

# Florence County Planning Commission

## June 27, 2023

6:00 PM

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 27, 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 April 25, 2023

## PC#2023-20

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT.

**APPLICANT:** Florence County

Secs. 30-31—30-~~40~~ 39. Reserved.

### DIVISION 2. PD PLANNED DEVELOPMENT DISTRICT

#### Sec. 30-40. – Definition.

For the purposes of this section, Planned Development Districts (PD) may be defined as a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development and is characterized by a unified site design for a mixed use development.

# Comments/Questions



**PC#2023-21**

**SUBJECT:** Sketch Plan Approval Requested By Forest Lake Shores, LLC For East Marion Highway Frontage Land Located Off East Old Marion Highway and North Price Road, Florence, SC As Shown On Florence County Tax Map Number 00274, Block 01, Parcel 015.

**LOCATION:** The proposed project site is located off of East Old Marion Highway and North Price Road, SC

**TAX MAP NUMBERS:** 00274, Block 01, Parcel 015

**COUNCIL DISTRICT(S):** 6; County Council

**OWNER OF RECORD:** Forest Lake Shores, LLC

**APPLICANT:** Forest Lake Shores, LLC

**ZONING/LAND AREA:** Unzoned/Approximately 253.70 acres

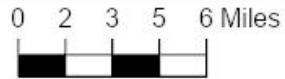
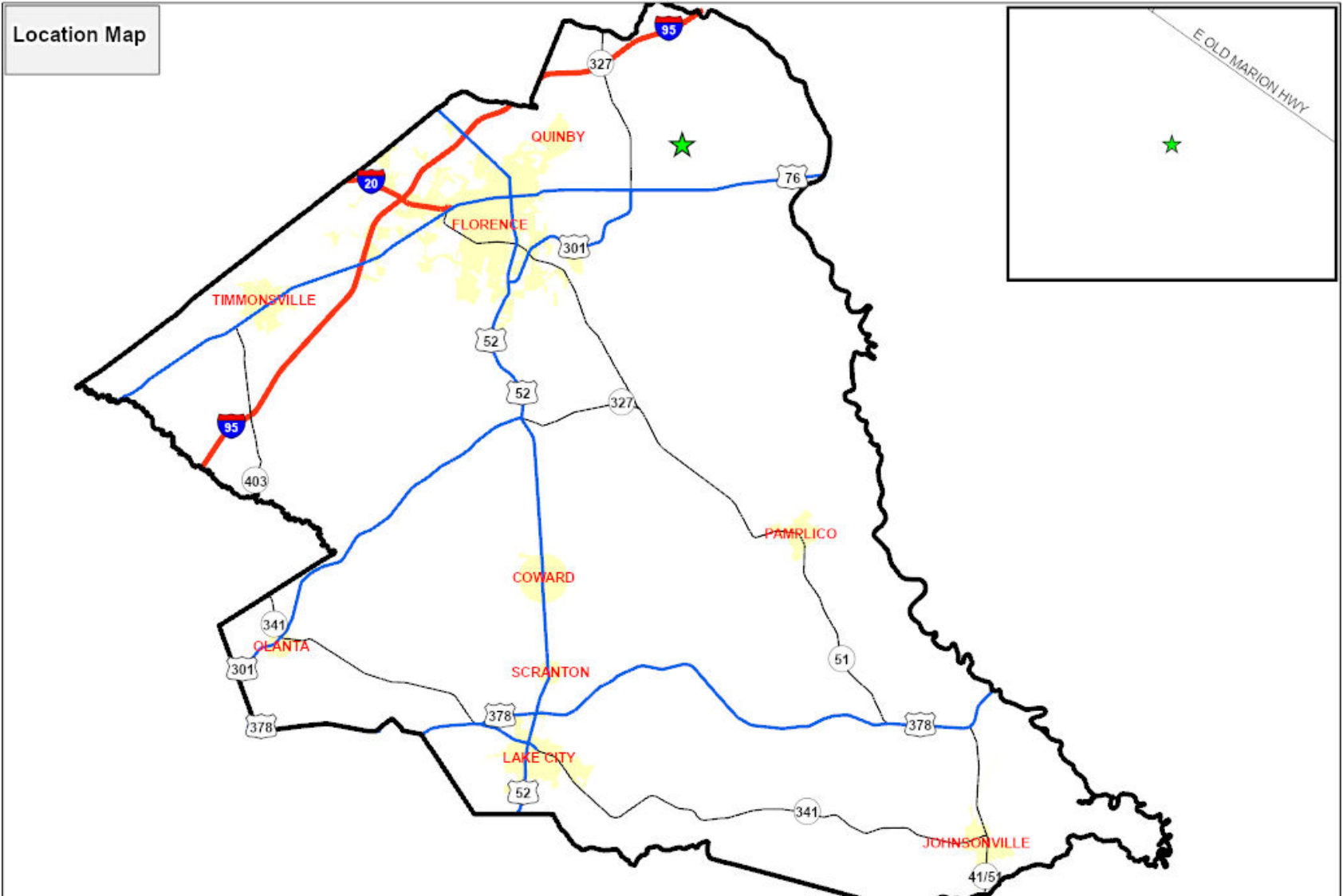
**WATER/SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** N/A

**PARCEL ZONING DESIGNATIONS:** Unzoned

# PC#2023-21 Location Map



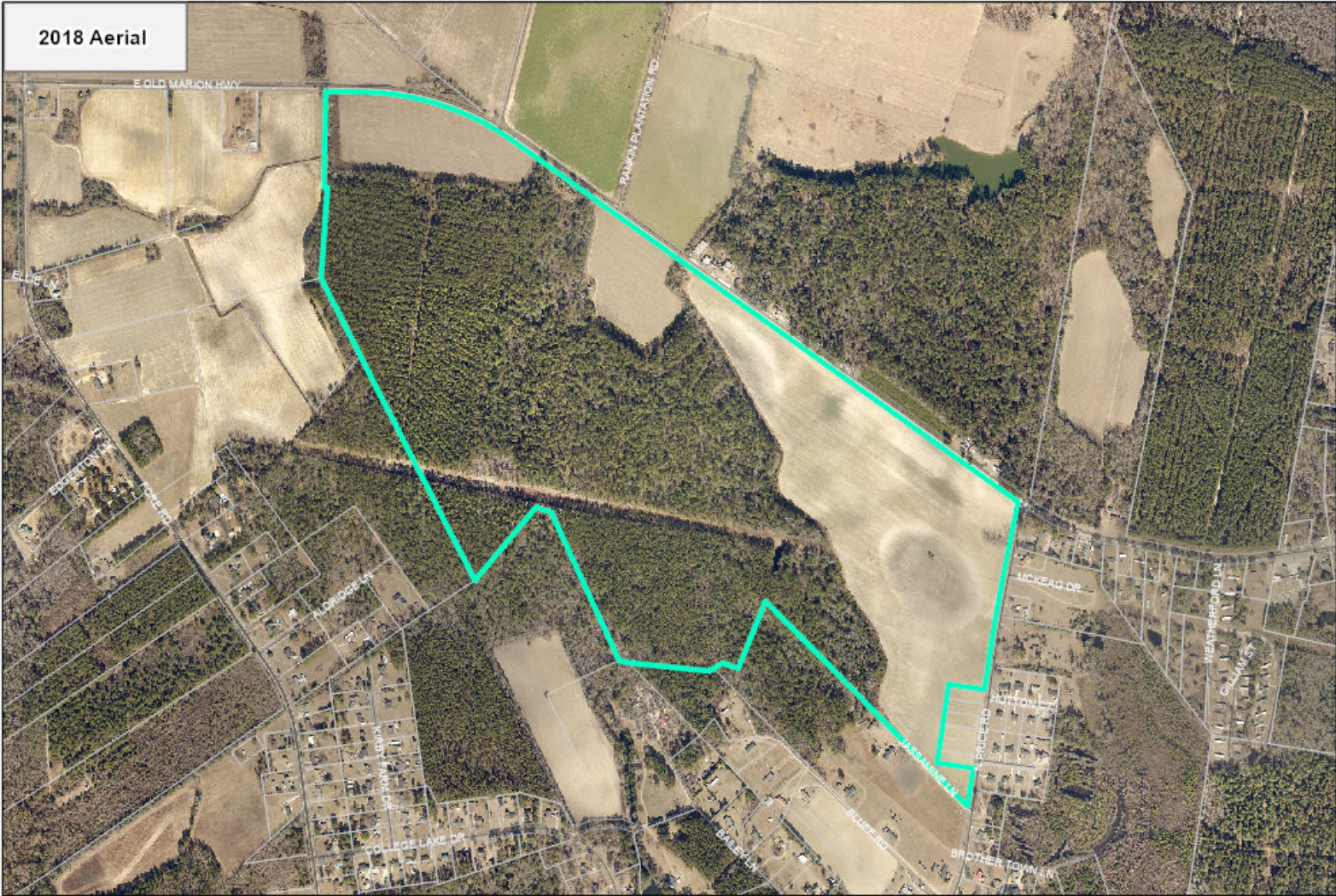
Florence County  
Planning Department  
Meeting Date:  
06/27/2023



