

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 9, 2023
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 Water/ Individual Septic Systems

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

FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

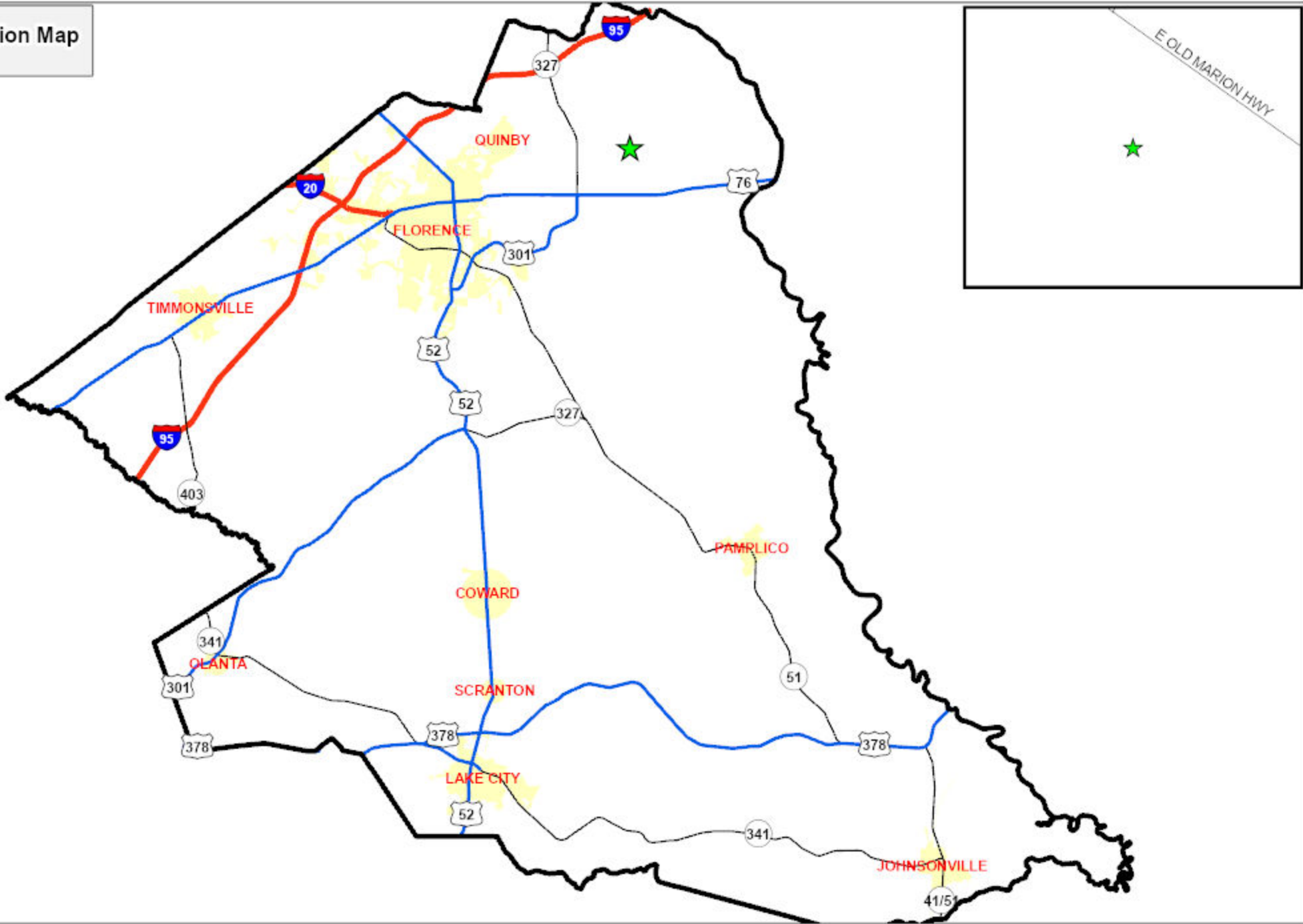
1. Surrounding Land Use and Zoning:
North: Florence County, Vacant/Agricultural/Commercial, Unzoned
South: Florence County, Residential /Vacant, Unzoned
West: Florence County, Vacant, Unzoned
East: Florence County, Residential /Vacant, Unzoned
2. Background
The applicant desires to subdivide vacant property into 45 residential lots.

3. Transportation Access and Circulation:
Present access to the property is by the way of East Old Marion Highway and North Price Road.
4. Proposed Road Names:
No new roads are proposed at this time.
5. Traffic Review:
Based on the applicant's request to develop 45 lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

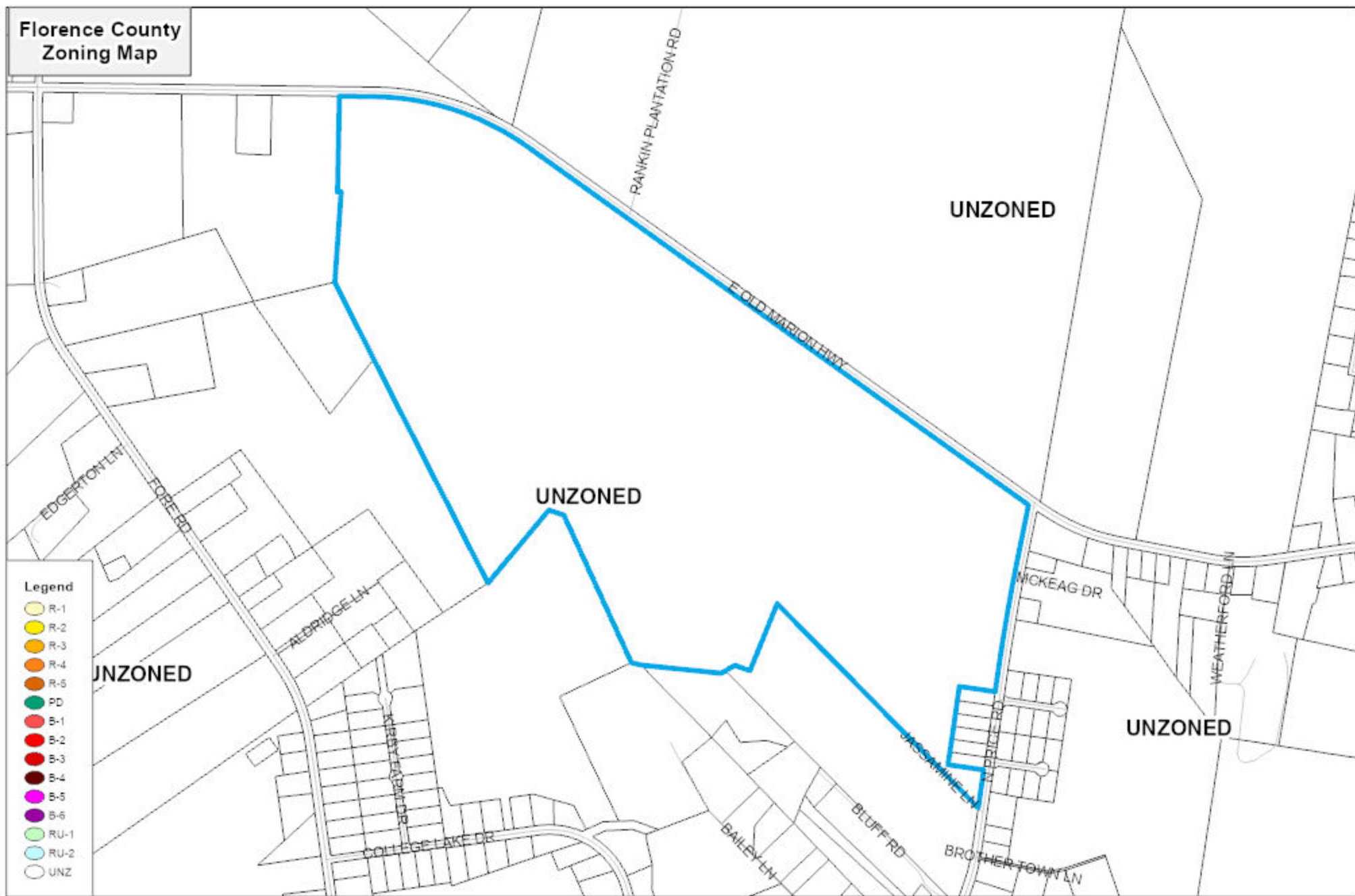


Florence County
Planning Department
Meeting Date:
06/27/2023



Council District 6
PC#2023-21

Florence County
Zoning Map



0 440 880 1,760 Feet

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



Council District 6
PC#2023-21

2018 Aerial

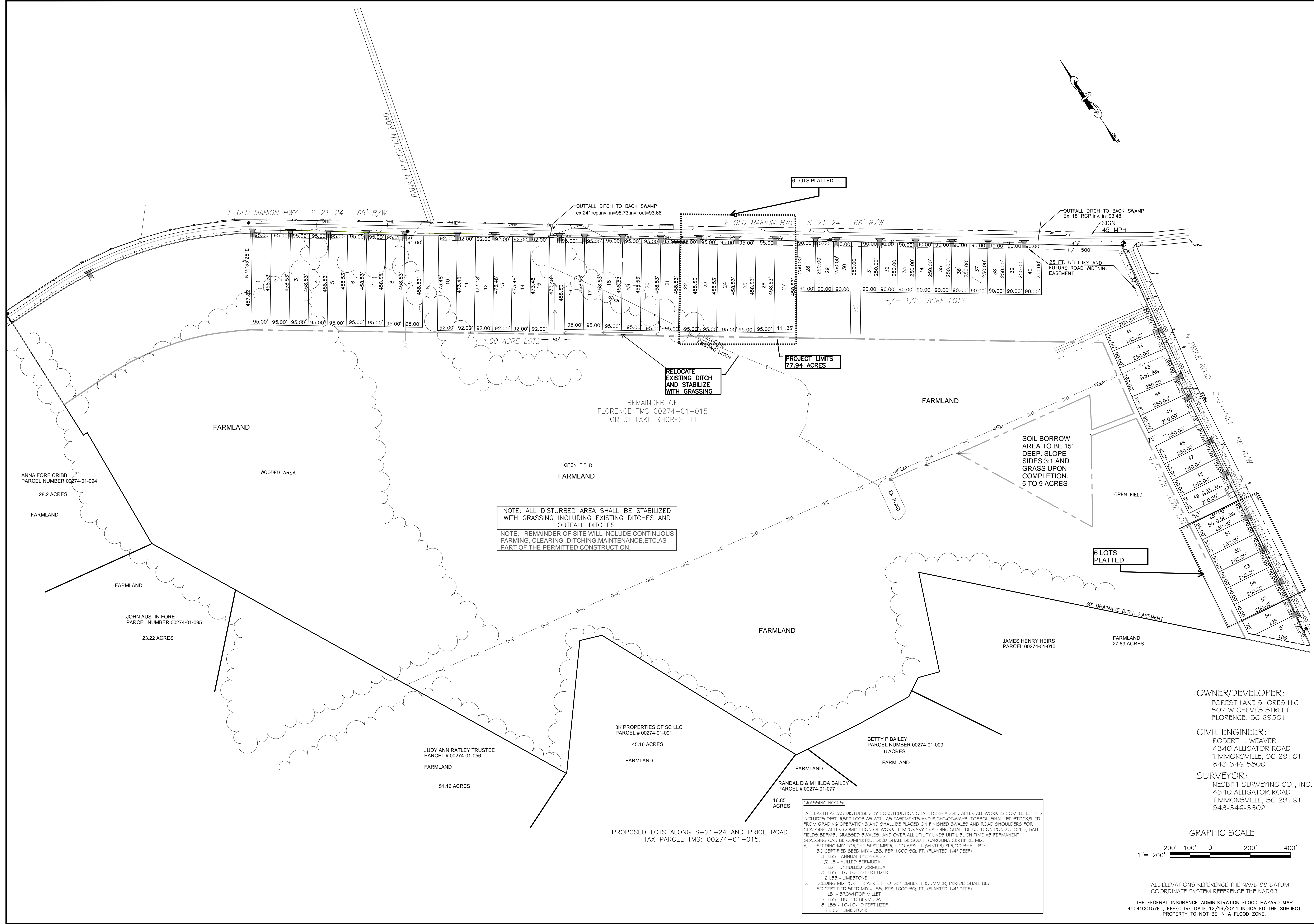


0 440 880 1,760 Feet

Florence County
Planning Department
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Council District 6
PC#2023-21



