

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, MAY 14, 2024 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation**
- III. Approval of Minutes** Regular meeting on April 9, 2024
- IV. Public Hearing and Matter in Position for Action**
 - PC-2024-11 Proposed amendments to Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2 of the *Unified Development Ordinance* regarding commercial use standards for tattoo facilities.
- V. Matter in Position for Action**
 - PC-2024-13 Request for sketch plan review of the subdivision known as Bruce Tract Homes, identified as Florence County Tax Map Number 00152-01-025.
- VI. Public Hearing and Matter in Position for Action**
 - PC-2024-14 Request to rezone the parcel at 1401 Fairfax Road from OSR to NC-15, identified as Florence County Tax Map Number 90029-01-005.
- VII. Matter in Position for Action**
 - PC-2024-15 Request for sketch plan review of Magnolia Farms subdivision Phases VI through IX.
- VIII. Matter of Discussion**
 - PC-2024-05 Proposed amendment to Section 4-12.5.1 of the *Unified Development Ordinance* regarding Riparian Buffers.
- IX. Adjournment** Next regular meeting is scheduled for June 11, 2024.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
APRIL 9, 2024 MINUTES**

MEMBERS PRESENT: Charlie Abbott, Drew Chaplin, Betty Gregg, Charles Howard, Jerry Keith, Jr., Mark Lawhon, and Xavier Sams

MEMBERS ABSENT: Shelanda Deas and Bryant Moses

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:01 p.m.

INVOCATION: Chairman Chaplin asked Mr. Keith to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the March 12, 2024 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (6-0).

Charles Howard arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2024-07 Request to zone CR, pending annexation, two lots located along Sunset Acres Drive, identified as Florence County Tax Map Numbers 90002-04-002 and 90002-02-009.

Chairman Chaplin read the introduction to PC-2024-07, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the request has since been amended to remove the three lots on West Palmetto Street and zoned B-3 by Florence County. The request is now to annex and zone only the two lots on Sunset Acres Drive as Commercial Reuse to permit low impact commercial uses.

Dr. Lawhon asked why the county denied the application if they'd left it wide open. Mr. Dudley said they went from unzoned to the R-1 presumably to protect current residents.

Chairman Chaplin said he had questions and concerns and there has been a lot of concern raised by the nearby residents. He said he was struggling with going to a service type business in a long established neighborhood. He said they've always tried to protect single family areas with an appropriate transition, which is very important. The requirement for a public hearing was met last month. He asked for input from other Commissioners, and reminded the audience that they are only a recommending body to City Council.

Mr. Keith asked for clarification on the request. Mrs. Zlotnicki explained that three of the lots have been removed from consideration for annexation, and only these two on Sunset Acres Drive remain. They are still asking for the Commercial Reuse zoning designation to allow low impact commercial uses.

Mr. Howard clarified that these are the lots they were concerned about last month since they're comfortable with the lots along West Palmetto Street being commercially zoned.

Mr. Keith asked about the parking concerns raised last month. Chairman Chaplin said that traffic concerns were also raised. Ms. Sams said they are still concerned about the width of the street.

Chairman Chaplin said a light business could be more intense. Mrs. Zlotnicki said any proposed business would have to meet the code for lights, buffering, etc. Chairman Chaplin said what was already there has typically been a good transition. He reminded the applicant that he would next go to City Council.

Mr. Keith clarified that 10,000 square feet was the maximum size of commercial space permitted in the CR district.

Mr. Howard said he hasn't seen anything different from the last meeting, and the opposition was very clear. He moved to deny the request to zone the lots Commercial Reuse; Ms. Gregg seconded, and the motion to deny passed unanimously (7-0).

PC-2024-11 Proposed amendment to Section 1-2.8.4 of the *Unified Development Ordinance* regarding commercial use standards for Tattoo Facilities.

Chairman Chaplin read the introduction to PC-2024-11, then asked Mr. Dudley for the staff report as submitted to Planning Commission.

Mr. Howard asked what was needed from the Commission. Mr. Dudley said it was brought out for a public hearing, but the Commissioners can make recommendations to amend the proposal.

There being no other questions for staff, Chairman Chaplin opened the public hearing.

Mr. Bryan Perry, owner of a tattoo studio, spoke in favor of the amendments. He said it's very difficult to open a tattoo business in Florence because of the excessive requirements over other specialty uses. He also can't have a sign in his window because of the way the ordinance is written. He can't even have an "open" sign. He complained about his tattoo artists having to get their own business licenses. They don't rent their space like barber shops rent booths. There are a lot of people who tattoo out of their homes, who don't follow the safety regulations by DHEC, because the City makes it so hard for tattoo artists to operate. They are regulated by the state and DHEC. Dr. Lawhon asked if they have to have continuing education. Mr. Perry said yes. They don't pay to rent a booth like hair salons do.

Chairman Chaplin agreed that it is difficult to find a location that meets all the requirements for tattoo studios.

Mr. Howard said the license information isn't their concern; he asked Mr. Perry what the biggest obstacle he faced for his business. He said it was the signage regulation. Mr. Howard asked Mr. Dudley what the difference between tattoo shops and vape shops was. He said that tattoo shops are included under specialty uses, but it also has its own conditions. There's some duplication going on. Mr. Dudley said that staff could separate tattoo facilities from the other specialty uses.

There being no one else to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for discussion and a motion.

Mr. Howard moved to defer the request to enable staff to review and rework the amendment; Dr. Lawhon seconded, and the motion passed unanimously (7-0).

PC-2024-12 Request to zone CG, pending annexation, 3099 South Irby Street, identified as Florence County Tax Map Number 00151-01-116.

Chairman Chaplin read the introduction to PC-2024-12, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the main reason given for annexation was for faster police response time.

There being no questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak either for or against the annexation request, Chairman Chaplin closed the public hearing and called for a motion.

Dr. Lawhon moved to approve the request as submitted; Ms. Gregg seconded, and the motion passed unanimously (7-0).

MATTERS OF DISCUSSION:

Mr. Dudley updated the Commission regarding the subcommittee formed with Mr. Howard, Ms. Sams, and Dr. Lawhon to look at the riparian buffer requirements of the *Unified Development Ordinance*. He said he has submitted the proposal to the committee for their comments. The committee hasn't met yet.

Dr. Lawhon said he's had a number of people contact him about the Gully Branch area because it's so contaminated and over developed. He understands the residents' concerns better now. There's no protection from the runoff.

Mr. Dudley said he would get together with the committee to talk through the changes to be made. Dr. Lawhon said he'd like the information emailed to him first and then they could meet about it. Mr. Howard agreed. Mr. Dudley said he'd start the email thread. Ms. Sams asked if she could have a copy of the studies emailed to her; he said he would take care of it.

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Howard moved to adjourn; Ms. Gregg seconded the motion, and the motion passed unanimously (7-0). Chairman Chaplin adjourned the meeting at 6:54 p.m. The next regular meeting is scheduled for May 14, 2024.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MAY 14, 2024**

AGENDA ITEM: PC-2024-11 Proposed amendments to Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2 of the *Unified Development Ordinance* regarding commercial use standards for tattoo facilities.

I. ISSUE UNDER CONSIDERATION:

The proposed text amendments to Table 1-2.7.4 and Section 1-2.8.4 S address the locations and required standards for tattoo facilities within the *Unified Development Ordinance*. The amendment to Division 7-25.2 clarifies the classification of tattoo facilities.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for recommendation to City Council. It was considered in its original form by the Planning Commission on April 9, 2024. Suggestions obtained through the public hearing process have been incorporated into this report.

III. POINTS TO CONSIDER:

- I. According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text are to be made by or to the Planning Director. City Council may also initiate an amendment by motion.
- II. City staff is proposing the requested changes to provide further direction and assist in the clarification of the tattoo facility requirements of the *Unified Development Ordinance*.

IV. OPTIONS:

Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

V. PROPOSED AMENDMENTS:

Proposed text amendments to Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2 (pertinent portions are in yellow, additions are in red, repeals are struck through).

Table 1-2.7.4 Commercial Uses

Set out in Table 1-2.7.4, Commercial Uses is which commercial uses are allowed in each zoning district.

Table 1-2.7.4 Commercial Uses															
Land Use	Zoning Districts														
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space	
	RE	RS	RG	RU	NC	CR	CA	CG	CB	AC	DS	IL	IH	OSR	AR
Commercial Uses															
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	-	P
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-	-
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	-	P
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-	-
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-	-
Brewpub	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-
Overnight Accommodations (hotels, motels, commercial inns)1	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
Commercial Retail (Business Services; Personal Services; Shopping Centers)	-	-	-	-	-	C	C	P	P	P	P	C	C	-	-
Fueling Station / Car Wash	-	-	-	-	-	-	-	C _B	-	C _B	-	C _B	C _B	-	-
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	C _B	-	-
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-	-
Micro-brewery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Micro-distillery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Restaurant; No Drive-In or Drive-Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-	-
Restaurant; Drive-In or Drive Through	-	-	-	-	-	-	-	P _B	-	SE _B	-	P _B	-	-	-
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Mobile Food Vendor	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-
Tattoo Facilities	!	!	!	!	!	!	!	C	C	C	C	!	!	!	!
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-

RE (Estate Residential), RS (Suburban Residential), RG(General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), – (Prohibited Use), B (subscript, Special site and Building Development Standards)

Section 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in Table 1-2.7.4, “Commercial Uses” as conditional (C) or permitted special exception (SE).

