



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, DECEMBER 10, 2024 – 6:00 P.M.  
REGULAR MEETING AGENDA**

**I. Call to Order**

**II. Invocation and Pledge of Allegiance**

**III. Approval of Minutes** Regular meeting on November 12, 2024

**IV. Matter in Position for Action**

PC-2024-26 Request to rezone from Commercial General and Destination/Select Use to Light Industrial property located along Jennie O’Bryan Avenue, identified as a portion of Florence County Tax Map Number 00147-01-023.

**V. Matter in Position for Action**

PC-2024-27 Request to zone Light Industrial, pending annexation, the property located at 1228 North Cashua Drive, identified as Florence County Tax Map Number 00122-01-040.

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

PC-2024-31 Request to approve the renaming of the public park located at 801 Clement Street, identified as Florence County Tax Map Number 00147-01-065.

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

PC-2024-32 Request to approve the renaming of the public park located on West Jebaily Circle, identified as Florence County Tax Map Number 90041-07-002.

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

PC-2024-33 Request to approve the renaming of the soccer complex located at 1000 Soccer Way, identified as Florence County Tax Map Number 00075-01-224.

**IX. Adjournment** Next regular meeting is scheduled for January 14, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION  
NOVEMBER 12, 2024 MINUTES**

**MEMBERS PRESENT:** Drew Chaplin, Shelanda Deas, Betty Gregg, Mark Lawhon, and Xavier Sams

**MEMBERS ABSENT:** Charlie Abbott, Charles Howard, Jerry Keith, Jr., and Bryant Moses

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

**CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:13 p.m.

**INVOCATION & PLEDGE:** In the absence of both Mr. Moses and Mr. Keith, Chairman Chaplin provided the invocation. He then led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the October 8, 2024 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (5-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**PC-2024-25 Resubmittal of request for sketch plan review of the Warley Street Townhomes located at 189 Warley Street, identified as Florence County Tax Map Number 90074-03-012.**

Chairman Chaplin read the introduction to PC-2024-25, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the request to increase the number of lots was being brought to the Commission again because the 3 to 3 vote in October had been inconclusive and the applicants had additional information to provide to the Commission. Mr. Dudley provided the Penny Sales Tax plan for improving the streetscape of West Cheves Street, showing that there would be 18 on street parking spaces along the block where the townhouses would be located. Additionally, the City provides free parking in the two parking garages and in the parking lot at the rear of the City Center, which is also along West Cheves Street within two blocks of the proposed development. He said that if this was a multifamily development regardless of number of units, it wouldn't require Planning Commission review, nor would it require off street parking, and staff could approve it administratively.

Dr. Lawhon stated that the additional information regarding the on street parking that will be available as well as the fact that the code doesn't require off street parking in the Central Business District satisfied his concerns.

There being no other questions for staff and no further discussion, Chairman Chaplin called for a motion. Dr. Lawhon moved to approve the request for the sixth unit; Ms. Sams seconded, and the motion passed unanimously (5-0).

**PC-2024-26 Request to rezone from Commercial General and Destination/Select Use to Light Industrial property located along Jennie O'Bryan Avenue, identified as a portion of Florence County Tax Map Number 00147-01-023.**

**PC-2024-27 Request to zone Light Industrial, pending annexation, the property located at 1228 North Cashua Drive, identified as Florence County Tax Map Number 00122-01-040.**

Chairman Chaplin read the introduction to PC-2024-26, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She clarified the exact portions of the parcel that were requesting to be rezoned as being that portion zoned Commercial General located on the north side of Jennie O’Bryan Avenue as well as the small portion on the east along West Lucas Street that is currently zoned Destination/Select Use. Chairman Chaplin asked what types of commercial development were currently permitted. Mrs. Zlotnicki said that both the CG and DS zoning districts permitted retail, service, and similar uses. The Light Industrial zoning district permits most industrial uses short of actual manufacturing.

There being no further questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak against the proposal, he invited Mr. Barron Ervin to speak on behalf of the request.

Mr. Ervin said that these two requests were intertwined; the one for 1228 North Cashua Drive involves annexation as well as zoning to Light Industrial. He said that the owners of the Jennie O’Bryan property, the Floyds, were hoping to purchase the 1228 North Cashua Drive lot and join the two to make a single lot of around 150 acres.

Mr. Ervin explained that nearly all of the adjacent properties in the county were zoned B-5, which is a light industrial designation, or B-3, which is a general commercial designation. He also pointed out that almost all of the adjacent current uses were light or even heavy industrial in nature, so the zoning requested for these lots would not be out of character with the existing uses or zoning in the county.

The Commissioners had questions about truck traffic and access to the lot, including whether there would be access from West Lucas Street across the railroad tracks. Mr. Ervin said it would largely depend on the eventual use of the lot, but he would expect main access to be from North Cashua Drive and Milwaukee Drive on the north side. He said that getting permission for a crossing point from the railroad was difficult.

There being no one else to speak either for or against the two requests, Chairman Chaplin closed the public hearing and called for discussion or a motion. When no one spoke up, he moved to defer the two requests to obtain more information; Dr. Lawhon seconded, and the motion passed unanimously (5-0).

**PC-2024-28 Request to zone RG-3, pending annexation, the property located at 2501 Alligator Road, identified as Florence County Tax Map Number 00125-01-004.**

Chairman Chaplin read the introduction to PC-2024-28, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. There being no questions of staff, Chairman Chaplin opened the public hearing.

Mr. Harvey Frierson spoke as an adjacent property owner. He asked how the annexation would affect his property taxes and the availability of city water and sewer services as well as the effects of additional traffic on the area.

Mr. Dudley clarified that Mr. Frierson's taxes wouldn't be affected since he was not being annexed into the city himself. He said that Alligator Road is an SCDOT road, and with the recent widening to four lanes, the need for a traffic study would be determined by them.

The Commissioners asked about the availability of water and sewer to the parcel. Ms. Amber Wall from Wall Engineering said that water was available along Alligator Road and that she was working with city engineers to determine how to provide sewer services to the new development.

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

Dr. Lawhon moved to approve the request as submitted; Ms. Gregg seconded, and the motion passed unanimously (5-0).

**ADJOURNMENT:** There being no other business, Dr. Lawhon moved to adjourn the meeting; Ms. Gregg seconded, and the motion passed unanimously (5-0).

Chairman Chaplin adjourned the meeting at 7:00 p.m. The next regular meeting is scheduled for December 10, 2024.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
DECEMBER 10, 2024**

**AGENDA ITEM: PC-2024-26 Request to rezone from Commercial General and Destination/Select Use to Light Industrial property located along Jennie O’Bryan Avenue, identified as a portion of Florence County Tax Map Number 00147-01-023.**

**I. IDENTIFYING DATA:**

Property Owner	Tax Map Number
Floyd Family Properties LLC	00147-01-023 (portion)

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. It was presented to the Planning Commission on November 12, 2024, at which time the Commission voted to defer the request to the December 10, 2024 meeting.

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

**Current Zoning:** Commercial General and Destination/Select Use (CG & DS)  
**Proposed Zoning:** Light Industrial (IL)  
**Current Use:** Vacant land  
**Proposed Use:** Light industrial use

**North:** Light industrial uses (County)  
**South:** Recreational facilities (City)  
**East:** Light industrial uses (County)  
**West:** Vacant land, Church (County and City)

**IV. POINTS TO CONSIDER:**

- (1) Land uses of the adjacent properties include vacant land, light industrial, recreational facilities, and a large church.
- (2) Any future development will be subject to the regulations and standards of the *Unified Development Ordinance* for light industrial uses, including landscaping and buffering from adjacent parcels.
- (3) Light Industry is defined in the *Unified Development Ordinance* to mean uses that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, with limited outside storage and limited external impacts or risks;

or wholesale uses; or rental or sale of large items that are stored outside. For illustrative purposes, light industry uses include:

- a. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;
- b. Offices of general contractors, specialty subcontractors, or tradesmen which include:
  - i. Bay door access to indoor storage of tools, parts, and materials;
  - ii. Parking of commercial vehicles; or
  - iii. Outdoor storage areas that are smaller than the area of the first floor of the building that are used for storage of materials or vehicles that are less than 12 feet in height.
- c. Communications facilities, except wireless telecommunications facilities;
- d. Data centers, server farms, telephone exchange buildings, and telecom hotels;
- e. Food production and packaging other than meat and seafood processing and restaurants;
- f. Furniture making or refinishing;
- g. Manufacture of textiles or apparel;
- h. Screen printing of apparel;
- i. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);
- j. Research and development, scientific testing, and product testing;
- k. Disassembly of consumer electronics and / or appliances into component parts, where all operations and storage are within an enclosed building;
- l. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products; and
- m. Packaging of products.

