

Florence County Planning Commission December 19, 2023

6:00 PM

Revised Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, December 19, 2023
6:00 P.M.
County Complex
Room 803

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 October 24, 2023

III. Public Hearings

Map Amendments:
PC#2023-38

A Comprehensive Plan Map Amendment Requested By Sammie Jo Lewis To Change The Future Land Use Designation From Suburban Development District To Variable Development District 2 For Property Located At 321 N. Pamplico Hwy As Shown On Florence County Tax Map Number 60001, Block 01, Parcel 006.

Revised Agenda
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Regular Meeting
Tuesday, December 19, 2023
6:00 P.M.
County Complex
Room 803

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.

PC#2023-39 Map Amendment Request By David Marshall Munn To Change The Zoning Designation For Property Of Tax Map Number 60003, Block 01, Parcel 005 Located At 211~~9~~ S. Walnut Street Pamplico, SC From R-1 Single Family Residential District To B-3 General Commercial District.

PC#2023-40 Map Amendment Requested By Hugh Wilcox To Change The Zoning Designation For Property Of Tax Map Number 00053, Block 04, Parcel 030 Located At The Intersection Of W. Palmetto Street And Alligator Road Florence, SC From Unzoned To Planned Development District, Designated As (PD-23-2).

PD Amendment:
PC#2023-41 Map Amendment Requested By Palmetto Corp (Shawn Godwin) To Amend An Existing Planned Development, Designated As (PD-19-1), Located At The Intersection Of Quartz Lane And Dunton Drive, Florence.

PC#2023-39

SUBJECT: Map Amendment Request By David Marshall Munn To Change The Zoning Designation For Property Of Tax Map Number 60003, Block 01, Parcel 005 Located At 2119 S. Walnut Street Pamplico, SC From R-1 Single Family Residential District To B-3 General Commercial District.

LOCATION: South Walnut Street

TAX MAP NUMBERS: 60003, Block 01, Parcel 005

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: David Marshall Munn

APPLICANT: David Marshall Munn

ZONING/LAND AREA: R-1, B-3/Approximately 2.35 acres

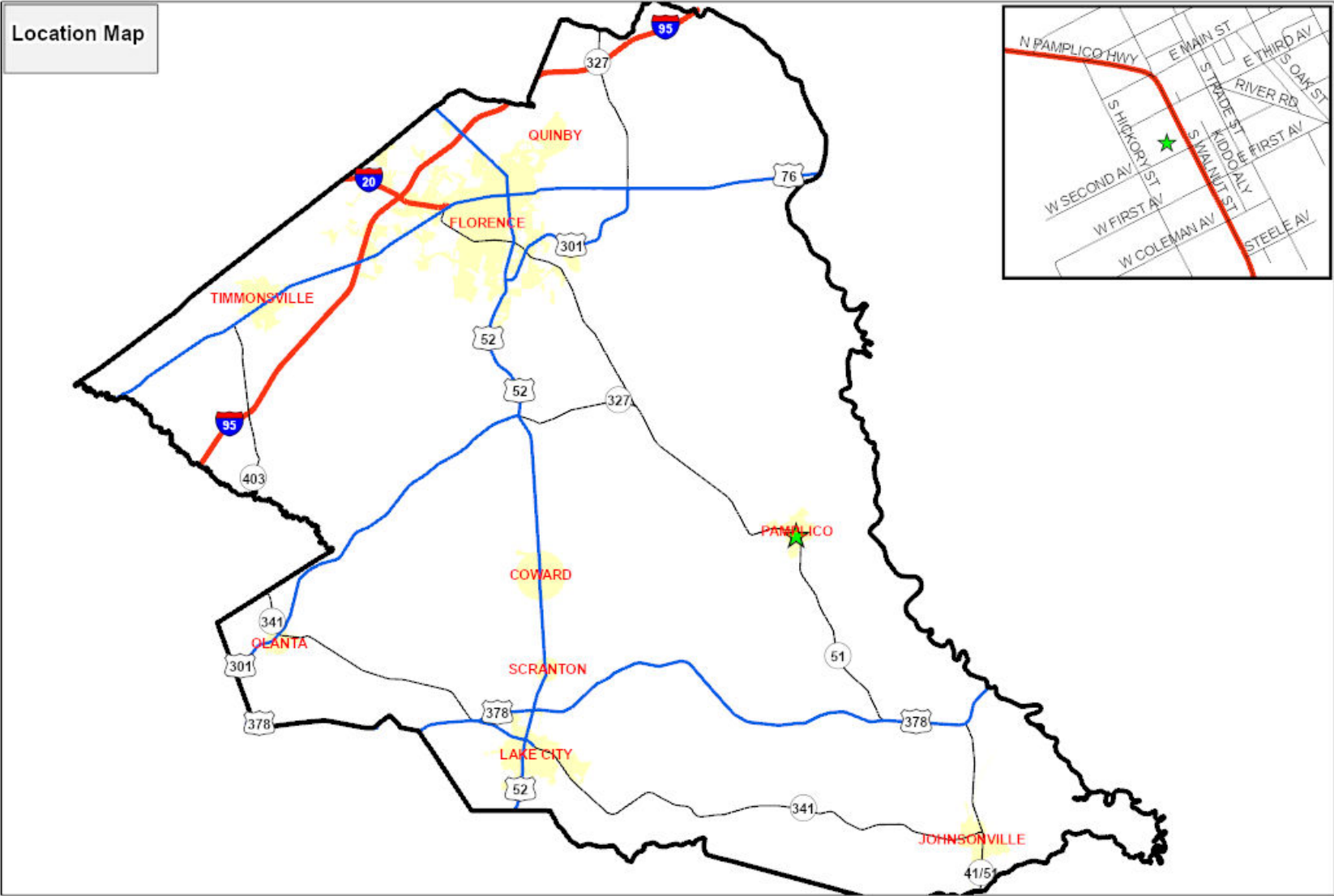
WATER/SEWER AVAILABILITY: Water Availability