R. Specialty Uses are permitted if it is demonstrated that:

1. In the CBD district:
 - a. The use is located within a building that contains spaces devoted to at least two businesses other than the [specialty use](#);
 - b. There is no more than one specialty use located within a radius of 300 feet;
 - c. Security measures associated with the use do not include metal bars or roll-down shutters over doors and windows.
2. In the CG, (Commercial General), AC (Activity Center), and DS (Destination / Select Use) districts:
 - a. There is no more than one specialty use located within a radius of 750 feet; and
 - b. The use is located within a retail center that contains spaces devoted to at least two businesses other than the specialty use; and
 - c. Security measures associated with the use do not include metal bars or roll-down shutters over doors and windows.

S. Tattoo Facilities are permitted if it is demonstrated that:

1. The location of a tattoo facility complies with this Unified Development Ordinance and Section 44-34-110 of the South Carolina Code of Laws, which requires the facility to be a minimum distance of 1,000 feet from a church, school, or playground. The distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground; **and**
2. **There is no more than one tattoo facility use located within a radius of 750 feet; and**
3. It will be located a minimum distance of **500** 400 feet from the outer wall of the occupied space of the tattoo business to the nearest property line of a residential district or use (measured in a straight line);
4. It will be located a minimum distance of 200 feet from the outer wall of the occupied space of the tattoo business to the nearest boundary line of a residential district or property line of a residential use (measured in a straight line), provided the following conditions are met:
 - a. The tattoo business is separated from a residential district by an arterial or collector street of at least four lanes and commercial development; or
 - b. The tattoo business is buffered with a Type C bufferyard from a residential district;
5. Signage complies with the standards and requirements in Part 5, subject to the added restrictions of no **window signage**; flashing, **neon, LED**, or reader board signage; or signs containing animation; **within the direct line of sight of any adjacent residential district or use; and**
6. **The use of static window signage is permitted, including neon and LED. However, signage cannot exceed 25% of the front façade window area. Window signage is only permitted within the front façade windows, and the storefront window area cannot be tinted greater than 10%; and**

7. Security measures associated with the use do not include metal bars or roll-down shutters over doors and windows; and

8. The hours of the tattoo facility will be between 8:00 a.m. and 9:00 p.m.

Division 7-25.2 Definitions

(S)

Specialty Use means a commercial use that tends to be an indicator of urban blight, particularly when located in close proximity to established residential areas. This phrase includes, but is not limited to:

A. Tattoo parlors;

- A. Shops where smoking tobacco and other products is permitted, such as a cigar shop or hookah bar;
- B. Shops that principally sell paraphernalia associated with the use of illicit drugs, such as water pipes, roach clips, glass pipes, pipe screens, vaporizers, rolling papers, rolling machines, scales or balances, blacklight-responsive posters, incense, cigarette lighters, whipped-cream chargers and taps, and products claimed to give false negative results for drugs on urinalysis tests;
- C. Consignment stores;
- D. Thrift stores;
- E. Retail stores that stock some sexually related goods but not at the volume where they are classified as a sexually oriented business;
- F. Movie rental stores and theaters that offer some sexually explicit movies but not at the volume where they are classified as sexually oriented businesses;
- G. Pawn shops;
- H. Bail bonds;
- I. Payday loans and check cashing stores; and
- J. Title loans.

(T)

Tattoo Facility means any room, space, location, area, structure, or business, or any part of these places, where tattooing is practiced or where the business of tattooing is conducted.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 MAY 14, 2024**

AGENDA ITEM: PC-2024-13 Request for sketch plan review of the subdivision known as Bruce Tract Homes, identified as Florence County Tax Map Number

I. IDENTIFYING DATA:

Developer	Lots	Tax Map Number	Acreage
R & O Properties, LLC	365	00152-01-025	137.52

II. GENERAL BACKGROUND DATA:

Current Zoning: General Residential-3 (RG-3)
Current Use: Undeveloped, Vacant
Project Name: Bruce Tract Homes
Proposed Use: Single-Family Residential Subdivision

III. SURROUNDING LAND USE AND ZONING:

North: Single Family, RU-1 (Florence County)
East: Vacant and Single Family, RU-1 and R-2 (Florence County)
South: Vacant, Unzoned (Florence County)
West: Single Family, Neighborhood Conservation – 6.1 (NC-6.1)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for Sketch Plan approval. At the February 13, 2024 meeting, Planning Commission recommended annexation with the zoning designation of RG-3 to City Council, which approved the annexation on April 8, 2024.

V. POINTS TO CONSIDER:

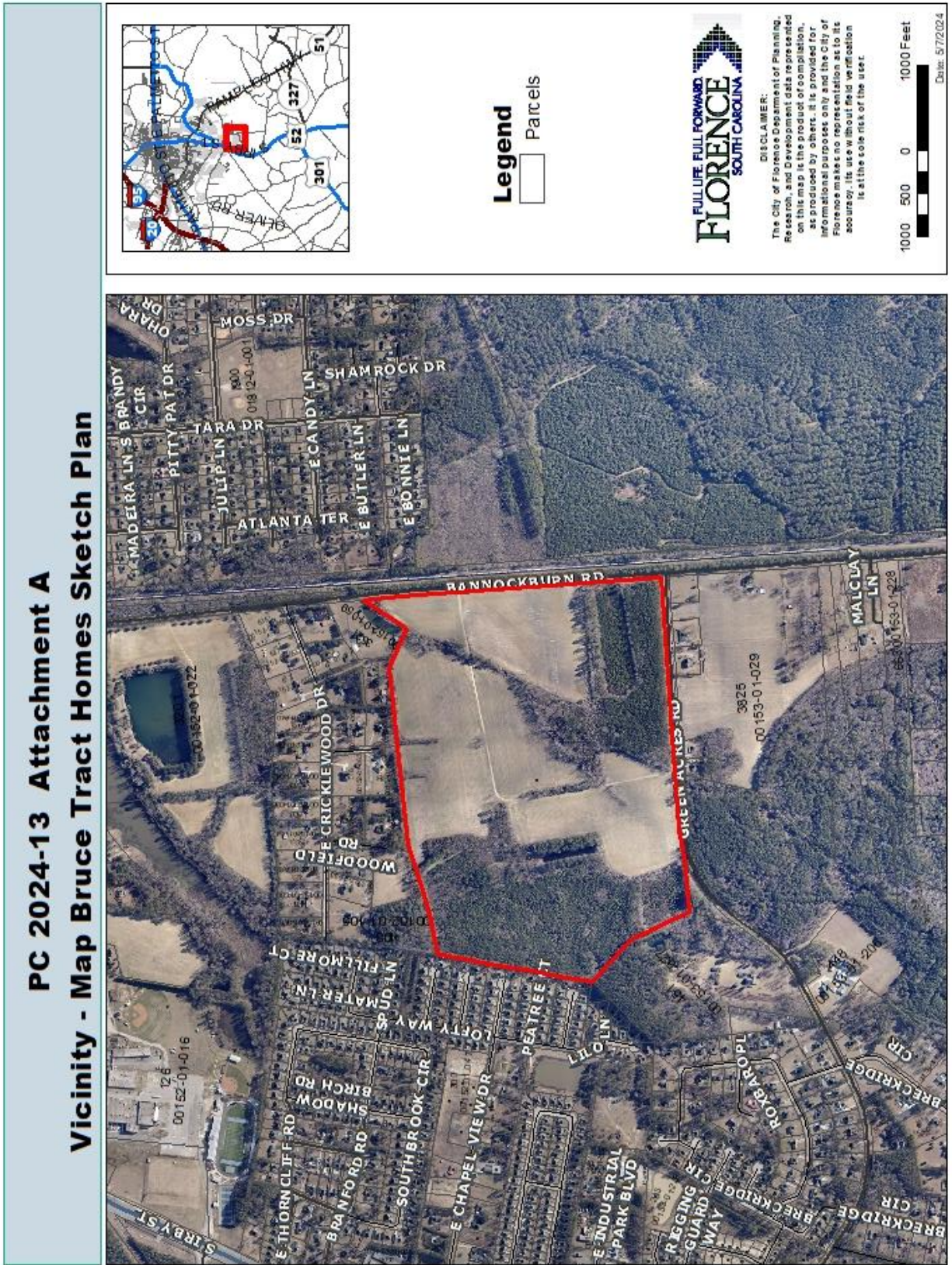
- (1) The subdivision is being developed as a “Cluster, Single-Family” type subdivision and this Sketch Plan consists of a proposed 365 total lots, each of which is required to have a minimal area of at least 4,500 square feet and minimal street frontage of at least 50 feet. The smaller lot area and width are afforded by meeting the 30% preservation of open space residential development standard. The total acreage of the parcel is 137.52, with 106 being developed.
- (2) Bruce Tract Homes will be constructed in 4 phases: Phase I has 91 homes; Phase II has 91 homes; Phase III has 92 homes; and Phase IV has 91 homes, for a total of 365 homes at build-out.

