

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 19, 2023
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 211~~0~~ 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

STAFF ANALYSIS:

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

East: Florence County/Residential/B-3, R-2

4. Transportation Access and Circulation:

Present access to the property is by the way of W. Second Ave and S. Walnut St. in Pamplico, SC.

5. Traffic Review:

The rezoning of this property from a residential use to a commercial use may have an 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.

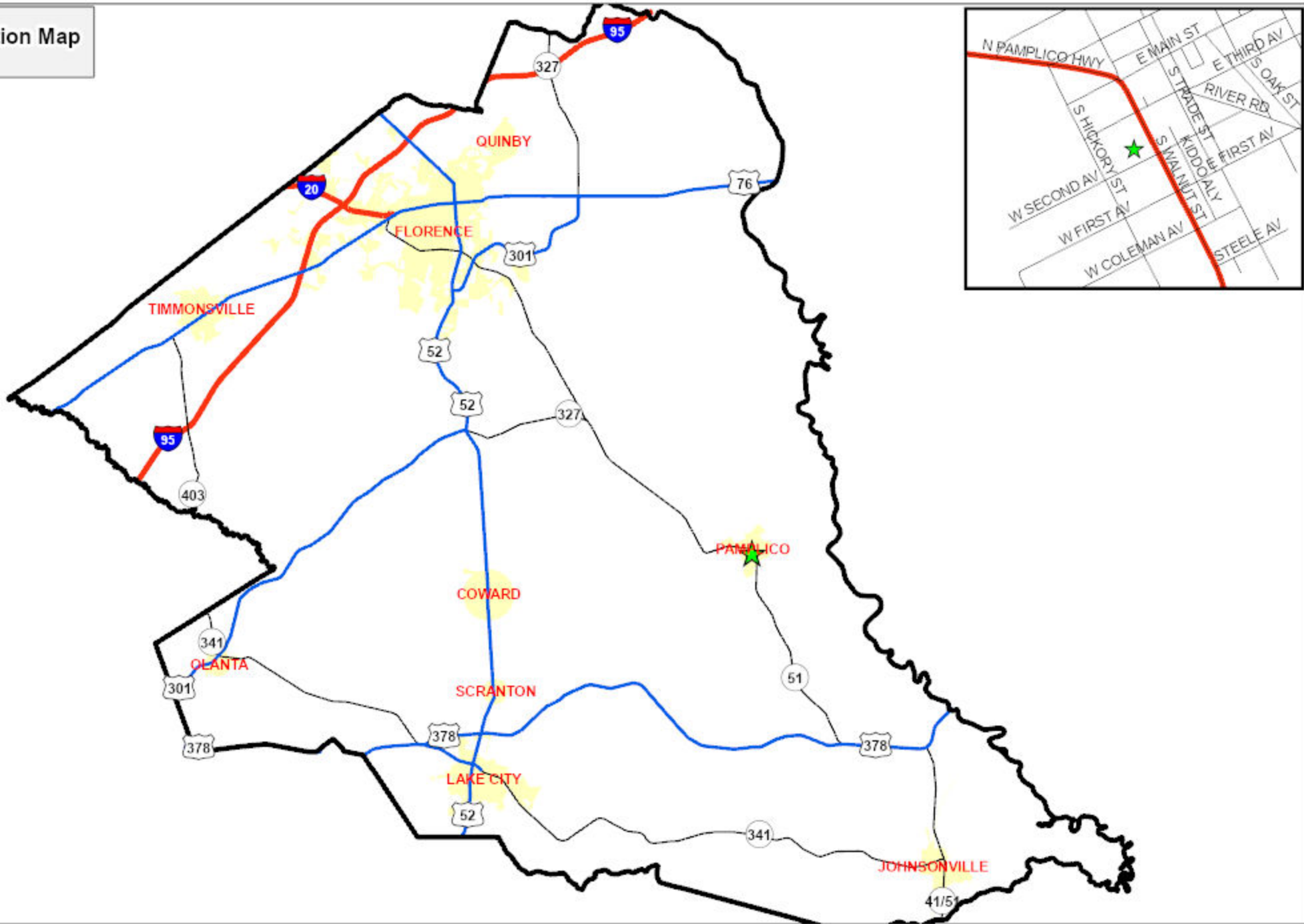
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, January 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map

Location Map

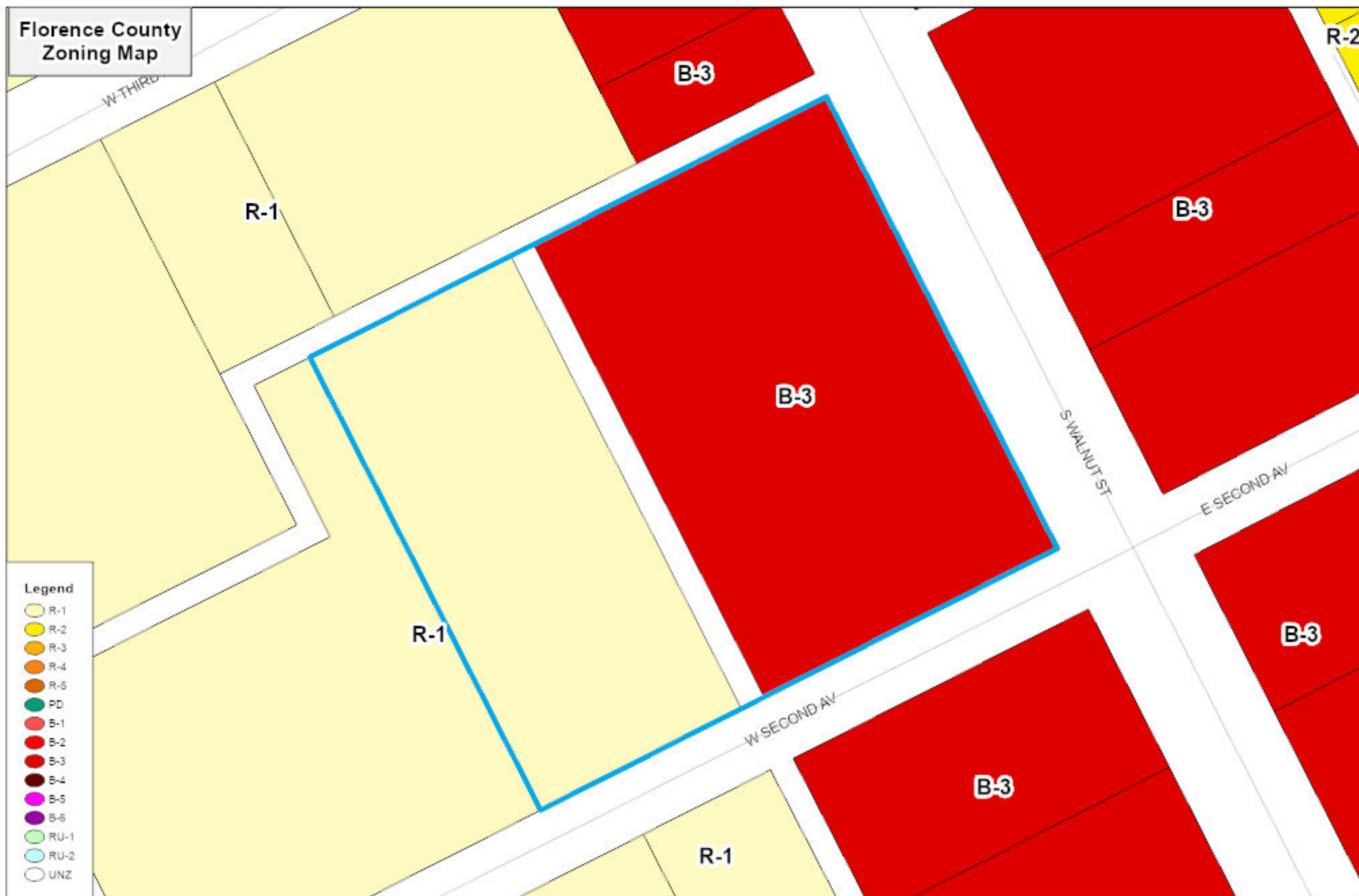


Florence County
Planning Department
Meeting Date:
12/19/23



Council District 2
PC#2023-39

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 37.5 75 150 Feet

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



Council District 2
PC#2023-39

2021 Aerial



0 37.5 75 150 Feet

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



Council District 2
PC#2023-39

TOWN OF PAMPLICO

Mayor

Bruce M. Bennett

Mayor Protem

Pamela M. Turner

Clerk-Treasurer

Vanessa Munn

P.O Box 296 – 180 E. Main Street

Pamplico, SC 29583

(843) 493-5551 TEL

(843) 493-5013 FAX

admin@pamplico.org email

Council Members

Robb H. Bostick

Olive E. Parker

Pamela M. Turner

Curtis L. Bethea

Tammy A. Cain

12/7/23

Shawn Brashear
Planning Director
Florence County Planning
518 South Irby Street
Florence, SC

The Pamplico Town Council recently learned of a Rezoning request for 211 South Walnut Street owned by David Marshall Munn from R-1 Residential to B-3 General Commercial. Pamplico Town Council currently opposes rezoning the property and we are requesting further information from the owner as to the planned use for the property. If you have questions please call me at 843-496-6379

Sincerely,

Howard Garland
Town Administrator
Town of Pamplico

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 19, 2023
PC#2023-40**

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

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/ Vacant, Commercial/ Unzoned
South: Florence County/ Vacant, Commercial/ Unzoned
West: Florence County/Vacant, Commercial, Residential/ Unzoned
East: Florence County/ Vacant, Residential / Unzoned

4. Transportation Access and Circulation:

Present access to the property is by the way of W. Palmetto Street and Alligator 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.