**ADJACENT WATERWAYS/
BODIES OF WATER:** N/A

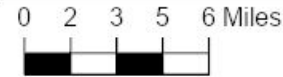
FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS: R-1/ B-3

PC#2023-39 Location Map



Location Map

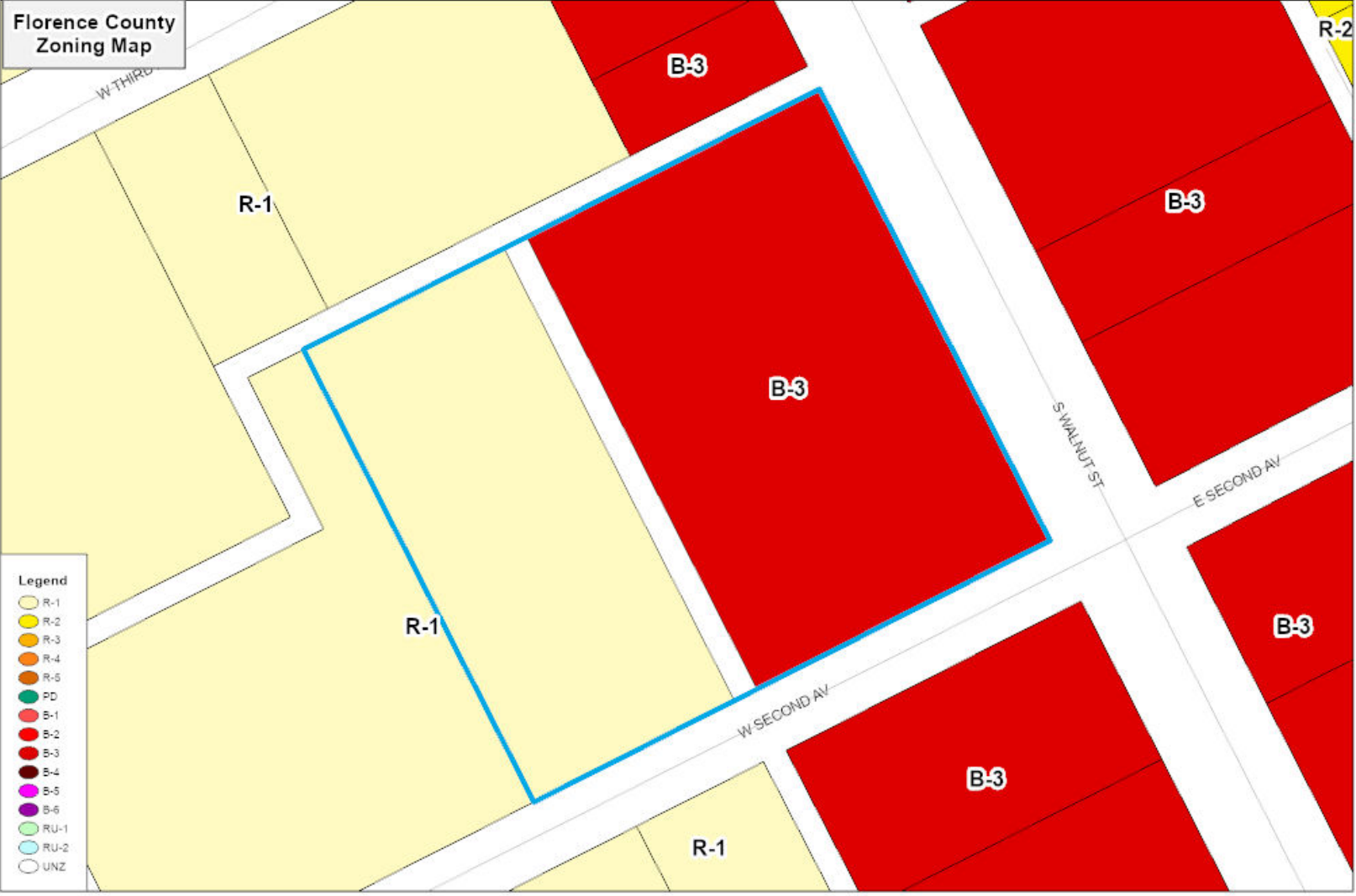


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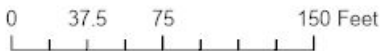


Council District 2
PC#2023-39

PC#2023-39 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

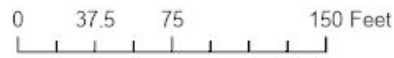


Florence County
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Council District 2
PC#2023-39

PC#2023-39 Aerial Map



Florence County
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Council District 2
PC#2023-39

PC#2023-39 Subject Property



PC#2023-39 Adjacent Properties



Comments/Questions



PC#2023-40

SUBJECT: Map Amendment Request By David Marshall Munn To Change The Zoning Designation For Property Of Tax Map Number 60003, Block 01, Parcel 005 Located At 211 S. Walnut Street Pamplico, SC From R-1 Single Family Residential District To B-3 General Commercial District.