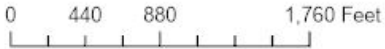
Council District 6  
PC#2023-21



# PC#2023-21 Aerial Map



2018 Aerial



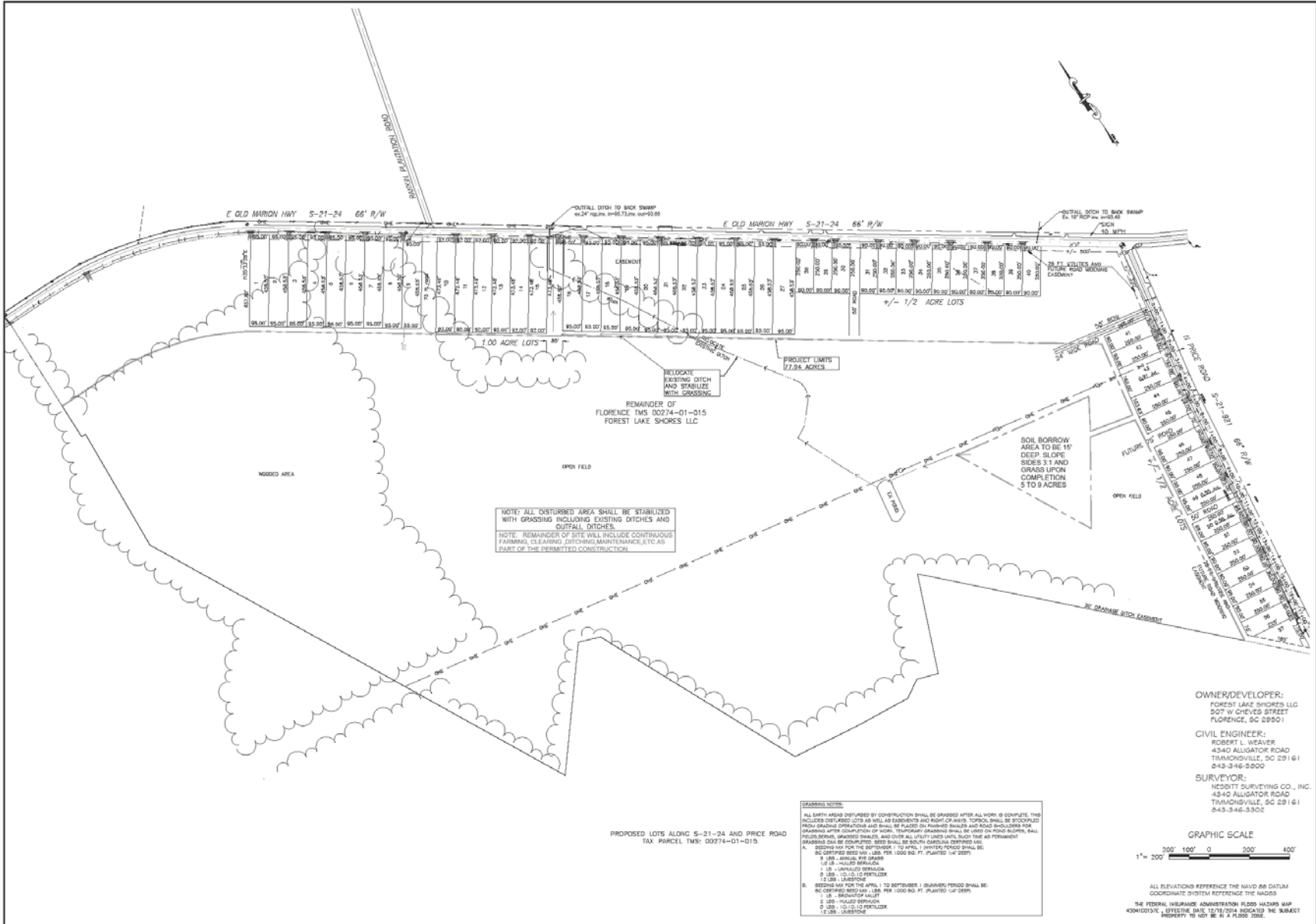
Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 6  
PC#2023-21



# PC#2023-21 Sketch Plan



<b>ROBERT L. WEAVER, P.E.</b> CIVIL ENGINEERING & LAND PLANNING 4340 ALLIGATOR ROAD TIMMONSVILLE, SC 29161 254-3-46-2500 This document is the property of Robert L. Weaver, P.E. and shall not be reproduced or used in any way without the express written consent of Robert L. Weaver, P.E.	
	
Description: <b>DEVELOPMENT PLAN</b>	
Project: <b>East Marion Highway Frontage Land Disturbance Permit Plans</b> CLIENT: <b>FOREST LAKE SHORES, LLC.</b>	
Development: <b>DEVELOPMENT PLAN</b>	
Project No: <b>22-018</b>	Date: <b>12/18/2023</b>
Sheet No: <b>2</b>	of 3

# PC#2023-21 Subject Property



# PC#2023-21 Adjacent Properties



# Comments/Questions



**PC#2023-02**

**SUBJECT:** Map Amendment Requested By Vernon McKenzie Sr., To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00141, Block 31, Parcel 025 Located At 1260 Dennis Road, Lake City, SC From R-1 Single Family Residential To R-3 Single Family Residential.

**LOCATION:** 1260 Dennis Road, Lake City

**TAX MAP NUMBERS:** 00141, Block 31, Parcel 025

**COUNCIL DISTRICT(S):** 1; County Council

**OWNER OF RECORD:** Vernon McKenzie

**APPLICANT:** Vernon McKenzie

**ZONING/LAND AREA:** R-1/Approximately 5.0 acres

**WATER/SEWER AVAILABILITY:** City of Lake City

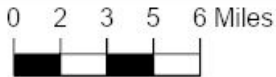
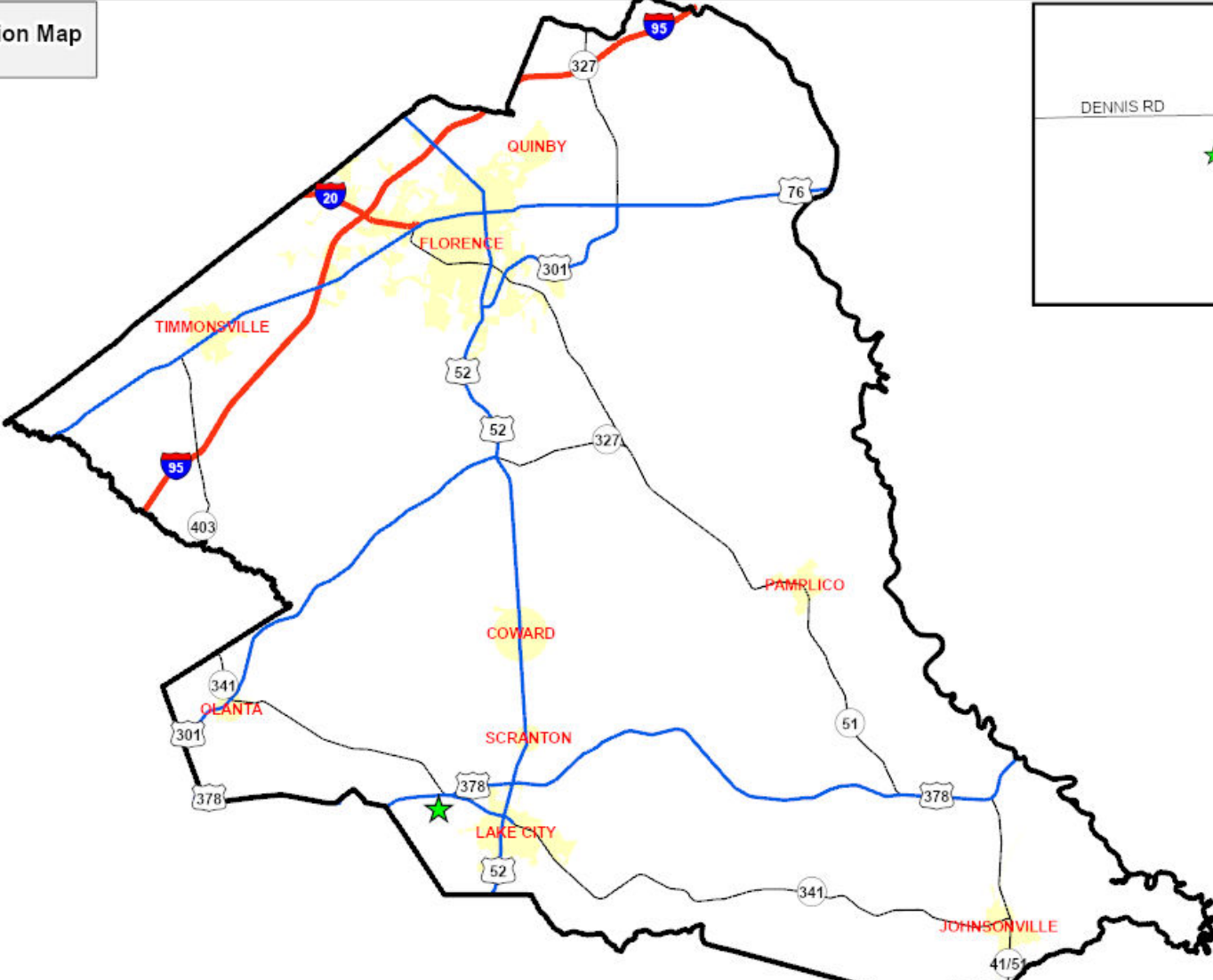
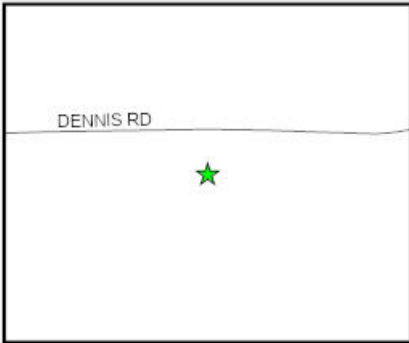
**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** N/A