E OLD MARION HWY S-21-24 66' R/W

E OLD MARION HWY S-21-24 66' R/W

OUTFALL DITCH TO BACK SWAMP
ex. 24' rcp. inv. in=95.73. inv. out=93.66

OUTFALL DITCH TO BACK SWAMP
Ex. 18' RCP inv. in=93.48

SIGN 45 MPH

25 FT. UTILITIES AND FUTURE ROAD WIDENING EASEMENT

111.35'

1.00 ACRE LOTS

± 1/2 ACRE LOTS

RELOCATE EXISTING DITCH AND STABILIZE WITH GRASSING

PROJECT LIMITS 77.94 ACRES

SOIL BORROW AREA TO BE 15' DEEP. SLOPE SIDES 3:1 AND GRASS UPON COMPLETION. 5 TO 9 ACRES

30' DRAINAGE DITCH EASEMENT

6 LOTS PLATTED

6 LOTS PLATTED

EX POND

NOTE: ALL DISTURBED AREA SHALL BE STABILIZED WITH GRASSING INCLUDING EXISTING DITCHES AND OUTFALL DITCHES.

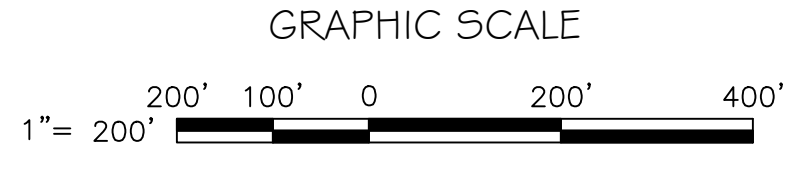
NOTE: REMAINDER OF SITE WILL INCLUDE CONTINUOUS FARMING, CLEARING, DITCHING, MAINTENANCE, ETC. AS PART OF THE PERMITTED CONSTRUCTION.

GRASSING NOTES:

ALL EARTH AREAS DISTURBED BY CONSTRUCTION SHALL BE GRASSED AFTER ALL WORK IS COMPLETE. THIS INCLUDES DISTURBED LOTS AS WELL AS EASEMENTS AND RIGHT-OF-WAYS. TOPSOIL SHALL BE STOCKPILED FROM GRADING OPERATIONS AND SHALL BE PLACED ON FINISHED SWALES AND ROAD SHOULDERS FOR GRASSING AFTER COMPLETION OF WORK. TEMPORARY GRASSING SHALL BE USED ON POND SLOPES, BALL FIELDS, BERMS, GRASSED SWALES, AND OVER ALL UTILITY LINES UNTIL SUCH TIME AS PERMANENT GRASSING CAN BE COMPLETED. SEED SHALL BE SOUTH CAROLINA CERTIFIED MIX.

A. SEEDING MIX FOR THE SEPTEMBER 1 TO APRIL 1 (WINTER) PERIOD SHALL BE:
 SC CERTIFIED SEED MIX - LBS. PER 1000 SQ. FT. (PLANTED 1/4" DEEP)
 3 LBS - ANNUAL RYE GRASS
 1/2 LB - HULLED BERMUDA
 1 LB - UNHULLED BERMUDA
 8 LBS - 10-10-10 FERTILIZER
 12 LBS - LIMESTONE

B. SEEDING MIX FOR THE APRIL 1 TO SEPTEMBER 1 (SUMMER) PERIOD SHALL BE:
 SC CERTIFIED SEED MIX - LBS. PER 1000 SQ. FT. (PLANTED 1/4" DEEP)
 1 LB - BROWNTOP MILLET
 2 LBS - HULLED BERMUDA
 8 LBS - 10-10-10 FERTILIZER
 12 LBS - LIMESTONE



ALL ELEVATIONS REFERENCE THE NAVD 83 DATUM
 COORDINATE SYSTEM REFERENCE THE NAD83

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP
 45041C0157E, EFFECTIVE DATE 12/16/2014 INDICATED THE SUBJECT
 PROPERTY TO NOT BE IN A FLOOD ZONE.

ANNA FORE CRIBB
 PARCEL NUMBER 00274-01-094
 28.2 ACRES

JOHN AUSTIN FORE
 PARCEL NUMBER 00274-01-095
 23.22 ACRES

JUDY ANN RATLEY TRUSTEE
 PARCEL # 00274-01-056
 FARMLAND
 51.16 ACRES

3K PROPERTIES OF SC LLC
 PARCEL # 00274-01-091
 45.16 ACRES
 FARMLAND

RANDAL D & M HILDA BAILEY
 PARCEL # 00274-01-077
 16.85 ACRES

BETTY P BAILEY
 PARCEL NUMBER 00274-01-009
 6 ACRES
 FARMLAND

JAMES HENRY HEIRS
 PARCEL 00274-01-010
 FARMLAND
 27.89 ACRES

REMAINDER OF
 FLORENCE TMS 00274-01-015
 FOREST LAKE SHORES LLC

ROBERT L. WEAVER, P.E. CIVIL ENGINEERING & LAND PLANNING 4340 ALLIGATOR ROAD TIMMONSVILLE, SC 29161 843-346-5800 Email: rweaver@weaverengineering.com	
This Drawing & Design Thereon Are The Property Of Robert L. Weaver, P.E. The Reproduction, Use, Or Copying Of This Drawing Without Their Written Consent Is Prohibited.	
Designed By: R.L.W. Drawn By: M.F.	Date: 3/27/2025 11:50 PM Scale: 22'-00" Column Print, 08'-00" 24'-00"
Project: East Marion Highway Frontage Land Disturbance Permit Plans FLORENCE, SC	Client: FOREST LAKE SHORES, LLC.
Description: DEVELOPMENT PLAN	Revision: 1 Date: 4-19-23 Description: FLORENCE COUNTY REVIEW Plan Set Revision Description: PLAN SET REVISION REVIEW Denotes That Sheet Was Revised: *
Project No: 22-018	Sheet No: 2 of 3

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 27, 2023
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)

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and zoned R-1, Single Family Residential.
2. Proposed Land Use and Zoning:
The proposal is to rezone a portion of the subject property to R-3 Single Family Residential.
3. Surrounding Land Use and Zoning:
North: Florence County, Vacant/Residential, R-1
South: Florence County, Vacant, R-1
West: Florence County, Residential/Vacant, R-1
East: Florence County, Residential/ Vacant, R-1

4. Transportation Access and Circulation:
Present access to the property is by the way of Dennis Road in Lake City.
5. Traffic Review:
The rezoning of this property from a residential use to a residential use should not have an impact on traffic flow.
6. Florence County Comprehensive Plan:
The future land use designation for the property is currently Suburban Development. The requested rezoning of the property is compatible with the designated future land use.

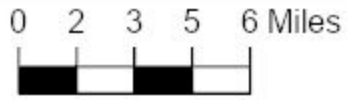
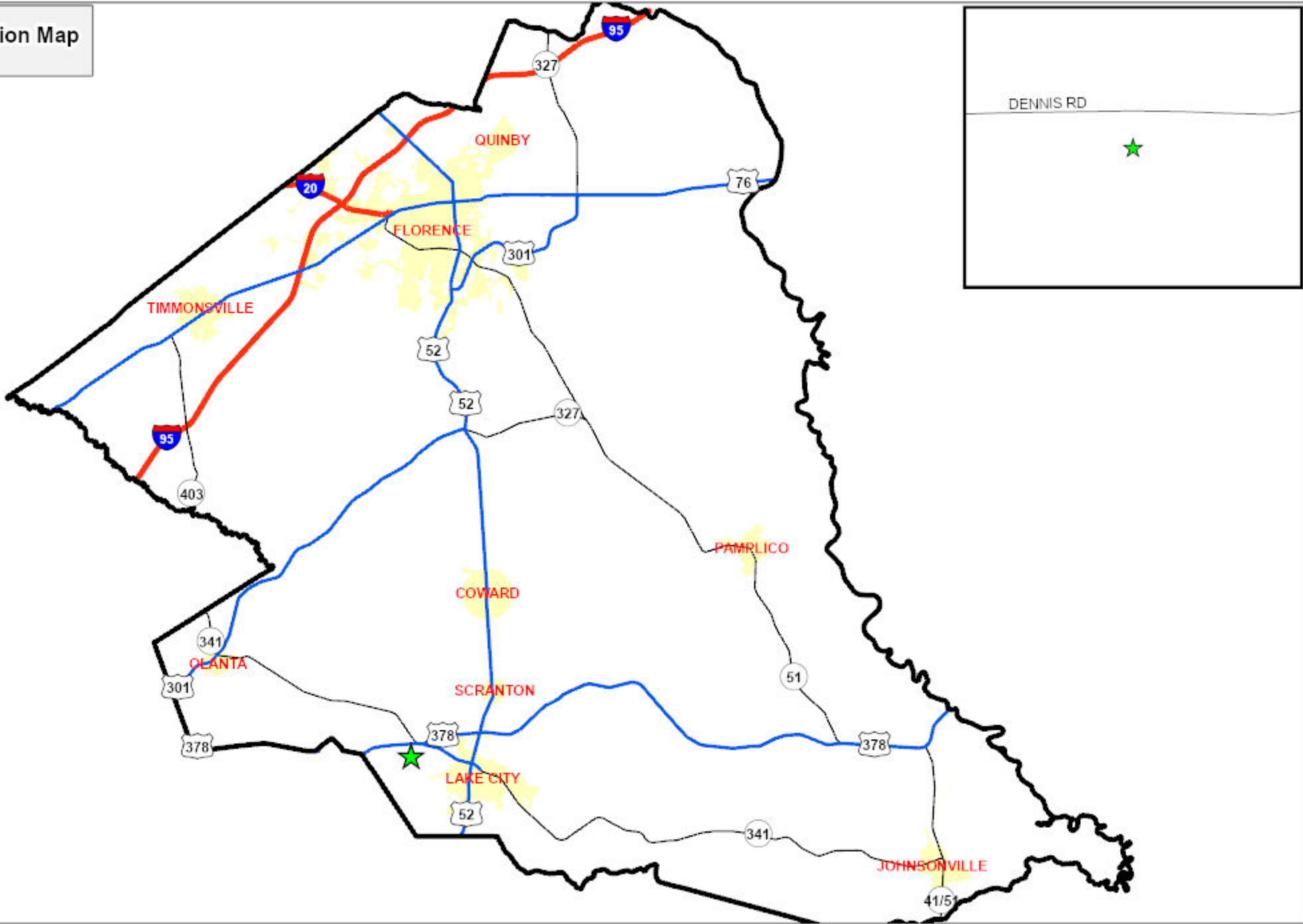
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, July 20, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

