

**CITY OF FLORENCE PLANNING COMMISSION**  
**CITY CENTER – COUNCIL CHAMBERS**  
**324 WEST EVANS STREET, FLORENCE, SC**  
**TUESDAY, JUNE 13, 2023 – 6:00 P.M.**  
**REGULAR MEETING AGENDA**

- I. Call to Order**
  
- II. Invocation**
  
- III. Approval of Minutes**                      Special called meeting on May 3, 2023
  
- IV. Public Hearing and Matter in Position for Action**  
  
PC-2023-15      Request to rezone a parcel located at 619 South Church Street from AC to NC-6.3, specifically identified as Florence County Tax Map Number 90104-02-019.
  
- V. Public Hearing and Matter in Position for Action**  
  
PC-2023-16      Request to rezone two parcels located at 235 East Howe Springs Road from CA to NC-6.3, specifically identified as Florence County Tax Map Numbers 00152-01-017 and 00152-01-127.
  
- VI. Matter in Position for Action**  
  
PC-2023-17      Request for sketch plan review of a portion of the Magnolia Farms subdivision phases III-V, specifically identified as Florence County Tax Map Number 00072-01-022.
  
- VII. Adjournment**      Next regular meeting is scheduled for July 11, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA  
PLANNING COMMISSION  
MAY 3, 2023 MINUTES  
SPECIAL CALLED MEETING**

**MEMBERS PRESENT:** Drew Chaplin, Betty Gregg, Robby Hill, Charles Howard, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Vanessa Murray

**MEMBERS ABSENT:** Dorothy Hines

**STAFF PRESENT:** Clint Moore, Derek Johnston, and Alane Zlotnicki

**CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

**INTRODUCTION:** Chairman Chaplin explained that this was a special called meeting regarding the case that the Commission has addressed several times and that City Council had returned the case to the Commission to look at again. He explained that it did not include a public hearing, and that all discussion would be amongst the Commissioners only.

**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 April 11, 2023 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Mr. Keith seconded, and the motion passed unanimously (8-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**PC-2023-03 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3, specifically identified as Florence County Tax Map Number 00150-01-140.**

Chairman Chaplin explained that because his company was involved with the sale of the property, he was recusing himself from the case. He read the introduction to PC-2023-03 then asked Charles Howard to take over as vice-chairman. He reiterated that there would be no public hearing tonight and asked Mr. Moore to explain the situation.

Mr. Moore explained that in January 2023 the applicant asked to rezone the parcel from NC-15 to NC-6.3; at that time there was some question as to whether the parcel was part of the Kirkwood subdivision so the applicant deferred to February to enable the staff to look into the questions raised. In February 2023 the Planning Commission voted 4 to 1 to recommend the zoning designation of NC-6.1 to City Council. On March 13, City Council heard the case and deferred a vote until they could receive additional information regarding stormwater from the applicant and his engineer. At the April 10 City Council meeting they referred the case back to Planning Commission to look at further impact on the density. Since then staff has discovered that the case has to have a decision made from both Planning Commission and City Council, so to resolve the matter as quickly as possible, this special called meeting was scheduled so that Commission could have a recommendation for City Council's regular meeting on May 8.

Mr. Moore presented the staff report again as a refresher, indicating the location of different zoning districts and land uses in the area. He presented a letter from the engineer as well as a sketch of improvements they are proposing to reroute the ditches that provide drainage in the area. Existing ditches are overgrown and

blocked and they plan to reestablish those. He pointed out that any future development is required to submit stormwater plans so all the requirements will be worked out at that time. The engineer's letter also addressed the traffic concerns; the rezoning would only result in 3 additional lots over what is currently permitted. The letter also addressed the concerns about impervious surface between four versus the seven proposed lots.

Mr. Moore addressed the confusion from the last meeting regarding what Commission has the ability to recommend. He said that they recommended NC-6.1, but they also may recommend other zoning designations. He directed their attention to the chart of zoning options in their packets. City staff recommended NC-6.1 rather than the requested NC-6.3, but Commission can recommend anything between NC-6.1 and NC-15. They can recommend anything less intense than the NC-6.1 density without requiring a new public hearing.