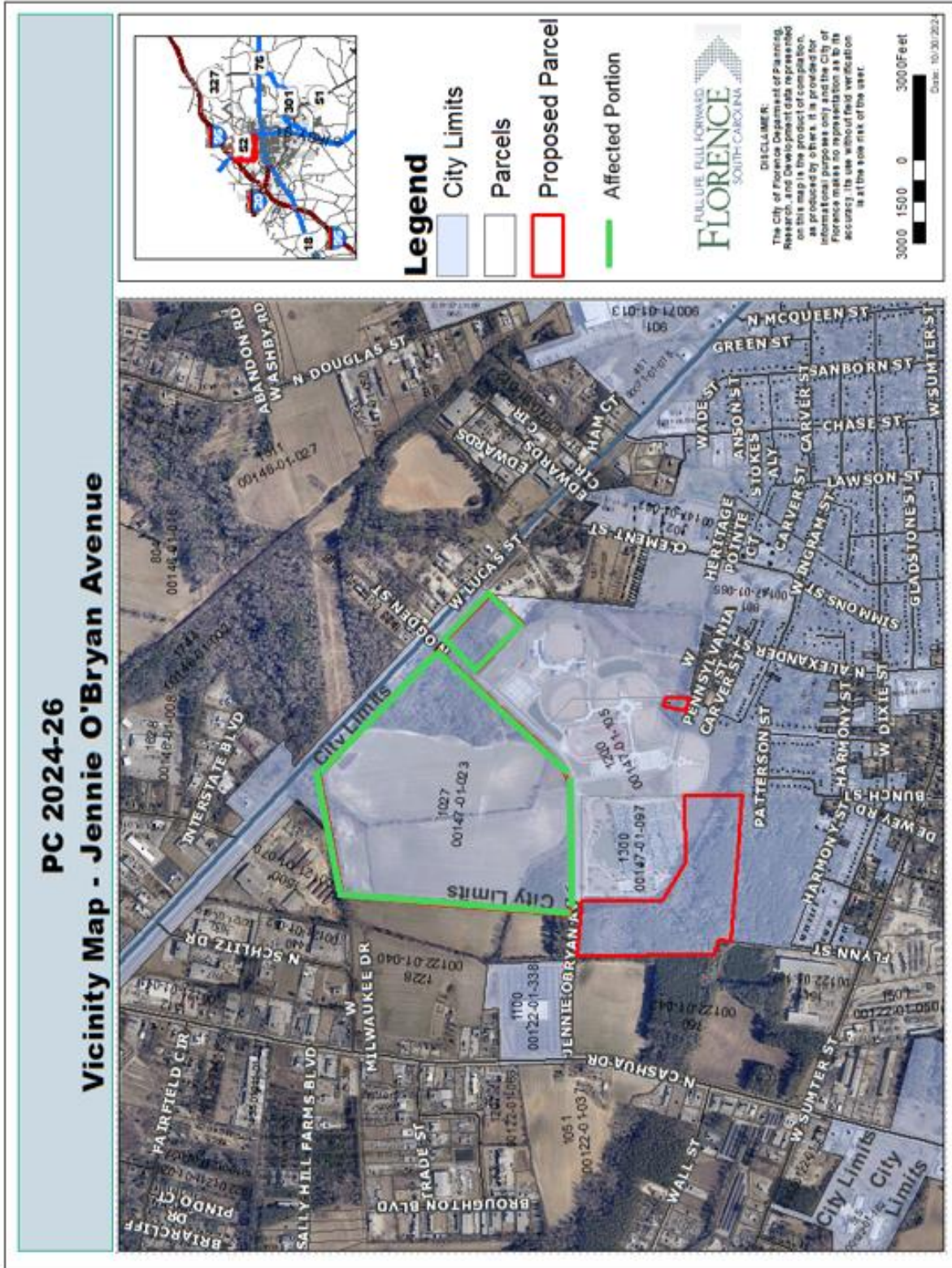
**(1) OPTIONS:**

Planning Commission may:

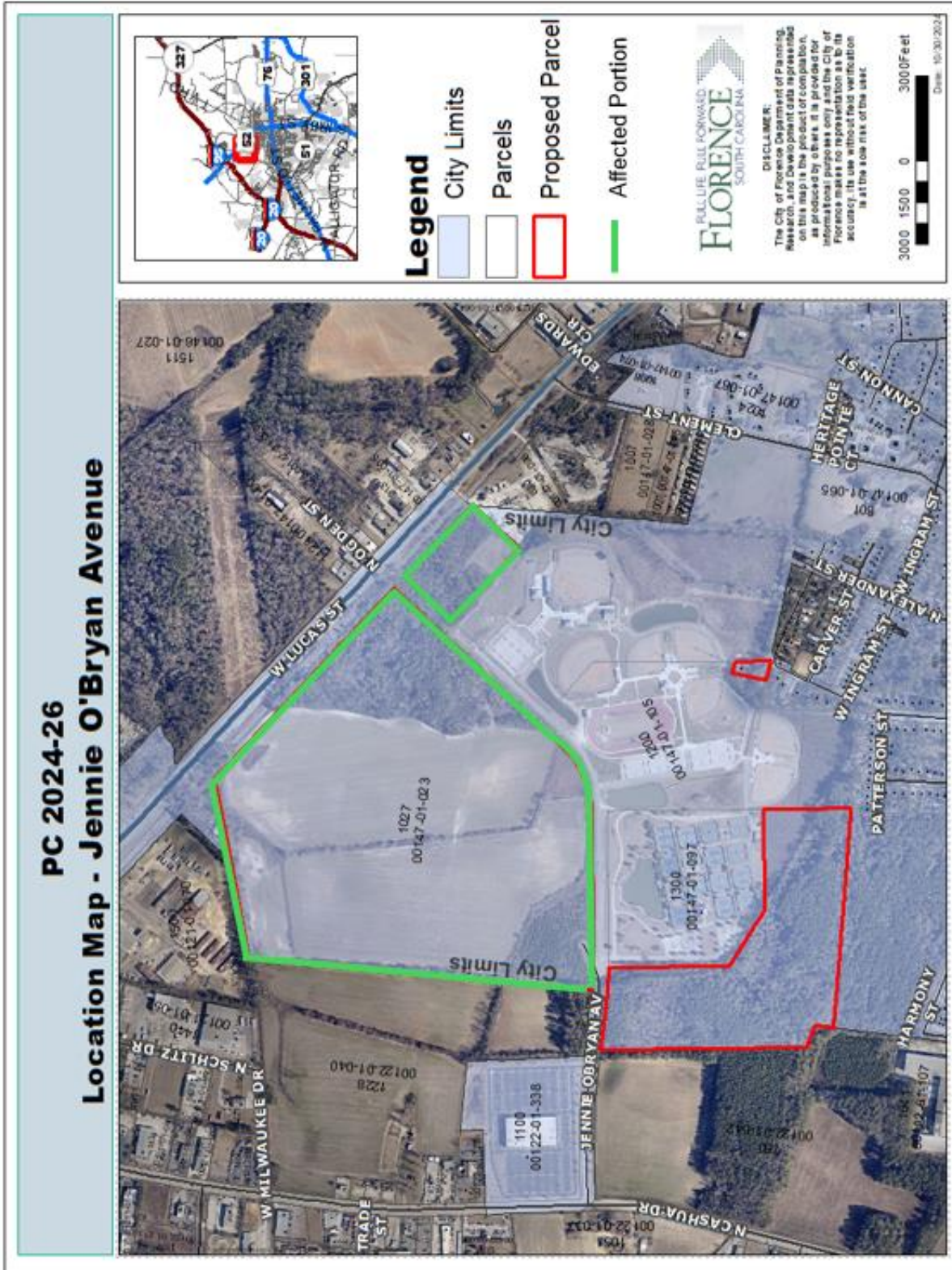
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