LOCATION: South Walnut Street

TAX MAP NUMBERS: 60003, Block 01, Parcel 005

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: David Marshall Munn

APPLICANT: David Marshall Munn

ZONING/LAND AREA: R-1, B-3/Approximately 2.35 acres

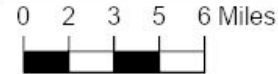
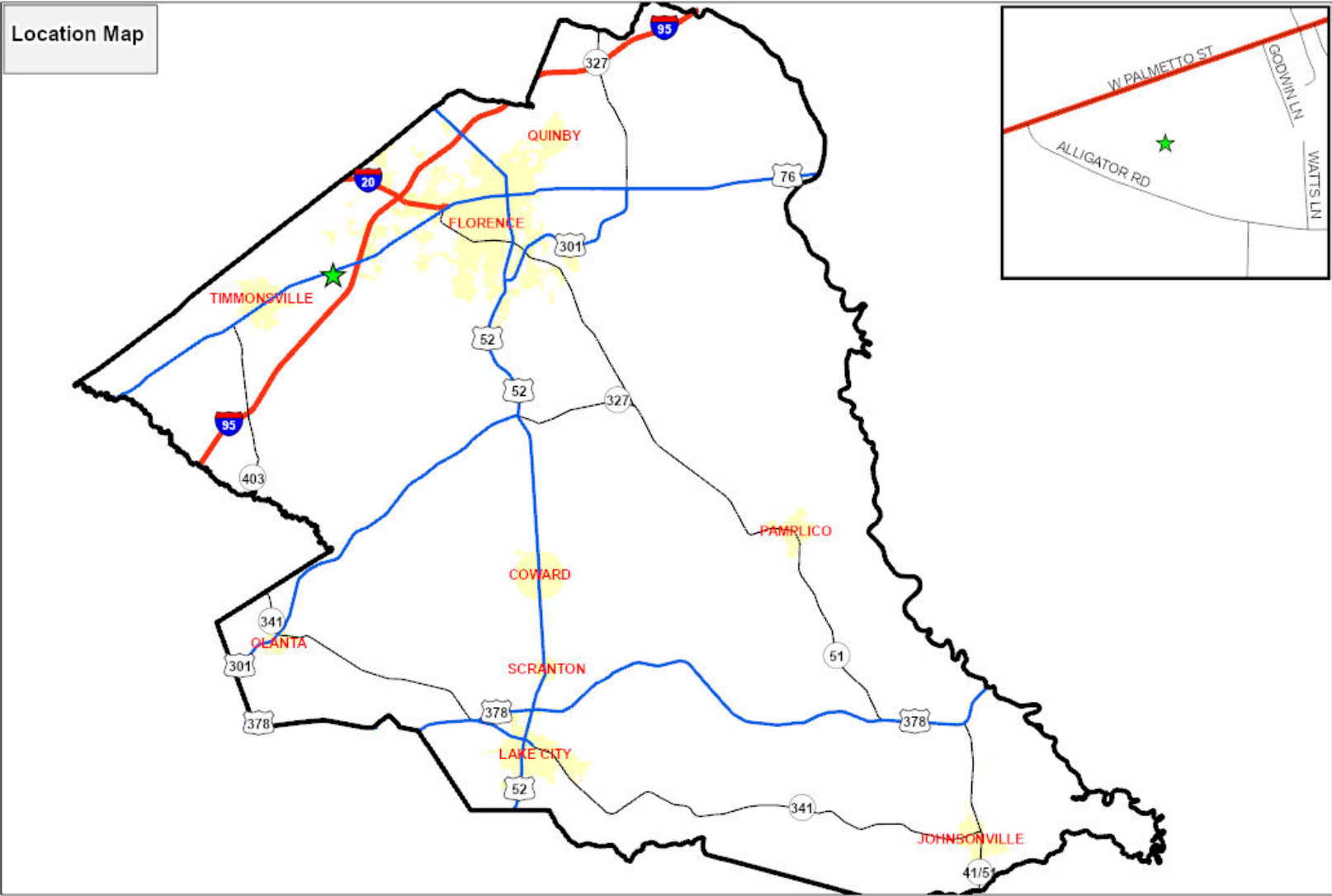
WATER/SEWER AVAILABILITY: Water/Sewer Availability