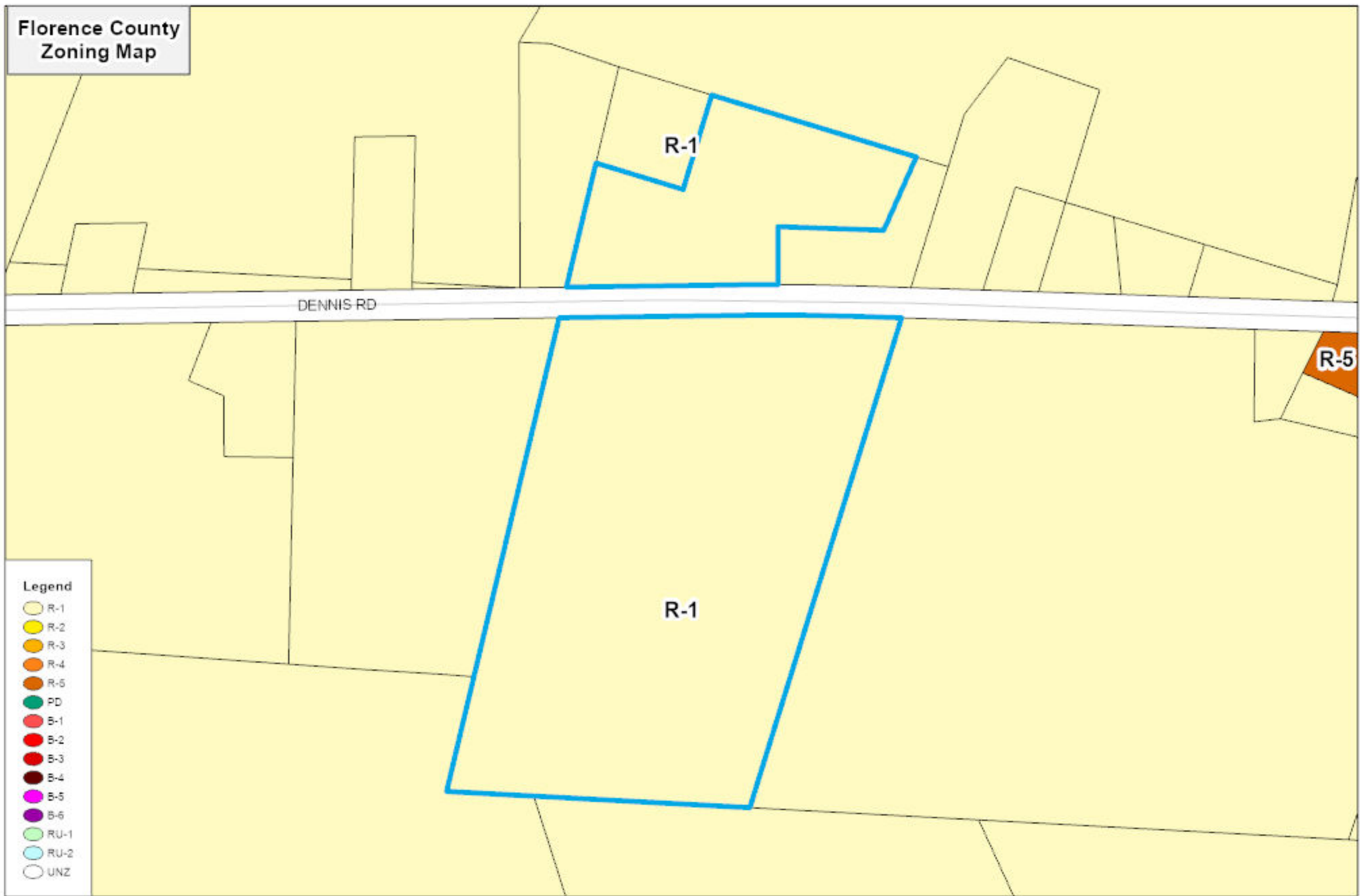


Florence County
 Planning Department
 Meeting Date:
 06/27/2023



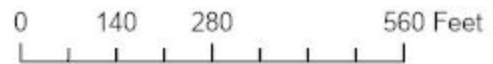
Council District 1
PC#2023-02

**Florence County
Zoning Map**



Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ



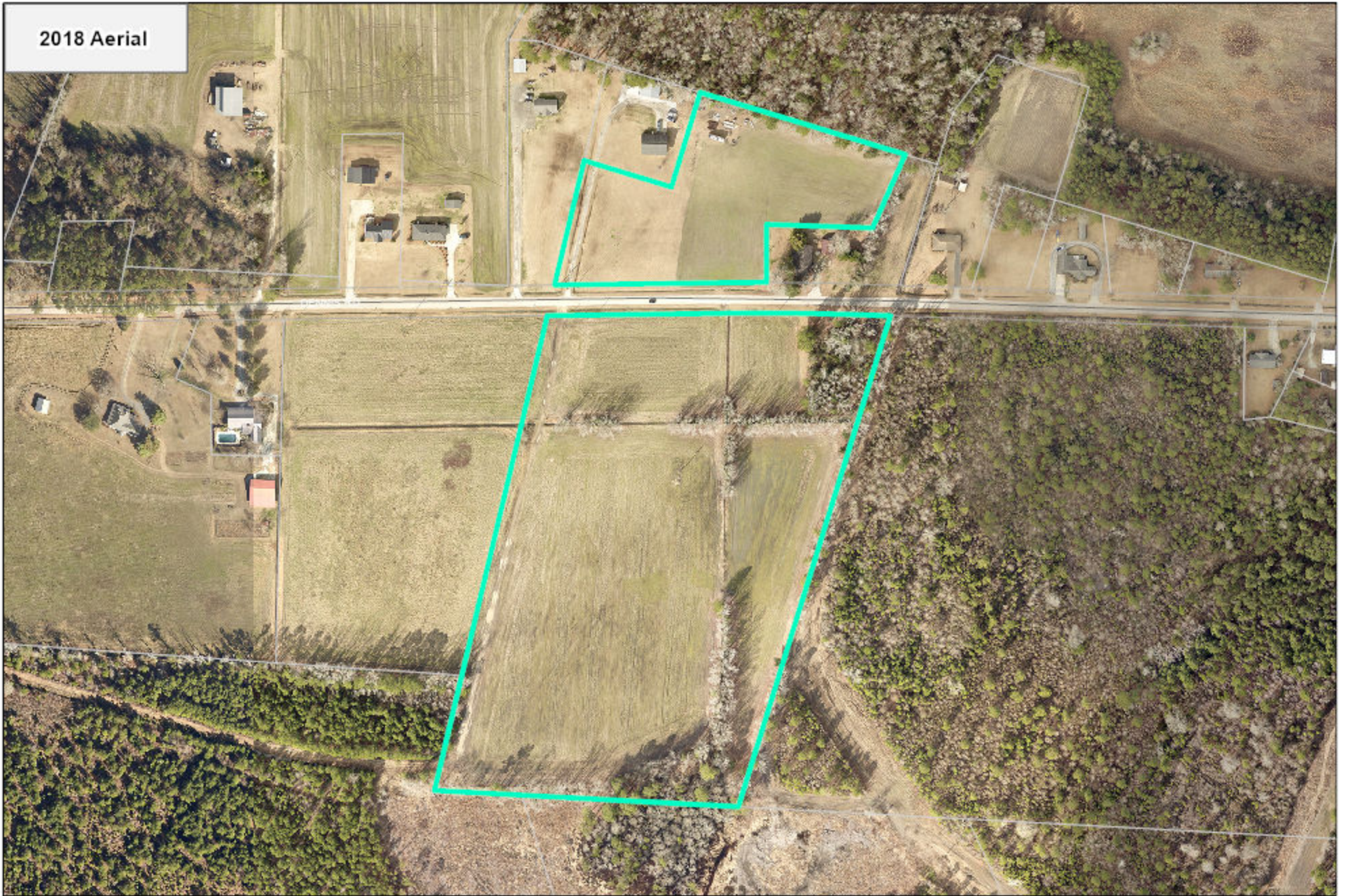
Florence County
Planning Department
Meeting Date:
06/27/2023



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

29

2018 Aerial



0 140 280 560 Feet

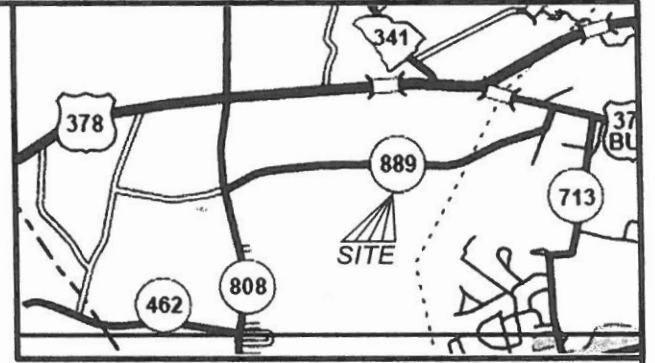
Florence County
Planning Department
Meeting Date:
06/27/2023



Council District 1
PC#2023-02

LEGEND:

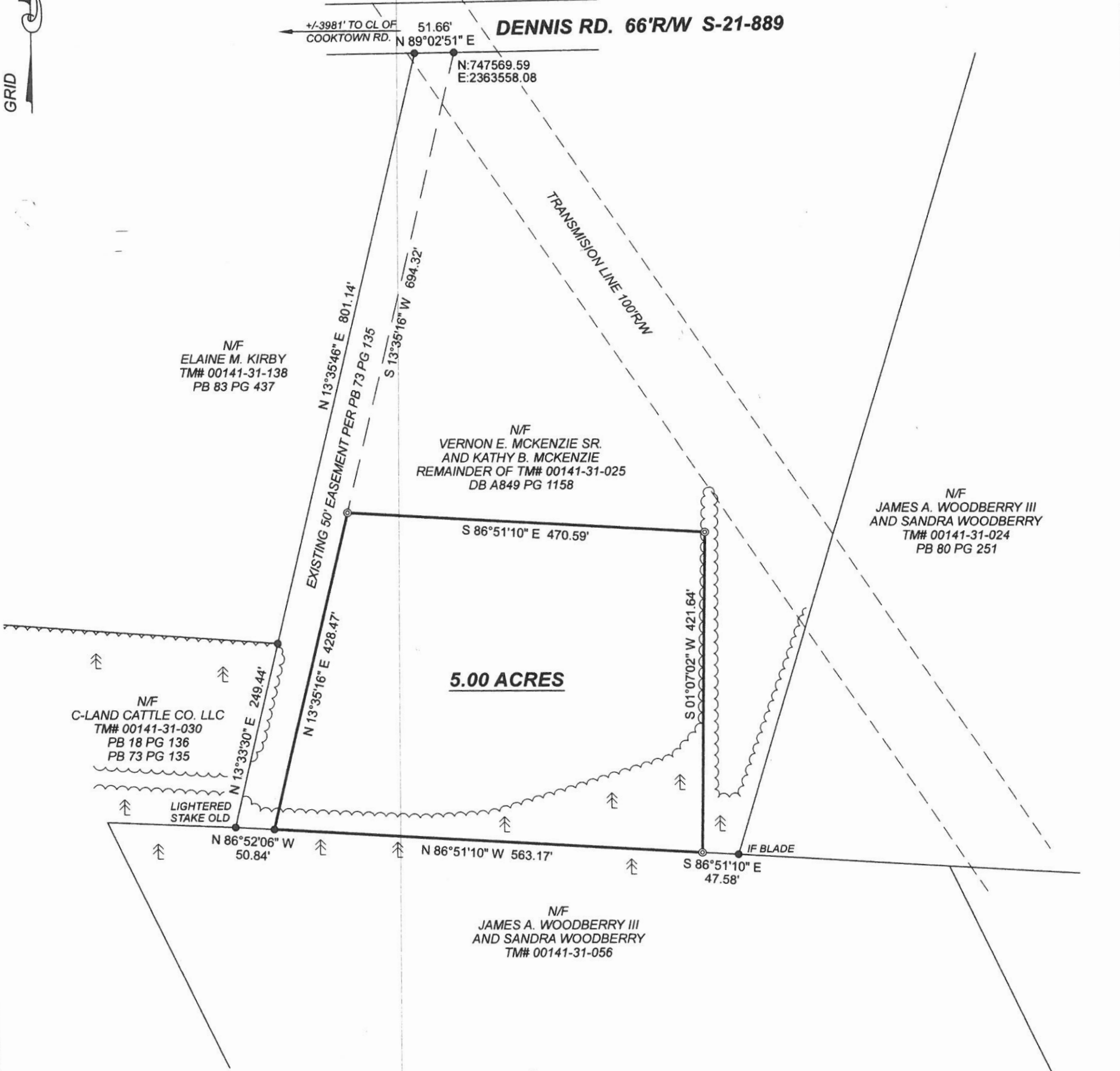
- IRON FOUND: IF #5REBAR (UNLESS OTHERWISE NOTED)
 - ⊙ IRON SET: IS #5REBAR (UNLESS OTHERWISE NOTED)
- GRID NORTH: NAD83 (2011)(SCRTN)
 ALL DISTANCES ARE GROUND DISTANCES



