



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, MARCH 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 February 11, 2024
- IV. Public Hearing and Matter in Position for Action**

PC-2025-12 Request to amend Section 1-2.8.6.A.6 of the *Unified Development Ordinance* regarding tower and antenna structures.
- V. Public Hearing and Matter in Position for Action**

PC-2025-13 Request to amend the Summersett Acres Planned Development District standards, specifically identified as Florence County Tax Map Number 00100-01-248.
- VI. Public Hearing and Matter in Position for Action**

PC-2025-14 Request to annex and zone NC-6.2 the parcel located at 1006 West Marion Street, identified as Florence County Tax Map Number 90060-13-005.
- VII. Public Hearing and Matter in Position for Action**

PC-2025-15 Request to annex and zone NC-6.3 a parcel along Toscana Drive, identified as a portion of Florence County Tax Map Number 00100-01-101.
- VIII. Matter in Position for Action**

PC-2025-16 Request for sketch plan approval of the subdivision of lots along East Pine Street and South Gaillard Street, identified as Florence County Tax Map Numbers 90103-08-011 and 90103-08-012.
- IX. Adjournment** Next regular meeting is scheduled for April 8, 2025.

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

**FEBRUARY 11, 2025 MINUTES**

**MEMBERS PRESENT:** Charlie Abbott, Drew Chaplin, Shelanda Deas, Betty Gregg, Jerry Keith, Jr., Bryant Moses, and Xavier Sams

**MEMBERS ABSENT:** Charles Howard and Mark Lawhon

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

**CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:02 p.m.

**INVOCATION & PLEDGE:** Chairman Chaplin asked Mr. Keith to provide 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 January 14, 2025 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (7-0).

**PUBLIC HEARINGS AND MATTERS 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.**

Chairman Chaplin read the introduction to PC-2025-02, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Mr. Moses asked if fire protection was provided for the development. Mr. Johnston said it was and would be part of the full development plan approval process.

There being no public hearing required for sketch plans, Chairman Chaplin called for discussion or a motion. Mr. Moses moved to approve the request as submitted; Ms. Deas seconded, and the motion passed unanimously (7-0).

**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.**

Chairman Chaplin read the introduction to PC-2025-07, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Chairman Chaplin asked who owned the two affected parcels; Mr. Johnston said they were still owned by the developer, who owns both subdivisions.

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

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.

Mr. Abbott moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (7-0).

**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.**

Chairman Chaplin read the introduction to PC-2025-09, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

No public hearing is required with this request, but Chairman Chaplin gave members of the audience the opportunity to ask questions by allowing one person to speak in favor and one to speak against the proposal.

Mr. Perry Heckman spoke on behalf of the neighborhood. He asked what studies had been done to come to this point. Chairman Chaplin said that SCDOT would be doing their own traffic studies. Mr. Dudley said that staff looks at the sketch plan for compliance with the City code and it does meet the general concepts of the code. Stormwater and DOT review will come later. Florence County Planning Commission actually is addressing the road through the neighborhood. Mr. Heckman discussed his concerns with stormwater. He already has problems with stormwater and can't seem to get any answers from any level.

Mr. Kevin Yokim, the county administrator, spoke about the project. He said that the county established the right of way decades ago. This project will greatly improve traffic congestion and add access to the hospital to the area. Ms. Sams asked if there would eventually be a light there; Mr. Yokim said that was a DOT call.

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

**PC-2025-11 Request for sketch plan review of Magnolia Farms subdivision Phases 10-13.**

Chairman Chaplin read the introduction to PC-2025-11, then asked Mr. Johnston for the staff report as submitted to Planning Commission. The request includes the applicant's variance request of 100' radii on certain roadways.

Mr. Moses asked if agreements had been solidified with Darlington County; Mr. Dudley said they were already working out the details.

There being no other questions of staff and no public hearing, Chairman Chaplin called for a motion. Mr. Moses moved to approve the request; Mr. Keith seconded, and the motion passed unanimously (7-0).

**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.**

Chairman Chaplin read the introduction to PC-2025-10, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the applicant would like to rezone the parcel to NC-

4 to mirror the development on the north side of the water tower, providing two cul-de-sacs off Dexter Drive instead of multiple driveways. The minimum lot size for the NC-4 is 4400 SF.

Mr. Dudley clarified that a stormwater plan will be required at the development plan stage, and he expects that a portion of the parcel will need to be set aside for stormwater mitigation.

Chairman Chaplin asked about having duplexes there; Mr. Dudley said that it's a transitional lot and the NC-6.1 only allows single family detached houses, just on smaller lots.

Mr. Moses said he's still concerned about where the stormwater is to go. Chairman Chaplin is still thinking of the transitional nature of the lot.

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

Mr. Kent Fields of 720 Ansley Street spoke. He said he didn't want duplexes there. He's also concerned about stormwater issues. He also expressed concerns about the types of houses and what they'd look like compared to the existing houses on Wake Robin Court.

Mr. Charles Rambo of 1620 Brandon Drive spoke next. He said there's an owl's nest on that property, and it's protected by federal law. Chairman Chaplin said that wasn't their responsibility.

He opened the public hearing to anyone in favor. Mr. Mehta spoke to the concerns expressed. He said that there are duplexes on Attwood Avenue, but he is just looking to build single family homes. He wants to build the same type of development as is across from the YMCA. He wants to minimize the number of driveways on Dexter Drive. His engineers will look at it to minimize flooding. He said they would be decent houses to make them easy to sell and improve the neighborhood.

Chairman Chaplin closed the public hearing and asked the Commissioners for discussion.

Mr. Moses said he hasn't heard anything different from two years ago regarding the stormwater issues.

Chairman Chaplin called for a motion. Mr. Keith moved to approve the request to rezone the parcel from NC-15 to NC-6.1; Mr. Abbott seconded, and the motion passed unanimously (7-0).

**ADJOURNMENT:** There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn; Mr. Keith seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 7:15 p.m. The next regular meeting is scheduled for March 11, 2025.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**

**STAFF REPORT TO THE**

**CITY OF FLORENCE PLANNING COMMISSION**

**MARCH 11, 2025**

**AGENDA ITEM: PC-2025-12 Proposed amendments to Section 1-2.8.6A of the *Unified Development Ordinance* regarding communication towers and antennas.**

**I. ISSUE UNDER CONSIDERATION:**

The proposed text amendment to Section 1-2.8.6A6 of the *Unified Development Ordinance* addresses the distance from the boundary line of a residential district or use of a communication tower structure.

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

This issue is before the Planning Commission for recommendation to City Council.

**III. POINTS TO CONSIDER:**

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text are to be made by or to the Planning Director. City Council may also initiate an amendment by motion.
- (2) Duke Energy has proposed this amendment to the Planning Director in order to adapt the Ordinance to modern tower design. Modern designs address the potential risk of a tower collapse by engineering them to collapse inward rather than fall to the side, which results in a smaller radius than the full height of the tower.
- (3) Duke desires to replace the existing 299 foot tower and 17 foot lightning rod with a 300 foot tower with a 10 foot lightning rod.
- (4) Section 1-2.8.6A6 of the *Unified Development Ordinance* does not permit Duke to replace the tower in the same location as needed.
- (5) Duke Energy has provided a letter outlining their proposal along with example ordinances from other South Carolina municipalities for the Commission's consideration.
- (6) City staff is proposing the requested changes to provide further direction and assist in the clarification of the communication tower requirements of the *Unified Development Ordinance*. It is suggested that the amendment include language requiring that the engineer be licensed in the state of South Carolina as indicated in a letter that includes the engineer's signature and seal.

**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) Text Amendment Petition
- B) Local Municipalities with Similar Fall Zone Ordinances
- C) Proposed Amendment to the UDO

Proposed text amendment to Section 1-2.8.6A6 (additions are in red, repeals are struck through).

**Section 1-2.8.6 Communications, Utility, and Transportation Use Standards**

The standards of this Section apply to communications, utility, and transportation uses that are specified in Table 1-2.7.6, “Communications, Utility, and Transportation Uses” as conditional (C) or permitted special exception (SE).