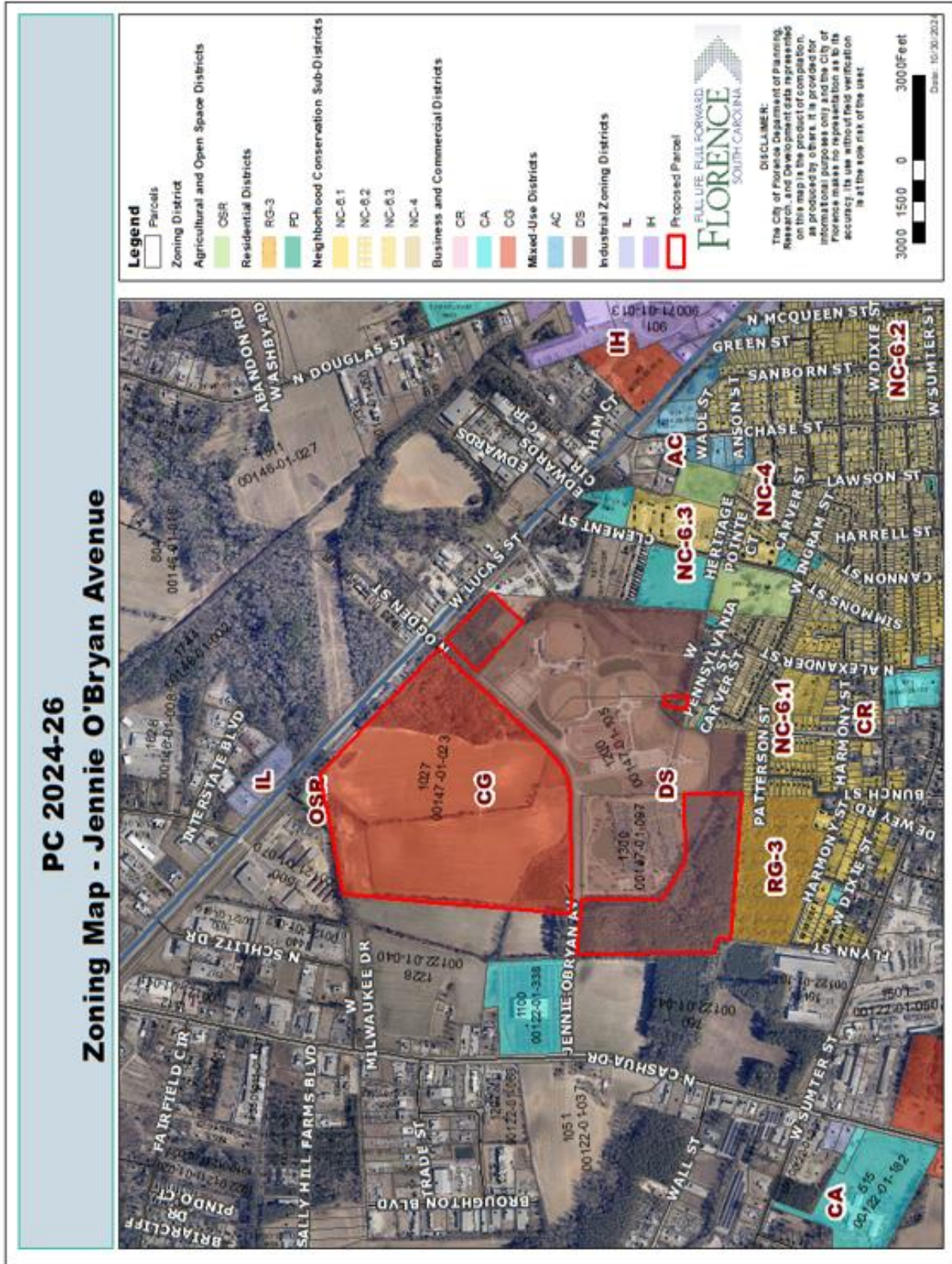
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map



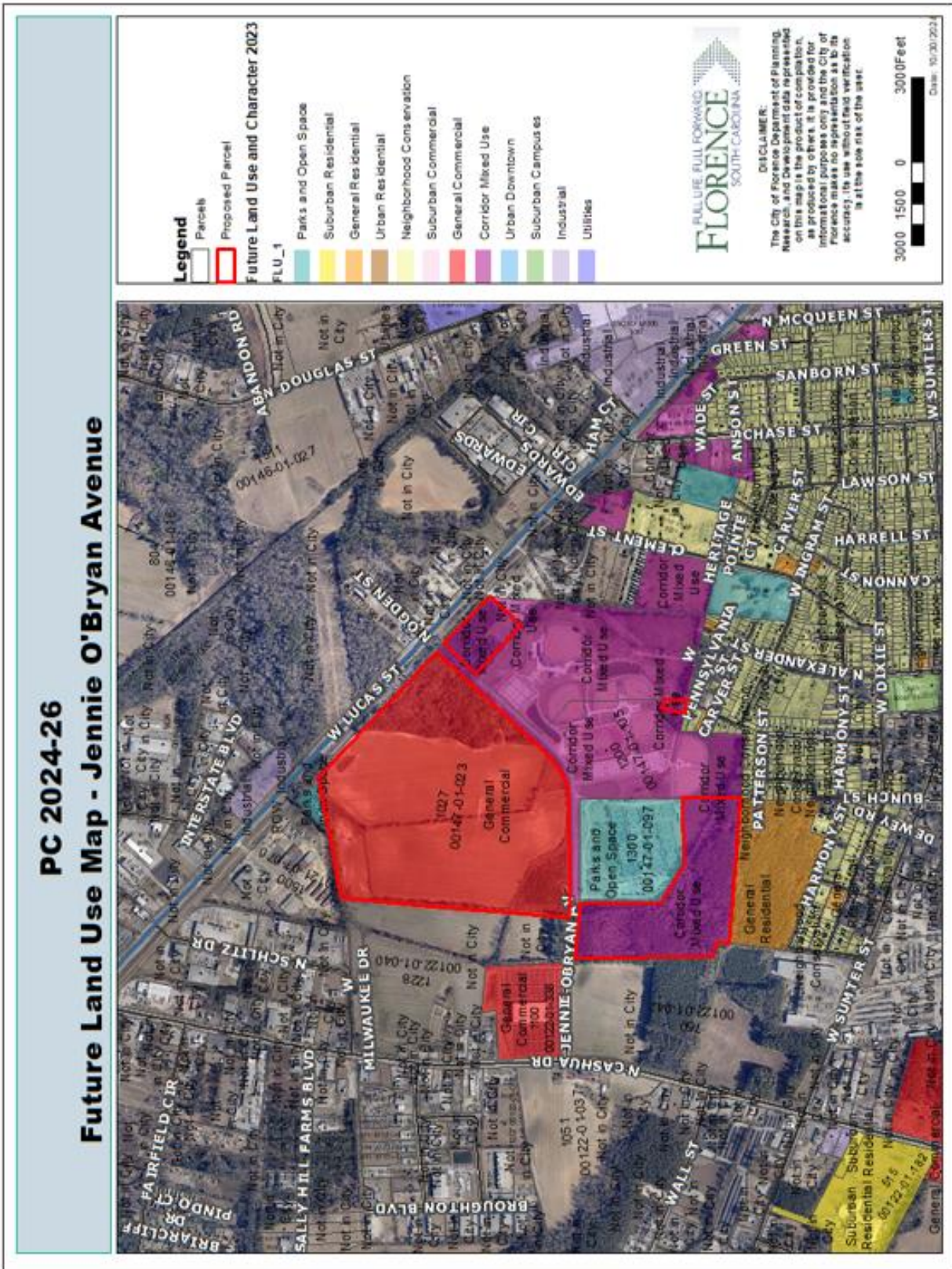












**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
DECEMBER 10, 2024**

**AGENDA ITEM:      PC-2024-27      Request to zone Light Industrial, pending annexation, the property located at 1228 North Cashua Drive, identified as Florence County Tax Map Number 00122-01-040.**

**I. IDENTIFYING DATA:**

<b>Property Owner</b>	<b>Tax Map Number</b>
<b>Philip Andrews</b>	<b>00122-01-040</b>

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. It was presented to the Planning Commission on November 12, 2024, at which time the Commission voted to defer the request to the December 10, 2024 meeting.

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

**Current Zoning:**      RU-2 – Resource (County)  
**Proposed Zoning:**    Light Industrial (IL)  
**Current Use:**        Vacant land  
**Proposed Use:**       Light industrial uses

**North:**                Light industrial uses (County)  
**South:**               Church (CA – City)  
**East:**                Vacant land (CG - City)  
**West:**                Light industrial uses (County)

**IV. POINTS TO CONSIDER:**

- (1) Land uses of the adjacent properties include vacant land, light industrial, and a large church.
- (2) Any future development will be subject to the regulations and standards of the *Unified Development Ordinance* for light industrial uses, including landscaping and buffering from adjacent parcels.
- (3) Light Industry is defined in the *Unified Development Ordinance* to mean uses that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, with limited outside storage and limited external impacts or risks; or wholesale uses; or rental or sale of large items that are stored outside. For illustrative purposes, light industry uses include:

- a. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;
  - b. Offices of general contractors, specialty subcontractors, or tradesmen which include:
    - i. Bay door access to indoor storage of tools, parts, and materials;
    - ii. Parking of commercial vehicles; or
    - iii. Outdoor storage areas that are smaller than the area of the first floor of the building that are used for storage of materials or vehicles that are less than 12 feet in height.
  - c. Communications facilities, except wireless telecommunications facilities;
  - d. Data centers, server farms, telephone exchange buildings, and telecom hotels;
  - e. Food production and packaging other than meat and seafood processing and restaurants;
  - f. Furniture making or refinishing;
  - g. Manufacture of textiles or apparel;
  - h. Screen printing of apparel;
  - i. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);
  - j. Research and development, scientific testing, and product testing;
  - k. Disassembly of consumer electronics and / or appliances into component parts, where all operations and storage are within an enclosed building;
  - l. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products; and
  - m. Packaging of products.
- (4) City staff recommends the parcel be zoned IL as requested, contingent upon annexation into the City of Florence.

