

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, JUNE 11, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA**

I. Call to Order

II. Invocation

III. Approval of Minutes Regular meeting on May 14, 2024

IV. Matter 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.

V. Matter of Discussion

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

VI. Adjournment Next regular meeting is scheduled for July 9, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
MAY 14, 2024 MINUTES**

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

MEMBERS ABSENT: Betty Gregg, Mark Lawhon, 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 6:05 p.m.

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

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the April 9, 2024 meeting minutes. There being no changes or discussion, Mr. Howard moved to approve the minutes, Mr. Moses seconded, and the motion passed unanimously (5-0).

Shelanda Deas arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2024-11 Proposed amendment to Section 1-2.8.4 of the *Unified Development Ordinance* regarding commercial use standards for Tattoo Facilities.

Chairman Chaplin read the introduction to PC-2024-11, then asked Mr. Dudley for the staff report as submitted to Planning Commission. He explained that staff clarified the concerns that were brought up at the last meeting. Tattoo facility was added as a conditional use in the same districts that specialty uses are permitted. It was removed from the definition of specialty uses but given some of the conditions of a specialty use in its own conditions for approval.

Ms. Deas asked why the limit on number of facilities in an area; Mr. Dudley said it was to prevent an accumulation of them in a small area. Chairman Chaplin asked if the state had a distance between facilities; Mr. Dudley said it did not have restrictions on their distance from each other, but it does regulate the distance from churches, schools, and playgrounds.

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

Ms. Katrina Perry, partial owner of Dreaming Ink, spoke to the Commission. She thanked the Commission for addressing the issue and asked why they wanted to keep the 750 foot distance between tattoo facilities. Mr. Dudley said he brought that language from the portion on specialty uses with the opening of facilities to more zoning districts. She asked if the restriction could be eliminated because it's a barrier to bringing more facilities into the City. She pointed out that the state didn't regulate their distance from each other, and cited Seaboard Street in Myrtle Beach as an example of an area with many tattoo shops that all flourish. The more limitations make it harder to locate and do business and it's a normal business these days. She asked why they couldn't have a flashing "Open" sign. Mr. Dudley said they were not permitted in the City at all.

Bryan Perry, owner of Dreaming Ink, said that the governor is working on a bill changing the distance required from a church or school. He asked if they could just say “to meet state law” rather than making it so specific. He said they are heavily regulated by the state and DHEC; he wants to know what they are “protecting” the citizens of Florence from by regulating the use so heavily. He said that they bring money into the City, and he resents being told he should feel “privileged” to be able to work in the City limits.

There being no one else to speak on the matter, Chairman Chaplin closed the public hearing and called for a motion to accept as submitted or instructions for staff to keep working on the amendment.

Mr. Keith said he felt staff addressed the issues brought up at the last meeting, and asked if state code changes, would the City abide by state law, which Mr. Dudley confirmed. Regarding the 750 foot distance between tattoo facilities versus the 400 foot distance from residential uses listed in the conditions, Mr. Dudley said that was the starting point from those distances for specialty uses.

Mr. Howard said that it appears that they’d loosened the requirements as requested and he’s inclined to try to get it approved, and it would change automatically as the state rules change.

Ms. Deas asked for a shorter distance for point number 2 on the 750 feet; Mr. Howard said he was surprised that the applicant would want the competition to come that close and that Florence doesn’t want to be like Seaboard Street. Chairman Chaplin said he also has concerns about the distance but he’d like City Council to look at it as well.

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

PC-2024-13 Request for sketch plan review of the subdivision known as Bruce Tract Homes, identified as Florence County Tax Map Number 00152-01-025.

Chairman Chaplin read the introduction to PC-2024-13, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He said the sketch plan is in compliance with the *Unified Development Ordinance*.

Mr. Keith asked the name of the subdivision; Mr. Johnston said it is being called Bruce Tract Homes, after the original landowner, the Bruce family. Ms. Deas asked if the traffic study was done yet. Mr. Johnston said it will be submitted as part of the development plan application.

Chairman Chaplin called for discussion and a motion. Mr. Howard moved to approve the request; Mr. Abbott seconded, and the motion passed unanimously (6-0).

PC-2024-14 Request to rezone the parcel at 1401 Fairfax Road from OSR to NC-15, identified as Florence County Tax Map Number 90029-01-005.