LOCATION MAP
(NTS)



GRID



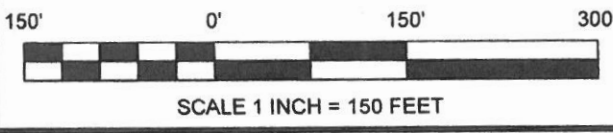
THE PROPOSED EASEMENT FOR THIS DIVISION WILL BE THE EXISTING 50' EASEMENT PER PB 73 PG 135. THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE LOTS IN THE DEVELOPMENT IS PRIVATE AND NOT MAINTAINED BY FLORENCE COUNTY. PROPERTY OWNERS MUST MAINTAIN ACCESS SUITABLE FOR EMERGENCY VEHICLES.

FLORENCE COUNTY "DIVISION" SOUTH CAROLINA
PLAT

OF 5.00 ACRES LOCATED ABOUT 3 MILES WEST OF LAKE CITY, BEING A PORTION OF TM# 00141-31-025 AND PROPERTY DESCRIBED IN DB A849 PG 1158. THIS SURVEY WAS REQUESTED BY VERNON E. MCKENZIE SR.



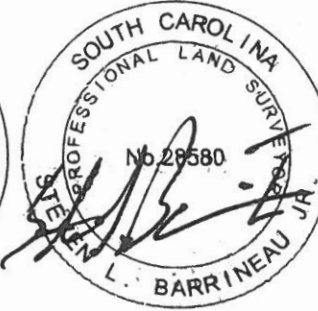
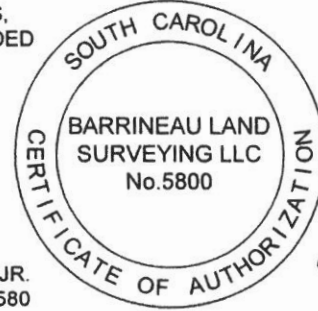
BARRINEAU LAND SURVEYING LLC.
 1998 ST. JAMES RD.
 LAKE CITY, S.C. 29560
 843-373-1980



I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS (B) SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS LOCATED IN ZONE (X) ON THE F.E.M.A. FLOOD ZONE MAP NO. 45041C0370 DATED 12/16/2014. THIS PROPERTY IS SUBJECT OF ANY AND ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND COVENANTS, RECORDED OR UNRECORDED, THAT MAY APPLY. THIS SURVEY DOES NOT ADDRESS ENVIRONMENT CONCERNS OR SUBSURFACE INVESTIGATION, UNLESS NOTED HEREON. THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAM.

JOB: 2329
 DATE: MARCH 24, 2023
 TAX MAP # 00141-31-025
 PORTION OF

STEVEN L. BARRINEAU JR.
 P.L.S. NO. 28580



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 27, 2023
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)

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and zoned R-1, Single Family Residential and B-3, General Commercial.
2. Proposed Land Use and Zoning:
The proposal is to rezone the entire subject property to B-3, General Commercial.
3. Surrounding Land Use and Zoning:
North: Florence County/City of Florence, Commercial/Multi-Family, B-3/City Zoning
South: Florence County, Commercial, B-3

West: Florence County, Vacant, R-1
East: Florence County, Commercial, B-3

4. Transportation Access and Circulation:

Present access to the property is by the way of South Irby Street in Florence, SC.

5. Traffic Review:

The rezoning of this property from a residential use to a commercial use may have a minimal impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Urban Development. The requested rezoning of the property is compatible with the designated future land use.

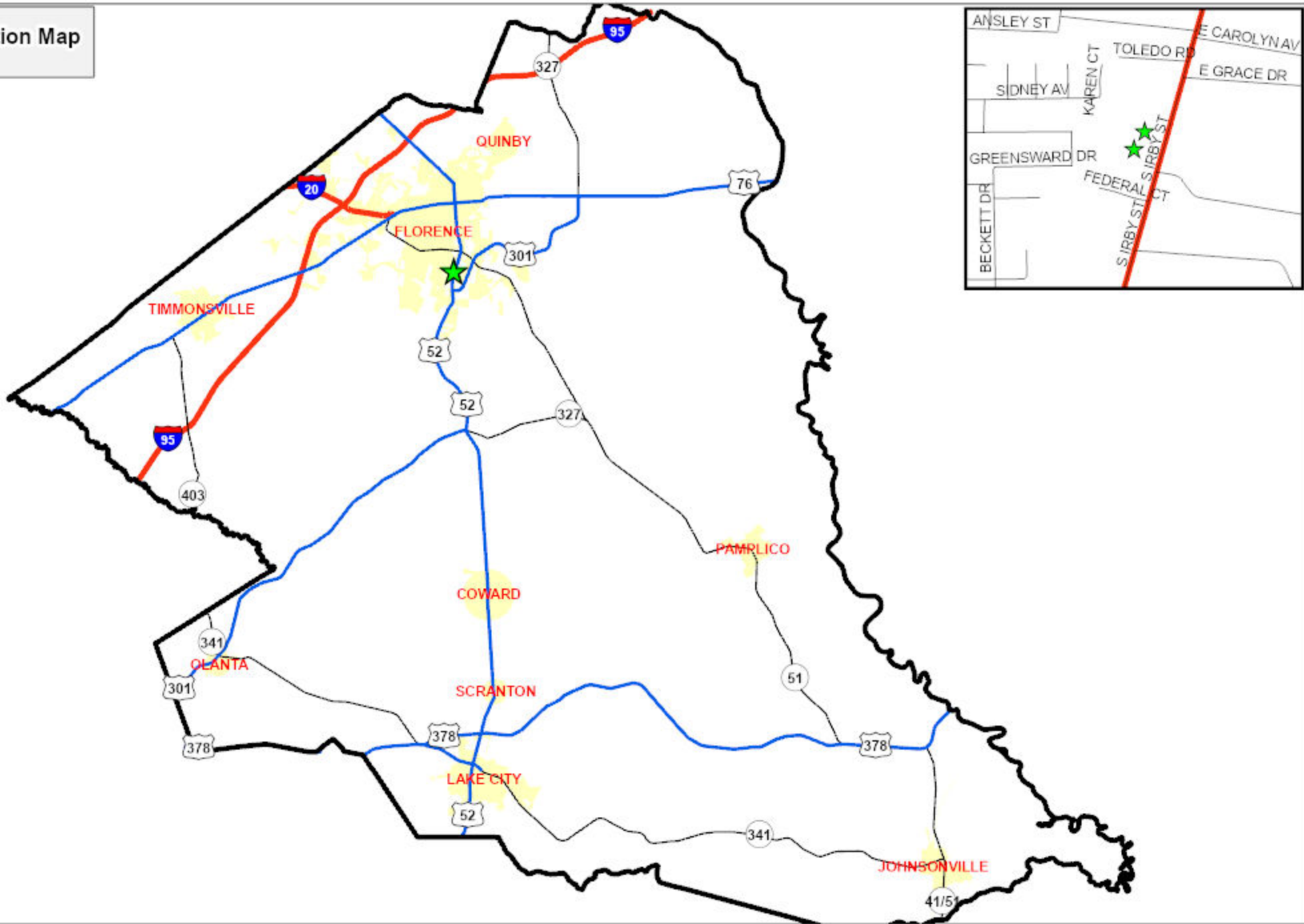
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, July 20, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



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



Council District 5
PC#2023-22

CITY ZONING

CITY ZONING

R-5

R-1

B-3

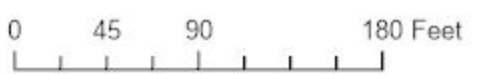
B-3

S IRBY ST

Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

CITY ZONING



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



Council District 5
PC#2023-22

2018 Aerial



0 45 90 180 Feet

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



Council District 5
PC#2023-22

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 27, 2023
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

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

FLOOD ZONE: Zone A-West Portion of Property

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to Planned Development.
3. Surrounding Land Use and Zoning:
North: Florence County/City of Florence, Vacant/Residential/Commercial, Unzoned/City Zoning
South: Florence County, Vacant, Unzoned
West: Florence County, Vacant, Unzoned
East: City of Florence, Residential/Commercial, City Zoning

4. Transportation Access and Circulation:
Present access to the property is by the way of Twin Church Road in Florence, SC.
5. Traffic Review:
The rezoning of this property from unzoned to a Planned Development use may have an impact on traffic flow.
6. Florence County Comprehensive Plan:
The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is compatible with the designated future land use.