**(2) 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.

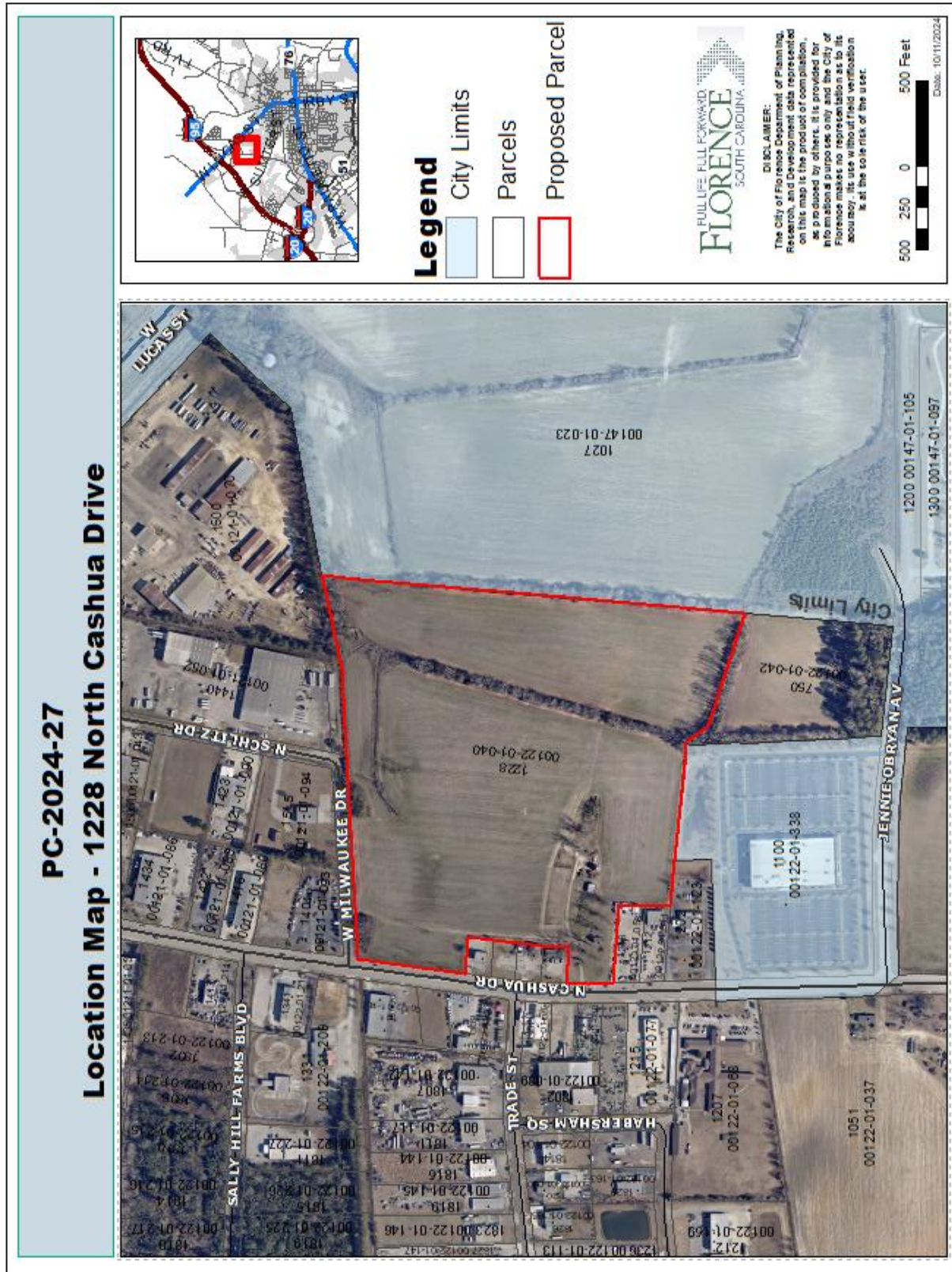
**VII. ATTACHMENTS:**

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

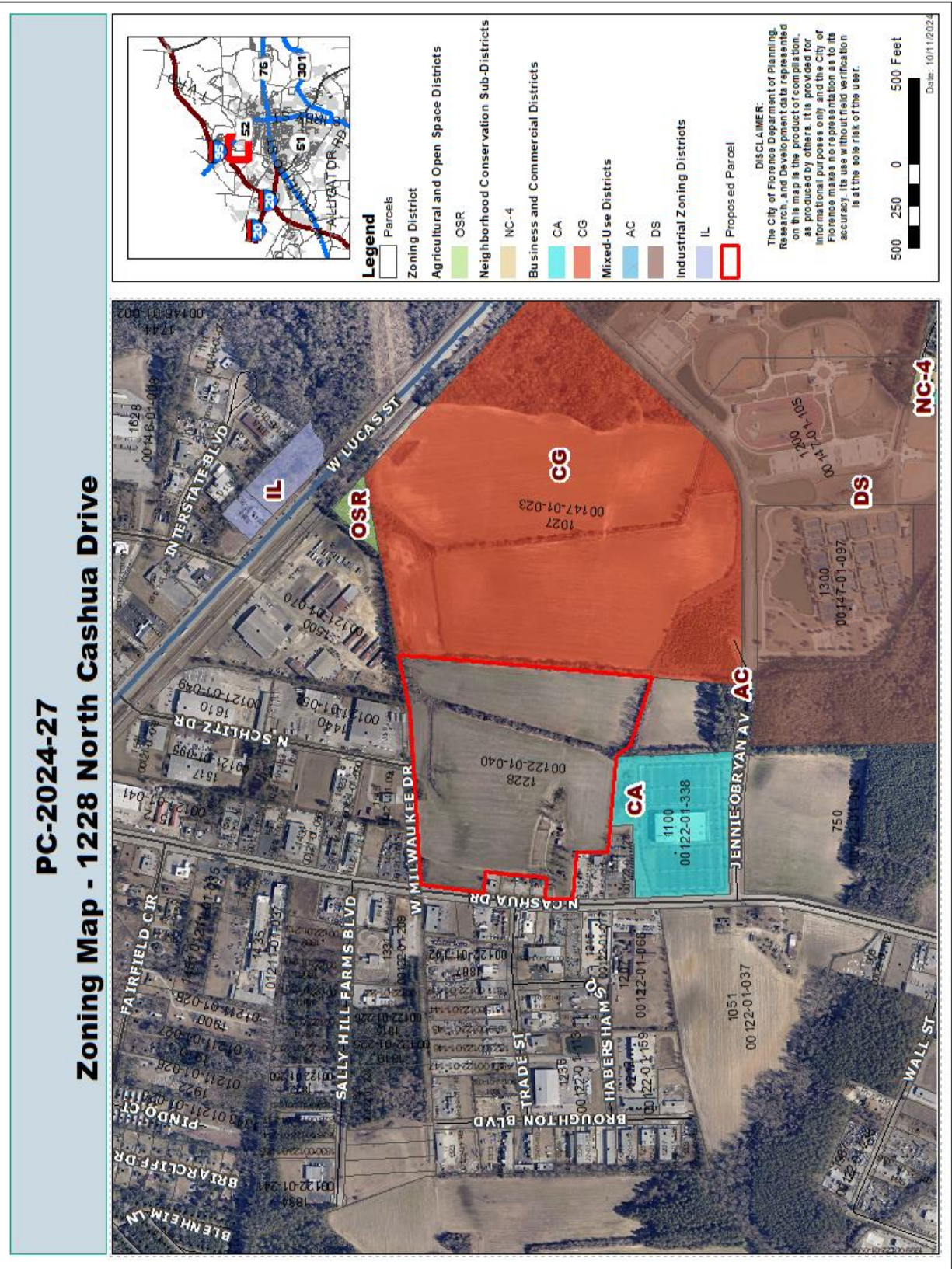






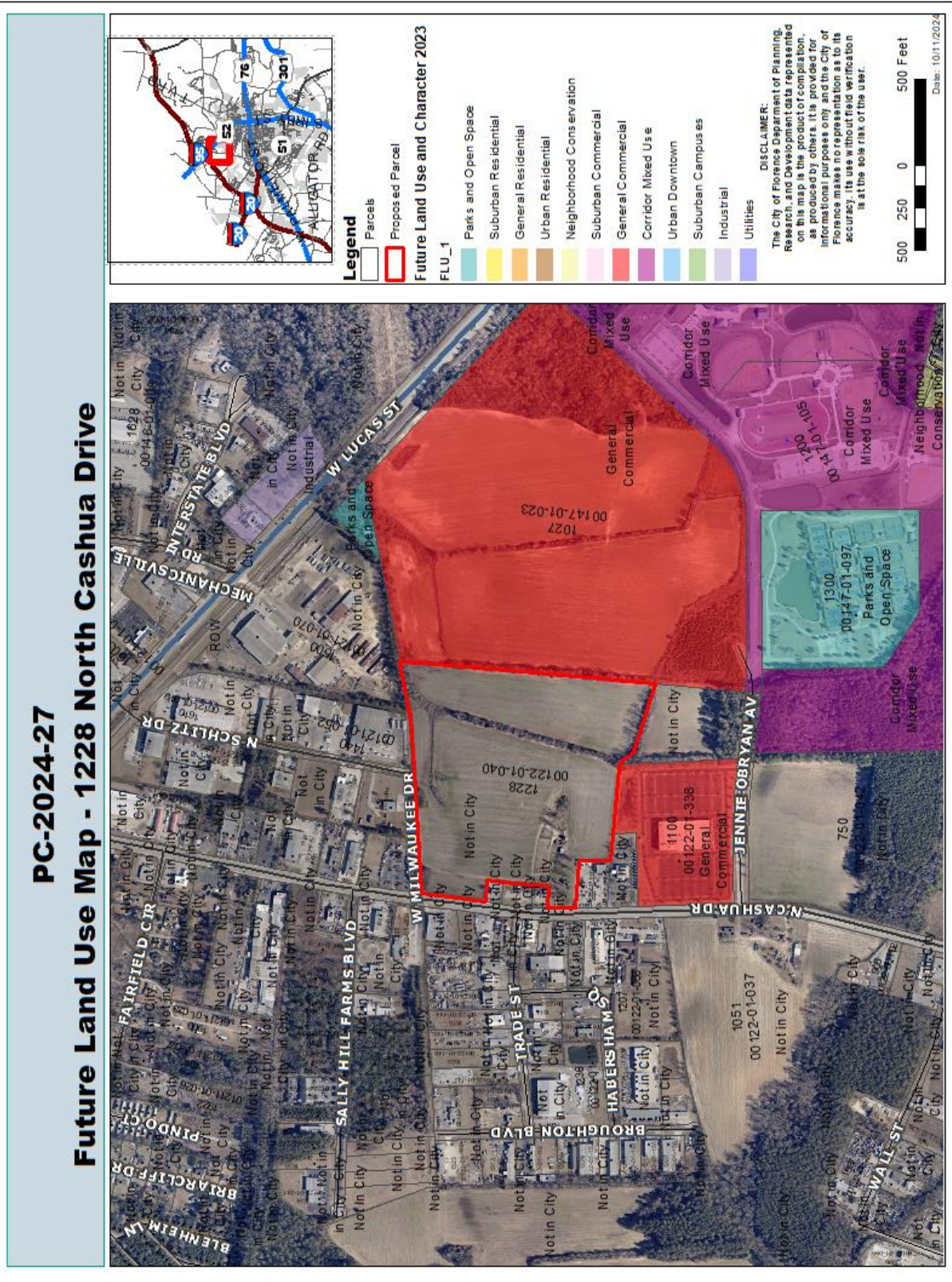








Attachment D: Future Land Use Map



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**

**STAFF REPORT TO THE**

**CITY OF FLORENCE PLANNING COMMISSION**

**DECEMBER 10, 2024**

**AGENDA ITEM: PC-2024-31 Request to approve the renaming of a public park located at 801 Clement Street, identified as Florence County Tax Map Number 00147-01-065.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>City of Florence</b>	<b>00147-01-065</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:** Open Space and Recreation (OSR)  
**Current Name:** Northwest Park  
**Proposed Name:** Mordecai C. Johnson Sr. Park

**IV. POINTS TO CONSIDER:**

- (1) Currently known as Northwest Park, this 8.38 acre public space is located on Clement Street in the historic West Florence Community. It has a community center, basketball courts, a baseball field, picnic shelter, and playground.
- (2) Mordecai C. Johnson Sr. (1931-1994) was born in Effingham, South Carolina, graduated from Wilson High School at the age of 14, and went on to receive his Bachelor of Laws from Howard University and his Master of Laws from George Washington University.