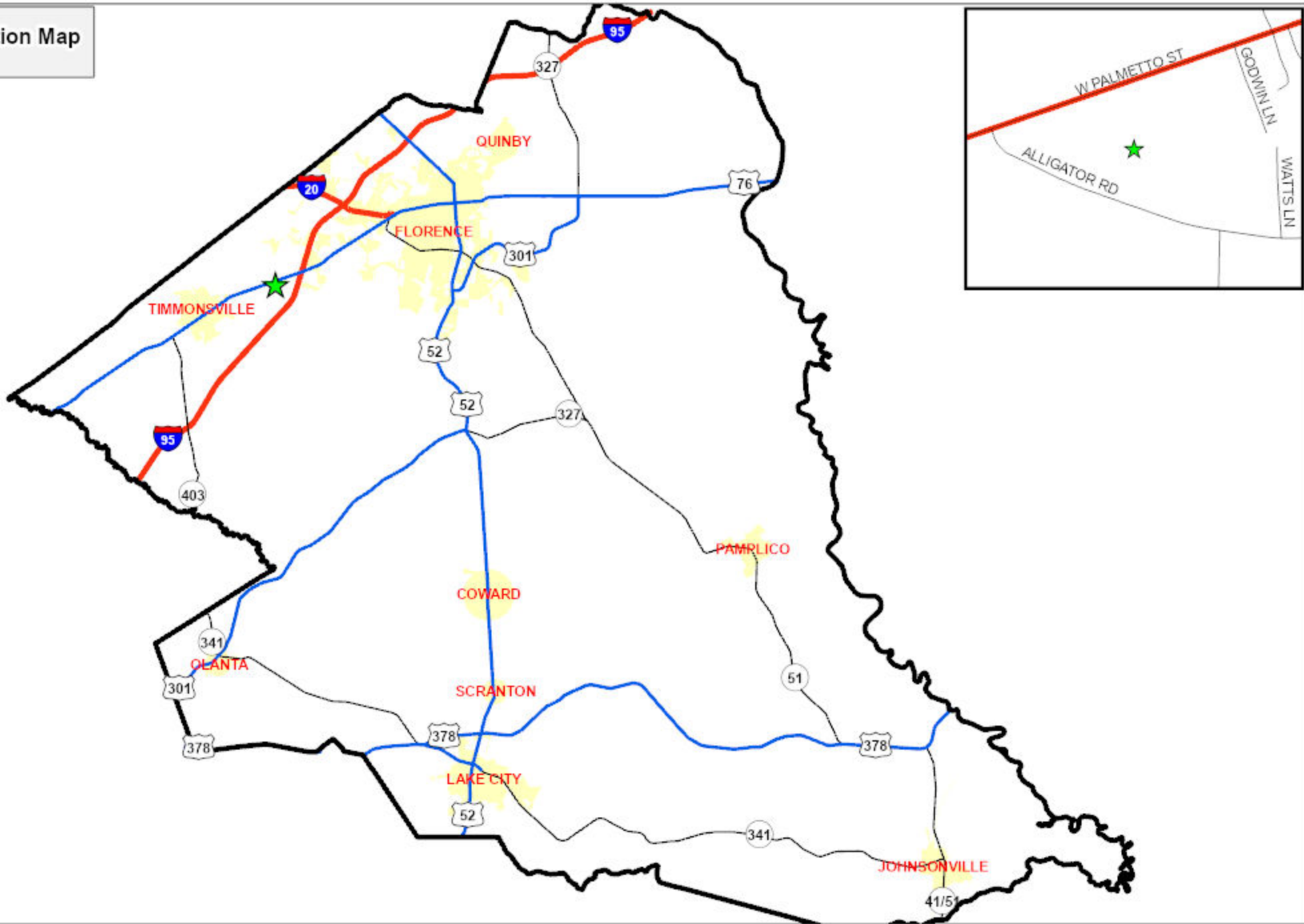
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, January 18, 2024 @ 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

Location Map



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



Council District 4
PC#2023-40

Florence County
Zoning Map

UNZONED

W PALMETTO ST

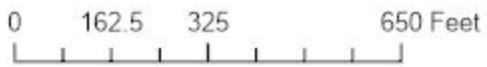
UNZONED

UNZONED

ALLIGATOR RD

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:
12/19/23



Council District 4
PC#2023-40

2021 Aerial

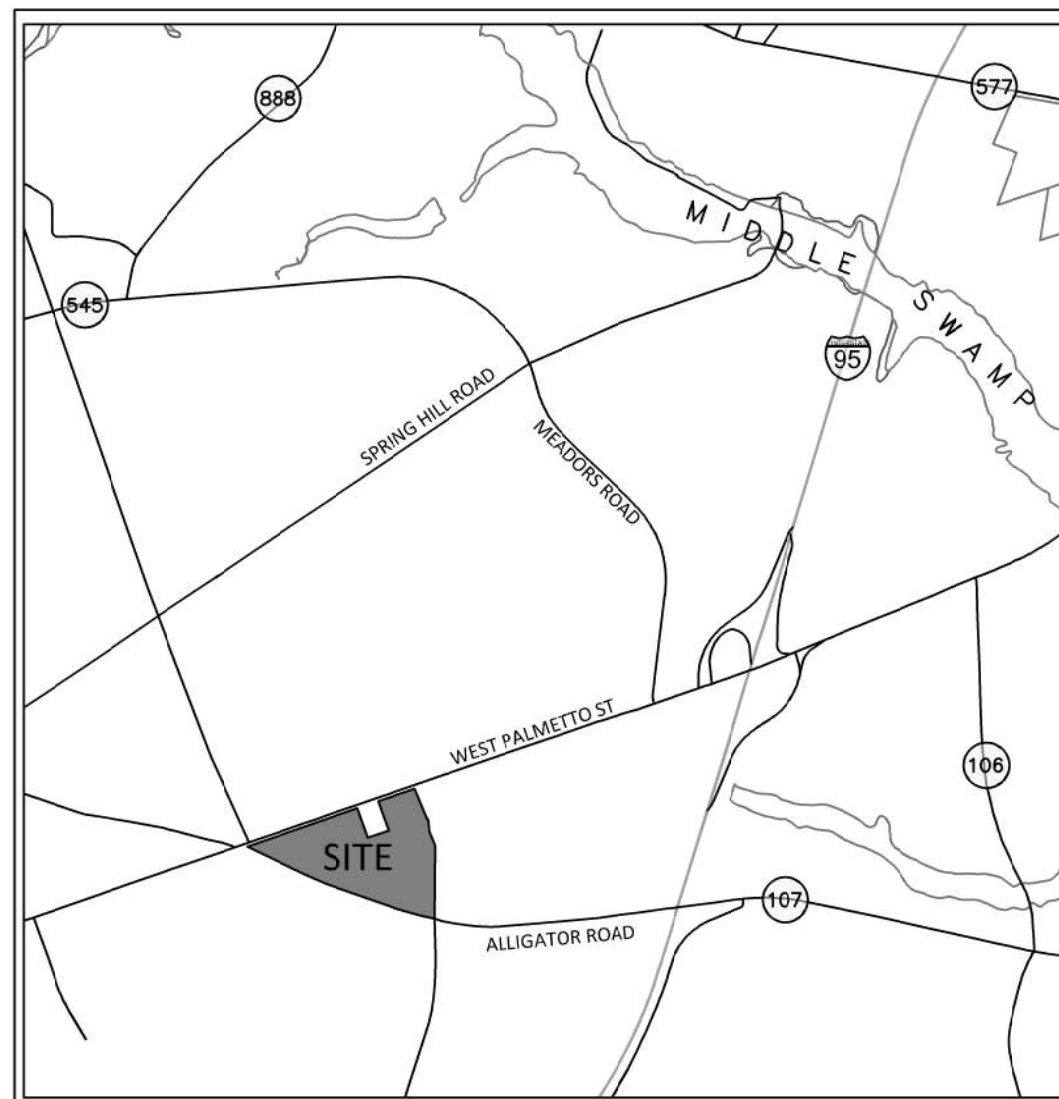


0 162.5 325 650 Feet

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



Council District 4
PC#2023-40



VICINITY MAP

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 AMENITIES	N/A	N/A	10	10	10	10	35	N/A

