no plan yet but in order to market the property, they need to know what they can and can't do. They will go through the regular process including all the requirements of the code to develop it.

There being no one else to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion.

Mr. Moses moved to approve the request as submitted; Ms. Murray seconded the motion, and the motion passed unanimously (6-0).

**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.**

Chairman Chaplin read the introduction to PC-2023-22 then asked Mr. Moore for the staff report as submitted to Planning Commission. He said that it is outside City limits, so City staff was not involved in any approval process, but a residential contractor built a duplex over the City sewer line. It was discovered during title research. They have installed a new sewer line and so the City must abandon the old line to enable the developer to move forward. It will also go through City Council.

Mr. Moses asked about access to the new sewer line since it isn't a straight pipe anymore; Mr. Moore said there is manhole access, and it meets the City standards.

There being no other questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak in favor of or against the request, he closed the public hearing and called for a motion.

Mr. Howard moved to approve the request as submitted; Mr. Keith seconded the motion, and the motion passed unanimously (6-0).

**ADJOURNMENT:** There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn; Ms. Murray seconded the motion, and the motion passed unanimously (6-0).

Chairman Chaplin adjourned the meeting at 6:31 p.m. The next regular meeting is scheduled for August 8, 2023.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 8, 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 13<sup>th</sup> 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. The case was deferred at the July 11<sup>th</sup> meeting by Planning Commission at the request of the applicant to allow time for a survey to be performed. 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 has consulted with the City Attorney regarding the matter o the adjacent home encroachment onto this lot. It was determined that while this may impact the property owner's ability to obtain funding, the rezoning itself can proceed.

## V. OPTIONS:

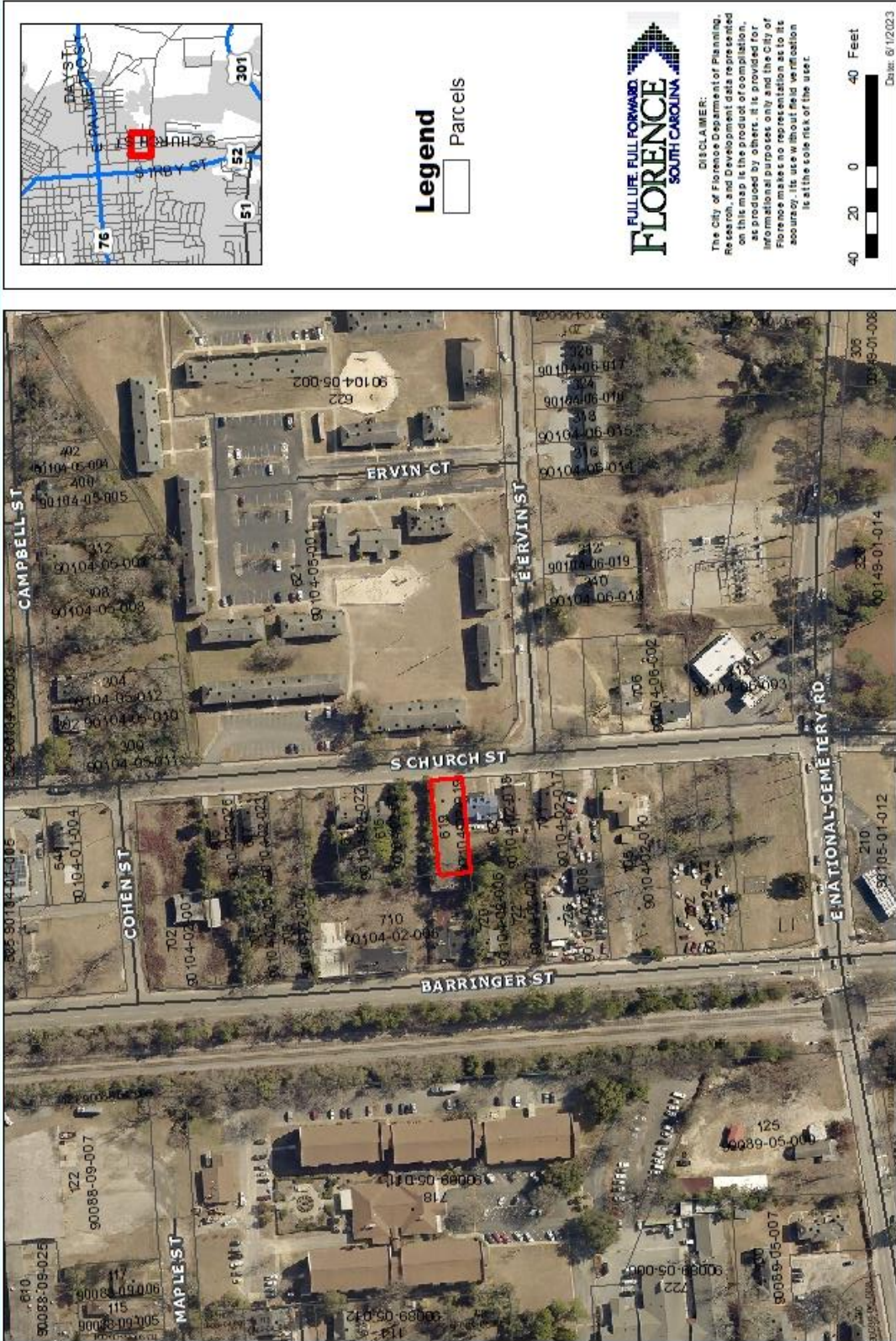
Planning Commission may:

- (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**

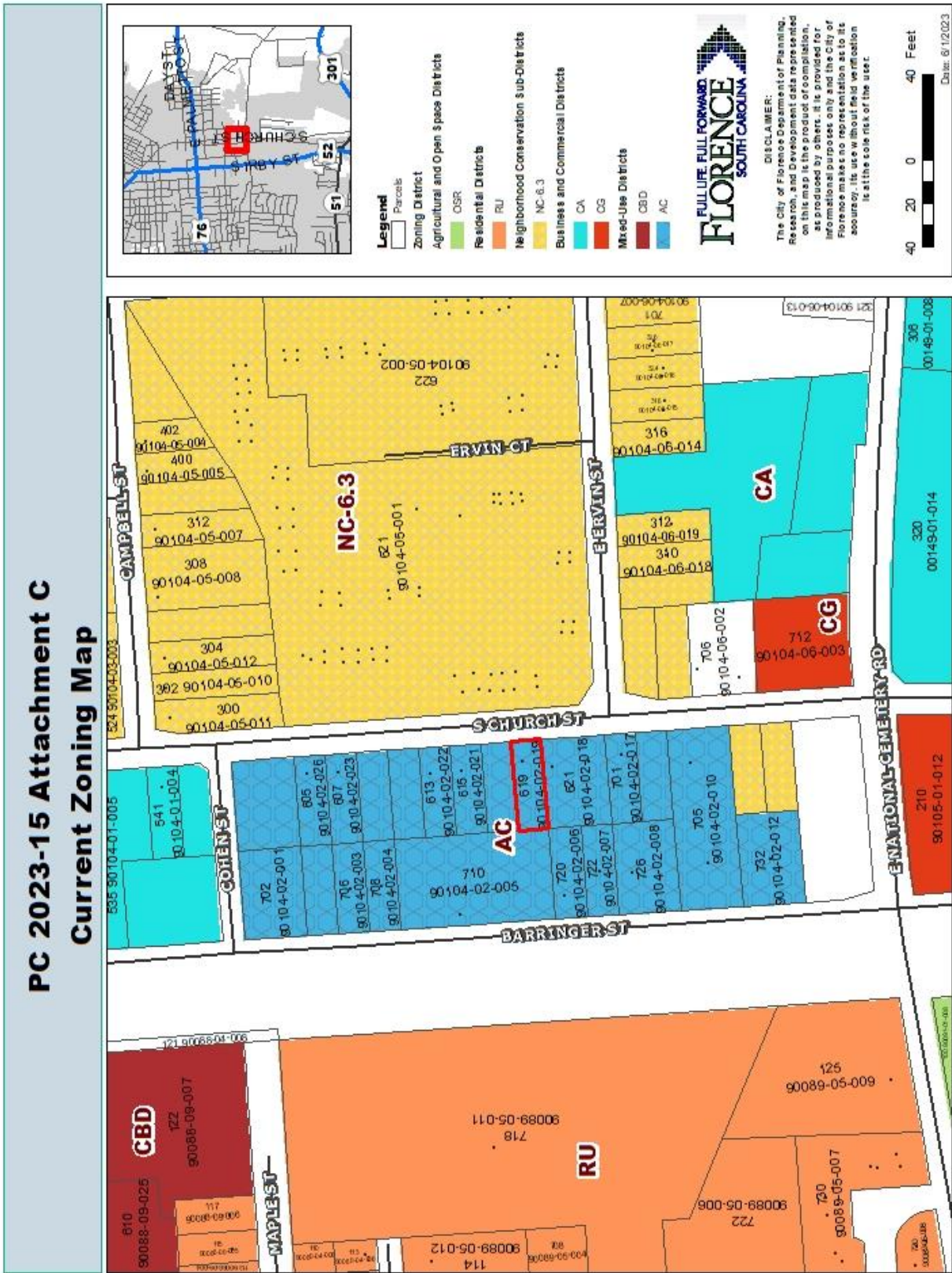




Attachment B: Location Map



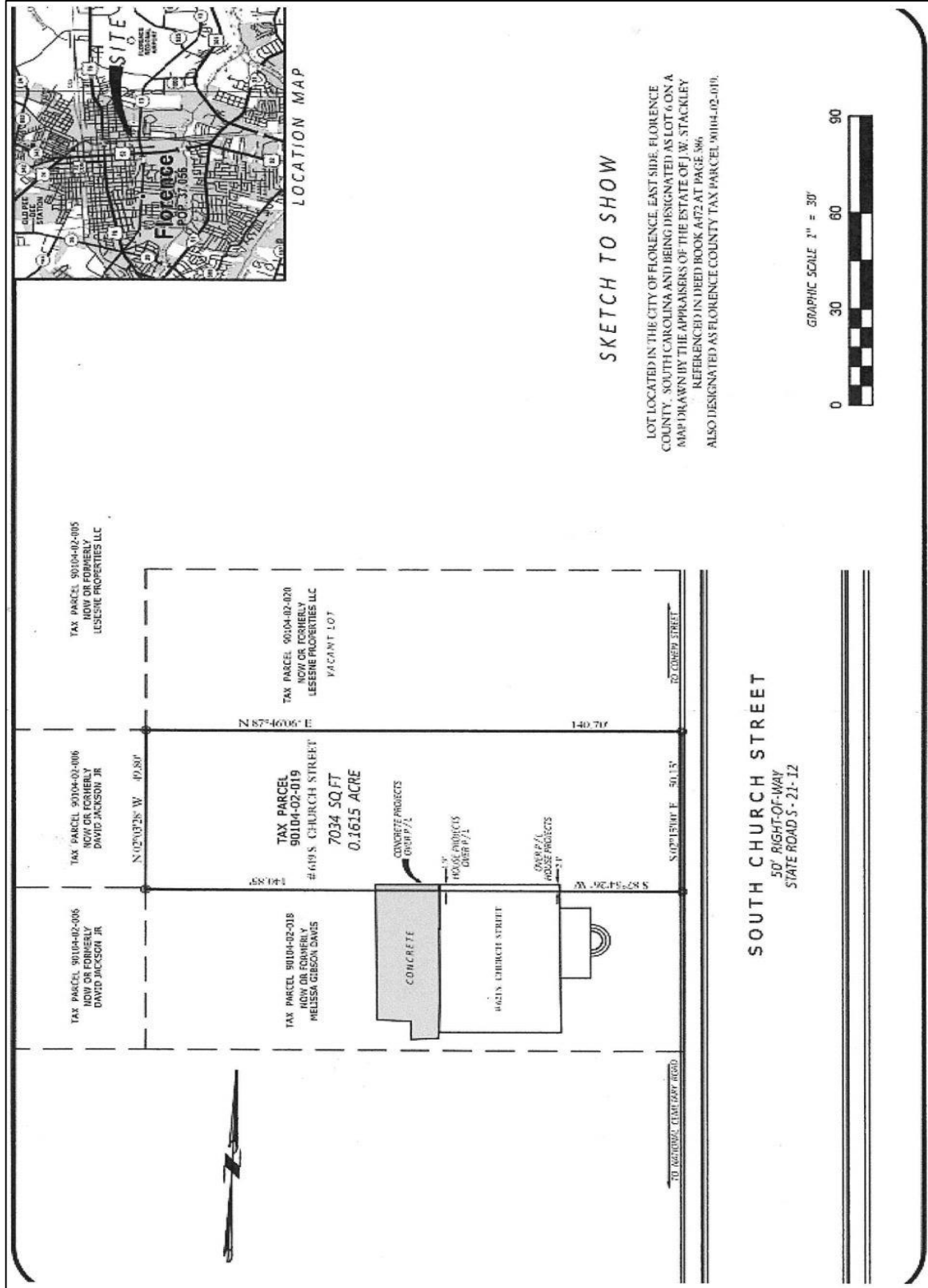
Attachment C: Current Zoning Map







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  
 AUGUST 8, 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 was considered by the Planning Commission on June 13, 2023 at which time it was deferred at the request of the applicant to provide the Planning Commission more details regarding the proposed future development.

**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 two 8-unit townhouse buildings onsite.
- (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) The townhouse project is required to obtain sketch plan review and approval from staff and the Planning Commission.
- (9) City staff does not recommend the rezoning due to the single-family large lot character of the adjacent development along this corridor.

**V. OPTIONS:**

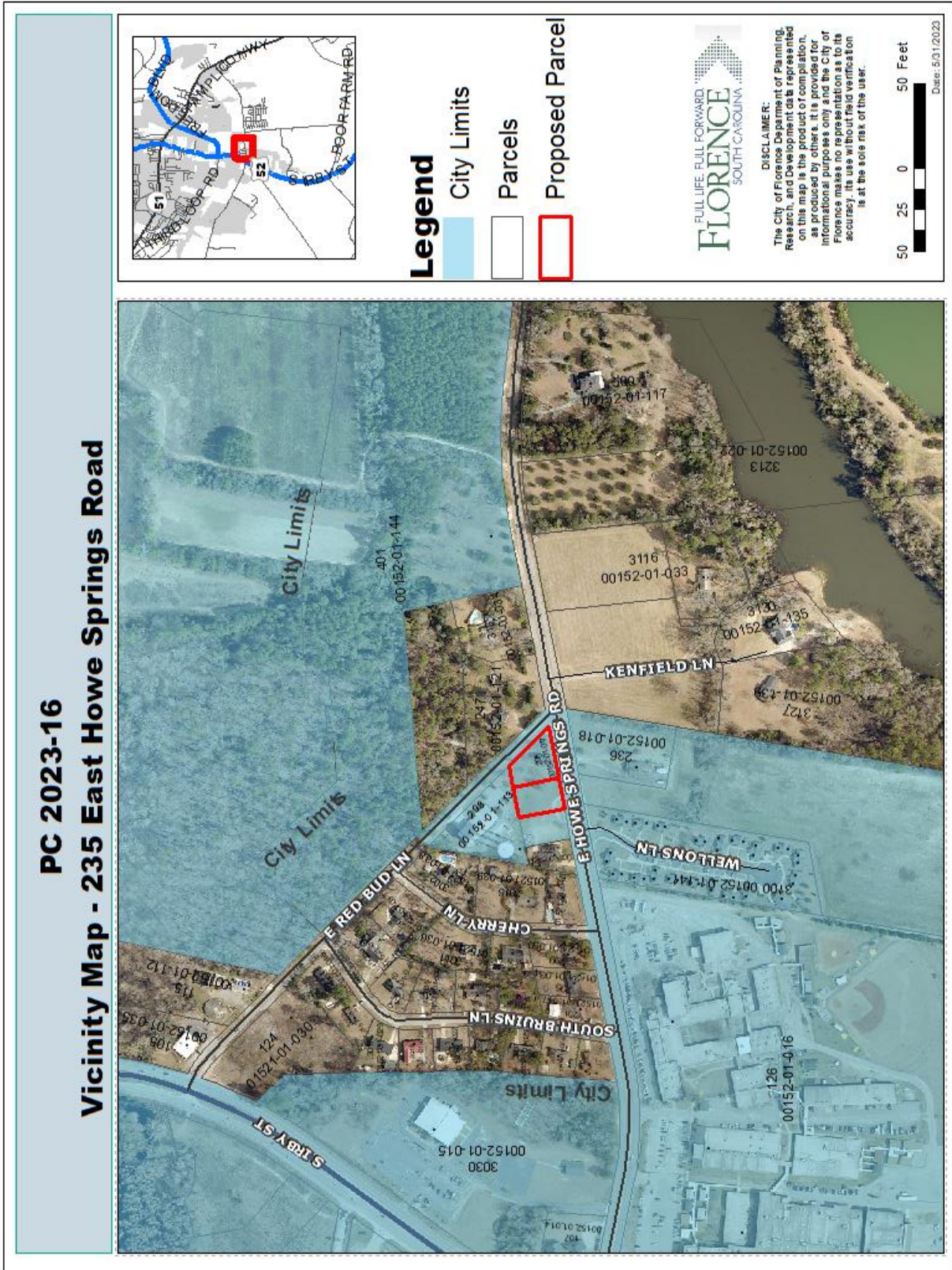
Planning Commission may:

- (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.