A. **Communication Towers and Antennas** are permitted if they are designed and operated in accordance with all requirements of the Federal Communications Commission (FCC), as well as any state permit requirements, and it is demonstrated that:

1. A communications facility report will be submitted to the City describing the type of proposed communications facility, its effective range, and the technical reasons for its design and placement. If the proposed communications facility cannot be accommodated on an existing or approved facility within a one mile search radius of the proposed site, the report will specify the reasons and conditions along with supporting proof. And in an effort to promote long-range planning to minimize the number of towers and their impact on the community, providers of commercial wireless communications service will include a plan delineating existing and any proposed and/or anticipated facilities within Florence County;
2. A proposal for a new communications tower will be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is 100 feet or more in height and for at least one additional user if the tower is over 60 feet in height, but less than 100 feet in height. The tower owner will allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. The conditions and terms for shared use will be submitted to the City. If the land for the tower is leased, a copy of the relevant portions of a signed lease allowing the tower owner to add additional users and associated facilities on the tower will be submitted at the time of application to the City for tower erection;
3. No tower or antenna will be located within 1,000 feet of an existing tower or antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained;
4. All applicable safety code requirements will be met;
5. Towers or antennas will not be painted unless otherwise required by state or federal regulations;
6. Tower or antenna structures are separated from a boundary line of a residential district or a property line of a residential use by a distance ~~equal to one foot for each one foot in height, measured from the property line~~ **equal to or greater than the tower's fall zone as certified by a professional, licensed engineer and measured from the boundary line of the residential district or property line of the residential use;**
7. Towers will not be illuminated by artificial means and will not display strobe lights unless such is specifically required by the Federal Aviation Administration (FAA) or other federal or

state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower;

8. There will be no use of any portion of a communications facility for signs other than warning or equipment information signs;
9. Abandoned or unused communications facilities will be removed within 120 days from the date of ceasing operations. A copy of the notice to the Federal Communications Commission (FCC) of intent to cease operations of subject facility will be submitted to the City. If the lot or parcel for the facility is leased, a copy of the relevant portions of a signed lease which requires the removal of the communications facility upon cessation of operations at the site will be submitted at the time of application for a building permit;
10. Communications facilities will be certified by a qualified and licensed professional engineer in the State of South Carolina to conform to the latest structural standards and wind loading requirements of the Uniform Building Code and the Electronic Industry Association;
11. Documentation that the proposed communications facility will comply with the latest health and safety standards established by the Federal Communications Commission (FCC) on RF emissions and exposures;
12. All applicants will furnish a surety bond or make an equivalent cash deposit in an amount to be determined by the City to be necessary to remove an abandoned facility in the event the persons responsible for such removal default;
13. Ground ancillary buildings and towers shall have a security fence erected within the visually screened area. The security fence shall be not less than eight feet in height.



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

**AGENDA ITEM: PC-2025-13 Request to amend the Summersett Acres Planned Development District standards, specifically identified as Florence County Tax Map Number 00100-01-248.**

**I. IDENTIFYING DATA**

Owner	Acreage	Tax Map Number
Somersett, LLC	3.24	00100-01-248 (portion)

**II. GENERAL BACKGROUND DATA**

**Current Zoning:** PDD Planned Development District – B-3 (1999 Consolidated Zoning Ordinance of Florence)

**Current Use:** Undeveloped

**Proposed Zoning:** Planned Development District – R-5 (1999 Consolidated Zoning Ordinance of Florence)

**Proposed Use:** Residential, Multi-Family; Apartments

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

The original PDD (PDD Ordinance 2006-30) was approved under the 1999 *Florence County Consolidated Zoning Ordinance* which was in effect at the time of adoption in 2006. The owner is asking to amend the PDD to change the B-3 designation of 3.24 acres of the northern portion of the parcel to R-5 in order to expand the multi-family development. This request is before the Planning Commission for public hearing and recommendation to City Council.

**IV. POINTS TO CONSIDER:**

1. This parcel is within the Summersett Acres Planned Development District, which was established under the 1999 Florence County Consolidated Zoning Ordinance. All code references within the Planned Development District guidelines refer to the 1999 Florence County Consolidated Zoning Ordinance. The 2018 Unified Development Ordinance does not apply to this development.
2. Section 2.6-3 of the 1999 Florence County Consolidated Zoning Ordinance titled “Changes in Approved PDD Plans” requires “Any increase in intensity or use shall constitute a modification requiring Planning Commission approval”.

3. Section 2.6-3 describes an increase in intensity or use as “an increase in usable floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations”.
4. The PDD, as adopted, established that the use and development standards for this parcel follow the B-3, General Commercial uses and standards contained in the 1999 Florence County Consolidated Zoning Ordinance. The B-3 designation allows for general commercial uses to include but not limited to general retail, restaurants, gasoline stations, warehousing, general professional/office, medical, hotels, auto repair, churches, and arts/entertainment.
5. The B-3 designation also allows for multi-family development with a maximum density of 6.5 units per gross acre. The R-5 designation, requested by the applicant, allows for up to 19 units per gross acre for 1-bedroom apartments; 16 units for 2-bedroom; 13 for 3-bedroom; and 12 for 4-bedroom apartments.
6. The applicant is proposing to construct a 48 unit apartment complex (all 2 bedroom) to match the existing Somersett Acres on the adjacent parcel. This results in a gross density of 14.5, which would be allowed under the R-5 designation.
7. Adjacent properties are zoned Planned Development District (PDD) and Campus (Delmae Elementary School). Within the PDD, adjacent parcels are designated as R-5, multi-family residential to the north and west, and B-3, general commercial, to the south and west.
8. Land use of the adjacent properties are characterized by multi-family development and an elementary school.
9. The Future Land Use designation for the adjacent properties is Neighborhood Conservation, which is intended to conserve the character of existing neighborhoods.
10. City staff recommends this portion of the Somersett Acres PDD be amended to allow the increased density for the specified portion of the parcel in order to enable the applicant to expand the existing apartments.

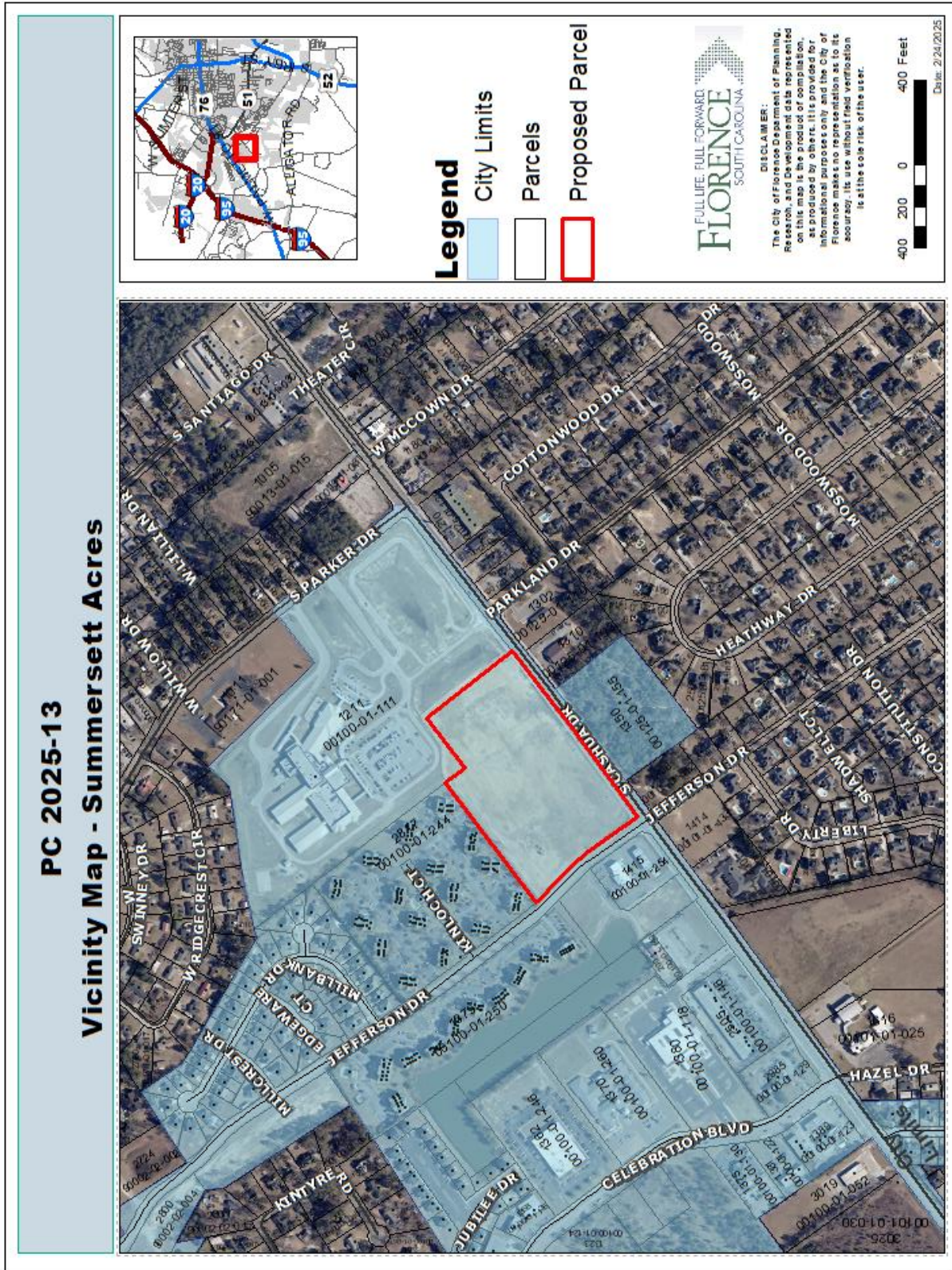
#### **V. OPTIONS:**

Planning Commission may:

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

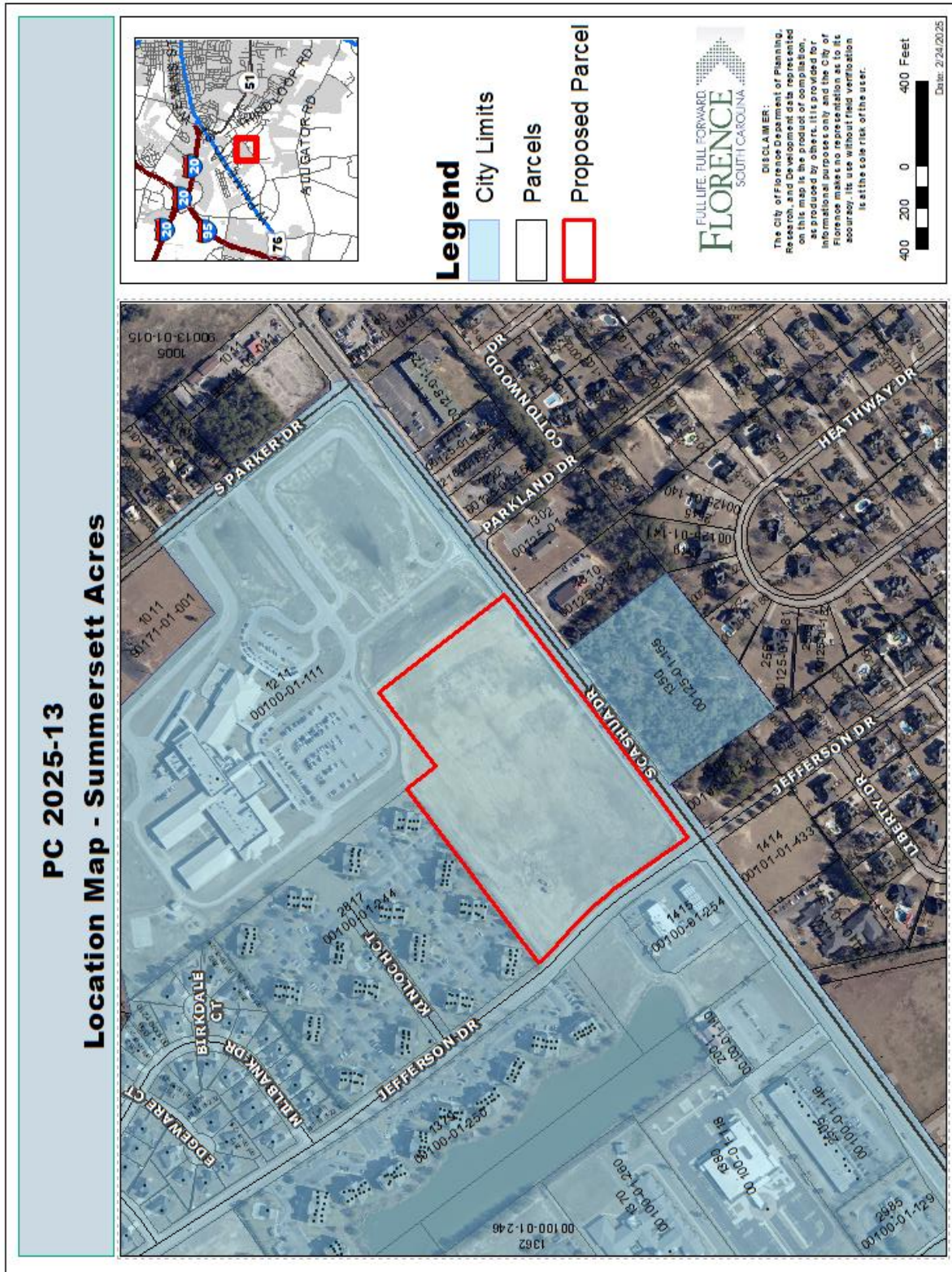
#### **VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Somersett Acres Original and Amended PDD Site Plans
- F) Planned Development District Notes
- G) Site Photos