**PARCEL ZONING DESIGNATIONS** R-1 (Single Family Residential)

# PC#2023-02 Location Map

Location Map

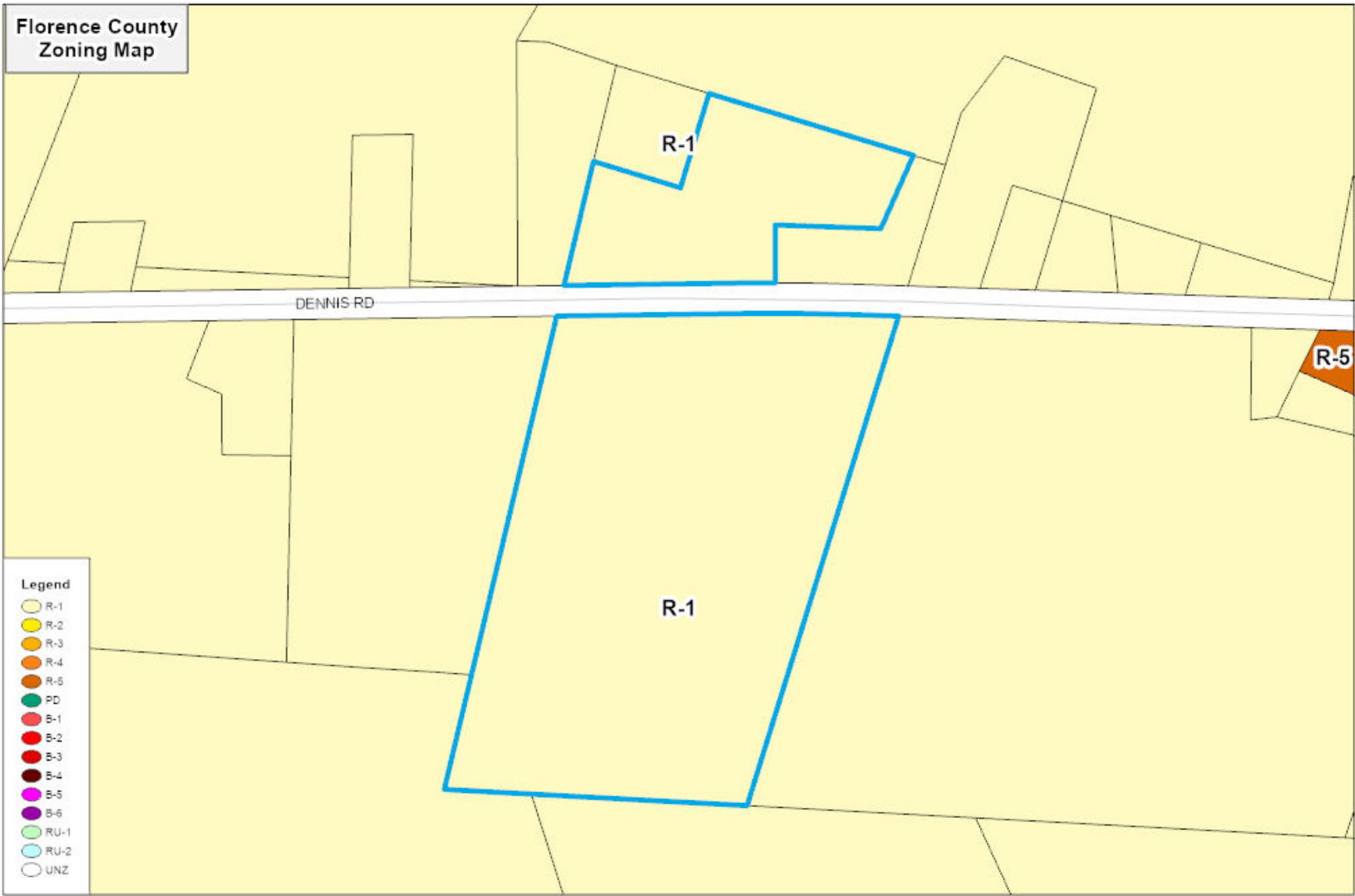


Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 1  
PC#2023-02

# PC#2023-02 Zoning Map



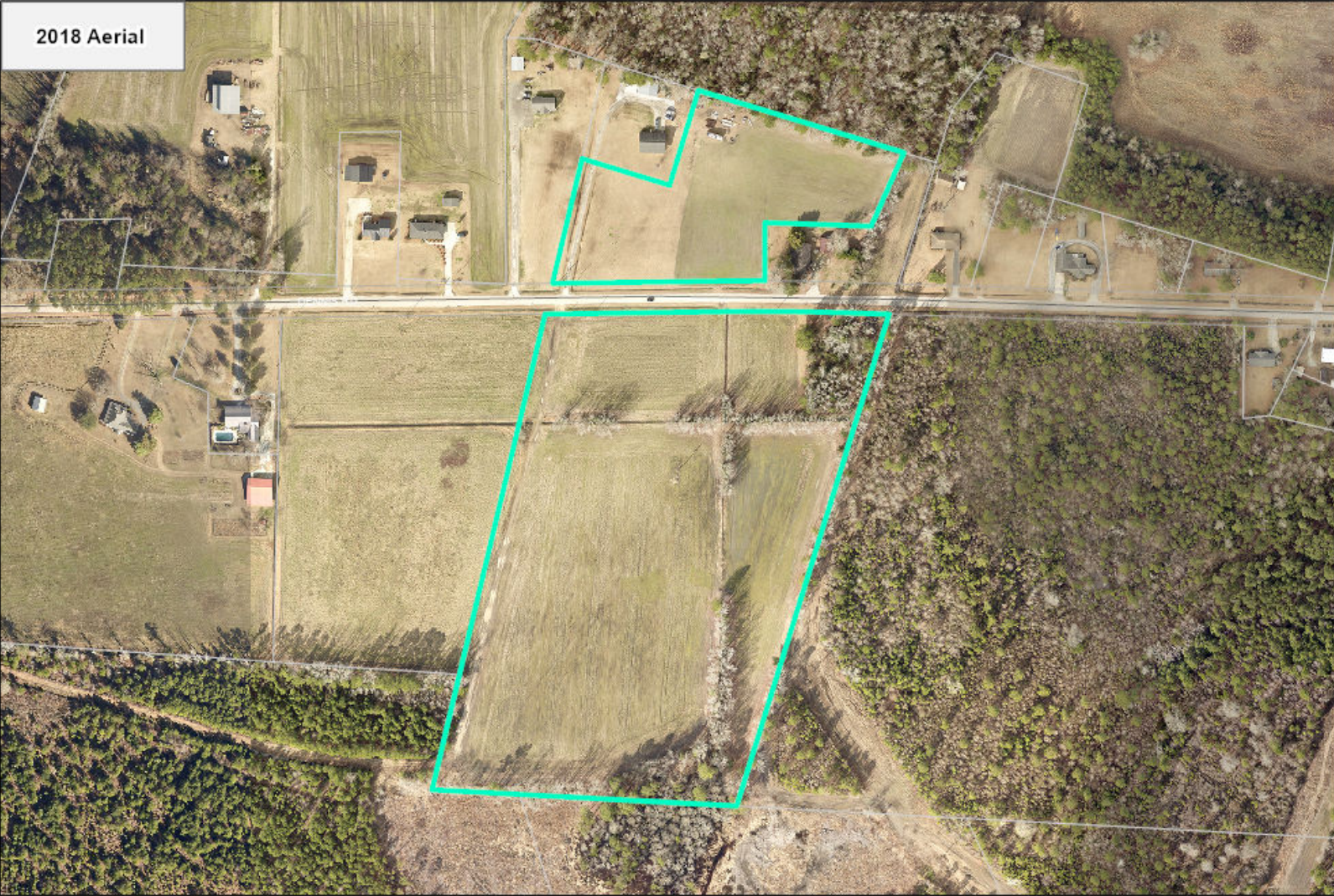
0 140 280 560 Feet

Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 1  
PC#2023-02

# PC#2023-02 Aerial Map



0 140 280 560 Feet

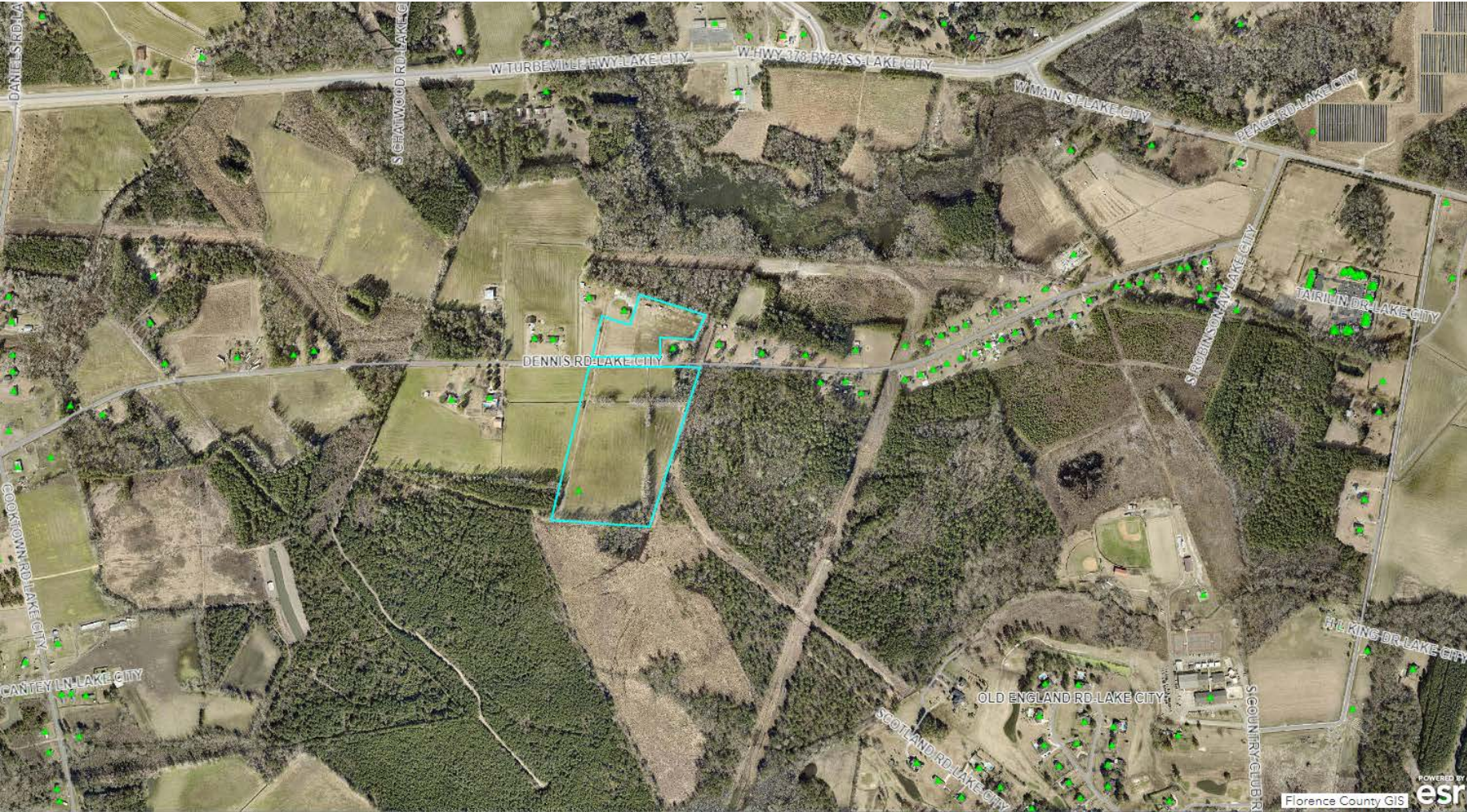
Florence County  
Planning Department  
Meeting Date:  
06/27/2023



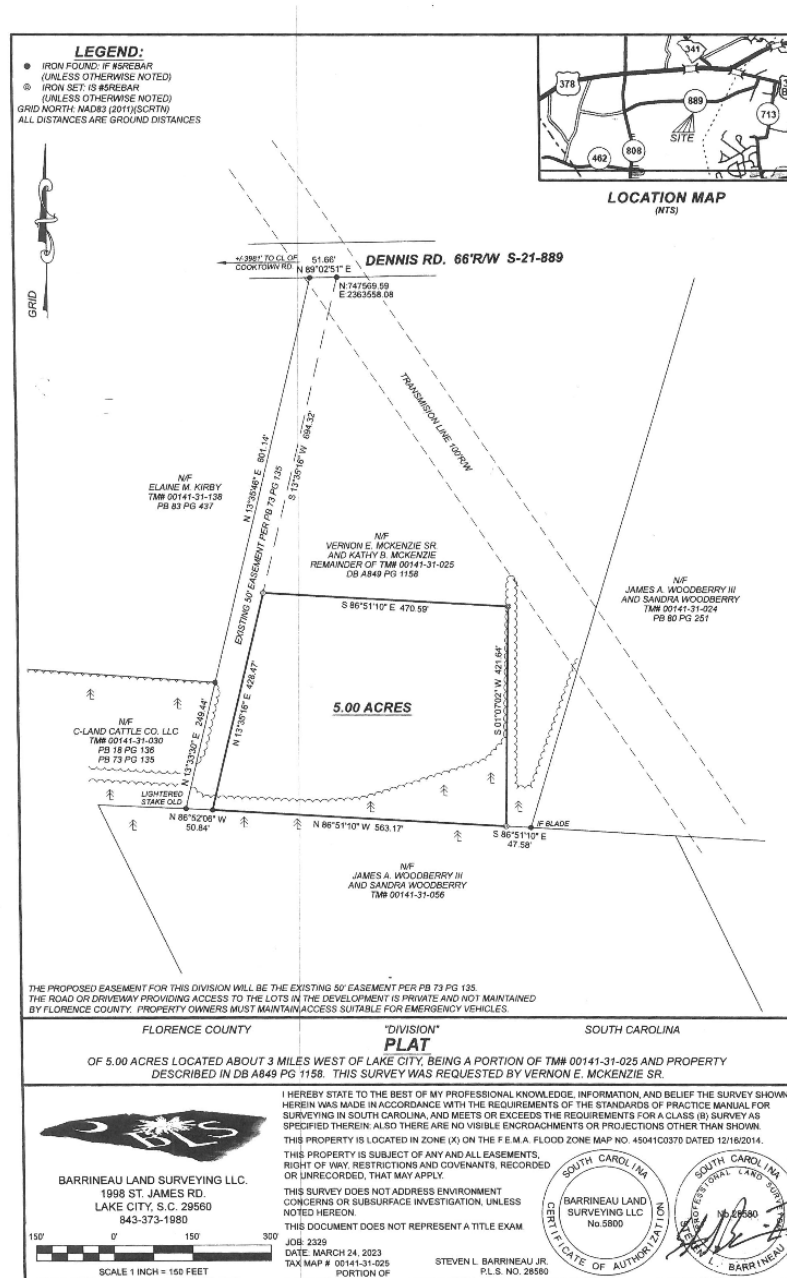
**Council District 1**  
**PC#2023-02**



# PC#2023-02 Aerial Map



# PC#2023-02 Applicant Submitted Plat



# PC#2023-02 Subject Property



# PC#2023-02 Adjacent Properties



# Comments/Questions



**PC#2023-22**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00150, Block 01, Parcels 007 and 061 Located At 2037 and 2111 South Irby Street, Florence, SC From R-1 Single Family Residential To B-3 General Commercial.