- (3) Mr. Johnson's work as an attorney ranged from cases in the State of South Carolina to cases heard before the Supreme Court of the United States. He was the first African-American lawyer in the Department of Health, Education and Welfare, and he worked as an attorney-advisor with the U.S. Commission on Civil Rights. In 1967, he directed a project to increase employment opportunities for Black people in the textile industry in South Carolina known as TEAM - Textiles: Employment and Advancement for Minorities. Mr. Johnson conducted work for the NAACP and would provide pro bono work for the public good.
- (4) Mr. Johnson also worked as a public school teacher in Dorchester County and Marlboro County and taught college level courses at Francis Marion University and the University of South Carolina.

- (5) In 1977, he became the first African-American since reconstruction to hold a seat on the Florence City Council. Mr. Johnson served District 1 from 1977 to 1981.
- (6) In 1987 he became the first African-American representative in the House of Delegates of the South Carolina Bar representing the 12<sup>th</sup> Judicial Circuit of South Carolina.
- (7) Mr. Johnson was married to Navonia Allen Johnson and had two daughters and two sons. He was a member of Savannah Grove Baptist Church where he served as church attorney, historian, trustee, choir director, and Sunday school teacher.
- (8) City staff recommends that Northwest Park be named “The Mordecai C. Johnson Sr. Park” in his honor in recognition of his accomplishments and contributions to both the City of Florence and the Civil Rights movement.

#### **V. OPTIONS:**

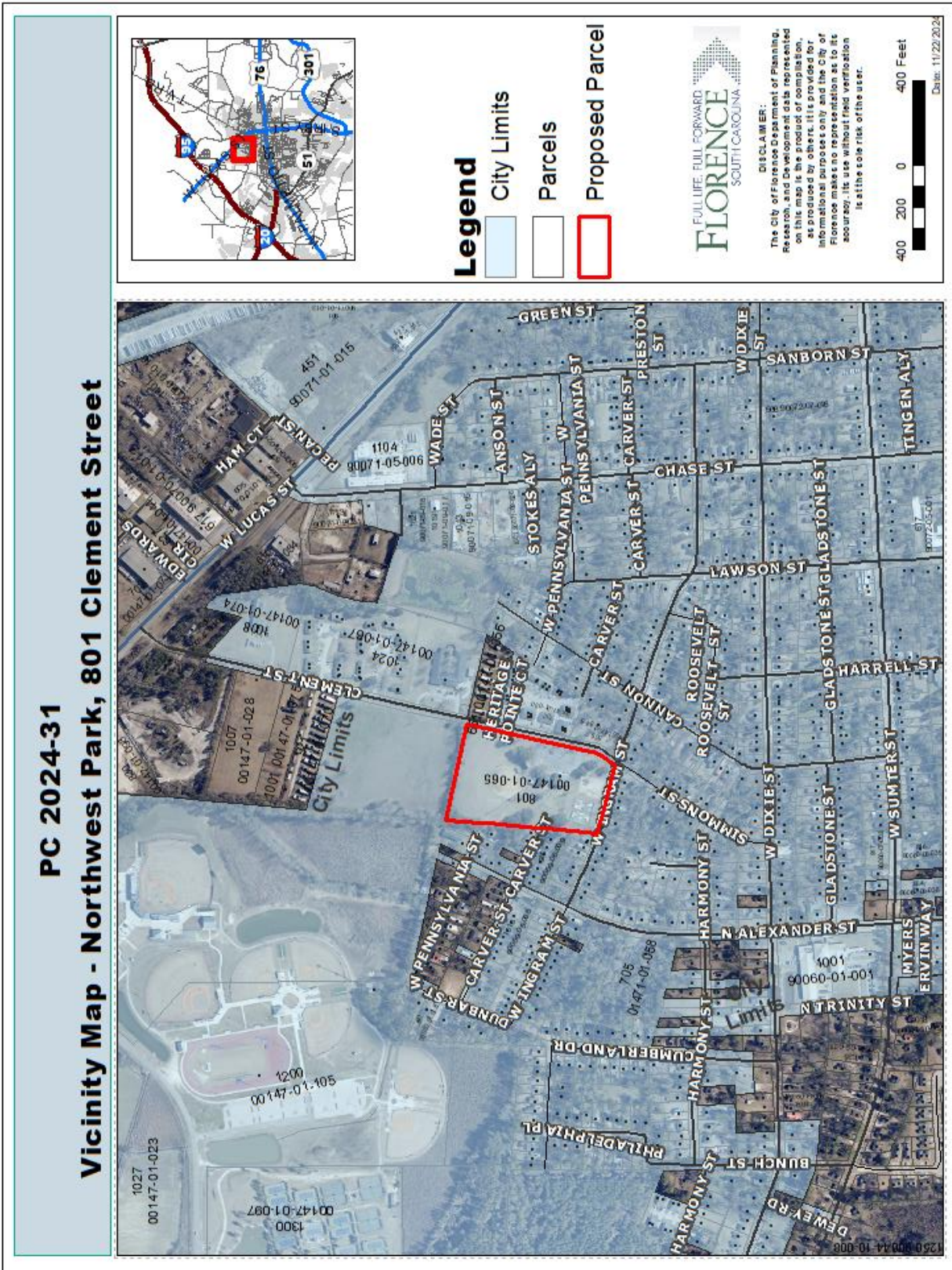
Planning Commission may:

- (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.
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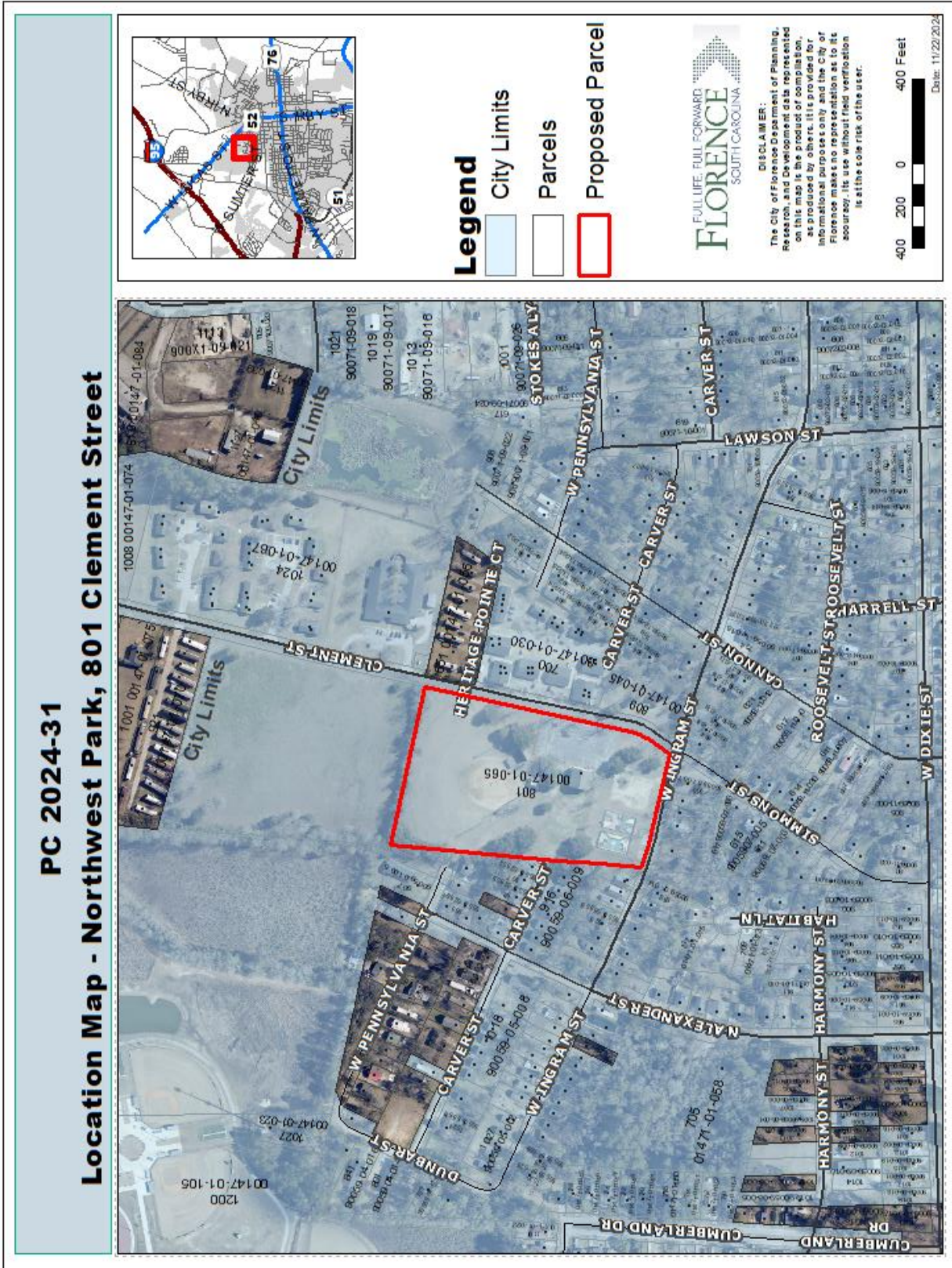
#### **VI. ATTACHMENTS:**

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

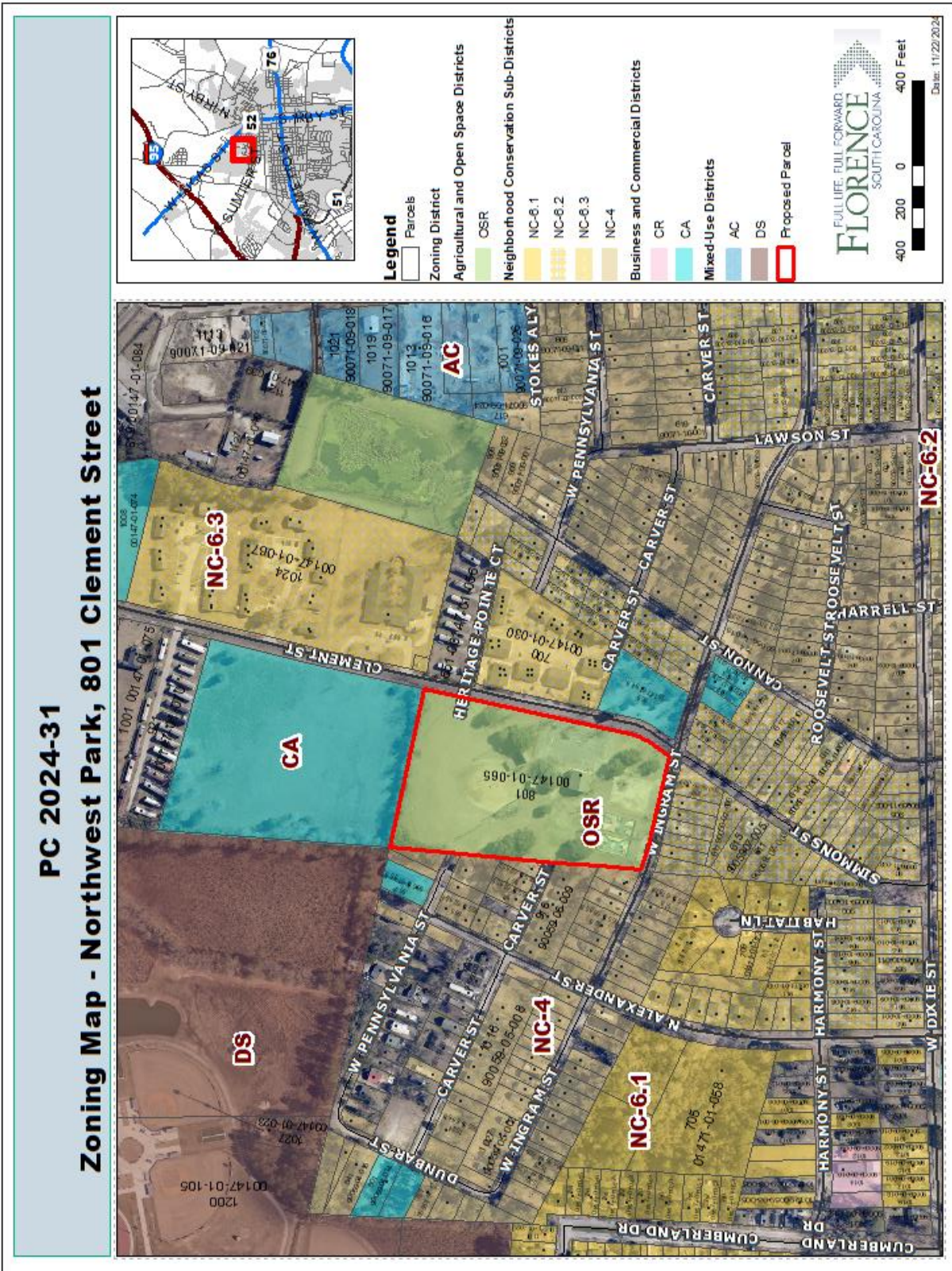
















**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
DECEMBER 10, 2024**

**AGENDA ITEM:      PC-2024-32      Request to approve the renaming of a public park located on West Jebaily Circle, identified as Florence County Tax Map Number 90041-07-002.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>City of Florence</b>	<b>90041-07-002</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:**                      Open Space and Recreation (OSR)  
**Current Name:**                        South Park  
**Proposed Name:**                      Jebaily Park