**ADJACENT WATERWAYS/
BODIES OF WATER:** N/A

FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS: R-1/ B-3

PC#2023-40 Location Map

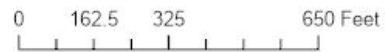
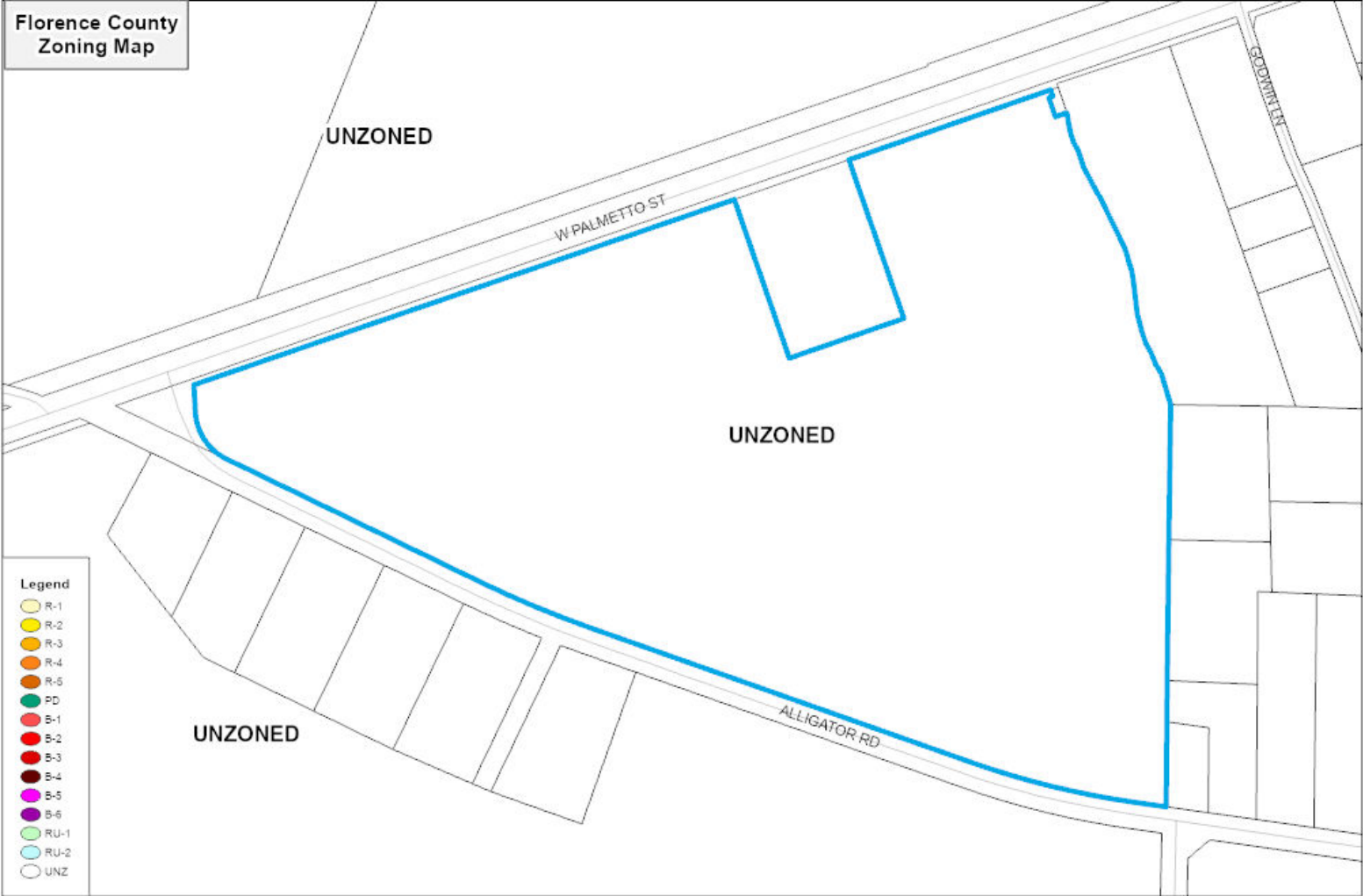


Florence County
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Council District 4
PC#2023-40

PC#2023-40 Zoning Map



Florence County
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Council District 4
PC#2023-40

PC#2023-40 Aerial Map



2021 Aerial

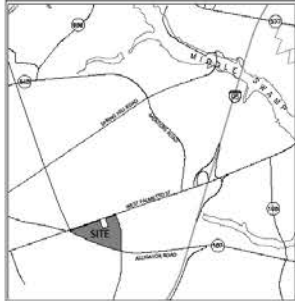


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Council District 4
PC#2023-40

PC#2023-40 Sketch Plan



VICINITY MAP

PROPOSED DIMENSIONAL STANDARDS CHART

| PROPOSED DISTRICT | MIN. LOTS AREA (SQ. FT.) | MIN. LOT WIDTH (FT.) | FRONT SETBACK (FT.) | SIDE SETBACK (FT.) | REAR SETBACK (FT.) | HEIGHT (FT.) | MAXIMUM IMPROVEMENT AREA |
|---------------------------|--------------------------|----------------------|---------------------|--------------------|--------------------|--------------|--------------------------|
| A SINGLE FAMILY | 2,700 | 50 | 30 | 5 | 5 | 35 | 84% |
| B TOWNHOMES | 33,000 SF | 15 | 30 | 20 | 20 | 30 | 80% |
| C APARTMENTS | 33,000 SF | 75 | 20 | 20 | 20 | 30 | 80% |
| D COMMERCIAL (FOR OFFICE) | 6,500 SF | 40 | 40 | 30 | 30 | 15 | 70 |
| E OPEN SPACE | N/A | N/A | 15 | 30 | 15 | 15 | 10 |
| F AMENITIES | N/A | N/A | 30 | 30 | 30 | 30 | 30 |

TOWNHOME DETAIL

NOTE: TOWNHOMES WILL HAVE 2 CAR GARAGE AND PARKING FOR 2 CARS WITHIN DRIVEWAY

SITE INFO:

EXISTING ZONING: UNZONED
 PROPOSED ZONING: P-1
 FLOOD ZONE: 1 - AREA OF MINIMAL FLOOD HAZARD
 TOTAL AREA: 51.5 ACRES
 STORMWATER DETENTION REQUIRED: 175K + 137,423 SF
 STORMWATER DETENTION PROVIDED: 139,280 SF

GENERAL NOTES:

1. SIDE TO SIDE MINIMUM INDIVIDUAL-OWNING UNIT SEPARATION MAY BE 20' BY 1' FEET. TO ALLOW COMMON SIDEWALLS A MINIMUM OF THREE (3) TOWNHOMES, UP TO A MAXIMUM OF SEVEN (7) TOWNHOME UNITS PER BUILDING, MAY BE ATTACHED WITH COMMON WALLS. SIDE WALLS FOR ATTACHED UNITS SHALL BE 2.5 FEET FROM THE EXTERIOR OF THE UNIT. NO SEPARATION DRAPERS UNITS THAT HAVE A COMMON WALL MINIMUM LOT SIZE FOR MINIMUM LOT SEPARATION SHALL BE 15' BY 1' FEET. NO SEPARATION COMMON SIDEWALLS OR DRAPERS, SO LONG AS OTHER SIDE HEAD IS 10' MINIMUM LOT SEPARATION SHALL MEET THE SIDE YARD REQUIREMENTS AT EACH END OF THE BUILDING. MINIMUM LOT SIZE FOR EACH UNIT TOWNHOMES SHALL BE 1,000 SQUARE FEET.
2. MINIMUM SEPARATION BETWEEN MULTIFAMILY BUILDINGS WITHIN THE SAME PROJECT SHALL BE TWENTY (20) FEET WITH AN EXCEPTION OF DRAPERS AND TOWNHOME BUILDINGS, WHERE SEPARATION SHALL BE 15' BY 1' ATTACHMENT "A".
3. COMMERCIAL BUILDING DEVELOPER SHALL MAINTAIN A 15' SIDE TO SIDE MINIMUM, WHEN LOT LINES ARE INTERNAL TO DIFFERING TRACTS WITHIN THE SAME PROJECT.
4. LANDSCAPE PLAN WILL BE PROVIDED AS PART OF THE DEVELOPMENT PLAN SUBMITTAL.
5. APARTMENT WALLS WILL HAVE TRASH CHUTE ENCLOSURES WITH REQUIRED LANDSCAPE SCREENING.

APARTMENT PARKING REQUIREMENTS

APARTMENT UNITS: 238-81
 PARKING REQUIRED: 238-04 1.1.1 + 5.4
 MINIMUM AREA SPACES REQUIRED: 8
 PARKING PROVIDED: 107

OVERLAY REQUIREMENTS

| UNITS/FAMILY | TOTAL (ACRES) | PERCENTAGE | REQUIRED OPEN SPACE | PROVIDED |
|--------------|---------------|------------|----------------------|----------------------|
| TOWNHOMES | 39 ACRES | 76% | 109,446 SF (4.88 AC) | 105,823 SF (4.54 AC) |
| APARTMENTS | 12.1 ACRES | 24% | 118,718 SF (5.16 AC) | 33,457 SF (1.46 AC) |

NOTE: OPEN SPACE CALCULATIONS DO NOT INCLUDE AVAILABLE AREAS FOR TOWNHOMES AND SINGLE FAMILY LOTS AND UNDEVELOPED DRIVEWAYS

DENSITY CHART:

PERMITS COUNTY, SOUTH CAROLINA
 MINIMUM ESTIMATE LOT/UNIT = 376

| AREA | USE | ACRES | DENSITY |
|------|-------------------------------|---------|-----------|
| A | SINGLE FAMILY | 23 (1) | 92 UNITS |
| B | TOWNHOME (IMP) | 6.5 (1) | 78 UNITS |
| C | TOWNHOME (MULTI-FAMILY) | 15 (1) | 218 UNITS |
| D | COMMERCIAL (FOR OFFICE) | 8 (1) | 108 UNITS |
| E | OPEN SPACE | 34 (1) | - |
| F | 1/2 A TOWNHOME (MULTI-FAMILY) | 8.8 (1) | - |
| F | 1/2 AMENITY | 8.8 (1) | - |

NOTE: DENSITY FOR COMMERCIAL BLDGS IS IN TERMS OF LOT SIZE AND ANTI-CROWD BLDG AREA.

ALLOWABLE COMMERCIAL USES:

- STORAGE (IN DOOR AND OUTDOOR)
- RETAIL SERVICE COMMERCIAL USE
- ANTIQUE STORES, GIFTS, OR CRAFT STORES
- ART SUPPLY, BOOK, MAGAZINE, NEWSRACK, PHOTO AND CAMERA SUPPLY AND SERVICE, OFFICE SUPPLY AND EQUIPMENT, HOME AND TVY STORES
- PHONE, COMPUTER, AND IT, SALES AND SERVICE
- BAKERY AND FINANCIAL INSTITUTIONS
- BICYCLE SALES AND REPAIR SHOPS
- BOWLING FACILITIES
- BUSINESS OFFICES
- CLOTHING STORES
- CONFECTIONERY AND LAUNDRY SERVICES
- FLOREST SHOPS
- OFFICE OF REALTY COMPANIES
- GARDENY STORES
- GENERAL MERCHANDISE STORES
- HOSPITAL, ACUTE CARE AND GROUP CAR FACILITIES
- HOTELS, MOTELS AND MOTEL/INN/RESORTS
- INSURANCE AGENCIES
- JEWELRY STORES
- MEDICAL, DENTAL, AND RADIATION C SERVICES AND LABORATORIES
- OFF-FREET COMMERCIAL PARKING LOTS
- PROFESSIONAL, ADMINISTRATIVE OR GENERAL BUSINESS SERVICES
- REAL ESTATE AGENCIES
- RESIDENTIAL RESTAURANTS
- RESTAURANTS (BOTH DRIVE-THROUGH AND SIT DOWN)
- SCHOOLS OFFERING INSTRUCTION IN GENERAL EDUCATION, ART, MUSIC, DANCING, DRAMA OR SIMILAR CULTURAL ACTIVITIES (PUBLIC OR PRIVATE)
- CHURCH FACILITIES
- SPECIALTY AND/OR TELEPHONE ANSWERING SERVICES
- SHOPPING CENTERS AND USES CUSTOMARILY ASSOCIATED WITH SHOPPING CENTERS (STORES)
- TAILOR AND COUOR STORES
- THEATERS
- TRUCK AND TRUCK PARTS
- ALL USES PERMITTED WITHIN MULTIFAMILY DISTRICTS (A-4) SUBJECT TO LOCAL ORDINANCES AND RESOLUTIONS