**LOCATION:** 2037 South Irby Street, 2111 South Irby Street

**TAX MAP NUMBERS:** 00150, Block 01, Parcels 007 and 061

**COUNCIL DISTRICT(S):** 5; County Council

**OWNER OF RECORD:** Salvation Army

**APPLICANT:** Florence County

**ZONING/LAND AREA:** R-1/Approximately 4.35 acres

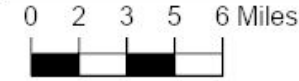
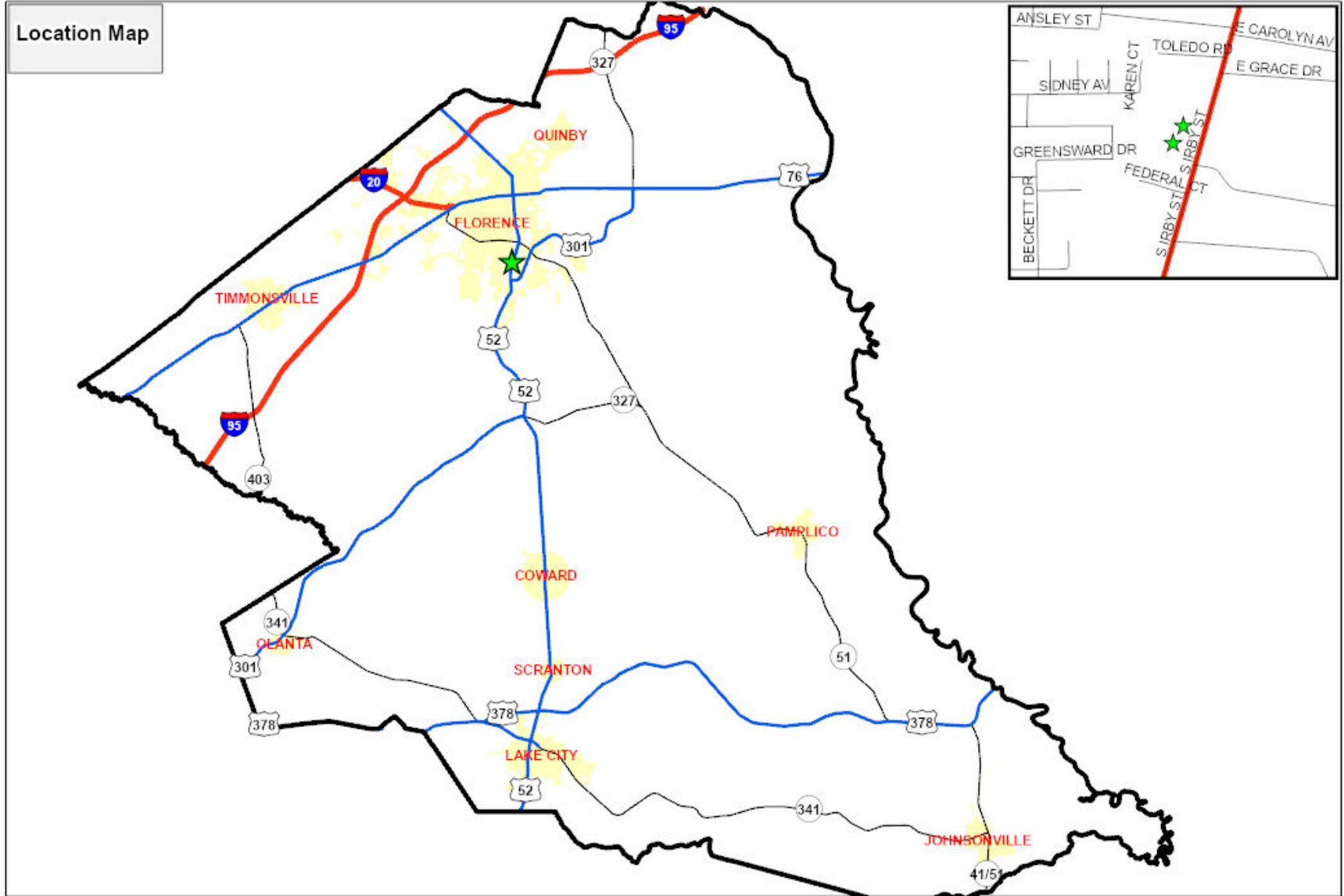
**WATER/SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** N/A