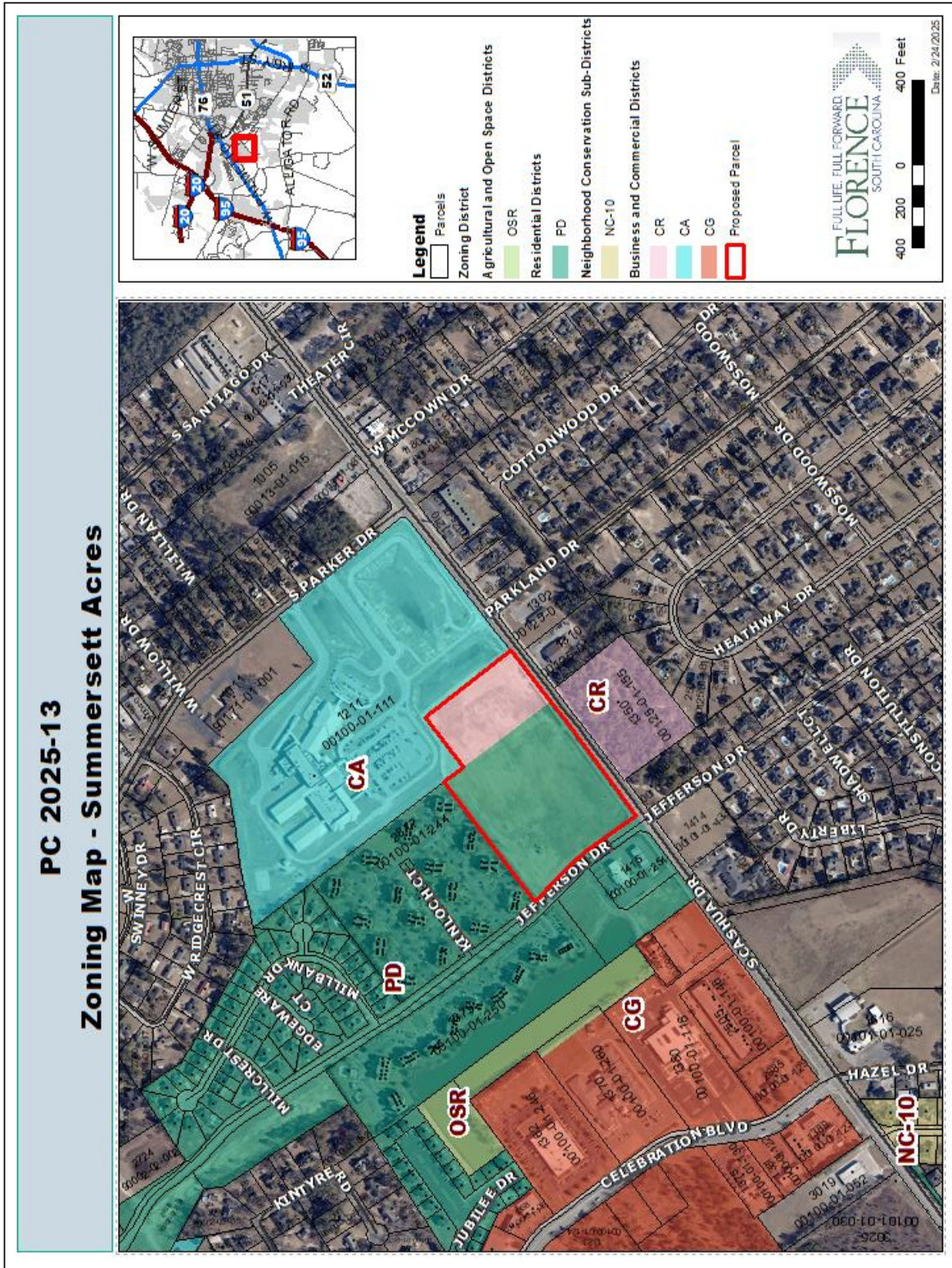




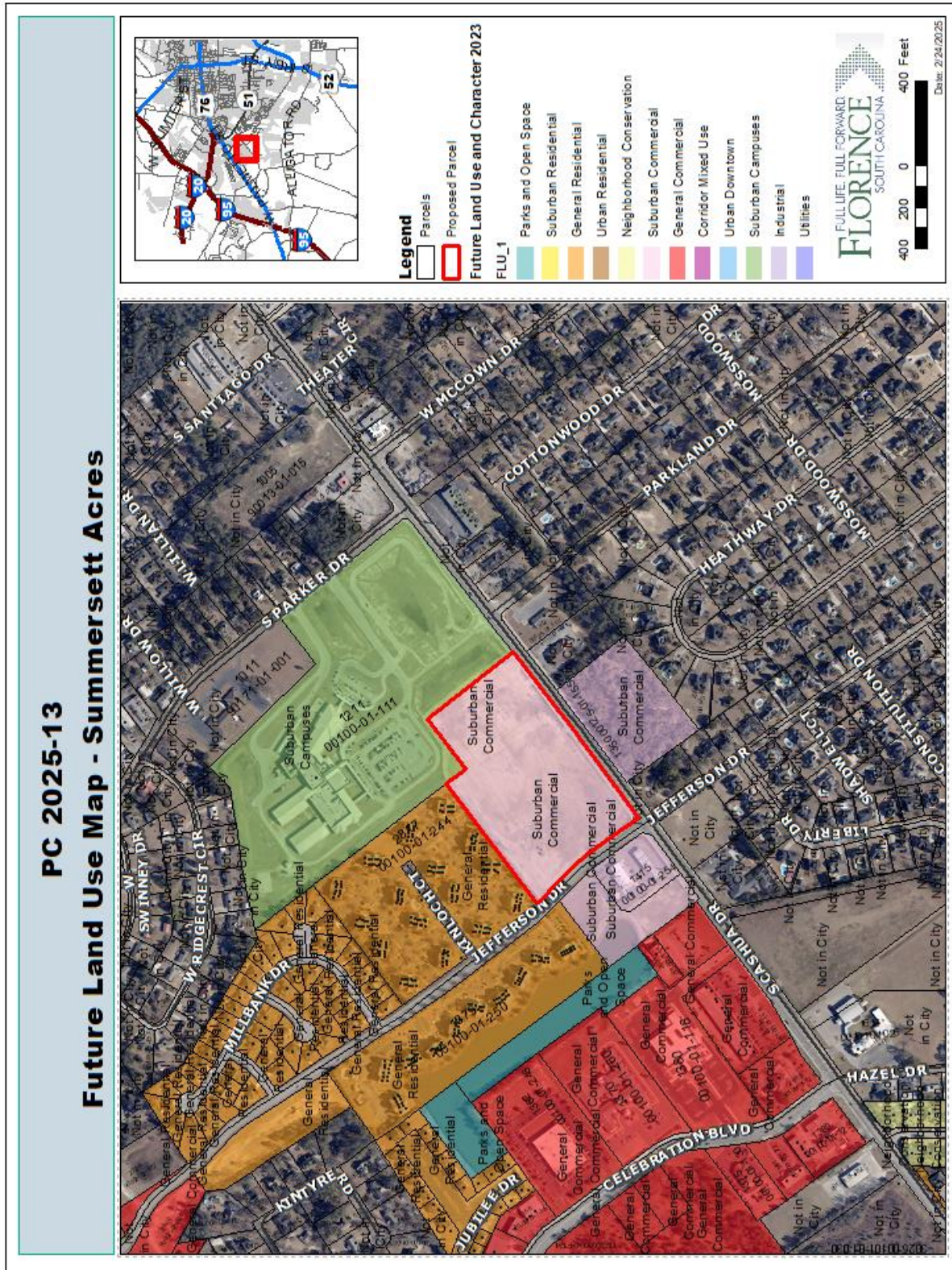
Attachment B: Location Map

















**PLANNED DEVELOPMENT DISTRICT NOTES:**

<b>P-6 - MULTIFAMILY RESIDENTIAL</b>	<b>P-3 - SINGLE-FAMILY RESIDENTIAL</b>	<b>P-3 - BUSINESS DISTRICT - GENERAL</b>
<p><b>SIZE:</b> 20.28 ACRES</p> <p><b>DENSITY:</b> 15.3 UNITS PER ACRE (COMPLIES TO SECTION 2.5 TABLE II FOR 2BR UNITS)</p> <p><b>MINIMUM SURFACE AREA RATIO:</b> 45.63/3028 = 10.42/20.28 = 51% (LESS THAN THE 70% MAX IN SECTION 2.5 TABLE II)</p> <p><b>FLOOR AREA RATIO:</b> 311,005 SF (7.14 ACRES) - 7.14/20.28 = 0.35 (EXCEEDS THE 30% MAX FLOOR AREA SHOWN IN SECTION 2.5 TABLE II)</p> <p><b>BUILDINGS:</b> ALL BUILDING DESIGNS WILL BE SUBMITTED FOR PERMITTING THAT COMPLY WITH THE CURRENT BUILDING CODE AT THE DATE OF SUBMISSION.</p> <p><b>BUILDING SETBACKS:</b> BUILDING SETBACKS TO COMPLY WITH SECTION 2.5 TABLE II FOR A P-3 DISTRICT (35' FRONT/SIDE/20' REAR) (SEE PLAN)</p> <p><b>BUILDING HEIGHT:</b> 37' 3 STORIES - (COMPLIES WITH SECTION 2.5 TABLE II MAX HEIGHT 4 STORIES)</p> <p><b>LANDSCAPING:</b> A LANDSCAPING PLAN WILL BE INCLUDED IN APPLICATION FOR BUILDING PERMITS IN COMPLIANCE WITH SECTION 4.3 &amp; 4.4</p> <p><b>PARKING:</b> MEETS OR EXCEEDS THE 1.5 SPACES PER UNIT AS REQUIRED IN SECTION 2.5 TABLE II. A SITE PLAN SHOWING A PARKING DESIGN IN COMPLIANCE WITH ARTICLE 6 WILL BE SUBMITTED PRIOR TO PERMITTING.</p> <p><b>BUFFERING &amp; SCREENING:</b> TO COMPLY WITH SECTION 4.1 &amp; 4.2 (SEE PLAN)</p> <p><b>SCENIC:</b> PRIOR TO ANY SIGN PERMITTING A COMMON SCENIC PLAN WILL BE SUBMITTED THAT SHOWS SCENIC IN COMPLIANCE WITH ARTICLE 5 THAT IS ALSO IN HARMONY AND SCALE TO THE P.O.D.</p> <p><b>STREETS &amp; STREET IMPROVEMENTS:</b> ALL STREETS AND STREET IMPROVEMENTS ARE TO COMPLY WITH THE 1980 CITY OF FLORENCE LAND DEVELOPMENT REGULATIONS. (SEE SITE PLAN FOR PUBLIC DESIGNATIONS AND ROAD RIGHT-OF-WAY WIDTHS)</p>	<p><b>SIZE:</b> 14.10 ACRES</p> <p><b>DENSITY:</b> 59 LOTS ON 14.10 ACRES (4.18 LOTS PER ACRE)</p> <p><b>MINIMUM SURFACE AREA RATIO:</b> TO COMPLY WITH SECTION 2.5 TABLE II</p> <p><b>MIN LOT SIZE:</b> ALL LOTS MEET OR EXCEED THE MINIMUM LOT SIZE OF 6,000 SF</p> <p><b>FLOOR AREA RATIO:</b> AS PER SECTION 2.5 TABLE II CANNOT EXCEED 30%</p> <p><b>BUILDINGS:</b> ALL BUILDING DESIGNS WILL BE SUBMITTED FOR PERMITTING THAT COMPLY WITH THE CURRENT BUILDING CODE AT THE DATE OF SUBMISSION.</p> <p><b>BUILDING SETBACKS:</b> BUILDING SETBACKS TO COMPLY WITH SECTION 2.5 TABLE II FOR A P-3 DISTRICT (35' FRONT/SIDE/20' REAR) (SEE PLAN)</p> <p><b>BUILDING HEIGHT:</b> PER SECTION 2.5 TABLE II CANNOT EXCEED 36'</p> <p><b>LANDSCAPING:</b> A LANDSCAPING PLAN WILL BE INCLUDED IN APPLICATION FOR BUILDING PERMITS IN COMPLIANCE WITH SECTION 4.3 &amp; 4.4</p> <p><b>PARKING:</b> TO COMPLY WITH ARTICLE 6 &amp; SECTION 2.5 TABLE I</p> <p><b>BUFFERING &amp; SCREENING:</b> TO COMPLY WITH SECTION 4.1 &amp; 4.2 (SEE PLAN)</p> <p><b>SCENIC:</b> PRIOR TO ANY SIGN PERMITTING A COMMON SCENIC PLAN WILL BE SUBMITTED THAT SHOWS SCENIC IN COMPLIANCE WITH ARTICLE 5 THAT IS ALSO IN HARMONY AND SCALE TO THE P.O.D.</p> <p><b>STREETS &amp; STREET IMPROVEMENTS:</b> ALL STREETS AND STREET IMPROVEMENTS ARE TO COMPLY WITH THE 1980 CITY OF FLORENCE LAND DEVELOPMENT REGULATIONS. (SEE SITE PLAN FOR PUBLIC DESIGNATIONS AND ROAD RIGHT-OF-WAY WIDTHS)</p>	<p><b>SIZE:</b> 22.4 ACRES</p> <p><b>DENSITY:</b> MUST COMPLY TO SECTION 2.5 TABLE II</p> <p><b>MINIMUM SURFACE AREA RATIO:</b> TO COMPLY WITH SECTION 2.5 TABLE II</p> <p><b>FLOOR AREA RATIO:</b> AS PER SECTION 2.5 TABLE II CANNOT EXCEED 30%</p> <p><b>BUILDINGS:</b> ALL BUILDING DESIGNS WILL BE SUBMITTED FOR PERMITTING THAT COMPLY WITH THE CURRENT BUILDING CODE AT THE DATE OF SUBMISSION.</p> <p><b>BUILDING SETBACKS:</b> BUILDING SETBACKS TO COMPLY WITH SECTION 2.5 TABLE II FOR A P-3 DISTRICT (35' FRONT/SIDE/20' REAR) (SEE PLAN)</p> <p><b>BUILDING HEIGHT:</b> PER SECTION 2.5 TABLE II</p> <p><b>LANDSCAPING:</b> A LANDSCAPING PLAN WILL BE INCLUDED IN APPLICATION FOR BUILDING PERMITS IN COMPLIANCE WITH SECTION 4.3 &amp; 4.4</p> <p><b>PARKING:</b> TO COMPLY WITH ARTICLE 6 &amp; SECTION 2.5 TABLE II</p> <p><b>BUFFERING &amp; SCREENING:</b> TO COMPLY WITH SECTION 4.1 &amp; 4.2 (SEE PLAN)</p> <p><b>SCENIC:</b> PRIOR TO ANY SIGN PERMITTING A COMMON SCENIC PLAN WILL BE SUBMITTED THAT SHOWS SCENIC IN COMPLIANCE WITH ARTICLE 5 THAT IS ALSO IN HARMONY AND SCALE TO THE P.O.D.</p> <p><b>STREETS &amp; STREET IMPROVEMENTS:</b> ALL STREETS AND STREET IMPROVEMENTS ARE TO COMPLY WITH THE 1980 CITY OF FLORENCE LAND DEVELOPMENT REGULATIONS. (SEE SITE PLAN FOR PUBLIC/PRIVATE DESIGNATIONS AND ROAD RIGHT-OF-WAY WIDTHS)</p>