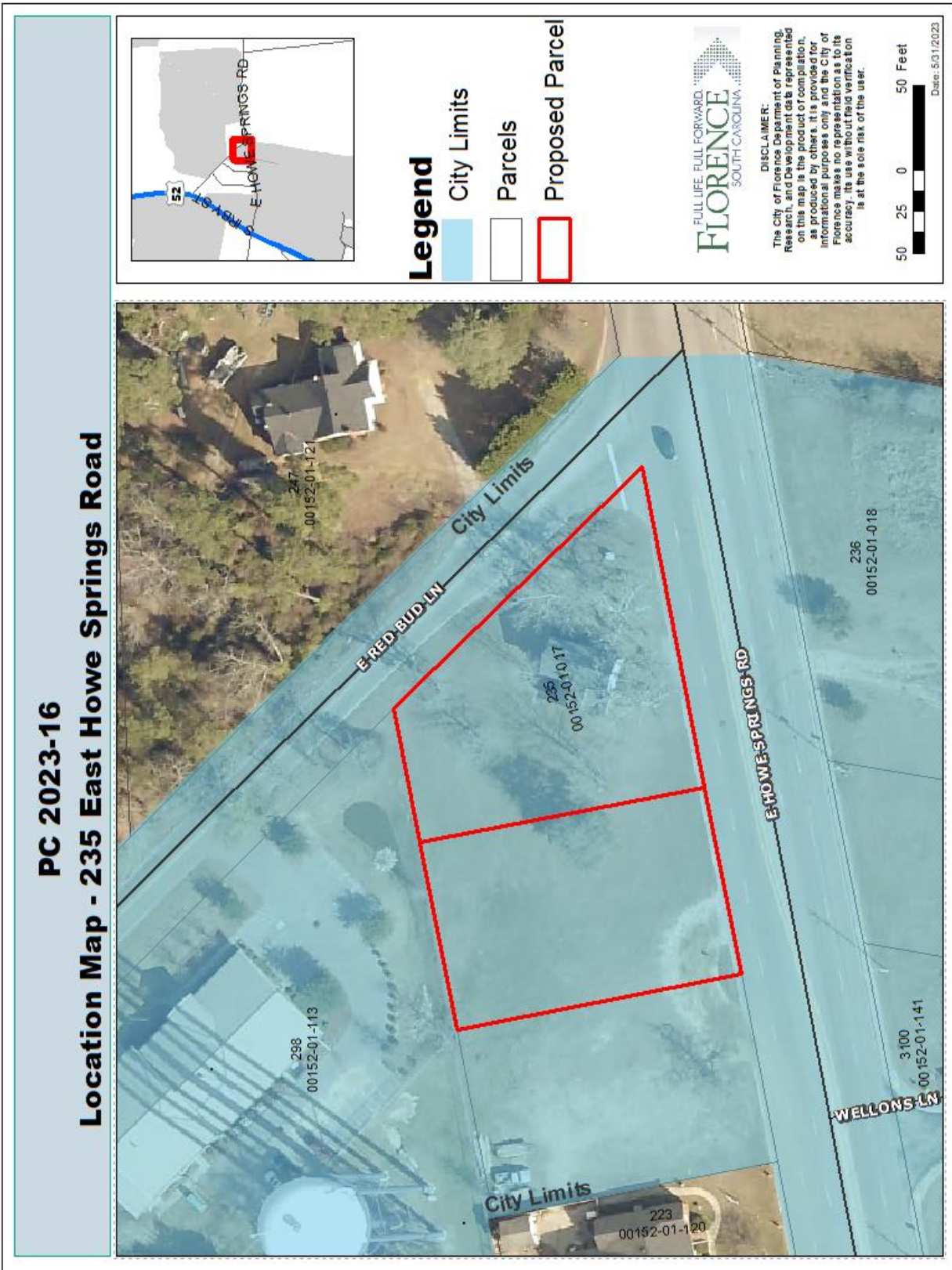
**VI. ATTACHMENTS:**

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



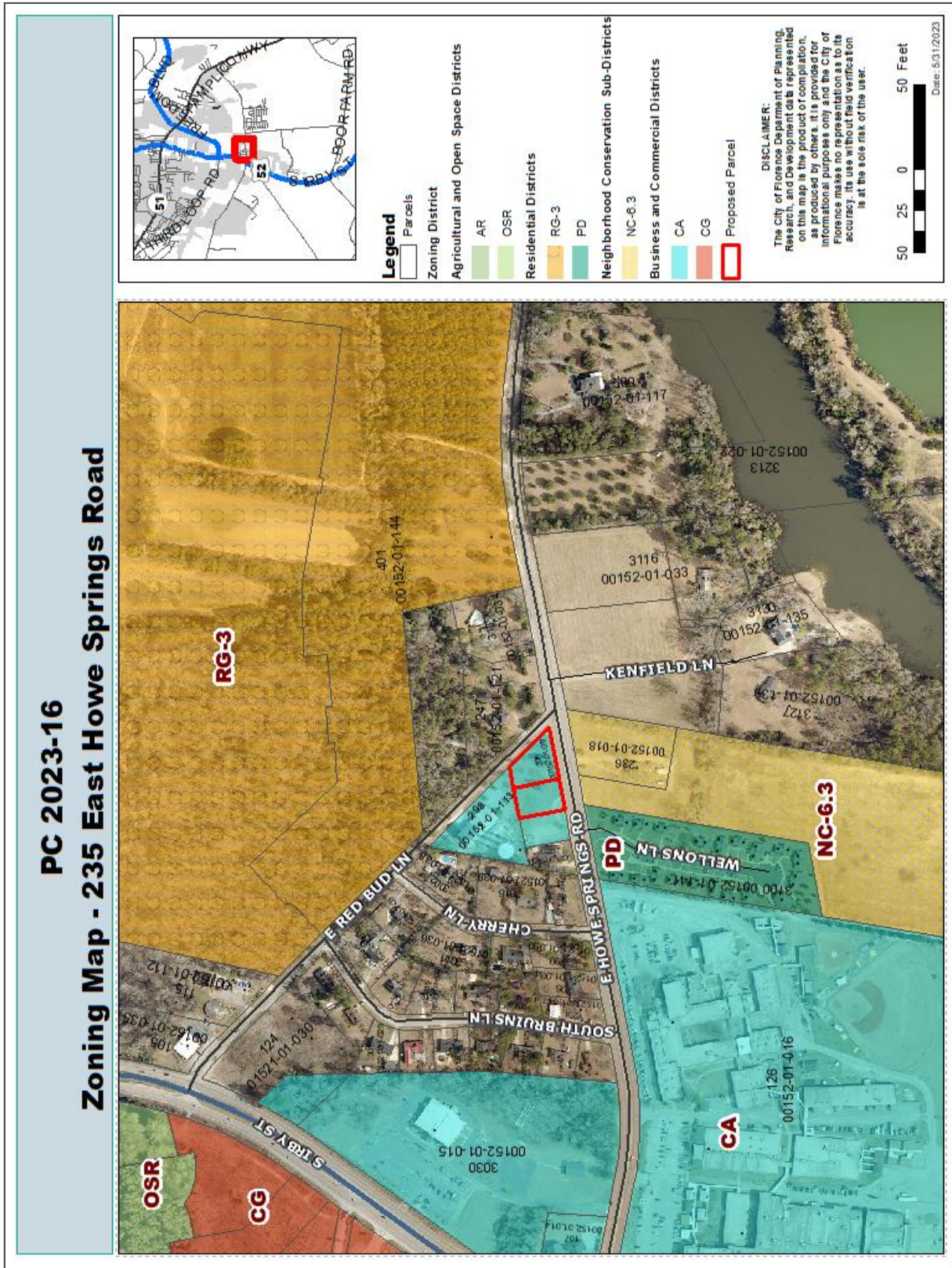




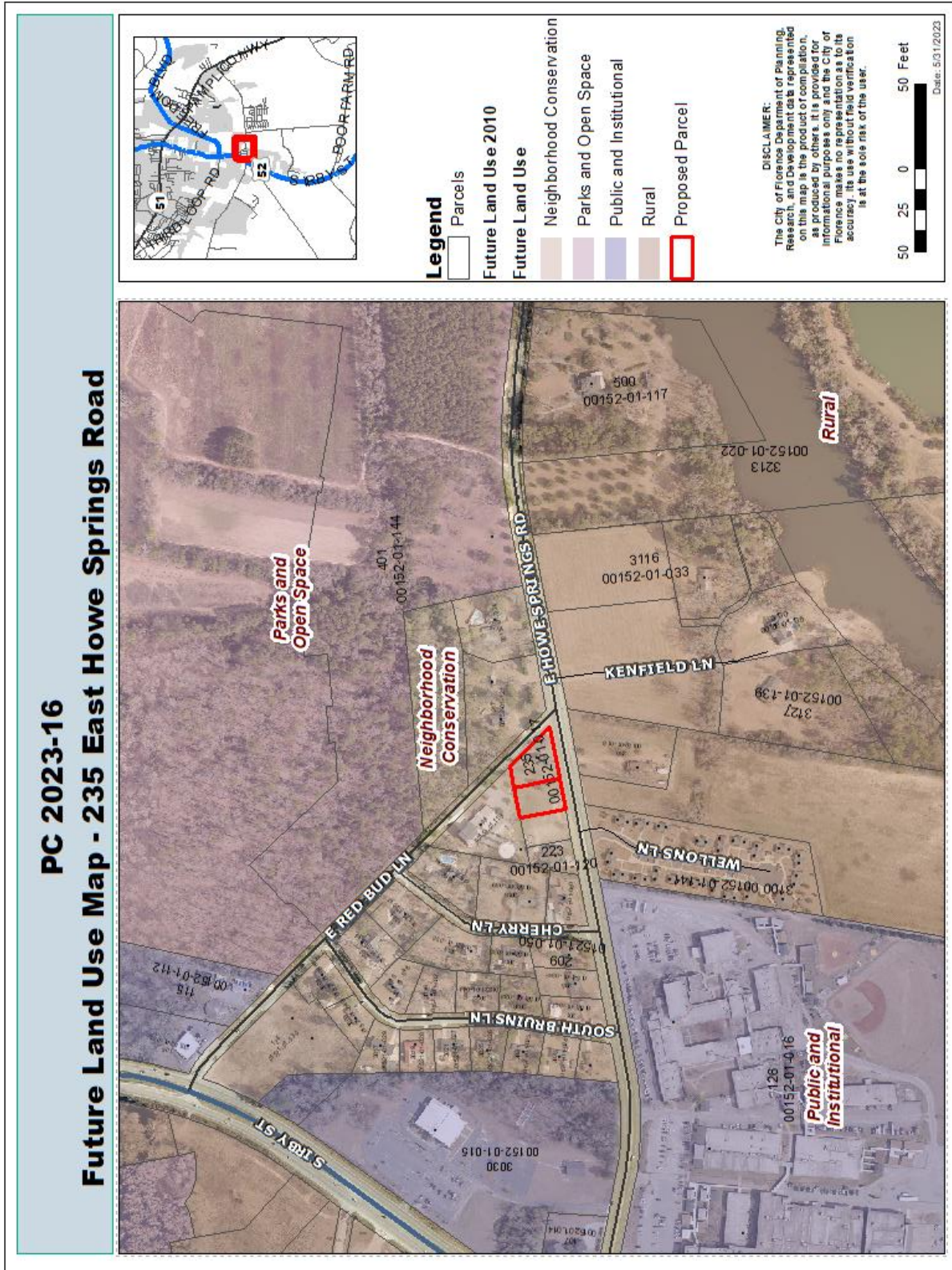




Attachment C: Zoning Map







**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
 STAFF REPORT TO THE  
 CITY OF FLORENCE PLANNING COMMISSION  
 AUGUST 8, 2023**

**AGENDA ITEM:      PC-2023-19      Request to permit a limited fence material at 1859 South Church Street, specifically identified as Florence County Tax Map Number 00150-01-138.**

**I. IDENTIFYING DATA:**

Owner	Acreage	Tax Map Number
Cape Fear, LLC	10.961 acres	00150-01-138

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:**            Commercial General (CG)  
**Current Use:**                Vacant, Wooded Lot  
**Project Name:**             Pinnacle Storage  
**Proposed Use:**              Self-Storage Facility

**III. SURROUNDING LAND USE AND ZONING:**

**North:**                        Commercial General (CG) - Lowe’s  
**East:**                         Commercial General (CG) – Vacant, Wooded Lot  
**South:**                      Commercial General (CG) & Open Space/Recreation (OSR) –  
    Vacant, Wooded Lot  
**West:**                        CSX Railroad & Commercial General (CG) – Vacant Lot

**IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for consideration and approval. Pinnacle Storage is currently undergoing Planning, Research and Development plan review for a self-storage facility. The project was granted a variance from the requirement to install a 6’ masonry fence around the entire parcel and will instead be required to install a black vinyl chain link fence.

The applicant also received a variance from bufferyard planting requirements in order to utilize existing trees onsite and increased setback distances while still satisfying the intent of the code to screen storage units and bay doors from adjacent properties.



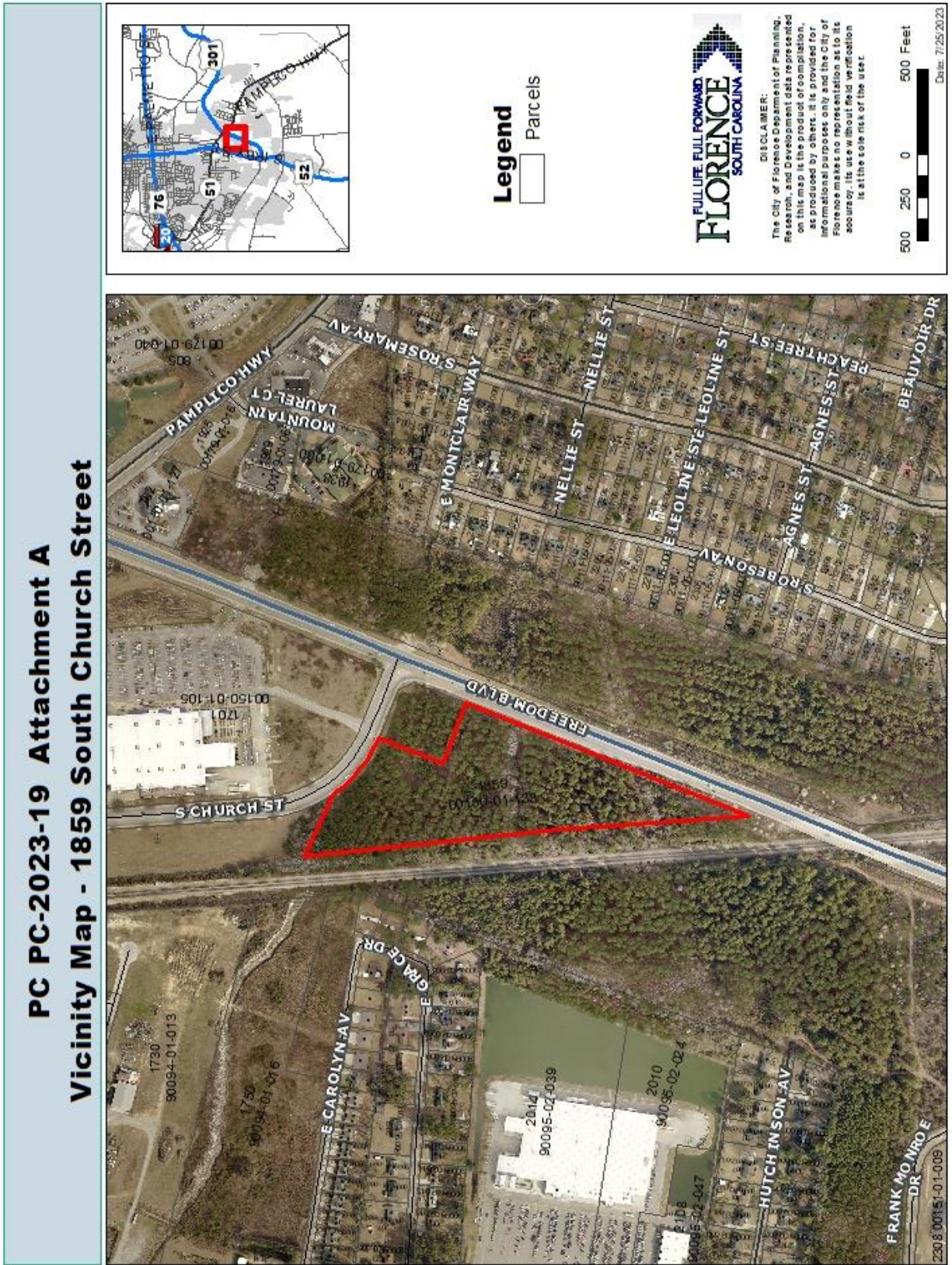
**V. POINTS TO CONSIDER:**

- (1) The proposed development, Pinnacle Storage, is currently undergoing plan review to construct a self-storage facility (Attachment E).
- (2) The applicant is requesting that barbed wire fence be permitted to protect the self-storage facility from trespassing and theft. *Unified Development Ordinance* Section 3-8.2.2C.2.c Fences, Walls, and Hedges states, “*Barbed wire and razor wire are not permitted outside of AR and IH districts, except where the Planning Commission finds that such measures are necessary to address a demonstrated security need that is specific to the parcel upon which it is proposed.*”
- (3) The applicant has proposed a 6’ chain link fence with metal brackets installed one foot in height above angled away from the self-storage facility containing 3 strands of barbed wire to provide additional security to the facility (Attachment F).
- (4) The Proposed Site & Landscape Plan (Attachment E) shows the location of the proposed barbed wire fencing and landscaping.
- (5) The parcel is afforded natural buffering from adjacent parcels with the railroad to the west and south, and the topography change to the east. The parcel is significantly lower than Freedom Boulevard with a majority of the eastern property line being buffered by the railroad overpass. The applicant will utilize landscape buffering, stormwater ponds, and distances from adjacent properties to minimize visual impacts.
- (6) City Staff recommends approval to allow the barbed wire fencing for additional security to the facility and the applicant’s use of topography, infrastructure, distance, and landscaping to minimize its visual impact on adjacent parcels.