**PARCEL ZONING DESIGNATIONS:** R-1 (Single Family Residential)  
B-3 (General Commercial)

# PC#2023-22 Location Map

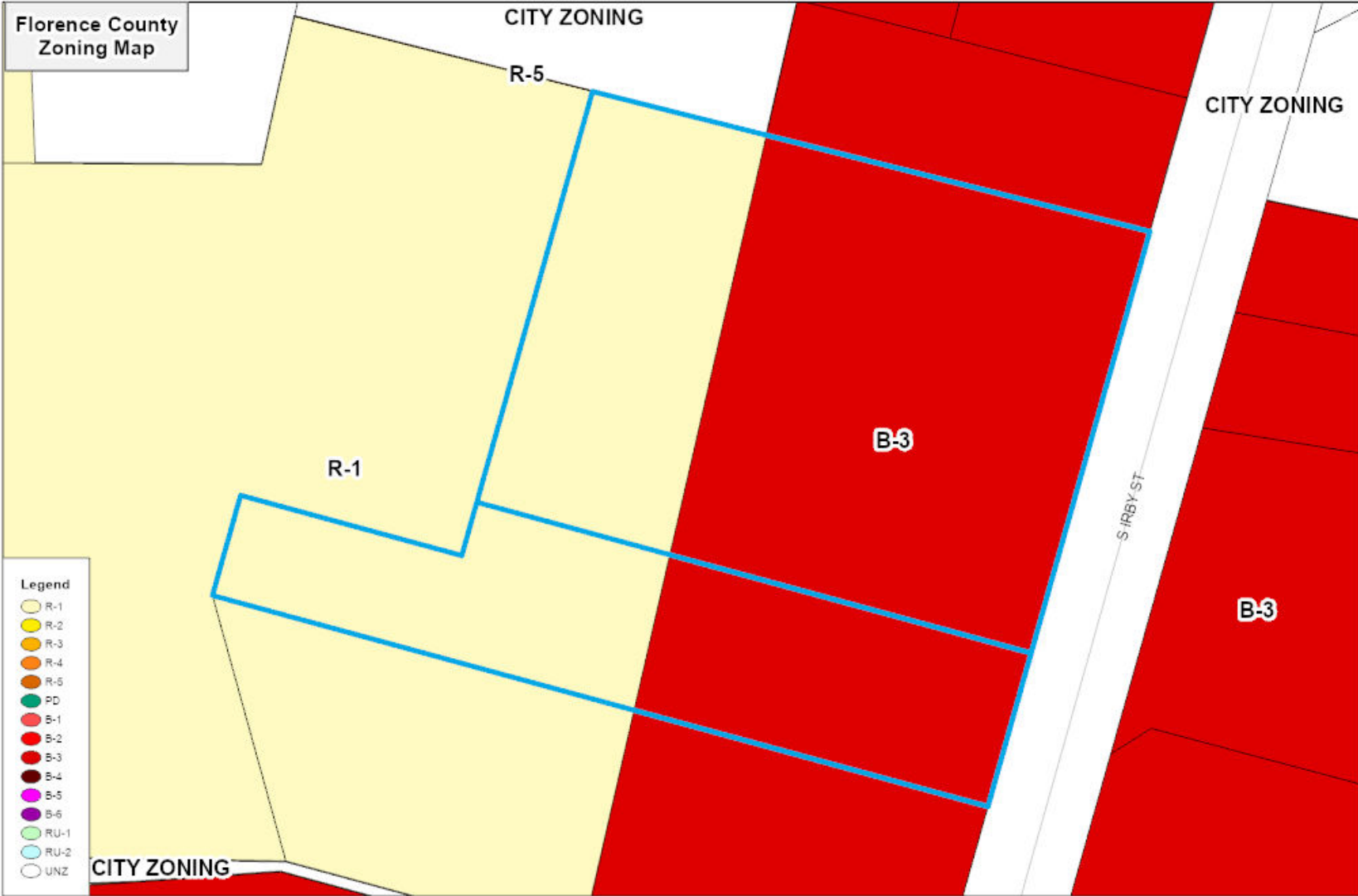


Florence County  
Planning Department  
Meeting Date:  
06/27/2023



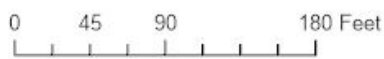
**Council District 5**  
**PC#2023-22**

# PC#2023-22 Zoning Map



Florence County  
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



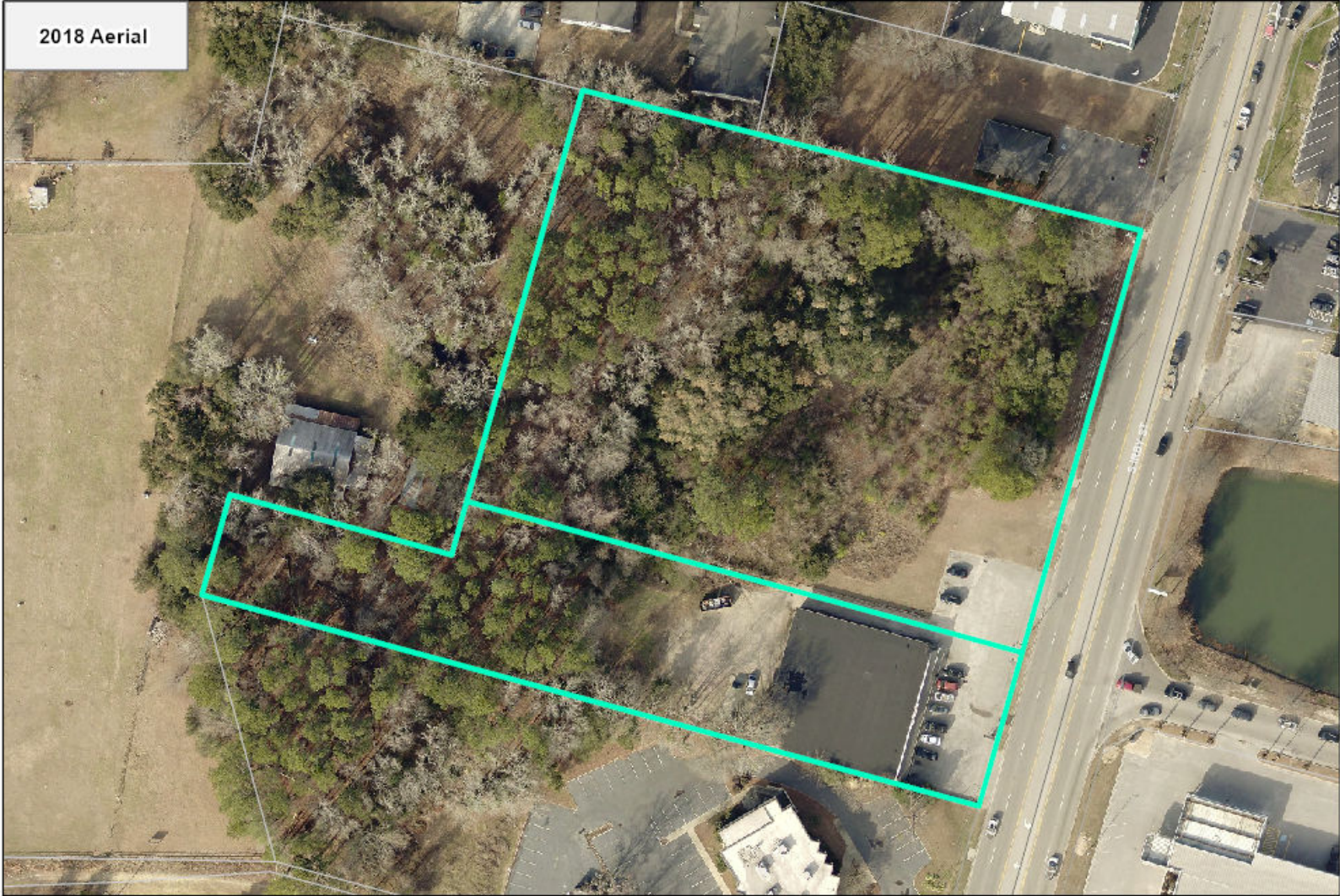
Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 5  
PC#2023-22



# PC#2023-22 Aerial Map



2018 Aerial

0 45 90 180 Feet

Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 5  
PC#2023-22

# PC#2023-22 Subject Properties



# PC#2023-22 Subject Properties



# PC#2023-22 Adjacent Properties



# Comments/Questions



**PC#2023-23**

**SUBJECT:** Map Amendment Requested By Chandler Investment LLC, To Change The Zoning Designation For Property Of Tax Map Number 00076, Block 01, Parcel 014 Located On Twin Church Road, Florence, SC From Unzoned To Planned Development.

**LOCATION:** Twin Church Road

**TAX MAP NUMBERS:** 00076, Block 01, Parcel 014

**COUNCIL DISTRICT(S):** 4; County Council

**OWNER OF RECORD:** Chandler Investment

**APPLICANT:** Chandler Investment LLC

**ZONING/LAND AREA:** Unzoned/Approximately 61.82 acres

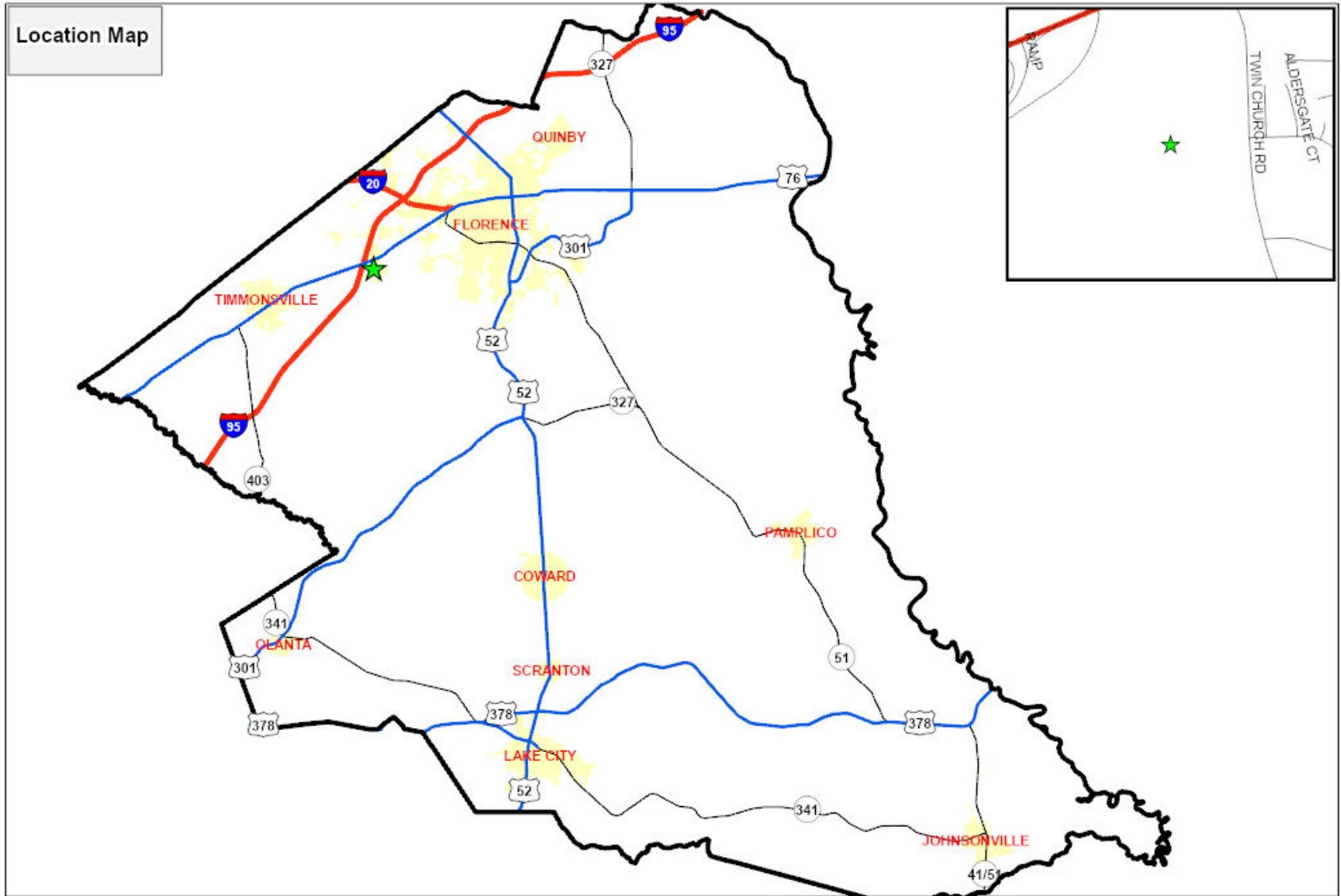
**WATER/SEWER AVAILABILITY:** City of Florence Water

**ADJACENT WATERWAYS/  
BODIES OF WATER:** Unnamed Body of Water

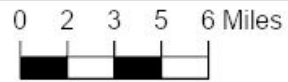
**FLOOD ZONE:** Zone A-West Portion of Property

**PARCEL ZONING DESIGNATIONS:** Unzoned

# PC#2023-23 Location Map



Location Map

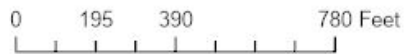
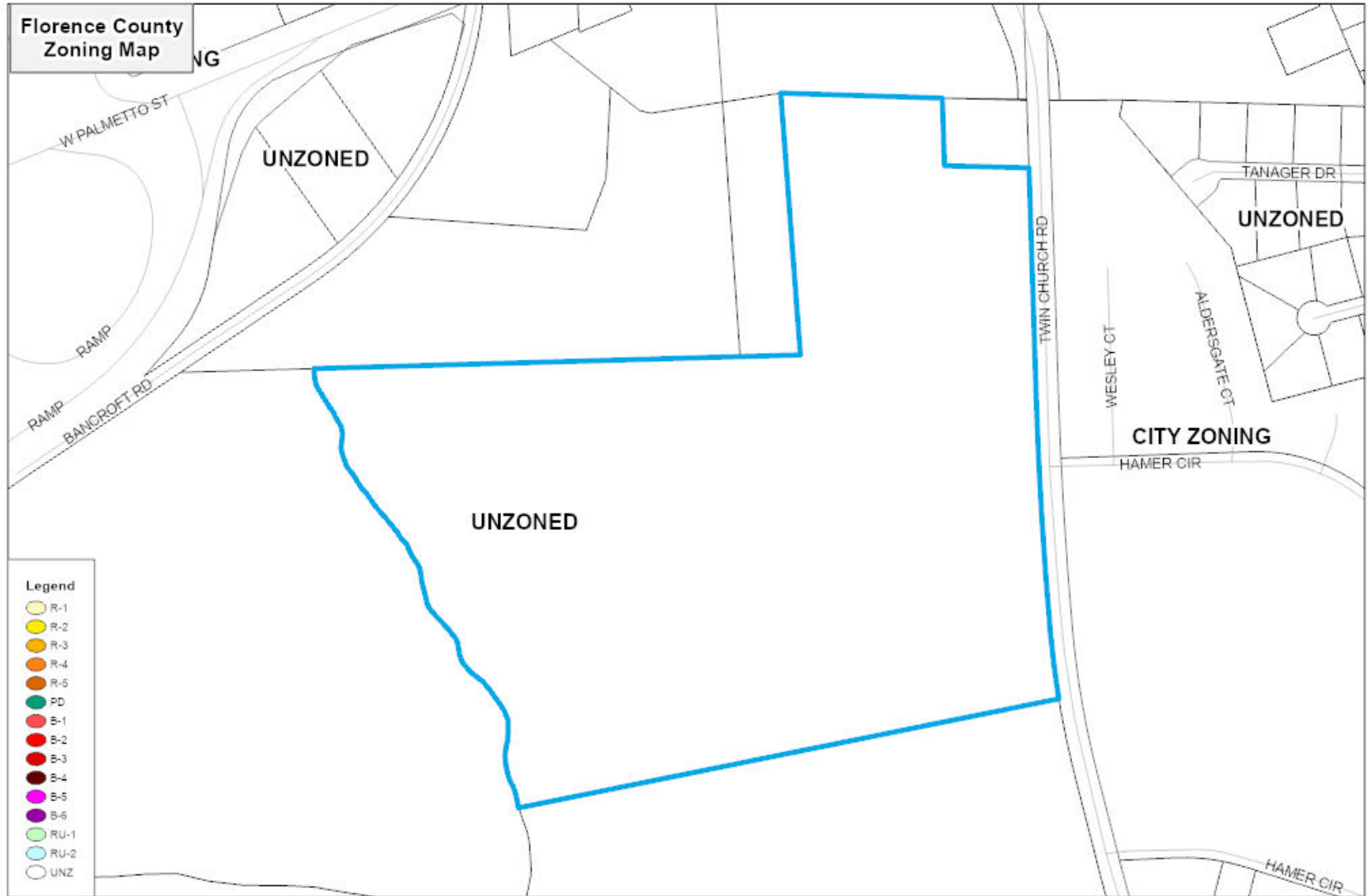