**IV. POINTS TO CONSIDER:**

- (1) Currently known as South Park, this is a 3.9 acre public green space located in the Tarleton Estates neighborhood with access from Jebaily Circle on the north and Westmoreland Avenue on the south.
- (2) John A. Jebaily (1914-2007) was born in Brooklyn, NY and was the youngest of 14 siblings. His family, originally from Aleppo, Syria, had migrated to the US in the early 1900s, and John was the only sibling born in the US. He studied at the New York School of Fashion and Design and later worked for Wentworth Manufacturing Company, a manufacturer of women’s clothing.
- (3) Sylvia Lutfy Jebaily (1918-2015) was born in New York, NY to a family whose ancestry was from Zahle, Lebanon. She was the oldest of four siblings. John and Sylvia were married in 1940, settled in Brooklyn, and became parents to five sons: Ron, Jerry, Joe, John, and George.
- (4) In 1961, John was initially temporarily transferred by Wentworth Manufacturing Company to work in the pattern department of their Lake City, SC plant. Thereafter, in 1963, John was asked to permanently transfer, and the family relocated to Florence, where John and Sylvia and the entire Jebaily family became established members of the Florence community. Both attended St. Anthony Catholic Church and were dedicated volunteers at the Florence Little Theater. For over 37 years,



the couple put their talents to work designing and making costumes for countless productions at the Theater. They received the Florence Little Theater Outstanding Service Award, and the costume room at the Theater is named in their honor. Both also served in numerous church, civic, and arts organizations throughout the Florence community.

- (5) In the early 1970s, a high-density development was proposed for the existing site of South Park. John and Sylvia, who resided with their family in one of the adjacent homes, led a grassroots neighborhood fundraising effort to purchase the property, which included a substantial financial contribution from them. Once the purchase price fundraising was in hand, the City of Florence agreed to then acquire the property and create the park that is there today. This is a great example of a successful community-based effort and was a proud moment for the Jebaily family.
- (6) Since John and Sylvia's passing, the home has been demolished and the land (approximately ½ acre) has been donated to the City and is incorporated into the park.
- (7) City staff recommends that South Park be named "Jebaily Park" in their honor in recognition of John and Sylvia Jebaily and their accomplishments and contributions to the City of Florence.

