



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, NOVEMBER 12, 2024 – 6:00 P.M.  
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of Minutes** Regular meeting on October 8, 2024
- V. Matter 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.
- VI. Public Hearing and 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.
- VII. Public Hearing and 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.
- VIII. Public Hearing and Matter in Position for Action**

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.
- IX. Adjournment** Next regular meeting is scheduled for December 10, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION  
OCTOBER 8, 2024 MINUTES**

**MEMBERS PRESENT:** Charlie Abbott, Shelanda Deas, Betty Gregg, Jerry Keith, Jr., Mark Lawhon, and Xavier Sams

**MEMBERS ABSENT:** Drew Chaplin, Charles Howard, and Bryant Moses

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

**CALL TO ORDER:** called the meeting to order at 6:06 p.m.

**INVOCATION & PLEDGE:** In the absence of Chairman Drew Chaplin, Mark Lawhon served as chairman. Chairman Lawhon asked Mr. Keith to provide the invocation. He then led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Chairman Lawhon asked Commissioners if any changes needed to be made to the September 10, 2024 meeting minutes. There being no changes or discussion, Mr. Keith moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (5-0).

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

**PC-2024-24 Request to zone NC-15, pending annexation, the property located at 2499 West Edgefield Road, identified as Florence County Tax Map Number 01221-01-140.**

Chairman Lawhon read the introduction to PC-2024-24, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no one present to speak concerning this case, Chairman Lawhon opened and closed the public hearing and called for discussion and a motion. Mr. Keith moved to approve the request, Ms. Gregg seconded, and the motion passed unanimously (5-0).

**\*Shelanda Deas arrived\***

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

Chairman Lawhon read the introduction to PC-2024-25, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that nothing besides the number of lots/units had changed from the plan approved in June, 2024.

Mr. Keith clarified that it was going from five to six units.

Even though sketch plan cases are not public hearings, Chairman Lawhon opened the floor for discussion.

Chris Cawthon, the applicant, spoke on behalf of the request. He said that his goal was to build beautiful homes in downtown Florence to encourage young people to come back to Florence and live downtown, to be able to bike to work. He reminded them that they'd approved five units last time. He said that when he

realized the standards would permit a sixth unit, he decided to add one. He said that there is plenty of parking available, either through the parking garages or neighboring commercial lots. The Emerson does not have any designated parking for their 83 units. He wants to upgrade the property and provide a vibrant area for people to live.

Teddy Dowling, the builder working with Mr. Cawthon, talked about the benefits of density. He pointed out that there is currently too much parking along Cheves Street.

Chairman Lawhon asked for anyone who wanted to speak against the project.

Dr. Larry Heiden of 187 Warley Street spoke. He said he's been there for 60 years. He is against the addition of the sixth unit. He said it would be confusing for his patients to have the condominiums right next to his property. He said he was against the house being demolished; he sold it to Mr. Cawthon because he thought he would restore the house. He said he received texts from his neighbors who were also against the project. He said he was unhappy with the way the building was oriented because it would block sunlight to his building and they've been fighting parking for 60 years. He's afraid people would park in his parking lot. He's totally against the additional unit. He said he has copies of the texts of the five people surrounding the lot.

Ms. Gregg asked if he was okay with the five units; he said he didn't know about that first request and he's against the whole thing. Mr. Keith asked who else had the same concerns. Mrs. Zlotnicki said she had gotten emails from Mr. Michael Smith and Mr. Hayden Harrington who both had parking concerns.

Chairman Lawhon asked for discussion from the Commissioners. Ms. Gregg asked Mr. Dowling about the parking. He said that there are a lot of parking lots along Cheves that are empty. He said they are trying to mimic the situation in Greenville, which doesn't have a lot of parking either. He said there's less foot traffic and people are working from home. He said that there will be more on street parking eventually. Ms. Gregg said it looked like the parking would be a problem for the extra unit. Mr. Dowling said that the City's goal was to have more people living downtown. The question is, do we want more people living downtown, or more parking downtown?

Mr. Keith said they'd have seven parking spaces for what are essentially six two bedroom units. Mr. Dowling said the potential buyers will need to take that into consideration. The average is 1.5 cars per unit.

Ms. Deas asked Mr. Dowling if he'd consider keeping the development at just the five units. He said he thinks six is more beneficial to the community. She asked about handicapped parking; he said he didn't think that was required.

Chairman Lawhon asked Mr. Dudley if it was the City's plan to make West Cheves Street a two lane road. He said that the City was still working with SCDOT to finalize the plans; but that is a goal. He said that there is on street parking for two hours during work hours and they want to change that when they do the corridor enhancements to accommodate more residential uses in the area. It would be changed where appropriate. The Central Business District zoning does not require off street parking. In many cities, residents are given parking permits and we may move to a system like that.

Chairman Lawhon quoted Chairman Chaplin that the Planning Commission is there to do the business of the people. He said that if something meets the regulations, it meets the regulations. It's the Commission's job to weigh the pros and cons.

Mr. Billy Poston asked for clarification on the location of the seven onsite parking spots; he was shown the location of two parallel parking spots on the site plan.

Mr. Keith said he was all for growth in downtown Florence and that Council will have to determine how to change laws in the City. He mentioned that the Emerson Apartments have a free parking garage right next to them.

Ms. Sams asked if the parking garage was done before the Emerson Apartments were built; Chairman Lawhon said both were built at the same time.

Chairman Lawhon said that the Commission is there to listen to both sides and then look at the sketch plan. He said that if something meets the regulations, they need to have good reasons why they aren't going to approve it. Each commissioner needs to think about that.

