

Florence County Planning Commission

August 22, 2023

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, August 22, 2023
6:00 P.M.

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of July 25, 2023

III. Public Hearings

PD Amendment:

PC#2023-30

Map Amendment Requested By Chandler Reserve, LLC (Jonathan Chandler) To Amend An Existing Planned Development, Designated As (PD-18-2), Located Off Of Pisgah Rd., Florence.

PC#2023-30

SUBJECT: Map Amendment Requested By Chandler Reserve, LLC (Jonathan Chandler) To Amend An Existing Planned Development, Designated As (PD-18-2), Located Off Of Pisgah Rd., Florence.

LOCATION: Pisgah Road, Florence, SC

PD NUMBER: PD-18-2

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: Chandler Reserve, LLC

APPLICANT: Chandler Reserve, LLC

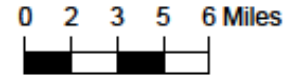
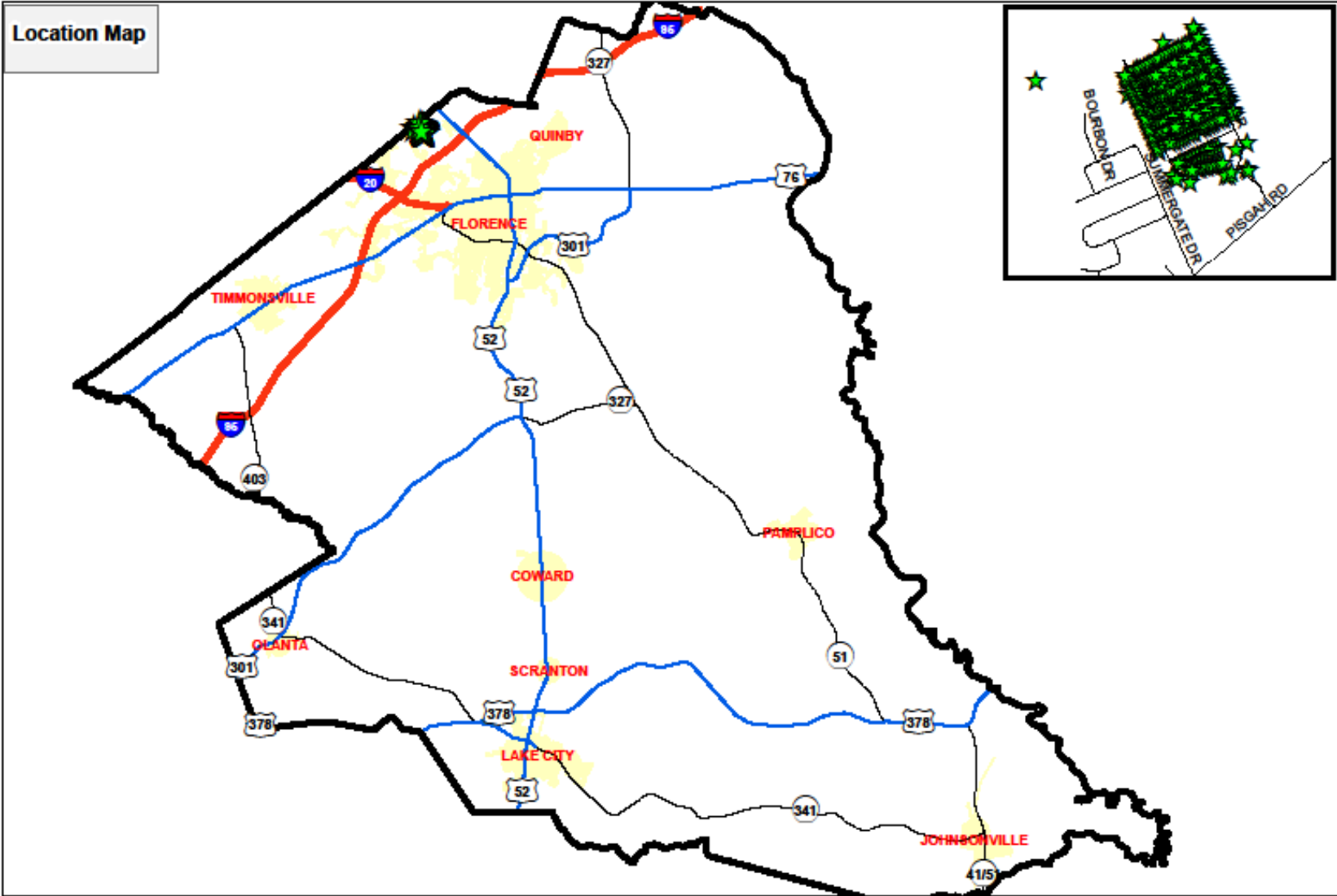
LAND AREA: Approximately 78.51 acres

