



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, FEBRUARY 11, 2025 – 6:00 P.M.  
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
- III. Approval of Minutes** Regular meeting on January 14, 2024
- IV. Matter in Position for Action**

PC-2025-02 Request for sketch plan review of the Hunter’s Ridge subdivision located at 2501 Alligator Road, identified as Florence County Tax Map Number 00125-01-004.
- V. Matter in Position for Action**

PC-2025-08 Request for approval of the extension of right of way to connect two subdivisions, identified as Florence County Tax Map Number 00098-01-393.
- VI. Matter in Position for Action**

PC-2025-09 Request for approval of the extension of right of way to connect East Montclair Way to Freedom Boulevard, identified as a portion of Florence County Tax Map Number 00150-01-089.
- VII. Matter in Position for Action**

PC-2025-11 Request for sketch plan review of Magnolia Farms subdivision Phases 10-13.
- VIII. Public Hearing and Matter in Position for Action**

PC-2025-10 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3, specifically identified as Florence County Tax Map Number 00150-01-140.
- IX. Adjournment** Next regular meeting is scheduled for March 11, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION**

**JANUARY 14, 2025 MINUTES**

**MEMBERS PRESENT:** Charlie Abbott, Shelanda Deas, Betty Gregg, Charles Howard, Mark Lawhon, Bryant Moses, and Xavier Sams

**MEMBERS ABSENT:** Drew Chaplin and Jerry Keith, Jr.

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

**CALL TO ORDER:** In the absence of Chairman Drew Chaplin, acting Chairman Charles Howard called the meeting to order at 6:00 p.m.

**INVOCATION & PLEDGE:** Chairman Howard asked Mr. Moses to provide the invocation. He then led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Chairman Howard asked Commissioners if any changes needed to be made to the December 10, 2024 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (7-0).

**PUBLIC HEARINGS AND MATTERS 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.**

Mr. Dudley explained that City Council had moved ahead and voted to approve a resolution to rename Northwest Park to Mordecai C. Johnson Park at their meeting on January 13, 2025, and therefore no action other than its removal from the agenda was required by Planning Commission. He explained that since it was a policy and not an ordinance, they had the authority to proceed without the Commission's input.

Chairman Howard asked for a motion to thus remove PC-2024-31 from the agenda. Mr. Abbott moved to remove this item from the agenda; Dr. Lawhon seconded the motion, and it passed unanimously (7-0).

**PC-2025-01 Request for sketch plan review of the Retreat at Oakdale subdivision located on Meadors Road, identified as Florence County Tax Map Number 00052-01-049.**

Chairman Howard read the introduction to PC-2025-01, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Mr. Moses asked if fire protection was provided for cluster style developments. Mr. Dudley explained that fire hydrants were required to be located within a certain distance and the fire marshal approves sketch plans including fire hydrant locations and confirms the ability to accommodate fire trucks. He said that the building code regarding distances between structures is followed as well.

There being no one else to speak either for or against the request, Chairman Howard called for discussion or a motion. Dr. Lawhon moved to approve the request as submitted; Mr. Moses seconded, and the motion passed unanimously (7-0).

**PC-2025-03 Request to zone NC-15, pending annexation, the lots located at 924, 928, and 932 Barclay Drive, identified as Florence County Tax Map Numbers 07212-01-043, 07212-01-037, and 07212-01-042.**

Chairman Howard read the introduction to PC-2025-03, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Dr. Lawhon asked how these lots were different from the other lots in Vintage Place. Mrs. Zlotnicki said she was not familiar with the County or Vintage Place lot standards. Dr. Lawhon commented that they looked smaller than existing lots. He clarified that they would still be part of Vintage Place subdivision. She said that she has received a number of emails from Vintage Place residents, and in 2016 they were approached about annexing and unanimously rejected the proposal. Mr. Dudley said there was an attempt to accomplish a 75% annexation in 2016 to bring the entirety of the subdivision into City limits, but the effort was unsuccessful in obtaining the 75% of property owners that is required to do so. He reminded them that it's Planning Commission's job to recommend zoning but that ultimately City Council determines the annexation. Staff will report to Council on the feasibility of serving these three parcels with City services. Dr. Lawhon asked what those issues might be; Mr. Dudley said that there are problems with the state of the roads in Vintage Place; it would be inefficient for sanitation trucks to go all the way to the back of the subdivision for three carts; it would further damage the roads; and the provision of public safety services such as fire and police would be inefficient as well.

There being no further questions of staff, Chairman Howard opened the public hearing.

There was no one to speak in favor of the request. Mr. Jeremy McKee, the president of the Vintage Place HOA, spoke against the annexation request. He clarified that those three lots are the original plot plans. He said it is the HOA's position that all homes remain in the County, that it is not logical to have a few lots in the City because it would cause confusion with all services.

Dr. Lawhon asked staff what the reason for annexation was. Mr. Dudley said he thought it was based on a desire for a reduction in water tap fees.

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

Mr. Moses moved to deny the request; Ms. Gregg seconded, and the motion to deny passed unanimously (7-0).

**PC-2025-04 Request to zone CG, pending annexation, the lot located at the intersection of Gilbert Drive and Freedom Boulevard, identified as Florence County Tax Map Number 00178-01-244.**

Chairman Howard read the introduction to PC-2025-04, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Ms. Sams asked what the intended use of the parcel was. Mrs. Zlotnicki said she didn't know but it is a logical zoning designation because of its proximity to existing commercial zoning.

There being no further questions of staff, Chairman Howard opened the public hearing.

Ms. Nina Green, who lives in Freedom Estates, spoke against the commercial zoning designation. She asked for it to be developed into something that could be part of the neighborhood such as a park. She explained that there is no HOA yet but the residents are also concerned about fencing; they are not permitted to fence in the area but there's a lot of negative foot traffic in the area.

Dr. Lawhon pointed out that the immediate four acre parcel is already zoned CG. Ms. Green said that no one was aware of the commercially zoned portion; they thought the request concerned the whole area to the intersection because they don't want it to be a commercial development.

Ms. Brittany Snee spoke as well and explained that no one knew about the existing commercial designation. She said that they are hoping that any future business won't detract from the neighborhood. Mrs. Zlotnicki explained that any commercial development would be required to be buffered and developed in accordance with the *Unified Development Ordinance* because of the immediate proximity to residential zoning and development.

There being no one else to speak either for or against the request, Chairman Howard closed the public hearing and called for discussion or a motion. Dr. Lawhon moved to approve the request; Mr. Moses seconded, and the motion passed unanimously (7-0).

**PC-2025-05 Request to zone RG-2, pending annexation, the lots located at 1001 Tunbridge Place and 3740 West Lake Drive, identified as Florence County Tax Map Numbers 00751-01-279 and 00751-01-282.**

Chairman Howard read the introduction to PC-2025-05, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She clarified that the request included the ability of the developer to apply setback and area averages for the existing development to these two parcels to build houses in keeping with the character of the built environment. She also said that she had not received any phone calls or emails against the proposal.

There being no questions of staff and no one to speak either for or against the request, Chairman Howard opened and closed the public hearing.

Chairman Howard called for a motion. Dr. Lawhon moved to approve the request as submitted; Ms. Deas seconded, and the motion passed unanimously (7-0).

**PC-2025-06 Review of the draft of the updated City of Florence *Downtown Design Standards* for recommendation to City Council.**

Chairman Howard read the introduction to PC-2025-06, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Dr. Lawhon asked how much power this gave staff to approve things. Mrs. Zlotnicki said that it gives clarity to what can be approved by staff and what requires review by the Design Review Board. Mr. Dudley said it defines major and minor projects and gives staff authority to approve compliant minor projects, while leaving the option to go through the public hearing process if warranted.

Mr. Moses said he felt that if the DRB approved it, he felt he could approve it.

There being no questions of staff and no one to speak either for or against the request, Chairman Howard opened and closed the public hearing.

Chairman Howard called for a motion. Mr. Moses moved to approve the request; Dr. Lawhon seconded, and the motion passed unanimously (7-0).

**PC-2025-07 Request to amend the Flood Hazard Districts to maintain compliance with current FEMA regulations and adopt the revised FEMA Flood Insurance Rate Maps.**

Chairman Howard read the introduction to PC-2025-07, then asked Mr. Dudley for the staff report as submitted to Planning Commission. He explained that periodically FEMA develops new flood plain maps and updates them with changes made by individual property owners. He went through the amendments as notated in the staff report.

Dr. Lawhon asked if anything changed from Second Loop to Third Loop Roads; Mr. Dudley said no. He did put in a request that they look at it in the future.

Ms. Gregg asked if this was stormwater flooding; Mr. Dudley said it was only for the regulated floodways of the creeks and swamps. It's not nuisance stormwater flooding.

There being no further questions of staff and no one to speak either for or against the request, Chairman Howard opened and closed the public hearing and called for a motion. Dr. Lawhon moved to approve the request; Ms. Gregg seconded, and the motion passed unanimously (7-0).

**ADJOURNMENT:** There being no other business, Chairman Howard called for a motion to adjourn. Mr. Moses moved to adjourn; Dr. Lawhon seconded, and the motion passed unanimously. Chairman Howard adjourned the meeting at 6:47 p.m. The next regular meeting is scheduled for February 11, 2025.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
FEBRUARY 11, 2025**

**AGENDA ITEM: PC-2025-02 Request for sketch plan review of the Hunter’s Ridge subdivision located at 2501 Alligator Road, identified as Florence County Tax Map Number 00125-01-004.**

**I. IDENTIFYING DATA:**

<b>Developer</b>	<b>Phase</b>	<b>Lots</b>	<b>Tax Map Number</b>	<b>Acreage</b>
Lowe 5, LLC	Hunter’s Ridge Phase I	179	00125-01-004	46.69
	Hunter’s Ridge Phase II	154		50.13

**II. GENERAL BACKGROUND DATA:**

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

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

**North:** Open Space/Recreation (OSR)  
**East:** R-3 Single-Family, Small Lots (Florence County Zoning)  
**South:** B-3, General & R-1 Single Family, Large Lots  
(Florence County Zoning)  
**West:** R-3 Single-Family, Small Lots (Florence County Zoning)

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

This issue is before the Planning Commission for approval. The proposed Sketch Plan is for Hunter’s Ridge Subdivision Phases I & II.

**V. POINTS TO CONSIDER:**

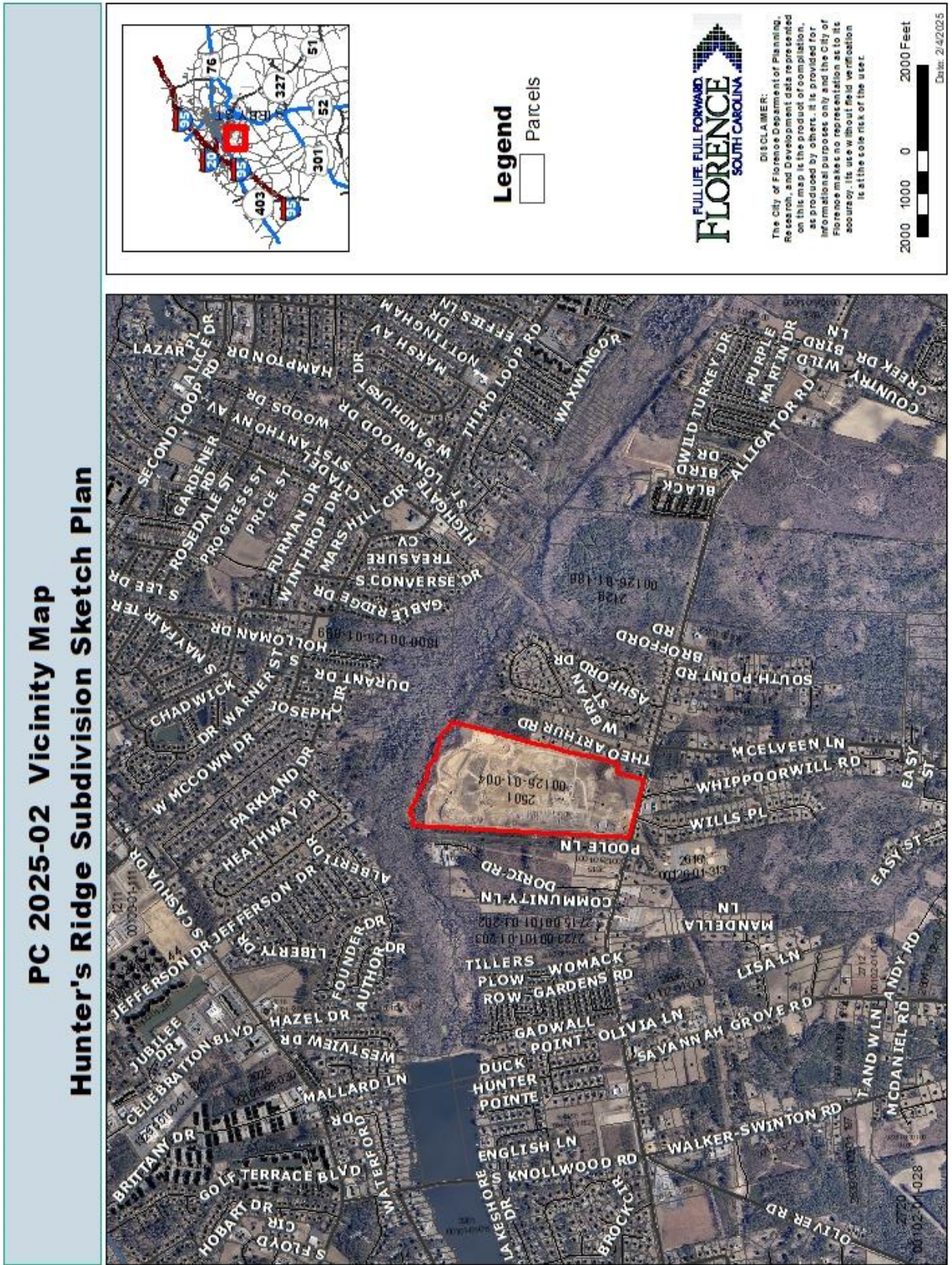
- (1) The subdivision is being developed as a “conventional” type subdivision. This Sketch Plan consists of 333 total lots, each of which is required to have an area of at least 6,000 square feet and street frontage of at least 60 feet. There are 179 lots in Phase I and 154 lots in Phase II. The total area consists of 96.81 acres, with 27.54 acres (28.45% of the development) remaining as open space.
- (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 proposed street names have been compared to the database and are acceptable.
- (4) A 20' wide Type C Bufferyard vehicular non-access easement is required and shown along Alligator Road to buffer homes from the major street and prevent rear lot access. A Type C Bufferyard requires 3 canopy trees, 3 understory trees, 3 evergreen trees, and 30 shrubs per 100 linear feet.
- (5) Staff has determined the Sketch Plan is compliant with the *Unified Development Ordinance*.
- (6) In lieu of a traffic study, the developer and engineer have worked with SCDOT to determine the necessary Alligator Road traffic marking changes and proposed driveway placements to meet SCDOT standards that are permissible and will be reflected in the development's encroachment permit application.
- (7) Following sketch plan approval, the developer will be required to submit a full Development Plan submittal package to staff for review prior to any construction taking place.