- (3) City water and sewer services are available to the property. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department.
- (4) The proposed street names have been compared to the database and are acceptable.
- (5) All roads and utilities for Bruce Tract Homes will be City owned following construction by the developer and inspection by the City. Common space including ponds will be owned and maintained by the Homeowner's Association (HOA).
- (6) A 25' wide Type C Bufferyard vehicular non-access easement is required and shown along Bannockburn and Green Acres Roads to buffer homes from the major streets and prevent rear lot access. A Type C Bufferyard requires 3 canopy trees, 3 understory trees, 3 evergreen trees, and 30 shrubs per 100 linear feet.
- (7) The sketch plan is in compliance with applicable *Unified Development Ordinance* requirements.
- (8) Following sketch plan approval, the developer will be required to submit a full development plan submittal package to staff for review prior to any construction taking place.

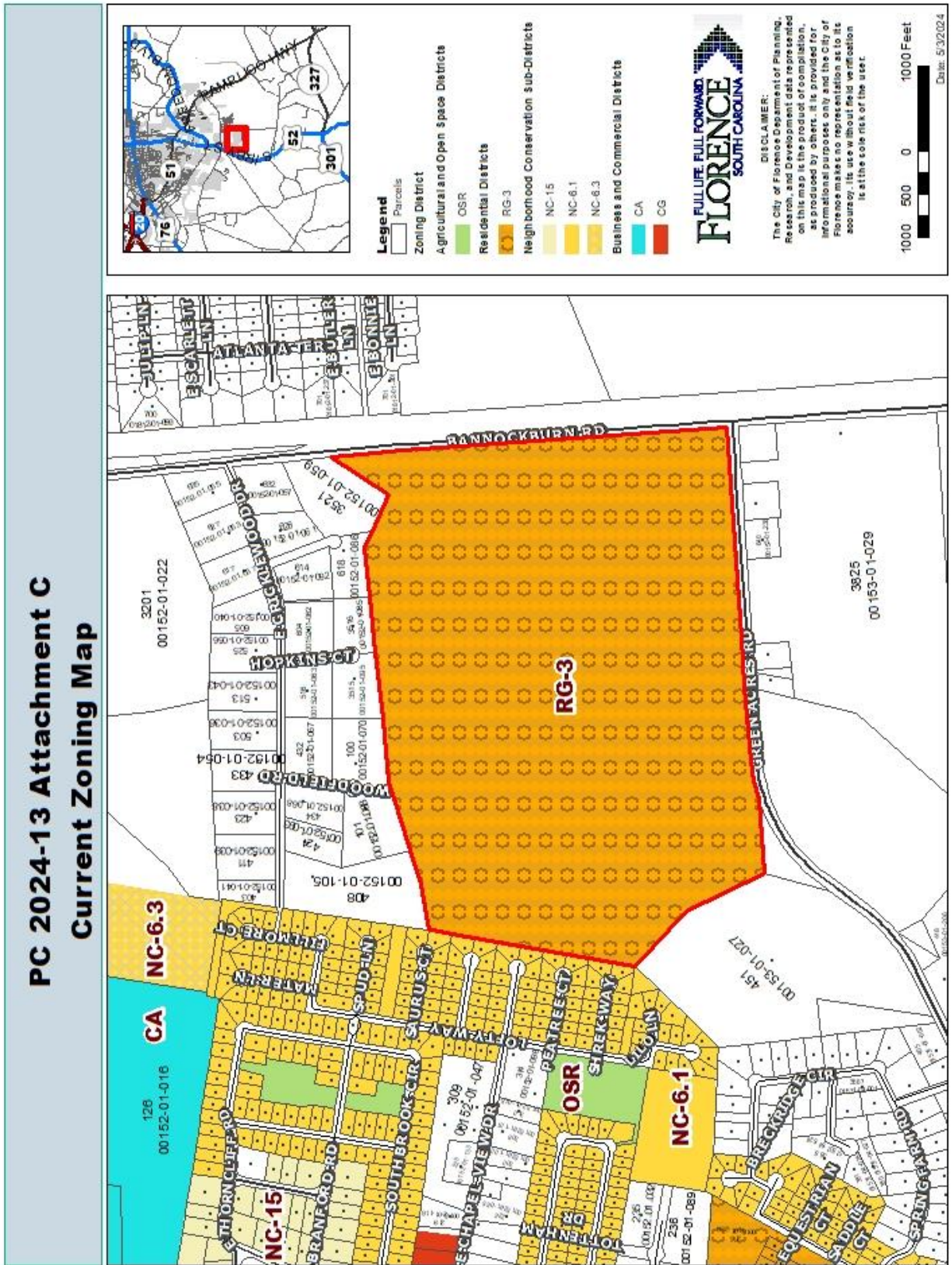
ATTACHMENTS:

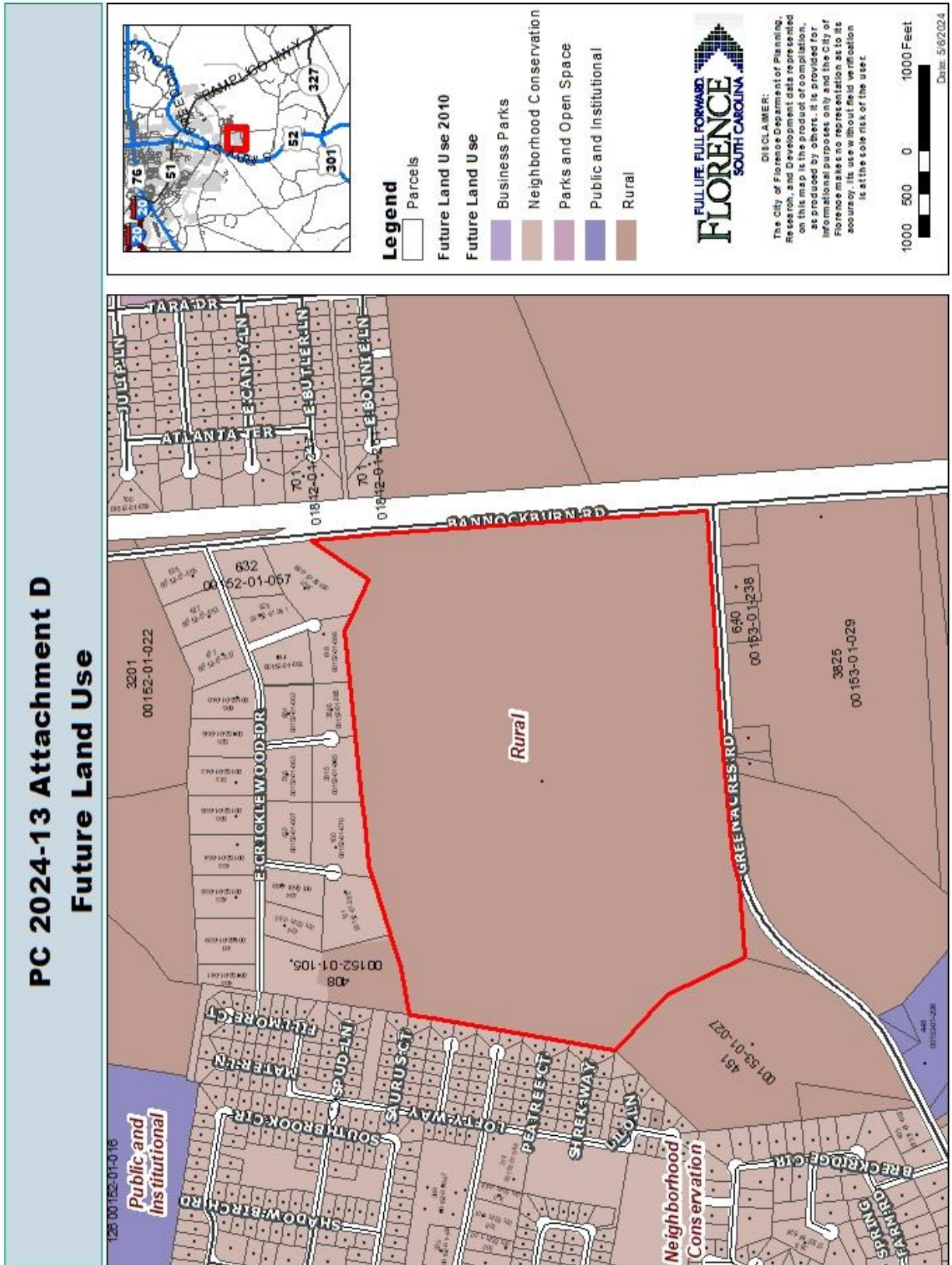
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan

Attachment A: Vicinity Map

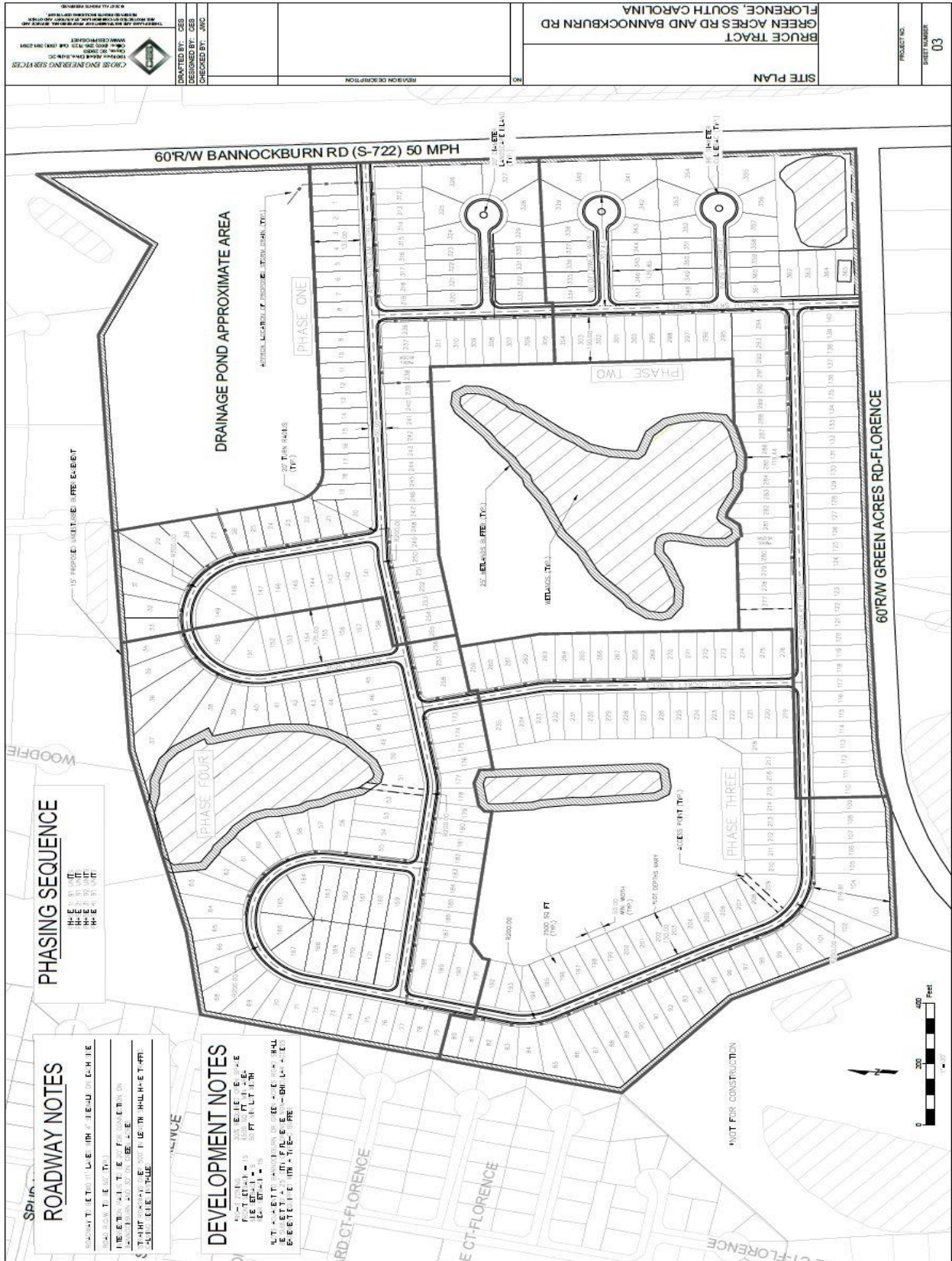








Attachment E: Sketch Plan



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MAY 14, 2024**

AGENDA ITEM: PC-2024-14 Request to rezone the parcel at 1401 Fairfax Road from OSR to NC-15, identified as Florence County Tax Map Number 90029-01-005.

I. IDENTIFYING DATA:

Property Owners	Tax Map Number
Joshua and Michelle Huxford	90029-01-005

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:

Current Zoning: Open Space and Recreation (OSR)
Proposed Zoning: Neighborhood Conservation-15 (NC-15)
Current Use: Single family house

North: OSR zoning, vacant land, floodplain
South: NC-15 zoning, single family
East: OSR zoning, vacant land, floodplain
West: NC-15 zoning, single family; NC-6.3 zoning, apartments

IV. POINTS TO CONSIDER:

- (1) The 2.24 acre parcel is situated next to the Jeffries Creek floodway. It was zoned R-1 on the previous zoning map from 2008, which is a single family residential designation that permits single family detached uses only.
- (2) The current zoning map was adopted on January 15, 2018, and at that time this lot was mistakenly zoned Open Space and Recreation (OSR), which permits passive recreational uses only.
- (3) The zoning discrepancy was brought to staff’s attention during an appraisal of the house. If the existing house is destroyed in any way, the owners could not rebuild it under the OSR zoning.
- (4) Staff is applying on the owners’ behalf to rezone the parcel to Neighborhood Conservation-15 (NC-15) to protect the home and bring the lot’s zoning into conformity with the remainder of the neighborhood.

- (5) Land uses of the adjacent properties are a mixture of natural areas, apartments, and single family residential.
- (6) The Future Land Use Map designates this parcel as Parks and Open Space, and therefore needs to be corrected as well.

IV. OPTIONS:

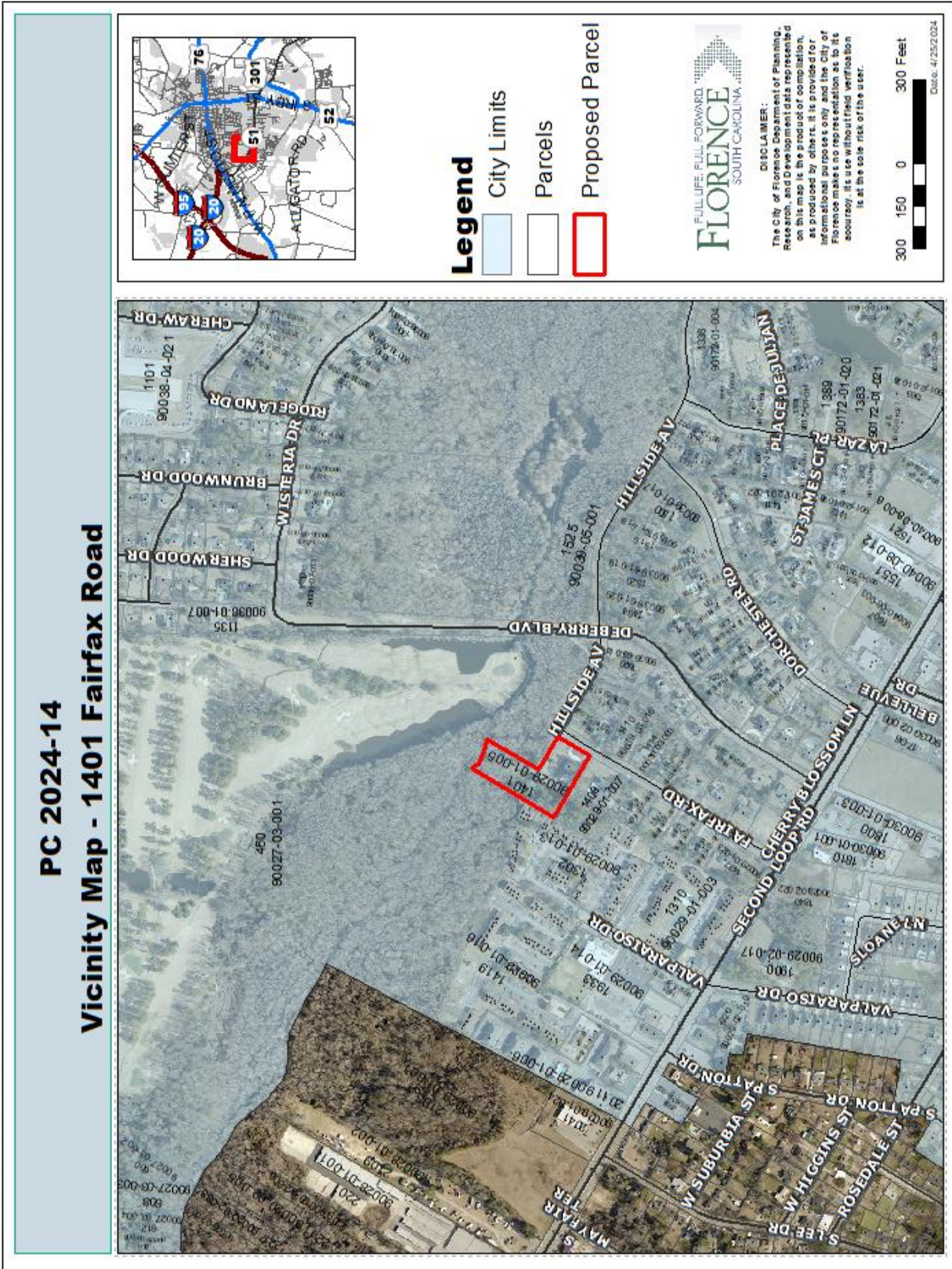
Planning Commission may:

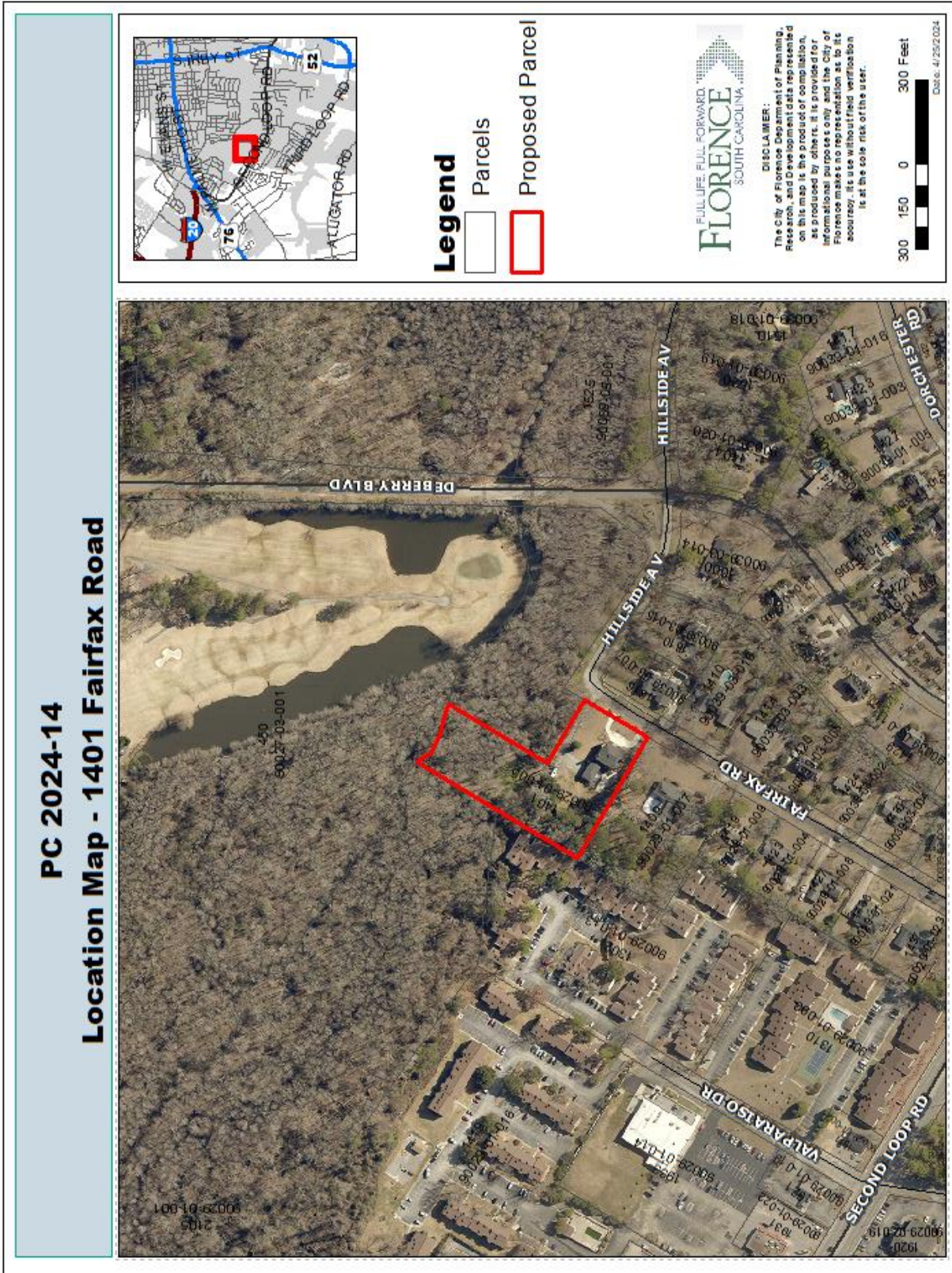
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

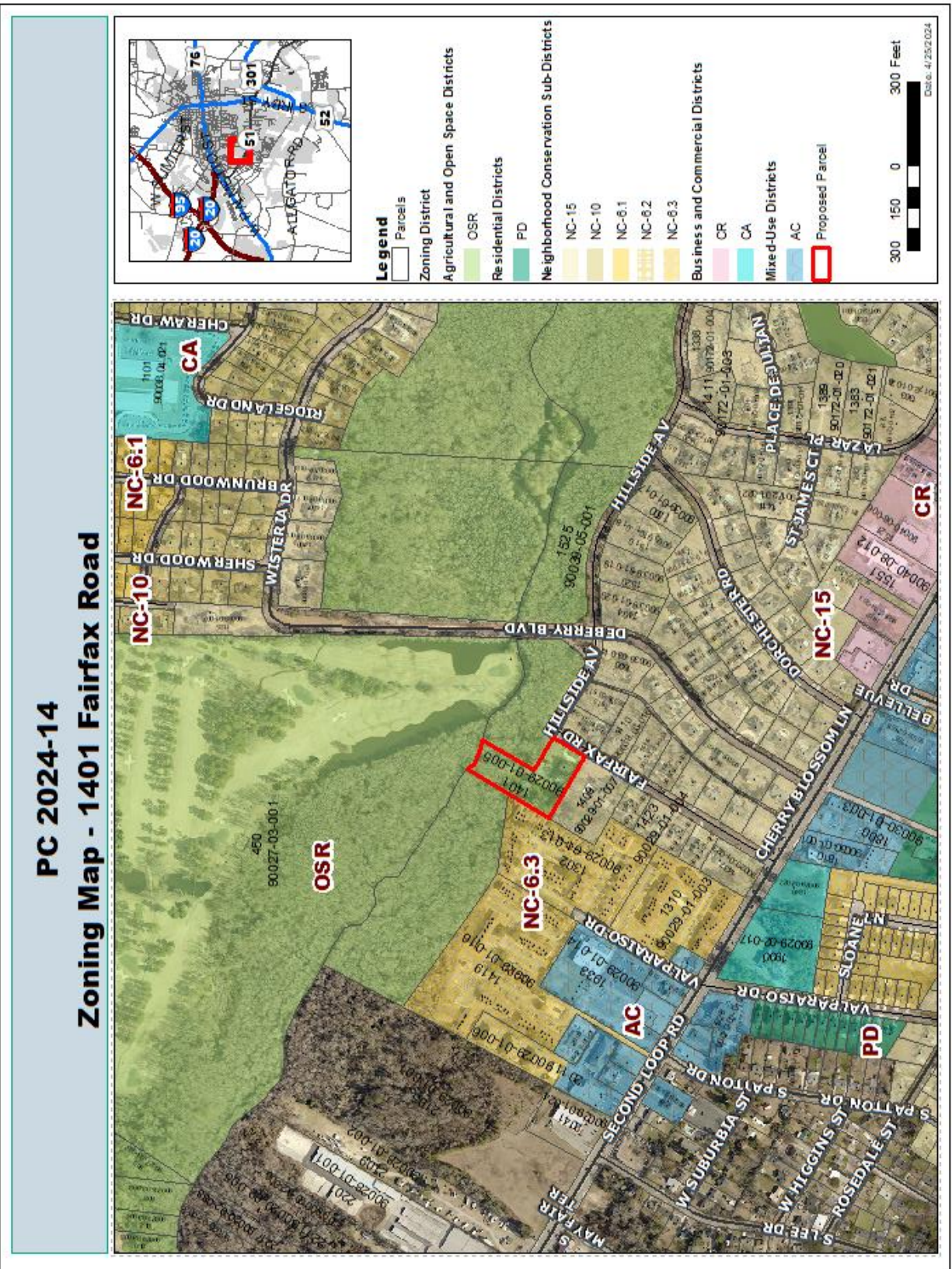
V. ATTACHMENTS:

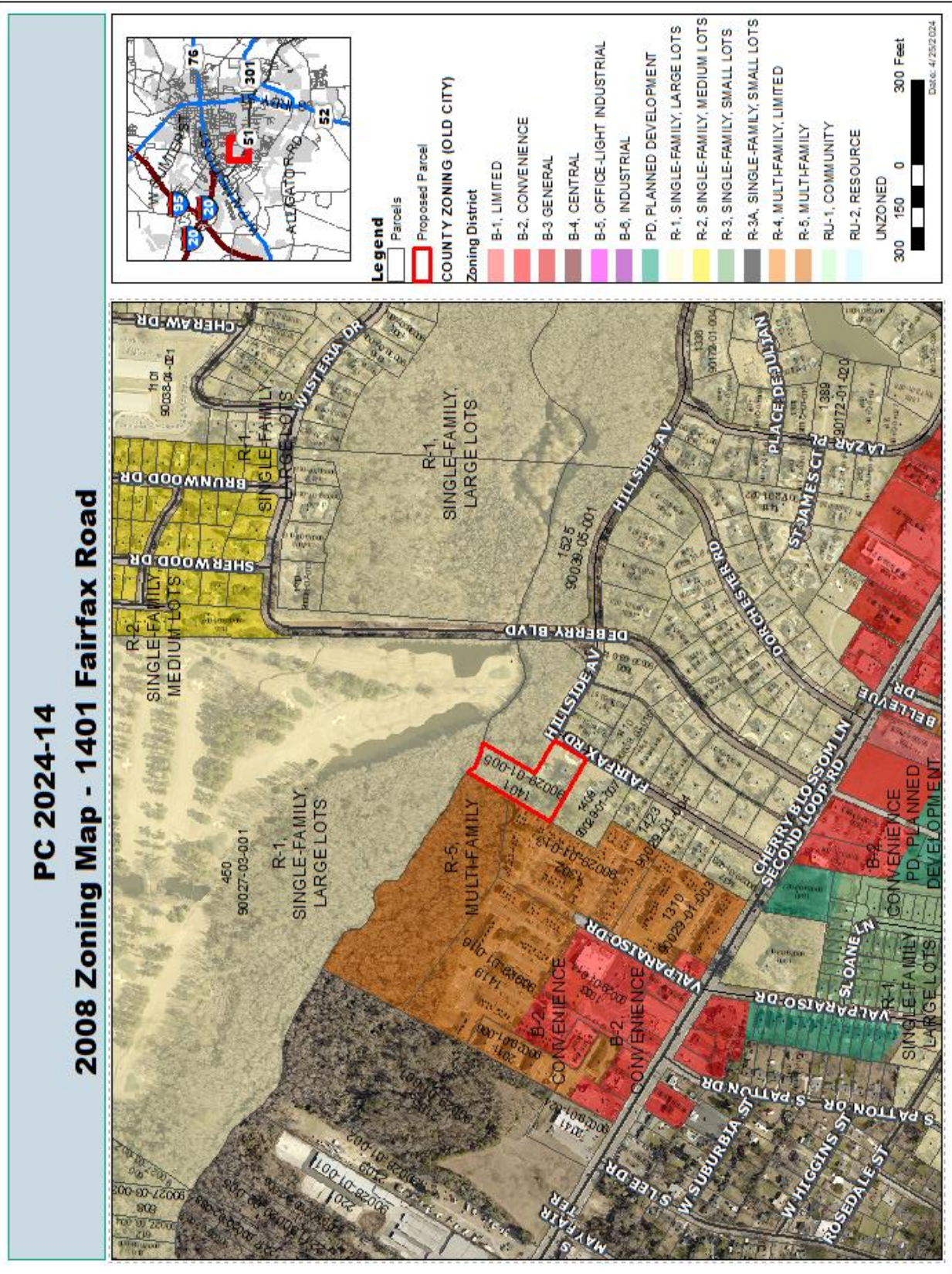
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) 2008 Zoning Map
- E) Future Land Use Map
- F) Site Photos

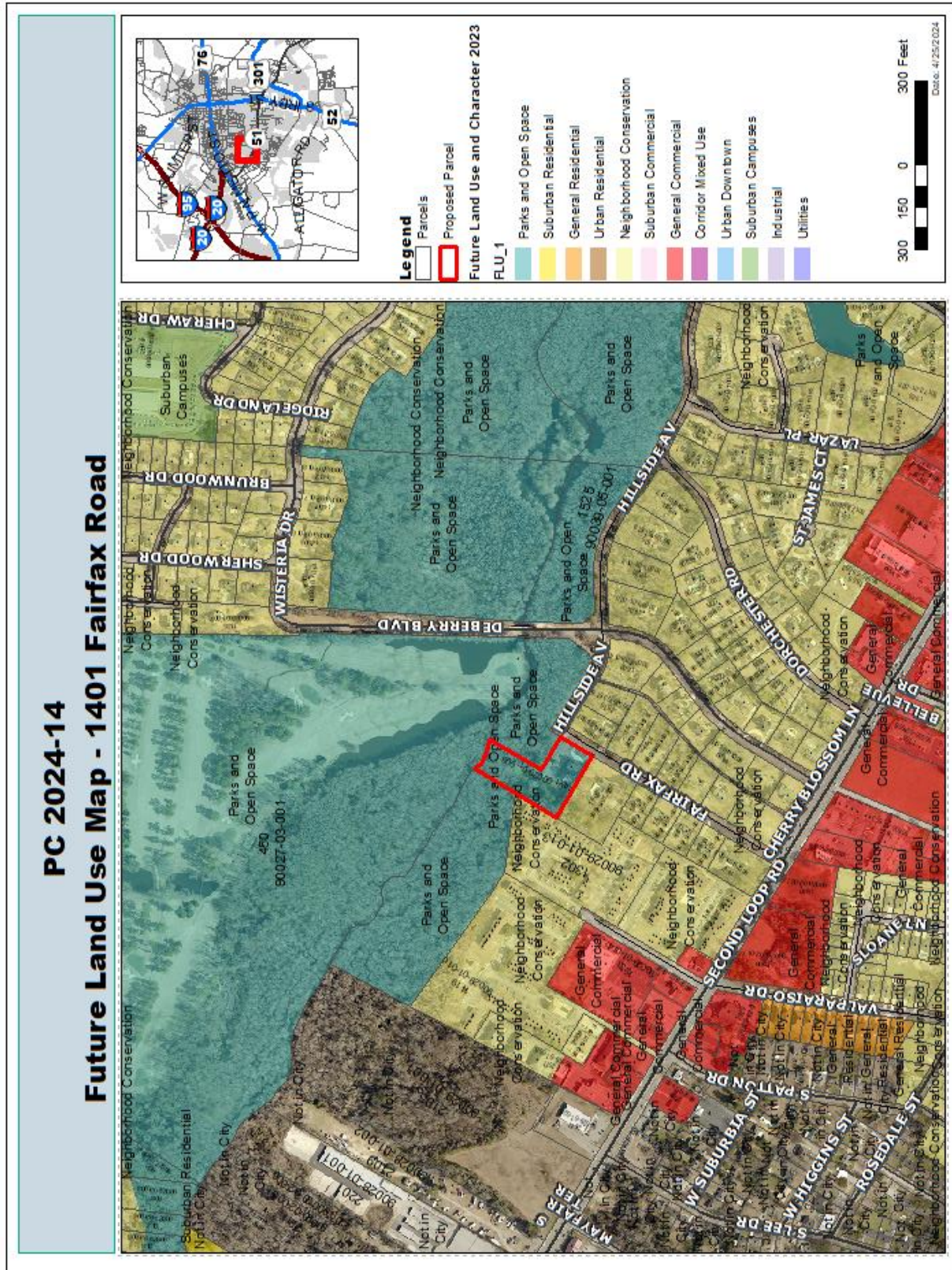
Attachment A: Vicinity Map











Attachment F: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MAY 14, 2024**

AGENDA ITEM: PC-2024-15 Request for sketch plan review of Magnolia Farms Subdivision Phases VI-IX.