Florence County  
Planning Department  
Meeting Date:  
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Council District 4  
PC#2023-23

# PC#2023-23 Zoning Map



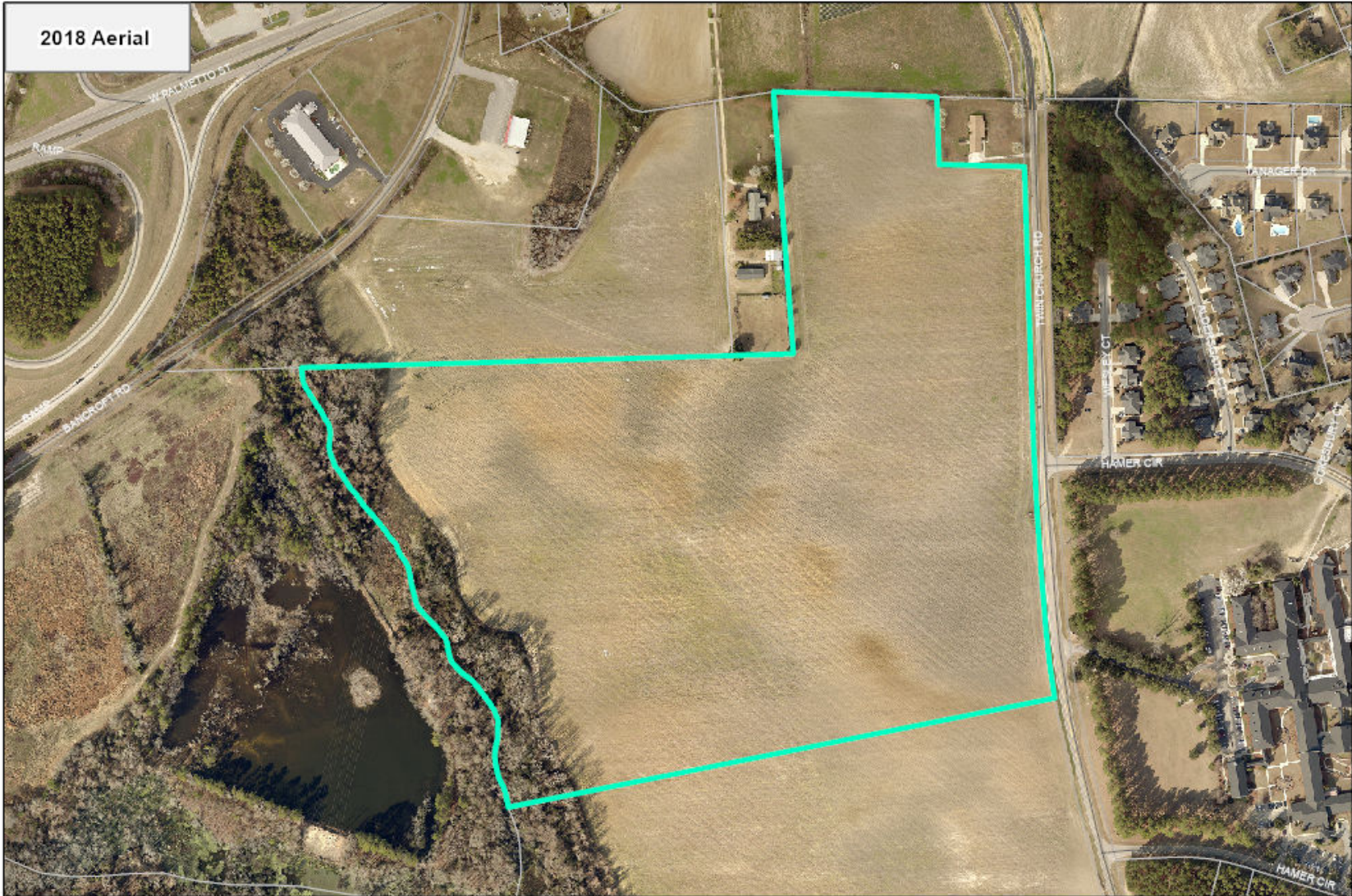
Florence County  
Planning Department  
Meeting Date:  
06/27/2023



**Council District 4**  
**PC#2023-23**



# PC#2023-23 Aerial Map



0 195 390 780 Feet

Florence County  
Planning Department  
Meeting Date:  
06/27/2023



Council District 4  
PC#2023-23

# PC#2023-23 Sketch Plan

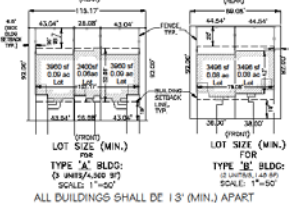


- ROAD NAMES:**
- Sabina Dr.
  - Arabella Dr.
  - Pavonia Dr.
  - Nabari Dr.
  - Regala Dr.
  - Belardi Vera Dr.
  - Manetti Nova Dr.
  - Fendah Dr.
  - Balustrade Dr.
  - Leonida Dr.

PROPOSED

2 UNIT BUILDINGS: 27  
 3 UNIT BUILDINGS: 83  
 TOTAL BUILDINGS: 110  
 TOTAL UNITS: 303

COMMERCIAL BUILDINGS: 3



**PROJECT DATA:**

- TYPICAL LOT SIZES:
  - A. TYPE 'A' BLDG. END LOTS - 62744.54' (8.09 AC)
  - B. TYPE 'B' BLDG.

**MAJOR LOTS:**

- UNDEVELOPED AT THE MOMENT BUT WILL BE DESIGNED & INSTALLED TO MEET SMOOT REQUIREMENTS.
- TYPE 'B' BLDG. END LOTS - 62744.54' (8.09 AC)

**NUMBER OF BUILDINGS (110 TOTAL):**

- TYPE 'A' - 83 EACH
- TYPE 'B' - 27 EACH

**RESIDENTIAL DENSITY (UNITS) - 303 UNITS @ 81.71 AC**

**LANDSCAPING & OPEN SPACE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING.**

**STORAGE SHALL COMPLY WITH THE FLORENCE COUNTY ZONING ORDINANCE: CODE 30.305.**

**BUILDING FINISHED FLOOR SHALL BE A MIN. OF ONE FOOT ABOVE STREET BACK OF CURB ELEVATION.**

**FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS.**

**CITY OF FLORENCE APPROVAL REQUIRED ON SEWER SYSTEM, AND WATER SYSTEM.**

**BUILDING SIZES SHALL BE GOVERNED BY PROTECTIVE COVENANTS.**

**GREEN SPACE:**

- A. 1% OF SITE REQUIRED
- B. 30% MIN. PROVIDED

**GRAVITY SEWER LINES AND WATER LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.**

**PARKING (EACH UNIT WILL BE PROVIDED WITH SPACE FOR PARKING 2 VEHICLES).**

**AN END UNIT SHALL HAVE A CARPORT AREA ALONG WITH A DRIVEWAY.**

**GAPABLE OF PARKING 1 ADDITIONAL VEHICLE.**

**MIDDLE UNIT WILL BE EQUIPPED WITH 2 PARKING SPACES IN FRONT OF UNIT.**

**UNDERSEWER IDENTIFICATION STORAGE A NOT CURRENTLY REQUIRED, BUT WILL BE DESIGNED TO ADHERE TO THE FLORENCE COUNTY ZONING & STORAGE ORDINANCE.**

**ALL ROADS SHALL BE PRIVATELY OWNED & MAINTAINED.**

**FENCES AND DRAINAGE SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.**

**BUILDING SEPARATION: 17 MIN.**

**BUILDING SETBACKS:**

- FRONT: 10'
- SECONDARY FRONT: 10'
- SIDE: 5' MIN.
- REAR: 30'

**LANDSCAPING (THIS DRAWING WILL SHOW WHERE TO INSTALL TREES AND PLANTS).**

**BUFFER YARD WILL BE INSTALLED BETWEEN ANY EXISTING RESIDENTIAL USES ON ADJACENT PROPERTIES.**

**THE COMMERCIAL USES ON THIS SITE SHALL BE LIMITED TO OFFICE USE, AMENITY FACILITIES TO INCLUDE COOKING, ETC. RESIDENTIAL REAL ESTATE SALES AND MANAGEMENT, MINI STORAGE, CLIMATE CONTROLLED STORAGE, SALES, AND NO ALCOHOL OR PRIVATE ENTERTAINMENT.**

**TWO EACH COMMERCIAL STORAGE BUILDING WITH DIFFERENT SIZE STORAGE UNITS ARE PROVIDED FOR THIS SITE. THE SQUARE FOOTAGE RANGE MAY VARY FROM WHAT'S DRAWN OF 48,000 SQUARE FEET.**

**WHAT'S DRAWN OF 48,000 SQUARE FEET WILL MEET FLORENCE COUNTY'S ZONING STANDARDS. PHASING, DESIGN, AND TIME OF CONSTRUCTION SHALL BE AT THE DISCRETION OF THE DEVELOPER.**

**THE DATA:**

TAX MAP # 00075-01-014

TOTAL SITE - 61.71 ACRES

PROJECT AREA IS LOCATED IN A 100 YR FLOOD ONE

CURRENT ZONING = UNZONED

PROPOSED ZONING - PLANNED DEVELOPMENT (PD)

MAXIMUM BUILDING HEIGHT = 38 FEET

THIS SITE DOES HAVE ANY EXISTING STRUCTURES. BUILDINGS ARE SHOWN ON PLAN.

POD ALLOWED USES SHALL BE TOWNHOMES AND COMMERCIAL CLUBHOUSE.