SITE AMENITIES:

- SEE AMENITIES WITHIN DESIGNATED AMENITY AREAS MAY INCLUDE:
- BOULDER
- BENCH
- BENCHING
- SIDE WALK
- POOL HOUSE
- RESTROOMS
- OPEN SPACE
- PINE TABLE, BENCHES, ETC.
- BENCH, WOODEN, ETC.

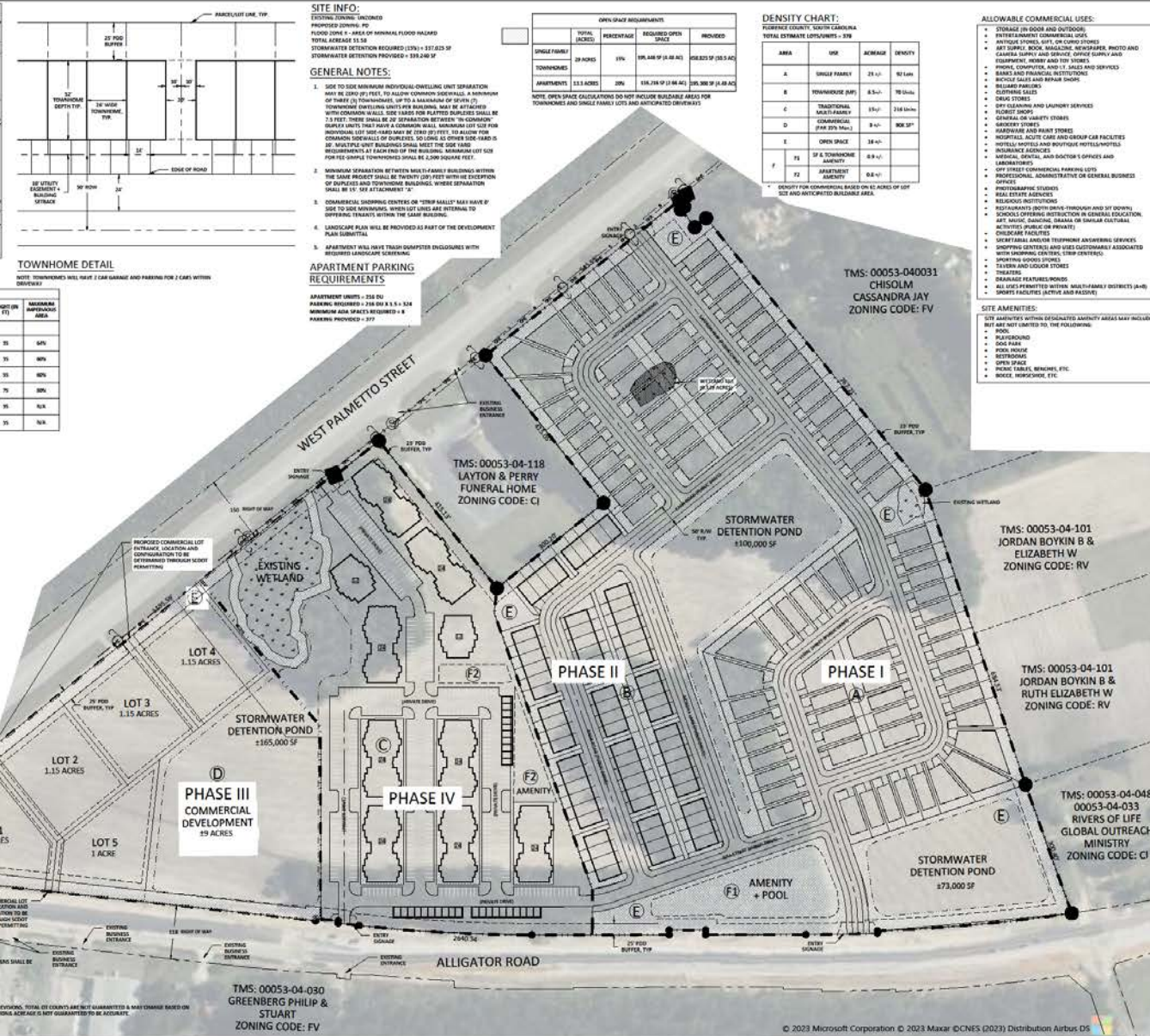


PROPOSED ENTRY SIGN

NOTE: ENTRY SIGN SHOWN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. FINAL DESIGN FOR ALL POTENTIAL SITE SIGNAGE WILL BE SUBMITTED TO THE COUNTY FOR APPROVAL DURING THE PLAN DEVELOPMENT PHASE.