Chairman Howard asked the Commissioners if they had any questions for staff. Dr. Lawhon asked Mr. Moore to go back to the aerial map. He clarified that multi-family was to the east and the west had Kirkwood subdivision. Mr. Moore said that the large open area across from the parcel in question is in Kirkwood subdivision and will fall under the restrictions for that development. Dr. Lawhon asked about the previous meetings, how it was packed with homeowners from the area in opposition to the requested rezoning. Mr. Moore said that a petition from most of the subdivision had been submitted.

Mr. Keith said he watched the City Council meeting, and clarified that they sent it back to Commission and asked if they'd received everything they were supposed to; Mr. Moore said that yes, Commission had been given what was requested from the applicant and his engineer. Mr. Keith clarified that state and City codes had to be met regardless of their decision; Mr. Moore said that was correct.

Dr. Lawhon pointed out that there is a significant drainage problem in the area and he's not sure how rerouting stormwater would alleviate the problem for the area. He asked if rerouting it would make a difference. Mr. Moore said that the stormwater department would require more information at the time of development.

Chairman Howard agreed that a lot of time was spent discussing water issues, but that's not Commission's place to solve, it's staff's responsibility. The Commission is charged with looking at density and intensity and how the change in zoning would affect the neighborhood, not worry about the stormwater issues.

Mr. Moses said that it was zoned NC-15 for a reason, and he isn't comfortable with rezoning it without a really good reason. Dr. Lawhon asked Mr. Moore how long it's been zoned that; he said since the City took over zoning. Chairman Howard pointed out that the property was already zoned NC-15 when the applicant purchased it.

Mr. Keith clarified that the request was originally for 50 feet wide lots, the Commission recommended 60 feet wide lots, but can also recommend 80 feet wide lots. Mr. Moore said that was correct.

Ms. Murray asked if the applicant was aware of the zoning and the restrictions when he purchased it; it was agreed that he did.

Chairman Howard said that he likes to look at the impact on the community whenever they are asked about a zoning change; they have to look out for the community as well as the developer, but when the entire neighborhood comes out in opposition, the burden of proof is on the developer to show there won't be an impact.

Mr. Hill pointed out that if all someone has to do is pack the room to influence decisions, then the City was doomed; they need to follow the law. The neighbors are not drainage experts either.

Chairman Howard said that their charge was to look at the impact of the density change and listen to the neighborhood as needed.

Dr. Lawhon pointed out that they do follow the law like they did with the Indigo Townes project even though the room was full. Mr. Moses pointed out that it was purchased knowing the zoning.

Chairman Howard asked if the commissioners had any other questions for staff. There being no other questions or comments, he called for a motion.

Mr. Moses moved to deny the rezoning request as submitted and leave the zoning at NC-15; Ms. Gregg seconded the motion, and the motion passed 6-1, with Chairman Chaplin recused from voting and Robby Hill voting against the denial.

**ADJOURNMENT:** There being no other business, Chairman Howard asked for a motion to adjourn. Mr. Moses moved to adjourn, Ms. Murray seconded, and the motion passed unanimously (8-0). Chairman Howard adjourned the meeting at 6:38 p.m. The next regular meeting is scheduled for June 13, 2023.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
JUNE 13, 2023**

**AGENDA ITEM:      PC-2023-15      Request to rezone a parcel located at 619 South Church Street from AC to NC-6.3, specifically identified as Florence County Tax Map Number 90104-02-019.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Numbers</b>
<b>Mildred Hiers Muldrow</b>	<b>90104-02-019</b>

**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:**                      Activity Center (AC)  
**Proposed Zoning:**                  Neighborhood Conservation-6.3 (NC-6.3)  
**Current Use:**                          Vacant Lot  
**Proposed Use:**                        Single-Family Home