**VI. ATTACHMENTS:**

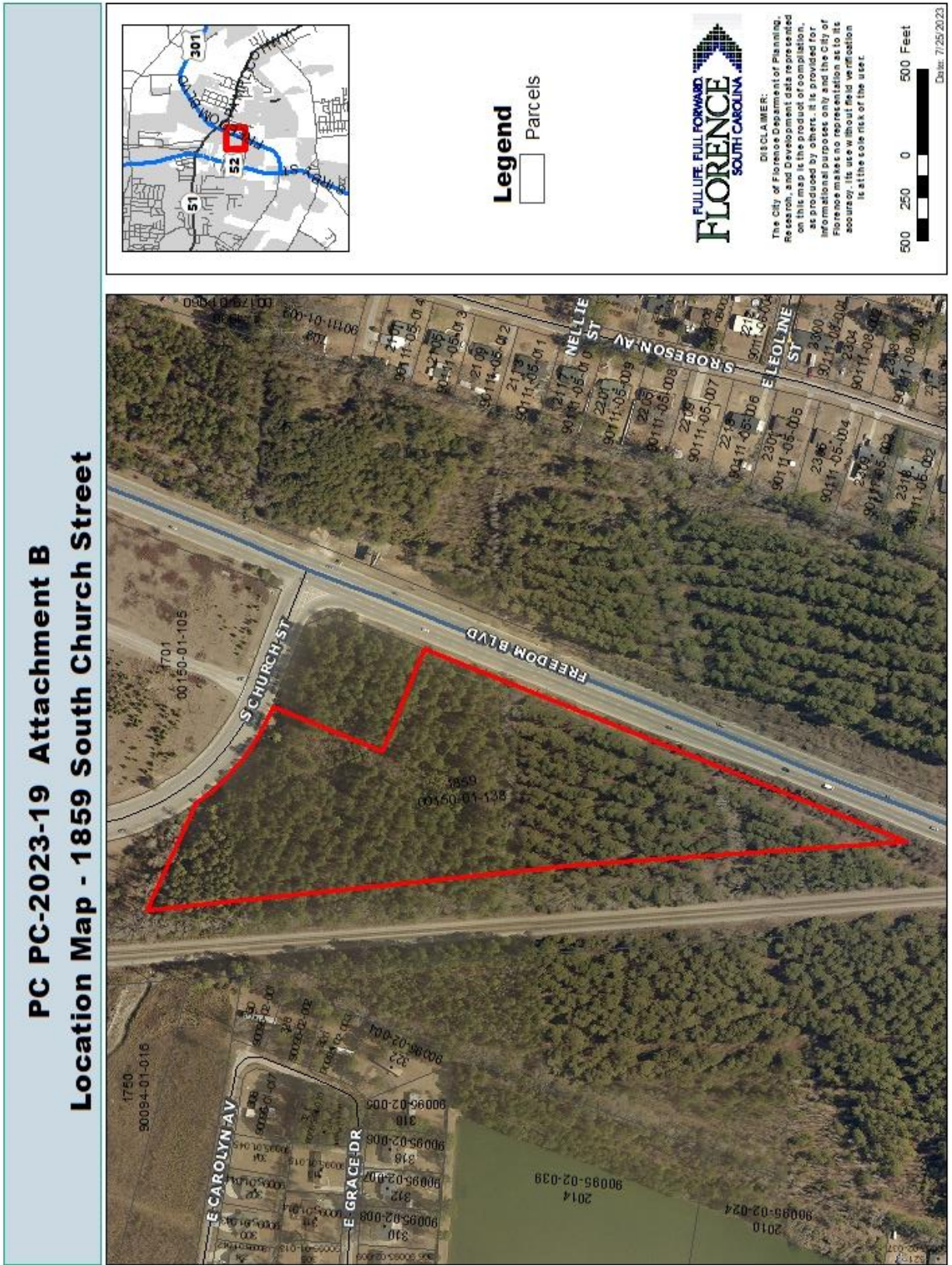
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Proposed Site & Landscape Plan
- F) Barbed Wire Fence Detail
- G) Site Photos

Attachment A: Vicinity Map



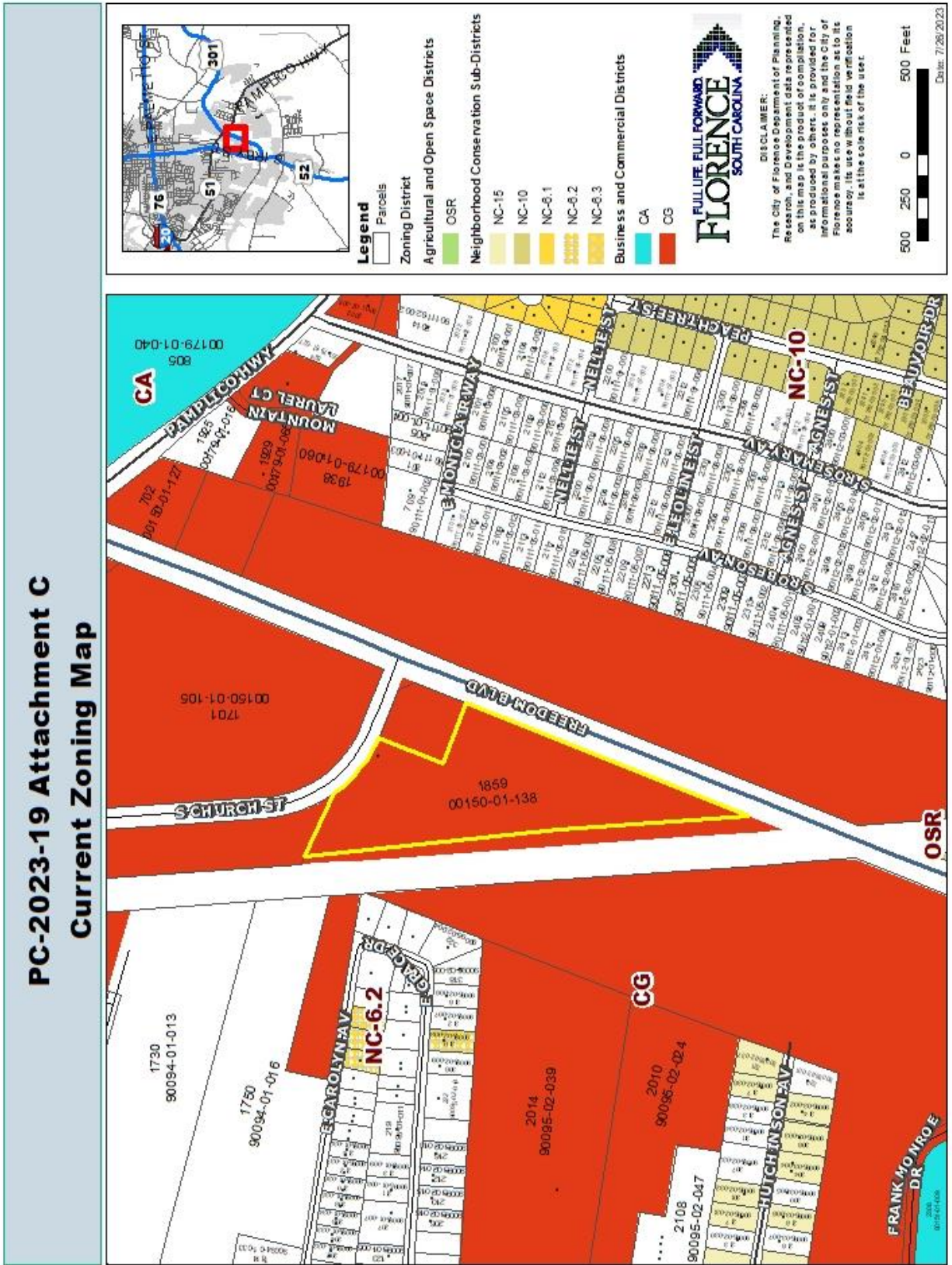


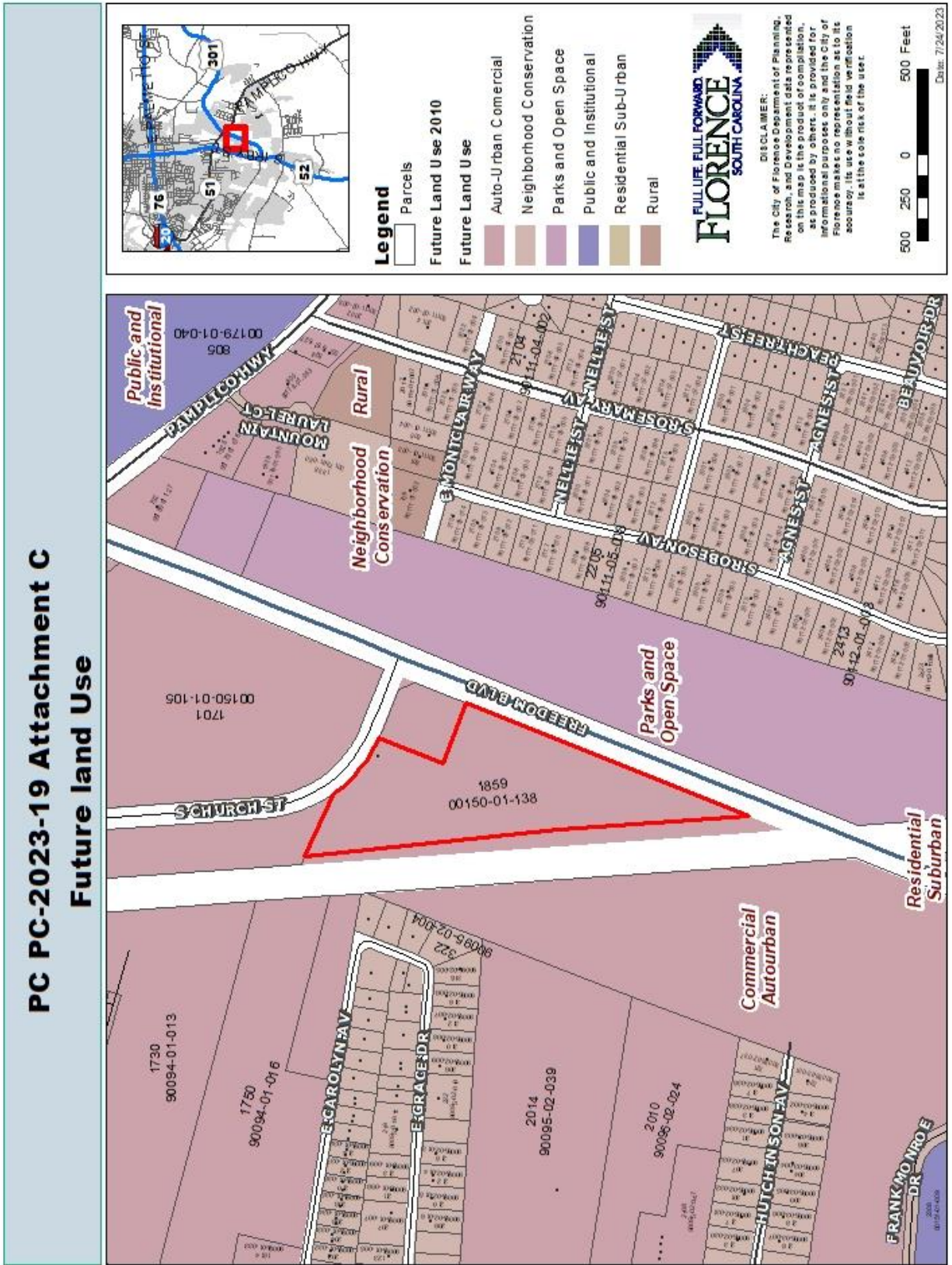
Attachment B: Location Map





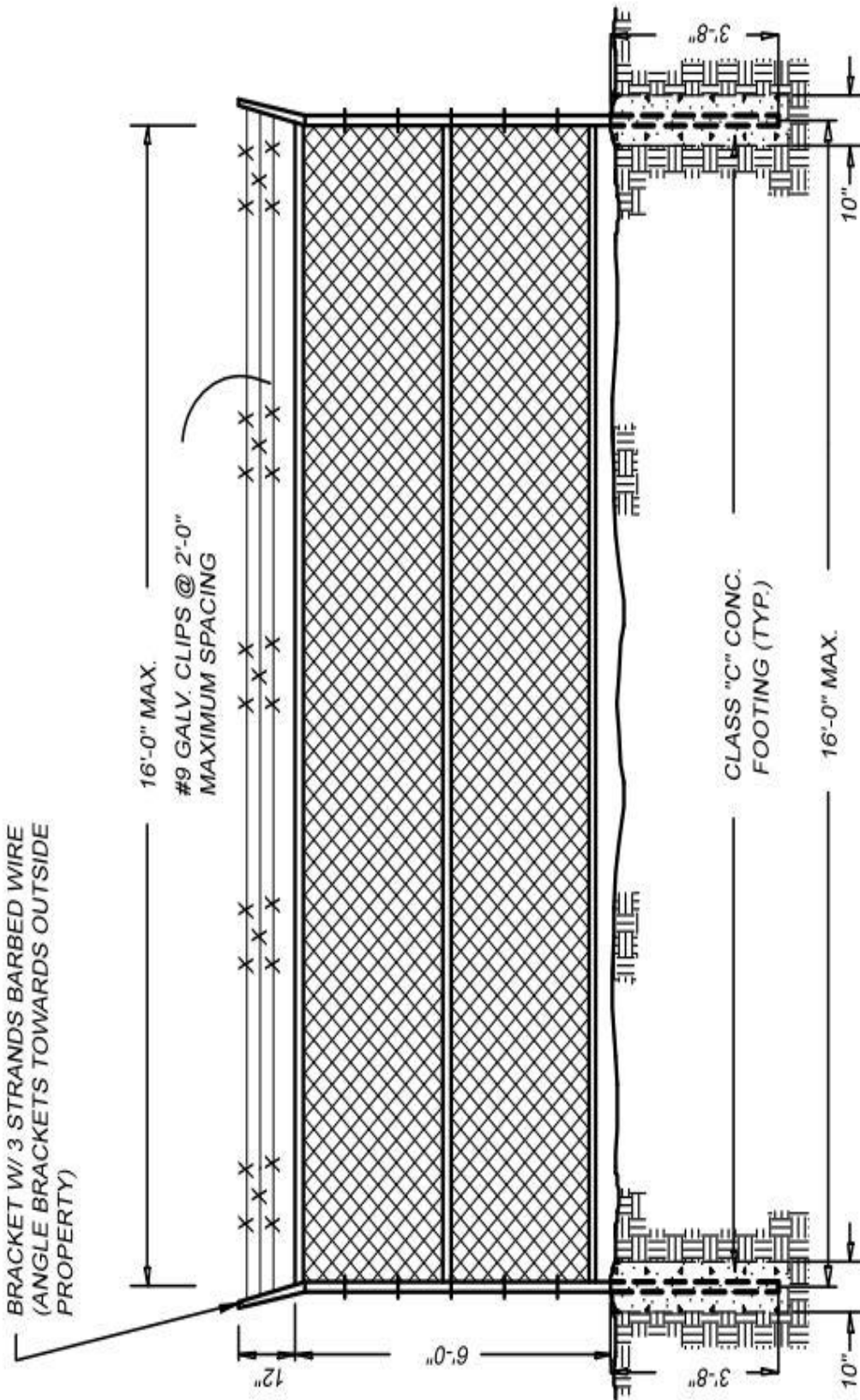
Attachment C: Current Zoning Map











**6'-0" GALV. CHAIN LINK FENCE & GATE DETAIL**

N.T.S.

Attachment G: Site Photos



View from South Church Street.



View of Freedom Boulevard from South Church Street.



View of Lowe’s property on the north side of South Church Street.





View of the property from Freedom Boulevard near South Church Street intersection.



Looking south down Freedom Boulevard to the overpass showing the elevation change.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
 STAFF REPORT TO THE  
 CITY OF FLORENCE PLANNING COMMISSION  
 AUGUST 8, 2023**

**AGENDA ITEM: PC-2023-23 Request for sketch plan review of The Palms subdivision, specifically identified as Florence County Tax Map Number 00751-01-049.**

**I. IDENTIFYING DATA:**

Developer	Lots	Tax Map Number
DR Horton Inc.	Phase IA - 11 & Phase IB - 28	00751-01-049
	Phase II - 72	
	Phase III - 46	
	Phase IV - 22	

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:** General Residential-3 (RG-3)  
**Current Use:** Undeveloped, Vacant  
**Project Name:** The Palms  
**Proposed Use:** Single-Family Residential Subdivision

**III. SURROUNDING LAND USE AND ZONING:**

**North:** Oakdale Subdivision, Unzoned (Florence County)  
**East:** Oakdale Subdivision, Unzoned (Florence County) & NC-10  
**South:** Open Space/Recreation (OSR) – Lake Oakdale  
**West:** Vacant & Wooded, Unzoned (Florence County)

**IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for Sketch Plan approval. The proposed Palms Subdivision is an infill development utilizing land that was once Oakdale Golf Course.

**V. POINTS TO CONSIDER:**

- (1) The subdivision is being developed as a “cluster, single-family” type subdivision with at least 30% dedicated to Open Space (Lake Oakdale) affording the developer greater density and smaller average lot sizes.
- (2) The Sketch Plan consists of a proposed 179 total lots, each of which is required to have a minimum area of at least 6,500 square feet and minimal street frontage of at least 60 feet. There are 11 lots in Phase IA, 28 lots in Phase IB, 72 lots in Phase II, 46 lots in Phase III, and 22 lots in Phase IV. The

total acreage consists of 92.42 acres, with 51.6 acres being developed, and 36.19 acres being reserved as Open Space (Lake Oakdale).

- (3) 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 and inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (4) Street name proposals will be compared to the e911 system and provided at the meeting for approval.
- (5) 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.

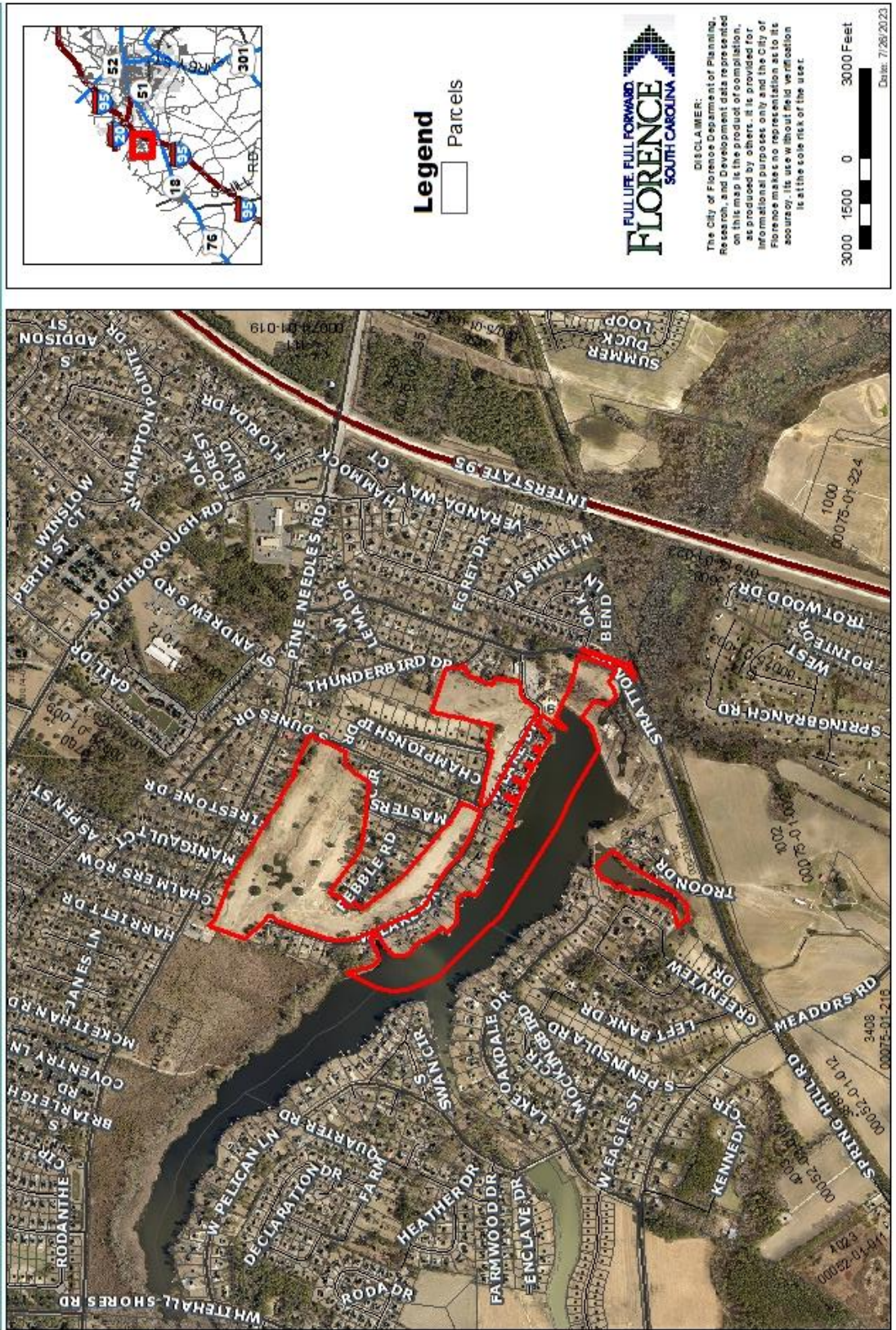
**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Overall Sketch Plan (Phase I-IV)
- F) Sketch Plan (Phase IA)
- G) Sketch Plan (Phase IB)