COMMERCIAL DEVELOPMENT WITH CONCRETE DRIVE APPROACH LOCATIONS AND DESIGN SHALL BE APPROVED BY TDCDC AND COUNTY HIGHWAY.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY VARY BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION AND ACREAGE IS NOT GUARANTEED TO BE ACCURATE.



1209 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA 29577
 Phone: (843) 681-1200
 Email: myrtlebeach@ddc-engineers.com
 www.ddcinc.com

PALMETTO PROPERTY DEVELOPMENT GROUP
 14723 REVER MADOWAY WAY
 HUNTERVILLE, NORTH CAROLINA 28078
WEST PALMETTO TRACT

PERMITS COUNTY, SOUTH CAROLINA
SITE PLAN
 PD# PD-23-2

PROJECT NO:
 23048L

REVISIONS:
 1. 6/15/23 REVISE PER COUNTY COMMENTS



DATE: 05-28-23
 DESIGNED BY: GNC
 DRAWN BY: MMS
 CHECKED BY: GNC

L1.1

PC#2023-40 Sketch Plan

| PROPOSED DIMENSIONAL STANDARDS CHART | | | | | | | | | |
|--------------------------------------|----------------------------------|-------------------------------|------------------------------|---------------------|------------------------|------|----------------|-------------------|-------------------------------|
| | PROPOSED DISTRICTS | MIN. lot AREA (IN SQ. FT.) | MIN. LOT WIDTH (IN FT) | SETBACKS (IN FT) | | | | HEIGHT (IN FT) | MAXIMUM IMPERVIOUS AREA |
| | | | | FRONT | SIDE | REAR | SIDE CORNER | | |
| A | SINGLE FAMILY | 2,500 | 50 | 20 | 5 (7.5' Corner Lot) | 20 | | 35 | 64% |
| B | TOWNHOMES | 10,000 SF | 15 | 10 | 20 | 20 | 20 | 35 | 60% |
| C | APARTMENTS | 10,000 SF | 75 | 20 | 20 | 20 | 50 | 55 | 60% |
| D | COMMERCIAL*** (FAR - 35% MAX) | 6,000 SF | 60 | 40 | 10 | 10 | 15 | 75 | 80% |
| E | OPEN SPACE | N/A | N/A | 15 | 10 | 15 | 15 | 35 | N/A |
| F | AMENTITIES | N/A | N/A | 10 | 10 | 10 | 10 | 35 | N/A |

PC#2023-40 Sketch Plan

DENSITY CHART:

FLORENCE COUNTY, SOUTH CAROLINA

TOTAL ESTIMATE LOTS/UNITS = 378

| AREA | USE | ACREAGE | DENSITY |
|------|--------------------------------|---------|-----------|
| A | SINGLE FAMILY | 23 +/- | 92 Lots |
| B | TOWNHOUSE (MF) | 6.5 +/- | 70 Units |
| C | TRADITIONAL MULTI-FAMILY | 13 +/- | 216 Units |
| D | COMMERCIAL (FAR 35% Max.) | 9 +/- | 90K SF* |
| E | OPEN SPACE | 16 +/- | |
| F | F1 SF & TOWNHOME AMENITY | 0.9 +/- | |
| | F2 APARTMENT AMENITY | 0.8 +/- | |

* DENSITY FOR COMMERCIAL BASED ON 6± ACRES OF LOT SIZE AND ANTICIPATED BUILDABLE AREA.

PC#2023-40 Subject Property



PC#2023-40 Adjacent Properties



Comments/Questions



PC#2023-41

SUBJECT: Map Amendment Requested By Hugh Wilcox To Change The Zoning Designation For Property Of Tax Map Number 00053, Block 04, Parcel 030 Located At The Intersection Of W. Palmetto Street And Alligator Road Florence, SC From Unzoned To Planned Development District, Designated As (PD-23-2).

LOCATION: Intersection of W. Palmetto St. and Alligator Rd.

TAX MAP NUMBERS: 00053, Block 04, Parcel 030

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Palmetto Property Development Group LLC