**VI. ATTACHMENTS:**

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

Attachment A: Vicinity Map





**PC 2025-02 Location Map  
Hunter's Ridge Subdivision Sketch Plan**

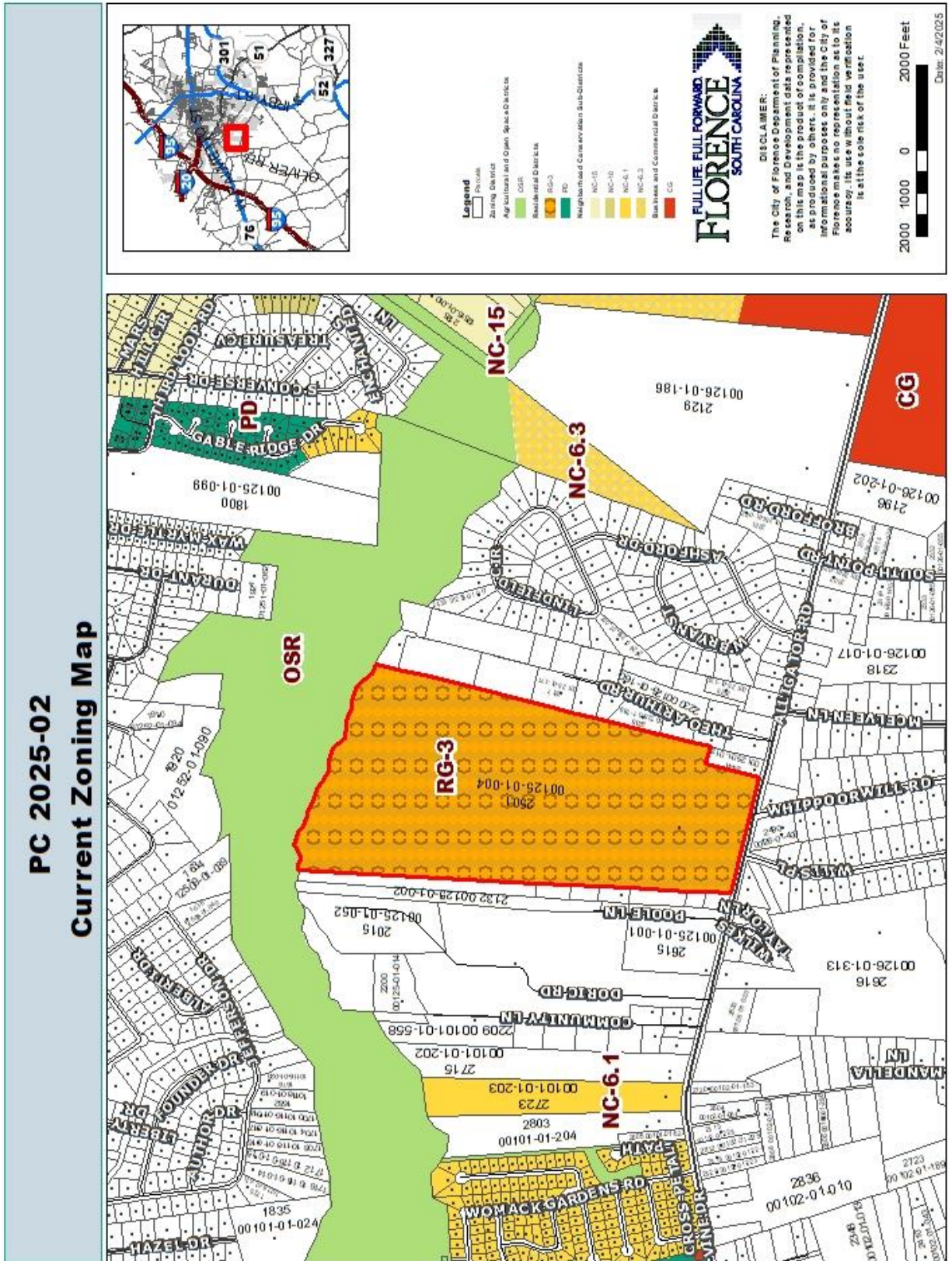


**Legend**  
 Parcels



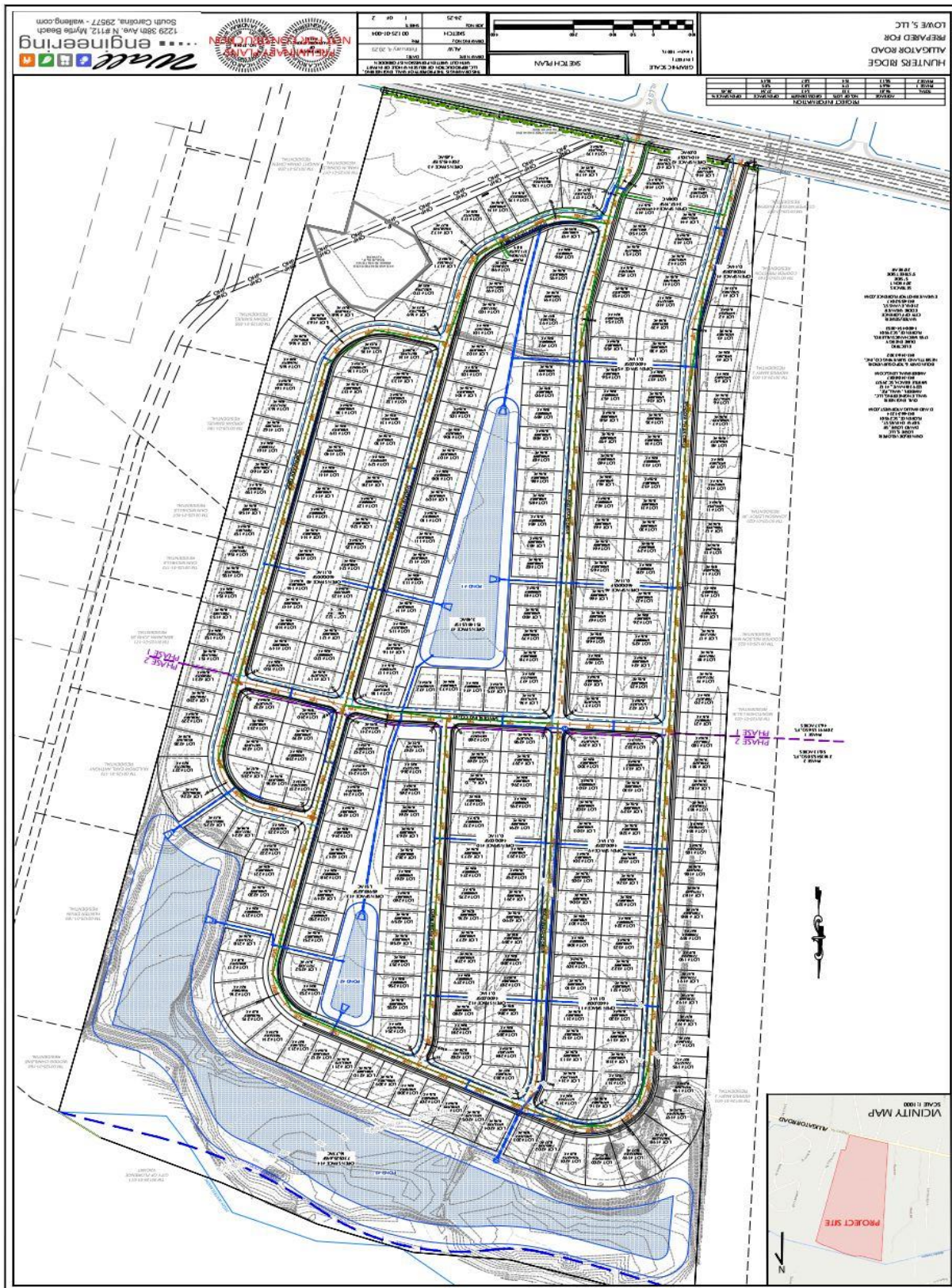
**DISCLAIMER:**  
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. It is not a substitute for field verification and is at the sole risk of the user.



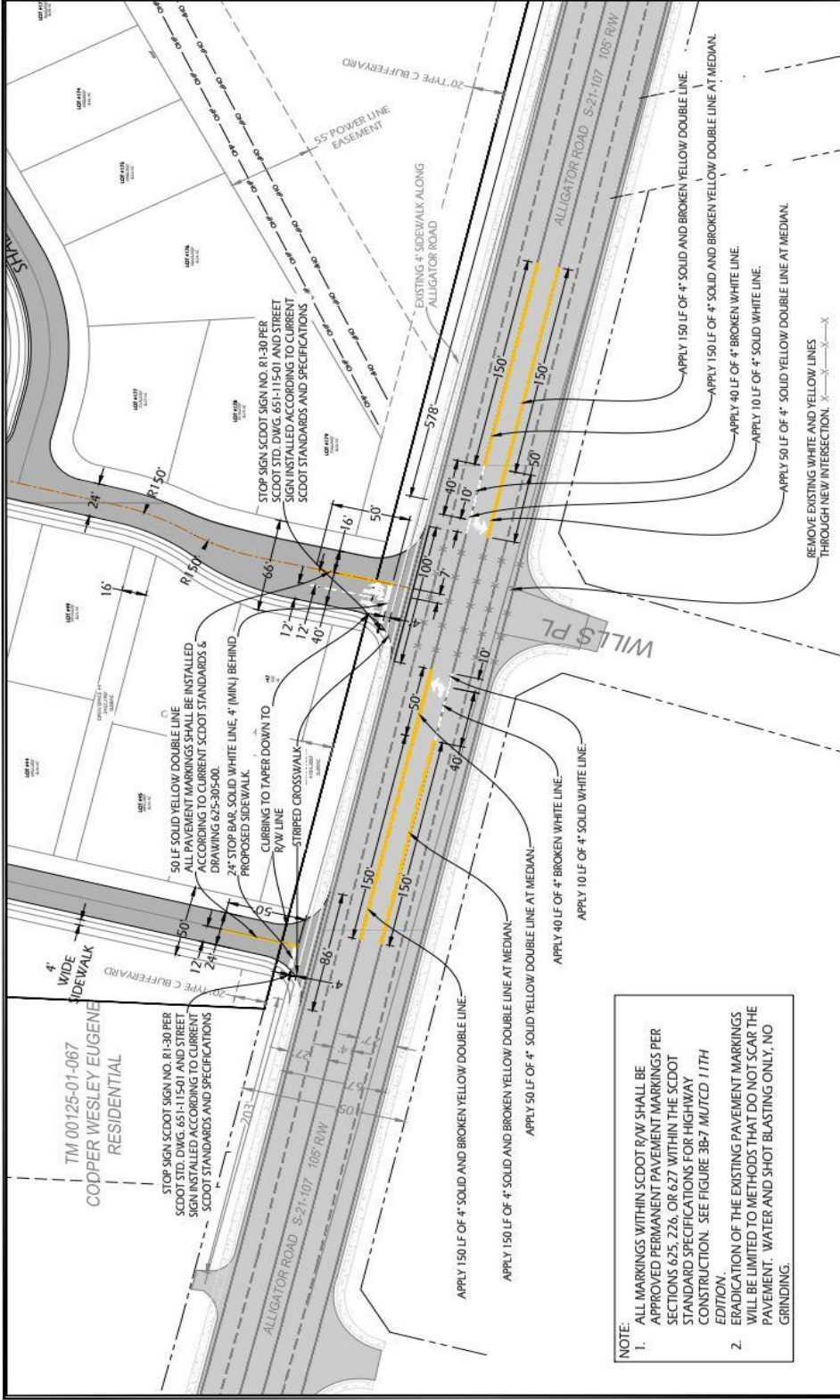




Attachment E: Sketch Plan







NOTE:  
 1. ALL MARKINGS WITHIN SCOOT ROW SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTIONS 625, 226, OR 627 WITHIN THE SCOOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. SEE FIGURE 3B-7 MUTCD 11TH EDITION.  
 2. ERADICATION OF THE EXISTING PAVEMENT MARKINGS WILL BE LIMITED TO METHODS THAT DO NOT SCAR THE PAVEMENT. WATER AND SHOT-BLASTING ONLY, NO GRINDING.



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
FEBRUARY 11, 2025**

**AGENDA ITEM:      PC-2025-08      Request for approval of the extension of right of way to connect two subdivisions, identified as Florence County Tax Map Number 00098-01-393.**

**I.      IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Cedar Crest Developers LLC</b>	<b>00098-01-393</b>

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

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

**III.    ISSUE UNDER CONSIDERATION:**

Cedar Crest Subdivision is located within the City limits and consists of four phases. It is immediately adjacent to Tax Map Number 00098-01-024, a 40 acre parcel which will be developed in the County as a single family subdivision to be called Cedar Crest II. It is the intent of the developer to extend Weatherstone Lane to connect the two subdivisions. The connection will be made by the dissolution of Lot 34 to enable the extension of right of way through that parcel (Attachment G).

**IV.    POINTS TO CONSIDER:**

- (1) The same company is developing both subdivisions.
- (2) Extension of Weatherstone Lane will be through land previously designated as Lot 34 to provide access to the new subdivision.
- (3) Weatherstone Lane will connect Cedar Crest Subdivision Phases III & IV (City) with Cedar Crest II Subdivision (County)
- (4) Attachment E shows the City approved Recorded Plat for Cedar Crest Subdivision Phases III & IV and Attachment F shows the County approved Sketch Plan. A circle denotes the proposed connection point.
- (5) A Development Plan submittal will follow this approval to ensure all City regulations are met with regards to new road construction. City Staff will review for compliance and final approval. The proposed road and resulting lots are in compliance with the Unified Development Ordinance.