Attachment A: Vicinity Map

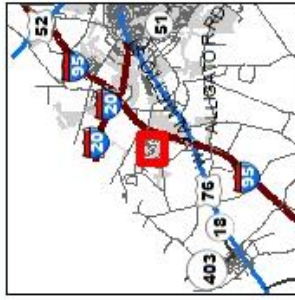
**PC 2023-23 Attachment A**  
**Vicinity Map - The Palms Subdivision**





Attachment B: Location Map

**PC 2023-23 Attachment B  
Location Map - The Palms Subdivision**



**Legend**  
 Parcels



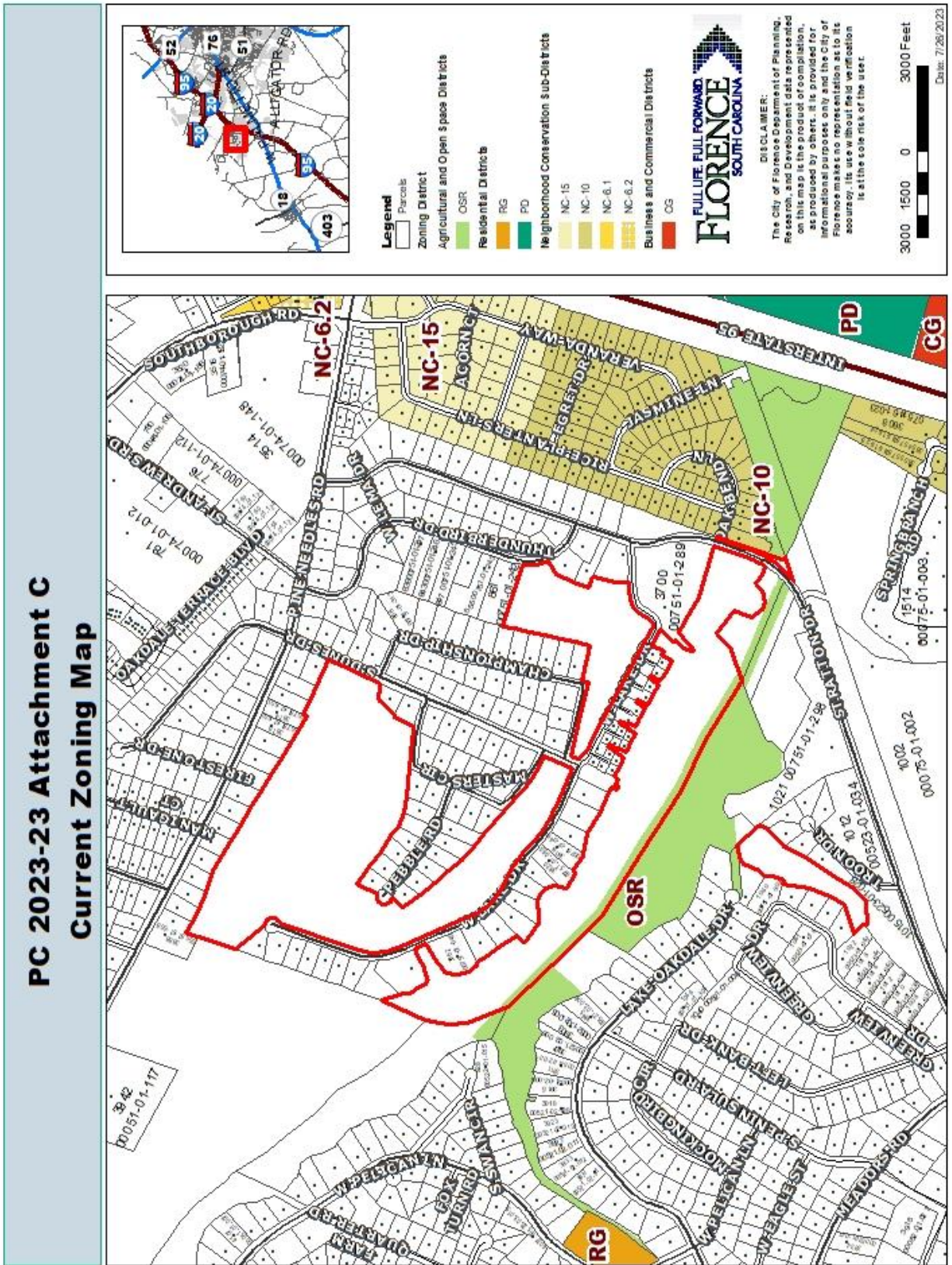
**DISCLAIMER:**  
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. It is user's responsibility to verify the accuracy of the data and the user assumes all the risk of the user.



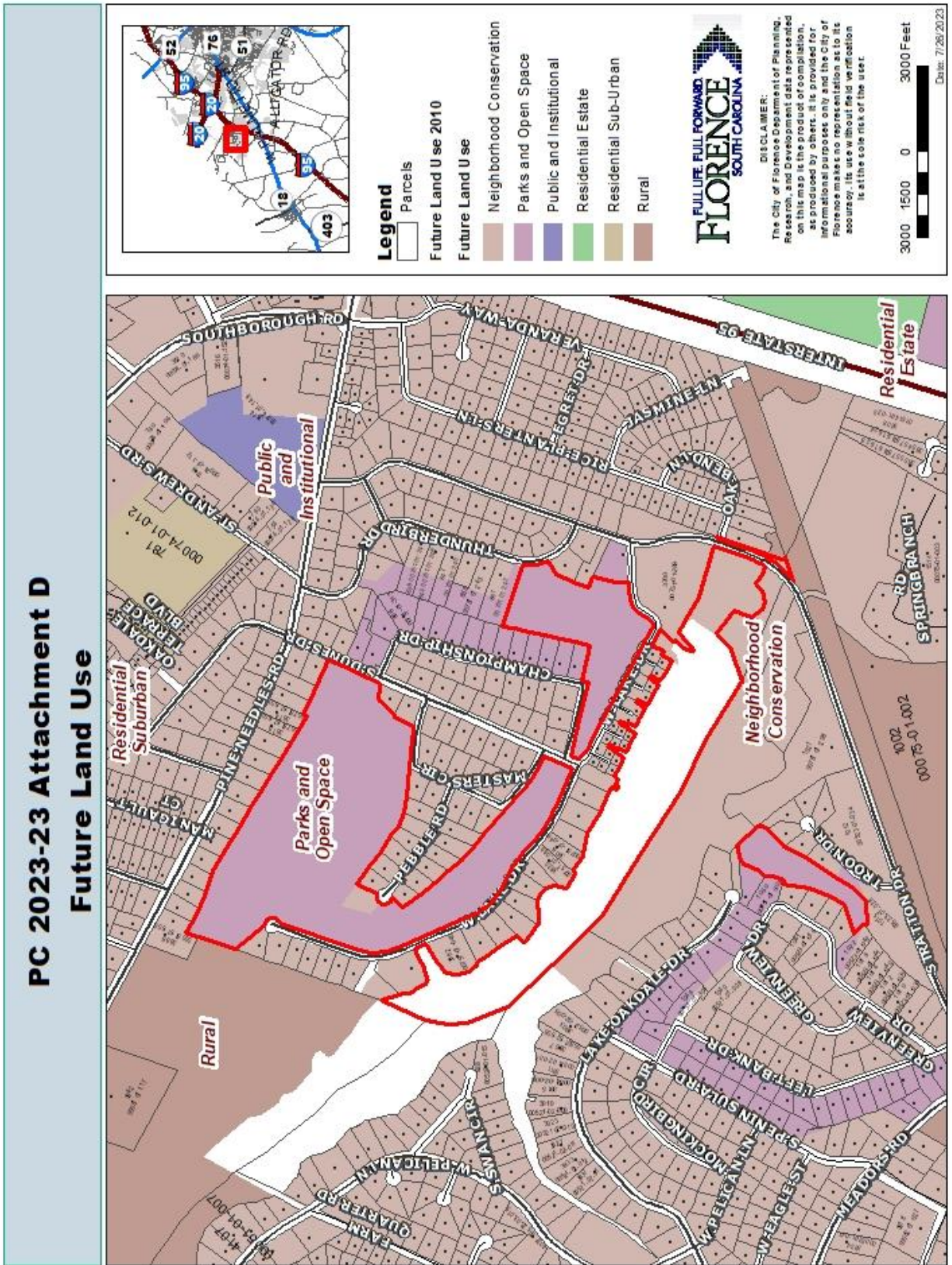
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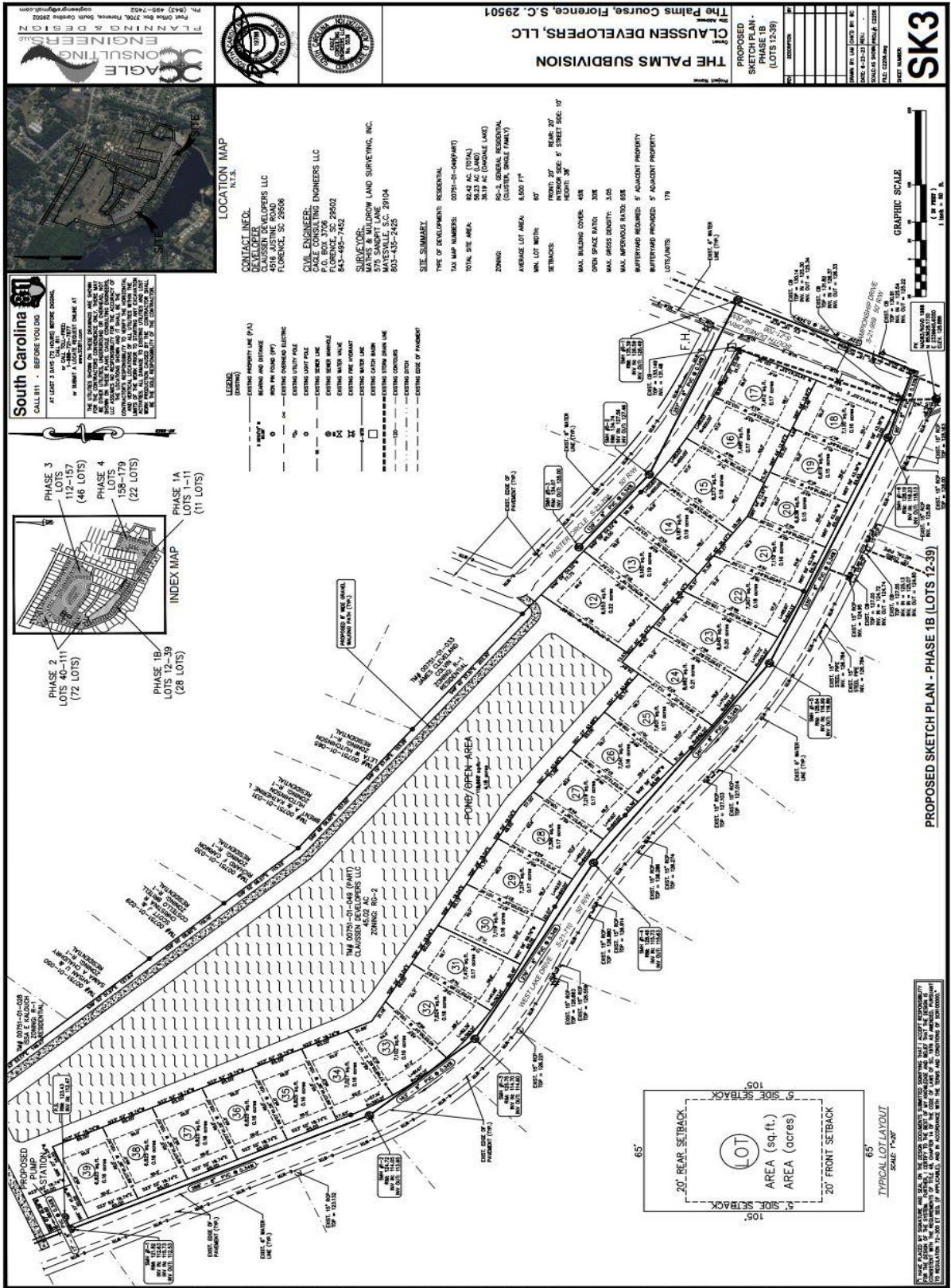








Attachment G: Sketch Plan (Phase IB)



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 8, 2023**

**AGENDA ITEM:      PC-2023-24      Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
John Calvin Presbyterian Church	90043-02-001 (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.

**III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:**

**Current Zoning:** Campus  
**Proposed Zoning:** Neighborhood Conservation-15  
**Current Use:** Vacant Land  
**Proposed Use:** Five single family lots

**North:** NC-15: single family detached residential  
**South:** PDD: single family detached residential  
**East:** NC-15: single family detached residential  
**West:** NC-15: single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 6.24 acre lot on which John Calvin Presbyterian Church is located is currently zoned Campus, which does not permit residential uses.
- (2) A sketch plan request to subdivide the eastern portion of the parcel consisting of 1.78 acres along Calvin Circle into five lots with an area of 15,000 square feet each is concurrently being presented to the Planning Commission.
- (3) The applicant is proposing to rezone the five new parcels to Neighborhood Conservation-15 (NC-15) with the intent of selling them for single family residential development.
- (4) The remaining 4.46 acre portion of the lot fronting Marsh Avenue containing the church is to remain zoned Campus.

- (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-15 district. This is limited to single-family detached residential uses, with a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.
- (6) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (7) Land uses of the adjacent properties are exclusively detached single family residential uses.
- (8) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (9) City water and sewer services are available.
- (10) City staff recommends that the indicated portion of the parcel be rezoned to NC-15 as requested.

## **V. OPTIONS:**

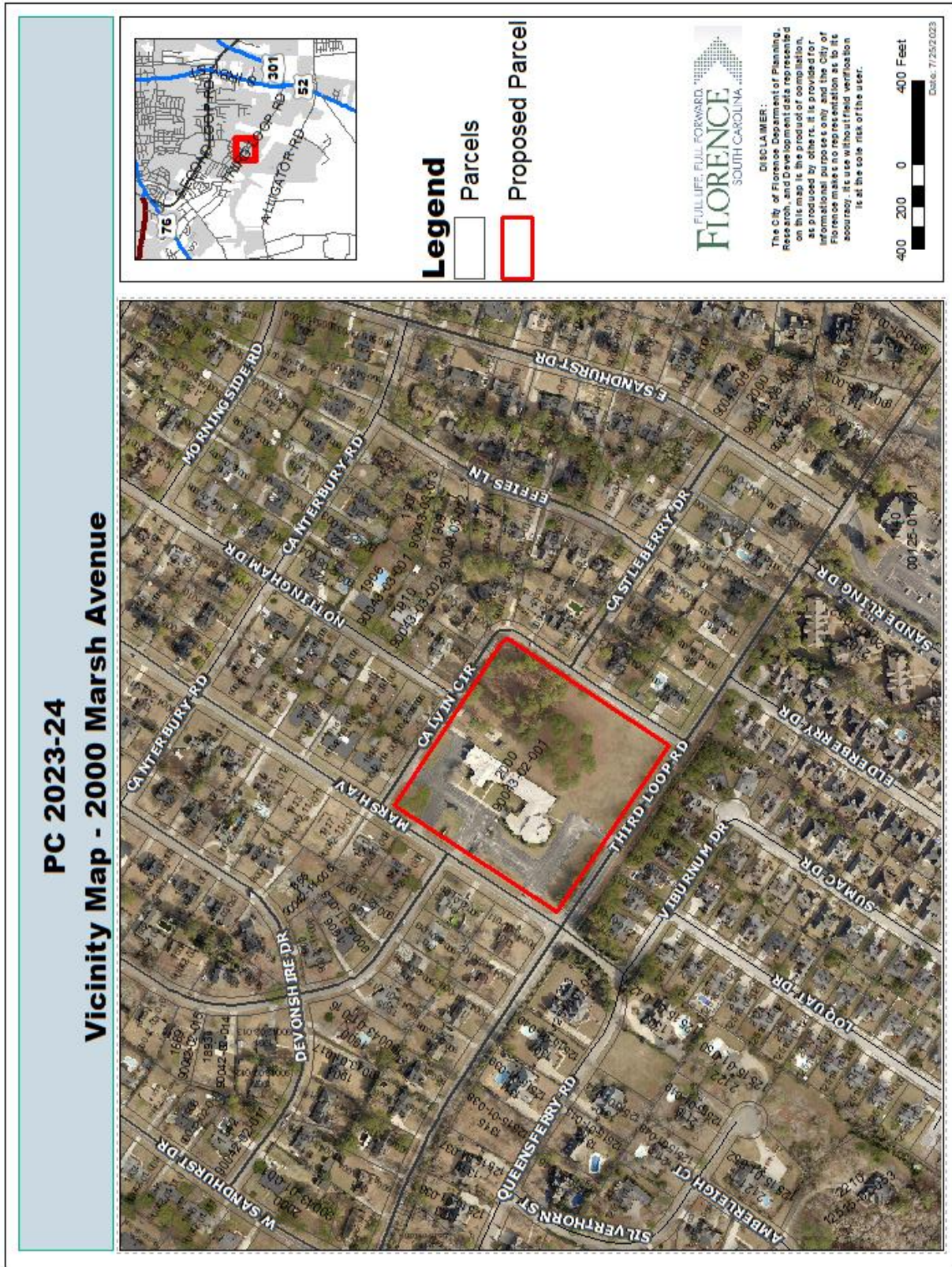
Planning Commission may:

- (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.