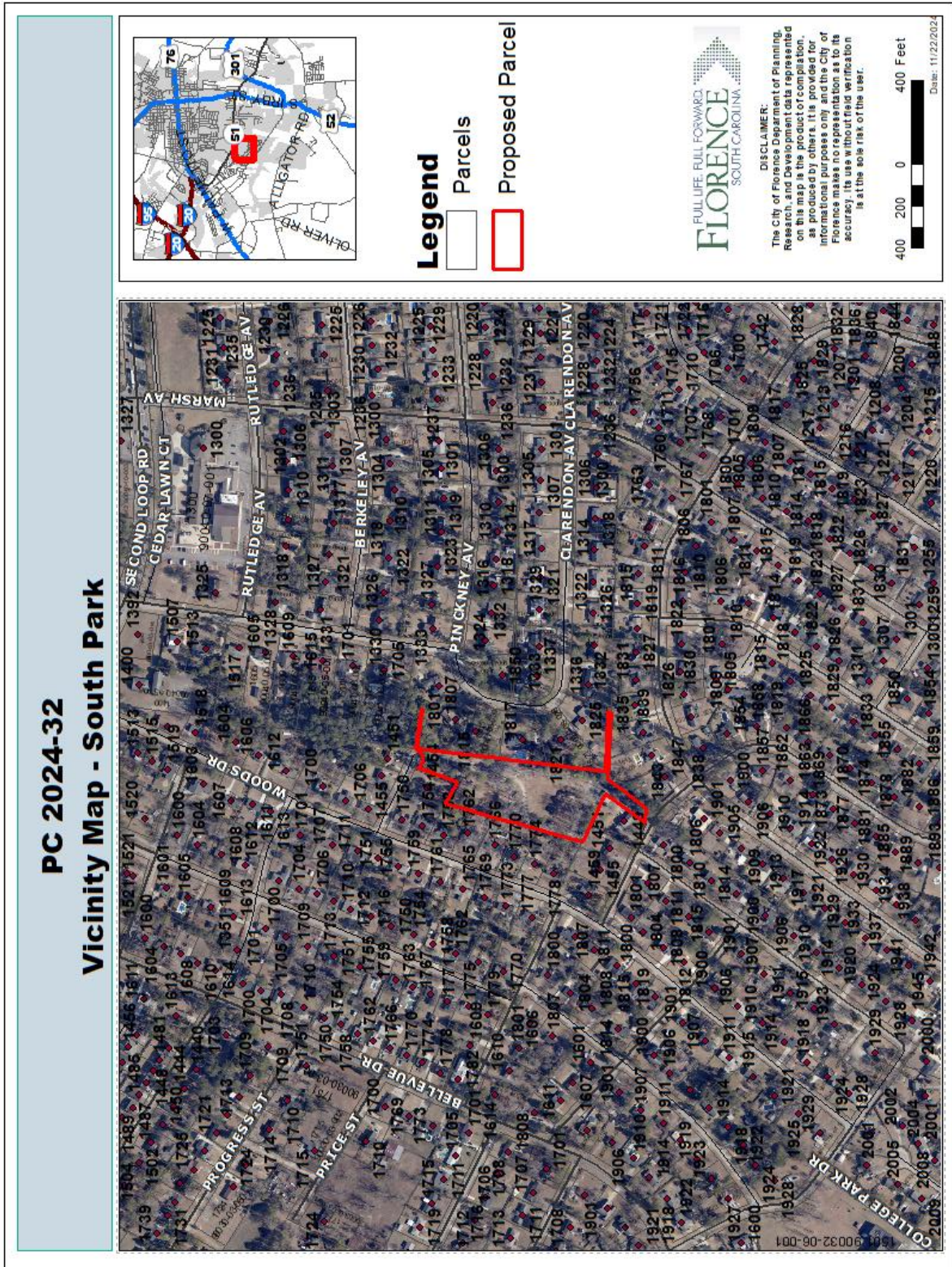
#### **V. OPTIONS:**

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:**

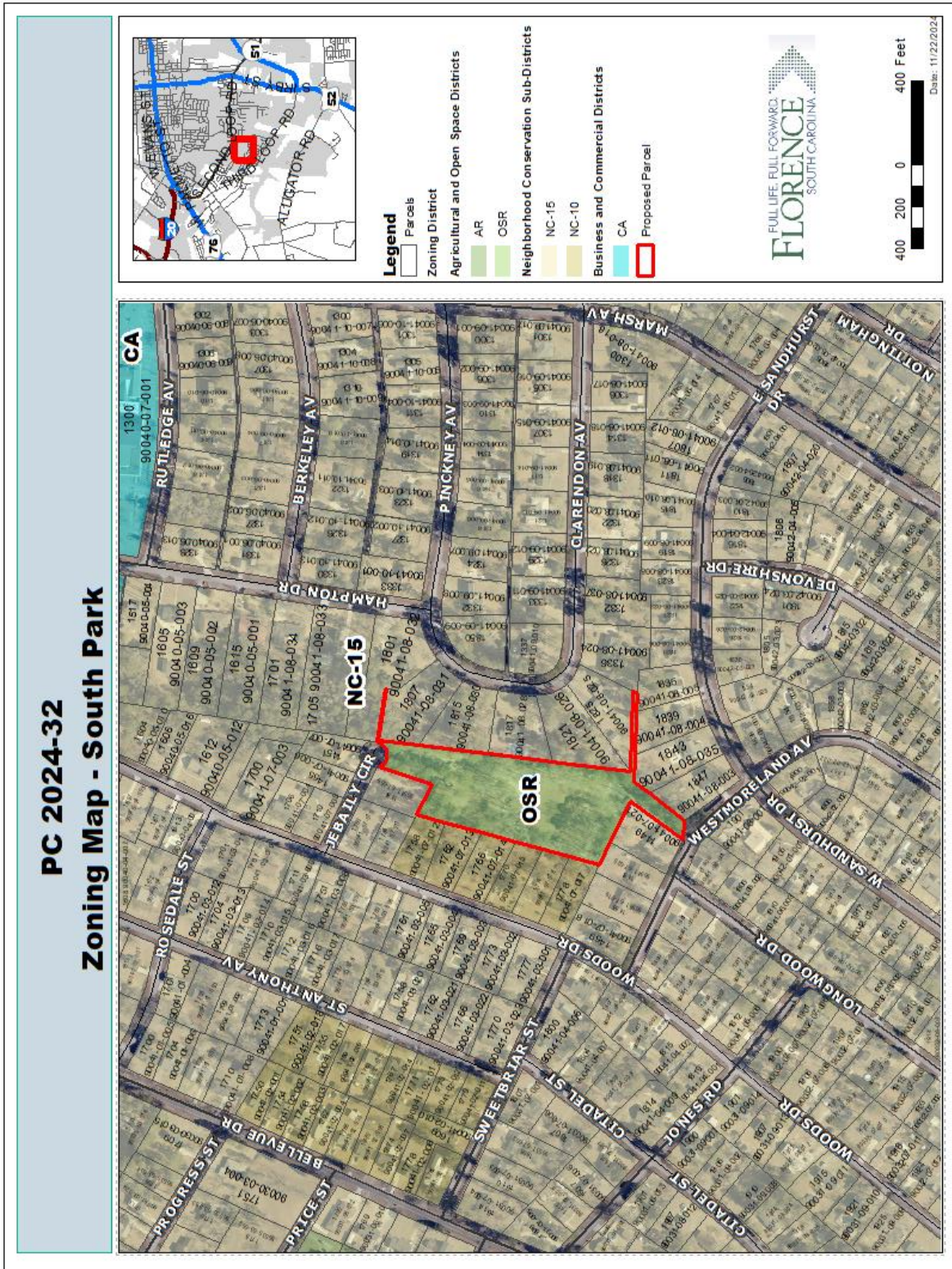
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map



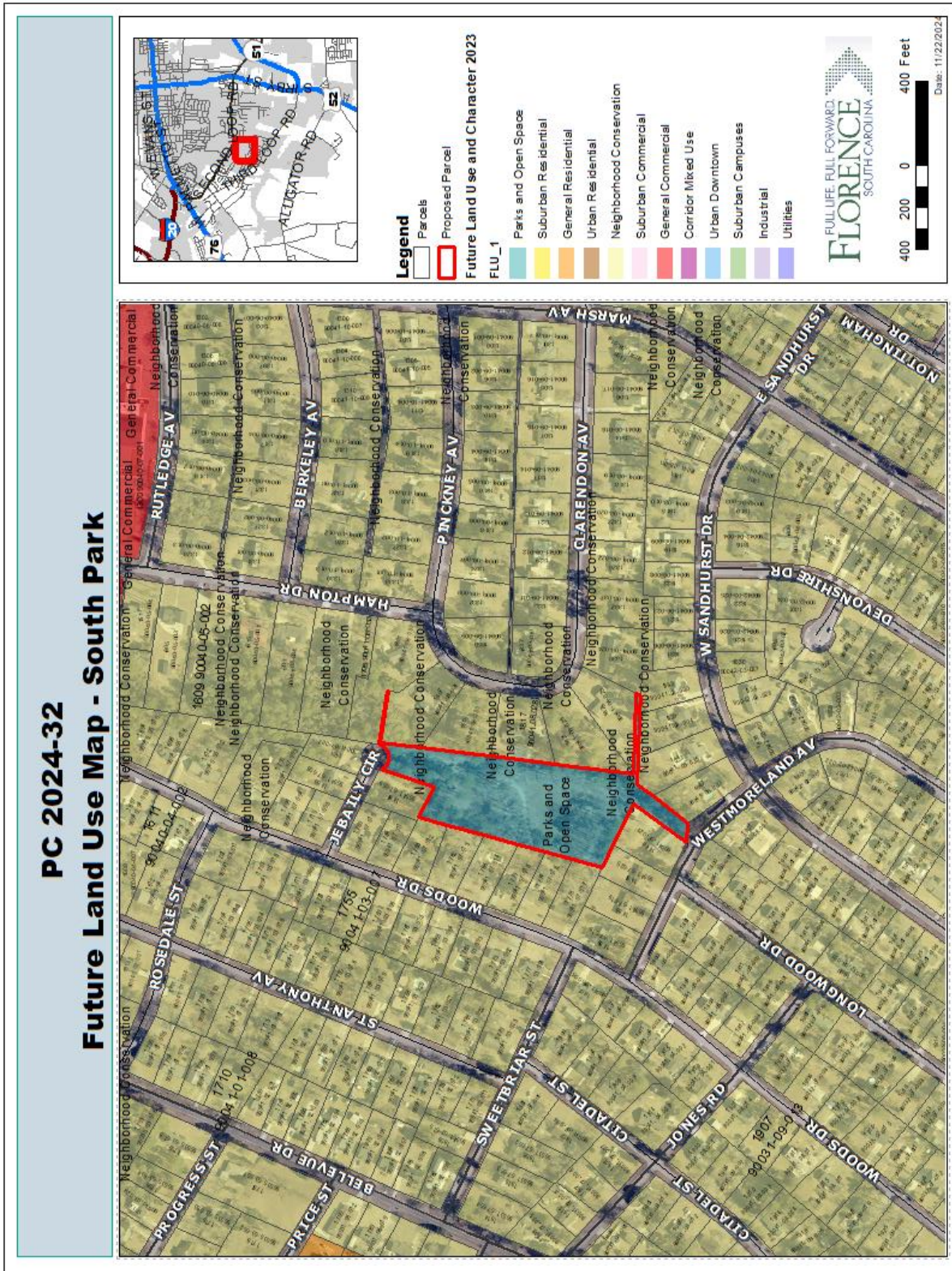














**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
DECEMBER 10, 2024**

**AGENDA ITEM:      PC-2024-33      Request to approve the renaming of the soccer complex located on 1000 Soccer Way, identified as Florence County Tax Map Number 00075-01-224.**

**I.      IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>City of Florence</b>	<b>00075-01-224</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:**

<b>Current Zoning:</b>	Open Space and Recreation (OSR)
<b>Current Name:</b>	Soccer Complex
<b>Proposed Name:</b>	The Edward L. Young Soccer Complex

**IV.    POINTS TO CONSIDER:**

- (1) Currently known as the City of Florence Soccer Complex, the 68 acre facility contains 10 soccer fields and supporting structures located on land once owned by the family of Edward L. Young.
- (2) Edward Lunn Young (1920-2017) was born in Florence in 1920 in the family’s farmhouse, which until very recently was adjacent to the current Soccer Complex. He attended Florence High School and graduated from Clemson College, where he majored in dairying.
- (3) After graduation, Mr. Young served in WWII as a P-38 fighter pilot in the Army Air Corps. For his valor in the South Pacific, he was awarded the Distinguished Flying Cross and the Air Medal with nine Oak Leaf Clusters.
- (4) After the war, Mr. Young returned to the family farm to become a successful dairy and row-crop farmer, earning many awards in agriculture, and contributing to the expansion of dairy farming in South Carolina.

- (5) In 1945, Mr. Young married Harriet “Hatsy” Yeargin Young, and they had four daughters. The Youngs were members of Ebenezer Baptist Church where they taught Sunday School for over 50 years.
- (6) He served in the South Carolina State Legislature from 1957 to 1960, and then as his district’s first Republican in the US Congress in 1973.
- (7) Mr. Young was active throughout his life in civic and church capacities, including donating land for the Florence Civic Center and Veterans Military Park. He was the host of the Southeast Almanac television show in the 1960s and was a regular on the live Sunday morning radio program, Radio Sunday School.
- (8) City staff recommends that the Florence Soccer Complex be renamed the “Edward L. Young Soccer Complex” in his honor in recognition of his accomplishments and contributions to the City of Florence, the State of South Carolina, and the country.

## **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.

## **VII. ATTACHMENTS:**

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