Chairman Lawhon called for a motion. Ms. Sams moved to approve the request to add the sixth unit; Ms. Deas seconded. Ms. Sams, Ms. Deas, and Mr. Abbott voted in favor of the motion; Mr. Keith, Chairman Lawhon, and Ms. Gregg voted to deny the request for the sixth unit. Because it was a tie (3-3), the motion to approve the sixth unit failed and the request was denied. The originally approved five unit proposal is still active.

**ADJOURNMENT:** Mr. Keith moved to adjourn the meeting, Mr. Abbott seconded, and the motion passed unanimously (6-0). Chairman Lawhon adjourned the meeting at 6:34 p.m. The next regular meeting is scheduled for November 12, 2024.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 12, 2024**

**AGENDA ITEM:      PC-2024-25      Request for amended 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:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Chris Cawthon</b>	<b>90074-03-012</b>

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

This issue is before the Planning Commission for approval. It was approved by the Planning Commission for five townhouse units on June 11, 2024. A request to approve a six-unit townhome subdivision was proposed to the Planning Commission on October 8, 2024. The Planning Commission voted 3-3 on a motion to approve this subdivision. Due to the lack of majority decision, the proposal was not approved, and another motion was not brought forward by the Commission. The applicant has resubmitted a proposed subdivision for a six-unit townhome project with additional information regarding parking requirements and availability.

**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 has gotten permission from the Design Review Board and the Historical Commission to demolish the house and replace it with townhome units. Townhouses are permitted by right in the CBD. The applicants are seeking to add a sixth unit to the end of the building which will line up with the street side property line.

**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 six townhouse units.
- (2) The proposed six-unit residential building will be oriented to front West Cheves Street rather than Warley Street. Sanitation services are to be provided via rollcarts which will be stored in a fenced area to the rear 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) Subdivision 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) 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.
- (7) On June 12, 2024, the Design Review Board approved the five unit proposal including lot area and rear setback variances from the strict standards of the *Unified Development Ordinance* for townhouses.
- (8) The Design Review Board will review the amended design of the new construction on November 13, 2024.
- (9) In the Central Business District, buildings may be built along the property lines as long as they do not impact the general functionality of the public sidewalk. The sixth unit will be about 5 inches from the street side property line. There is also no minimum landscape surface ratio.
- (10) According to Section 4-9.3.1 B under Parking Design for Residential Uses, parking spaces for townhomes shall meet the requirements of Section 4-9.3.2, Parking Design for Nonresidential Uses. Point O addresses Central Business District parking and states that within the Central Business District, off street parking is not required.
- (11) The City periodically conducts downtown parking studies to quantify short and long term parking needs. As the Central Business District develops, the City will work to ensure that adequate public parking is designated or constructed to meet the demand and convenience for CBD residents and visitors. Within the immediate vicinity of the project there are approximately 18 parking spaces on the 100 block of Warley Street and 14 spaces on the 200 block of Warley Street. The proposed Cheves Street streetscape project funded by the Capital Penny Sales Tax will develop 18 on-street parking spaces directly adjacent to the proposed townhome project along with 13 additional on-street parking spaces in the block on Cheves Street immediately east of the project. This will provide approximately 63 on-street parking spaces within the adjacent blocks of the project. Additionally, 315 parking spaces are available at the North McQueen Street parking garage and 75 parking spaces are available at the City Center parking lot on West Cheves Street, both located one to two blocks from the proposed development.
- (12) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan review process. 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:**

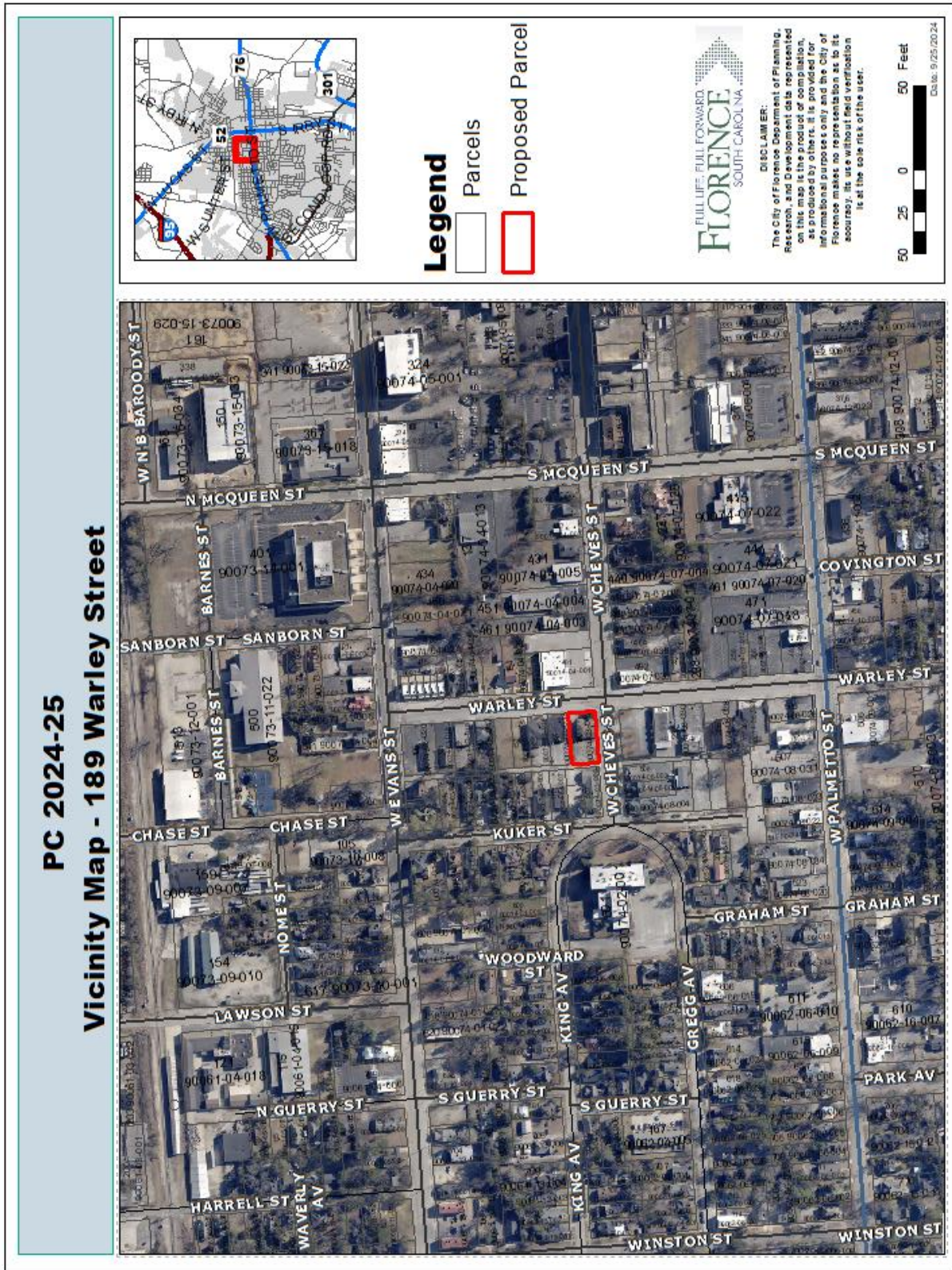
Planning Commission may:

- (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) Updated Proposed Sketch Plan
- F) Townhouse Photos

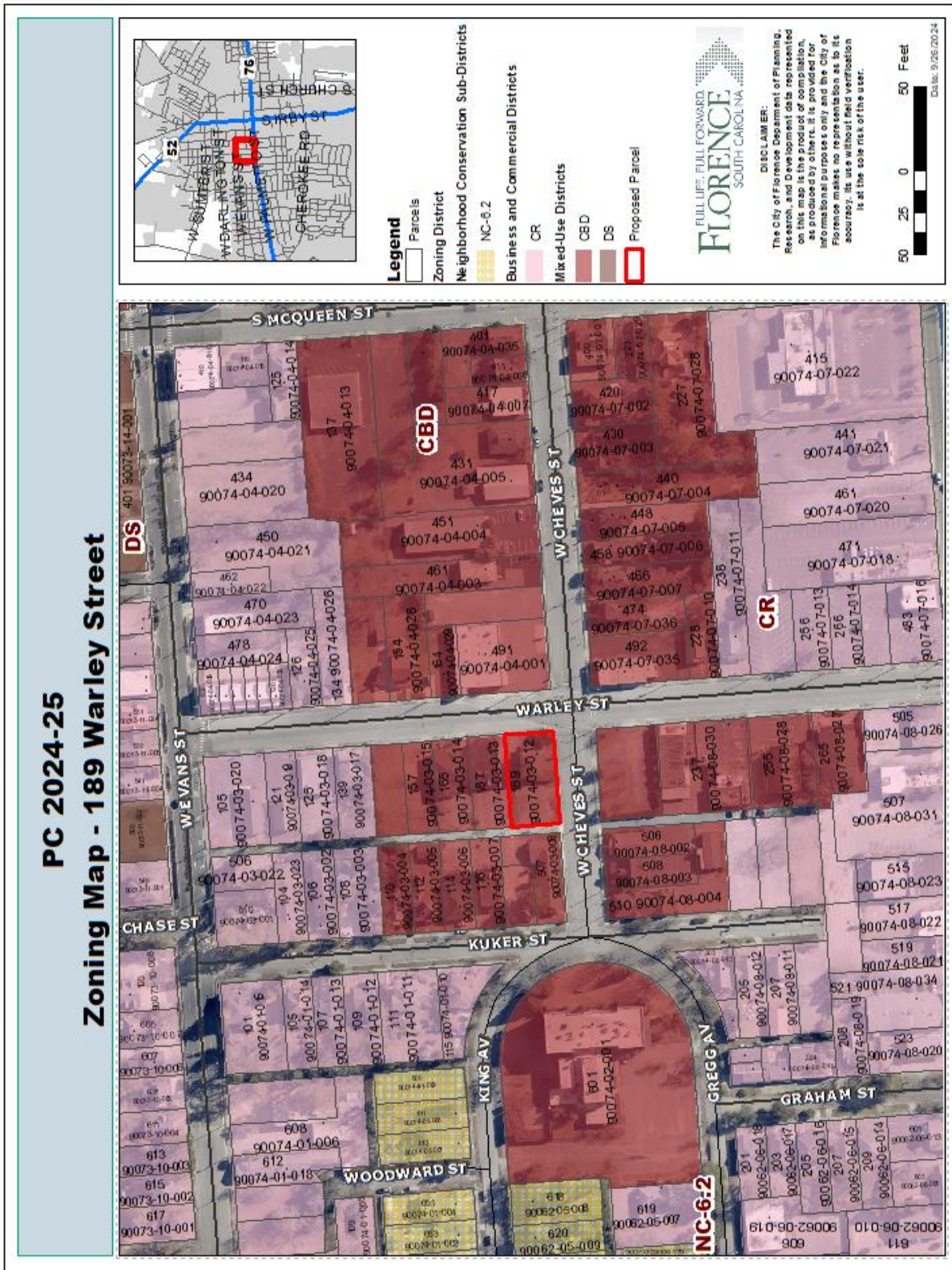
Attachment A: Vicinity Map





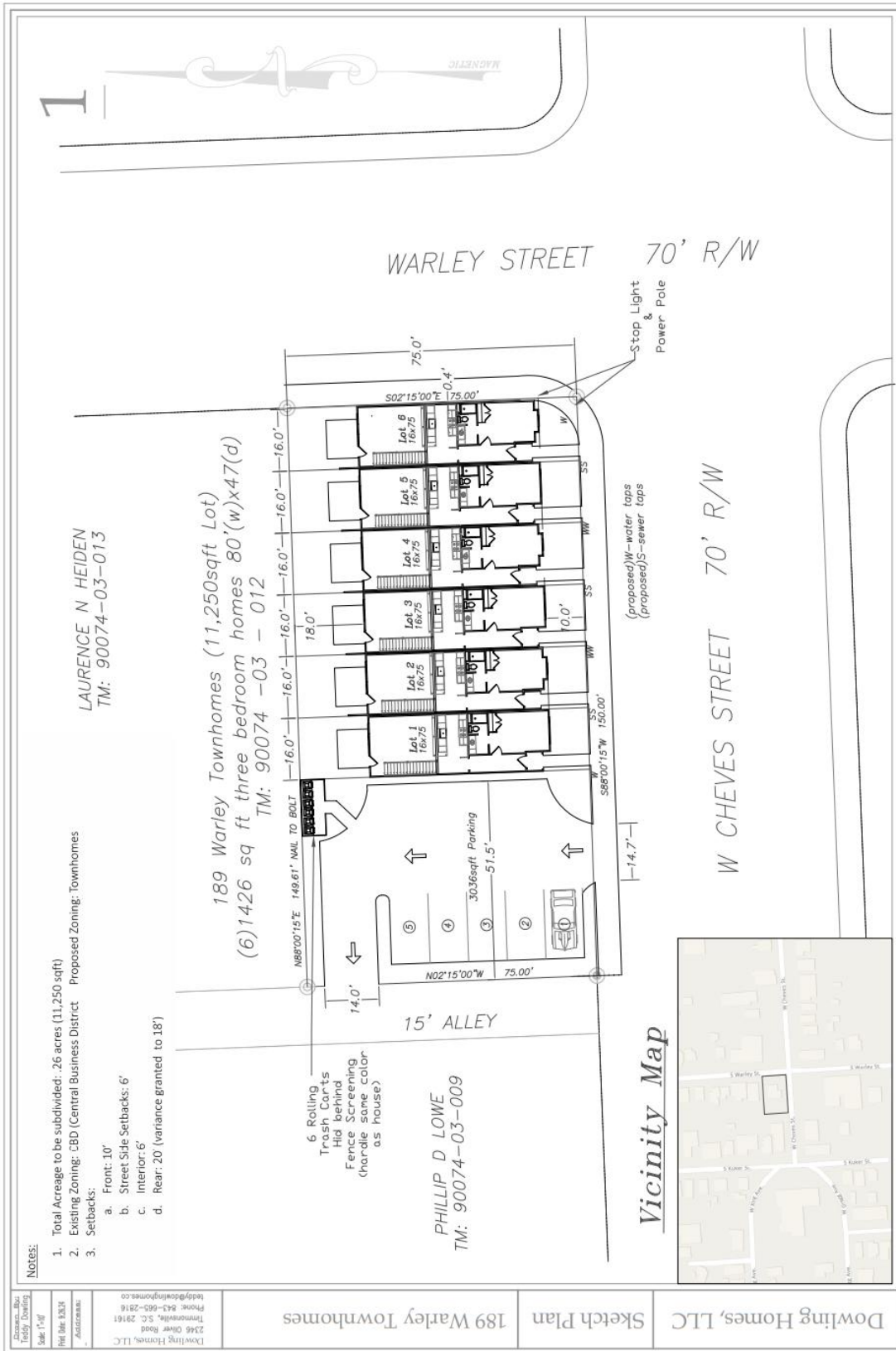


Attachment C: Zoning Map





Attachment E: Sketch Plan



Attachment F: Townhouse Elevation and Photograph



Front Elevations for Six Units at 189 Warley Street



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 12, 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 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:** 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.
- (4) Adjacent land uses are characterized by light industrial and commercial functions.
- (5) If approved for Light Industrial zoning, buffering would be required between dissimilar land uses.