NOTE: ALL CODE REFERENCES REFER TO THE 1999 FLORENCE COUNTY CONSOLIDATED ZONING ORDINANCE

Attachment G: Site Photos



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

**AGENDA ITEM:      PC-2025-14      Request to zone Neighborhood Conservation – 6.2 (NC-6.2), pending annexation, the lot located at 1006 West Marion Street, identified as Florence County Tax Map Number 90060-13-005.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Frances Sisnett Estate	90060-13-005

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

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

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**                    R-3A (Florence County)  
**Proposed Zoning:**                Neighborhood Conservation-6.2 (NC-6.2)  
**Current Use:**                        Residential  
**Proposed Use:**                        Single-Family Detached House

**IV. POINTS TO CONSIDER:**

- (1) This parcel is in the center of three lots on the south side of West Marion Street which are still in the County. These lots are zoned R-3A in the County. The applicant’s parcel has a small single family detached house on it which was damaged by fire.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.2 (NC-6.2) District. The primary use permitted under the proposed zoning is single-family detached and duplexes characterized by small sized lots.
- (3) The lot does not meet the lot width requirement of the NC-6.2 zoning district per the City of Florence *Unified Development Ordinance* because it is fifty feet wide rather than sixty feet wide as required for new lots. However, since it is a legal lot of record and the majority of lots on the block that are already in the City limits and zoned NC-6.2 are also 50 feet wide, it does not need to be 60 feet wide to be zoned NC-6.2. It does have adequate total

square footage at 8500 square feet; the minimum for new lots in the NC-6.2 district is 6000 square feet.

- (4) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.2 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) City staff recommends the zoning designation due to the location of the lot as an infill parcel.

## **V. OPTIONS:**

Planning Commission may:

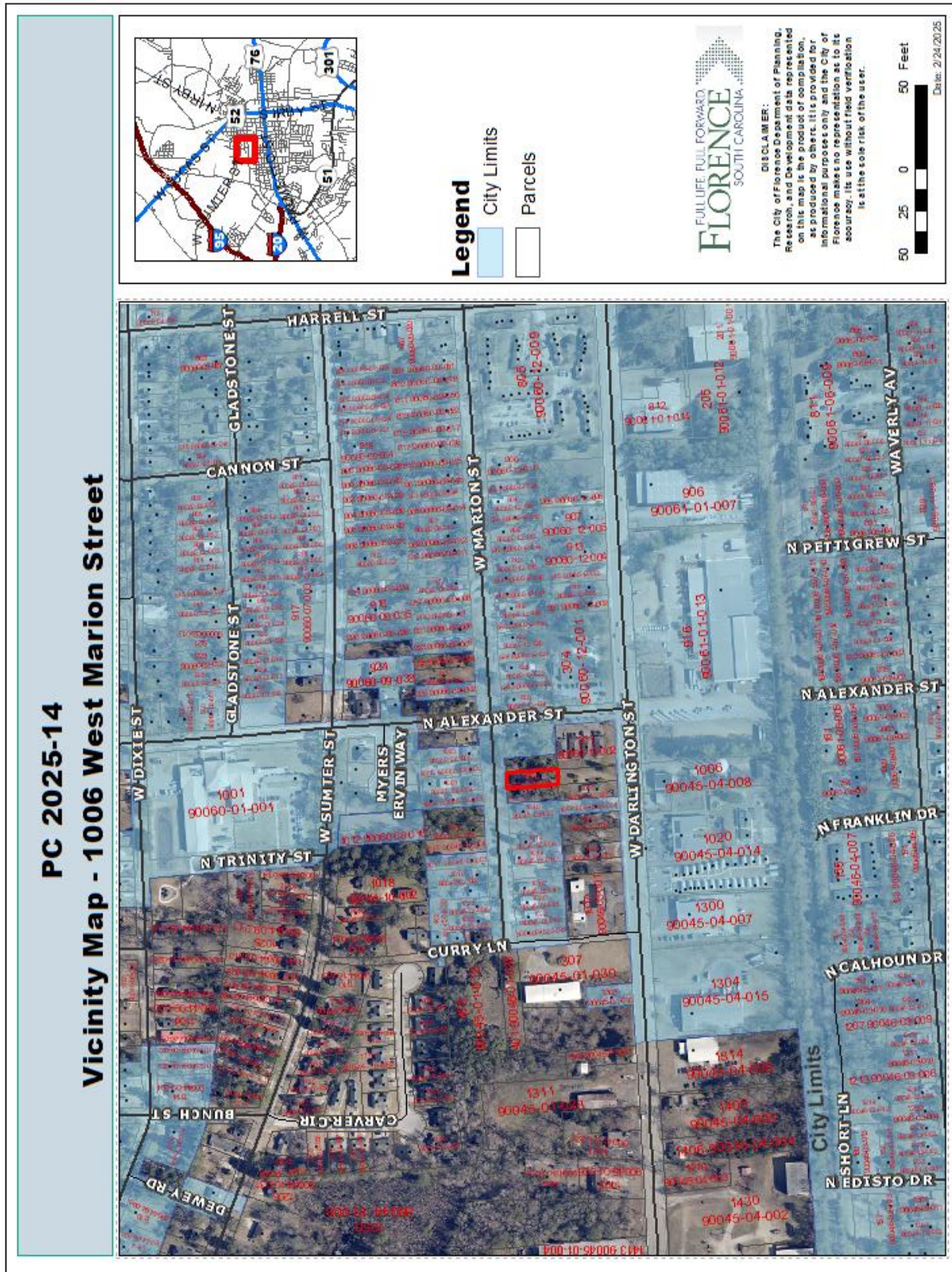
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