GRAPHIC SCALE

1" = 100'

Project: Sanctuary Cottages  
 Client: CHANDLER INVESTMENTS, LLC

Description: PDD PLAN

Scale: 1" = 50'

Project No: 22-012

Sheet No: 1 OF 1

DATE: 10/27/2023

BY: [Signature]

PROJECT AREA IS LOCATED IN A 100 YR FLOOD ONE

APPROX. METERS LINE TO BE VERIFIED BY SURVEYOR'S FIELD SURVEY

TMS: 00075-01-014  
 CITY OF FLORENCE ZONING (PER GIS WEBSITE)

TMS: 00075-01-014  
 CHANDLER INVESTMENT  
 Acreage: 61.71

PROPOSED

2 UNIT BUILDINGS: 27  
 3 UNIT BUILDINGS: 83  
 TOTAL BUILDINGS: 110  
 TOTAL UNITS: 303

COMMERCIAL BUILDINGS: 3

LOCATION PLAN  
 SCALE 1" = 500'

LOT SIZE (MIN.)  
 TYPE 'A' BLDG.  
 0.0418/0.365 9'

LOT SIZE (MIN.)  
 FOR  
 TYPE 'B' BLDG.  
 0.0418/0.365 9'

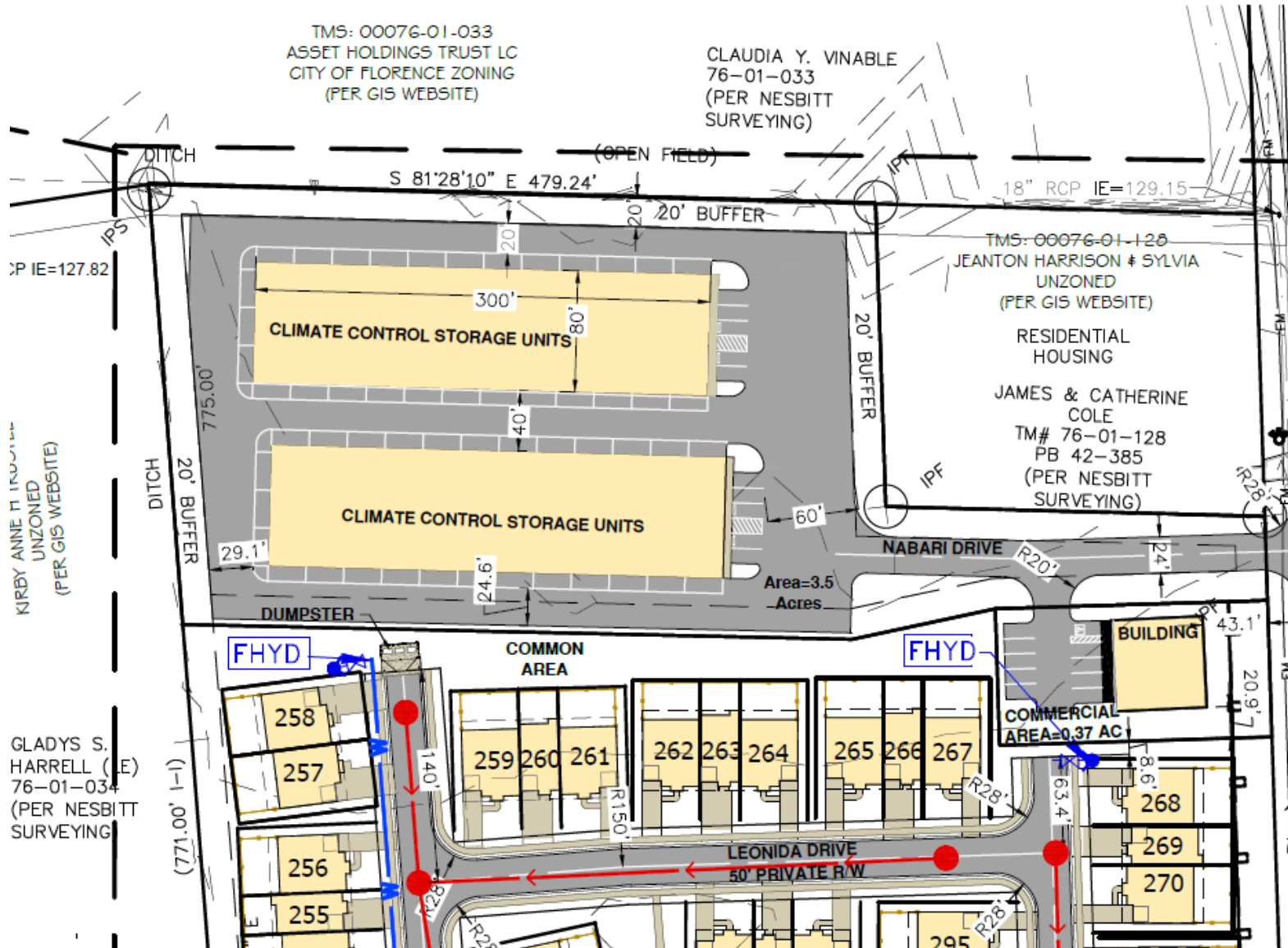
SCALE: 1" = 50'

ALL BUILDINGS SHALL BE 13' (MIN.) APART

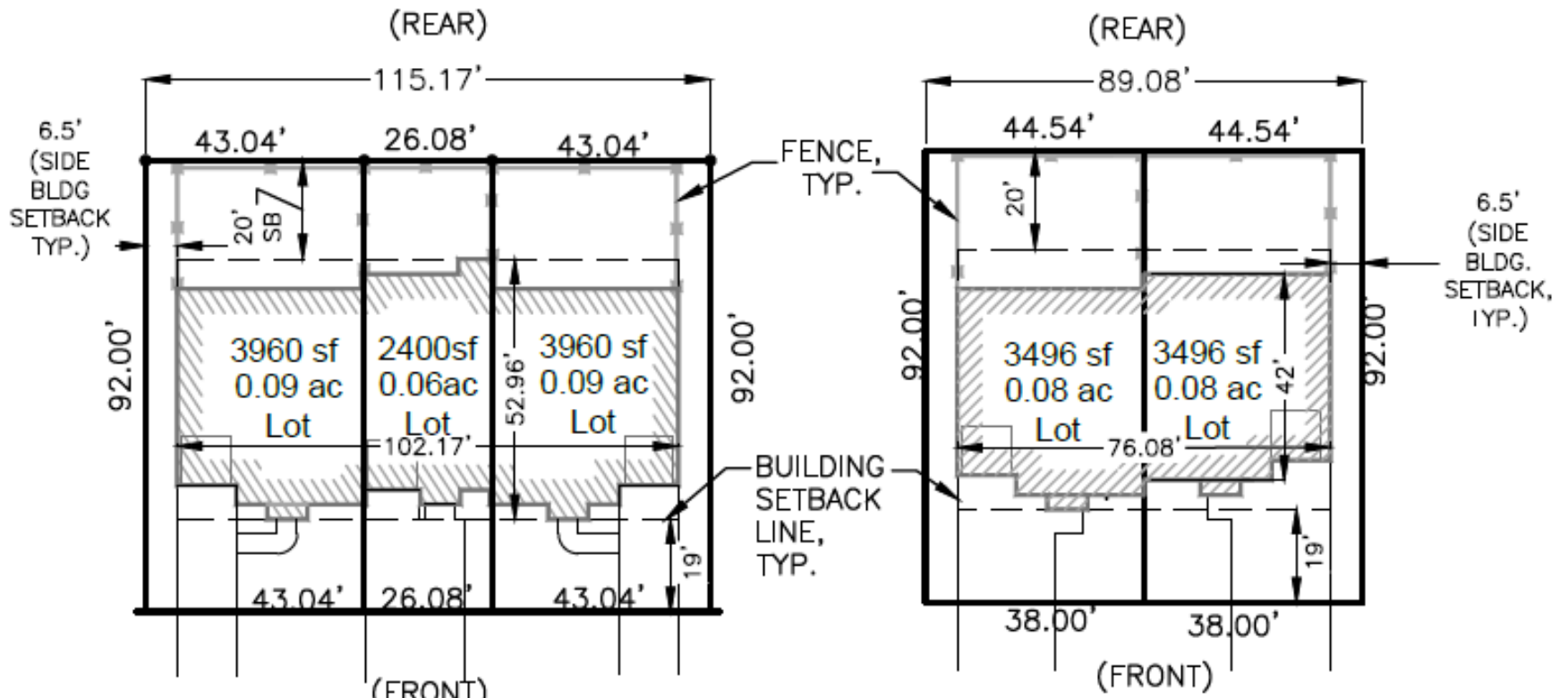
PROJECT DATA:

- TYPICAL LOT SIZES:
  - A. TYPE 'A' BLDG. END LOTS - 62744.54' (8.09 AC)
  - B. TYPE 'B' BLDG.
- MAJOR LOTS:
  - UNDEVELOPED AT THE MOMENT BUT WILL BE DESIGNED & INSTALLED TO MEET SMOOT REQUIREMENTS.
  - TYPE 'B' BLDG. END LOTS - 62744.54' (8.09 AC)
- NUMBER OF BUILDINGS (110 TOTAL):
  - TYPE 'A' - 83 EACH
  - TYPE 'B' - 27 EACH
- RESIDENTIAL DENSITY (UNITS) - 303 UNITS @ 81.71 AC
- LANDSCAPING & OPEN SPACE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING.
- STORAGE SHALL COMPLY WITH THE FLORENCE COUNTY ZONING ORDINANCE: CODE 30.305.
- BUILDING FINISHED FLOOR SHALL BE A MIN. OF ONE FOOT ABOVE STREET BACK OF CURB ELEVATION.
- FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS.
- CITY OF FLORENCE APPROVAL REQUIRED ON SEWER SYSTEM, AND WATER SYSTEM.
- BUILDING SIZES SHALL BE GOVERNED BY PROTECTIVE COVENANTS.
- GREEN SPACE:
  - A. 1% OF SITE REQUIRED
  - B. 30% MIN. PROVIDED
- GRAVITY SEWER LINES AND WATER LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- PARKING (EACH UNIT WILL BE PROVIDED WITH SPACE FOR PARKING 2 VEHICLES).
- AN END UNIT SHALL HAVE A CARPORT AREA ALONG WITH A DRIVEWAY.
- GAPABLE OF PARKING 1 ADDITIONAL VEHICLE.
- MIDDLE UNIT WILL BE EQUIPPED WITH 2 PARKING SPACES IN FRONT OF UNIT.
- UNDERSEWER IDENTIFICATION STORAGE A NOT CURRENTLY REQUIRED, BUT WILL BE DESIGNED TO ADHERE TO THE FLORENCE COUNTY ZONING & STORAGE ORDINANCE.
- ALL ROADS SHALL BE PRIVATELY OWNED & MAINTAINED.
- FENCES AND DRAINAGE SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.
- BUILDING SEPARATION: 17 MIN.
- BUILDING SETBACKS:
  - FRONT: 10'
  - SECONDARY FRONT: 10'
  - SIDE: 5' MIN.
  - REAR: 30'
- LANDSCAPING (THIS DRAWING WILL SHOW WHERE TO INSTALL TREES AND PLANTS).
- BUFFER YARD WILL BE INSTALLED BETWEEN ANY EXISTING RESIDENTIAL USES ON ADJACENT PROPERTIES.
- THE COMMERCIAL USES ON THIS SITE SHALL BE LIMITED TO OFFICE USE, AMENITY FACILITIES TO INCLUDE COOKING, ETC. RESIDENTIAL REAL ESTATE SALES AND MANAGEMENT, MINI STORAGE, CLIMATE CONTROLLED STORAGE, SALES, AND NO ALCOHOL OR PRIVATE ENTERTAINMENT.
- TWO EACH COMMERCIAL STORAGE BUILDING WITH DIFFERENT SIZE STORAGE UNITS ARE PROVIDED FOR THIS SITE. THE SQUARE FOOTAGE RANGE MAY VARY FROM WHAT'S DRAWN OF 48,000 SQUARE FEET.
- WHAT'S DRAWN OF 48,000 SQUARE FEET WILL MEET FLORENCE COUNTY'S ZONING STANDARDS. PHASING, DESIGN, AND TIME OF CONSTRUCTION SHALL BE AT THE DISCRETION OF THE DEVELOPER.