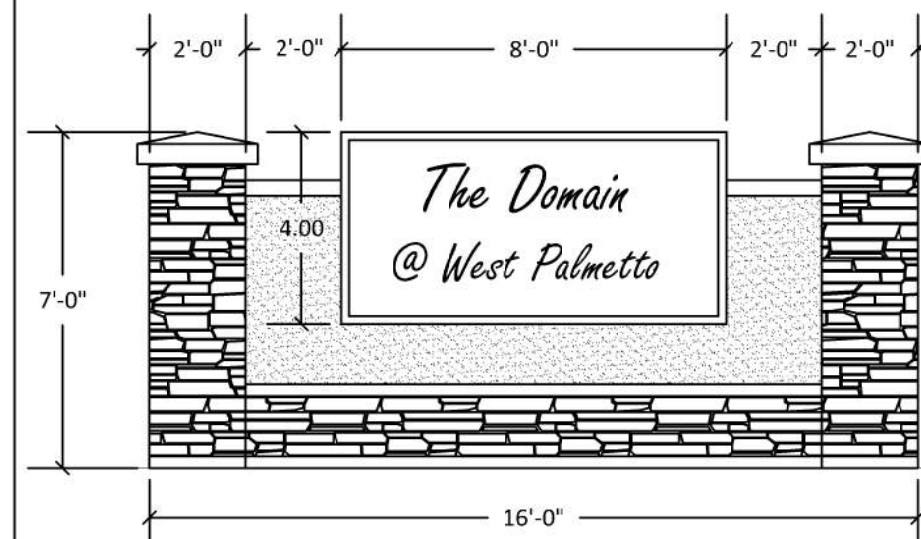
*MAXIMUM HEIGHT SHALL BE MEASURED FROM THE FIRST OCCUPIED FLOOR ELEVATION TO THE MIDPOINT OF THE ROOF ON THE HIGHEST FLOOR. MAXIMUM HEIGHT OF PARAPETS, STAIR AND ELEVATOR HOIST WAY EXTENSIONS, CUPOLAS, SPIRES, AND OTHER ROOFTOP ARCHITECTURAL FEATURES SHALL BE MEASURED FROM THE FIRST OCCUPIED FLOOR ELEVATION, AND SHALL NOT BE INCLUDED IN THE CALCULATION OF MAXIMUM HEIGHT.

**SEPARATION FIGURES ARE MINIMUMS AND ARE MEASURED FROM WALL TO WALL.

**RESIDENTIAL ACCESSORY BUILDINGS SHALL MAINTAIN A MINIMUM 10' SEPARATION FROM THE PRIMARY STRUCTURE.

***COMMERCIAL DISTRICT FAR (FLOOR AREA RATIO) = 35% MAX

MAXIMUM PROJECTION INTO BUILDING SETBACKS IS 3.0 FT AND SHALL INCLUDE AIR CONDITIONING EQUIPMENT, UTILITY STANDS, TRANSFORMERS, GUTTERS AND DOWNSPOUTS, ROOF OVERHANDS, WALKWAYS, AND OTHER ACCESSORY ITEMS ATTACHED TO THE BUILDINGS AS REQUIRED. PROVIDED THAT A MINIMUM OF 5.0 FEET OF CLEAR PATH REMAINS BETWEEN SUCH PROJECTION AND THE EXTERIOR WALL (OR ANY PROJECTION) OF THE ADJACENT BUILDING, RETAINING WALLS, BULKHEADS, DOCKS, AS WELL AS STORM DRAINAGE, WATER AND SEWER UTILITIES AND OTHER INFRASTRUCTURE MAY ALSO BE LOCATED WITHIN THE BUILDING SETBACK LINES AS REQUIRED.

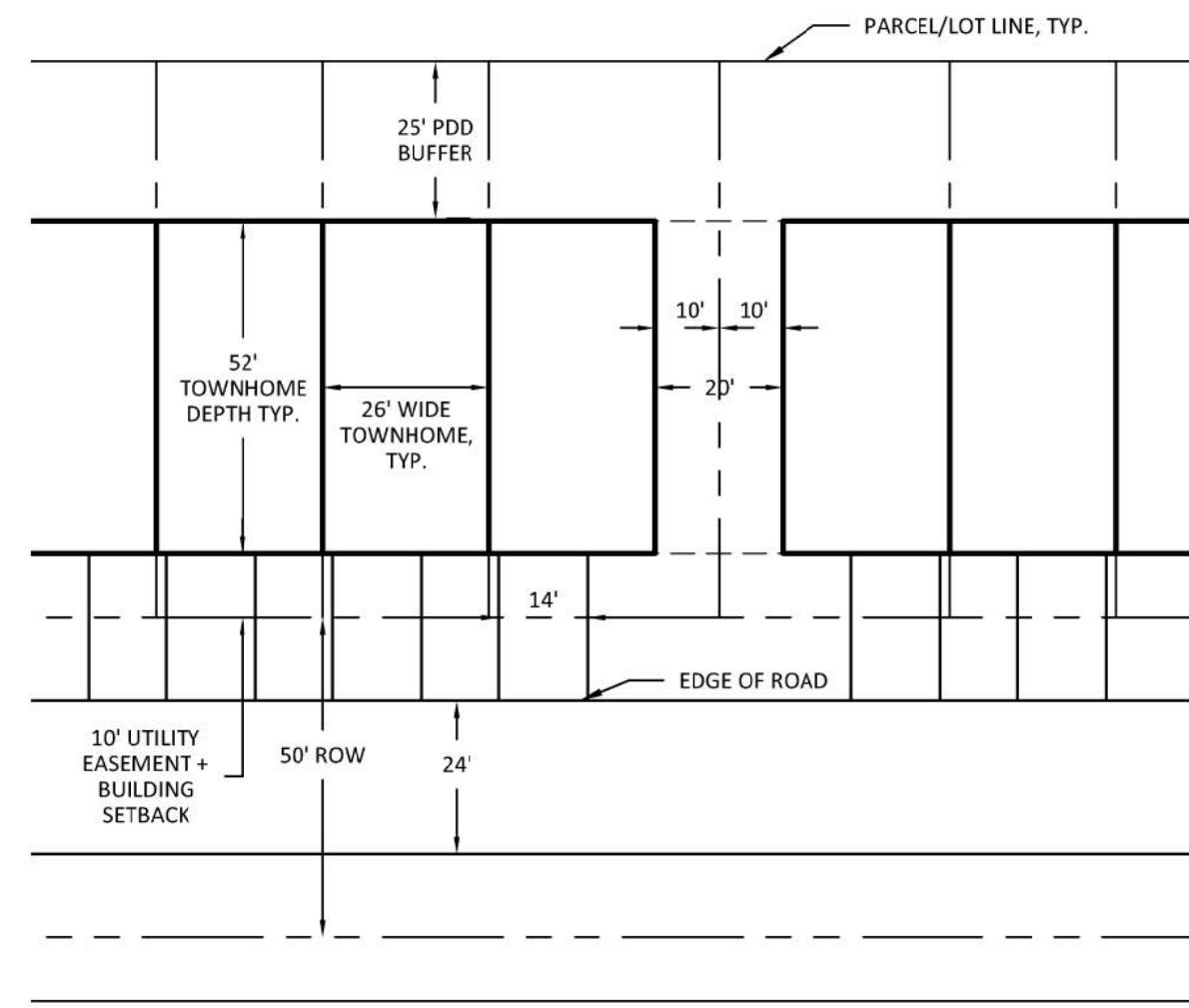


PROPOSED ENTRY SIGN

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

TOWNHOME DETAIL

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



SITE INFO:

EXISTING ZONING: UNZONED
 PROPOSED ZONING: PD
 FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD
 TOTAL ACREAGE 51.58
 STORMWATER DETENTION REQUIRED (15%) = 337,025 SF
 STORMWATER DETENTION PROVIDED = 339,240 SF

GENERAL NOTES:

- SIDE TO SIDE MINIMUM INDIVIDUAL-DWELLING UNIT SEPARATION MAY BE ZERO (0') FEET, TO ALLOW COMMON SIDEWALLS. A MINIMUM OF THREE (3) TOWNHOMES, UP TO A MAXIMUM OF SEVEN (7) TOWNHOME DWELLING UNITS PER BUILDING, MAY BE ATTACHED WITH COMMON WALLS. SIDE YARDS FOR PLATTED DUPLEXES SHALL BE 7.5 FEET; THERE SHALL BE 20' SEPARATION BETWEEN "IN-COMMON" DUPLEX UNITS THAT HAVE A COMMON WALL. MINIMUM LOT SIZE FOR INDIVIDUAL LOT SIDE YARD MAY BE ZERO (0') FEET, TO ALLOW FOR COMMON SIDEWALLS OF DUPLEXES, SO LONG AS OTHER SIDE YARD IS 10'. MULTIPLE-UNIT BUILDINGS SHALL MEET THE SIDE YARD REQUIREMENTS AT EACH END OF THE BUILDING. MINIMUM LOT SIZE FOR FEE-SIMPLE TOWNHOMES SHALL BE 2,500 SQUARE FEET.
- MINIMUM SEPARATION BETWEEN MULTI-FAMILY BUILDINGS WITHIN THE SAME PROJECT SHALL BE TWENTY (20') FEET WITH THE EXCEPTION OF DUPLEXES AND TOWNHOME BUILDINGS, WHERE SEPARATION SHALL BE 15'. SEE ATTACHMENT "A".
- COMMERCIAL SHOPPING CENTERS OR "STRIP MALLS" MAY HAVE 0' SIDE TO SIDE MINIMUMS, WHEN LOT LINES ARE INTERNAL TO DIFFERING TENANTS WITHIN THE SAME BUILDING.
- LANDSCAPE PLAN WILL BE PROVIDED AS PART OF THE DEVELOPMENT PLAN SUBMITTAL
- APARTMENT WILL HAVE TRASH DUMPSTER ENCLOSURES WITH REQUIRED LANDSCAPE SCREENING

APARTMENT PARKING REQUIREMENTS

APARTMENT UNITS = 216 DU
 PARKING REQUIRED = 216 DU X 1.5 = 324
 MINIMUM ADA SPACES PROVIDED = 8
 PARKING PROVIDED = 377

OPEN SPACE REQUIREMENTS				
	TOTAL (ACRES)	PERCENTAGE	REQUIRED OPEN SPACE	PROVIDED
SINGLE FAMILY	29 ACRES	15%	195,446 SF (4.48 AC)	458,825 SF (10.5 AC)
TOWNHOMES	13.3 ACRES	20%	116,216 SF (2.66 AC)	195,308 SF (4.48 AC)

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

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.

ALLOWABLE COMMERCIAL USES:

- STORAGE (IN DOOR AND OUTDOOR)
- ENTERTAINMENT COMMERCIAL USES
- ANTIQUES STORES, GIFT, OR CURIO STORES
- ART SUPPLY, BOOK, MAGAZINE, NEWSPAPER, PHOTO AND CAMERA SUPPLY AND SERVICES, OFFICE SUPPLY AND EQUIPMENT, HOBBY AND TOY STORES
- PHONE, COMPUTER, AND I.T. SALES AND SERVICES
- BANKS AND FINANCIAL INSTITUTIONS
- BICYCLE SALES AND REPAIR SHOPS
- BILLIARD PARLORS
- CLOTHING SALES
- DRUG STORES
- DRY CLEANING AND LAUNDRY SERVICES
- FLORIST SHOPS
- GAS STATIONS / CONVENIENCE STORES
- GENERAL OR VARIETY STORES
- GROCERY STORES
- HARDWARE AND PAINT STORES
- HOSPITALS, ACUTE CARE AND GROUP CAR FACILITIES
- HOTELS/ MOTELS AND BOUTIQUE HOTELS/MOTELS
- INSURANCE AGENCIES
- MEDICAL, DENTAL, AND DOCTOR'S OFFICES AND LABORATORIES
- OFF STREET COMMERCIAL PARKING LOTS
- PROFESSIONAL, ADMINISTRATIVE OR GENERAL BUSINESS OFFICES
- PHOTOGRAPHIC STUDIOS
- REAL ESTATE AGENCIES
- RELIGIOUS INSTITUTIONS
- RESTAURANTS (BOTH DRIVE-THROUGH AND SIT DOWN)
- SCHOOLS OFFERING INSTRUCTION IN GENERAL EDUCATION, ART, MUSIC, DANCING, DRAMA OR SIMILAR CULTURAL ACTIVITIES (PUBLIC OR PRIVATE)
- CHILD CARE FACILITIES
- SECRETARIAL AND/OR TELEPHONE ANSWERING SERVICES
- SHOPPING CENTERS AND USES CUSTOMARILY ASSOCIATED WITH SHOPPING CENTERS, STRIP CENTER(S)
- SPORTING GOODS STORES
- TAVERN AND LIQUOR STORES
- THEATERS
- DRAINAGE FEATURES/PONDS
- ALL USES PERMITTED WITHIN MULTI-FAMILY DISTRICTS (A+B)
- SPORTS FACILITIES (ACTIVE AND PASSIVE)

COMMERCIAL PARCEL PARKING REQUIREMENTS

COMMERCIAL DEVELOPMENT PARKING REQUIREMENT SHALL BE BASED ON PROPOSED COMMERCIAL USES FOR EACH LOT/PARCEL AND SHALL MEET THE PARKING REQUIREMENT SET FORTH IN THE FLORENCE COUNTY ZONING ORDINANCE ARTICLE II, DIVISION 1, SECTION 30-29.

SITE AMENITIES:

SITE AMENITIES WITHIN DESIGNATED AMENITY AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- POOL
- PLAYGROUND
- DOG PARK
- POOL HOUSE
- RESTROOMS
- OPEN SPACE
- PICNIC TABLES, BENCHES, ETC.
- BOCCIE, HORSESHOE, ETC.



DDC Engineers
 BOLTON & MENK, INC.
 www.ddcinc.com

1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA 29577
 Phone: (843) 692-3200
 Email: myrtlebeach@bolton-menk.com
 www.bolton-menk.com

PALMETTO PROPERTY DEVELOPMENT GROUP

14723 KEYES MEADOW WAY
 HUNTERSVILLE, NORTH CAROLINA 29078

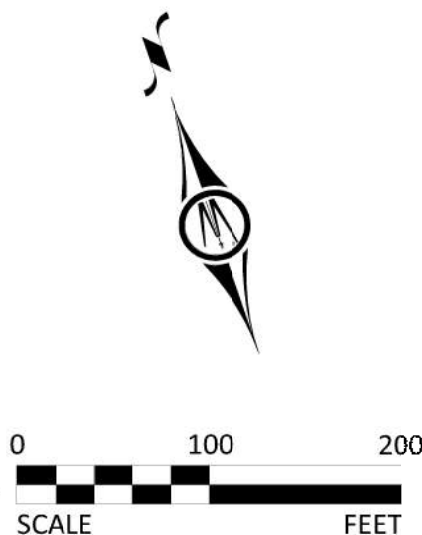
WEST PALMETTO TRACT

FLORENCE COUNTY,
 SOUTH CAROLINA

SITE PLAN
 PD# PD-23-2

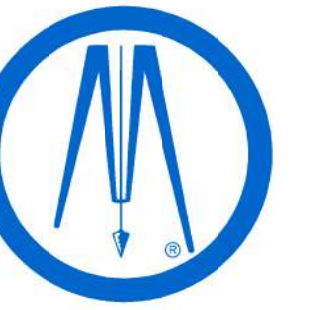
PROJECT NO:
 23043L

REVISIONS:
 1 8/21/23 REVS PER COUNTY COMMENTS



DATE:	10-26-23
DESIGNED BY:	CRC
DRAWN BY:	MRM
CHECKED BY:	CRC

L1.1



DDC Engineers
 BOLTON & MENK, INC.
 www.ddcinc.com

1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA 29577
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PALMETTO PROPERTY DEVELOPMENT GROUP

14723 KEYES MEADOW WAY
 HUNTERSVILLE, NORTH CAROLINA
 29078

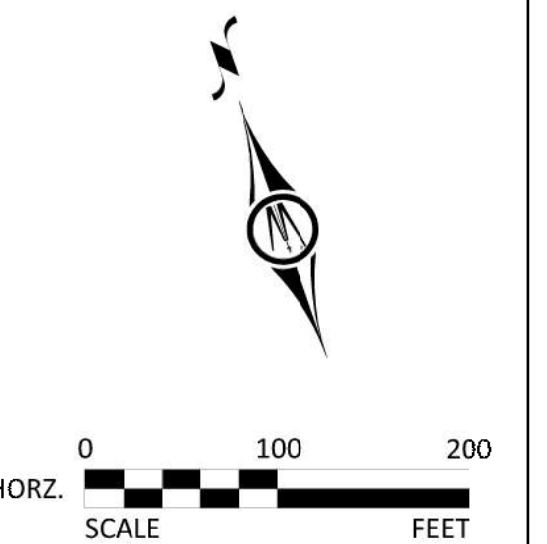
WEST PALMETTO TRACT

FLORENCE COUNTY,
 SOUTH CAROLINA

COMMERCIAL LAYOUT SCENARIOS

PROJECT NO:
 23043L

REVISIONS:
 1 8/21/23 REVS PER COUNTY COMMENTS



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		
A SINGLE FAMILY	2,500	50	20	5 (7.5' Corner Lot)	20	35	64%
B TOWNHOMES	10,000 SF	15	10	20	20	35	60%
C APARTMENTS	10,000 SF	75	20	20	20	55	60%
D COMMERCIAL*** (FAR - 35% MAX)	6,000 SF	60	40	10	10	75	80%
E OPEN SPACE	N/A	N/A	15	10	15	35	N/A
F AMENITIES	N/A	N/A	10	10	10	35	N/A