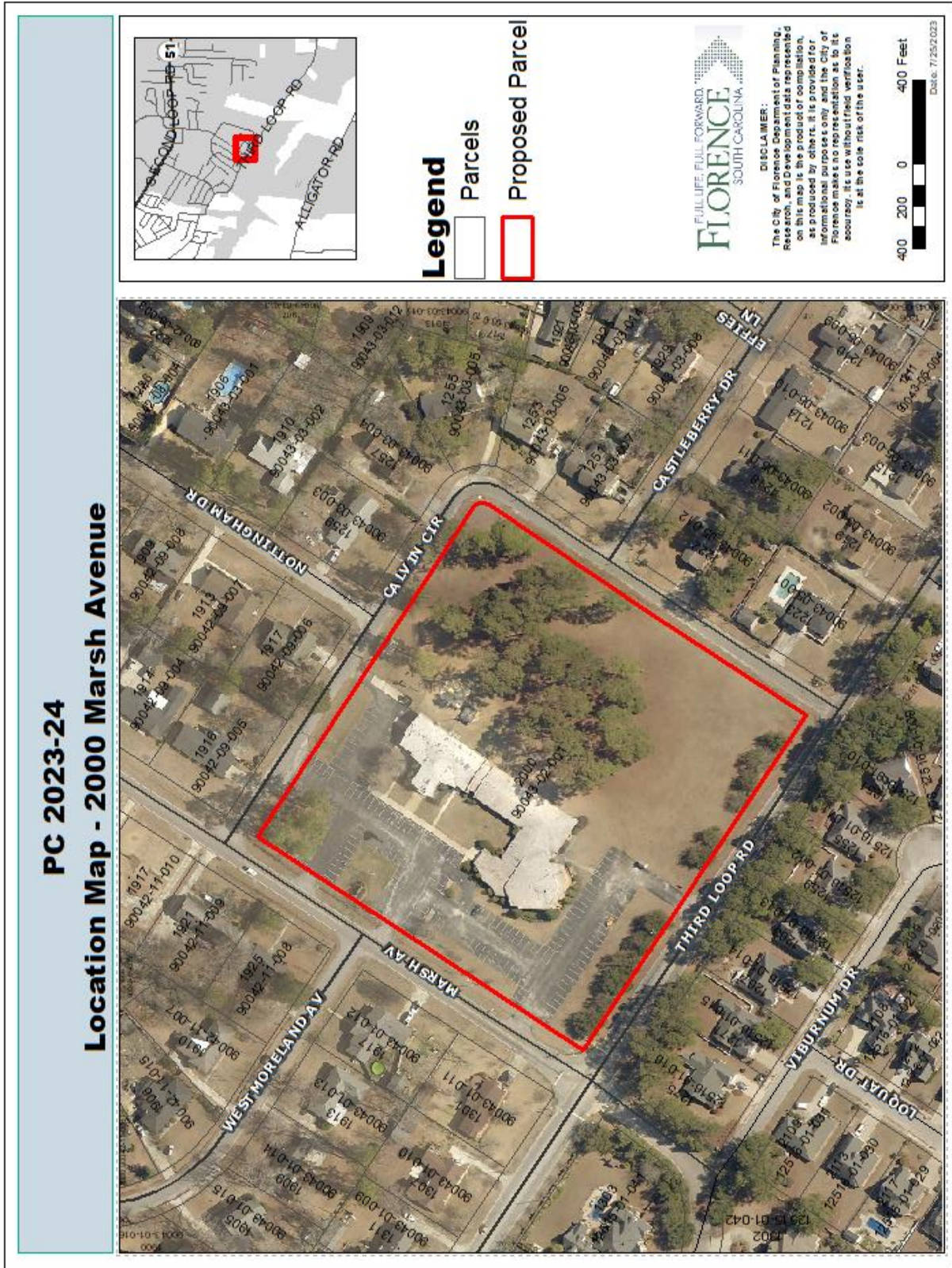
## **VI. ATTACHMENTS:**

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

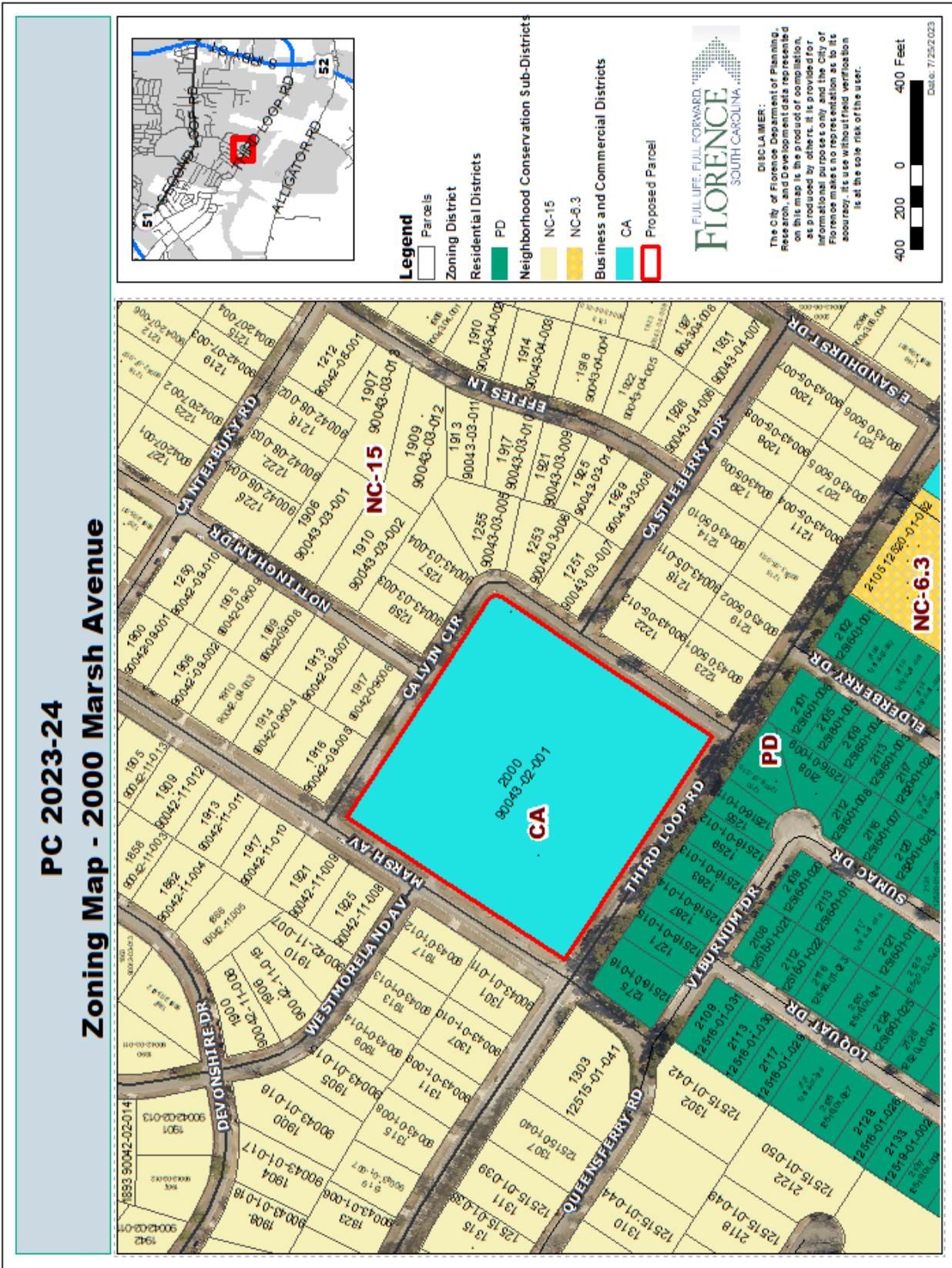


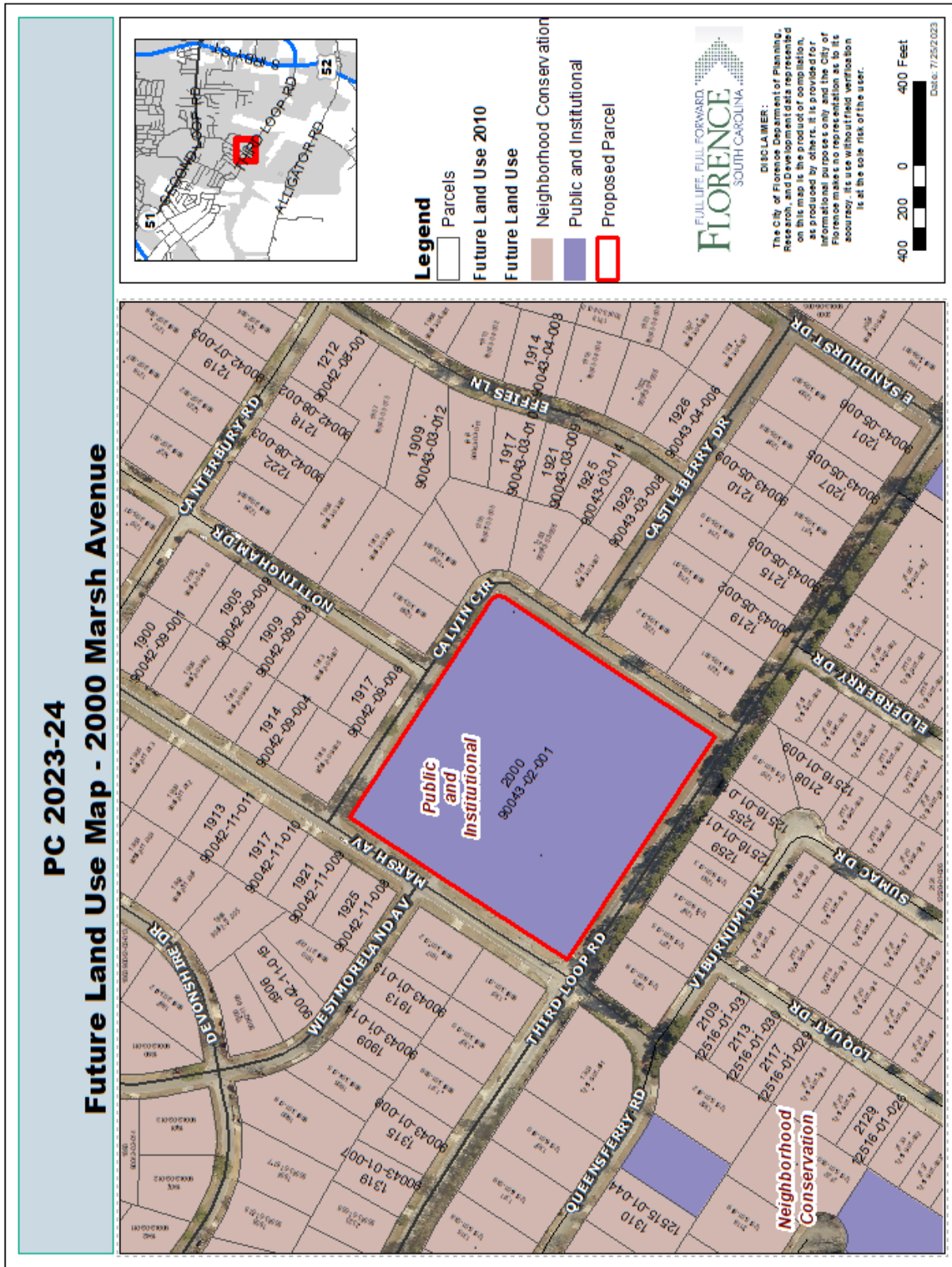






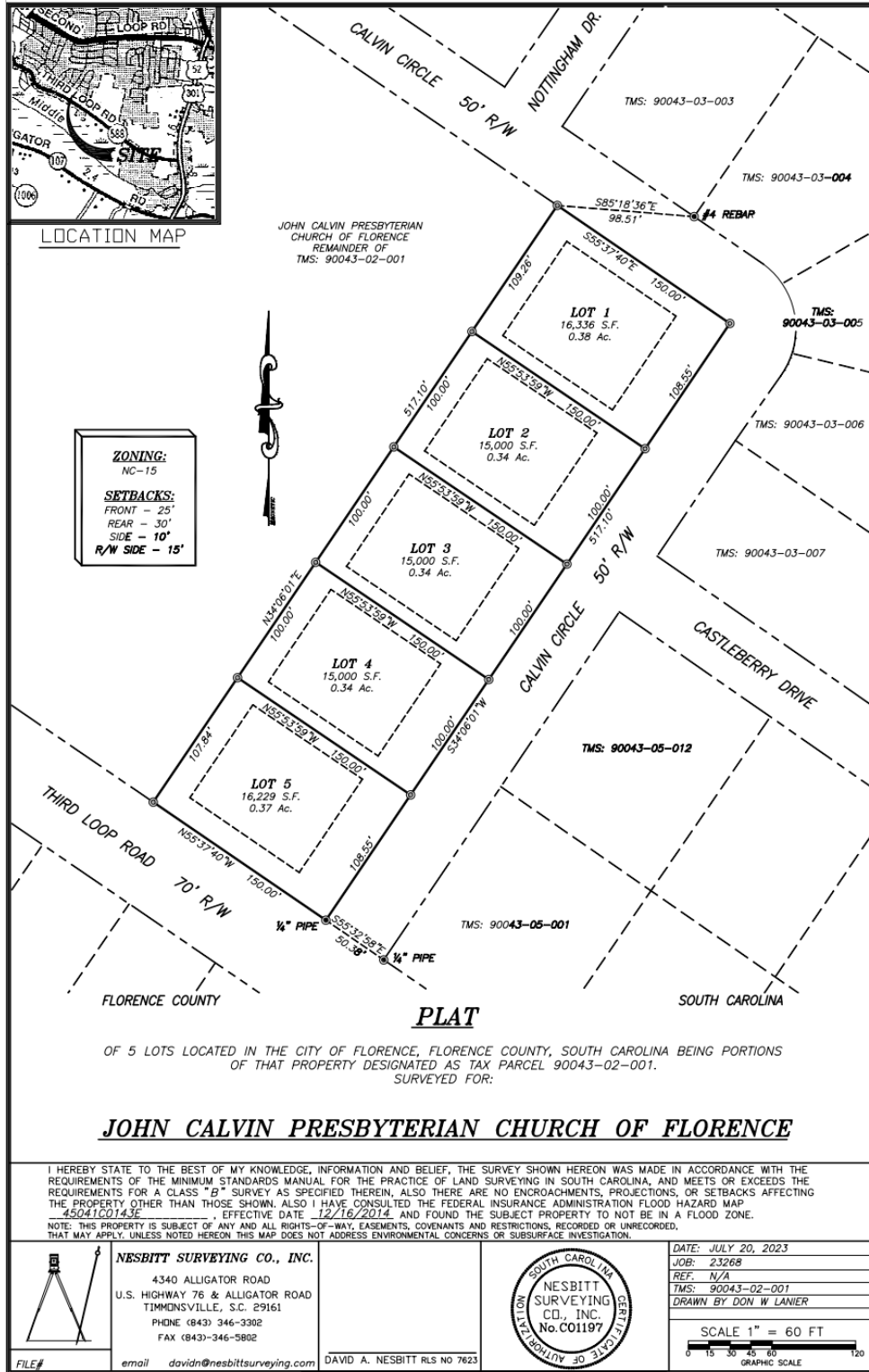








Attachment E: Proposed Lot Subdivision



The five lots along Calvin Circle to be platted out and zoned NC-15.

Attachment F: Site Photos



The western half of the parcel with the church building along Marsh Avenue to remain CA.



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15.



Houses on the east side of Calvin Circle, zoned NC-15.



Houses on the west side of Marsh Avenue, zoned NC-15.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 8, 2023**

**AGENDA ITEM: PC-2023-25 Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>John Calvin Presbyterian Church</b>	<b>90043-02-001 (portion)</b>

**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-15  
**Current Use:** Vacant Land  
**Proposed Use:** Five single family lots

**North:** NC-15: single family detached residential  
PDD: single family detached residential  
**East:** NC-15: single family detached residential  
**West:** NC-15: single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 6.24 acre lot on which John Calvin Presbyterian Church is located is currently zoned Campus, which does not permit residential uses.
- (2) This is a sketch plan request to subdivide the eastern portion of the parcel along Calvin Circle into five lots consisting of 1.78 acres.
- (3) A proposal to rezone the five new parcels to Neighborhood Conservation-15 (NC-15) is concurrently being presented to the Planning Commission.
- (4) The remaining 4.46 acre portion of the lot fronting Marsh Avenue containing the church is to remain zoned Campus.



- (5) The new lots meet the requirements of the City of Florence *Unified Development Ordinance* as permitted in the NC-15 district, with a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.
- (6) Land uses of the adjacent properties are exclusively detached single family residential uses.
- (7) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (8) City water and sewer services are available.
- (9) City staff recommends that the indicated portion of the parcel be subdivided as requested.

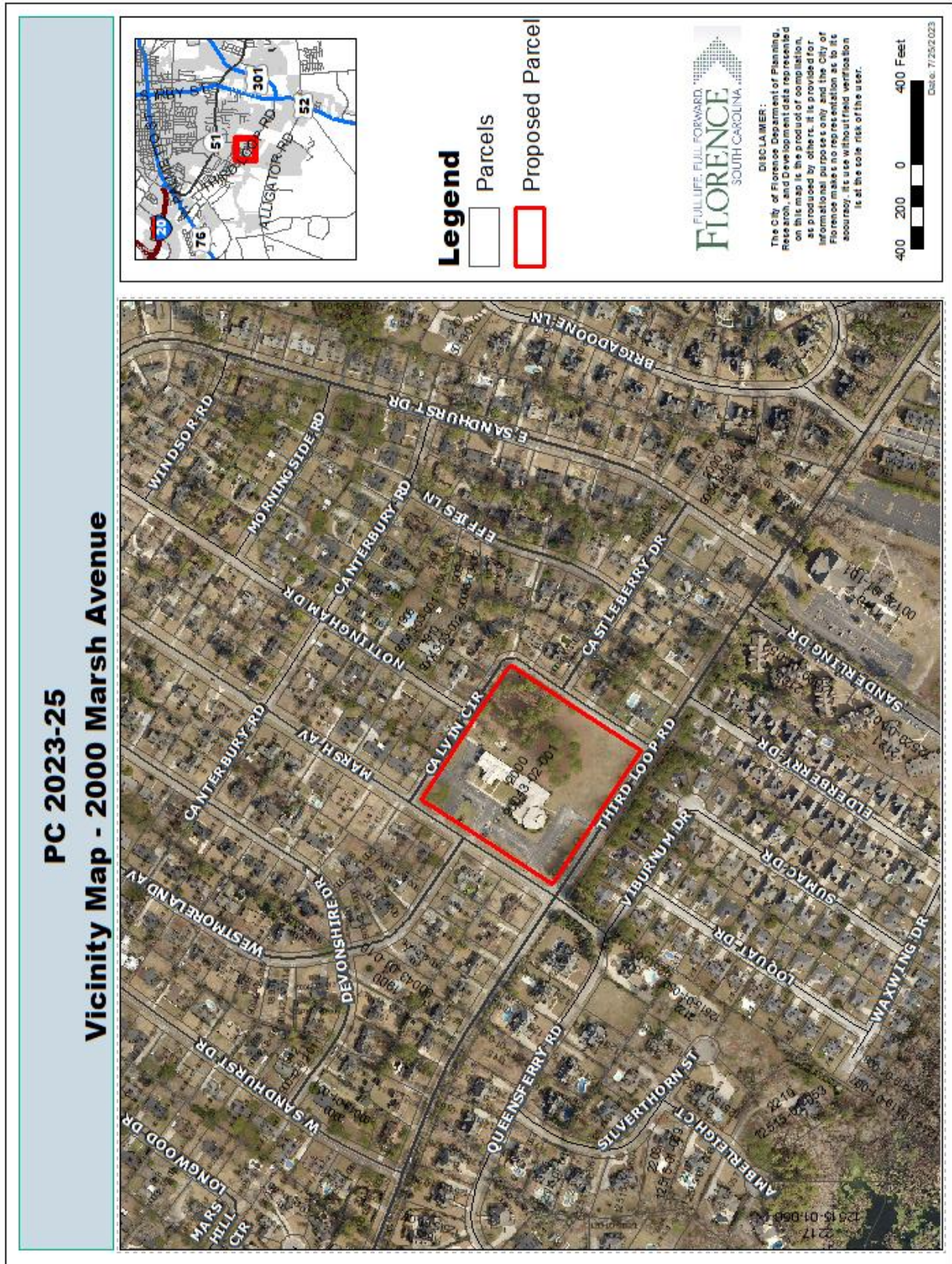
**V. OPTIONS:**

Planning Commission may:

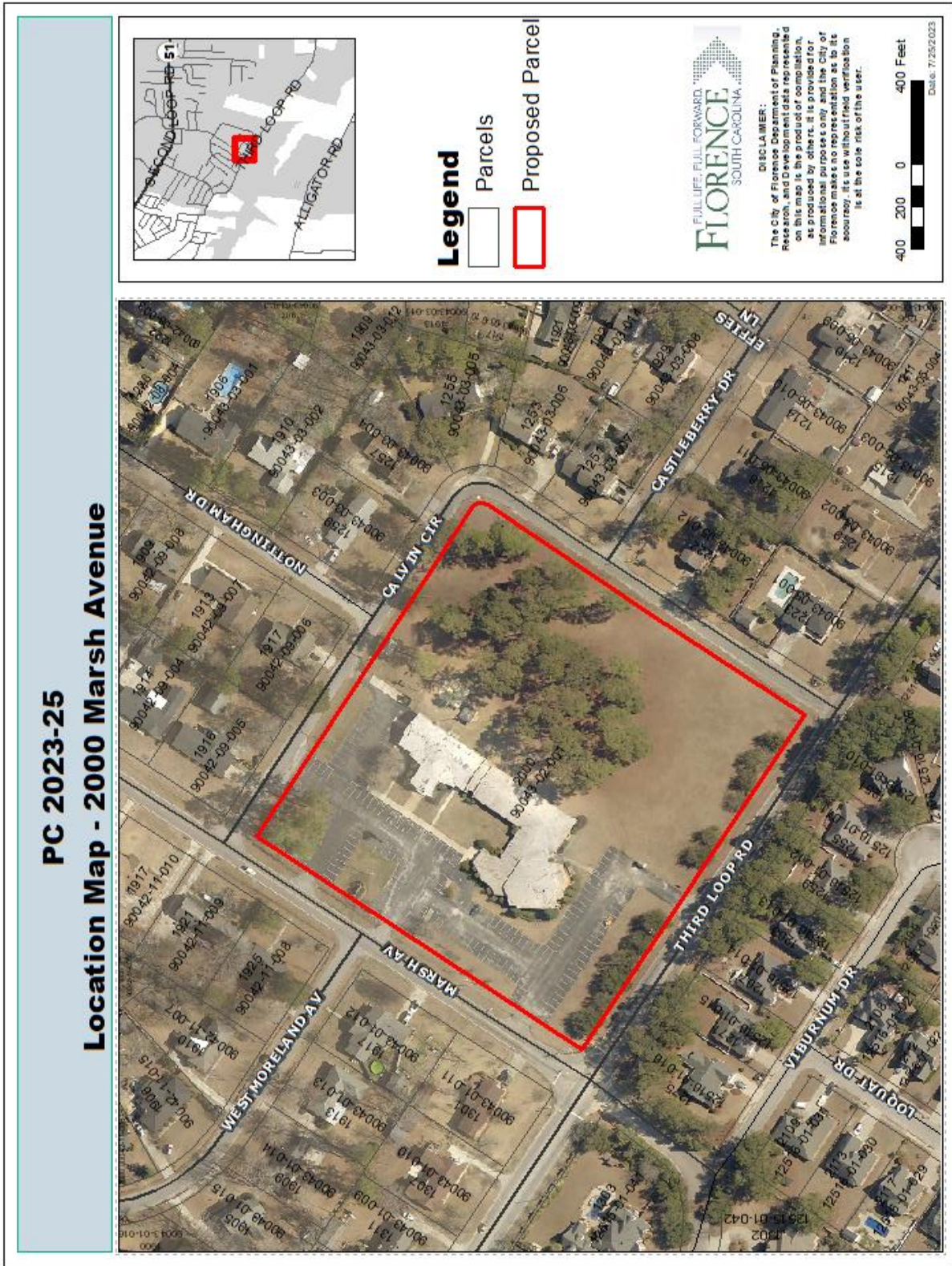
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

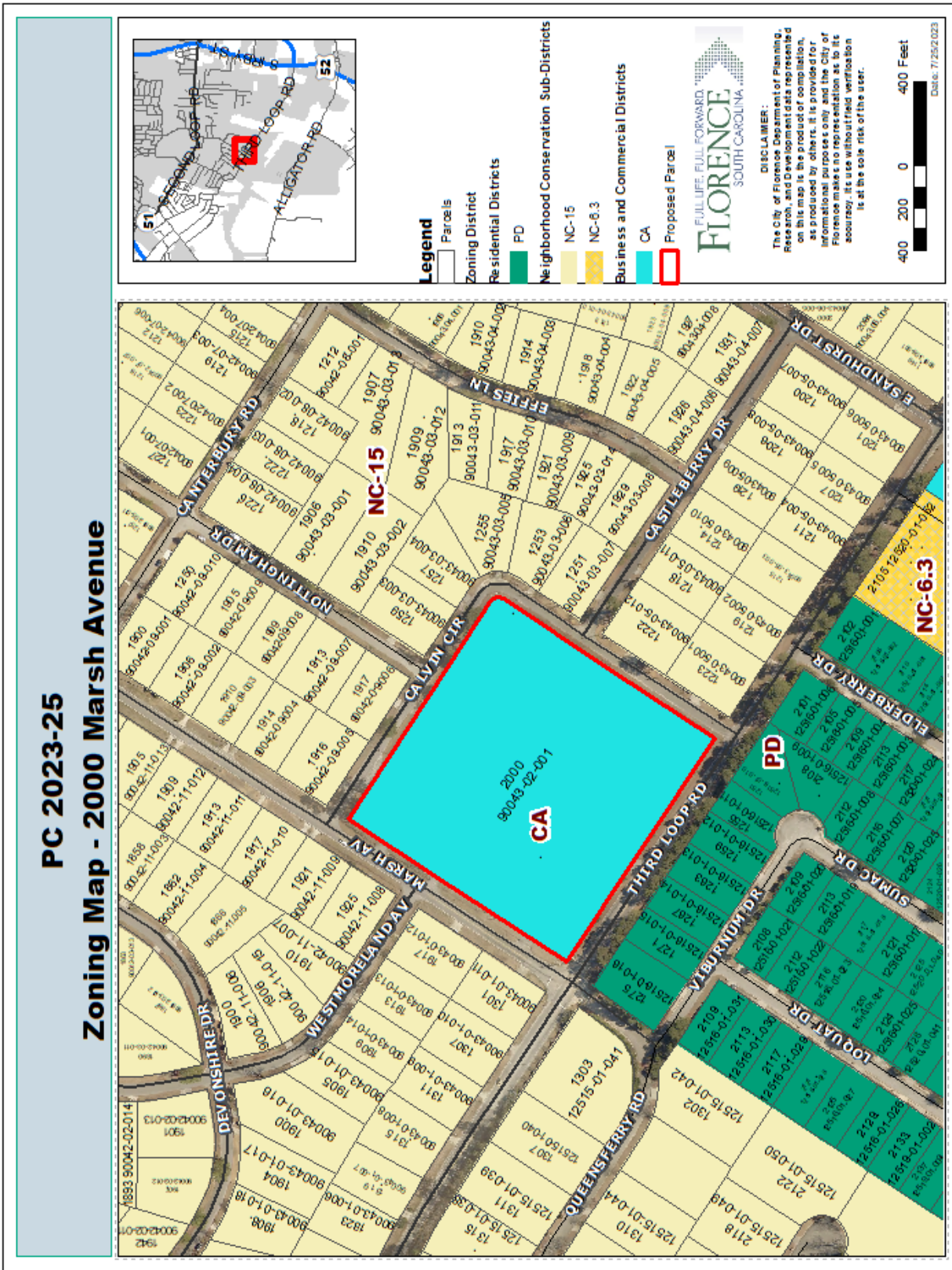
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Lot Subdivision
- F) Site Photos



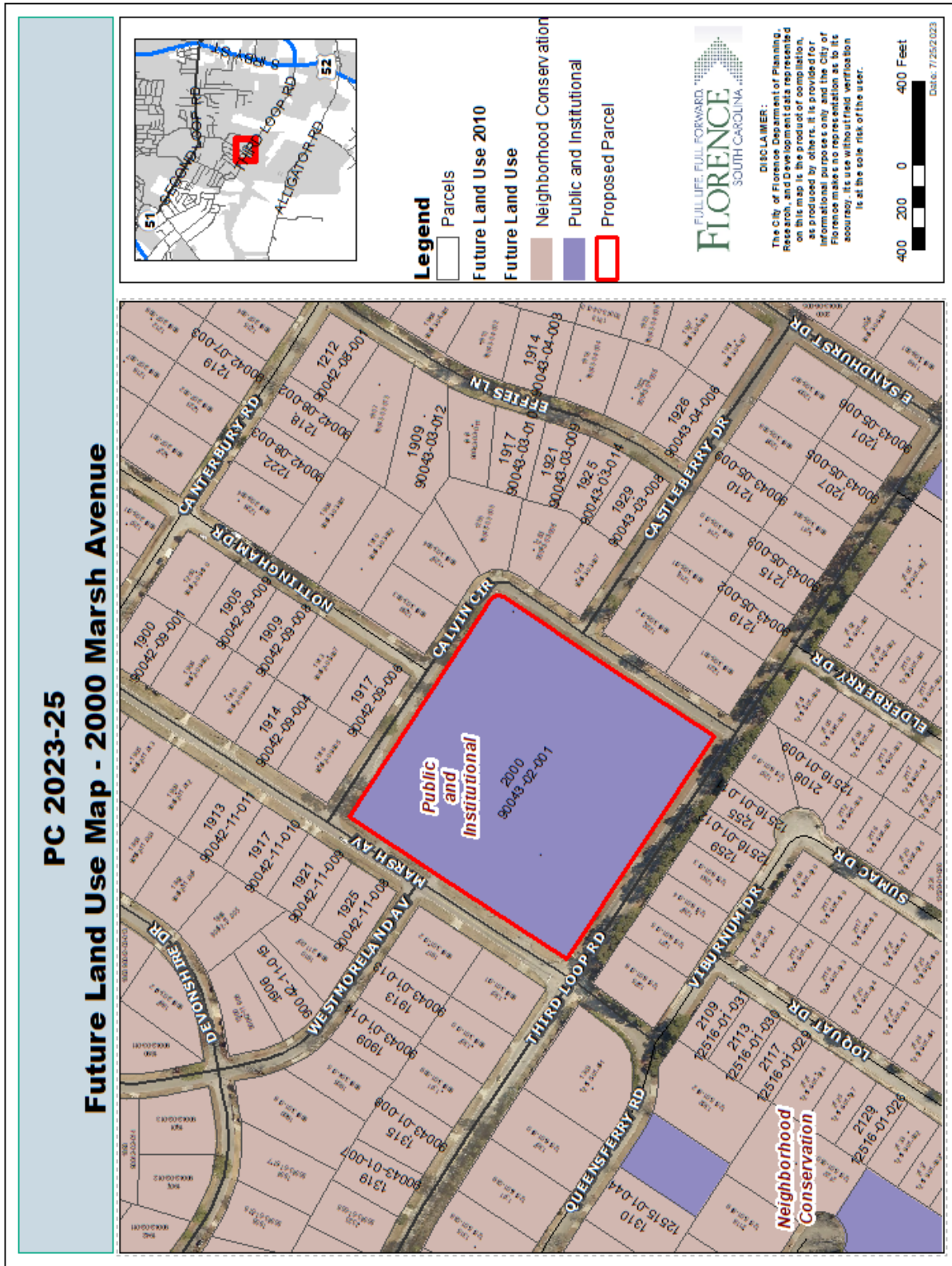




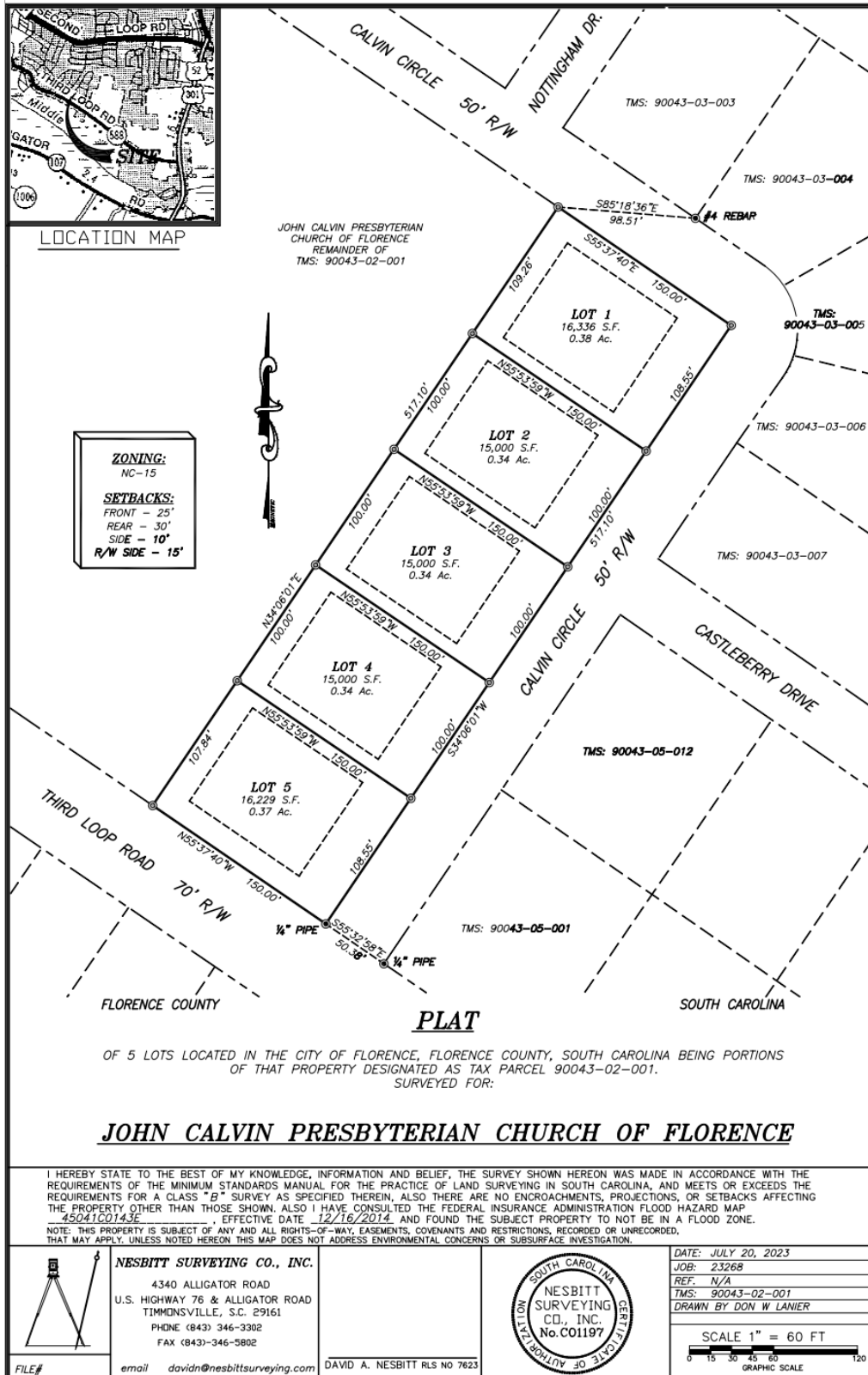








Attachment E: Proposed Lot Subdivision



The five lots along Calvin Circle to be platted out and zoned NC-15.



Attachment F: Site Photos



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15 looking north.



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15 looking south.





- (2) 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 and inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (3) The street names proposed conflict with those already in the system; the applicants will provide new street names for the Commission's approval.
- (4) There are a number of unresolved issues with the *Unified Development Ordinance*. Staff is working with the applicant to resolve these issues.
- (5) The applicant will provide a Traffic Study for City Staff's review as part of the Development Plan submittal.
- (6) Following Sketch Plan approval, the developer will be required to submit a detailed Development Plan package for staff review prior to any construction taking place.
- (7) Staff recommends that the request for sketch plan approval be deferred until all of the discrepancies can be resolved and a statement of compliance can be made.