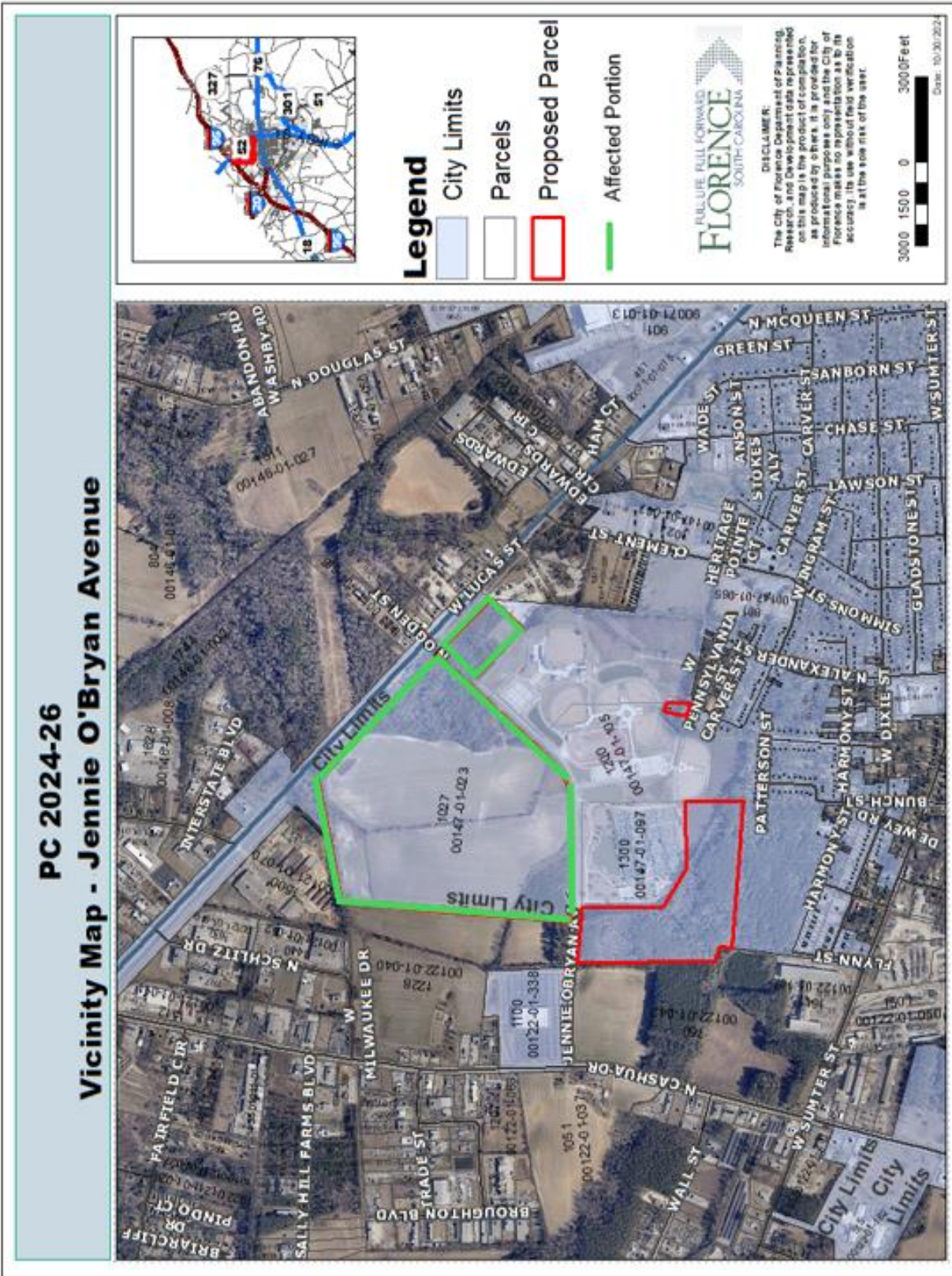
**V. OPTIONS:**

Planning Commission may:

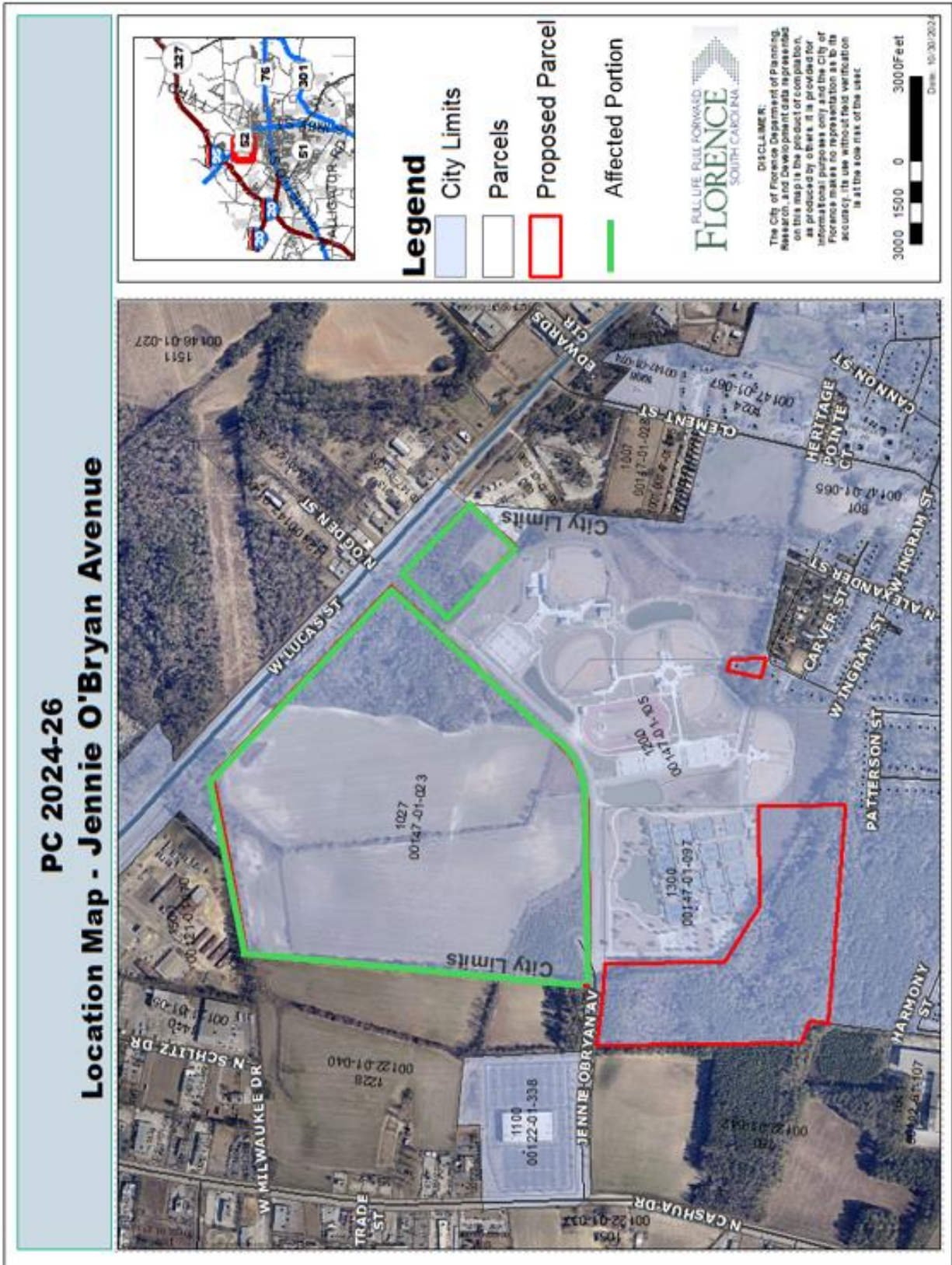
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