Chairman Chaplin read the introduction to PC-2024-14, 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 either for or against the annexation request, Chairman Chaplin closed the public hearing and called for a motion.

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

PC-2024-15 Request for sketch plan review of Magnolia Farms subdivision Phases VI through IX.

Chairman Chaplin read the introduction to PC-2024-15, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He included the variance requests of the applicant: a longer length of a cul-de-sac from 400 to 700 feet, and for more acute angles of two streets. He said that may act as a traffic calming measure, so staff supports it.

Mr. Moses asked what agreement was made with Darlington County; Mr. Dudley said that they were working through the specifics in many departments with the City and both Counties. It will be a while before that portion is completed, and we're also working with other counties that have similar situations.

Mr. Keith asked if there were more phases after these ones; Mr. Johnston said yes, there were 291 houses in this portion.

There being no other questions for staff, Chairman Chaplin called for discussion or a motion.

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

MATTERS OF DISCUSSION:

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

Mr. Dudley updated the Commission regarding the subcommittee formed with Mr. Howard, Ms. Sams, and Dr. Lawhon to look at the riparian buffer requirements of the *Unified Development Ordinance*. He said he has submitted the proposal to the committee for their comments and they need to meet with staff to discuss details. The committee hasn't met yet. The Commission charged staff with setting that up.

Mr. Dudley pointed out that they wanted the longer cul-de-sacs to be the exception rather than the norm, but they wanted it to be an option in individual situations. Chairman Chaplin said it needs to be justified. Mr. Dudley said staff could provide the justifications in the future to keep it fair between developers. He said it's usually site specific.

ADJOURNMENT: There being no other business, Chairman Chaplin adjourned the meeting at 6:54 p.m. The next regular meeting is scheduled for June 11, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JUNE 11, 2024**

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

I. IDENTIFYING DATA:

Owner	Tax Map Number
Chris Cawthon	90074-03-012

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

III. GENERAL BACKGROUND DATA:

The lot is zoned Central Business District (CBD) which allows both residential and commercial development with an urban character. It is also in the Redevelopment Overlay District. The existing single family house was constructed in 1930, but the owner wishes to demolish the house and replace it with five townhome units. Townhouses are permitted by right in the CBD.

IV. POINTS TO CONSIDER:

- (1) The subdivision of a parcel into four or fewer lots can be approved administratively. More than four lots is considered a sketch plan requiring review by the Planning Commission. This proposal includes five townhouse units.
- (2) The proposed five unit residential building has a total built area of 7,130 square feet. The townhouses are oriented to front West Cheves Street rather than Warley Street. Sanitation services will be provided via rollcarts which will be stored in fenced areas on the sides of the building.
- (3) The Future Land Use Map designates this parcel as Urban Downtown, which supports townhouse development.
- (4) The purpose of the sketch plan is to establish the separate parcels as required by Section 1-2.8.2 K of the City of Florence *Unified Development Ordinance*: “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.”
- (5) This will allow for eventual individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.

- (6) Table 2-4.1.3 of the *Unified Development Ordinance* establishes lot and building standards by housing type for new construction. All five lots meet the minimum lot width requirement of 16 feet. The proposed building meets the minimum side setbacks of 6 feet. The building also meets the 10 foot front setback. The applicant is requesting a 2 foot variance (10%) from the rear setback in order to place the building 18 rather than 20 feet from the new rear property line, which will be the former interior side property line (see Attachment F). This variance will be considered by the Design Review Board at their regularly scheduled meeting on Jun 12, 2024 based upon the *Design Guidelines for Downtown Florence* and the built environment.
- (7) The Ordinance's minimum lot area requirement is 2,400 square feet per unit. The parcel's total area is 11,250 square feet, for an average of 2,250 square feet per lot inclusive of the individual unit lots and common areas, requiring a variance of 150 square feet per lot, or 6%. This variance will be considered by the Design Review Board at their regularly scheduled meeting on Jun 12, 2024 based upon the *Design Guidelines for Downtown Florence* and the built environment.
- (8) City water and sewer services are currently available to the existing parcel. 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.
- (9) The lot is located within the Redevelopment Overlay District, and as such the Design Review Board must review and approve the demolition as well as the design of the new construction. As mentioned above, minor discrepancies with the *Unified Development Ordinance* such as lot area and setbacks can also be approved by the Design Review Board.
- (10) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