**V.      OPTIONS:**

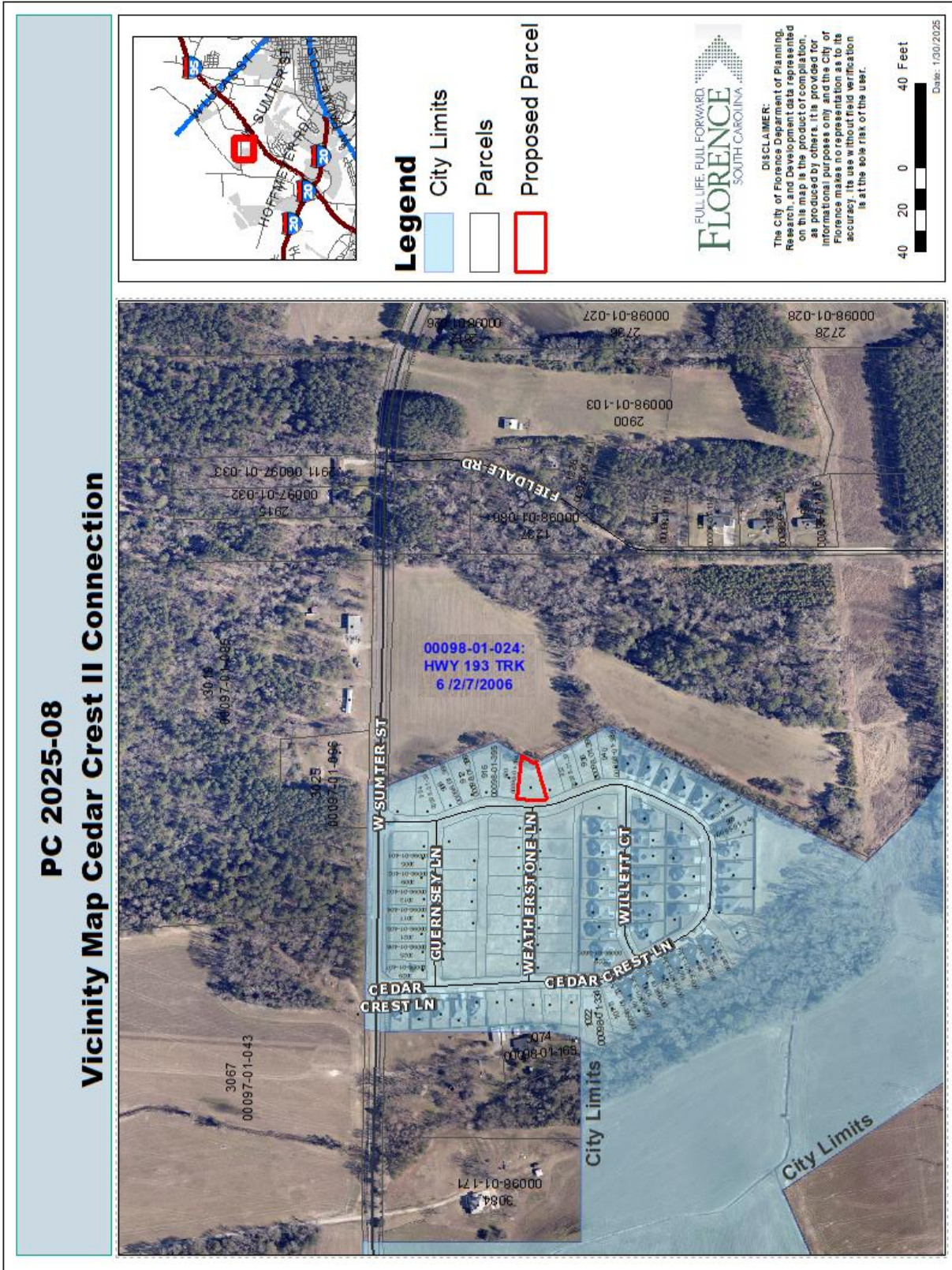
Planning Commission may:

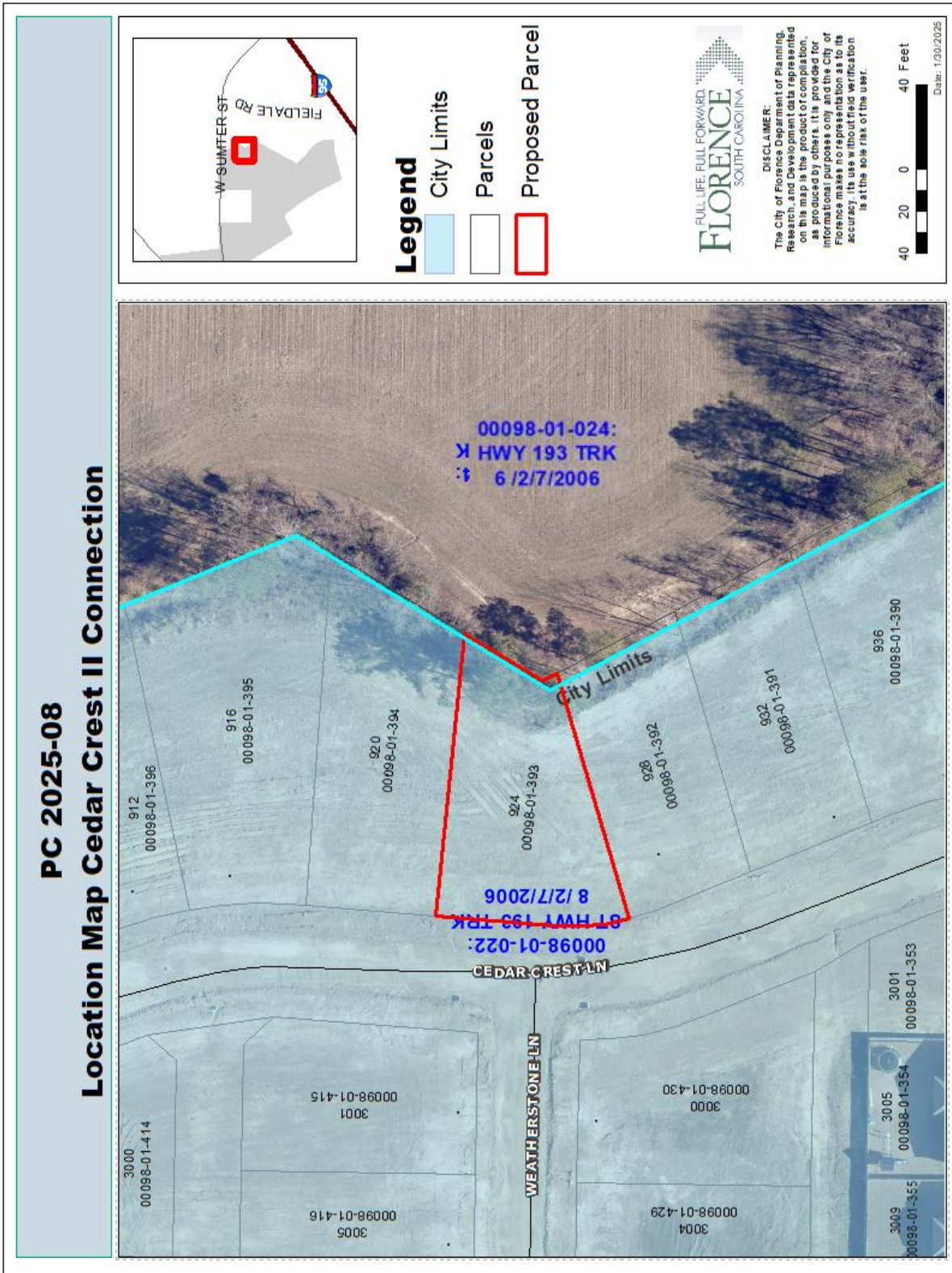
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

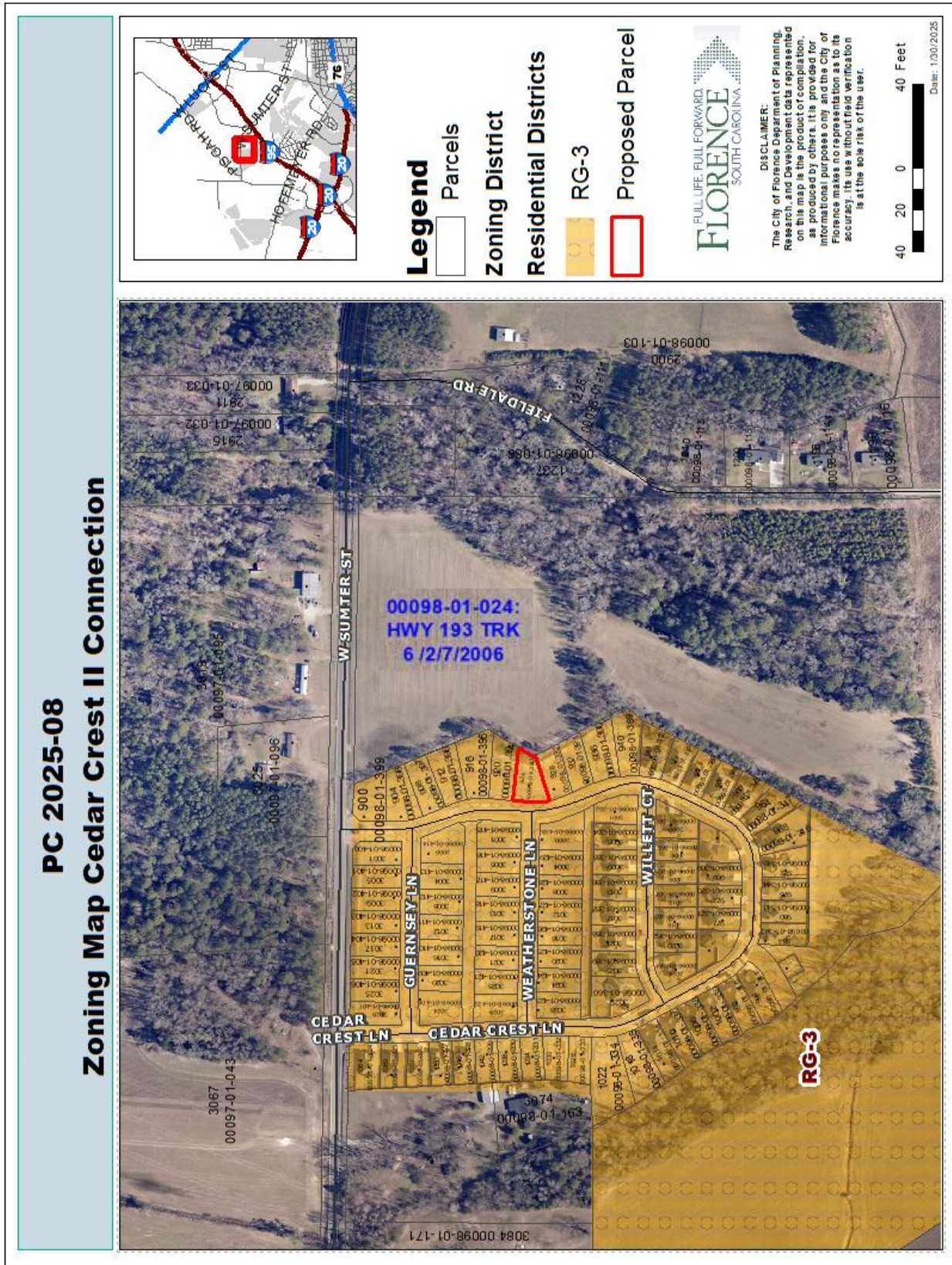
**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Cedar Crest Phases III & IV Subdivision Recorded Plat
- F) Cedar Crest II Sketch Plan
- G) Cedar Crest Phases III & IV Subdivision Plat