I. IDENTIFYING DATA:

Developer	Lots	Tax Map Number	Acreage
DR Horton Inc.	Phase VI - 78	169-00-01-029 & 00072-01-007	31.35
	Phase VII - 80	00169-00-01-027 & 00072-01-022	28.04
	Phase VIII – 83	00072-01-022	25.74
	Phase IX - 50	169-00-01-027 & 00072-01-022	24.23

II. GENERAL BACKGROUND DATA:

Current Zoning: General Residential-3 (RG-3)
Current Use: Undeveloped, Vacant
Project Name: Magnolia Farms Phases VI-IX
Proposed Use: Single-Family Residential Subdivision

III. SURROUNDING LAND USE AND ZONING:

North: General Residential-3 (RG-3) & Vacant, Unzoned
(Florence & Darlington Counties)
East: General Residential-3 (RG-3) & The Meadows Subdivision,
Unzoned (Florence County)
South: General Residential-3 (RG-3) – Magnolia Farms Phases I-V
West: General Residential-3 (RG-3) & Vacant, Unzoned
(Florence & Darlington Counties)

IV. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. These parcels were part of a ten-parcel annexation consisting of 301.50 acres in both Florence and Darlington counties. Planning Commission recommended the annexation to City Council which approved the annexation on December 12, 2022. Magnolia Farms Phases I and II Sketch Plan received Planning Commission approval at the February 14, 2023 meeting, and Phases III-IV received approval on June 13, 2023.

Magnolia Farms Phases VI-IX is now on the agenda for Sketch Plan review. These phases include parcels contained within Darlington County that have previously been annexed into the City (TMNs 169-00-01-027 and -029).

V. POINTS TO CONSIDER:

- (1) The subdivision is being developed as a “conventional” type subdivision and this Sketch Plan consists of 315 total lots, each of which is required to have a minimal area of at least 6,000 square feet and minimal street frontage of at least 60 feet. There are 78 lots in Phase VI, 80 lots in Phase VII, 83 lots in Phase VIII, and 50 in Phase IX. The total acreage consists of 109.35, with all acreage being developed.
- (2) This Sketch Plan is a continuation of the Magnolia Farms Subdivision which is proposed to encompass a total 301.50 acres within 10 parcels for a total of 879 lots spanning both Florence and Darlington Counties over the next 10 years.
- (3) City water and sewer services are available to the property. The property’s stormwater system is under the jurisdiction of the City of Florence’s Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City’s Engineering Department and inspections for compliance to be conducted by the City’s Compliance Assistance Department.
- (4) The proposed street names have been compared to the database and are acceptable.
- (5) The applicant is requesting variances (Attachment J) from:
 - a. UDO Section 4-13.3.6 to exceed the 400’ maximum length for dead end cul-de-sacs which is proposed to be 700’ in length in Phase VI on Little Gem Lane, a variance of 300’. The length of the cul-de-sac is measured from the intersection of Royal Star Lane to the furthest point in the cul-de-sac. The 400’ requirement is to minimize the amount of time taken for emergency vehicles, including fire trucks, to turn around in case of an emergency. Staff supports the variance as requested.
 - b. UDO Section 4-13.39.9 to employ a longitudinal curve more acute than permitted by the ordinance. A longitudinal curve with a radius of 150’ is the minimum prescribed by the code for a local street. The applicant is requesting using a longitudinal curve with a radius of 100’ on Little Gem Lane and Royal Star Lane as shown in the Variance Request Letter.
- (6) Following sketch plan approval, the developer will be required to provide a full Development Plan submittal package to staff for review prior to any construction taking place.

VI. ATTACHMENTS:

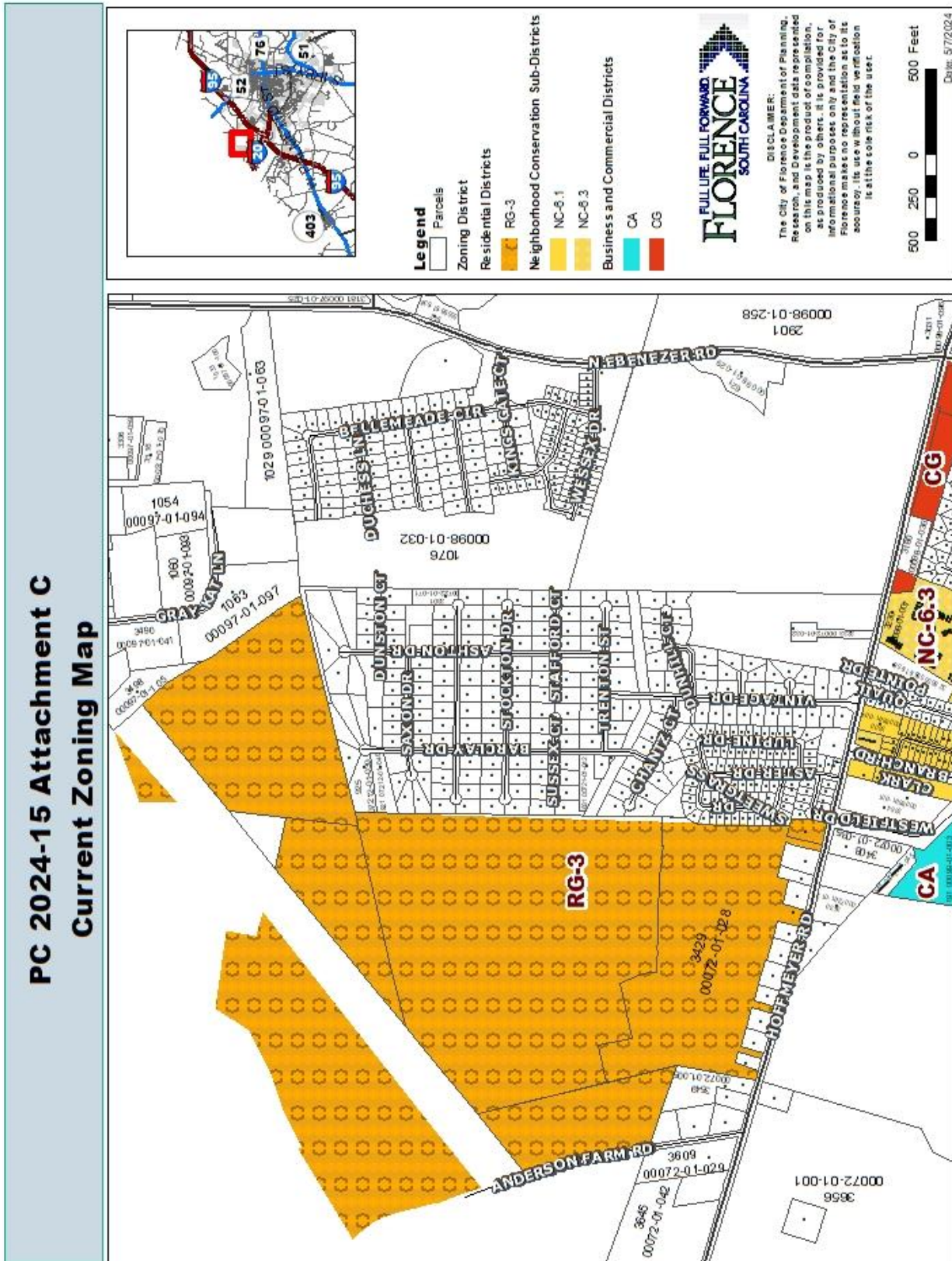
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Overall Master Plan
- F) Phase VI
- G) Phase VII
- H) Phase VIII
- I) Phase IX
- J) Variance Request Letter