**North:**                                  Activity Center (AC): Single-Family Homes  
**South:**                                 Activity Center (AC): Single-Family Homes  
**East:**                                  Neighborhood Conservation-6.3 (NC-6.3):  
   Multifamily (Mt. Zion AME Apartments)  
**West:**                                  Activity Center (AC): Commercial Buildings & Single-Family Homes

**IV. POINTS TO CONSIDER:**

- (1) The current zoning for 619 South Church Street is Activity Center (AC), which is intended for mixed use development outside of the Central Business District (CBD). The AC zoning district does not permit the construction of a single-family detached home as the applicant desires.
- (2) The lot is currently vacant, but a survey of the property revealed the home at 621 South Church Street encroaches up to 2.1' on the property of 619 South Church Street (Attachment E). The side setback for the proposed NC-6.3 is 5'. The encroachment will not change the side setback required for the future home, but Building Code fire safety measures will be a consideration for placement.

- (3) The proposed zoning is Neighborhood Conservation-6.3. The primary use permitted under the proposed zoning is single-family residential characterized by small lots. It also permits townhouses, duplexes, multiplexes, and multi-family uses with specific lot and design standard requirements.
- (4) The lot meets the dimensional requirements of the NC-6.3 zoning district for a single-family detached home per the City of Florence *Unified Development Ordinance*. The property owner wishes to build a single family detached home on the parcel.
- (5) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (6) Land uses of the adjacent properties are a mixture of single family, multi-family, and commercial, and those in the City limits are zoned AC, NC-6.3, and CG. The AC district does not permit single family detached houses, which is the owner's intended use.
- (7) Future Land Use of the parcels is Industrial.
- (8) City water and sewer services are available.
- (9) City staff recommends the lots be zoned Neighborhood Conservation-6.3 as requested. This recommendation is based on the nearby zoning, the size of the lot, the owner's plan for the lot, and the character of the existing neighborhood.

**V. OPTIONS:**

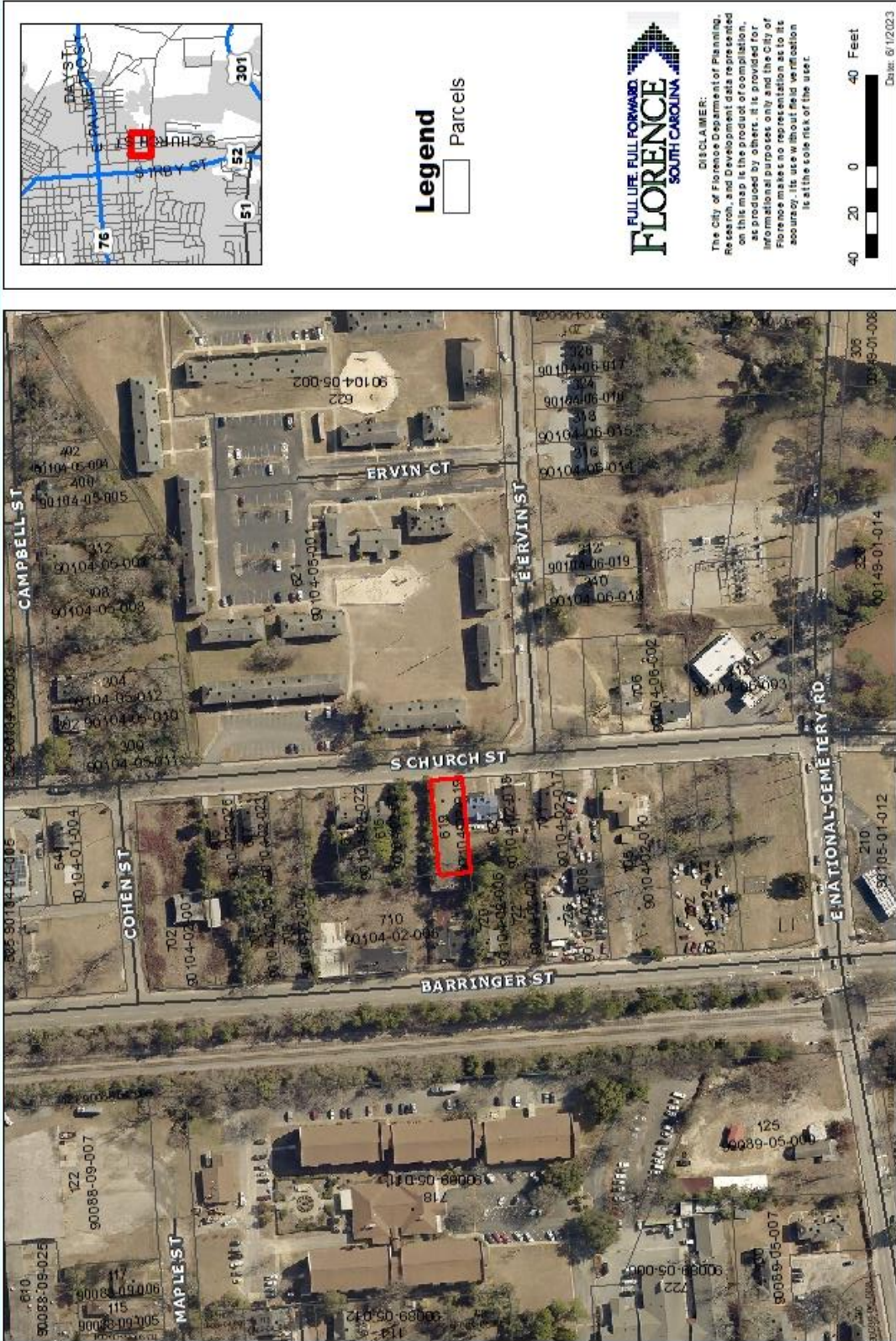
Planning Commission may:

- (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.

**VI. ATTACHMENTS:**

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

**PC 2023-15 Attachment A**  
**Vicinity Map - 619 South Church Street**

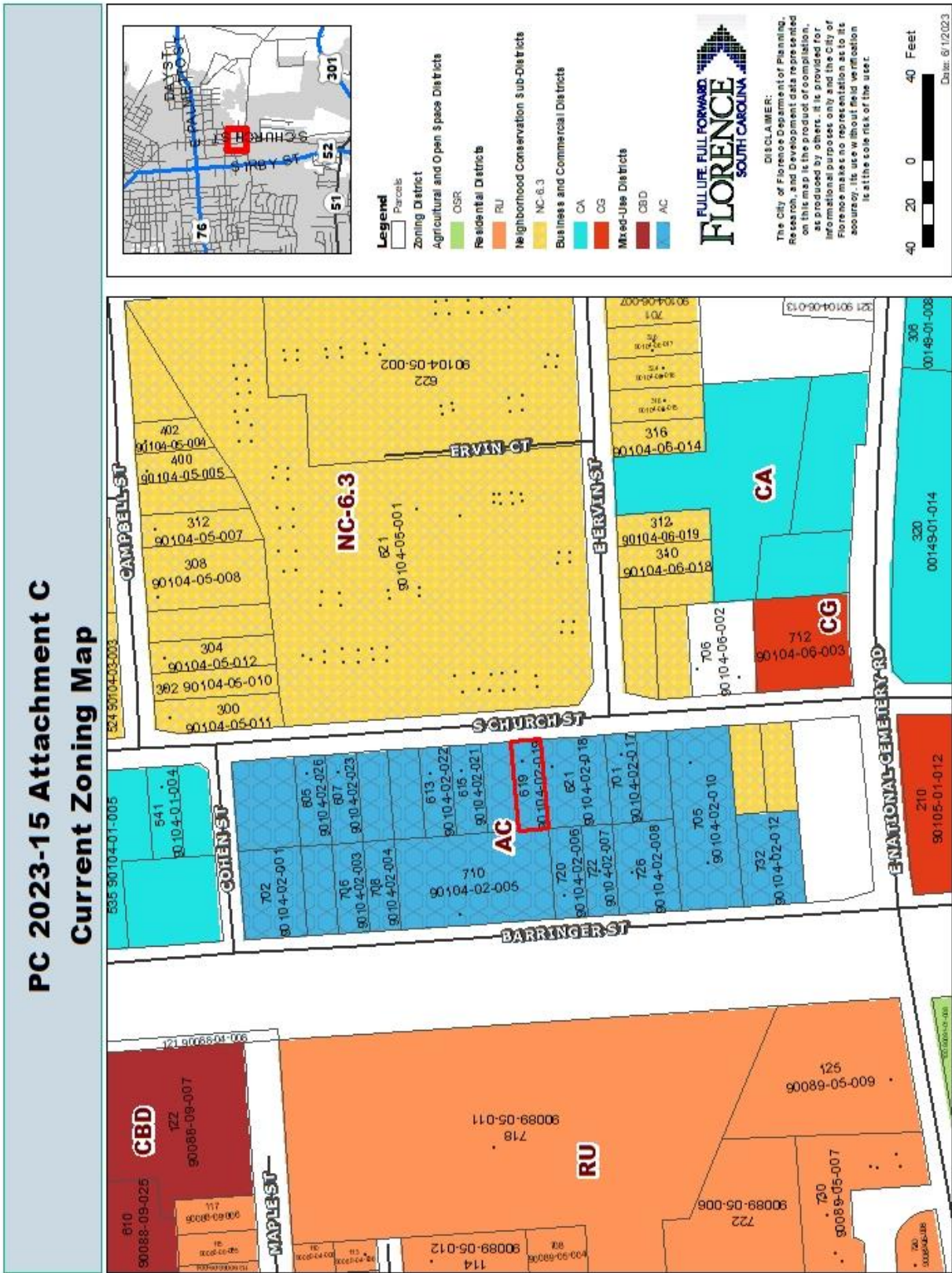


**PC 2023-15 Attachment B  
Location Map - 619 South Church Street**



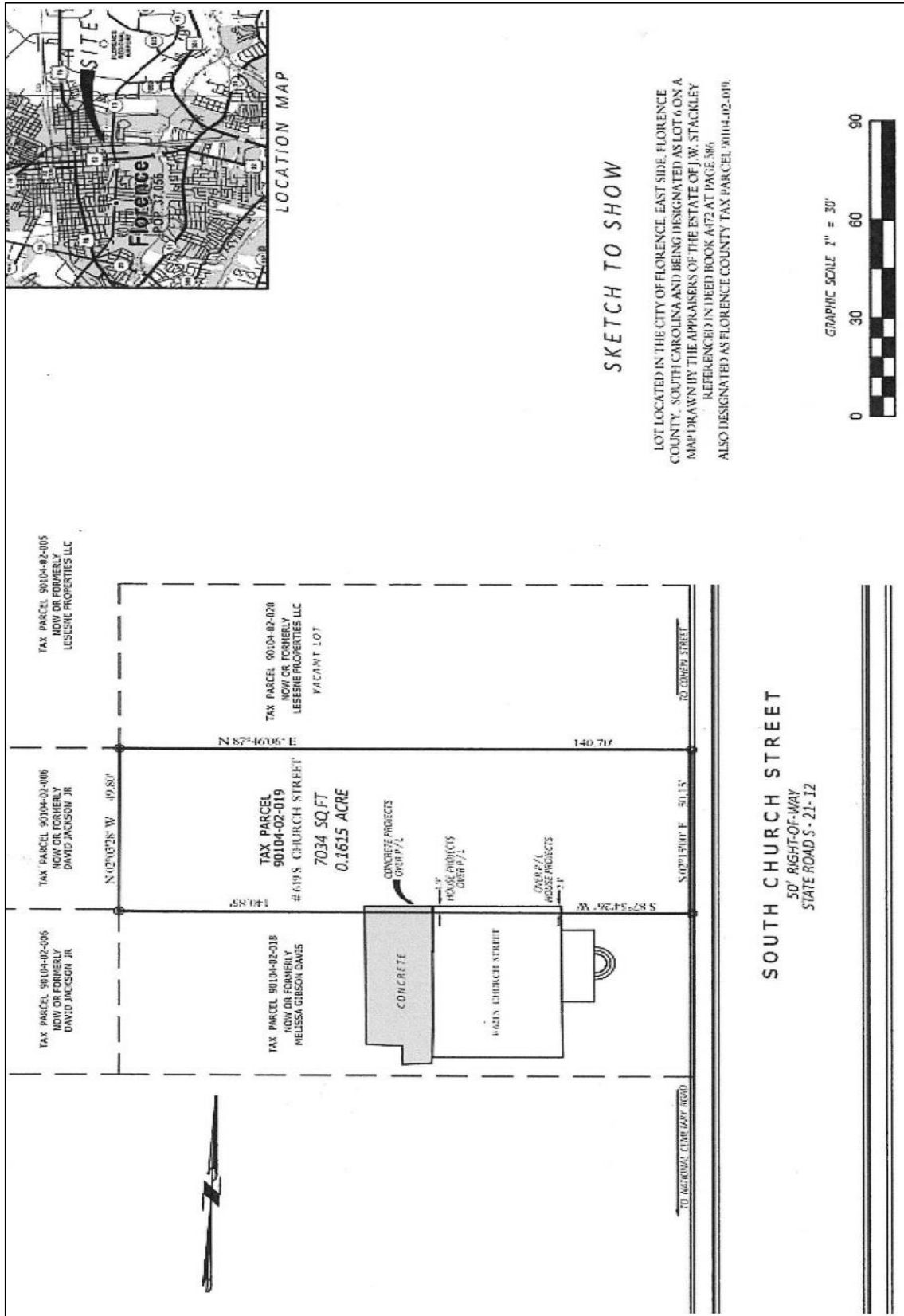


Attachment C: Current Zoning Map





Attachment E: Survey Sketch



Attachment F: Site Photos



619 South Church Street – Vacant Lot (West)



621 South Church Street – Home Encroaching 2.1'



619 South Church Street – Vacant Lot (East towards South Church Street)

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
JUNE 13, 2023**