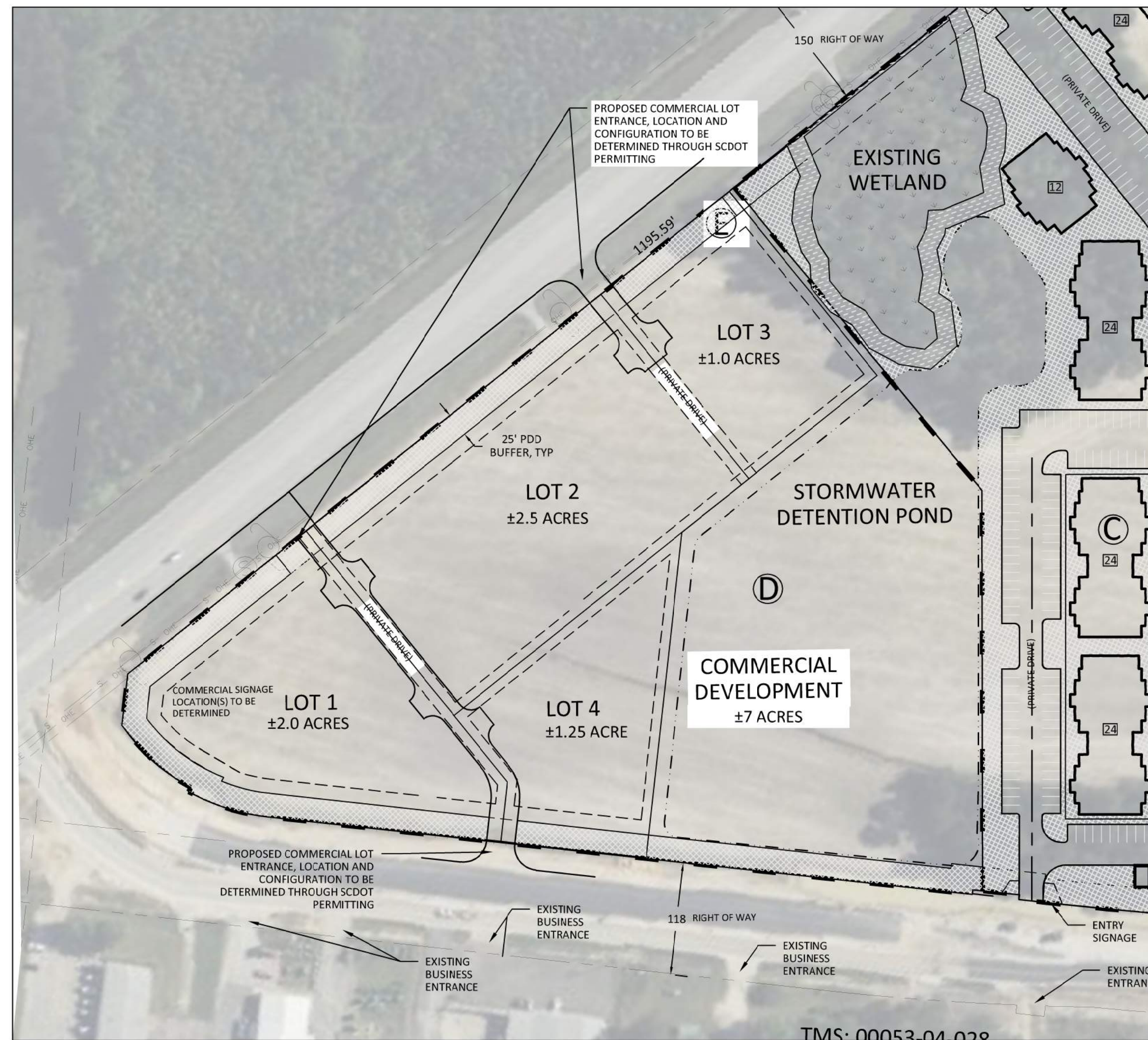
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**SEPARATION FIGURES ARE MINIMUMS AND ARE MEASURED FROM WALL TO WALL.

**RESIDENTIAL ACCESSORY BUILDINGS SHALL MAINTAIN A MINIMUM 10' SEPARATION FROM THE PRIMARY STRUCTURE.

***COMMERCIAL DISTRICT FAR (FLOOR AREA RATIO) = 35% MAX

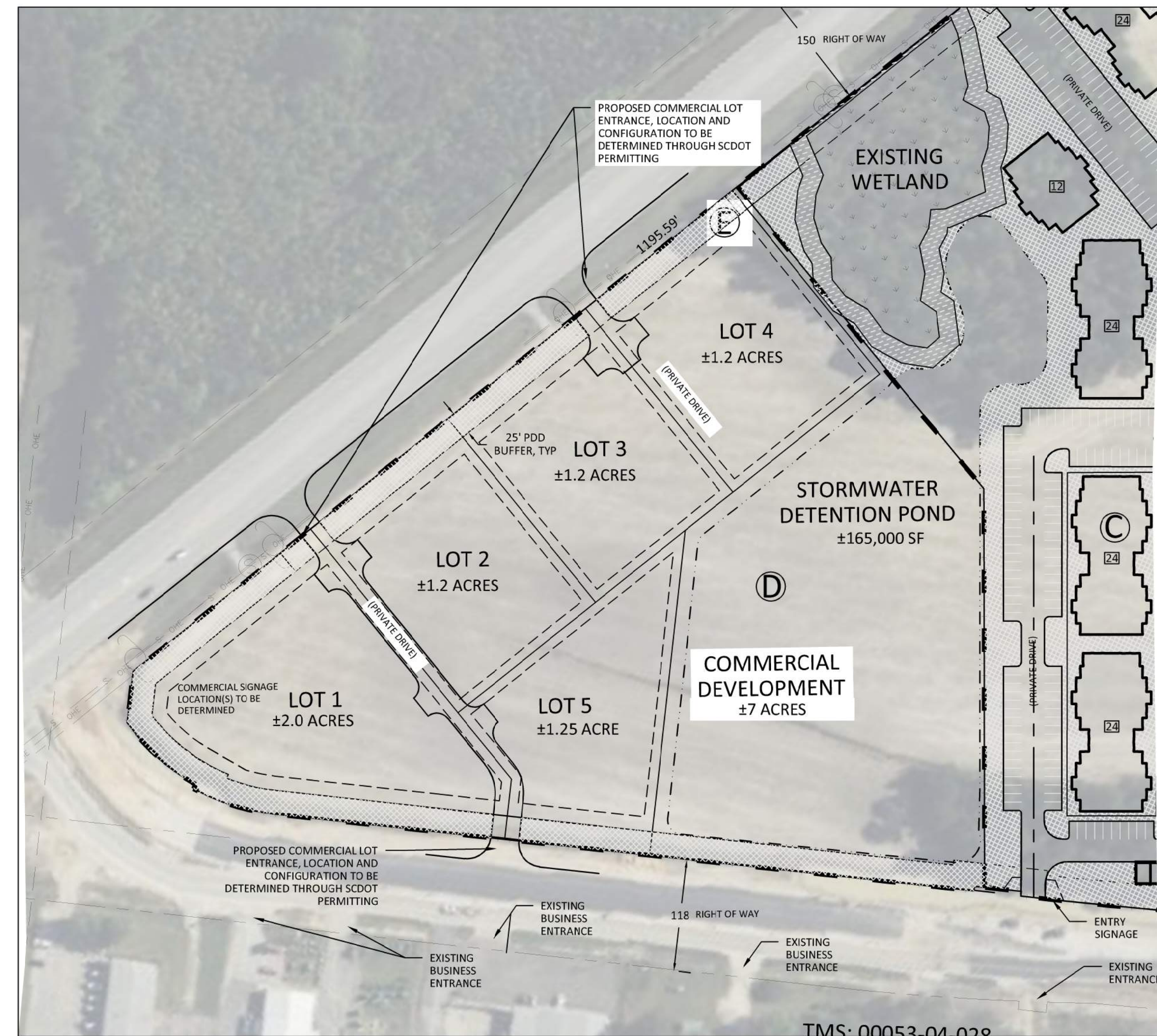
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COMMERCIAL CONCEPTUAL SITE PLAN - OPTION 2

PRELIMINARY COMMERCIAL SITE DATA - OPTION 2				
	LOT 1	LOT 2	LOT 3	LOT 4
BUILDING SIZE	5,000 - 30,000 SF	11,000 - 38,115 SF	2,000 - 15,250 SF	2,000 - 19,000 SF
PARKING RANGE	10 - 85 SPACES	30 - 110 SPACES	13 - 45 SPACES	13 - 55 SPACES

NOTE: TABULATION SHOW ABOVE ARE BASED ON A PRELIMINARY CONCEPTUAL PLAN FOR ANTICIPATED LOT LAYOUTS. SIZE OF POTENTIAL BUILDINGS FOOTPRINTS AND POTENTIAL PARKING SPACE RANGES ARE SCHEMATIC IN NATURE. FINAL PLANS FOR BUILDINGS AND ASSOCIATED PARKING ARE TO MEET FLORENCE COUNTY ZONING REQUIREMENTS AND ARE TO BE SUBMITTED TO FLORENCE COUNTY FOR FINAL APPROVAL.