## **VI. ATTACHMENTS:**

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

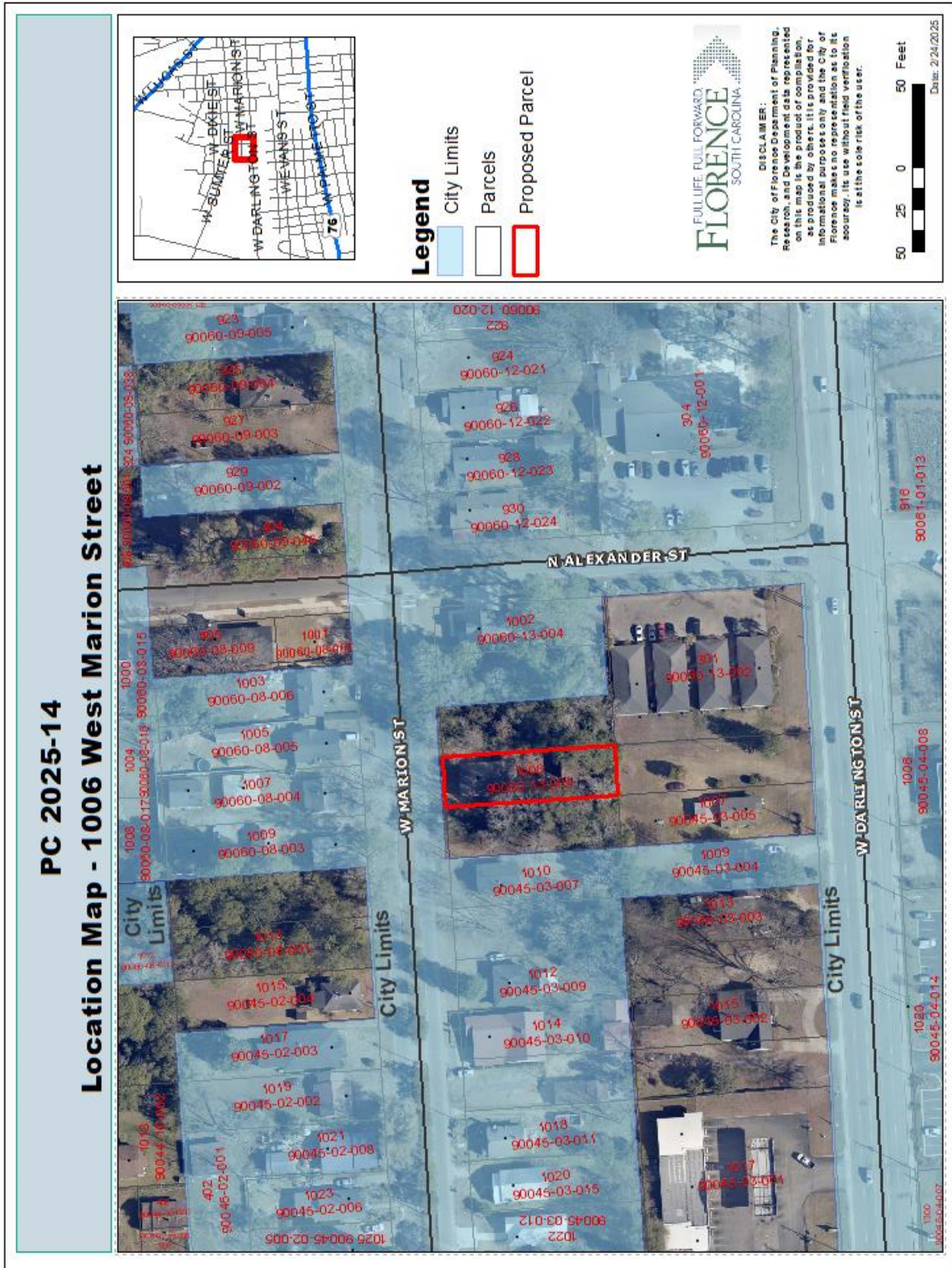


Attachment A: Vicinity Map



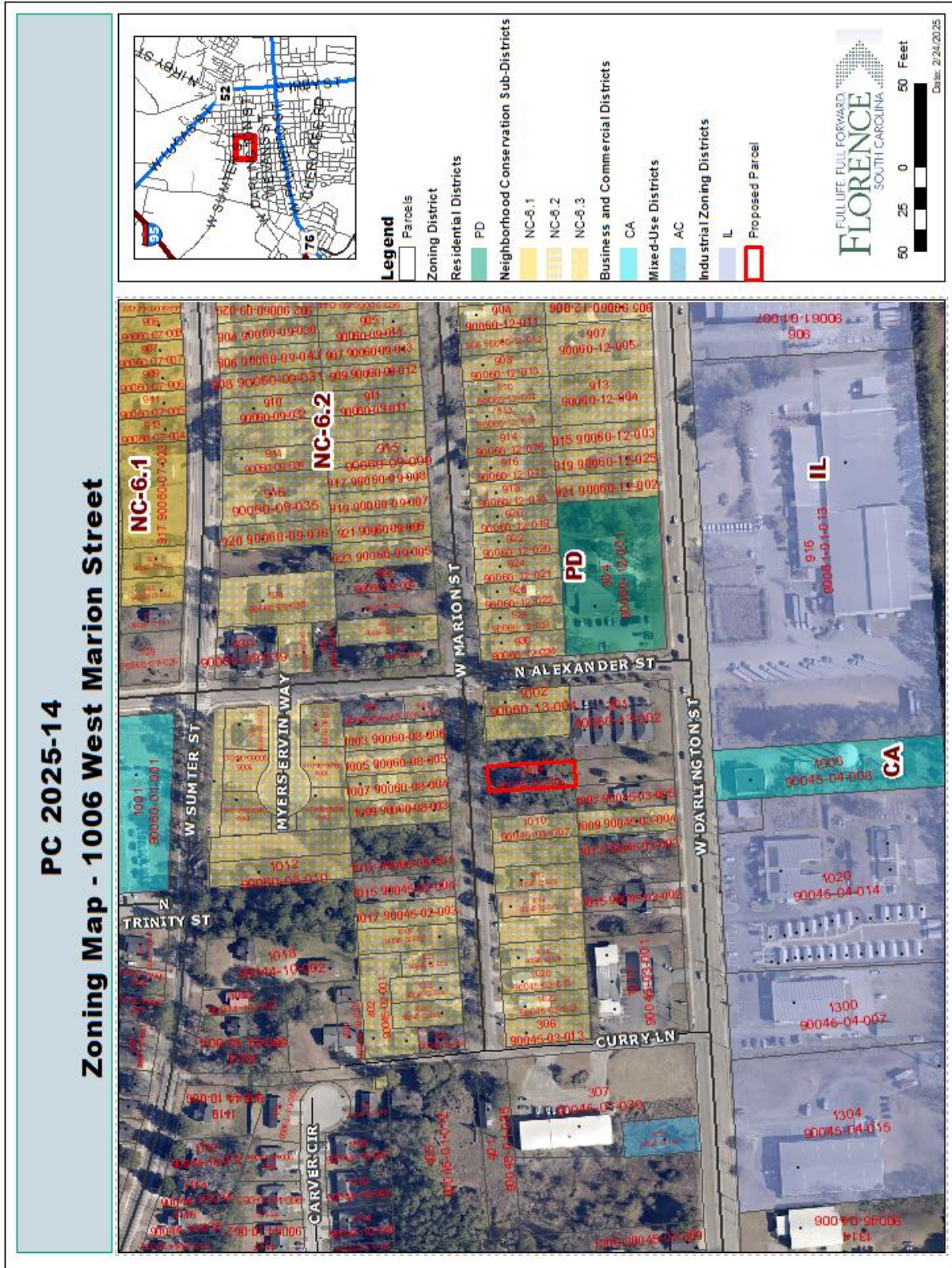


Attachment B: Location Map

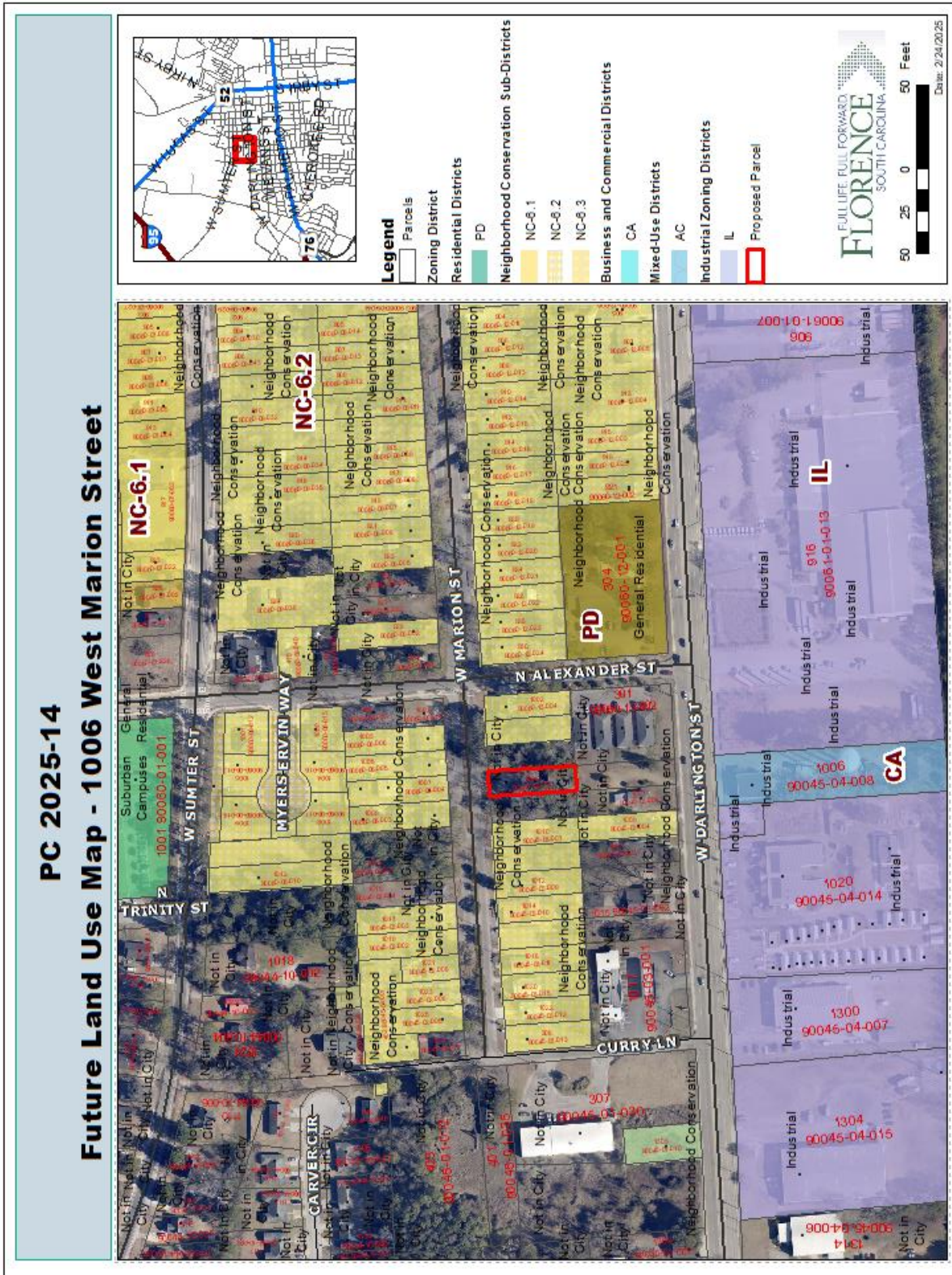




Attachment C: Zoning Map









Attachment E: Site Photo



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

**AGENDA ITEM:      PC-2025-15      Request to zone Neighborhood Conservation – 6.3 (NC-6.3), pending annexation, the lot located on Toscana Drive, identified as a portion of Florence County Tax Map Number 00100-01-101.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Home Show Center Inc.	00100-01-101