V. OPTIONS:

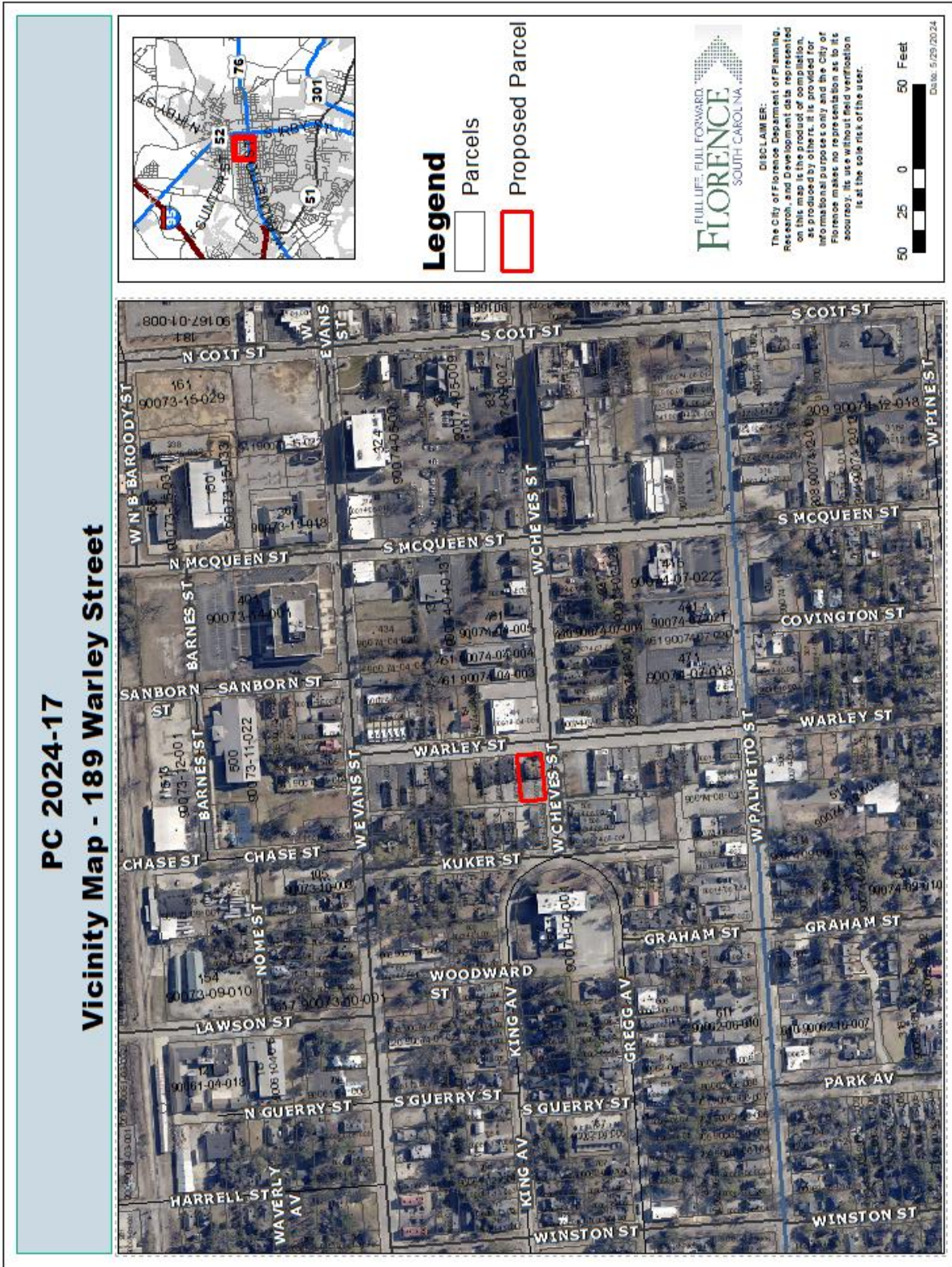
Planning Commission may:

- (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:

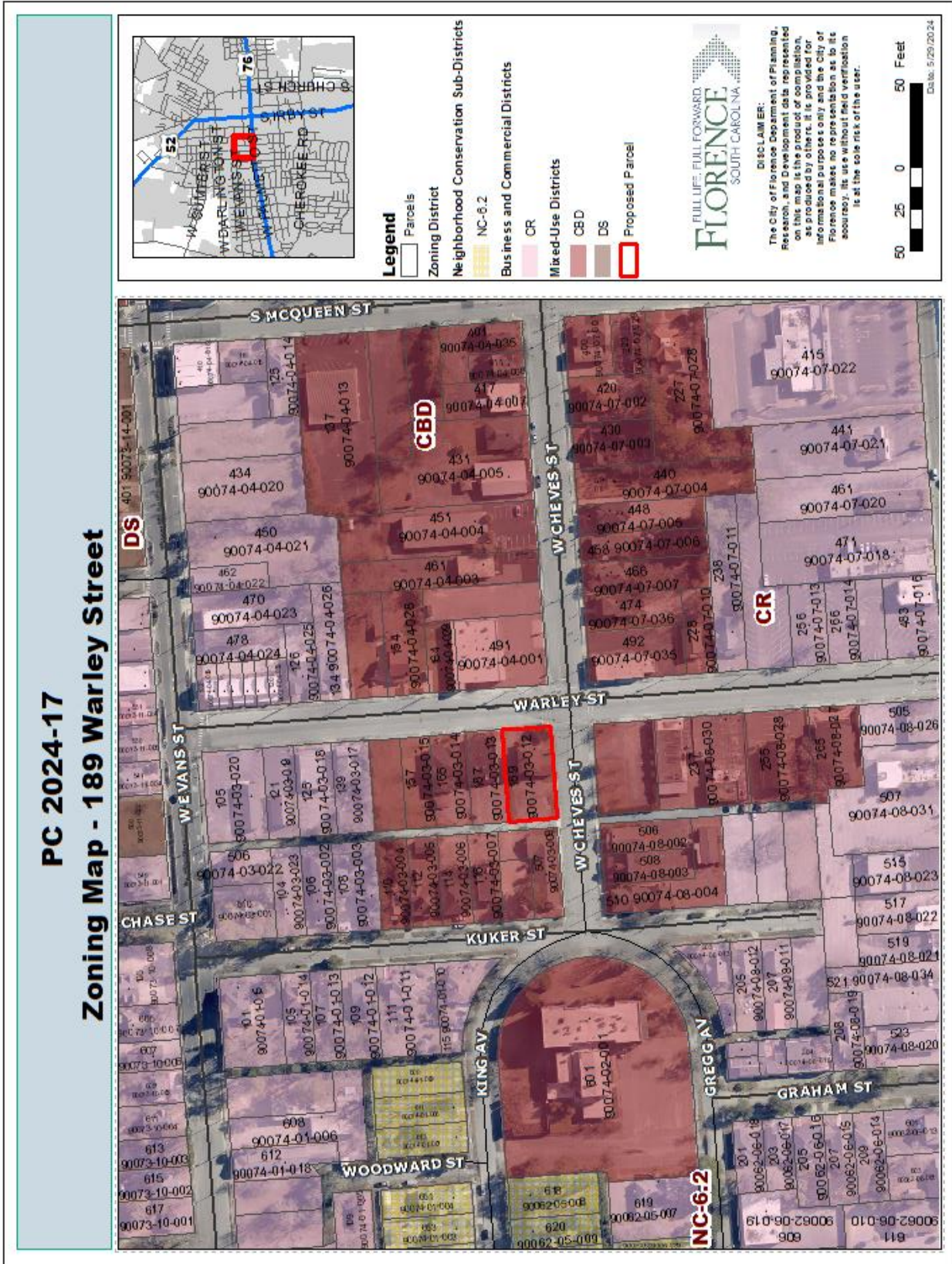
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Site Photos

