

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 22, 2023
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently residential and zoned Planned Development.
2. Proposed Land Use and Zoning:
The proposal is to amend the current Planned Development to remove previously approved lot lines and to include additional parking, a storage shed, an additional mail kiosk, and a car wash. This proposal will also include reconfiguration of a common area around an existing mail kiosk.
3. Surrounding Land Use and Zoning:
North: Darlington County, Residential- Unzoned
South: Florence County, Residential- PDD and Unzoned
West: Darlington County, Residential- Unzoned
East: Florence County, Vacant- Unzoned
4. Transportation Access and Circulation:
Present access to the property is by way of Pisgah Rd. (through previously approved PDD) and Ebenezer Rd.

5. Traffic Review:

The proposed alterations shouldn't have an affect on traffic flow.

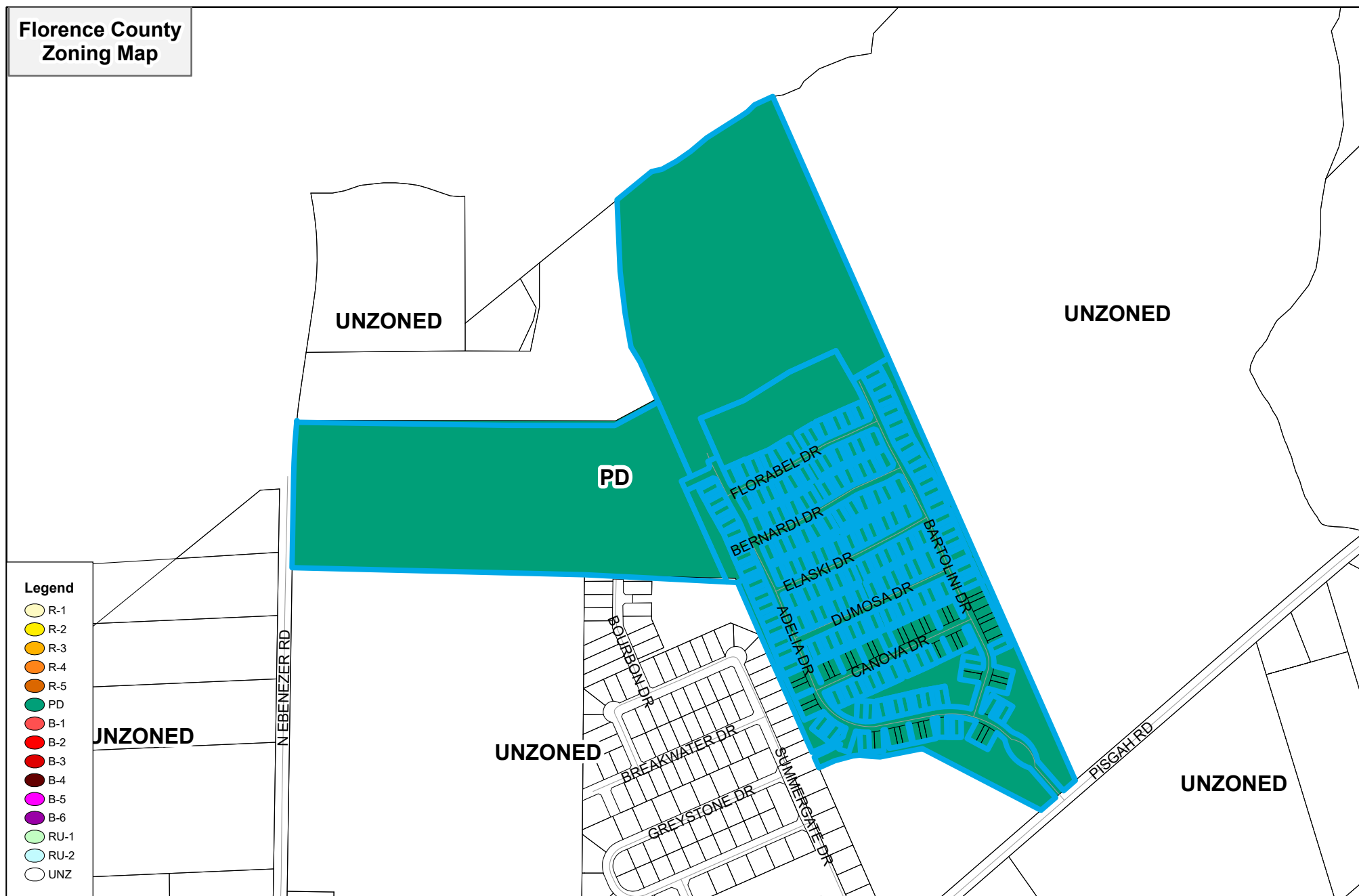
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, September 21, 2023 @ 6:00 p.m. located at the Bean Market Museum, 111 Henry Street, Lake City.