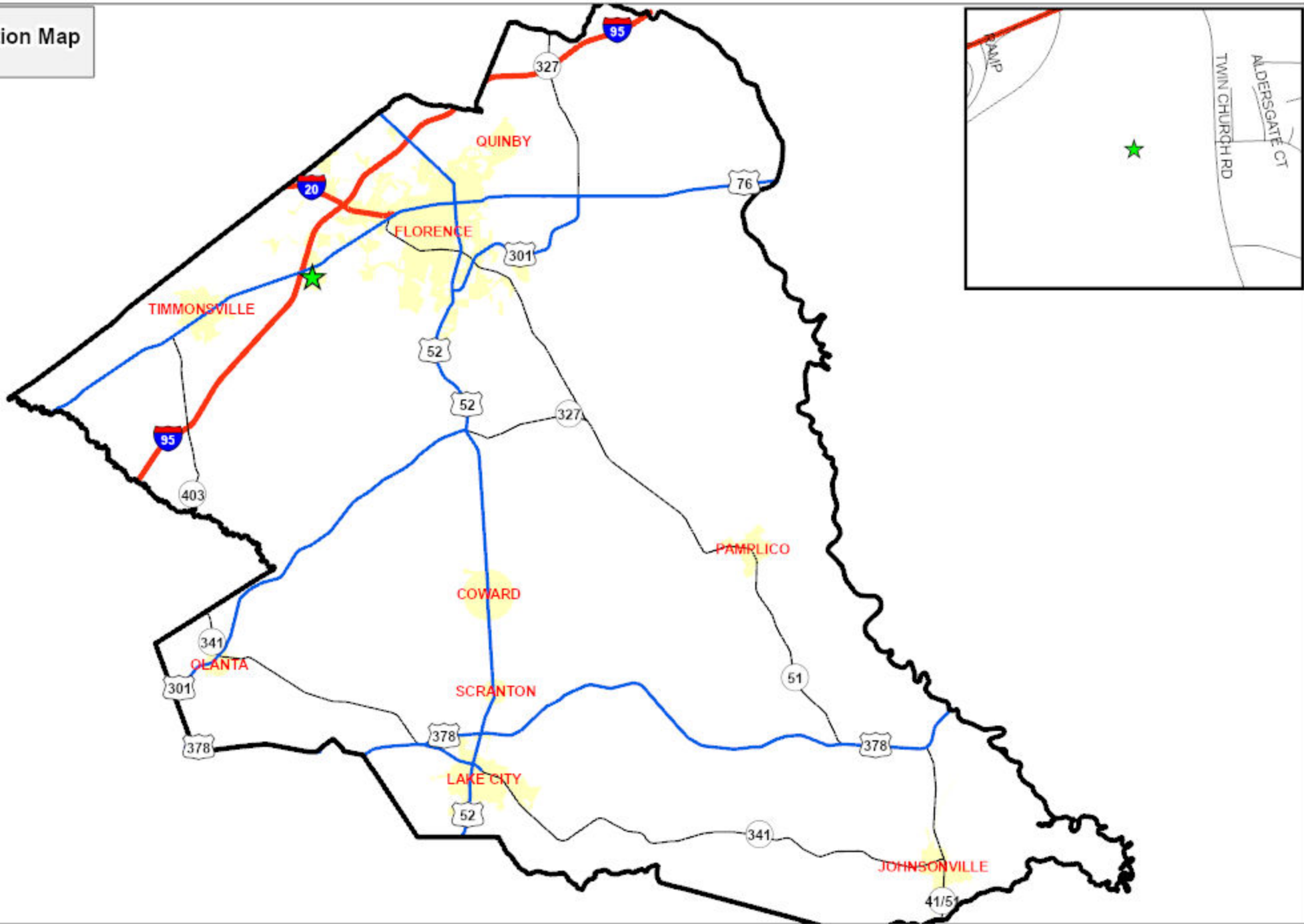
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, July 20, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan
- Signage Plan