WATER /SEWER AVAILABILITY: City of Florence

**ADJACENT WATERWAYS/
BODIES OF WATER:** High Hill Creek

FLOOD ZONE: Portion of PD is in Flood Zone AE

PC#2023-30 Location Map

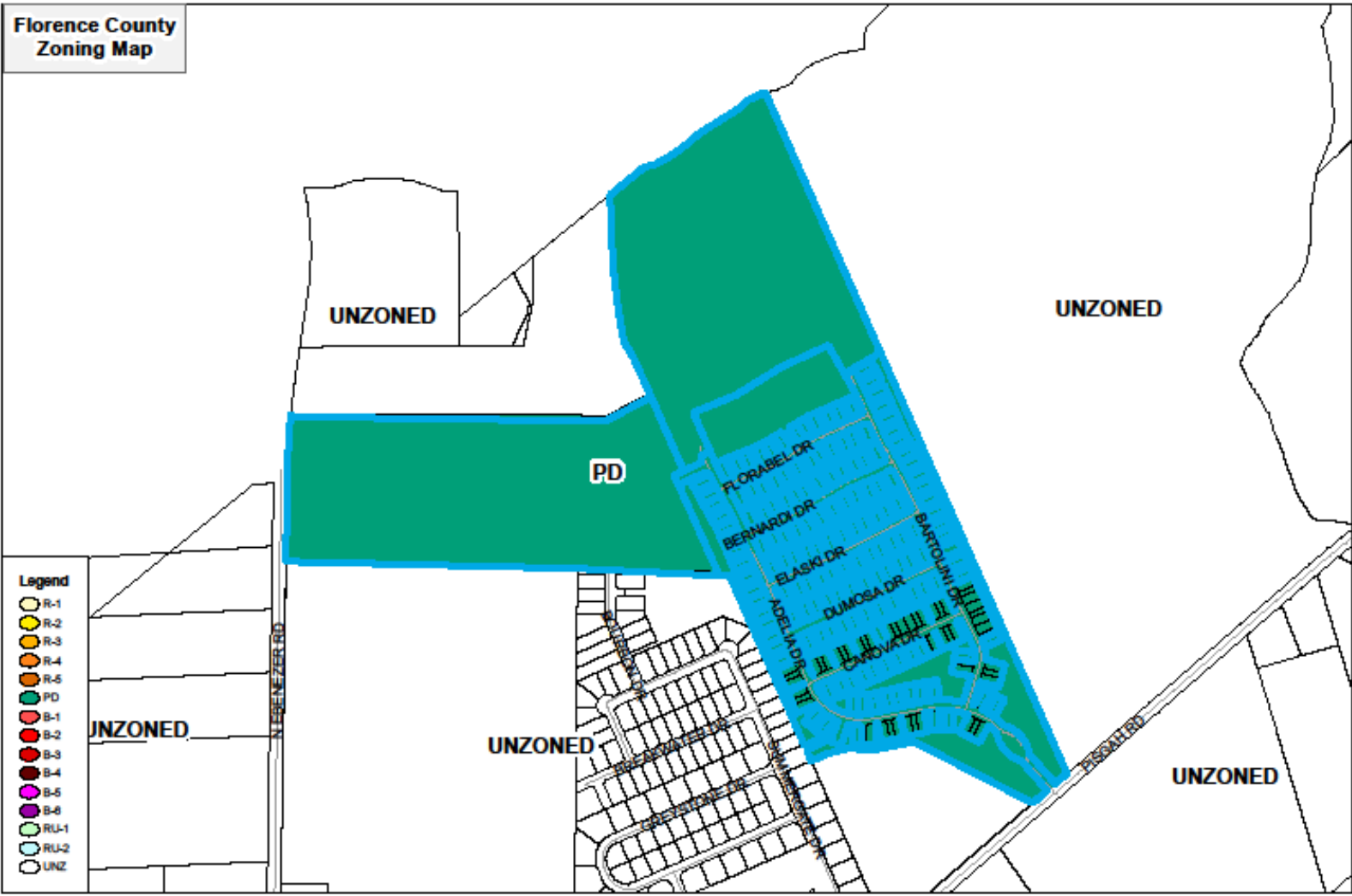


Florence County
Planning Department
Meeting Date:
8/22/23



Council District 3
PC#2023-30

PC#2023-30 Zoning Map



- Legend**
- R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - PD
 - B-1
 - B-2
 - B-3
 - B-4
 - B-5
 - B-6
 - RU-1
 - RU-2
 - UNZ