COMMERCIAL CONCEPTUAL SITE PLAN - OPTION 1

PRELIMINARY COMMERCIAL SITE DATA - OPTION 2					
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
BUILDING SIZE	5,000 - 30,000 SF	2,000 - 18,500 SF	2,000 - 18,500 SF	2,000 - 18,500 SF	2,000 - 19,000
PARKING RANGE	10 - 85 SPACES	13 - 55 SPACES	13 - 55 SPACES	13 - 55 SPACES	13-55 SPACES

NOTE: TABULATION SHOW ABOVE ARE BASED ON A PRELIMINARY CONCEPTUAL PLAN FOR ANTICIPATED LOT LAYOUTS. SIZE OF POTENTIAL BUILDINGS FOOTPRINTS AND POTENTIAL PARKING SPACE RANGES ARE SCHEMATIC IN NATURE. FINAL PLANS FOR BUILDINGS AND ASSOCIATED PARKING ARE TO MEET FLORENCE COUNTY ZONING REQUIREMENTS AND ARE TO BE SUBMITTED TO FLORENCE COUNTY FOR FINAL APPROVAL.

COMMERCIAL DEVELOPMENT NOTE:
 COMMERCIAL DRIVE APPROACH LOCATIONS AND DESIGNS SHALL BE APPROVED BY SCDOT AND COUNTY HIGHWAY.

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

DATE: 10-26-23
 DESIGNED BY: CRC
 DRAWN BY: MRM
 CHECKED BY: CRC

L1.2

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 19, 2023
PC#2023-41**

SUBJECT: 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.

LOCATION: Intersection of Quartz Lane and Dunton Drive, Florence, SC

PD NUMBER: PD-19-1

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Palmetto Properties of Conway, LLC

APPLICANT: Palmetto Corp (Shawn Godwin)

LAND AREA: Approximately 17.75 acres

WATER /SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: Flood Zone X

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and zoned Planned Development.
2. Proposed Land Use and Zoning:
The proposal is to amend the current Planned Development to replace the commercial use with single family residential.
3. Surrounding Land Use and Zoning:
North: Florence County/Vacant, Commercial/ Unzoned
South: Florence County/ Residential/ PD
West: Florence County/ Vacant/ PD
East: Florence County/ Vacant / Unzoned
4. Transportation Access and Circulation:
Present access to the property is by way of Quartz Lane (through previously approved PD) and Dunton Drive, Florence.

5. Traffic Review:

The proposed alterations could have an affect on traffic flow.

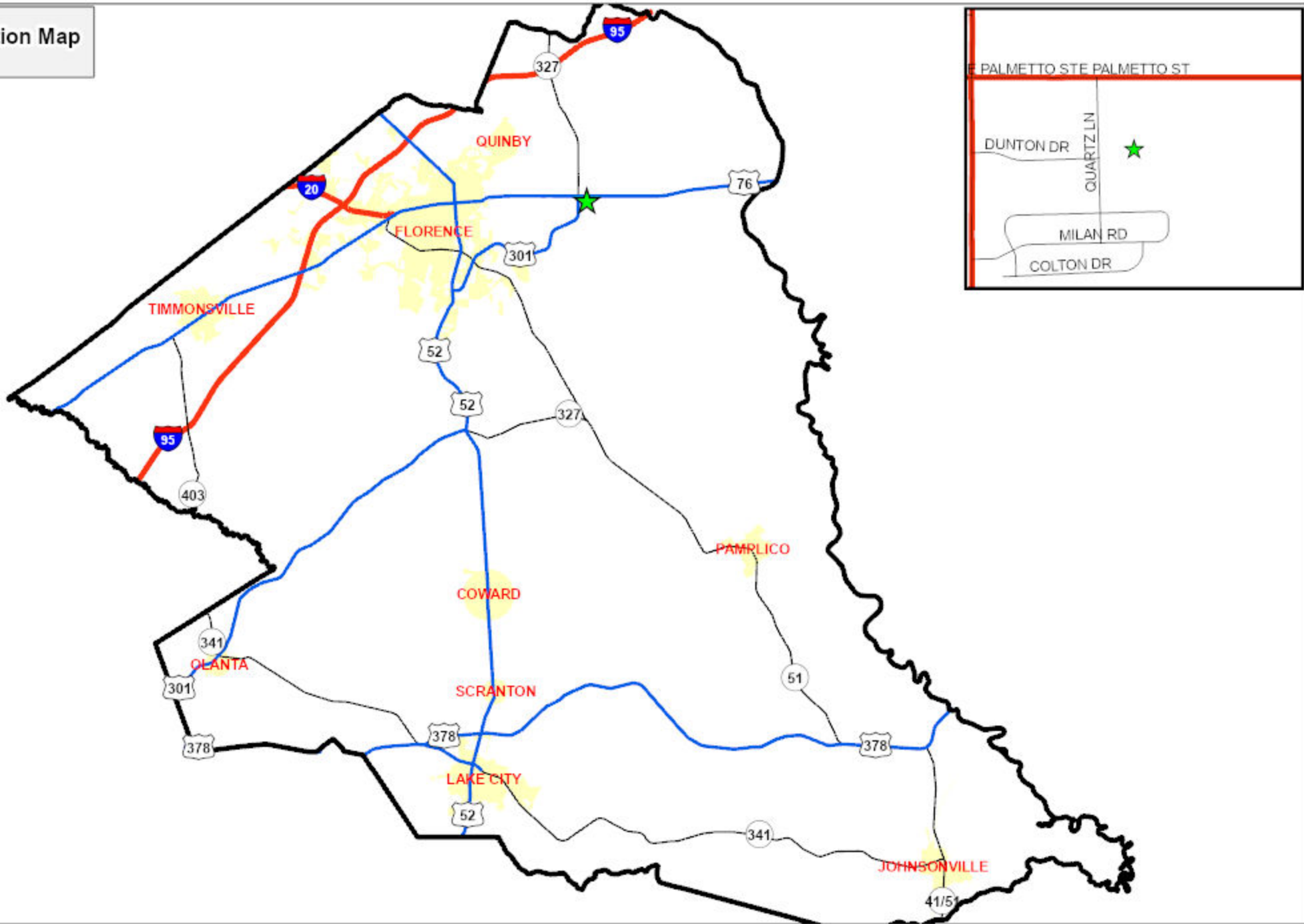
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, January 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