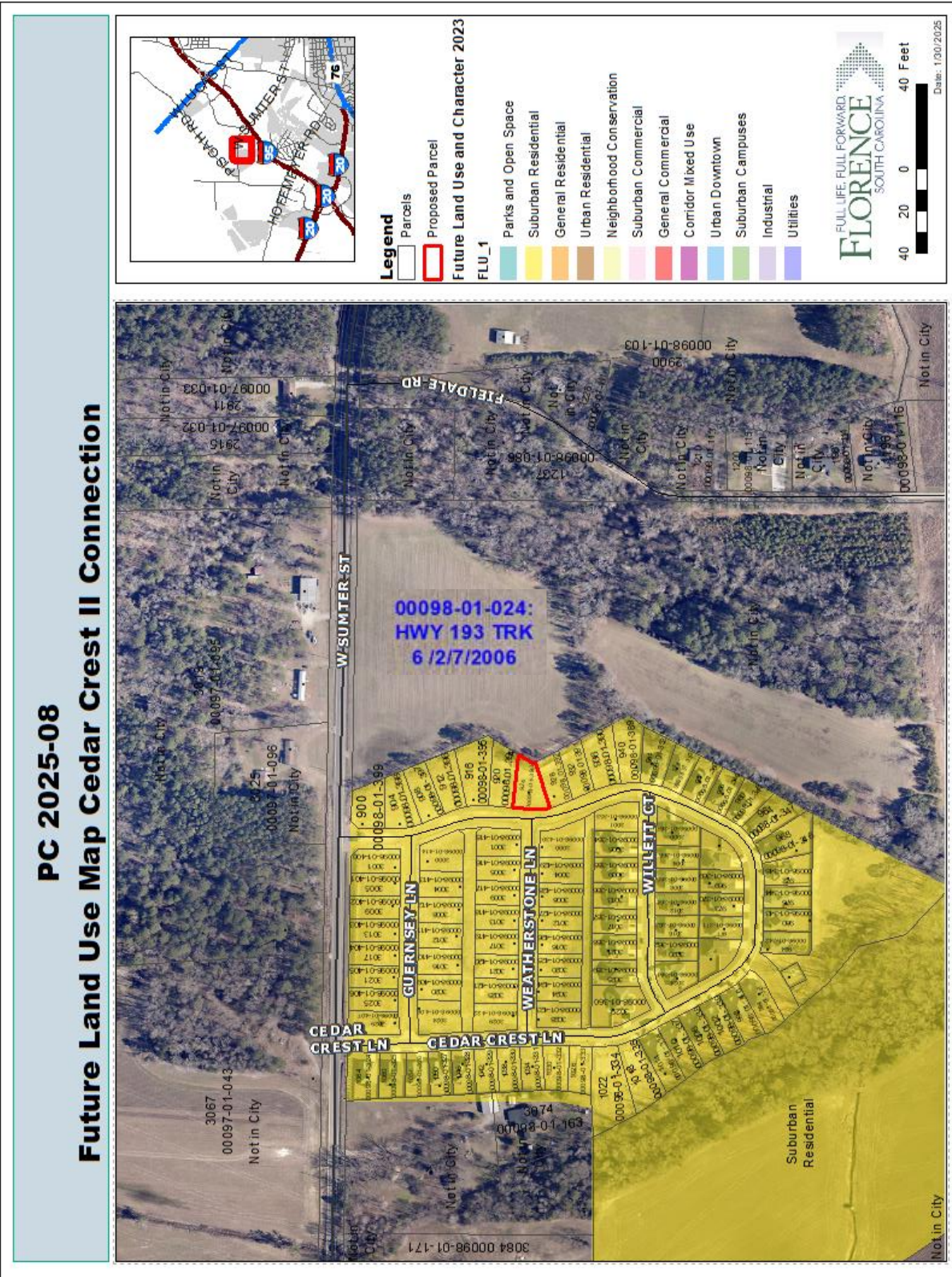








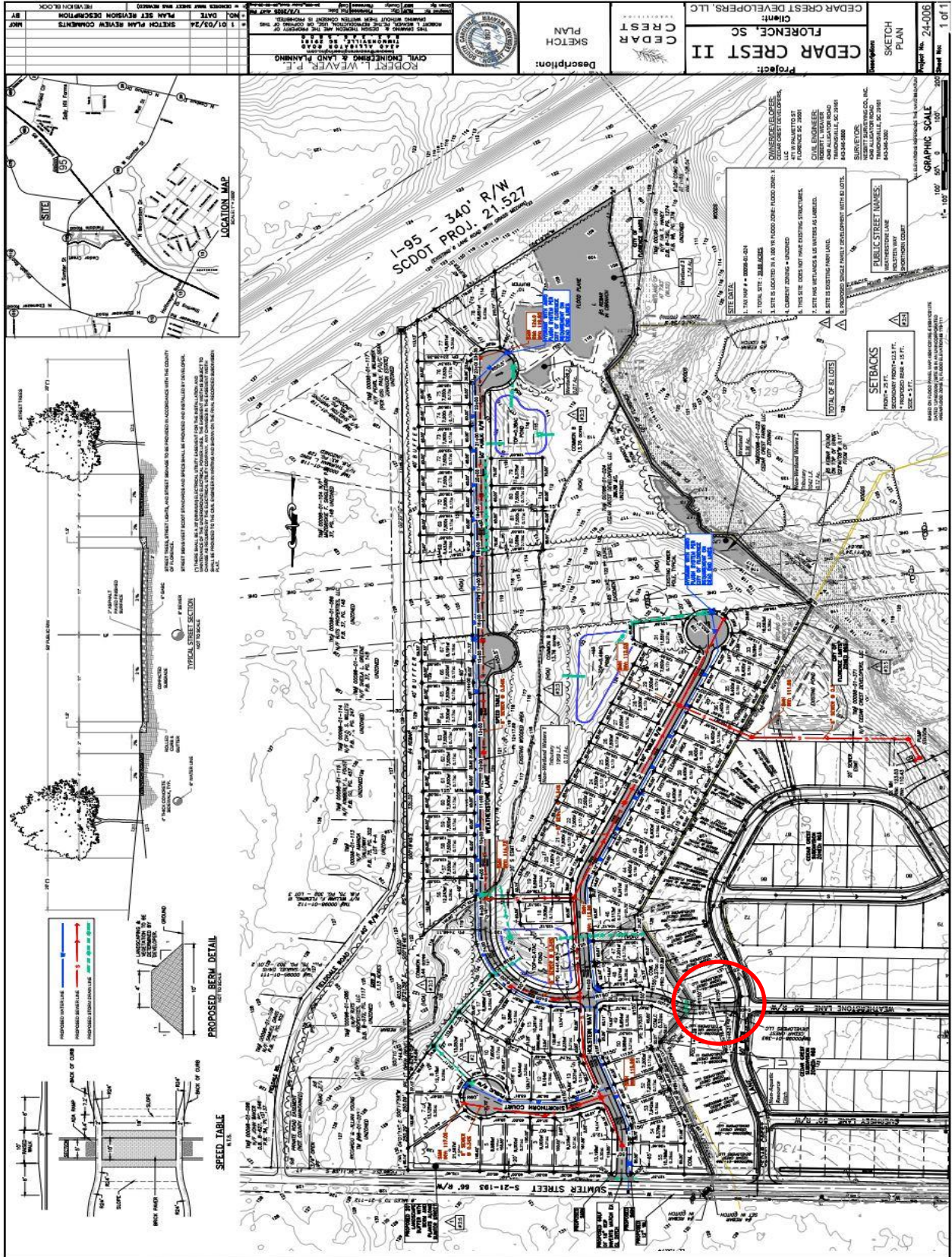
Attachment D: Future Land Use Map



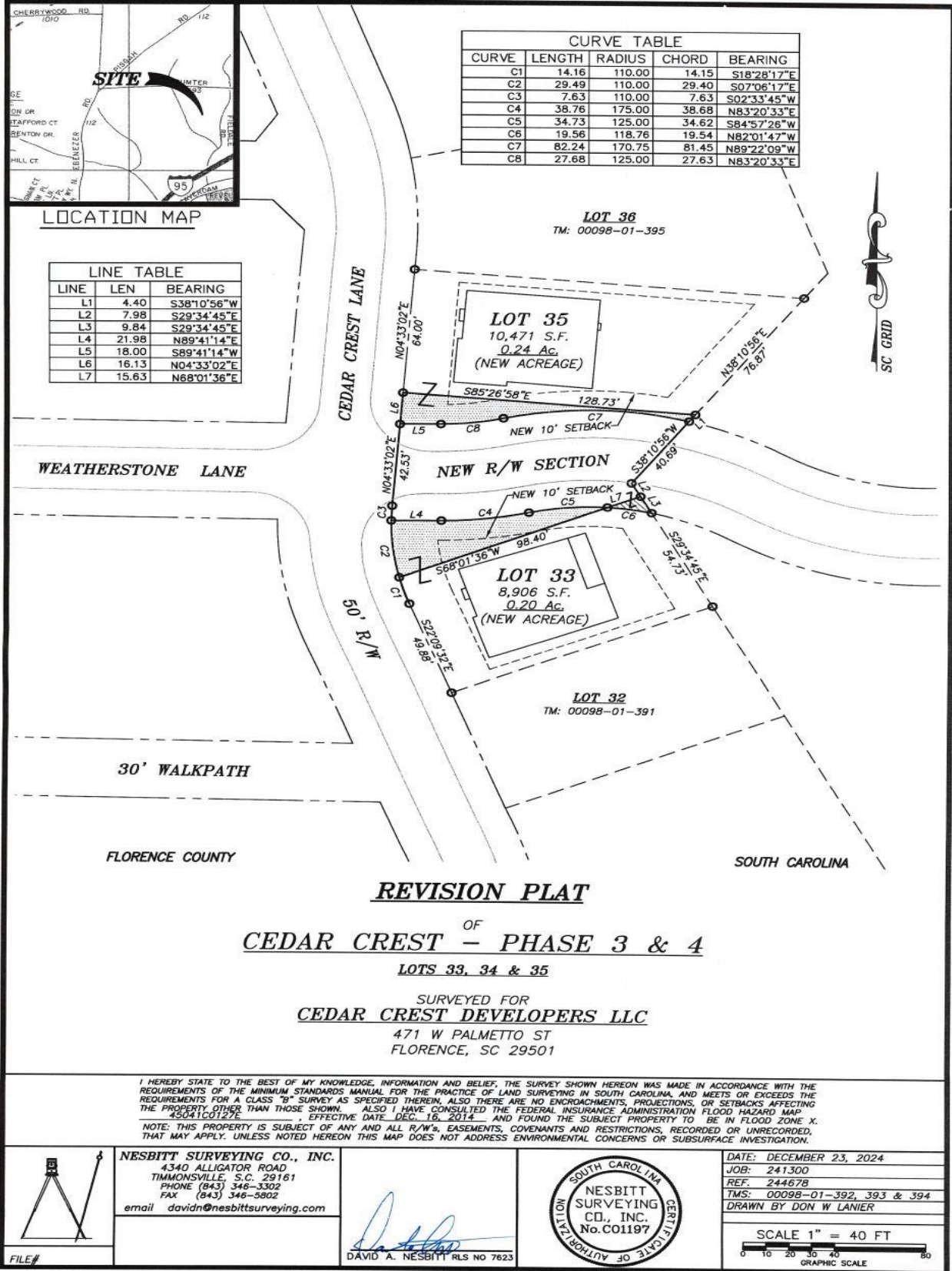
Attachment E: Cedar Crest Phases III & IV Subdivision Recorded Plat



Attachment F: Cedar Crest II Sketch Plan



Attachment G: Cedar Crest Phases III & IV Subdivision Plat



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
FEBRUARY 11, 2025**

**AGENDA ITEM:      PC-2025-09      Request for approval of the extension of right of way to connect East Montclair Way to Freedom Boulevard, identified as a portion of Florence County Tax Map Number 00150-01-089.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Floyd Boys Farm LP	00150-01-089

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

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

**III. ISSUE UNDER CONSIDERATION:**

East Montclair Way runs through Pine Forest Subdivision, which is not in Florence City limits. Florence County intends to extend the dead end of East Montclair Way through property owned by Floyd Boys Farm LP, which is within City limits, to connect to Freedom Boulevard at South Church Street.

**IV. POINTS TO CONSIDER:**

- (1) Extension of East Montclair Way will be through land within City limits, thus necessitating Planning Commission approval.
- (2) The right of way is 50 feet in the neighborhood but will expand to 75 feet as it bisects Tax Map Number 00150-01-089 (see Attachment F).
- (3) The speed limit after construction will be 30 mph.
- (4) The street will have 5' sidewalks on both sides. ADA ramps are proposed on either side of East Montclair Way where it intersects Freedom Boulevard. Stormwater infrastructure will be installed to include curb inlets and culverts. No other utilities are proposed.
- (5) Currently a stop sign is proposed, but ultimately South Carolina Department of Traffic (SCDOT) will have final say over road specifications when issuing their encroachment permit to tie into Freedom Boulevard.



- (6) The new extension will be County owned and maintained.
- (7) The proposed road is compliant with applicable City Ordinances.

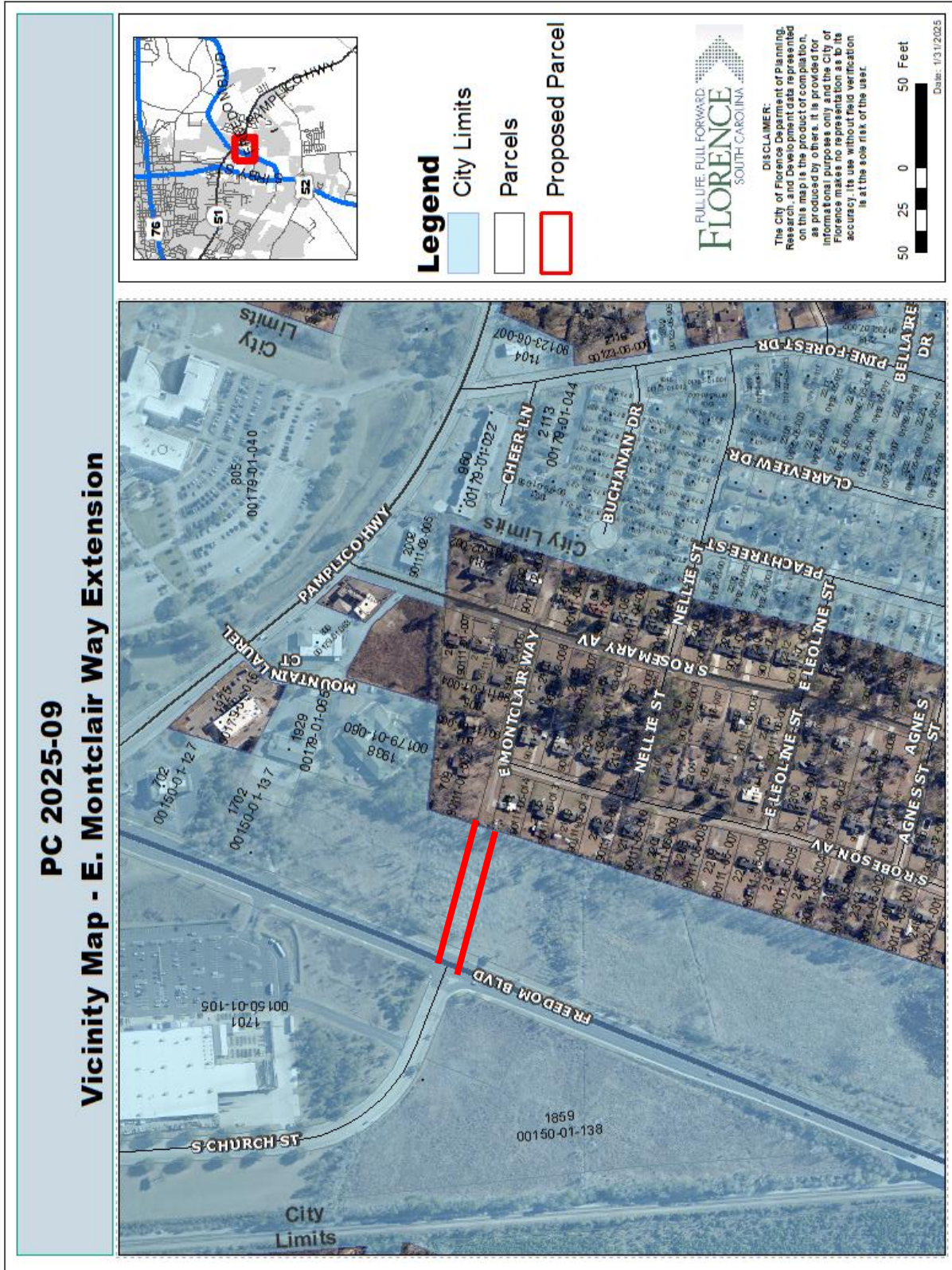
**V. OPTIONS:**

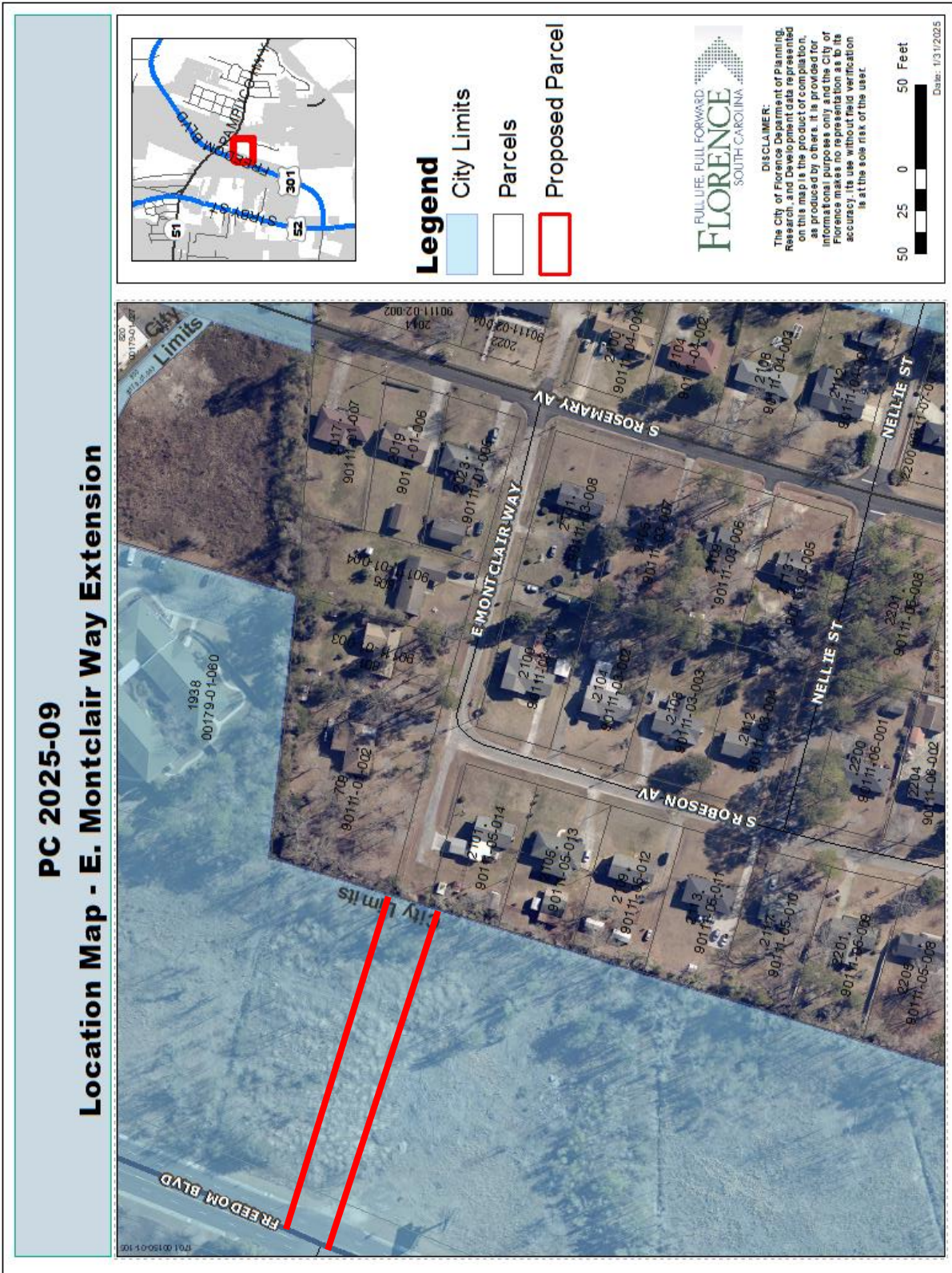
Planning Commission may:

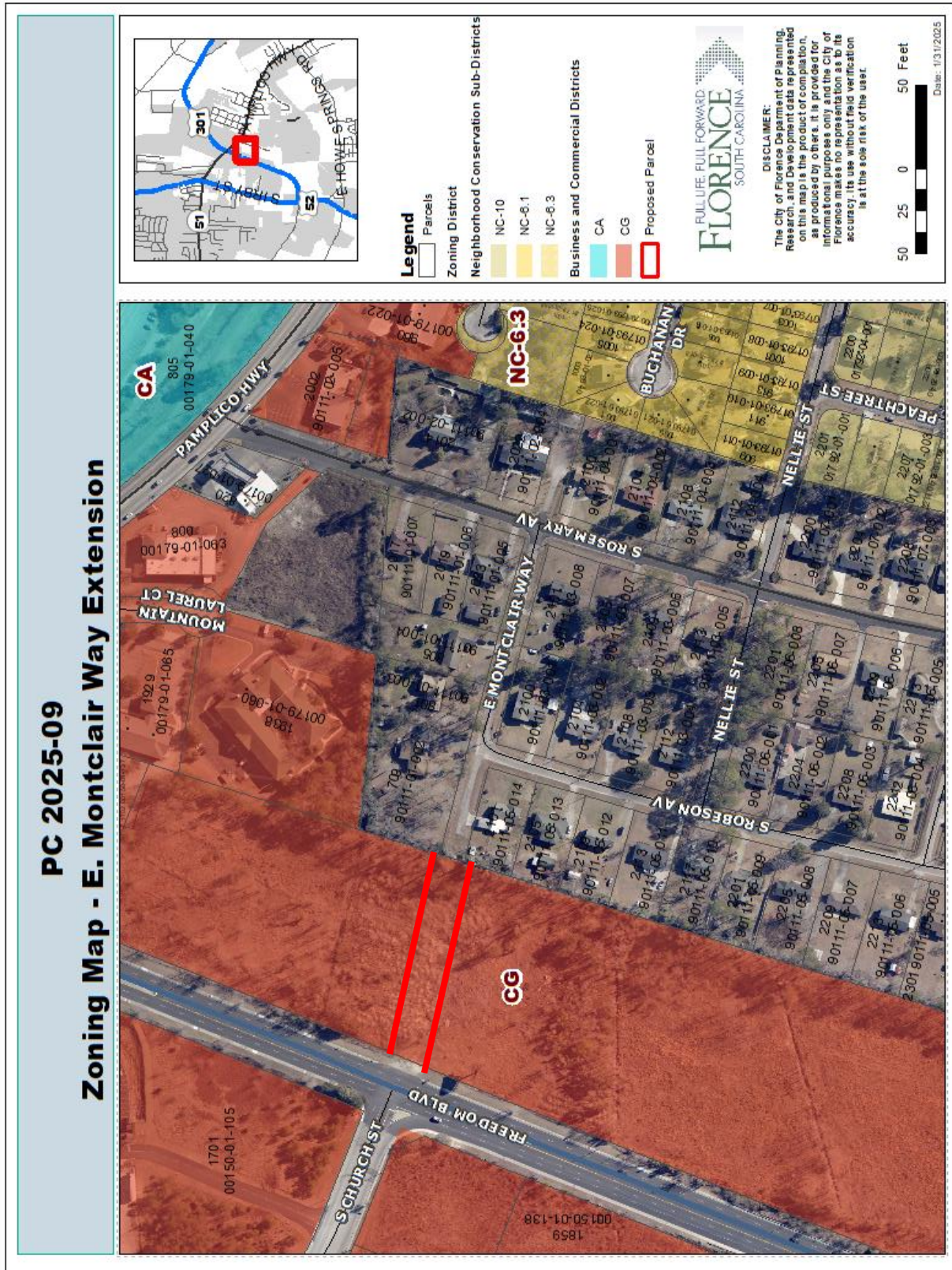
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

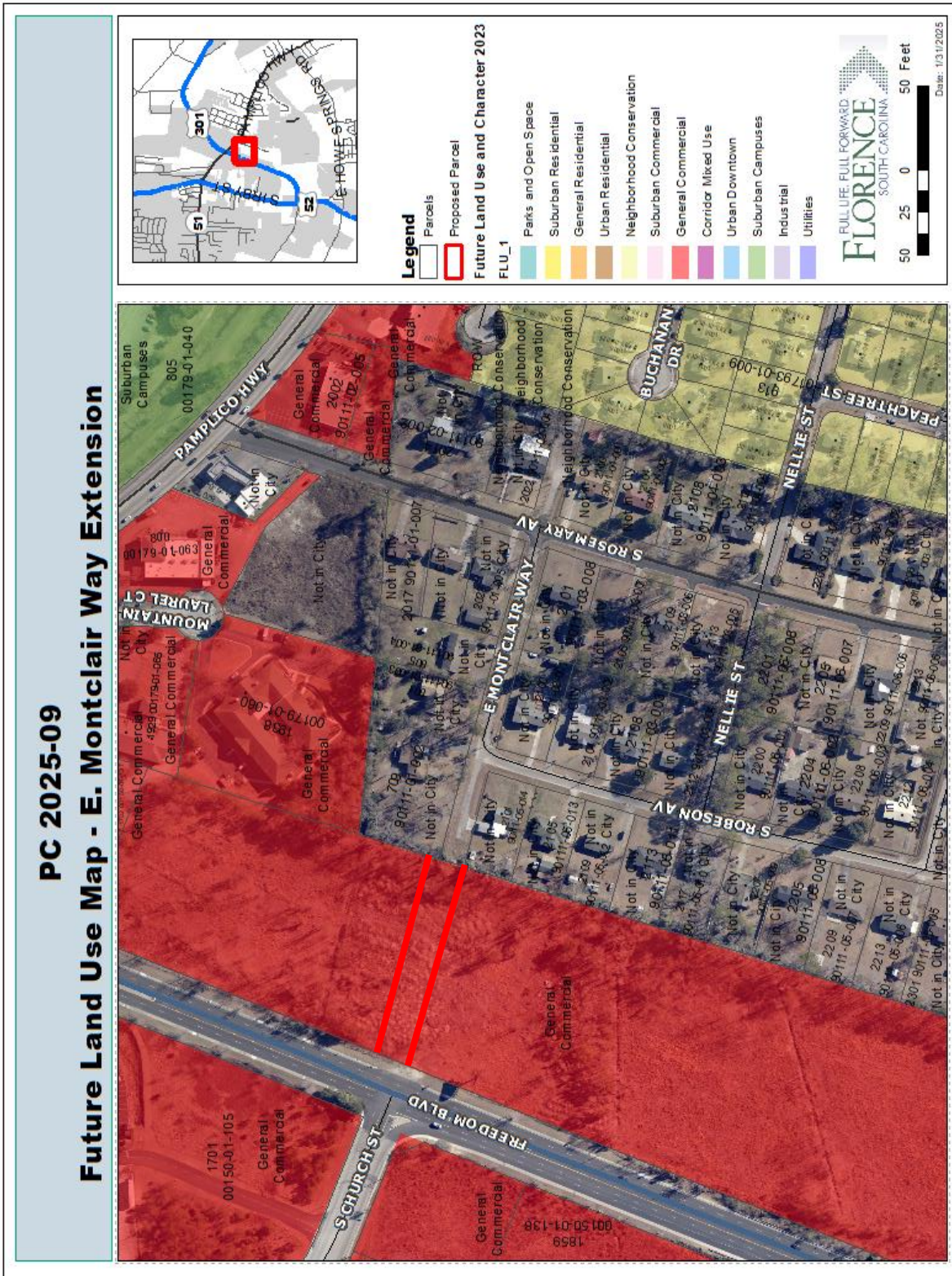
**VI. ATTACHMENTS:**

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

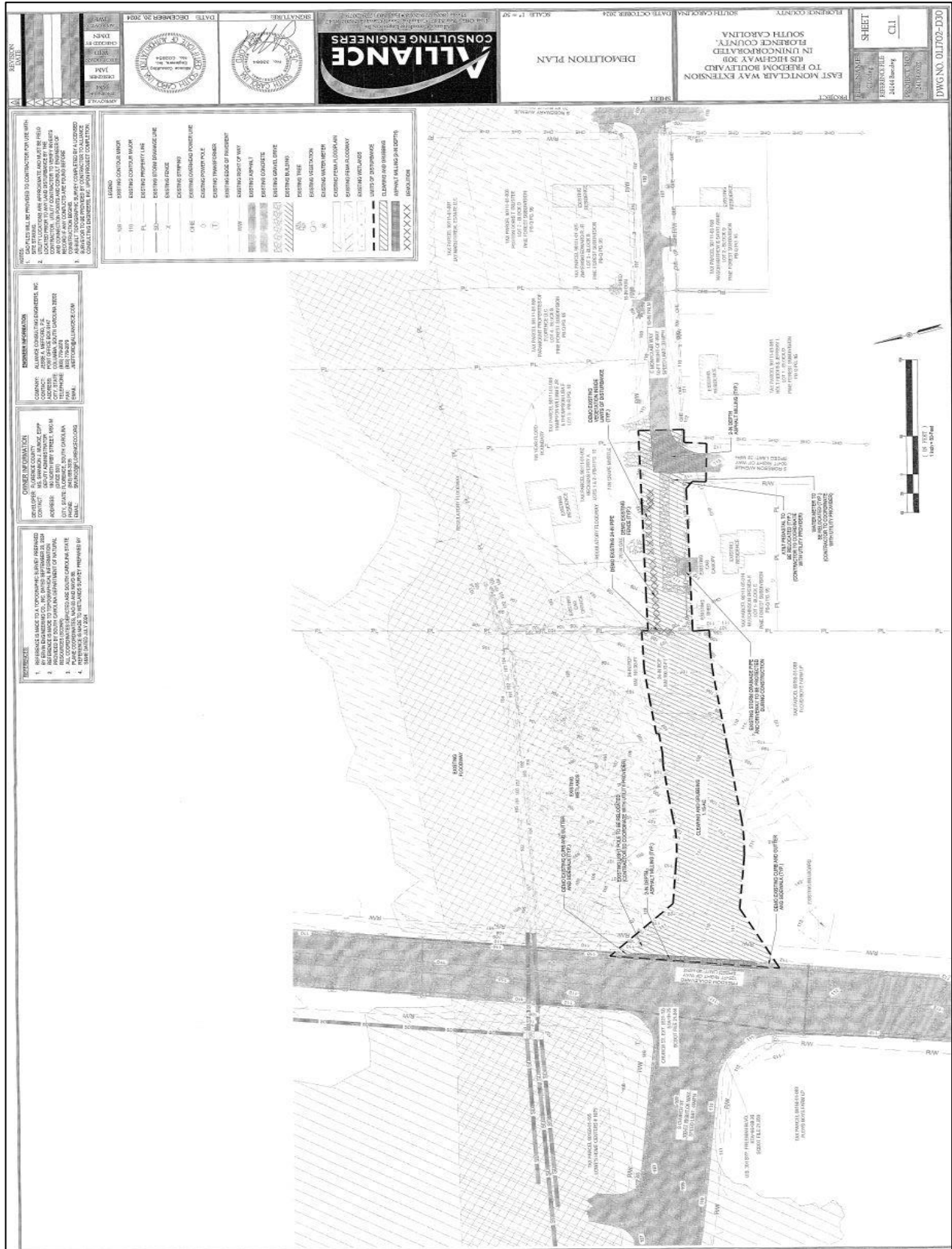








Attachment E: Demolition Plan



**NOTES:**

1. THIS PLAN IS TO BE PROVIDED TO CONTRACTOR WITH ALL NECESSARY INFORMATION TO DEMOLISH THE STRUCTURES AND MATERIALS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**OWNER INFORMATION:**

OWNER: ALLIANCE CONSULTING ENGINEERS, INC.  
 ADDRESS: 1015 SOUTH CAROLINA STREET  
 JENNINGS, SOUTH CAROLINA 29550  
 TEL: 803.781.1111  
 WWW: WWW.AEALLIANCE.COM