**AGENDA ITEM: PC-2023-16 Request to rezone two parcels located at 235 East Howe Springs Road from CA to NC-6.3, specifically identified as Florence County Tax Map Numbers 00152-01-017 and 00152-01-127.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Numbers
Meditation Chapel Ministries	00152-01-017 and 00152-01-127

**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:**

<b>Current Zoning:</b>	Campus
<b>Proposed Zoning:</b>	Neighborhood Conservation-6.3
<b>Current Use:</b>	Vacant Land / Old house
<b>Proposed Use:</b>	Unspecified
<b>North:</b>	Campus: City fire station
<b>South:</b>	NC-6.3: single family detached residential
<b>East:</b>	R-1: County, single family detached residential
<b>West:</b>	Campus: vacant land; R-1: County, single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 0.77 acre lots are currently zoned Campus, which does not permit residential uses.
- (2) The applicant would like to rezone the two parcels to Neighborhood Conservation-6.3 (NC-6.3) with the intent of combining them and developing a multi-family use on the site in the future.
- (3) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 district. This includes single-family detached, single family attached, multi-plex, and multi-family residential uses.
- (4) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.

- (5) Land uses of the adjacent properties are a mixture of residential uses, institutional uses, and vacant land, with some of it being in the County.
- (6) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) There are no specific plans or projects in place at this time.
- (9) City staff does not recommend that the parcel be rezoned to NC-6.3 as requested.