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

Location Map



0 2 3 5 6 Miles



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



Council District 6
PC#2023-41

**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
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

PD

0 115 230 460 Feet

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



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

2021 Aerial



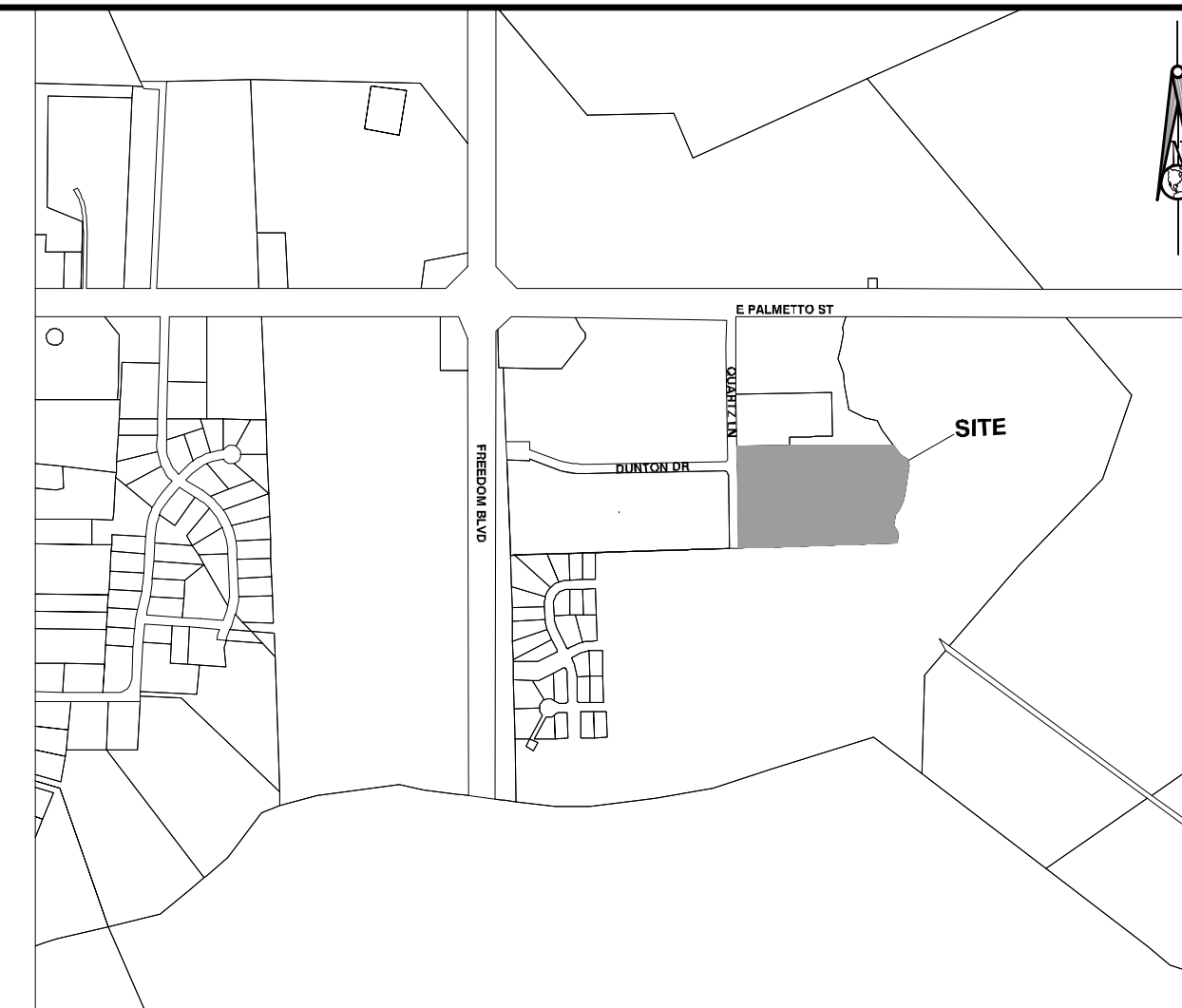
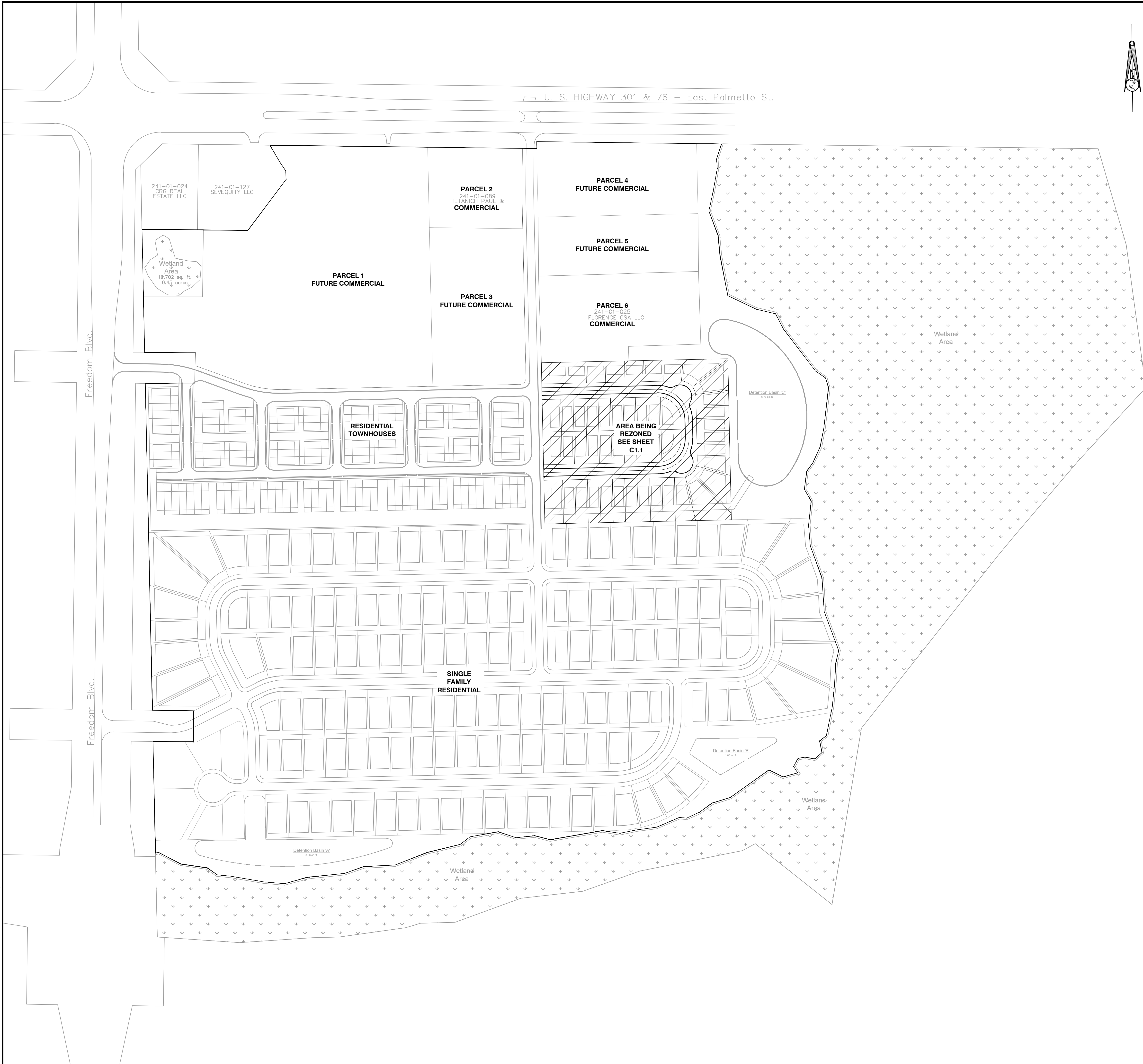
0 112.5 225 450 Feet

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



Council District 6
PC#2023-41

DRAWING NAME: V:\Projects\231163 Greystone Residential Lots\Drawings\Site\231163-002 SANDSTONE Prelim.dwg Plot No: 06, 2023 - 2.dwg Date:



VICINITY MAP

EARTHWORKS
planning and design consultants
 11655 HIGHWAY 707
 MURRELLS INLET, SC 29576
 843.651.7900
 (FAX) 843.651.7903
 www.earthworksgroup.com