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

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

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**                      Unzoned (Florence County)  
**Proposed Zoning:**                  Neighborhood Conservation-6.3 (NC-6.3)  
**Current Use:**                          Commercial and Vacant  
**Proposed Use:**                        Townhouses

**IV. POINTS TO CONSIDER:**

- (1) The 4.65 acre commercial lot along Toscana Drive contains the Home Show Center, a two building strip mall with 13 tenant spaces. The request proposes dividing off the 1.467 acre portion that is undeveloped and adjacent to the Villa Toscana subdivision in order to annex it into the City and build townhouses, leaving the remaining 3.35 commercial acres in the County.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.3 (NC-6.3). Uses permitted under the proposed zoning include single-family detached houses, townhouses, duplexes, multiplexes, and multi-family development. Each type of development has specific development standards laid out in the City of Florence *Unified Development Ordinance*.
- (3) The only uses that may be developed under the proposed zoning are those permitted in the NC-6.3 Neighborhood Conservation zoning district. The property and future development is subject to the City of Florence codes and regulations, including site development standards regarding bufferyards and landscaping.

- (4) Land use of the adjacent properties is single-family residential in the City, and commercial in the County.
- (5) Future Land Use of adjacent single-family properties is General Residential.
- (6) City water and sewer services are available.
- (7) City staff recommends the zoning designation due to the location of the lot as an infill parcel and the appropriateness of townhouses as a transition between the commercial development and single family development.

## **V. OPTIONS:**

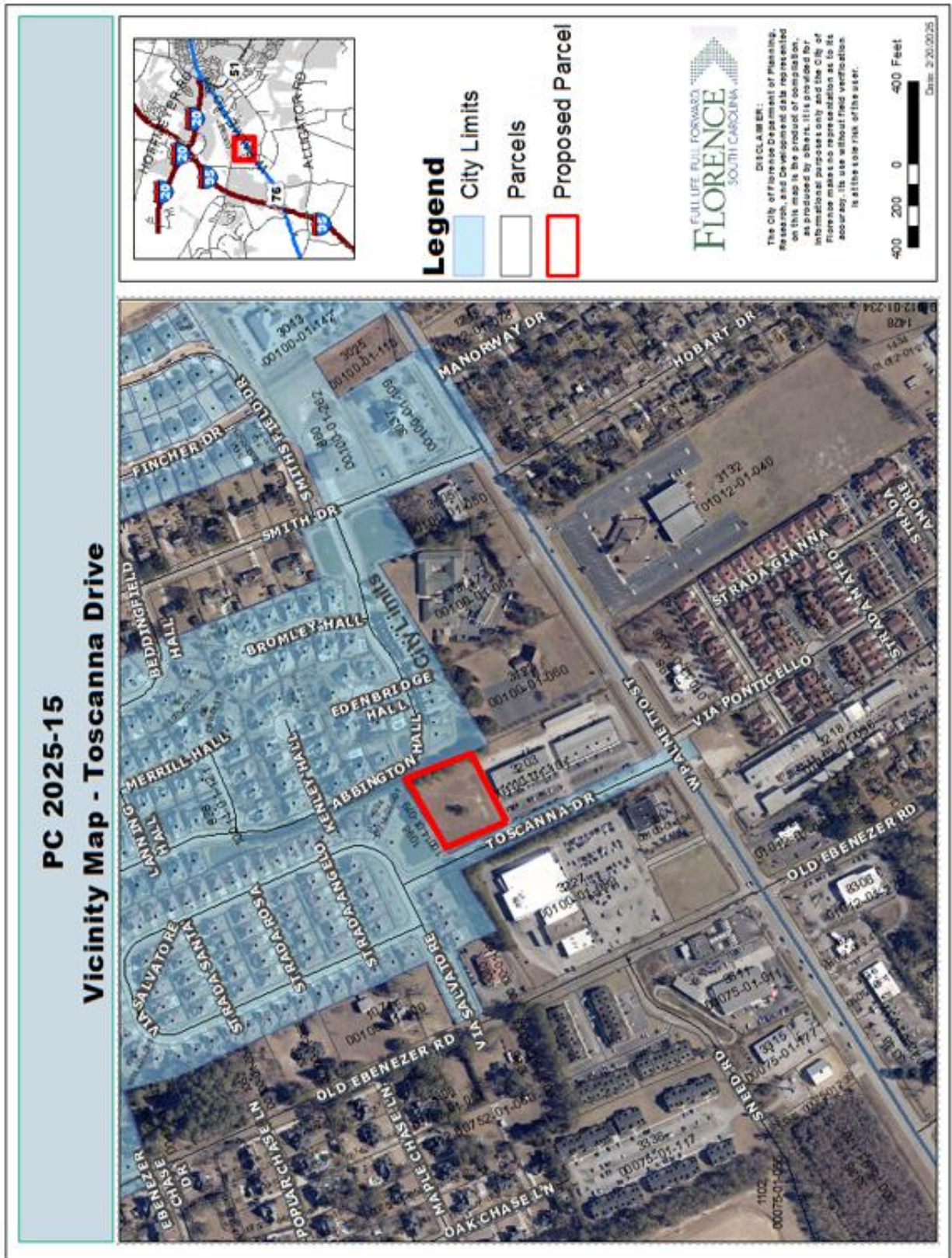
Planning Commission may:

- (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:**

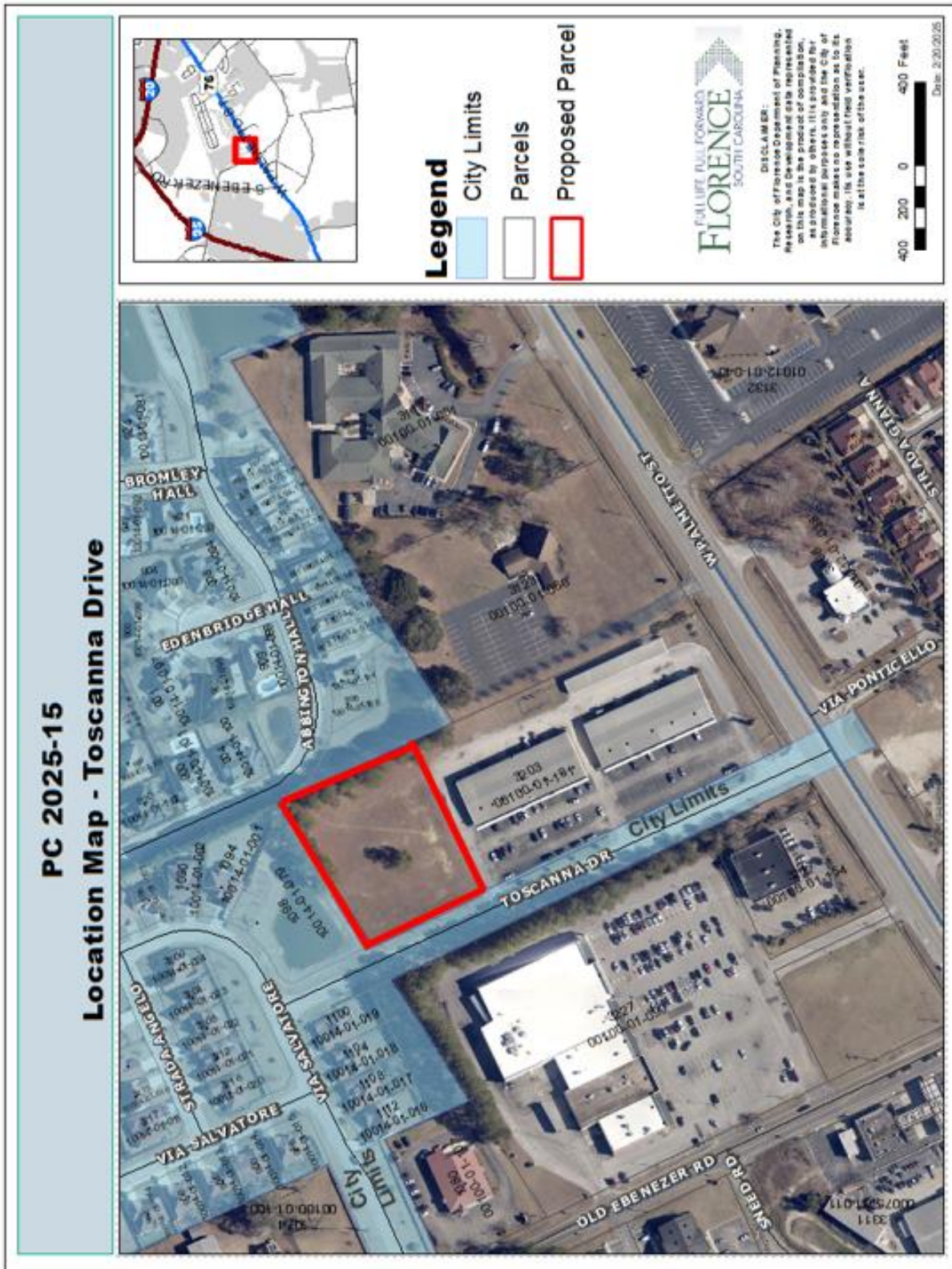
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photo