ATTACHMENTS:

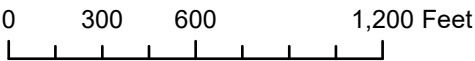
1. Location Map
2. Zoning Map
3. Aerial Map
4. Sketch Plan

**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

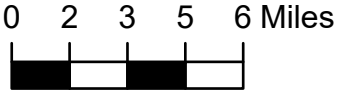
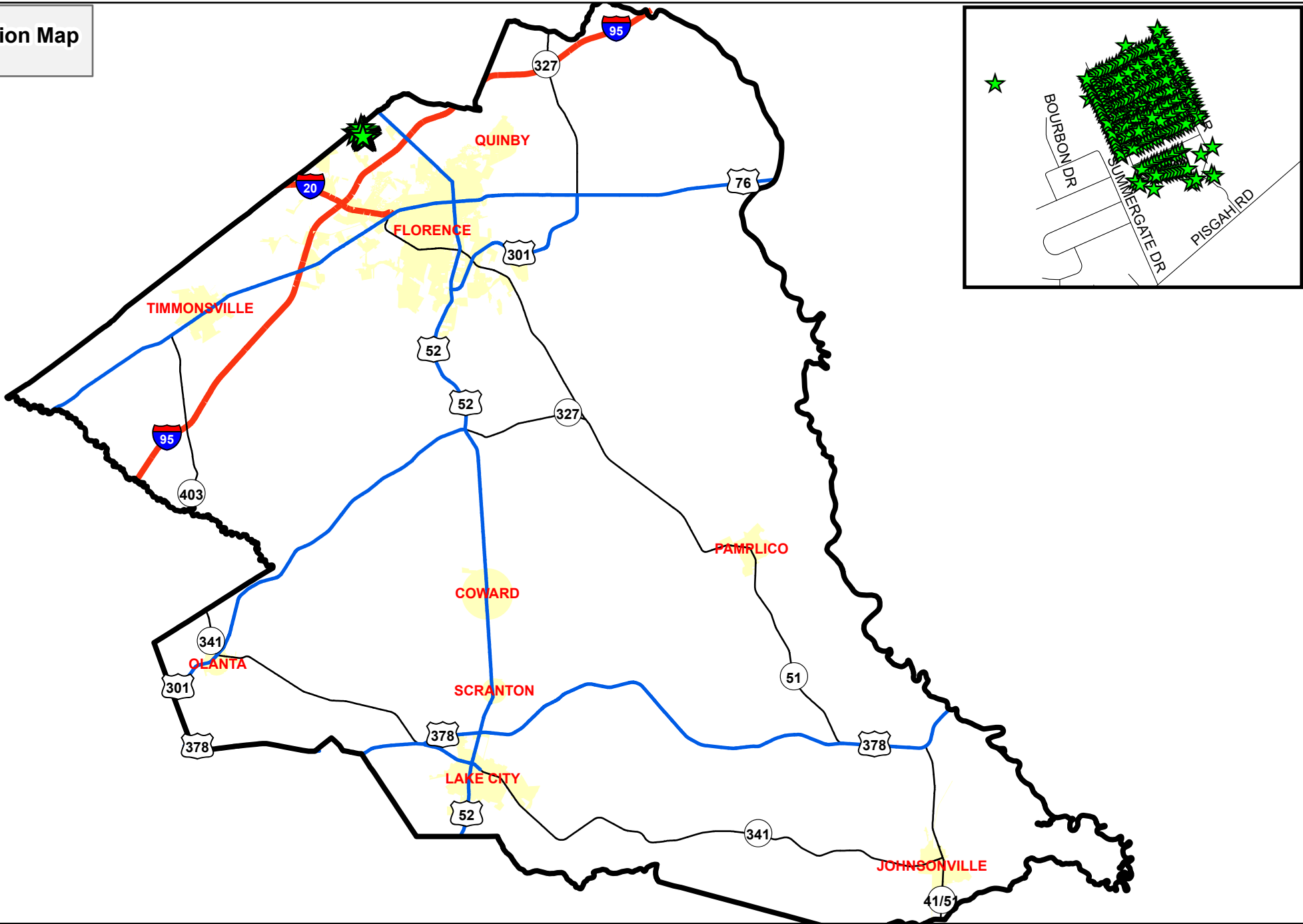


Florence County
Planning Department
Meeting Date:
8/22/23



**Council District 3
PC#2023-30**

Location Map



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



Council District 3
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2021 Aerial



0 300 600 1,200 Feet

Florence County
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