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 NOT FOR
 CONSTRUCTION**

REVISION SCHEDULE

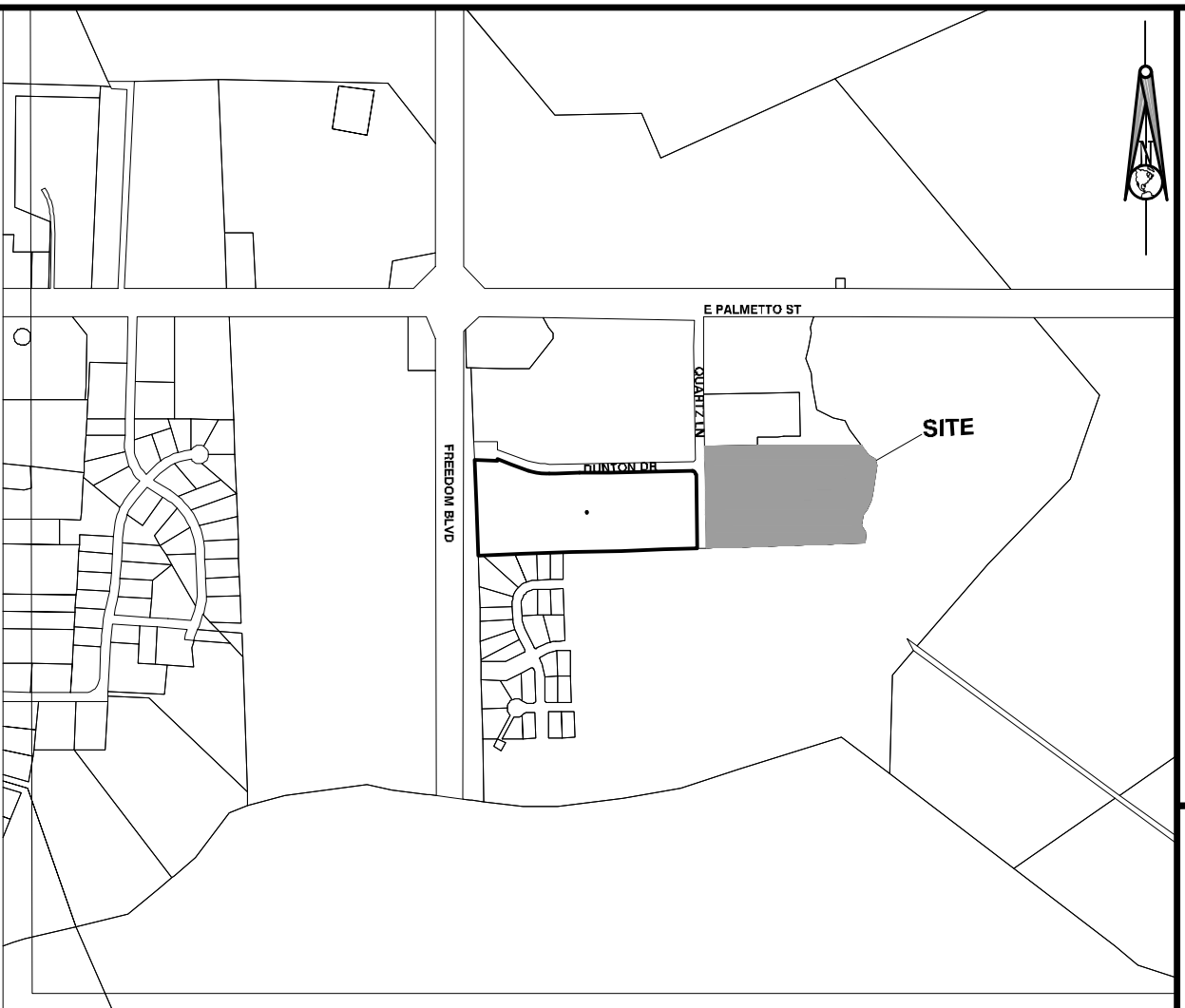
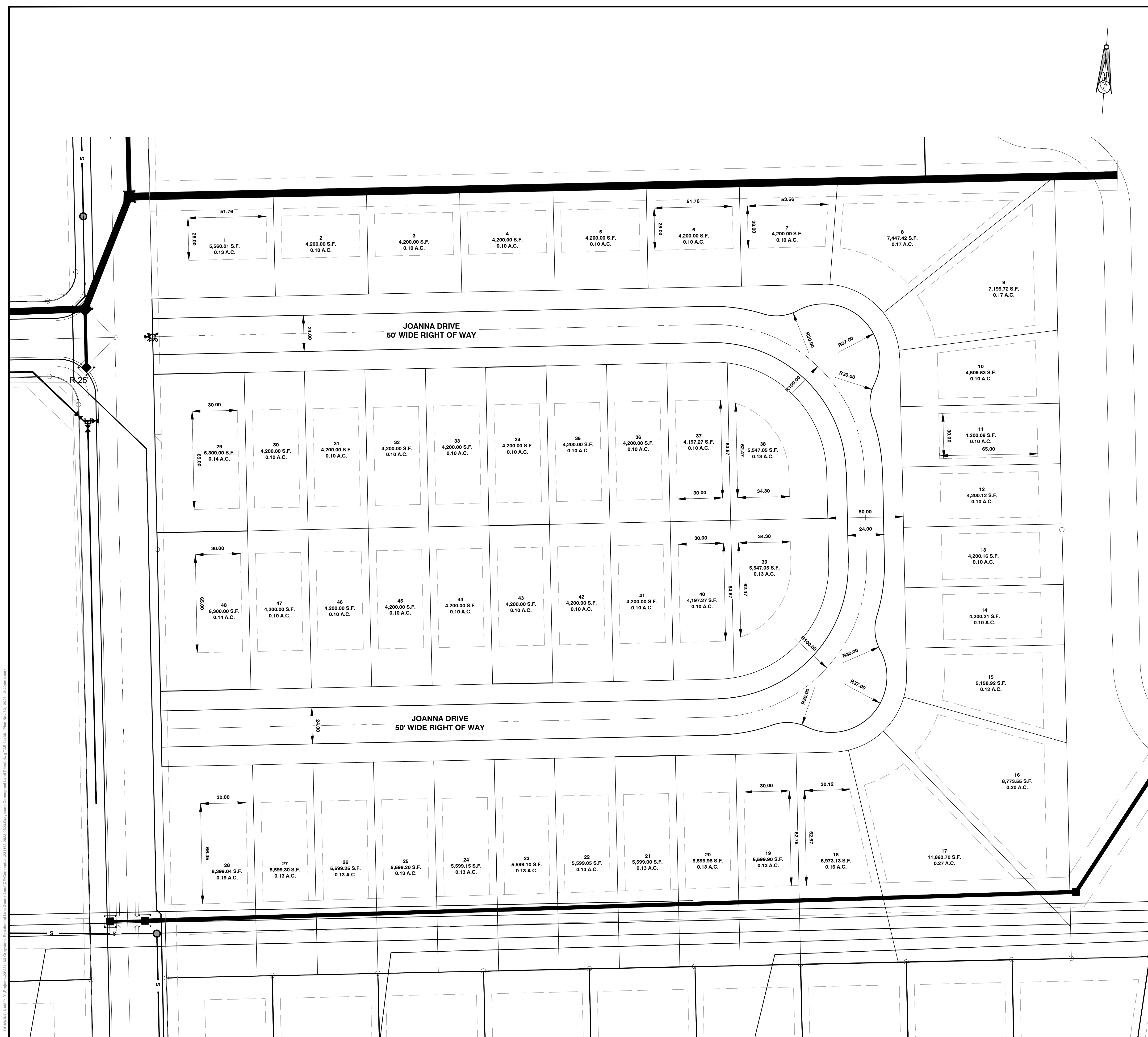
NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

GREYSTONE RESIDENTIAL LOTS
SANDSTONE REZONING
 PREPARED FOR:
PALMETTO CORP.
 FLORENCE COUNTY

PROJECT: 231163
 DATE: 11/30/2023
 SCALE: 1" = 150'
 DESIGNED BY: DTP
 DRAWN BY: DTP
 CHECKED BY: SGS

**SHEET
 C1.0**

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VICINITY MAP

OWNER NOTES:
 PALMETTO PROPERTIES OF CONWAY
 LLC.
 PO BOX 346
 CONWAY, SC. 29528

DEVELOPMENT NOTES:
 PART TMS #00241-01-056
 CURRENT FLOOD ZONE
 ZONE "X" FIRM PANEL #45041C0158E - EFFECTIVE 12/16/2014
 CURRENT ZONING: PDD
 PROPOSED ZONING: PDD
 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 SCDDOT 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
 VISIBILITY EASEMENTS (SIGHT TRIANGLES) SHALL BE INCLUDED AT EACH INTERSECTION WITHIN DEVELOPMENT IN ACCORDANCE WITH SECTION 30-245 OF FLORENCE COUNTY ORDINANCE. EASEMENTS SHOWN AS GRAY TRIANGLES ON PLANS

MAXIMUM BUILDING HEIGHT: 38 FEET
 FINISHED FLOOR ELEVATION TO BE 12" ABOVE BACK OF CURB
 FINISHED FLOOR ELEVATION ESTIMATED TO BE BETWEEN 92.00' AND 99.00' DUE TO VARIANCES IN GRADES ON SITE.

FLOOD:
 FEMA FIRM PANEL: 45041C0158E
 EFFECTIVE DATE 12/15/2021
 FLOOD ZONE X

THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE
 STREET TREES
 STREET TREES SHALL BE PROVIDED AT A MINIMUM OF ONE PER LOT IN THE PUBLIC RIGHT-OF-WAY AND SHALL BE REASONABLY SPACED, WITH A MAXIMUM SPACING OF 60 FEET

SEE FLORENCE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE SECTION 28.6-70 FOR MORE SPECIFIC STREET TREE REQUIREMENTS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY

GRAYSTONE RESIDENTIAL LOTS
SANDSTONE REZONING
PALMETTO CORP
 FLORENCE COUNTY S.C.
 PREPARED FOR:
 DTP

PROJECT: 231163
DATE: 08/24/2023
SCALE: 1" = 30'
DESIGNED BY: DTP
DRAWN BY: DTP
CHECKED BY: SGS

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