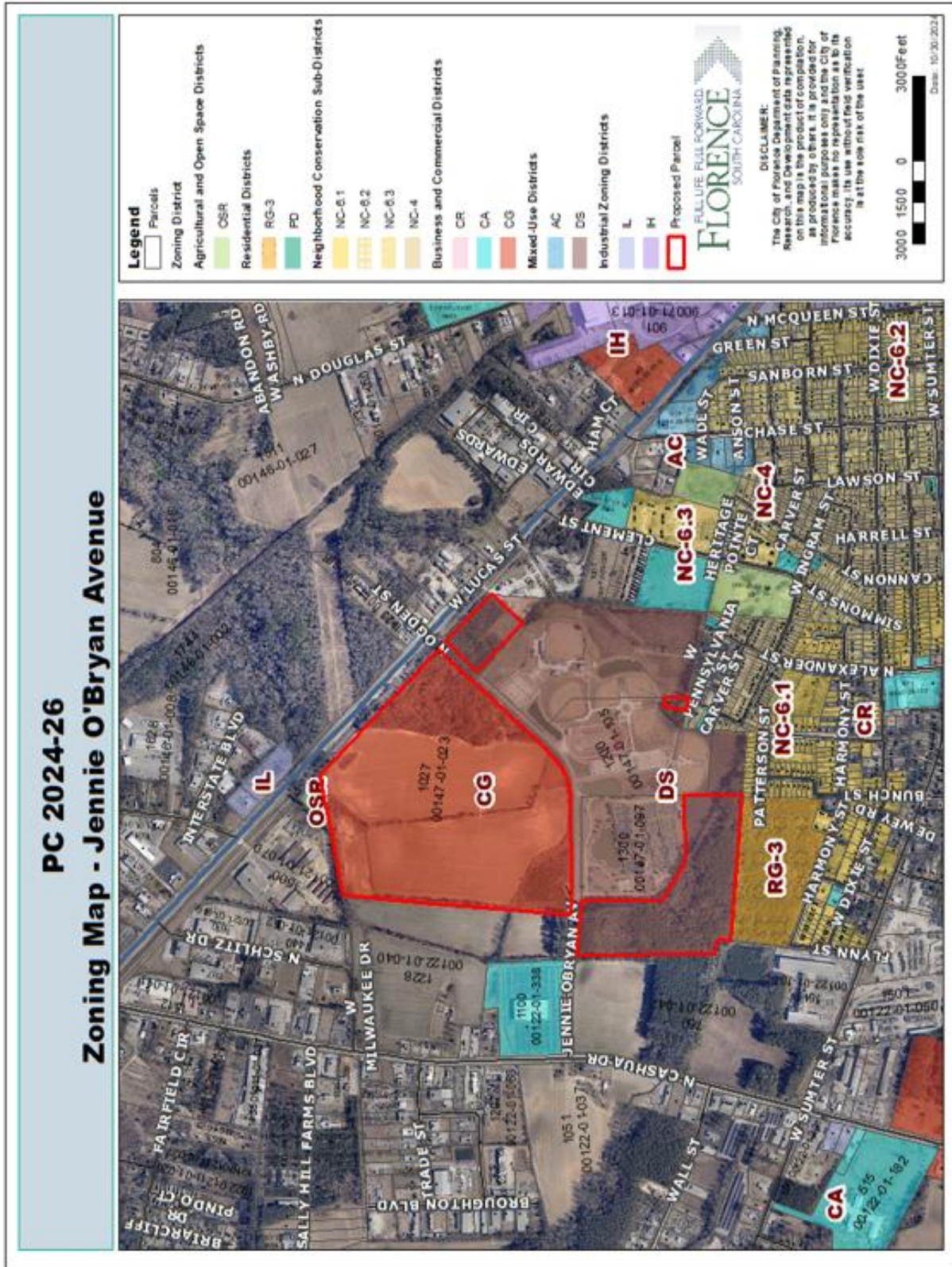
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map







Attachment C: Current Zoning Map





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 12, 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:**

Property Owner	Tax Map Number
Philip Andrews	00122-01-040

**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:**            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) Adjacent land uses are characterized by light industrial and commercial functions.
- (5) If approved for Light Industrial zoning, buffering would be required between dissimilar land uses.

**V. OPTIONS:**

Planning Commission may:

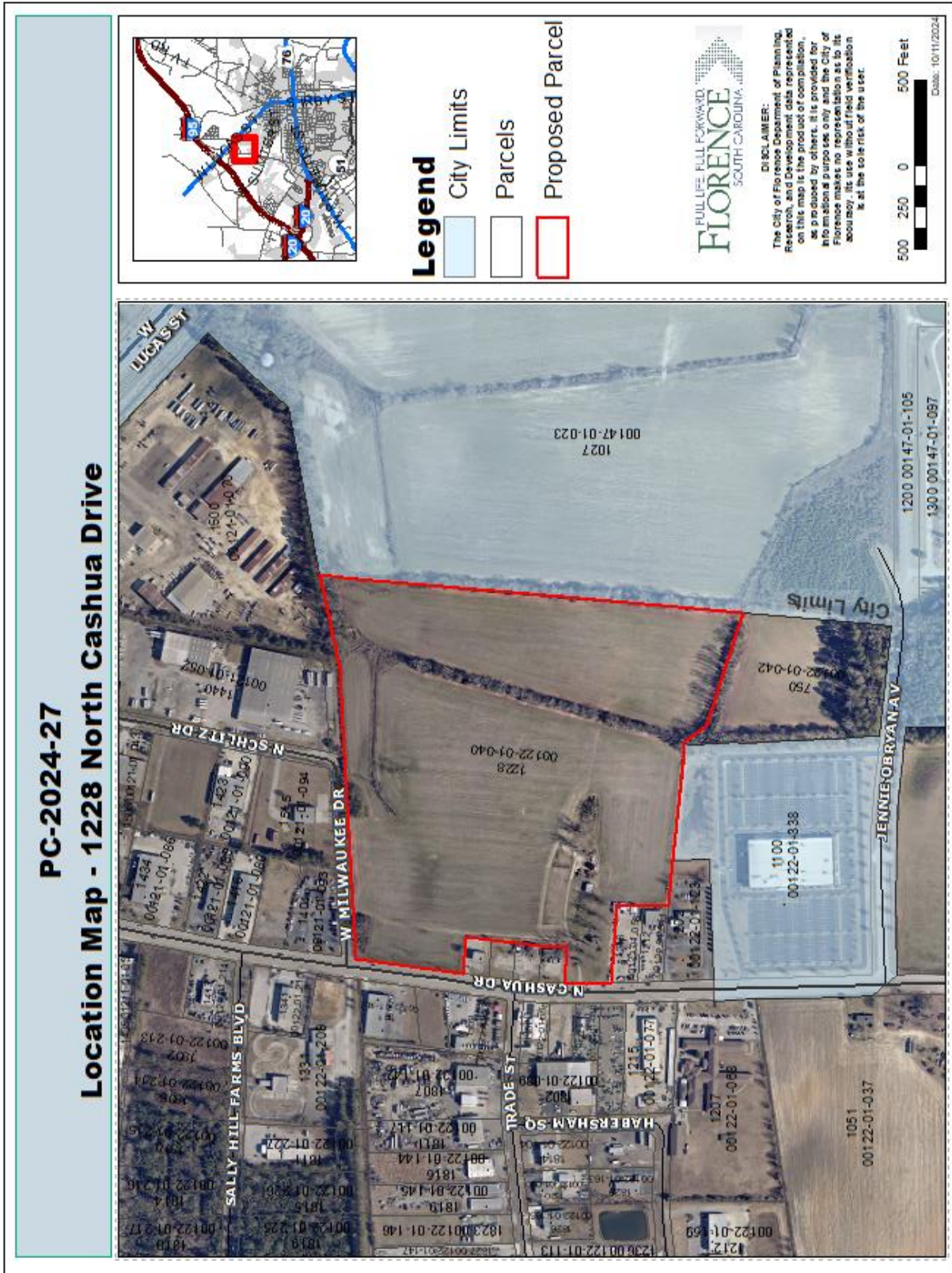
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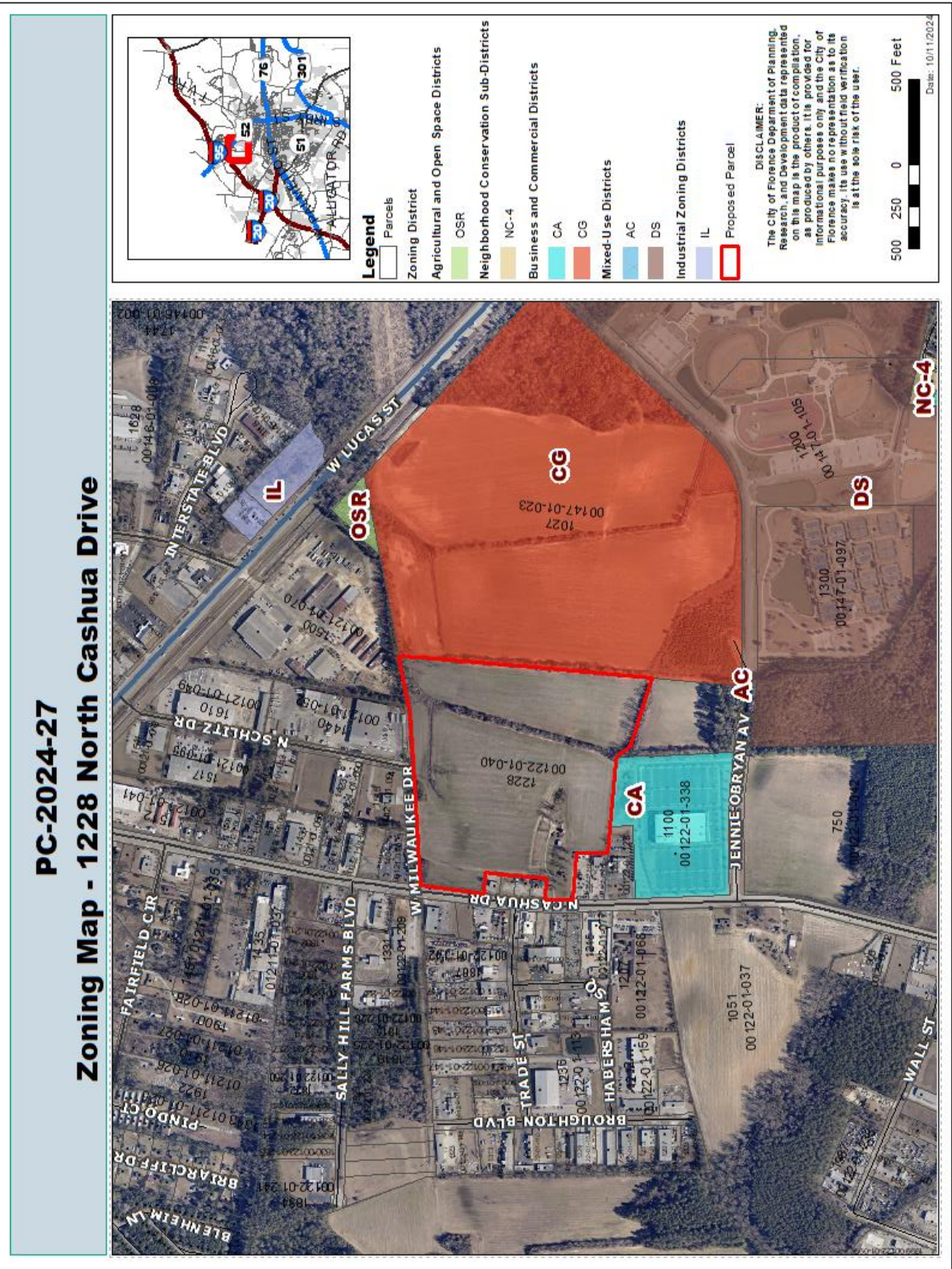
**VI. ATTACHMENTS:**