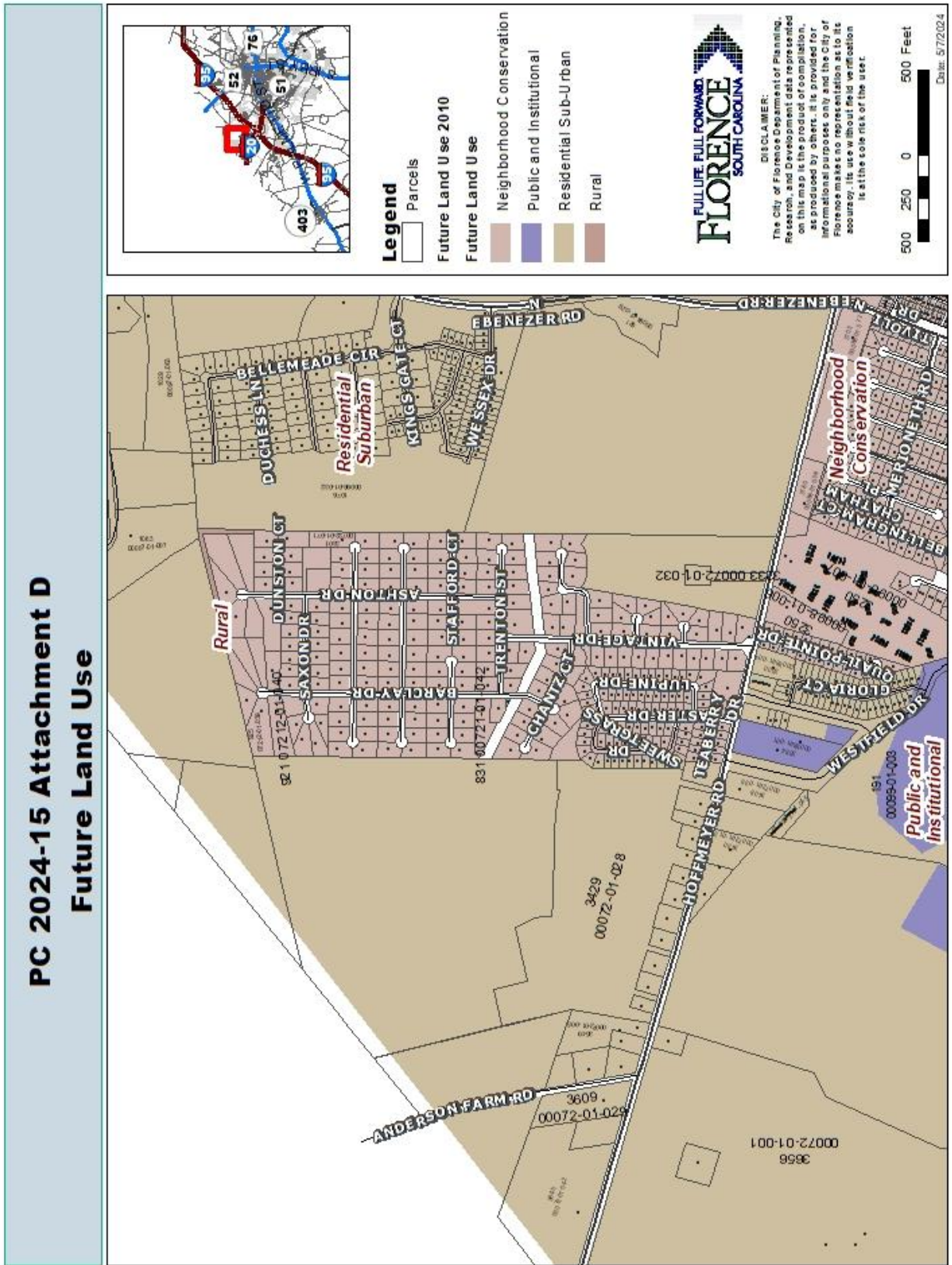
Attachment A: Vicinity Map



Attachment B: Location Map







Attachment E: Overall Master Plan



LOT CHART	
LOT	AREA
75	0.15
76	0.15
77	0.15
78	0.15
79	0.15
80	0.15
81	0.15
82	0.15
83	0.15
84	0.15
85	0.15
86	0.15
87	0.15
88	0.15
89	0.15
90	0.15
91	0.15
92	0.15
93	0.15
94	0.15
95	0.15
96	0.15
97	0.15

ROWE PROFESSIONAL SERVICES COMPANY
 P.O. BOX 144-1020
 FLORENCE COUNTY, SOUTH CAROLINA
 6009 N. Kings Highway
 Myrtle Beach, SC 29577
 WWW.ROWEPS.COM
 TEL: (843) 448-3936
 FAX: (843) 444-1020

MAGNOLIA FARMS
 PHASE 6-9
 D.L. HORTON
 FLORENCE COUNTY, SOUTH CAROLINA

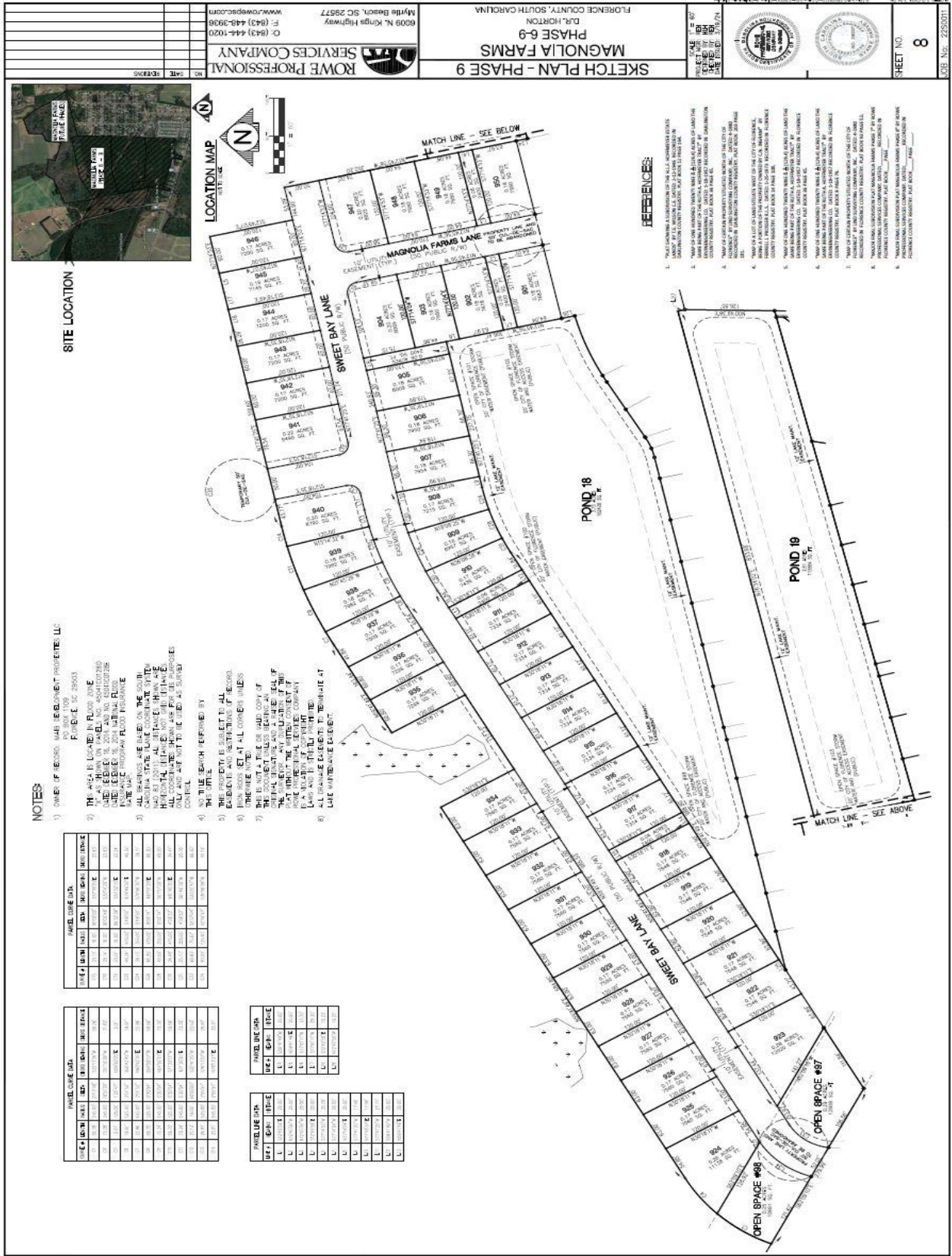
PROJECT NO. 2252001
 SHEET NO. 9
 DATE: 07/24/2024

3 DAYS BEFORE DIGGING IN
 SOUTH CAROLINA
CALL 1-888-721-7877
 PALMETO UTILITY PROTECTION SERVICE

Attachment F: Phase VI









6009 N. Kings Highway
Myrtle Beach, SC 29577 | (843) 444-1020
www.rowepsc.com

May 2, 2024

Eddie Weaver
City of Florence – Planning, Research, & Development
324 W Evans Street
Florence, SC 29501

RE: Formal Variance Request

Dear Mr. Weaver:

We are requesting a variance to exceed the 400' maximum length for dead end cul-de-sacs (Section 4-13.3.6). This occurs on Little Gem Lane at the intersection of Royal Star Lane in Phase 6 of the Magnolia Farms development. The parcel is bordered by a 90' Duke Power easement to the north and Anderson Farm Road to the west. Due to the geometry of the parcel, the current configuration of the road provides the optimal lot count and stormwater needs. The existing land owner is retaining the land on other side of the power easement, thus there will be no development occurring and eliminates the need for a road to continue.



SINCE 1962

Flint, MI | Lapeer, MI | Farmington Hills, MI | Kentwood, MI | Mt. Pleasant, MI | Oscoda, MI | Grayling, MI | Myrtle Beach, SC

We are also requesting a variance for longitudinal roadway curves to be a minimum radius of 100' (Section 4-13.3.9). The proposed speed limit is 15 mph and the centerline radius is 100'. This occurs at two locations; Little Gem Lane in Phase 6 and Royal Star Lane in Phase 8.



Image 1: Little Gem Lane



Image 2: Royal Star Lane

Sincerely,
ROWE Professional Services Company

Ashley Baldes
Project Engineer