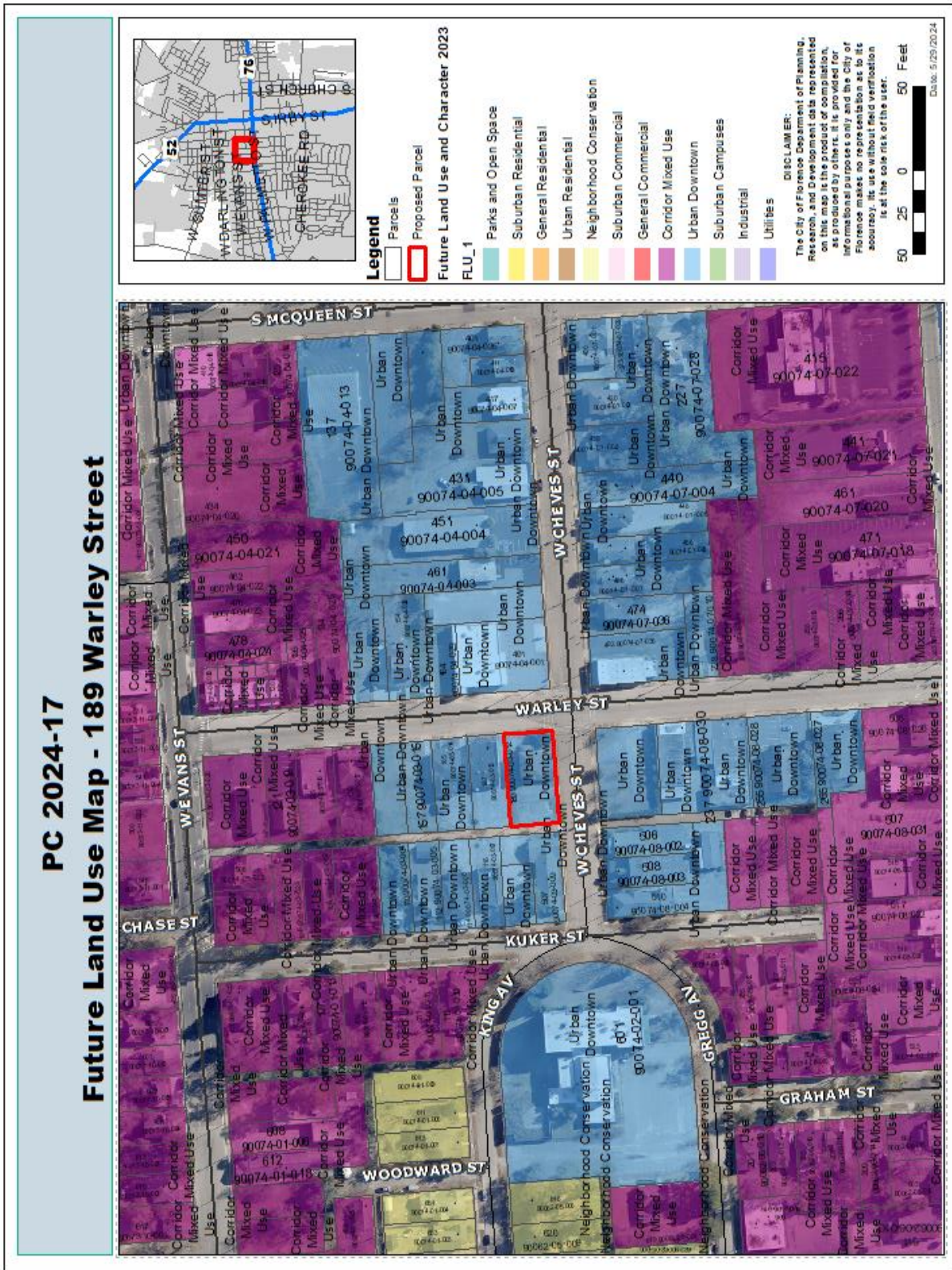
Attachment A: Vicinity Map



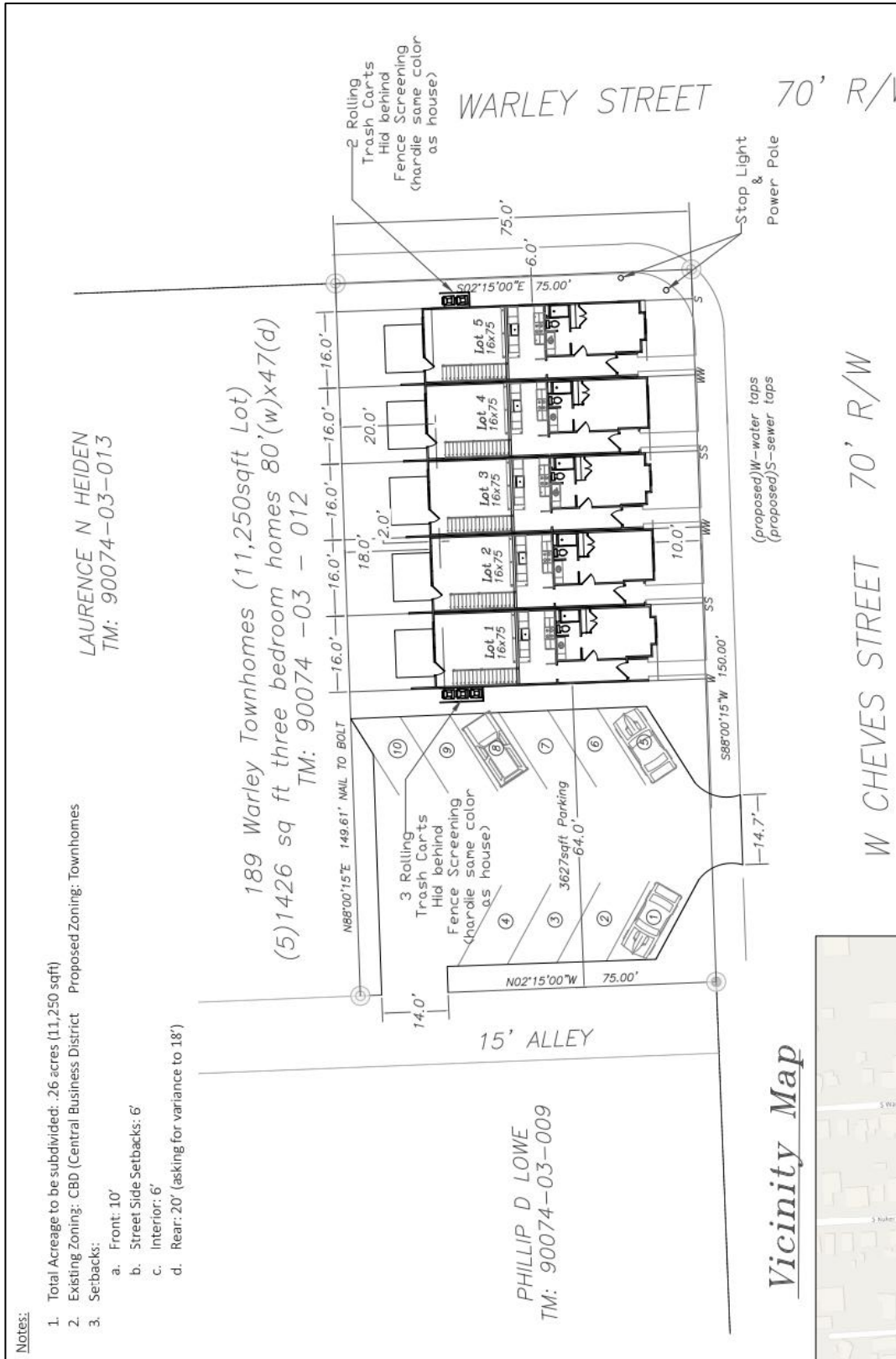


Attachment C: Zoning Map





Attachment E: Proposed Sketch Plan



Notes:

1. Total Acreage to be subdivided: .26 acres (11,250 sqft)
2. Existing Zoning: CBD (Central Business District) Proposed Zoning: Townhomes
3. Setbacks:
 - a. Front: 10'
 - b. Street Side Setbacks: 6'
 - c. Interior: 6'
 - d. Rear: 20' (asking for variance to 18')

LAURENCE N HEIDEN
TM: 90074-03-013

189 Warley Townhomes (11,250sqft Lot)
(5)1426 sq ft three bedroom homes 80'(w)x47(d)
TM: 90074 -03 - 012

PHILLIP D LOWE
TM: 90074-03-009

Vicinity Map

Attachment F: Site Photos



Front of current house facing Warley Street. The house will be demolished.



The existing house is built to the sidewalk (property line) along West Cheves Street.



The existing rear parking area along the alley. To be redeveloped as parking.



The current interior side which will be the back yards. It's about 19 feet from the back of the house to the edge of the neighboring driveway. The proposal is for 18 feet.