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

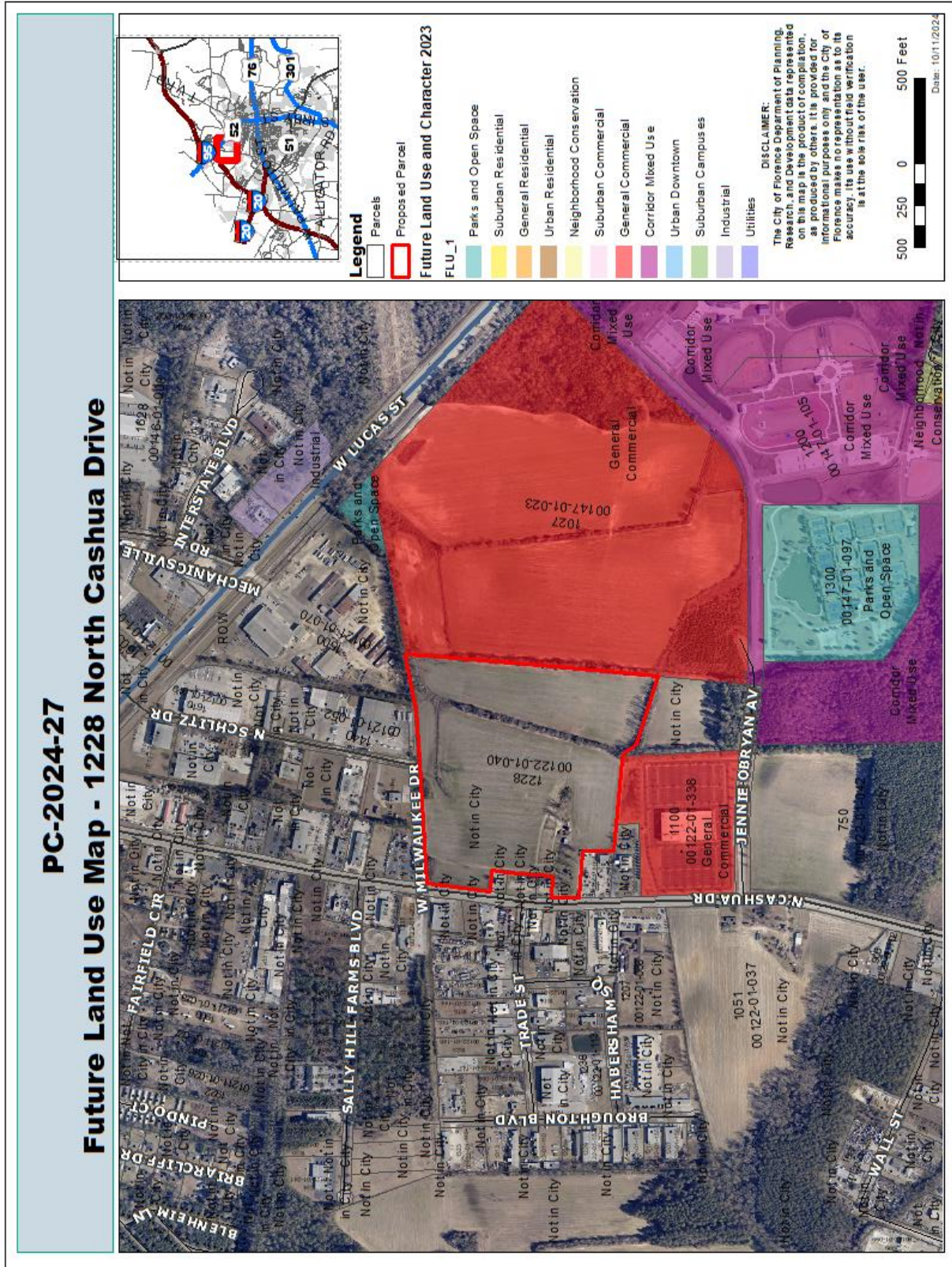
Attachment A: Vicinity Map











**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**

**STAFF REPORT TO THE**

**CITY OF FLORENCE PLANNING COMMISSION**

**NOVEMBER 12, 2024**

**AGENDA ITEM: 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.**

**I. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	R-3 – single family, small lots; and RU-2 - resource (County)
<b>Proposed Zoning:</b>	General Residential-3 (RG-3)
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Single-Family Subdivision

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

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

**III. POINTS TO CONSIDER:**

- (1) The property is currently in the County and is zoned R-3, which is a residential district allowing single family homes on small lots. The rear of the parcel is zoned RU-2, which is a resource designation.
- (2) The proposed zoning, pending annexation, is General Residential-3 District (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in RG-3 zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) The developer is proposing a 333 lot subdivision, to be developed in two phases, with an average lot size of 7,000 square feet.
- (5) City water is available through an 8” water main on Alligator Road. The developer will need to provide a sewer connection.
- (6) City staff recommends the parcel be zoned RG-3 as requested, contingent upon annexation into the City of Florence. The recommendation is based on the proposed use for a single family subdivision.

**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) Zoning Map
- D) Future Land Use Map