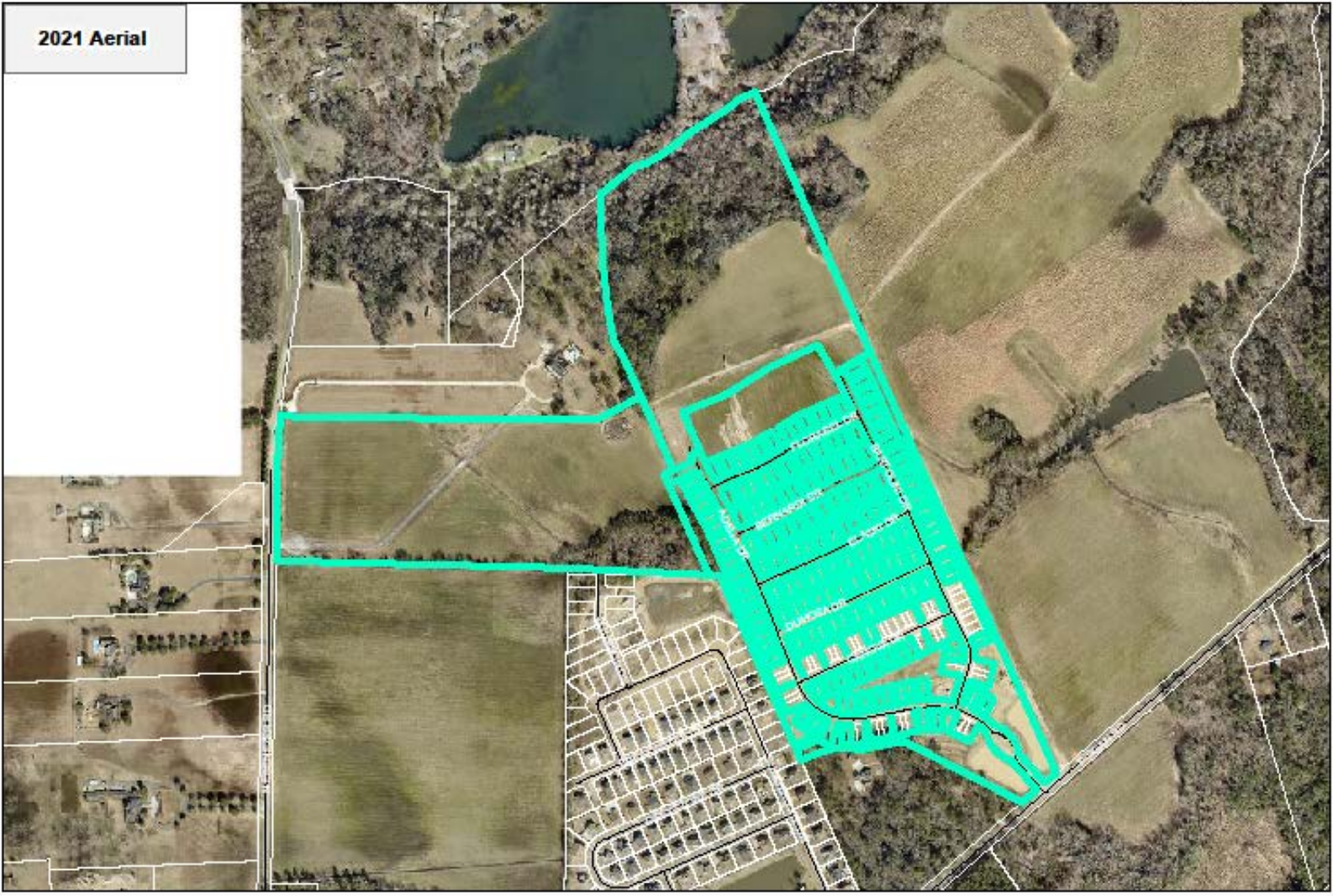
0 300 600 1,200 Feet

Florence County
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Council District 3
PC#2023-30

PC#2023-30 Aerial Map



0 300 600 1,200 Feet

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Council District 3
PC#2023-30

PC#2023-30 Subject Property



PC#2023-30 Adjacent Properties



ROBERT L WEAVER, PE
4340 Alligator Rd. Timmonsville, SC
(843) 346-5800 / bweaver@weaverengineeringinc.com

July 26, 2023

Mr. Derrick Singletary
Florence County Planning
180 N. Irby Street
Florence, SC 29501

Re: Chandler Reserve PD-18-2 Plan
Changes to Plan

Dear Mr. Singletary;

As requested below are the changes that were made to the most recent PD Plan for Chandler Reserve:

Changes made to the Chandler Reserve PD-18-2 Plan:

- Additional Parking: \pm 57 spaces presently shown on PD-18-2 plan dated July, 2023 with a maximum of 80 spaces
- Added Storage Shed
- Added Covering over the Mail Kiosk
- Reconfigured the Common Area around the Mail Kiosk
- Concrete Pad added for a Car Wash Area with shelter
- Lot lines were removed after Phase V

Please let us know if you require anything further. I have also enclosed a single sheet with the additions for convenience.

Sincerely,
Jane

Jane L Dodge
Robert L Weaver, PE
jane@weaverengineeringinc.com

Comments/Questions



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I. Other Business

II. Director's Report:

- Summary Plats (July 2023)
- Building Reports (July 2023)

III. Adjournment