## **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:**

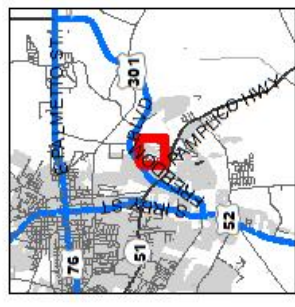
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan

**PC 2023-26  
Vicinity Map - Creekside Landing**





**PC 2023-26  
Location Map - Creekside Landing**



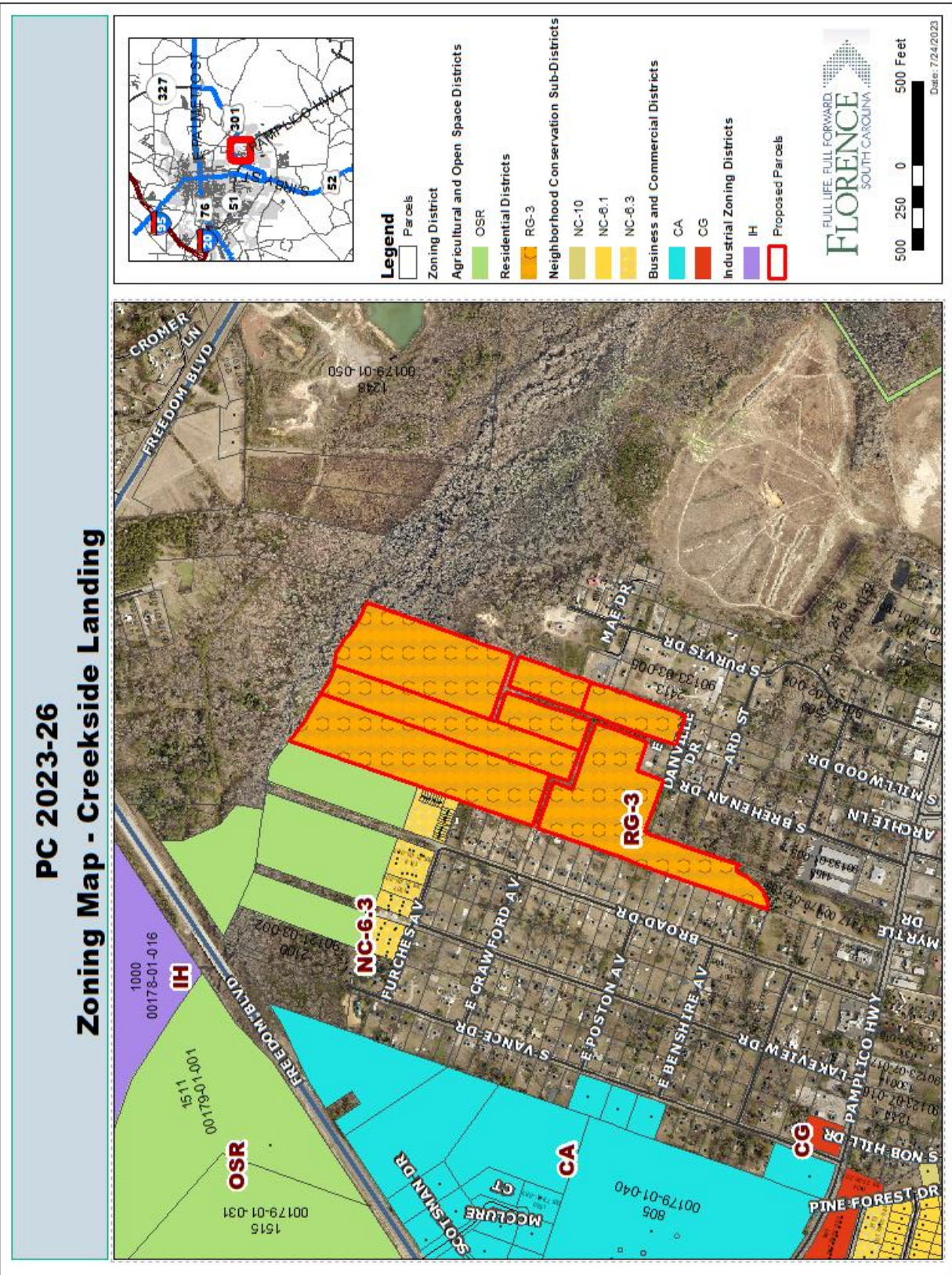
- Legend**
- City Limits
  - Parcels
  - Proposed Parcels



**DISCLAIMER:**  
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



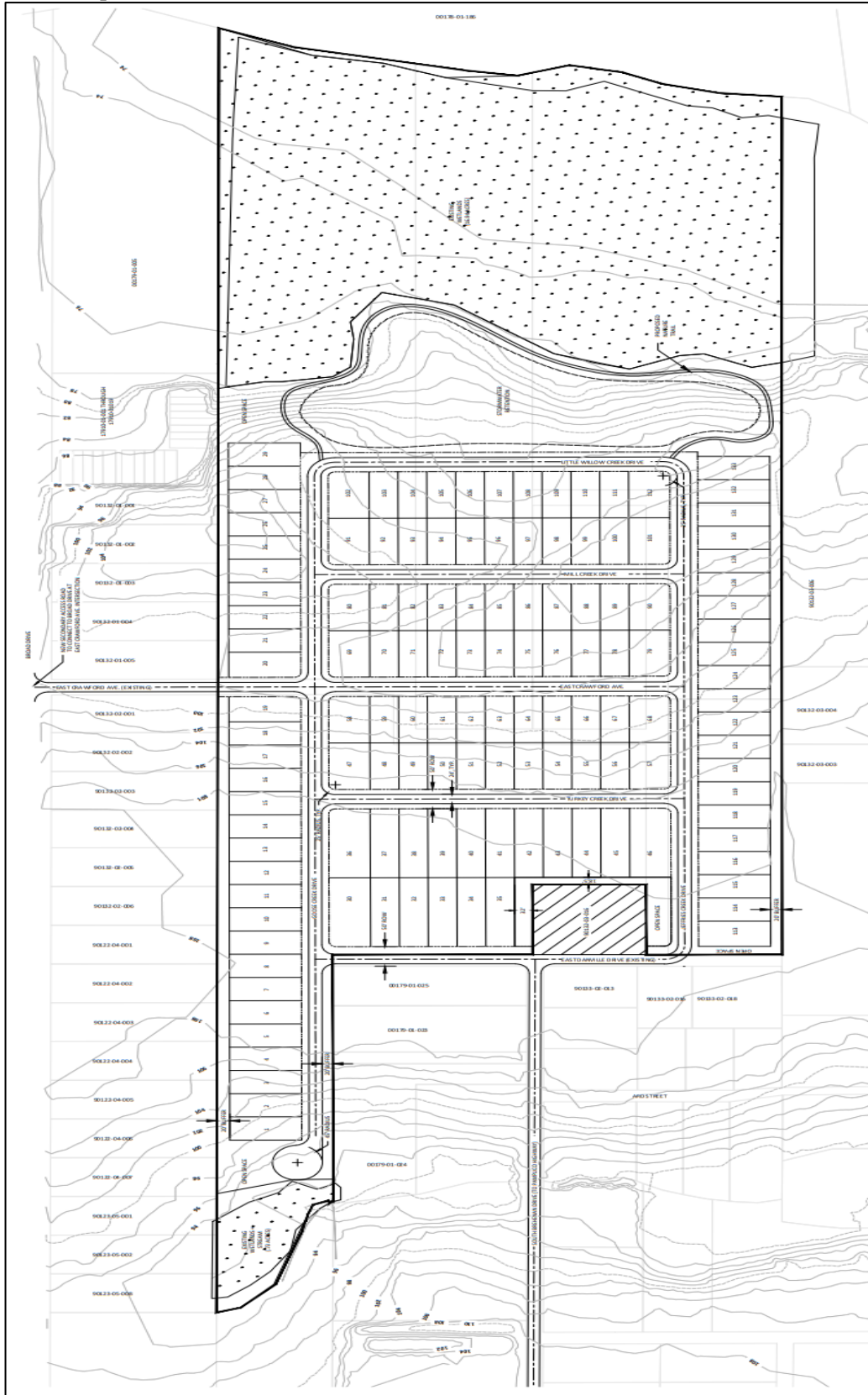








Attachment E: Proposed Sketch Plan





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 8, 2023**

**AGENDA ITEM:      PC-2023-27      Request to rename West Kansas Road and name an unnamed road, identified as being on the north side of Florence County Tax Map Number 90093-01-001.**

**I. ISSUE UNDER CONSIDERATION:**

The property owner of Freedom Square has requested that two private streets bordering his parcel within the City limits of Florence be renamed.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

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

**III. POINTS TO CONSIDER:**

- (1) The only developed parcel affected by this change will be the strip mall at the corner of South Irby Street and West Kansas Drive which includes Vibez843 Bar and Lounge at 104 West Kansas Drive.
- (2) The proposed new street name for West Kansas Drive is Preamble Path, and the proposed new street name for an unnamed parallel road to the north is Allegiance Avenue.
- (3) Both streets are private and will continue to be maintained by the property owner.
- (4) City staff has compared the proposed new street names to those existing in the e911 database and discovered that within Florence County there is a similar road name that conflicts with Republic Way. The City suggests amending the request from Republic Way to Preamble Path.

**IV. OPTIONS:**

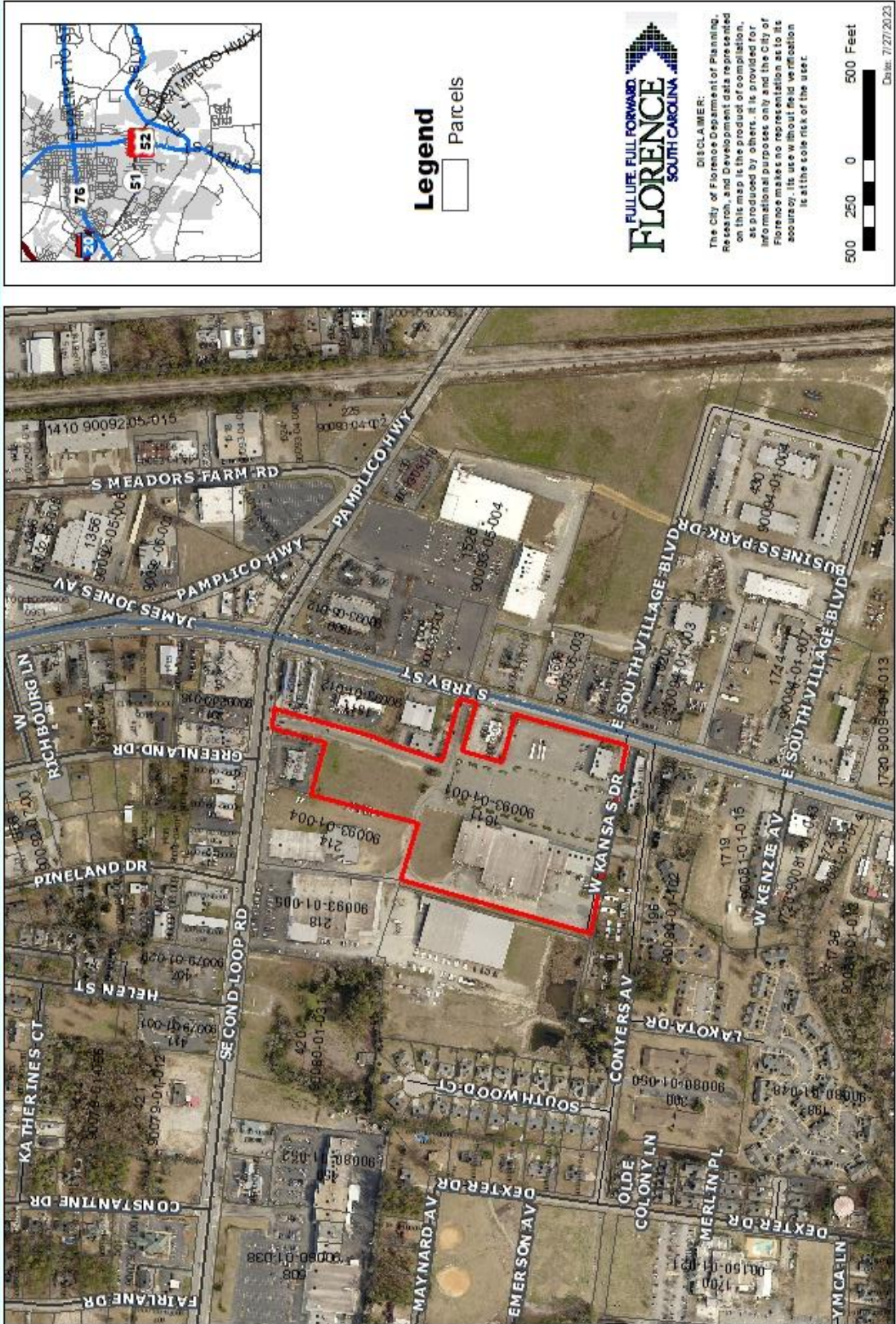
Planning Commission may:

- (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.

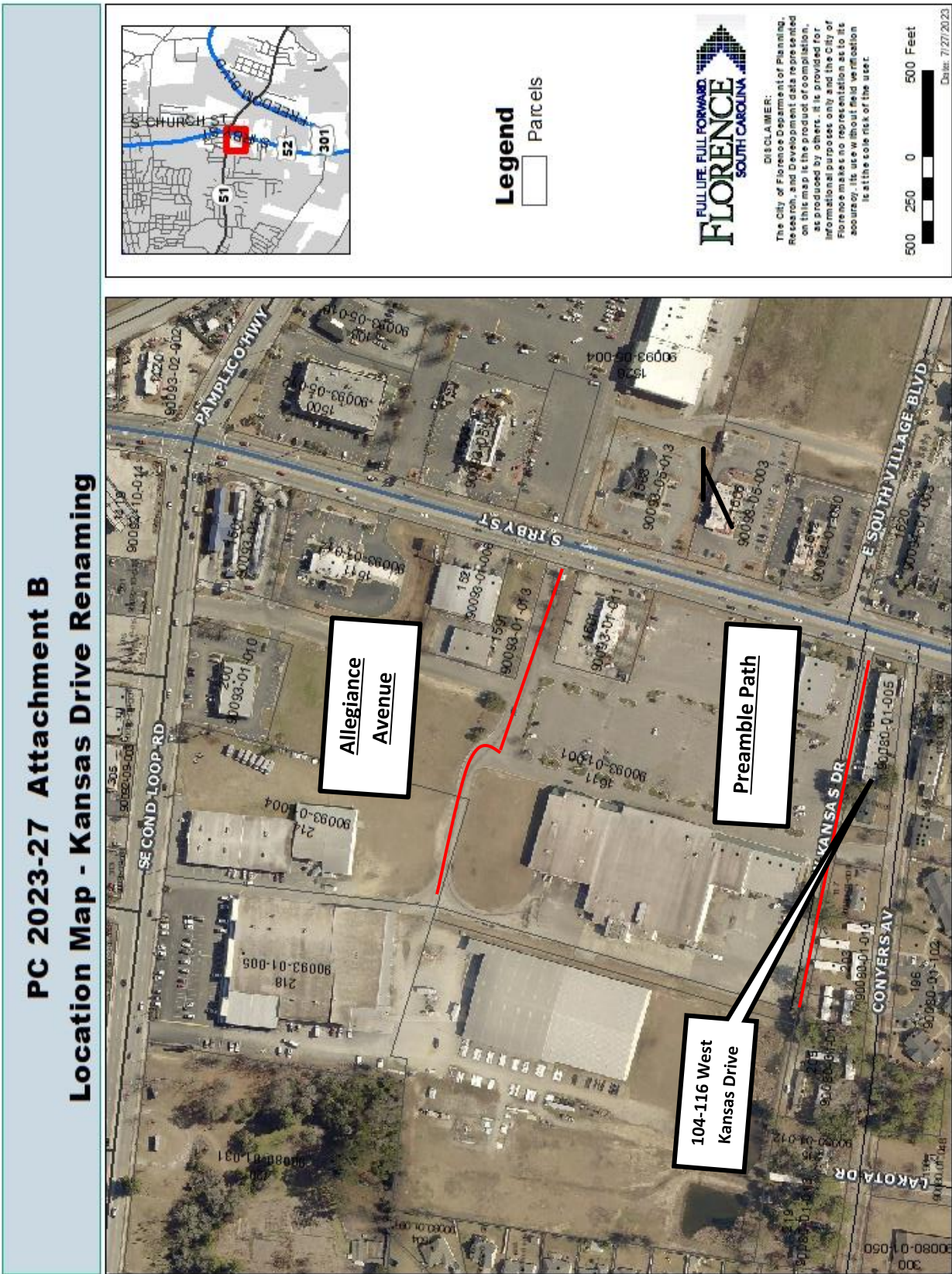
**V. ATTACHMENTS:**

- (A) Vicinity Map
- (B) Location Map
- (C) Site Photos

**PC 2023-27 Attachment A**  
**Vicinity Map - Kansas Drive Renaming**









Attachment C: Site Photos



Proposed Allegiance Avenue (east to S. Irby St.)



End of proposed Allegiance Avenue (north to Second Loop Rd.)



End of Allegiance Avenue (west from S. Irby St.)



End of proposed Preamble Path (west from S. Irby St.)



End of Preamble Path (east towards S. Irby St.)



Proposed Preamble Path (east towards S. Irby St.)



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 8, 2023**

**AGENDA ITEM:      PC-2023-28      Request for sketch plan review of Twelve Oaks Townhomes, specifically identified as Florence County Tax Map Number 00100-01-150.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Dowling Homes LLC	00100-01-150

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue was before the Planning Commission on August 11, 2020, and the sketch plan submitted then was approved. The applicant then added a townhouse unit, necessitating review by the Planning Commission. The applicant received approval June 14, 2022. The applicant is requesting approval of a revised Sketch Plan that includes 22 townhome units.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**            Commercial General (CG)  
**Current Use:**                Vacant, Wooded Lot  
**Proposed Use:**              Single Family Attached Townhouses

**IV. SURROUNDING LAND USE AND ZONING:**

**North:**                        Commercial General (CG); Mi Tierra Mexican Restaurant  
**East:**                         Unzoned (County); Single-Family Detached Homes  
**South:**                      Celebration Pointe PDD; Townhome Development  
**West:**                        Commercial General (CG); Fire It Up, SPC Credit Union

**V. POINTS TO CONSIDER:**

- 1) The applicant originally received Planning Commission approval for 12 townhome units on August 11, 2020. The applicant added one townhome unit and received Planning Commission approval for 13 units on June 14, 2022. The applicant is now proposing a 22-unit townhome development citing increased construction costs leading to a need for increased density.
- 2) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- 3) The development tract has a total of 1.85 acres. The development will consist of four separate buildings: one with 7 units and three with 5 units for a total of 22 townhome units.