Location Map

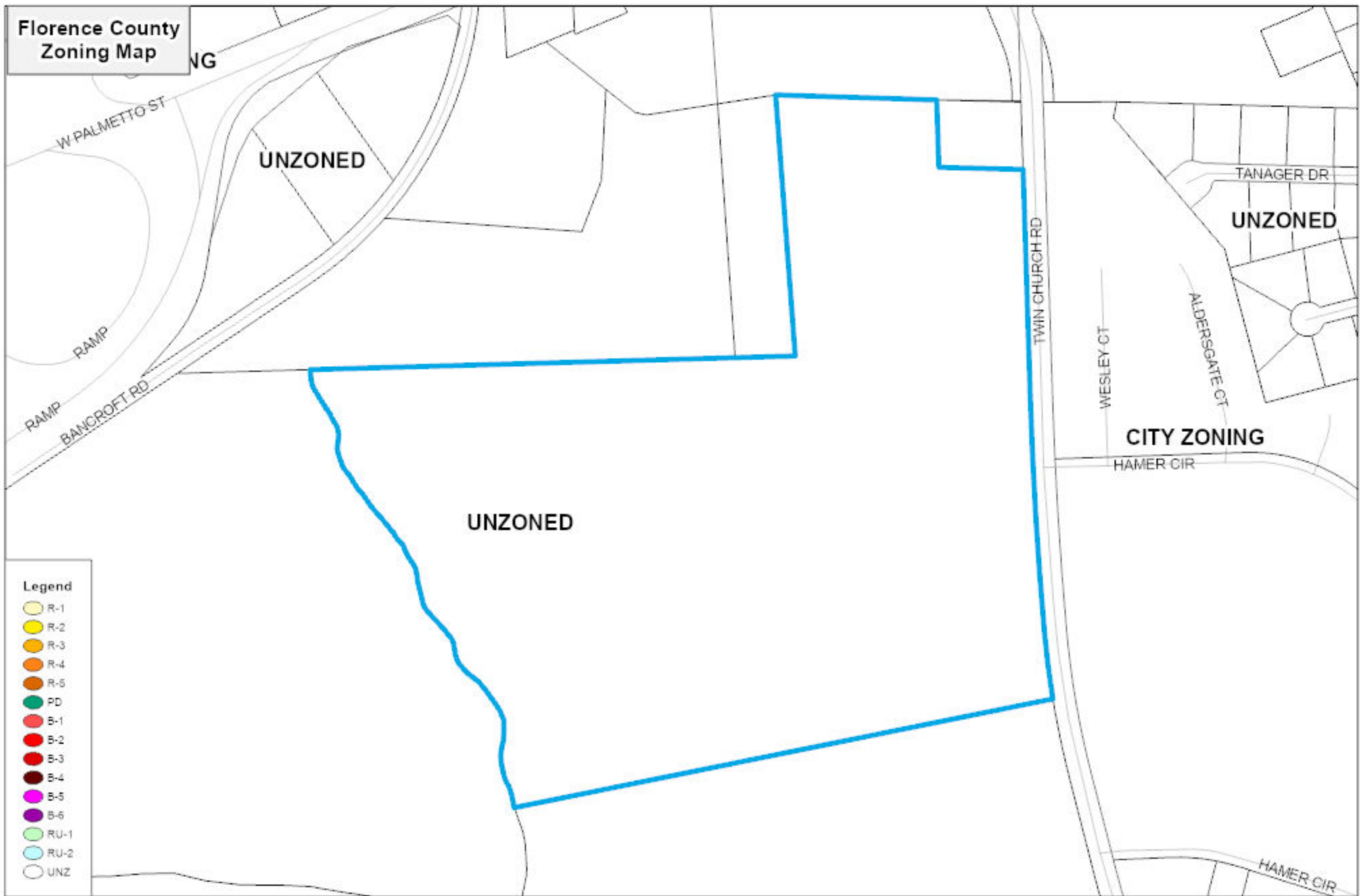


Florence County
Planning Department
Meeting Date:
06/27/2023



Council District 4
PC#2023-23

**Florence County
Zoning Map**



Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

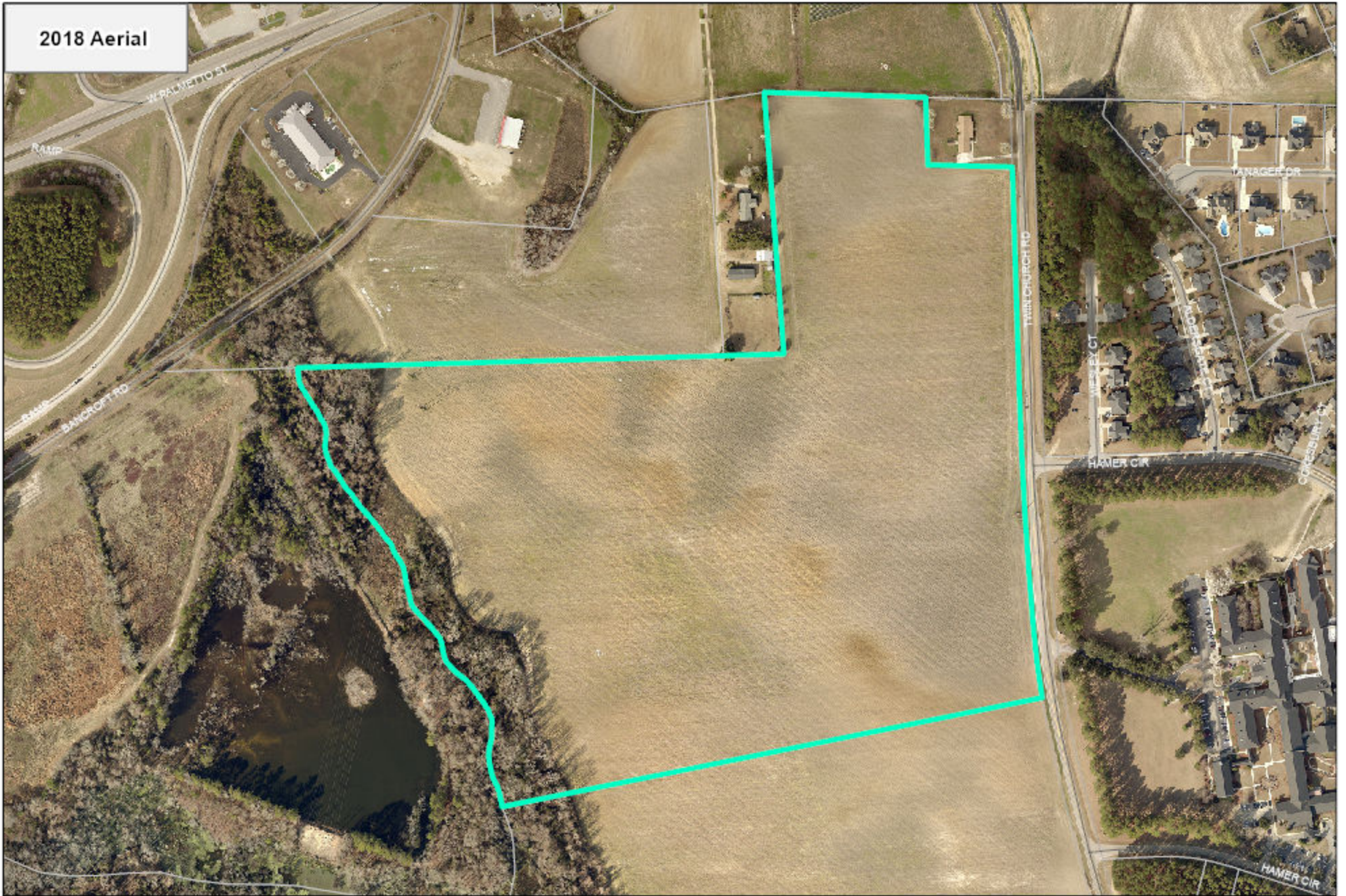
0 195 390 780 Feet

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



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

2018 Aerial

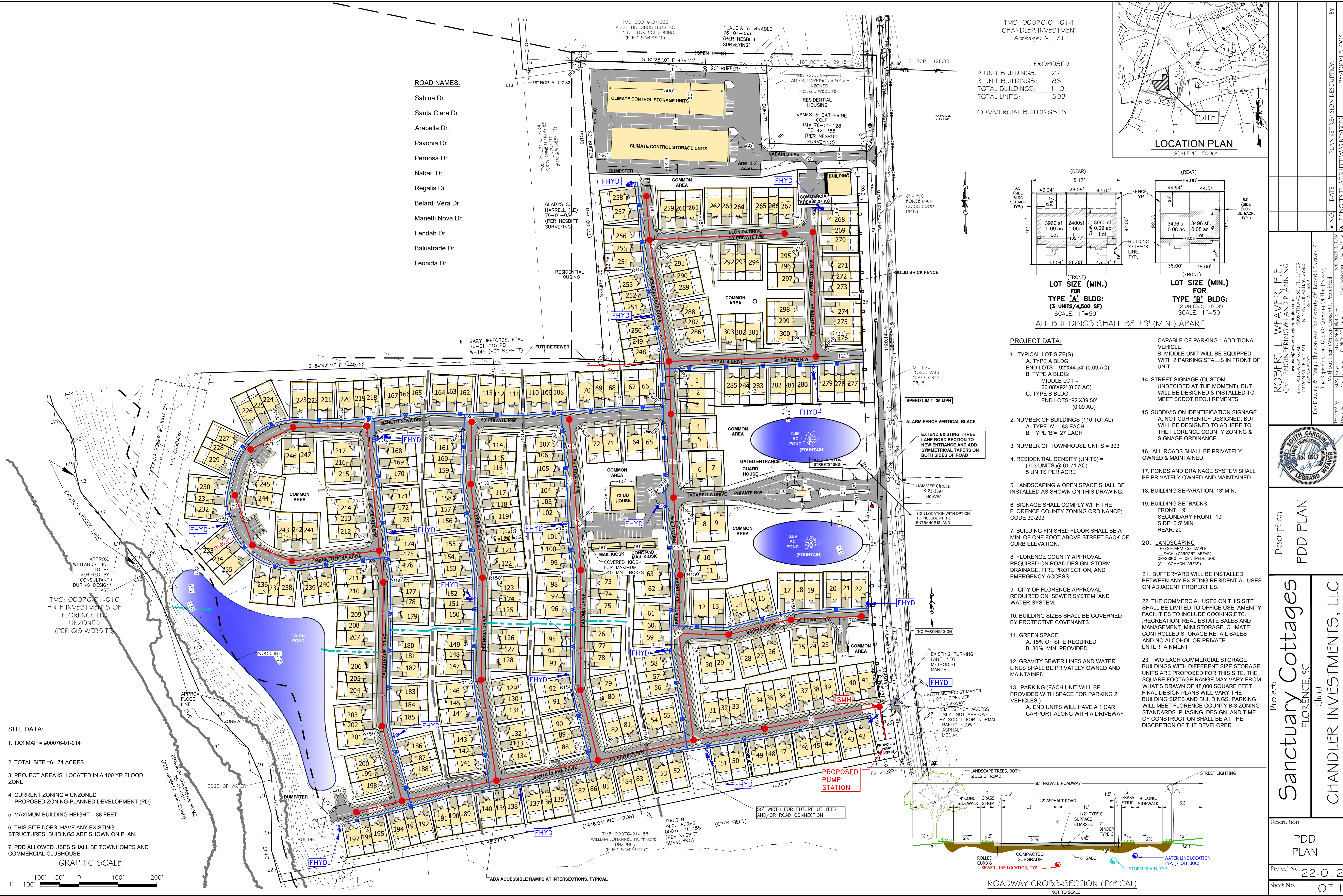


0 195 390 780 Feet

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



Council District 4
PC#2023-23

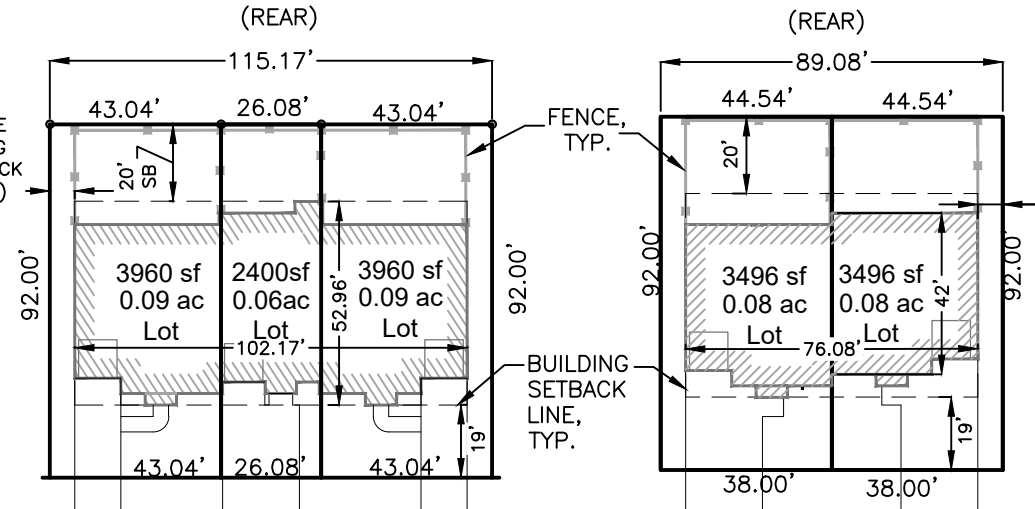
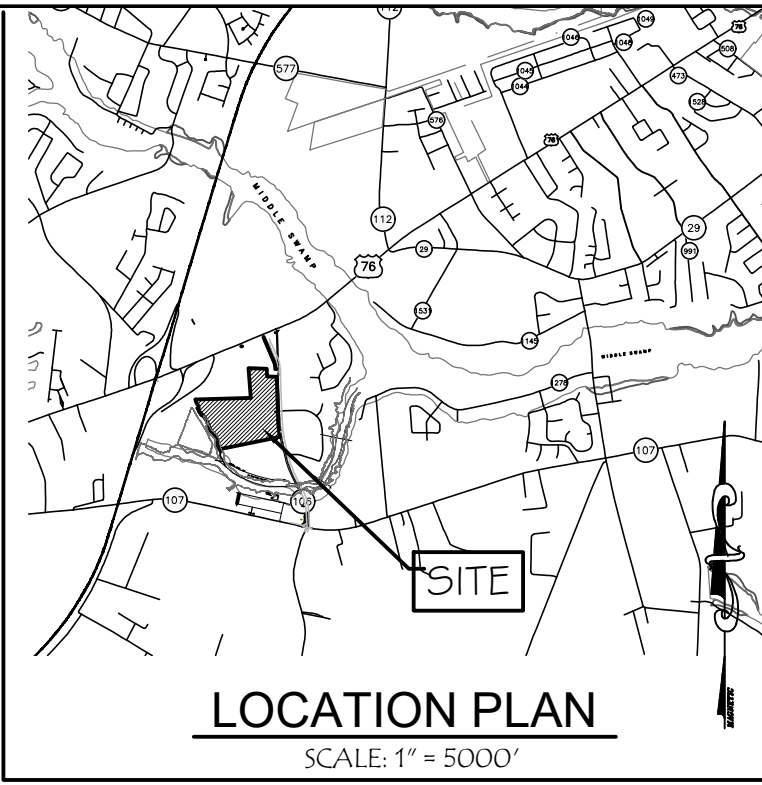


ROAD NAMES:
 Sabina Dr.
 Santa Clara Dr.
 Arabella Dr.
 Pavonia Dr.
 Pernosa Dr.
 Nabari Dr.
 Regalis Dr.
 Belardi Vera Dr.
 Manetti Nova Dr.
 Fendah Dr.
 Balustrade Dr.
 Leonida Dr.

TMS: 00076-01-014
 CHANDLER INVESTMENT
 Acreage: 61.71

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

COMMERCIAL BUILDINGS: 3



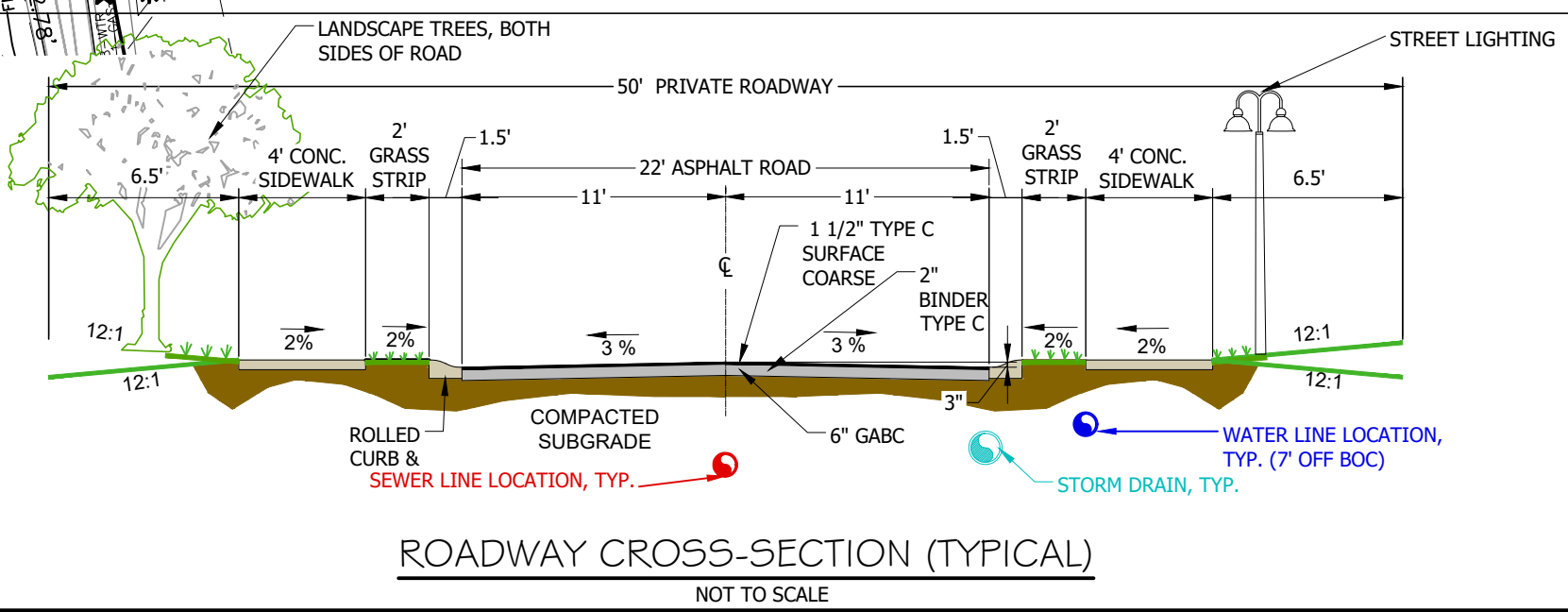
ALL BUILDINGS SHALL BE 13' (MIN.) APART

- PROJECT DATA:**
- TYPICAL LOT SIZE(S)
 A. TYPE 'A' BLDG: END LOTS = 92'x44.54' (0.09 AC)
 B. TYPE 'A' BLDG: MIDDLE LOT = 26.08'x92' (0.06 AC)
 C. TYPE 'B' BLDG: END LOTS = 92'x39.50' (0.09 AC)
 - NUMBER OF BUILDINGS (110 TOTAL)
 A. TYPE 'A' = 83 EACH
 B. TYPE 'B' = 27 EACH
 - NUMBER OF TOWNHOUSE UNITS = 303
 - RESIDENTIAL DENSITY (UNITS) = (303 UNITS @ 61.71 AC) = 5 UNITS PER ACRE
 - LANDSCAPING & OPEN SPACE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING.
 - SIGNAGE SHALL COMPLY WITH THE FLORENCE COUNTY ZONING ORDINANCE; CODE 30-203.
 - 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. 15% 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.)
 A. END UNITS WILL HAVE A 1 CAR CARPORT ALONG WITH A DRIVEWAY
 - CAPABLE OF PARKING 1 ADDITIONAL VEHICLE
 - MIDDLE UNIT WILL BE EQUIPPED WITH 2 PARKING STALLS IN FRONT OF UNIT
 - STREET SIGNAGE (CUSTOM - UNDECIDED AT THE MOMENT), BUT WILL BE DESIGNED & INSTALLED TO MEET SCDDOT REQUIREMENTS.
 - SUBDIVISION IDENTIFICATION SIGNAGE A. NOT CURRENTLY DESIGNED, BUT WILL BE DESIGNED TO ADHERE TO THE FLORENCE COUNTY ZONING & SIGNAGE ORDINANCE.
 - ALL ROADS SHALL BE PRIVATELY OWNED & MAINTAINED.
 - PONDS AND DRAINAGE SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - BUILDING SEPARATION: 13' MIN.
 - BUILDING SETBACKS:
 FRONT: 19'
 SECONDARY FRONT: 10'
 SIDE: 6.5' MIN
 REAR: 20'
 - LANDSCAPING
 TREES - JAPANESE MAPLE: EACH (CARPORT AREAS)
 GRASSING - CENTPEDE SOD (ALL COMMON AREAS)
 - BUFFERYARD 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. RECREATION, REAL ESTATE SALES AND MANAGEMENT, MINI STORAGE, CLIMATE CONTROLLED STORAGE, RETAIL SALES, AND NO ALCOHOL OR PRIVATE ENTERTAINMENT
 - TWO EACH COMMERCIAL STORAGE BUILDINGS WITH DIFFERENT SIZE STORAGE UNITS ARE PROPOSED FOR THIS SITE. THE SQUARE FOOTAGE RANGE MAY VARY FROM WHAT'S DRAWN OF 48,000 SQUARE FEET. FINAL DESIGN PLANS WILL VARY THE BUILDING SIZES AND BUILDINGS. PARKING WILL MEET FLORENCE COUNTY B-3 ZONING STANDARDS. PHASING, DESIGN, AND TIME OF CONSTRUCTION SHALL BE AT THE DISCRETION OF THE DEVELOPER.