APPLICANT: Hugh Wilcox

ZONING/LAND AREA: Unzoned/Approximately 53.65 acres

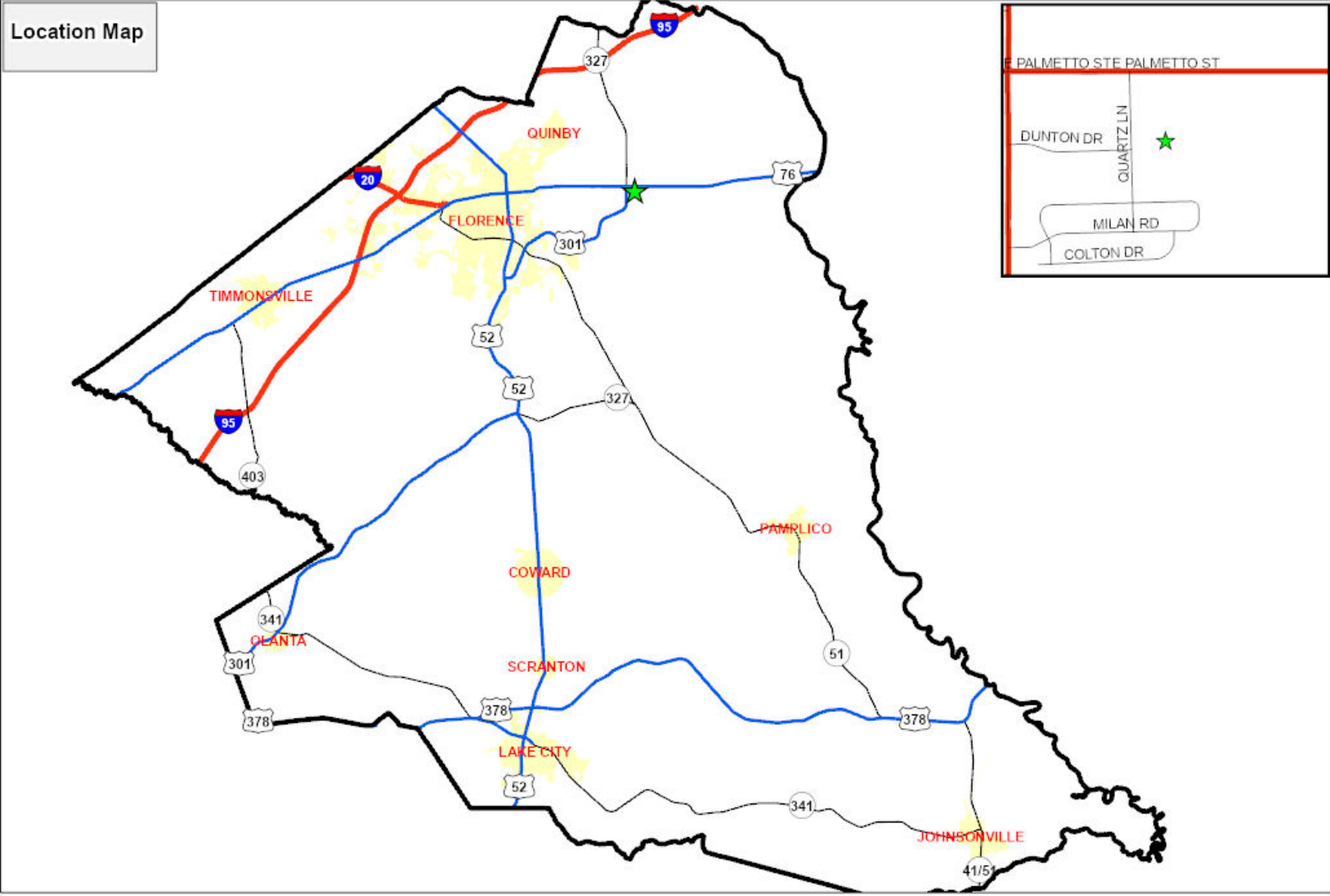
WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2023-41 Location Map



Council District 6
PC#2023-41

Florence County
Planning Department
Meeting Date:
12/19/23

**Florence County
Zoning Map**

E PALMETTO ST

UNZONED

PD

QUARTZ LN

PD

DUNTON DR

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

PD

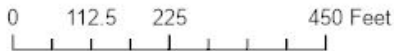
0 115 230 460 Feet

Florence County
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**Council District 6
PC#2023-41**

PC#2023-41 Aerial Map



Florence County
Planning Department
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Council District 6
PC#2023-41

PC#2023-41 Sketch Plan



PC#2023-41 Sketch Plan

**RESIDENTIAL - SINGLE FAMILY
48 SINGLE FAMILY LOTS TOTAL**

DENSITY 6.57 PER ACRE

**SEWER LINES SHALL BE OWNED AND MAINTAINED BY CITY OF
FLORENCE**

**WATER LINES SHALL BE OWNED AND MAINTAINED BY THE
CITY OF FLORENCE**

**PARKING: RESIDENTIAL LOTS SHALL HAVE TWO (2)
OFF-STREET PARKING SPACES PER UNIT.**

**STREET SIGNAGE SHALL BE IN ACCORDANCE WITH SCDOT
AND FLORENCE COUNTY REQUIREMENTS**

**ALL ROADS TO CONFORM TO COUNTY AND STATE DESIGN
STANDARDS.**

**ALL ROADS SHALL BE OWNED AND MAINTAINED BY
FLORENCE COUNTY**

BUILDING SETBACKS

FRONT: 25 FEET

SIDE: 5 FEET

REAR: 15 FEET

TOTAL SITE: 7.31 ACERS

PC#2023-41 Subject Property



PC#2023-41 Adjacent Properties



Comments/Questions



Revised Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, December 19, 2023
6:00 P.M.
County Complex
Room 803

IV. Other Business

- Review and Adoption of the 2024 Planning Commission Meeting Schedule

V. Director's Report:

- Summary Plats (October and November 2023)
- Building Reports (October and November 2023)

VI. Adjournment

*****MEETING & DEADLINE DATE EXCEPTIONS DUE TO HOLIDAY*****

| PLANNING COMMISSION MEETING DATES 4TH TUESDAY |
|---|
| JANUARY 23, 2024 |
| FEBRUARY 27, 2024 |
| MARCH 26, 2024 |
| APRIL 23, 2024 |
| MAY 28, 2024 |
| JUNE 25, 2024 |
| JULY 23, 2024 |
| AUGUST 27, 2024 |
| SEPTEMBER 24, 2024 |
| OCTOBER 22, 2024 |
| ***NOVEMBER 19, 2024*** |
| ***DECEMBER 17, 2024*** |

{Notes to Consider: The meeting date for December falls the day before Christmas Eve which is typically a Florence County holiday. Florence County Christmas holidays are usually two days prior to Christmas and one day after.}

Comments/Questions