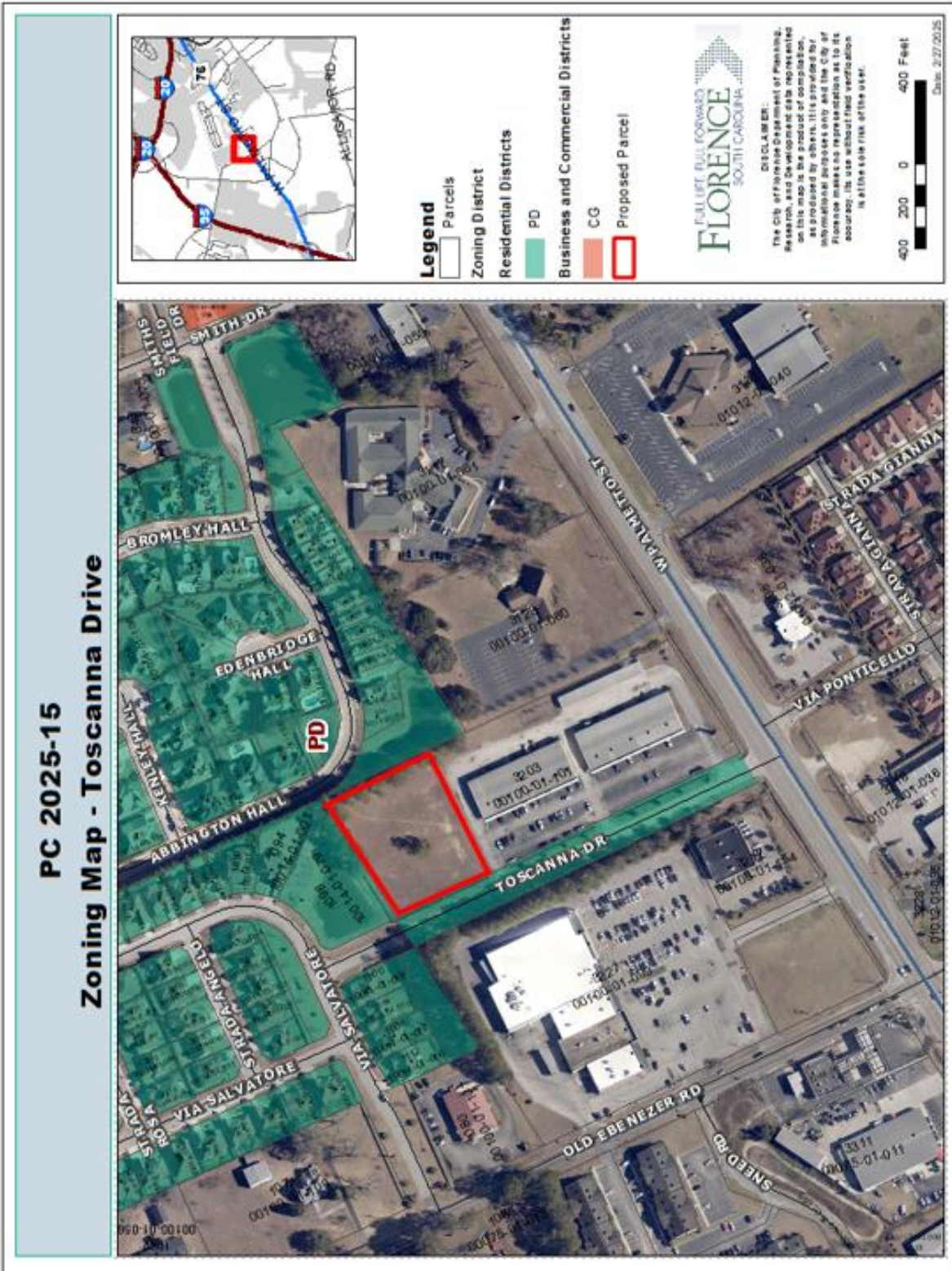




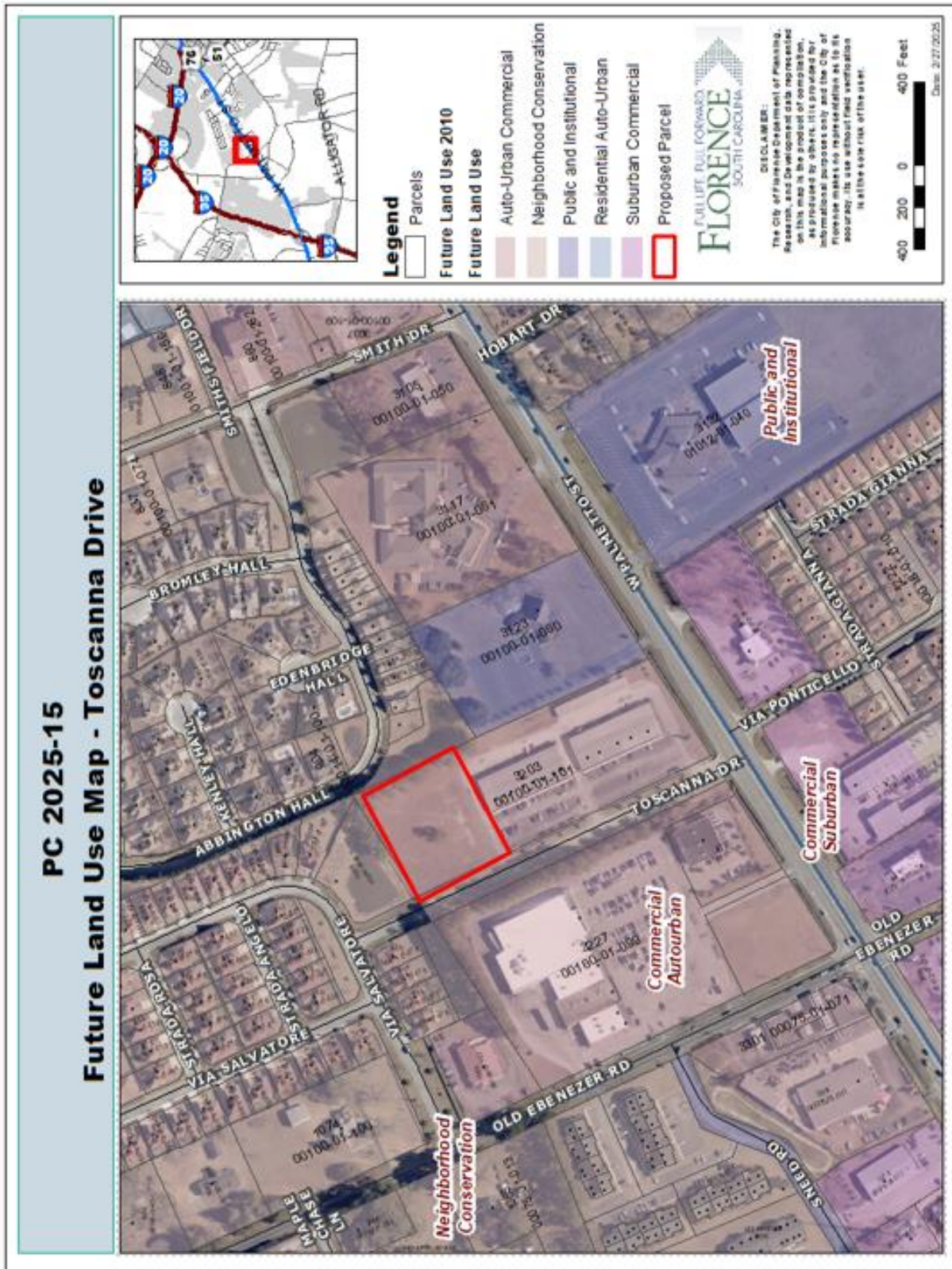
Attachment B: Location Map











Attachment E: Site Photo





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

**AGENDA ITEM: PC-2025-16 Request for sketch plan approval of the subdivision of lots along East Pine Street and South Gaillard Street, identified as Florence County Tax Map Numbers 90103-08-011 and 90103-08-012.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Numbers
City of Florence	90103-08-011, 90103-08-012

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

This issue is before the Planning Commission for approval.

**III. GENERAL BACKGROUND DATA:**

The lots are zoned NC-6.2 which allows residential development with an urban character.

**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 concerns the division of two parcels into seven new lots.
- (2) All seven lots meet the dimensional requirements of the NC-6.2 zoning district and front on existing public roads (Gaillard Street and Pine Street).
- (3) City water and sewer services are currently available to the existing parcels. 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 lots will be developed with single-family detached homes in alignment with the City of Florence Neighborhood Revitalization Strategy.
- (5) The proposed subdivision is compliant with the requirements of 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.

**VII. ATTACHMENTS:**

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