SITE DATA:

- TAX MAP = #00076-01-014
- TOTAL SITE = 61.71 ACRES
- PROJECT AREA IS LOCATED IN A 100 YR FLOOD ZONE
- 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.
- PDD ALLOWED USES SHALL BE TOWNHOMES AND COMMERCIAL CLUBHOUSE.

GRAPHIC SCALE
 1" = 100'



ROBERT L. WEAVER, P.E.
 CIVIL ENGINEERING & LAND PLANNING
 6815 ALLIANCE DRIVE, SUITE 103
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 803-772-6999

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 Drawn By: RLOV
 Checked By: FLORENCE
 Date: 06-29-2024
 Project No: 22-012
 Sheet No: 1 OF 1

Description: PDD PLAN

Sanctuary Cottages
 FLORENCE, SC

Client: CHANDLER INVESTMENTS, LLC

Project: Sanctuary Cottages
 Client: CHANDLER INVESTMENTS, LLC

Revision Block:

NO.	DATE	DESCRIPTION

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE BRICK WALL MOCKUP THAT INCLUDES ALL MATERIAL ELEMENTS OF SIGN FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. LOGO SHOWN FOR LAYOUT & SIZE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE OFFICIAL LOGO GRAPHIC FONT WITH OWNER PRIOR TO SIGN FABRICATION.
3. 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

- **SIZE:** MODULAR 020 -
- **MNFR:** OLD CAROLINA BRICK COMPANY
475 Majolica Road Salisbury, NC, 28147
(704) 636.8850
- **PAINT:** FINAL COLOR T.B.D BY MOCKUPS; SUGGESTED: SW - AUNT BETTY'S CHINA OR EQUAL. PAINT TO PROVIDE FULL COVERAGE AND BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

MORTAR

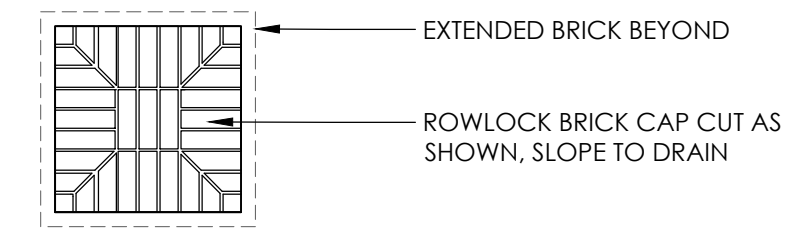
- **COLOR:** WHITE MASONRY
- **STYLE:** RAKED
- **MNFR:** BLUE CIRCLE MAGNOLIA - 1.800.282.6350

STUCCO

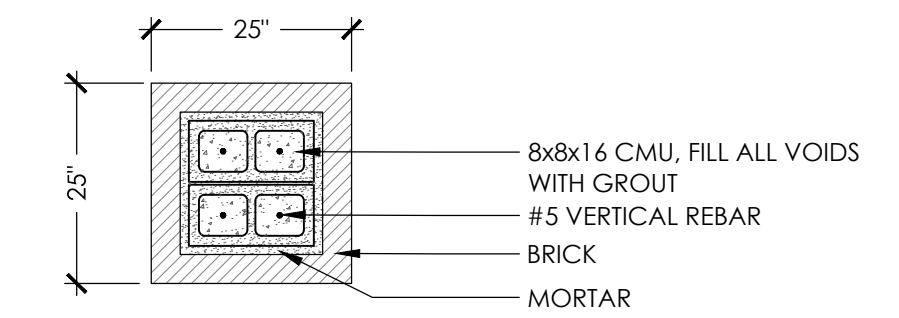
- **COLOR:** WARM WHITE - FINAL COLOR T.B.D. BY MOCKUPS; SUGGESTED: SW - AUNT BETTY'S CHINA OR EQUAL.
- **TEXTURE:** SMOOTH

LETTERING

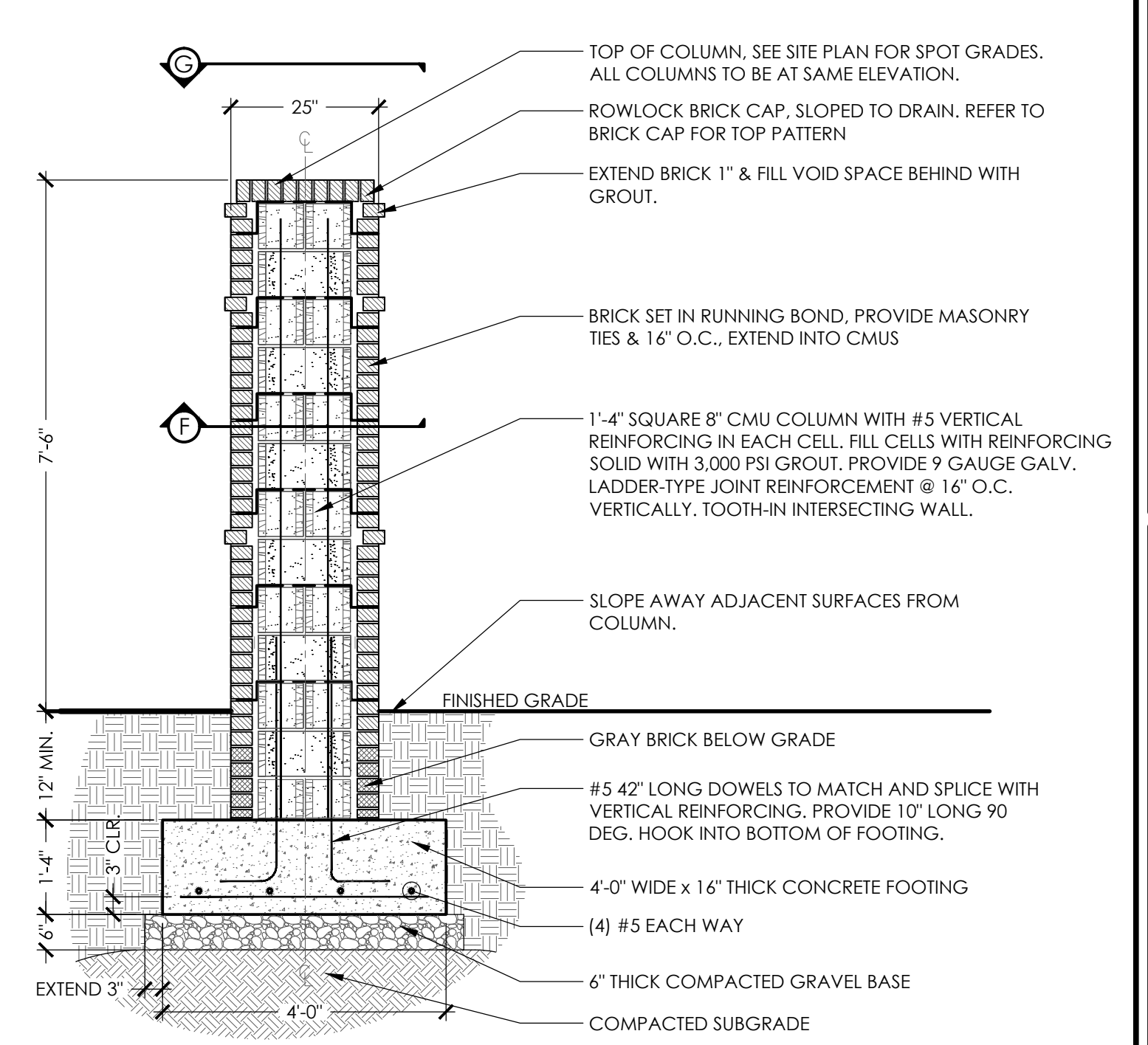
- **COLOR:** BLACK OR DARK BRONZE POWDERCOAT FINISH