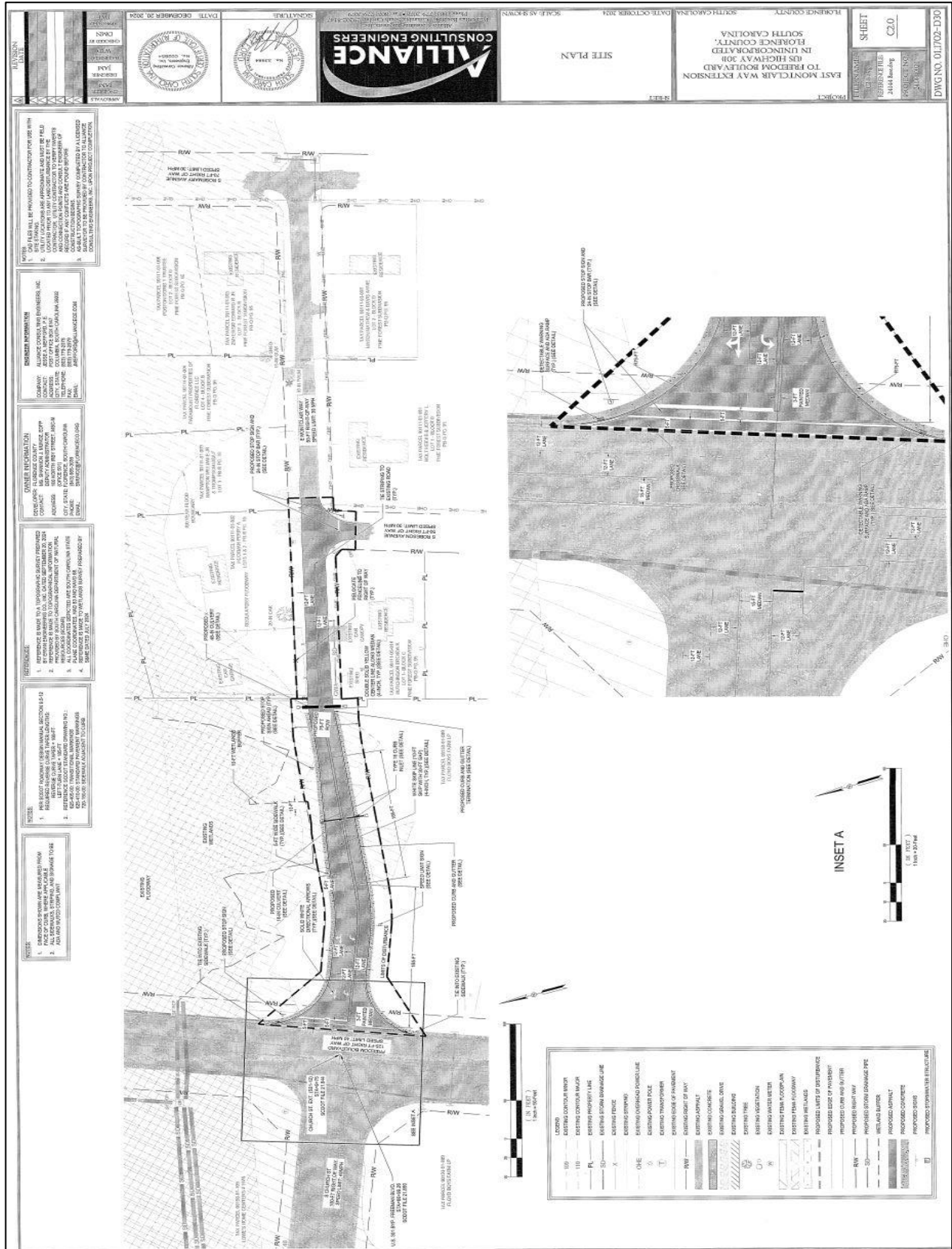
**OWNER INFORMATION:**

OWNER: ALLIANCE CONSULTING ENGINEERS, INC.  
 ADDRESS: 1015 SOUTH CAROLINA STREET  
 JENNINGS, SOUTH CAROLINA 29550  
 TEL: 803.781.1111  
 WWW: WWW.AEALLIANCE.COM

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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

Attachment F: Site Plan



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
FEBRUARY 11, 2025**

**AGENDA ITEM: PC-2025-11 Request for sketch plan review of Magnolia Farms subdivision Phases X-XIII.**

**I. IDENTIFYING DATA:**

<b>Developer</b>	<b>Lots</b>	<b>Tax Map Number</b>	<b>Acreage</b>
DR Horton Inc.	Phase X - 107	00072-01-030 & 00072-01-020 (Florence) 169-00-01-027 (Darlington)	34.35
	Phase XI - 61	00072-01-020 (Florence)	16.29
	Phase XII – 60	00072-01-020 (Florence) 169-00-01-027 (Darlington)	17.87
	Phase XIII - 67	00072-01-020 (Florence) 169-00-01-027 (Darlington)	21.26

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:** General Residential-3 (RG-3)  
**Current Use:** Undeveloped, Vacant  
**Project Name:** Magnolia Farms Phases 10-13  
**Proposed Use:** Single-Family Residential Subdivision

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

**North:** General Residential-3 (RG-3) & Vacant, Unzoned  
(Florence & Darlington Counties)  
**East:** General Residential-3 (RG-3) & The Meadows Subdivision & Unzoned (Florence County)  
**South:** General Residential-3 (RG-3) – Magnolia Farms Phases I-IX  
**West:** General Residential-3 (RG-3) & Vacant, Unzoned  
(Florence & Darlington Counties)

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

This issue is before the Planning Commission for approval. These parcels were part of a ten-parcel annexation consisting of 301.50 acres in both Florence and Darlington counties. Planning Commission recommended the annexation to City Council which ratified the annexation on December 12, 2022. The



most recent Planning Commission approval for Magnolia Farms was granted for Phases VI-IX at the May 14, 2024 meeting.

Magnolia Farms Phases X-XIII, the final phases, are now on the agenda for Sketch Plan review. These phases include a parcel contained within Darlington County that has previously been annexed into the City (TMN: 169-00-01-027).

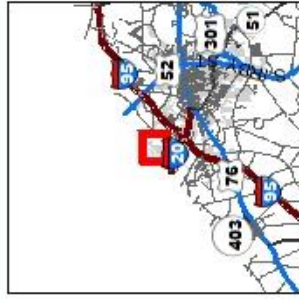
## **V. POINTS TO CONSIDER:**

- (1) The subdivision is being developed as a “conventional” type subdivision and this Sketch Plan consists of 295 total lots, each of which is required to have an area of at least 6,000 square feet and street frontage of at least 60 feet. There are 107 lots in Phase X, 61 lots in Phase XI, 60 lots in Phase XII, and 67 lots in Phase XIII. The total area consists of 89.66 acres, with all acreage being developed.
- (2) This Sketch Plan is a continuation of the Magnolia Farms Subdivision which is proposed to encompass a total 301.50 acres within 10 parcels for a proposed 879 lots spanning both Florence and Darlington Counties with estimated total buildout over the next 10 years.
- (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) The proposed street names have been compared to the database and are acceptable.
- (5) The applicant is requesting variances (Attachment H) from:
  - a. UDO Section 4-13.3.9 for a reduction from the required minimum radius for street alignment within the subdivision of 150’ down to 100’ at multiple locations; Big Leaf Lane (Phase 10); Big Leaf Lane (Phase 11); Moonlight Magnolia Lane & Flowering Branch Lane (Phase 12); and Sweet Bay Lane (Phase 13). The 150’ minimum radius requirement is to provide smoother, more vehicle-friendly transitions between streets. The Engineer alludes to the 15 mph subdivision wide speed limit to justify the tighter transitions. Staff supports the variance as requested.
- (6) 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.

## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Overall Master Plan
- F) Phase X
- G) Phases XI-XIII
- H) Variance Request Letter

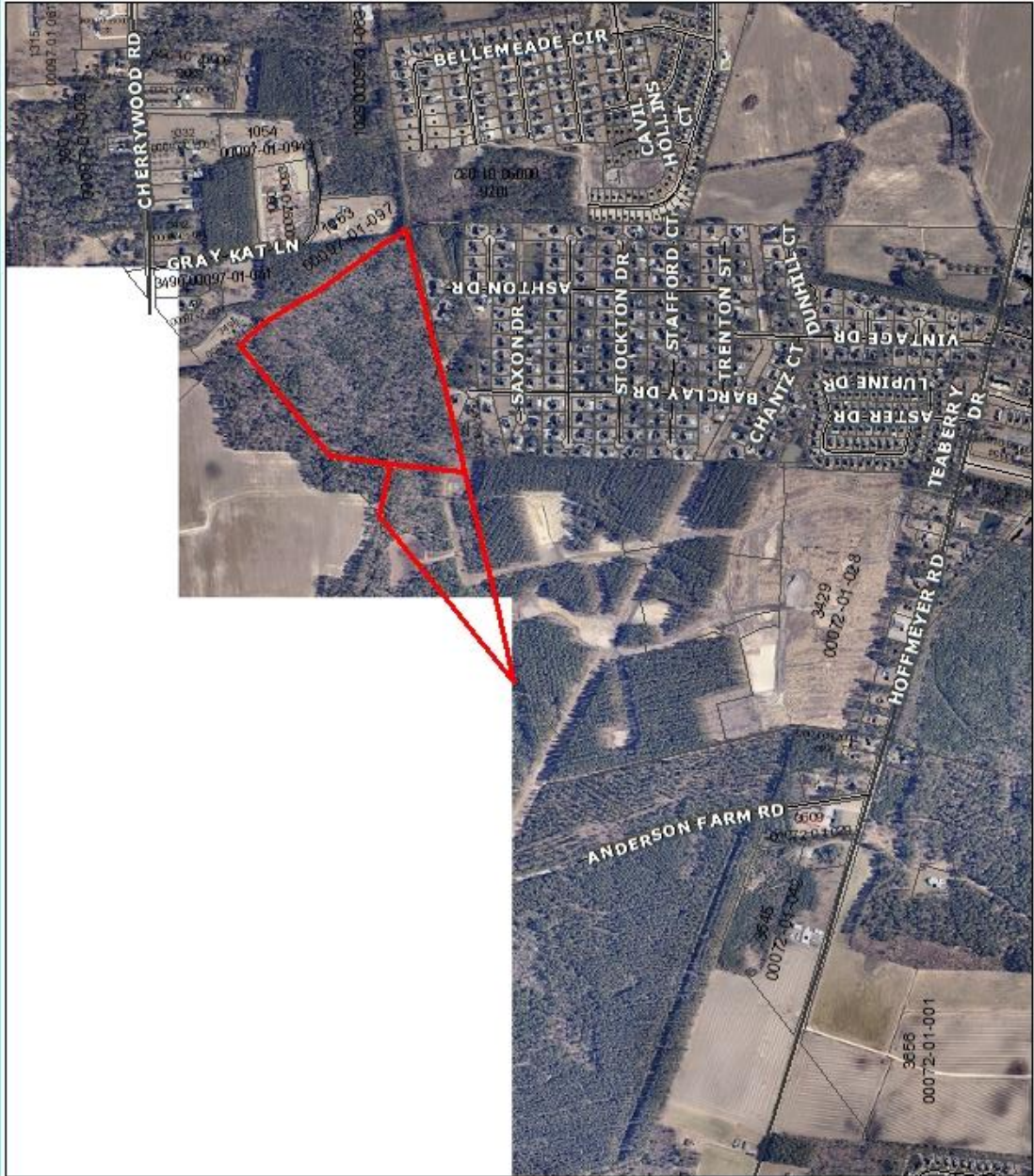
**PC 2025-11 Vicinity Map  
Magnolia Farms X-XIII Sketch Plan**



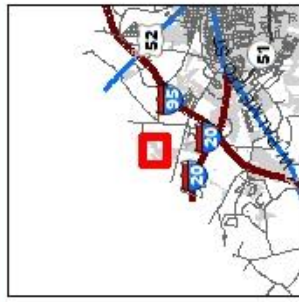
**Legend**  
 Parcels



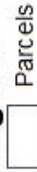
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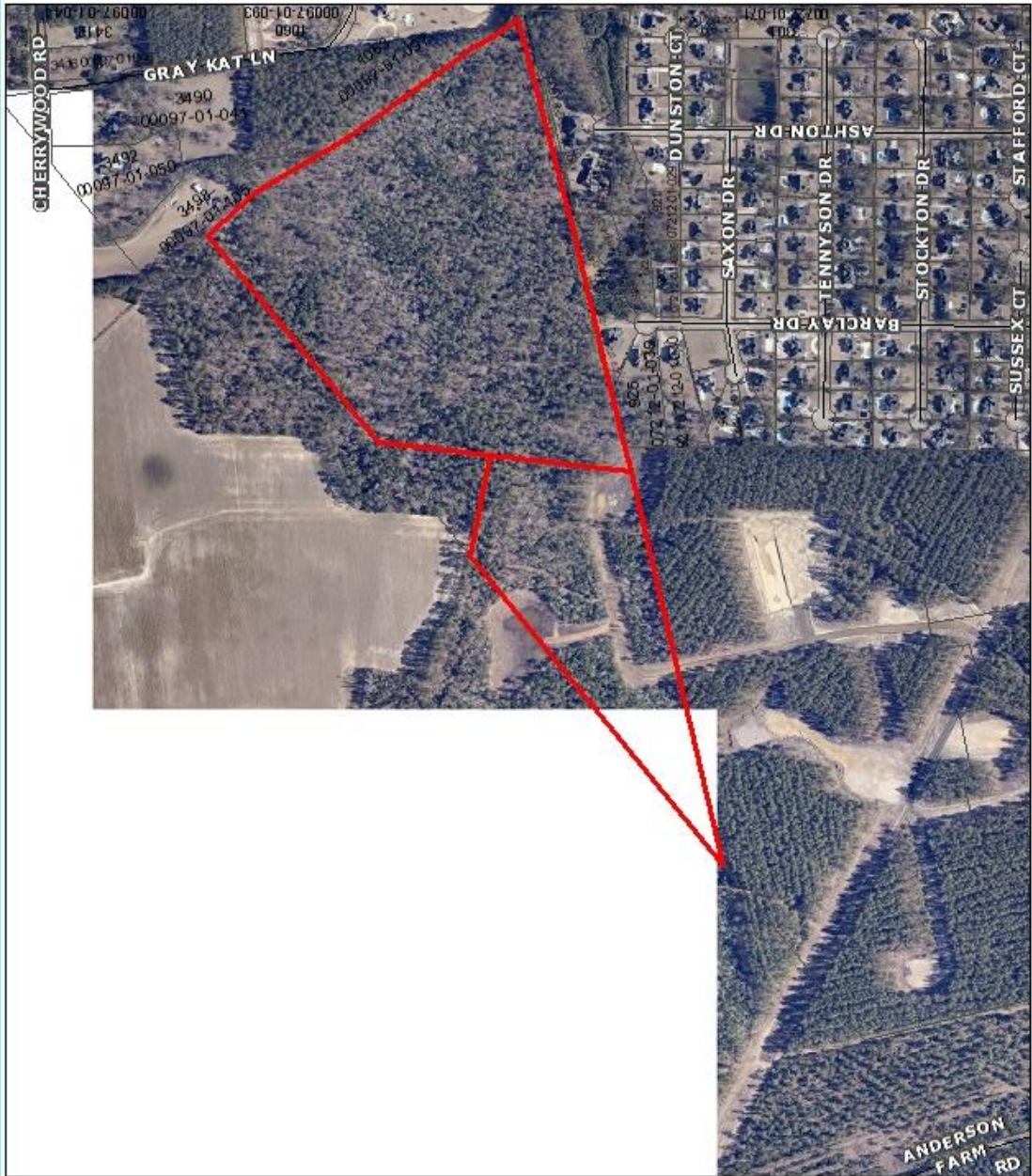
**PC 2025-11 Location Map  
Magnolia Farms X-XIII Sketch Plan**