- 4) Section 1-2.8.2K of the *Unified Development Ordinance* specifies that unattached townhome units must observe a minimum distance of 20 feet from one another. The applicant is requesting a variance from the minimum spacing. City Staff approved the previous Sketch Plan in June of 2022 (Attachment F) not meeting this requirement and subsequently approving the Development Plan with this same layout. The applicant has already installed utility infrastructure onsite. Site work was permitted by the City based on the previously approved Sketch Plan and Development Plan details.
- 5) The townhome development has street access through 1280 Celebration Boulevard (Mi Tierra Mexican Restaurant), whose deed reserves the right of access to the parcel shown on the attached plat (Attachment H). Access will be through a private road, Twelve Oaks Lane, which will be maintained by the developer and/or HOA. The townhomes will be oriented perpendicular to the private road, fronting towards Celebration Boulevard.
- 6) The CG zoning designation is reviewed per *Unified Development Ordinance* Section 1-2.8.2 “Residential & Commercial Use of the Home Standards”. The subdivision is designed to meet the Ordinance’s minimum requirements listed in Table 2-4.1.3 for townhomes including 16’ minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- 7) City water and sewer service is 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 and inspections for compliance to be conducted by the City’s Compliance Assistance Department. City Sanitation will service a roll cart for each unit, which will be placed behind the townhomes for storage.
- 8) The sketch plan is otherwise in compliance with the *Unified Development Ordinance*.
- 9) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review stage. Following Sketch Plan approval, the developer will be required to submit a full Development Plan package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

Planning Commission may:

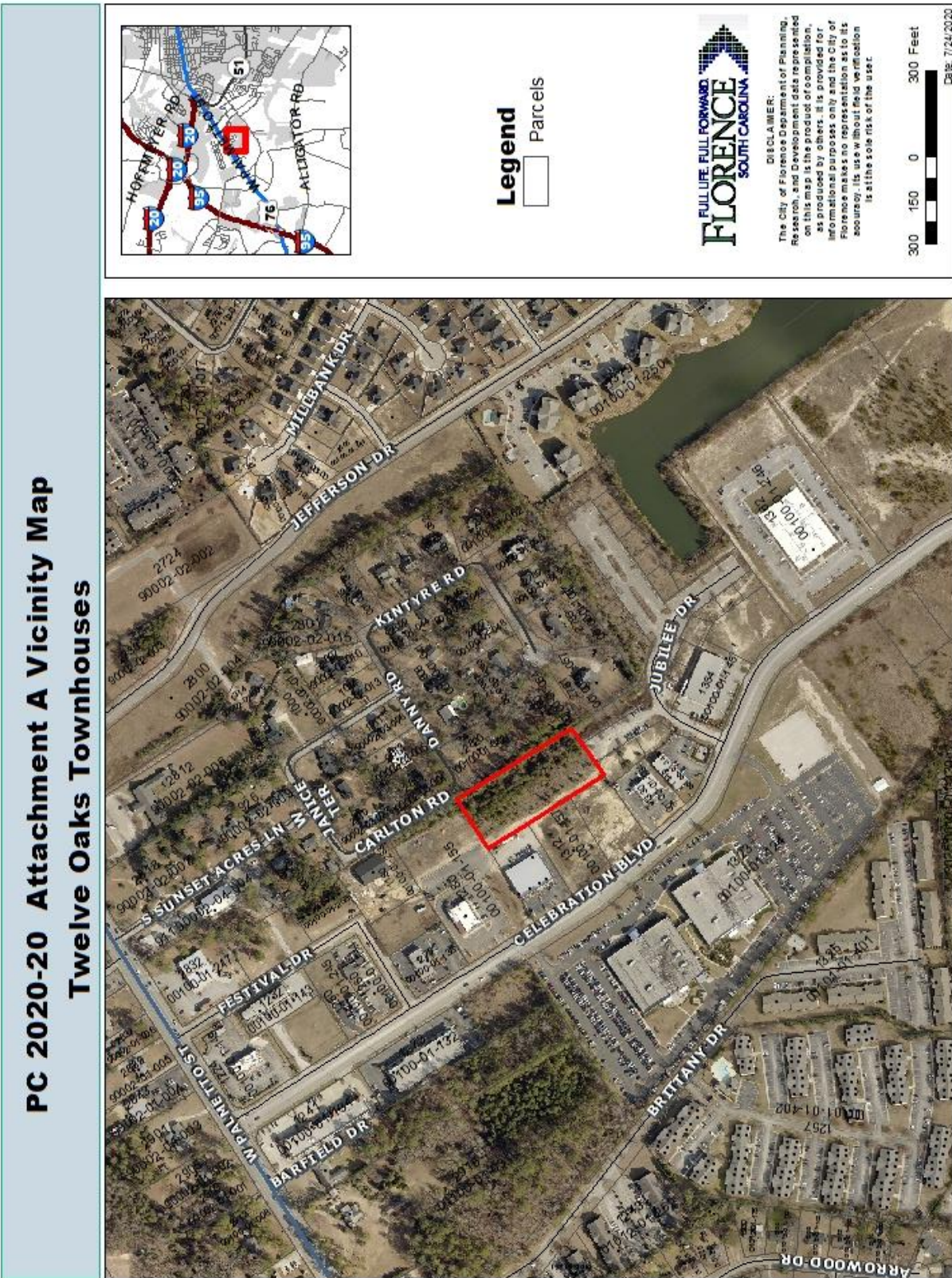
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) New Sketch Plan
- F) Revised Sketch Plan (June 2022)
- G) Original Sketch Plan (August 2020)
- H) 1280 Celebration Boulevard Plat – Access Easement
- I) Site Photo (Future Twelve Oaks Lane)



Attachment A: Vicinity Map



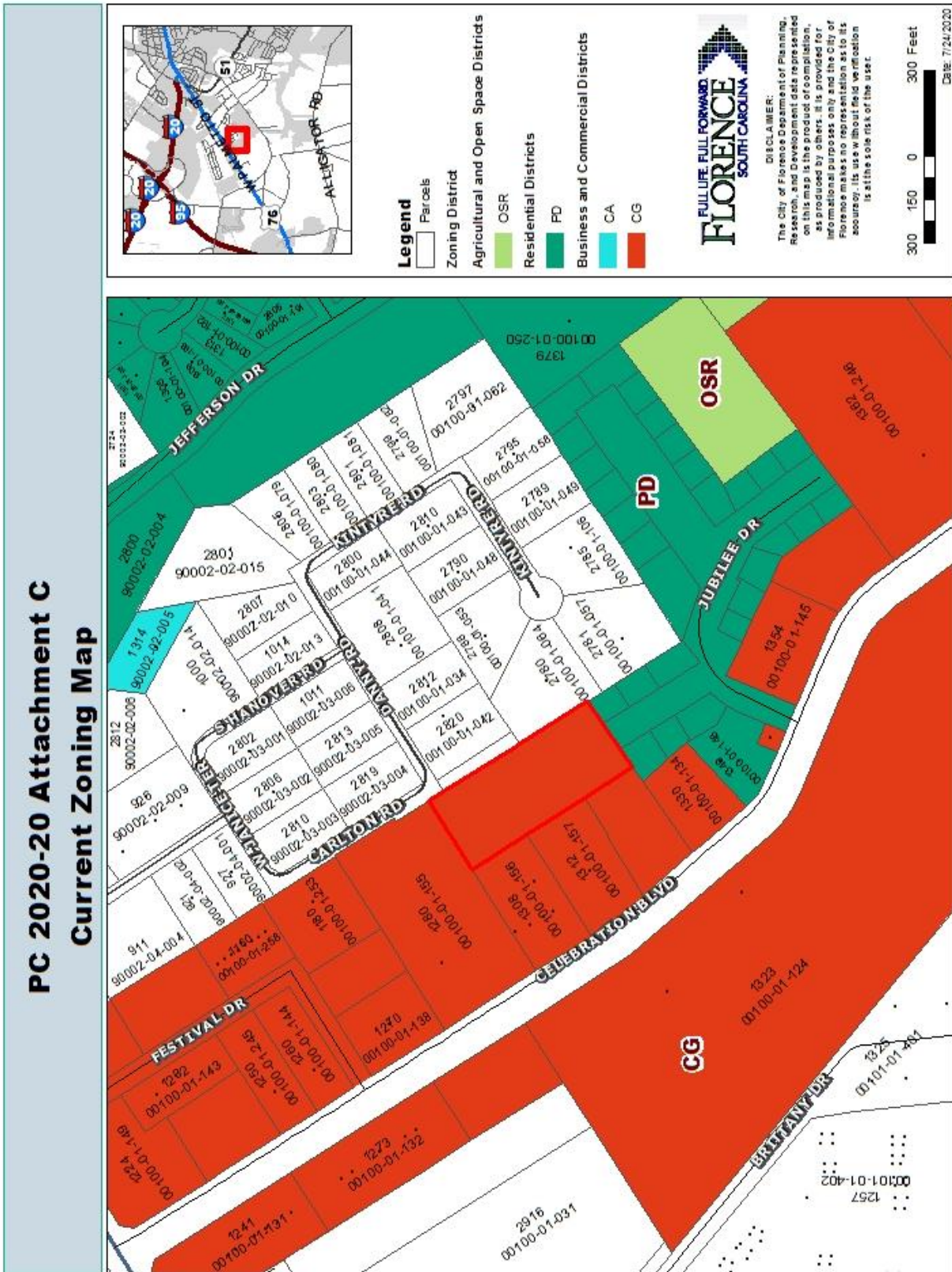


Attachment B: Location Map

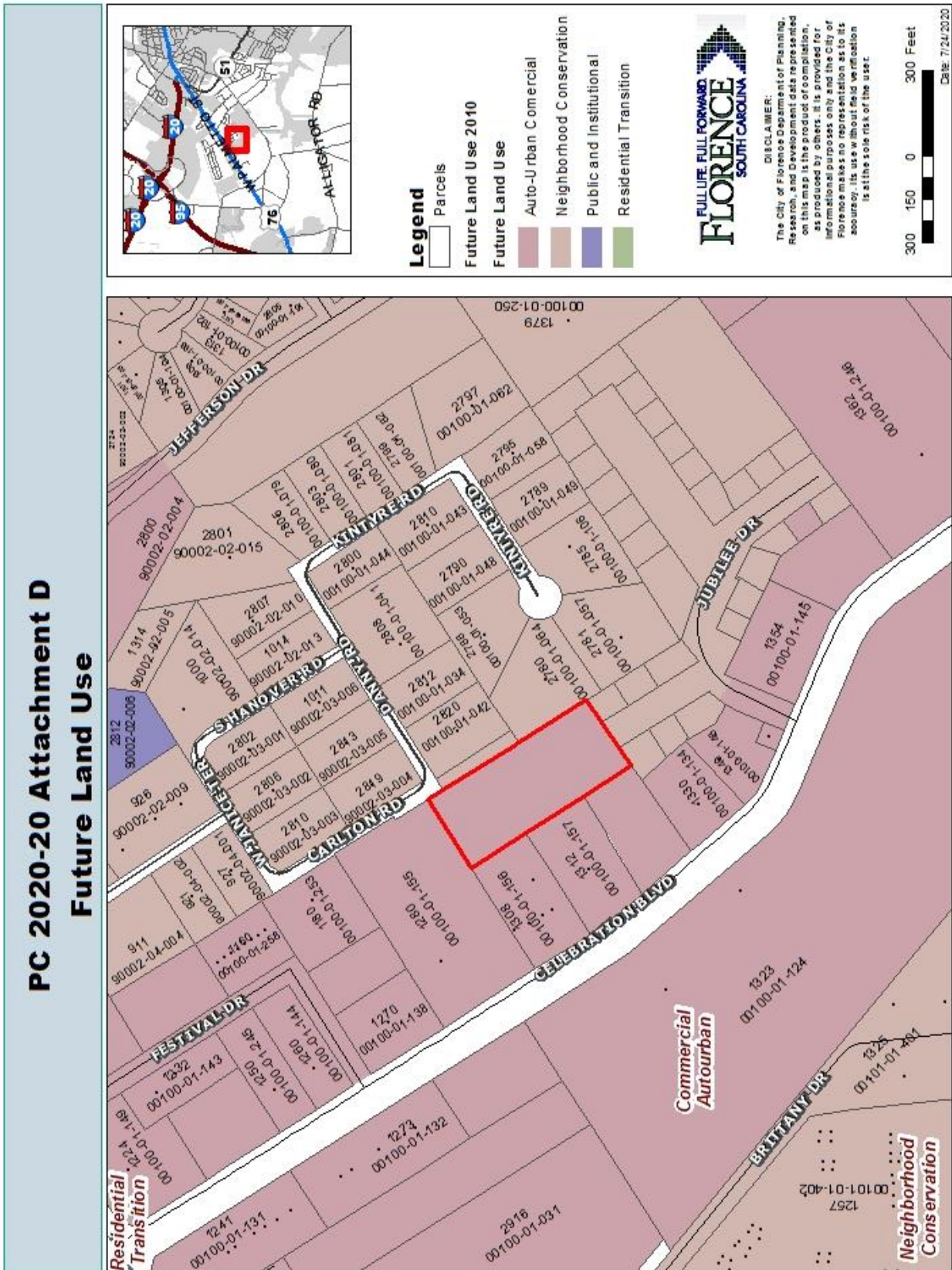




Attachment C: Zoning Map



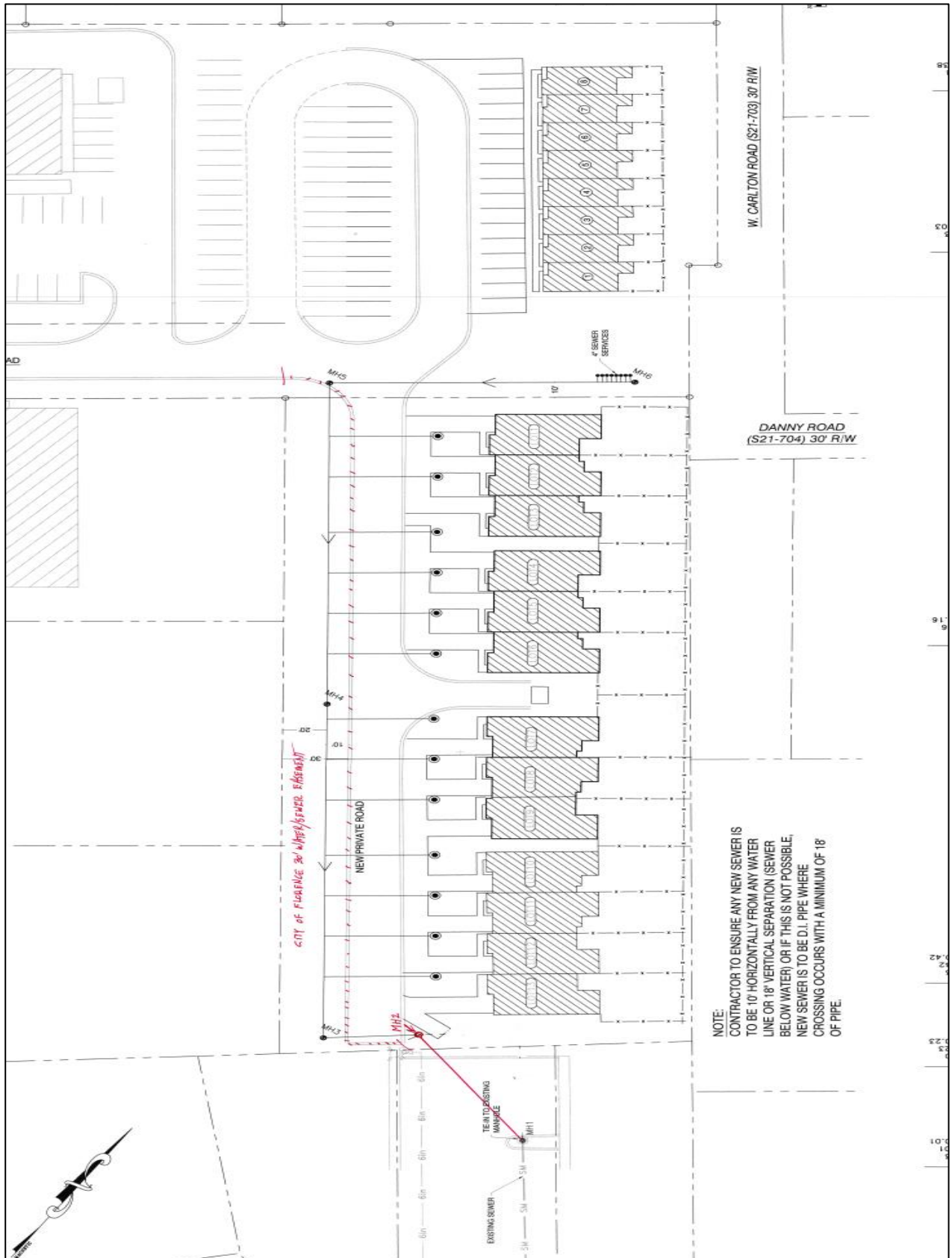
Attachment D: Future Land Use Map







Attachment F: Revised Sketch Plan (June 2022)

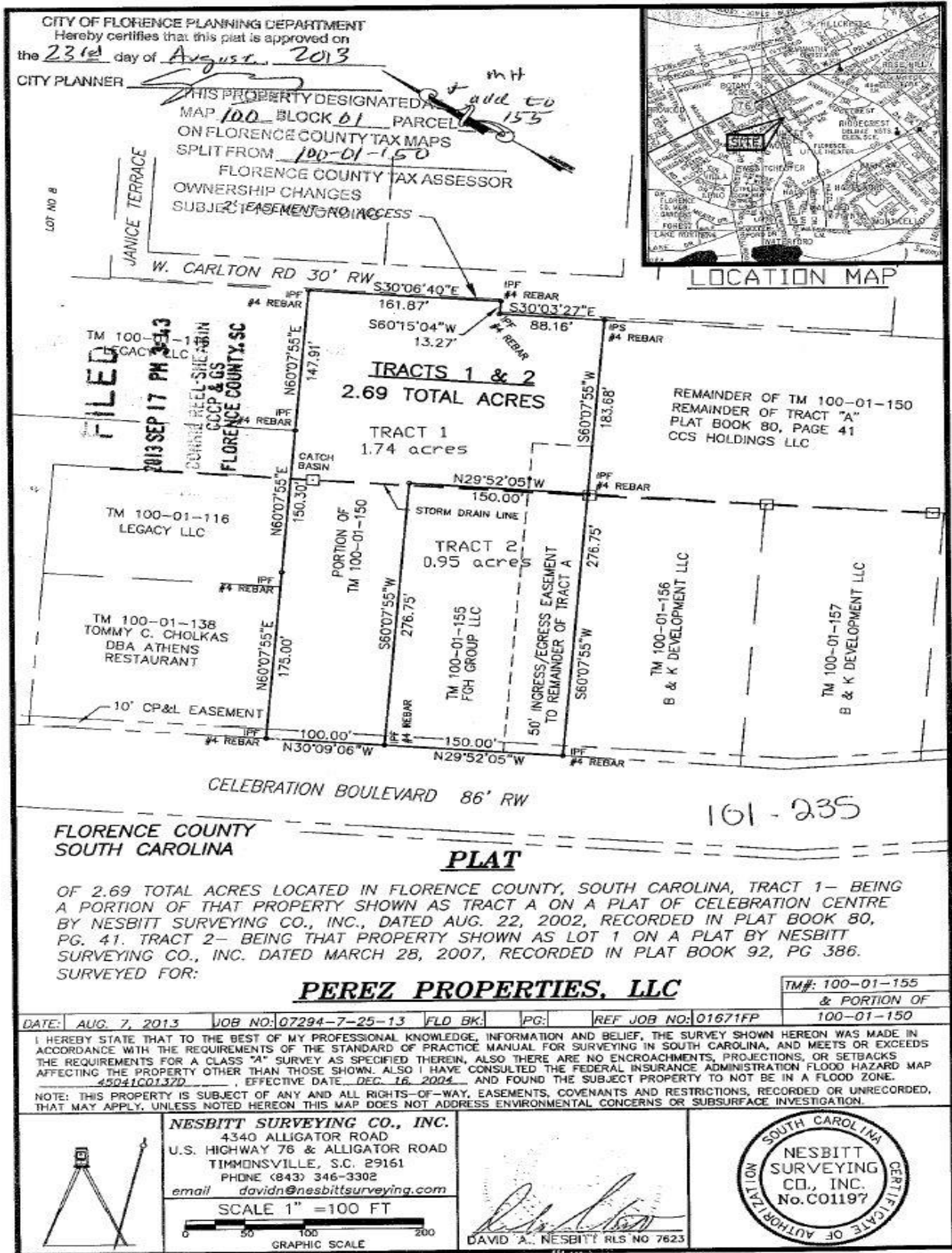


NOTE:  
 CONTRACTOR TO ENSURE ANY NEW SEWER IS  
 TO BE 10' HORIZONTALLY FROM ANY WATER  
 LINE OR 18' VERTICAL SEPARATION (SEWER  
 BELOW WATER) OR IF THIS IS NOT POSSIBLE,  
 NEW SEWER IS TO BE D.I. PIPE WHERE  
 CROSSING OCCURS WITH A MINIMUM OF 18'  
 OF PIPE.





Attachment H: 1280 Celebration Boulevard Plat – Access Easement





Attachment I: Site Photo (Future Twelve Oaks Lane)