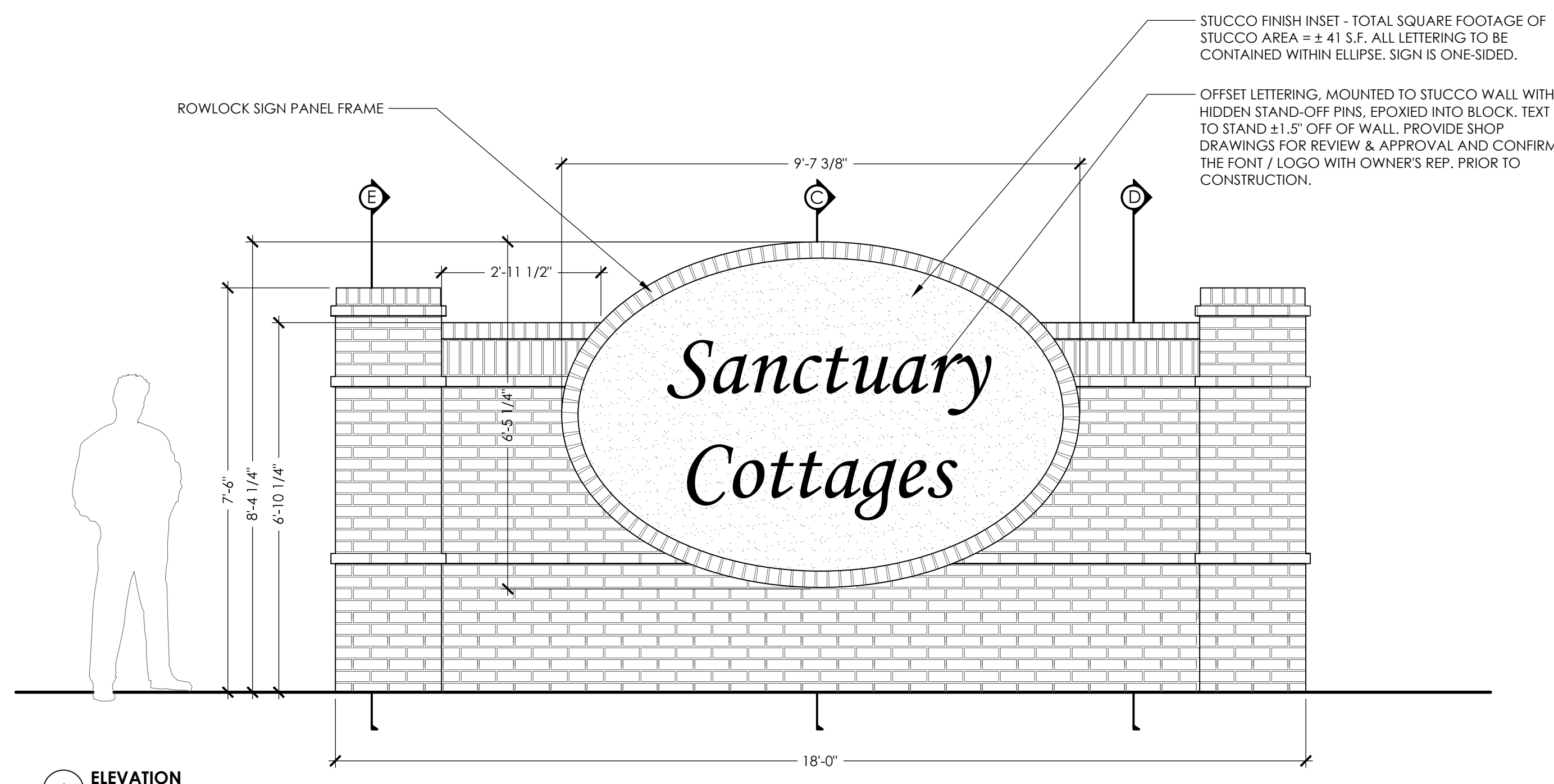
G BRICK CAP - PLAN VIEW



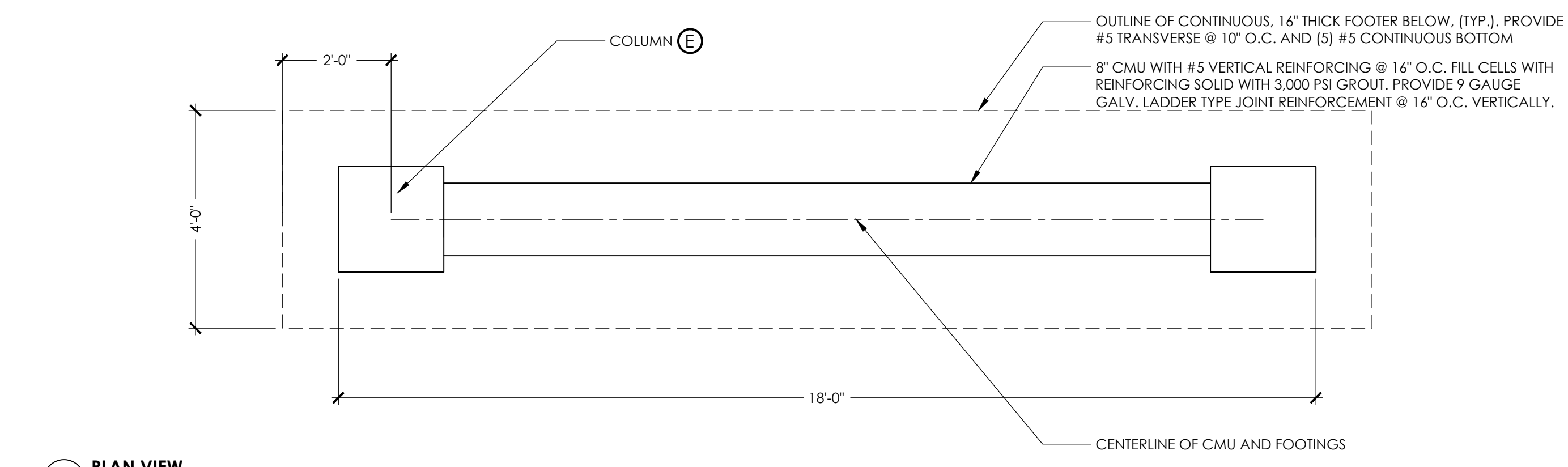
F COLUMN SECTION



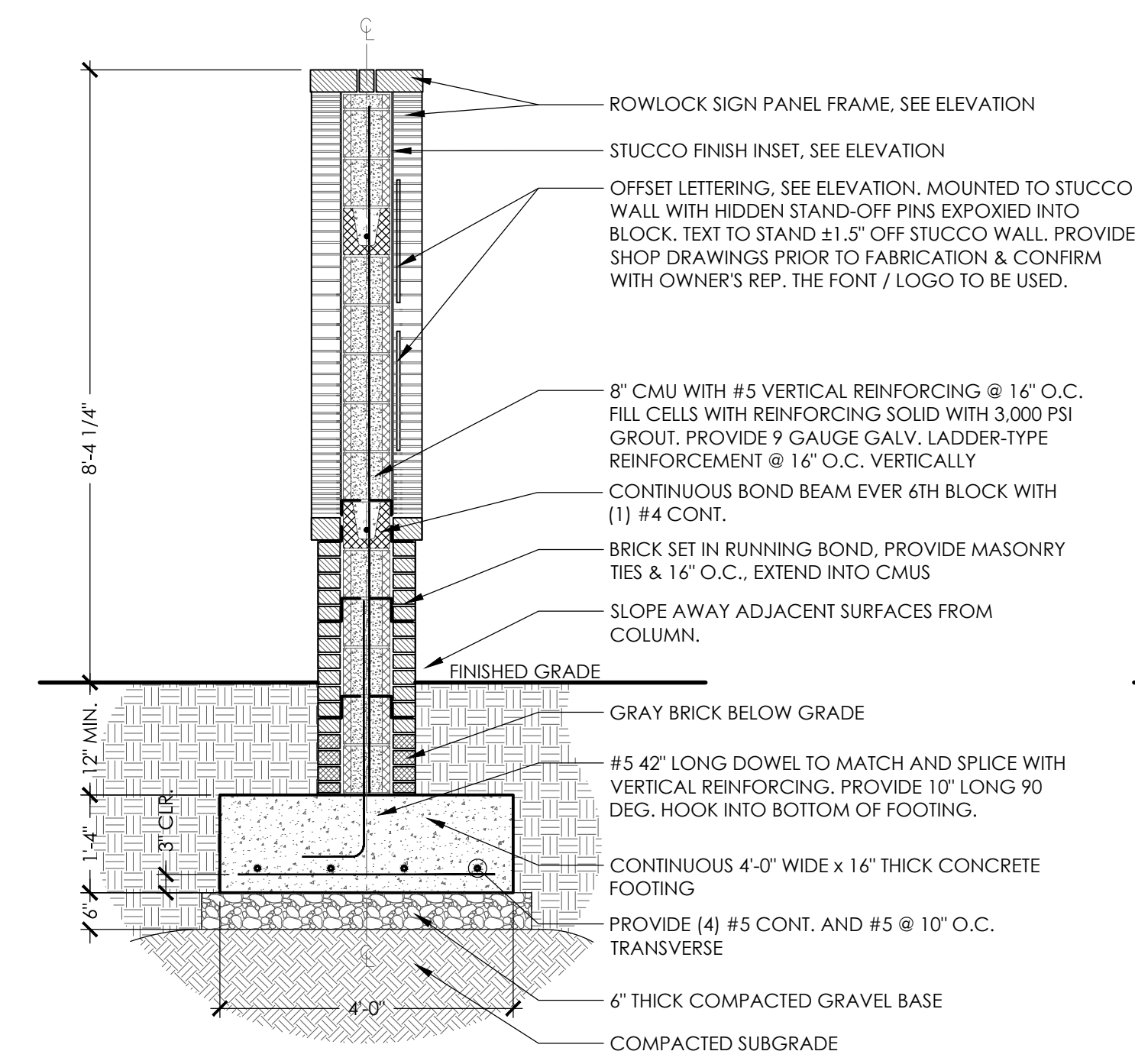
E COLUMN SECTION



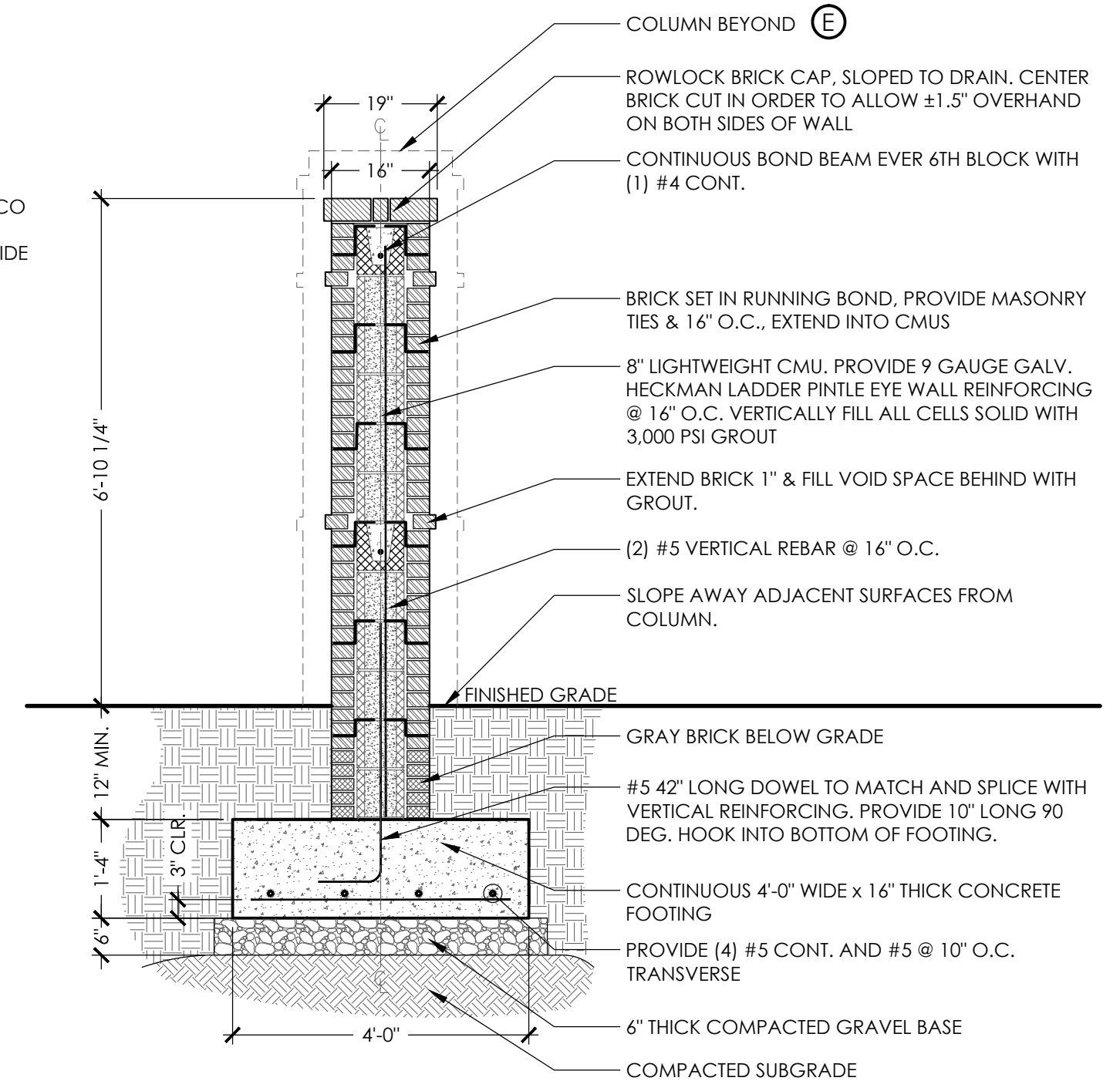
A ELEVATION



B PLAN VIEW



C WALL SECTION



D WALL SECTION

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

NO.	REVISIONS	BY	DATE

Sanctuary Cottages
Sign Plan

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

JOB NO: 22-012
DATE: 6-8-2023
DESIGNED:
REVIEWED:
APPROVED:
SCALE:

Sanctuary Cottages
Sign