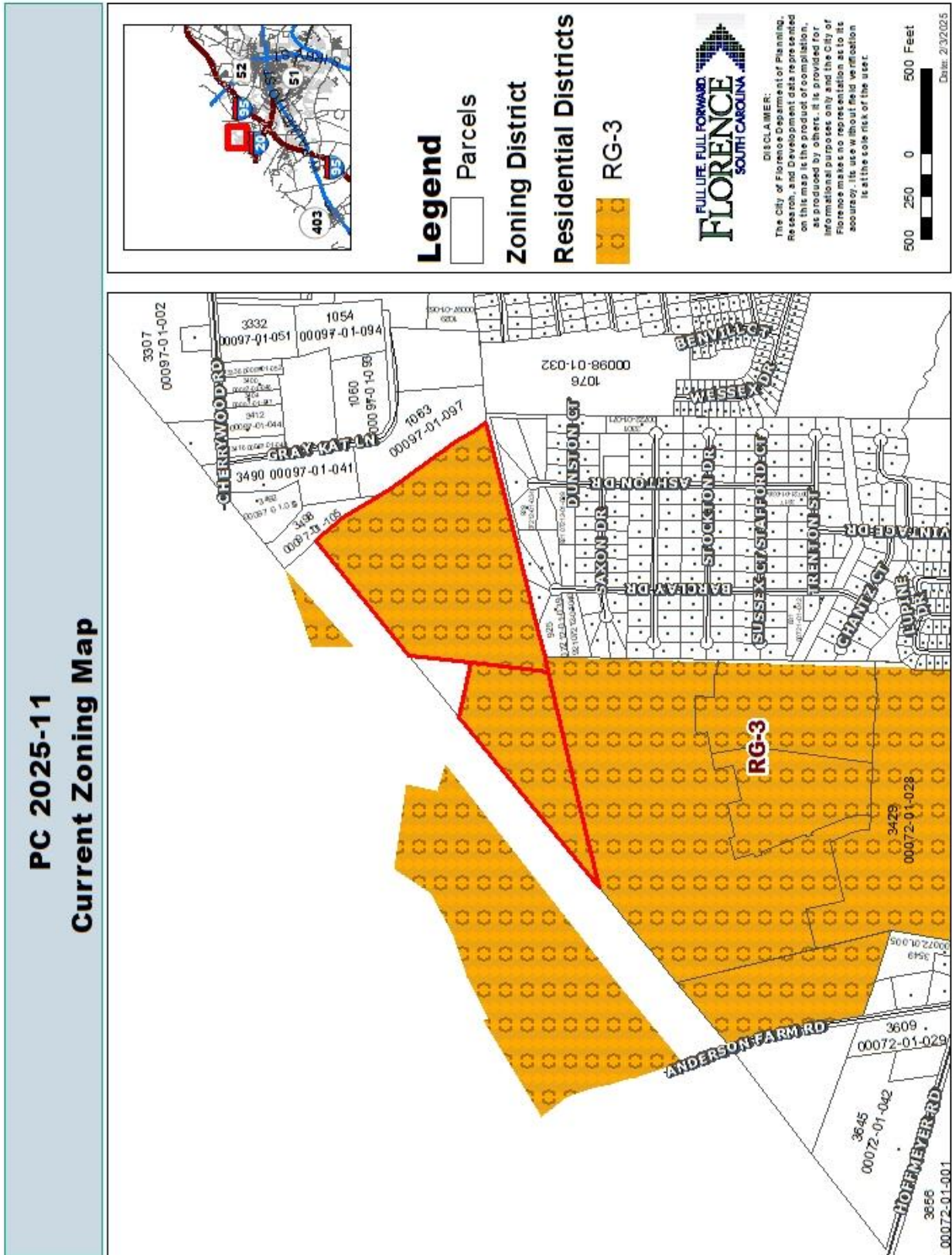


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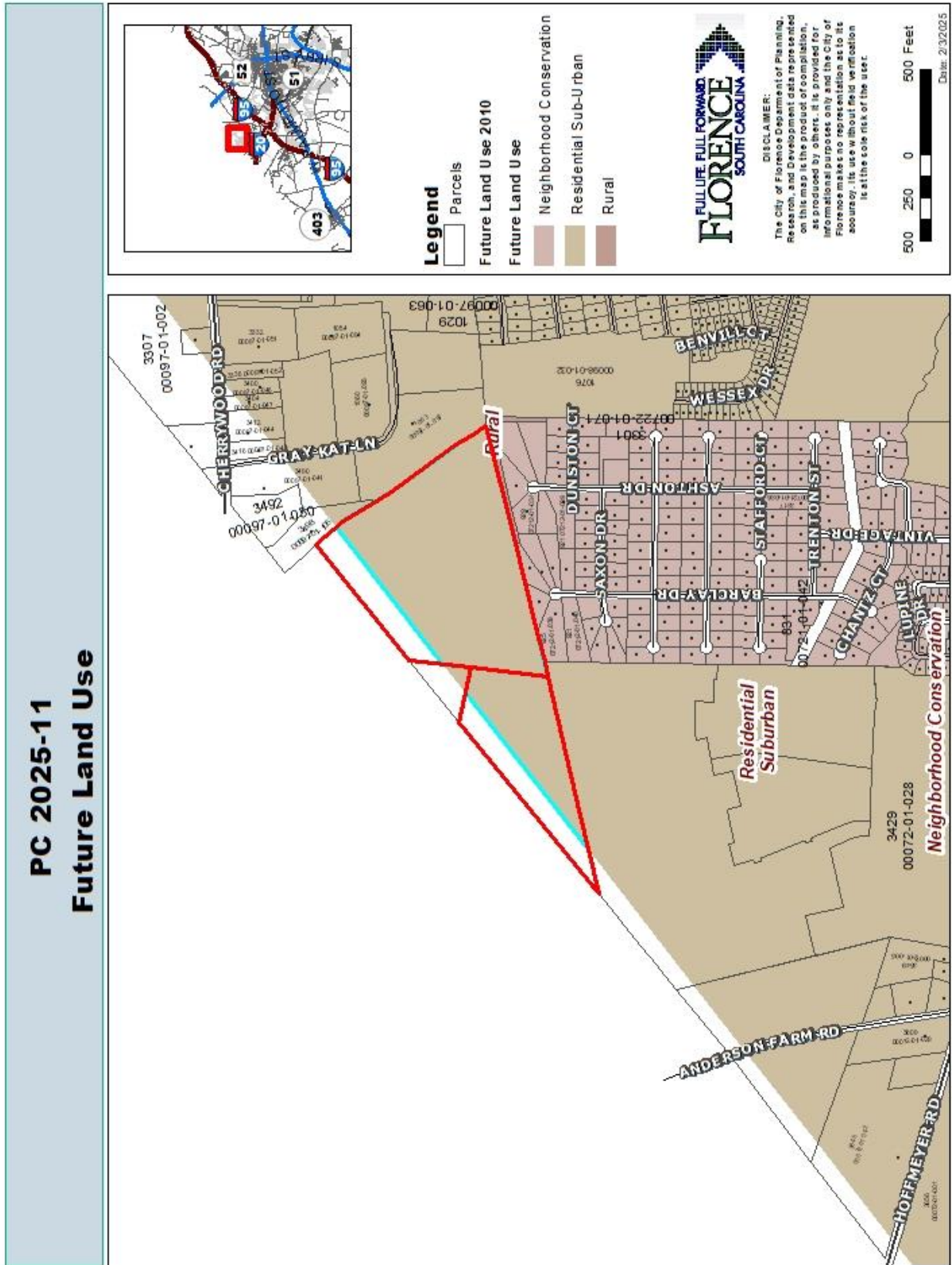


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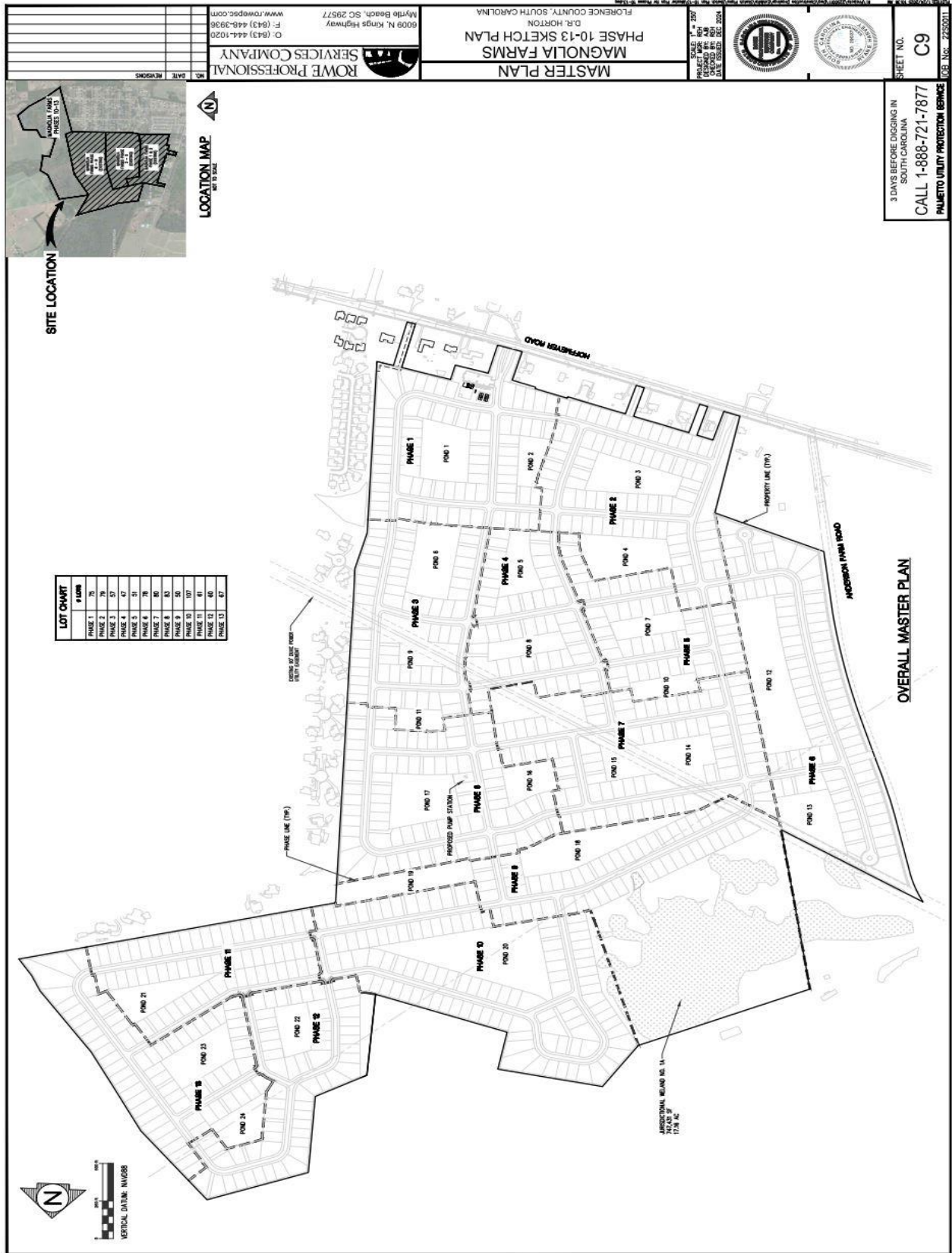




Attachment D: Future Land Use Map



Attachment E: Overall Master Plan



**ROWE PROFESSIONAL SERVICES COMPANY**  
 6009 N. Kings Highway  
 Myrtle Beach, SC 29577  
 P: (843) 442-3936  
 O: (843) 444-1020  
 WWW.ROWEPSC.COM

**MAGNOLIA FARMS**  
 D.R. HORTON  
 FLORENCE COUNTY, SOUTH CAROLINA

**MASTER PLAN**  
 PHASE 10-13 SKETCH PLAN

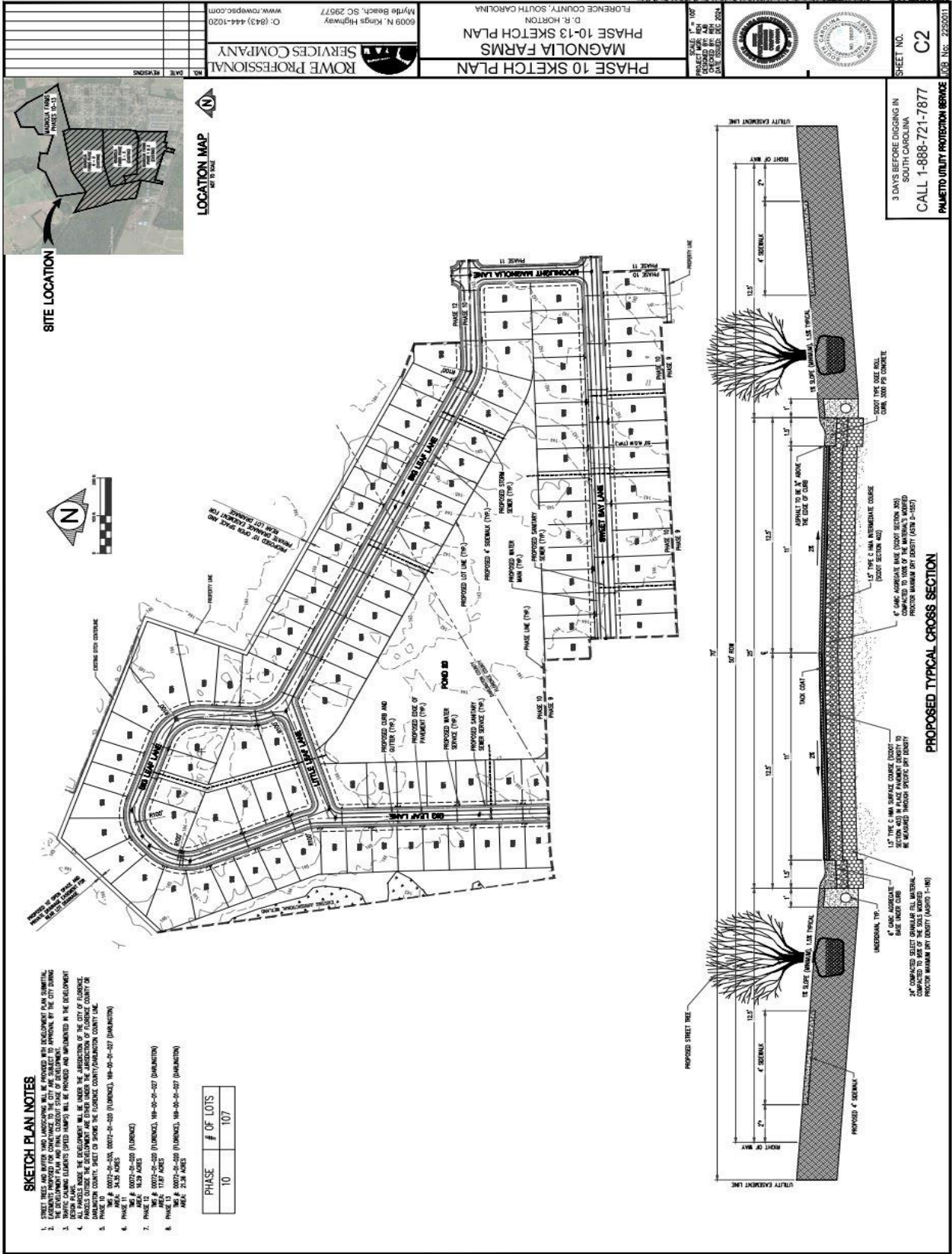
SCALE: 1" = 20'  
 PROJECT NO. 2017-001  
 DATE ISSUED: 08/20/2017