# PC#2023-23 Sketch Plan



# PC#2023-23 Sketch Plan

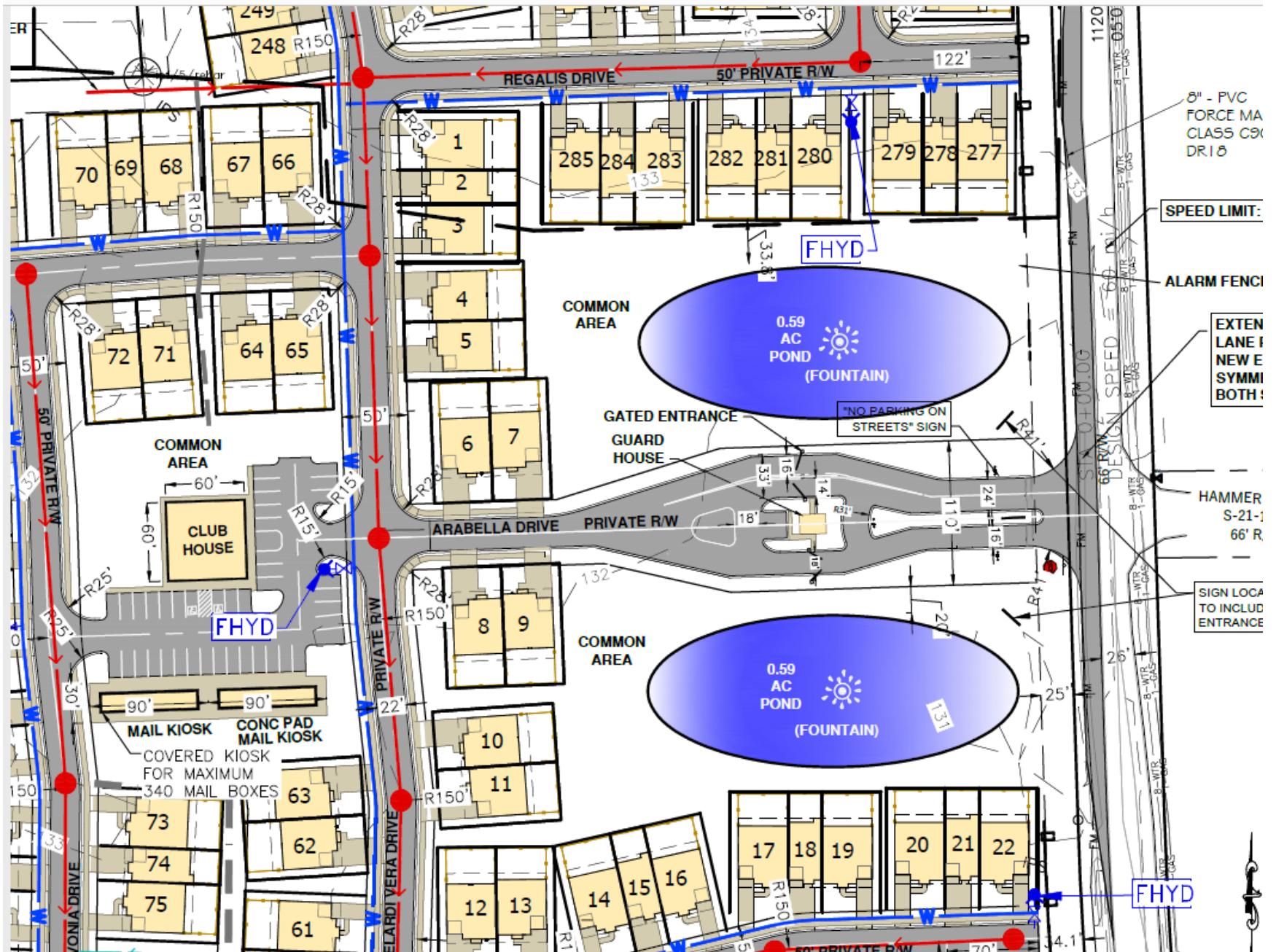


(FRONT)  
**LOT SIZE (MIN.)  
 FOR  
 TYPE 'A' BLDG:  
 (3 UNITS/4,500 SF)  
 SCALE: 1"=50'**

(FRONT)  
**LOT SIZE (MIN.)  
 FOR  
 TYPE 'B' BLDG:  
 (2 UNITS/3,148 SF)  
 SCALE: 1"=50'**

ALL BUILDINGS SHALL BE 13' (MIN.) APART

# PC#2023-23 Sketch Plan



# PC#2023-23 Signage Plan

### GENERAL NOTES

- CONTRACTOR SHALL PROVIDE BRICK WALL MOUNTAGE THAT INCLUDES ALL MATERIAL ELEVATIONS OF SIGN FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- LOGO SHOWN FOR LAYOUT & SIZE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ORIGINAL LOGO GRAPHIC FONT WITH OWNER PRIOR TO SIGN FABRICATION.
- CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS AND INCLUDE ALL LIGHTING TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ORDERING OF MATERIAL.

### MATERIAL SELECTIONS

**BRICK** \* CONTRACTOR MAY SUBMIT ALT. BRICK AS IT WILL ULTIMATELY BE PAINTED OR PROVIDE WHITE BRICK FOR APPROVAL PRIOR TO ORDERING

- MISE: MODULAR 800...
- MWER: OLD CAROLINA BRICK COMPANY  
475 MODULAR ROAD SHELBY, NC 28147  
(704) 988-8900
- PAINT: PRAL COLOR T.B.D BY MODCURE; SUGGESTED: SW - AUST BETTY'S CHINA OR EQUAL. PAINT TO PROVIDE FULL COVERAGE AND BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

### MORTAR

- COLOR: WHITE MASONRY
- STYLE: SAND
- MAFR: BLUE CIRCLE MAGANOLIA - 1.800.880.8380

### STUCCO

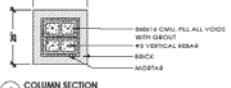
- COLOR: WARM WHITE. PRAL COLOR T.B.D. BY MODCURE; SUGGESTED: SW - AUST BETTY'S CHINA OR EQUAL.
- TEXTURE: SMOOTH

### LETTERING

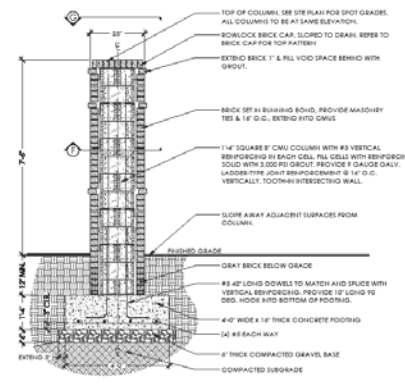
- COLOR: BLACK OR DARK BRONZE POWDERCOAT FINISH



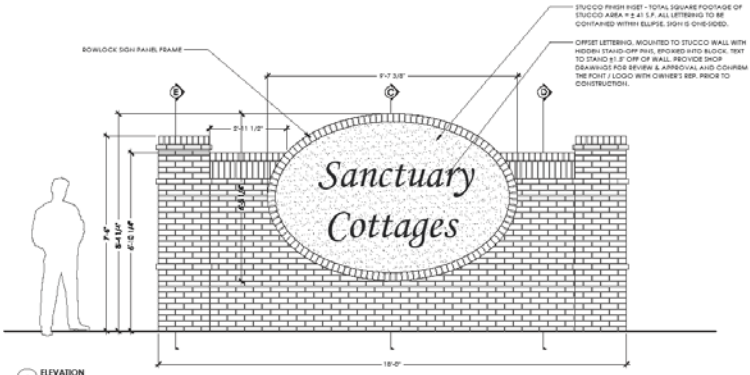
(G) BRICK CAP - PLAN VIEW



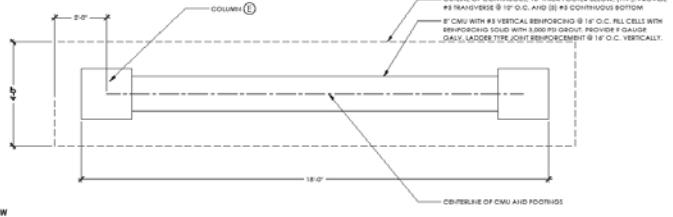
(F) COLUMN SECTION



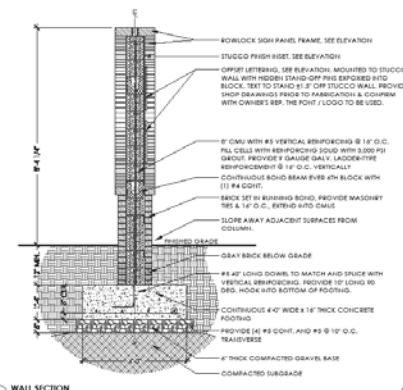
(E) COLUMN SECTION



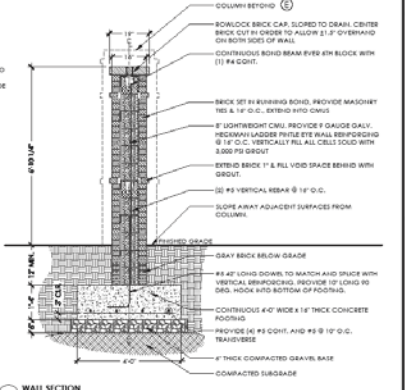
(A) ELEVATION



(B) PLAN VIEW



(C) WALL SECTION



(D) WALL SECTION

1 ENTRY SIGNAGE  
1/2" = 1'-0"

NO.	DATE

Sanctuary Cottages  
Sign Plan

Project: Sanctuary Cottages  
Florence, SC  
Client: CHANDLER INVESTMENTS, LLC

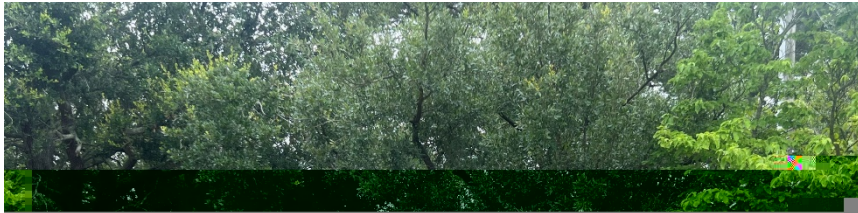
DATE:	2-2-2023
DRAWN:	
CHECKED:	
APPROVED:	
SCALE:	

Sanctuary Cottages  
Sign

# PC#2023-23 Subject Property



# PC#2023-23 Adjacent Properties





# Comments/Questions



**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 27, 2023**  
**6:00 P.M.**

**IV. Other Business**

**V. Director's Report:**

- Summary Plats (April, May 2023)
- Building Reports (April, May 2023)

**VI. Adjournment**