**ROWE PROFESSIONAL SERVICES COMPANY**  
 SOUTH CAROLINA PROFESSIONAL ENGINEER  
 LICENSE NO. 10000

**ROWE PROFESSIONAL SERVICES COMPANY**  
 SOUTH CAROLINA PROFESSIONAL ENGINEER  
 LICENSE NO. 10000

SHEET NO. **C9**

3 DAYS BEFORE DIGGING IN  
 SOUTH CAROLINA  
 CALL 1-888-721-7877  
 PALMETTO UTILITY PROTECTION SERVICE  
 JOB No. 225201



**SITE LOCATION**

**LOCATION MAP**  
MAP TO ROAD

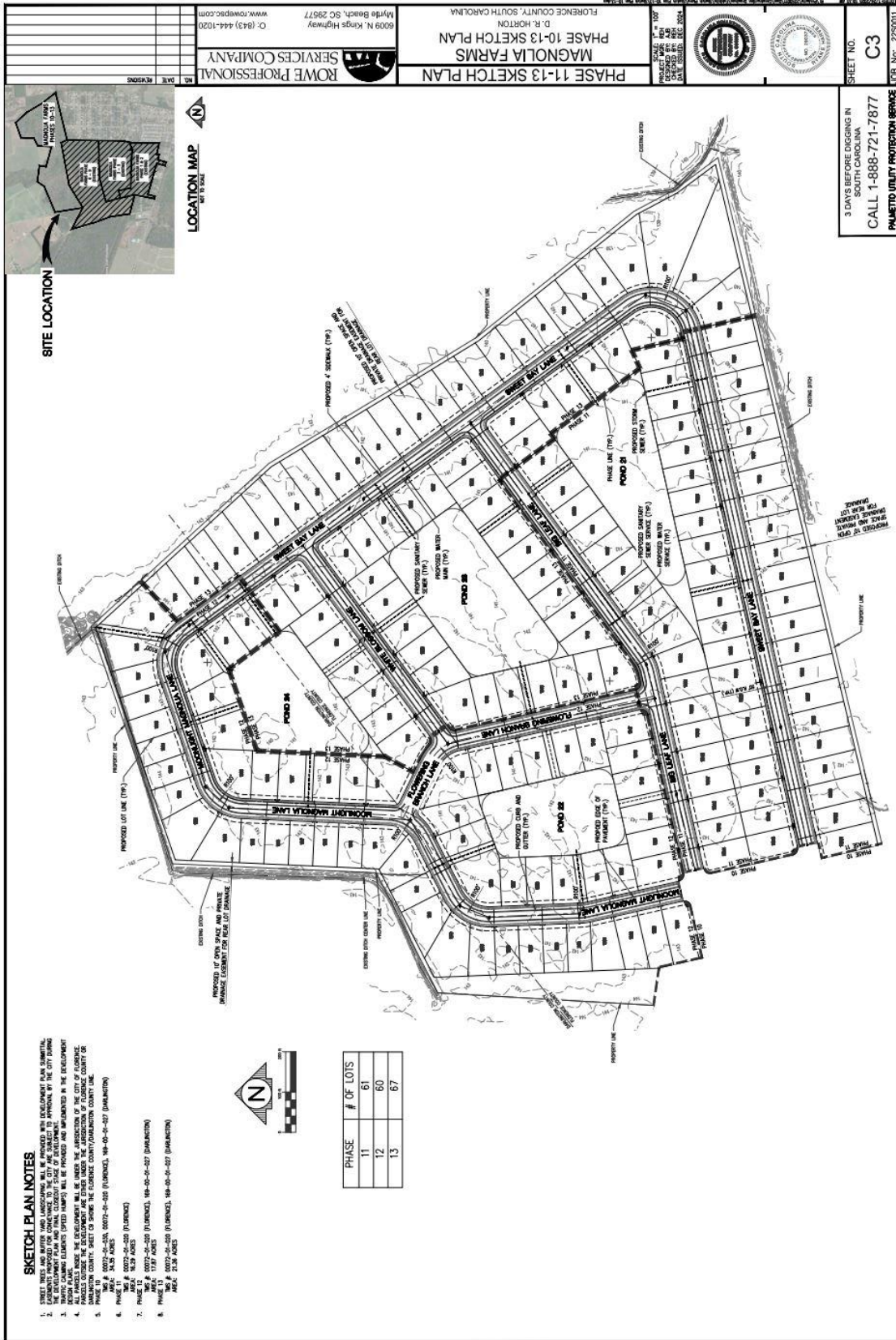
ROWE PROFESSIONAL SERVICES COMPANY  
4009 N. Kings Highway  
Myrtle Beach, SC 29577  
O: (843) 444-1020  
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**PHASE 10 SKETCH PLAN**

MAGNOLIA FARMS  
D. R. HORTON  
FLORENCE COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'  
PROJECT NO. 10-107  
DATE: 07/20/2023  
CLASSIFIED BY: JAV  
DATE ISSUED: DEC 2023

SHEET NO. **C2**  
JOB No. 2252011







6009 N. Kings Highway  
Myrtle Beach, SC 29577 | (843) 444-1020  
www.rowepsc.com

December 18, 2024

Eddie Weaver  
City of Florence – Planning, Research, & Development  
324 W Evans Street  
Florence, SC 29501

RE: Formal Variance Request; Magnolia Farms Phase 10-13

Dear Mr. Weaver:

We are requesting a variance for longitudinal roadway curves to be a minimum radius of 100' (Section 4-13.3.9). The proposed speed limit for the development is 15 mph and the centerline radius is 100'. This occurs at various locations throughout Phases 10-13; Big Leaf Lane in Phase 10 and Phase 11, Moonlight Magnolia Lane in Phase 12, & Sweet Bay Lane in Phase 13

Image 1: Big Leaf Lane (Phase 10)



Image 2: Big Leaf Lane (Phase 11)



**SINCE 1962**

Flint, MI | Lapeer, MI | Farmington Hills, MI | Kentwood, MI | Mt. Pleasant, MI | Oscoda, MI | Grayling, MI | Myrtle Beach, SC

Image 3: Moonlight Magnolia Lane & Flowering Branch Lane (Phase 12)

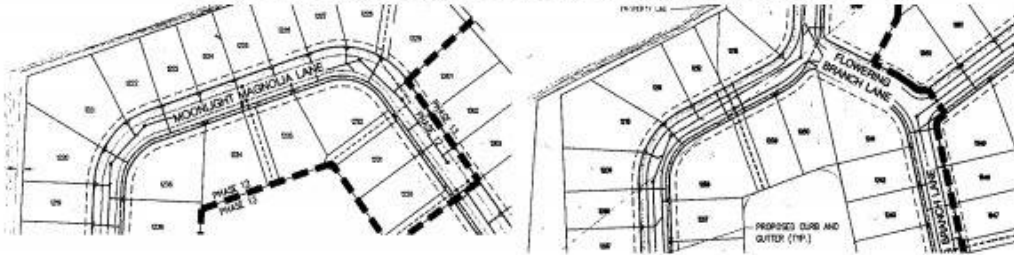
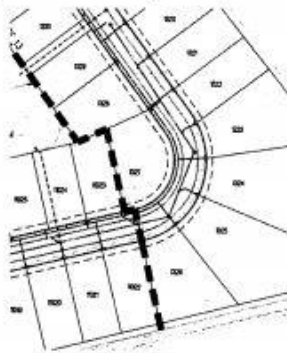


Image 4: Sweet Bay Lane (Phase 13)



Sincerely,  
ROWE Professional Services Company

Ashley Baldes  
Project Engineer

R:\Projects\22S0011\Docs\Correspondence Out\City of Florence\Sketch Plan\Phase 10-13\Letter for Variance.docx

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
FEBRUARY 11, 2025**

**AGENDA ITEM:      PC-2025-10      Request to rezone from NC-15 to NC-6.3 the parcel located on Dexter Drive at Attwood Avenue, specifically identified as Florence County Tax Map Number 00150-01-140.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Piyush Mehta</b>	<b>00150-01-140</b>

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. Previous actions taken on this request are outlined below.

- (1) On January 10, 2023 the applicant applied to rezone the parcel from NC-15 to NC-6.3; at that time there was some question as to whether the parcel was part of the Kirkwood subdivision and thus under its restrictive covenants. The Commission deferred the vote to enable staff to look into the questions raised regarding the restrictive covenant.
- (2) On February 14, 2023 the Planning Commission voted 4 to 1 to recommend the zoning designation of NC-6.1 to City Council.
- (3) On March 13, 2023 City Council heard the case and deferred their vote until they could receive additional information regarding stormwater from the applicant and his engineer.
- (4) At the April 10, 2023 City Council meeting they referred the case back to Planning Commission to look at further impacts on the density.
- (5) A special called meeting was held before the Planning Commission on May 3, 2023, at which time it denied the rezoning request by a vote of 6 to 1.
- (6) At the City Council meeting on May 8, 2023, a motion to approve the rezoning request failed due to a lack of a second.

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

**Current Zoning:**            Neighborhood Conservation-15  
**Proposed Zoning:**        Neighborhood Conservation-6.3  
**Current Use:**                Vacant Land  
**Proposed Use:**              Single Family Detached Houses

<b>North:</b>	OSR and NC-6.3: water tower and single family attached residential
<b>South:</b>	NC-15 and NC-6.3: single family detached residential and senior apartments
<b>East:</b>	NC-6.3: multi-family apartments
<b>West:</b>	NC-15: vacant land and single family detached residential

#### **IV. POINTS TO CONSIDER:**

- (1) The 1.71 acre lot has 450 feet of frontage on Dexter Drive and is currently zoned Neighborhood Conservation-15 (NC-15), which permits single family detached houses only. NC-15 lots are required to have a minimum area of 15,000 square feet and a minimum lot frontage of 100 feet.
- (2) The applicant wishes to rezone the parcel to Neighborhood Conservation-6.3 (NC-6.3), which permits single family detached houses, but also allows townhouses, duplexes, multiplexes, and multi-family apartments as a conditional use. Single family detached houses in the NC-6.3 district are required to have a minimum lot area of 6,000 square feet and minimum lot frontage of 50 feet.
- (3) Per the City of Florence *Unified Development Ordinance*, 9 single family lots can be developed under the NC-6.3 zoning. 4 lots can be developed under the NC-15 zoning. The applicant wishes to maximize the number of single family detached houses he can build on this parcel, and the more intense zoning district allows for the smaller lot frontage.
- (4) 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. Any of these residential uses would be permitted under the zoning designation of NC-6.3.
- (5) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (6) Land uses of the adjacent properties are a mixture of residential uses, including single-family detached, single family attached, and multi-family.
- (7) The Future Land Use Map designates this parcel as Parks and Open Space.
- (8) City water and sewer services are available.
- (9) City staff recommends that the parcel be rezoned to NC-6.1 rather than to NC-6.3 as requested. Although NC-6.1 requires a minimum lot width of 60 feet rather than the 50 feet permitted under the NC-6.3 designation, resulting in 7 lots rather than 9 lots, it also limits development to single family detached houses only, which is more appropriate to the character of this portion of Dexter Drive. It would also result in lots that are 60% as wide as the average in the immediate area rather than half as wide.

#### **VI. OPTIONS:**

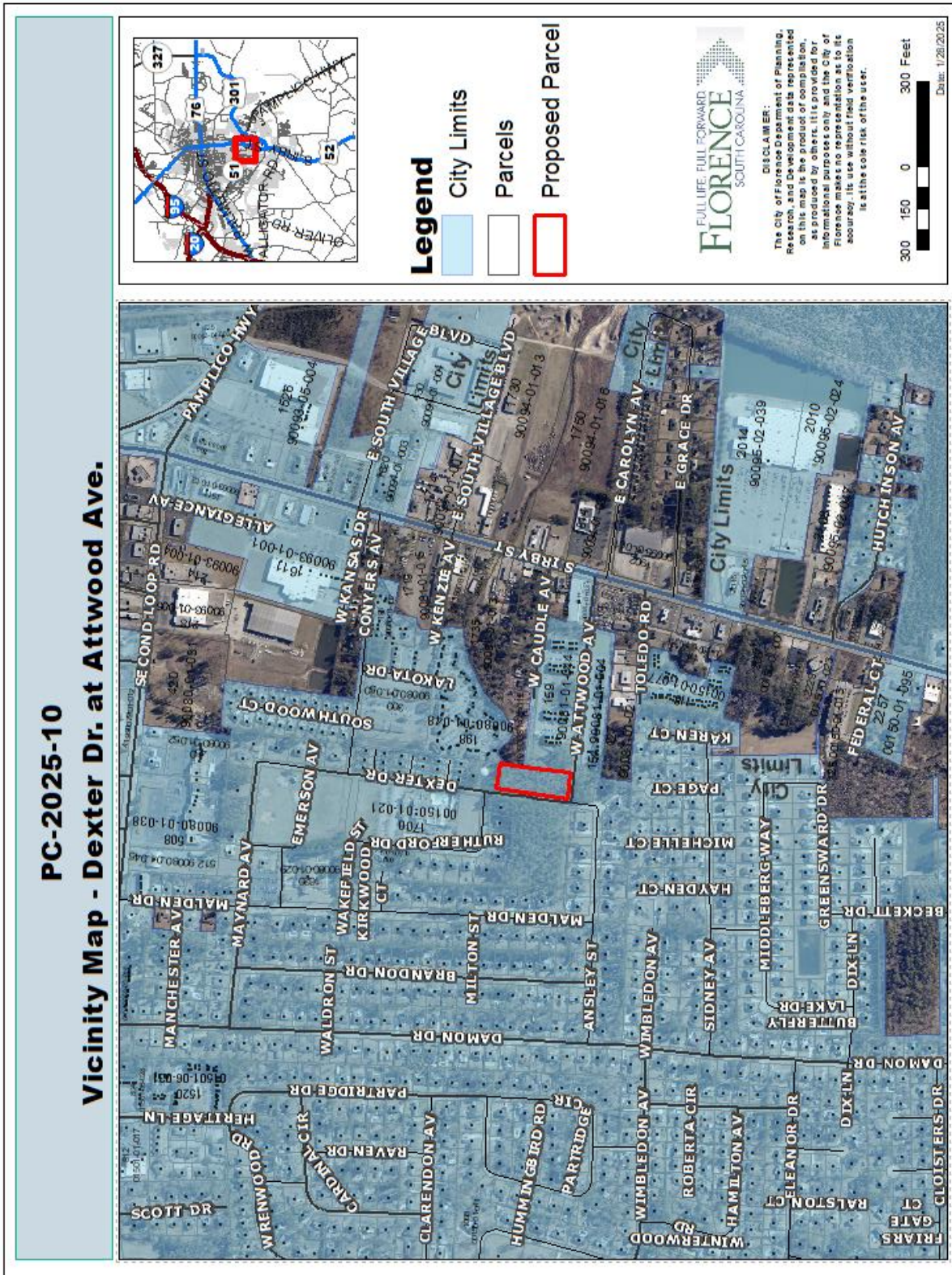
Planning Commission may:

- (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) Recorded Plat



Attachment B: Location Map