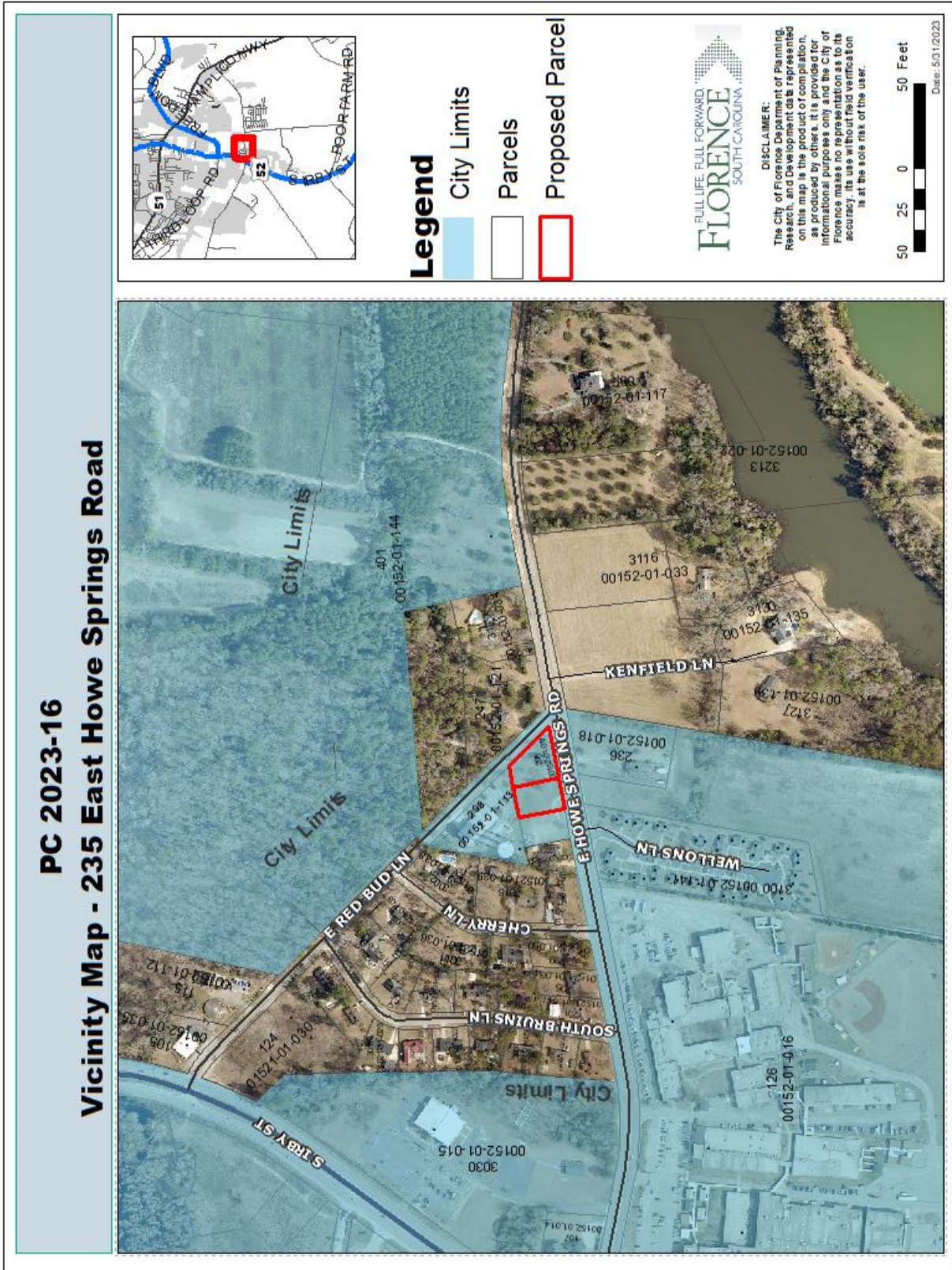
## **VI. OPTIONS:**

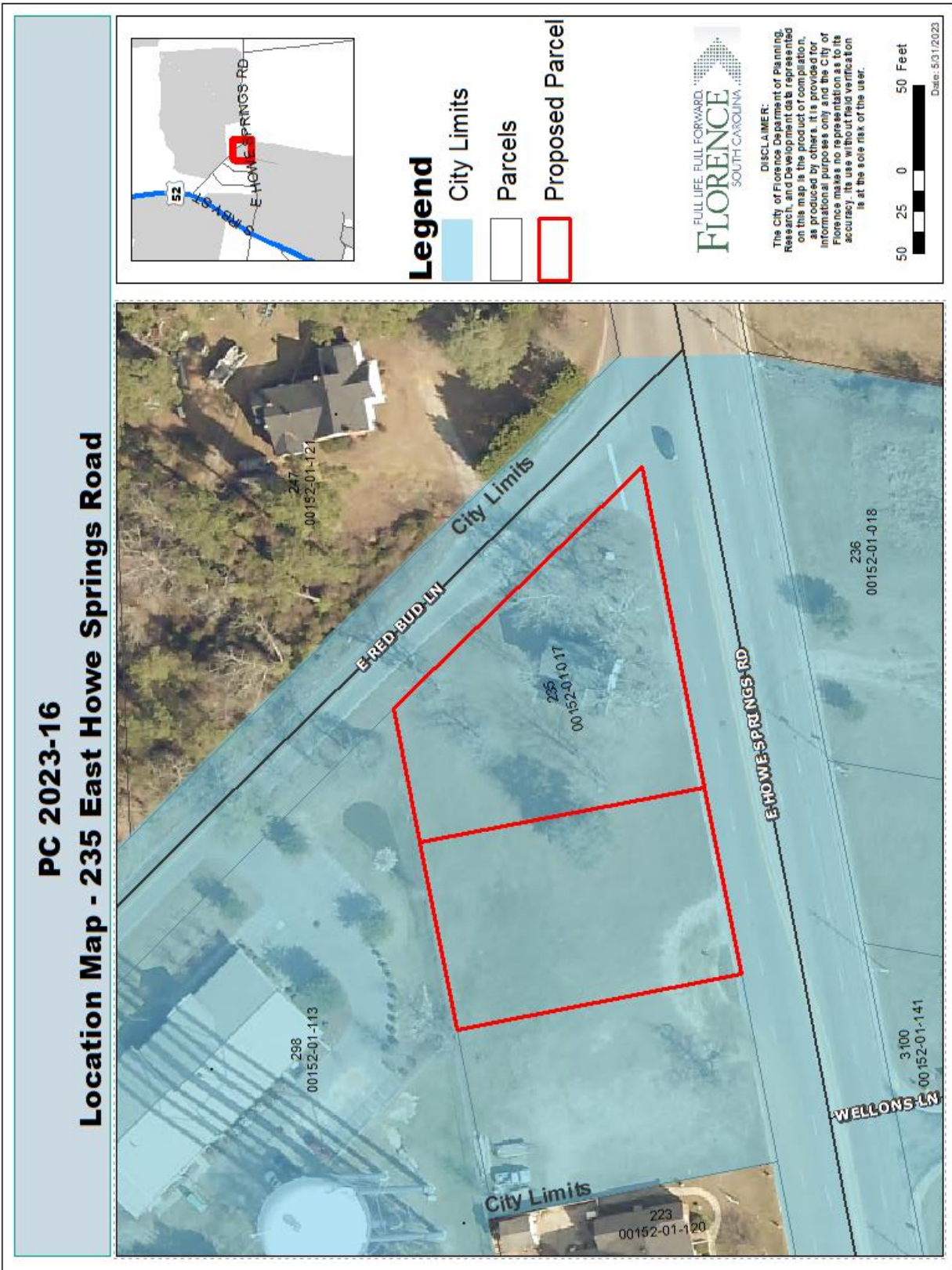
Planning Commission may:

- (5) Recommend approval of the request as presented based on the information submitted.
- (6) Defer the request should additional information be needed.
- (7) Suggest other alternatives.
- (8) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

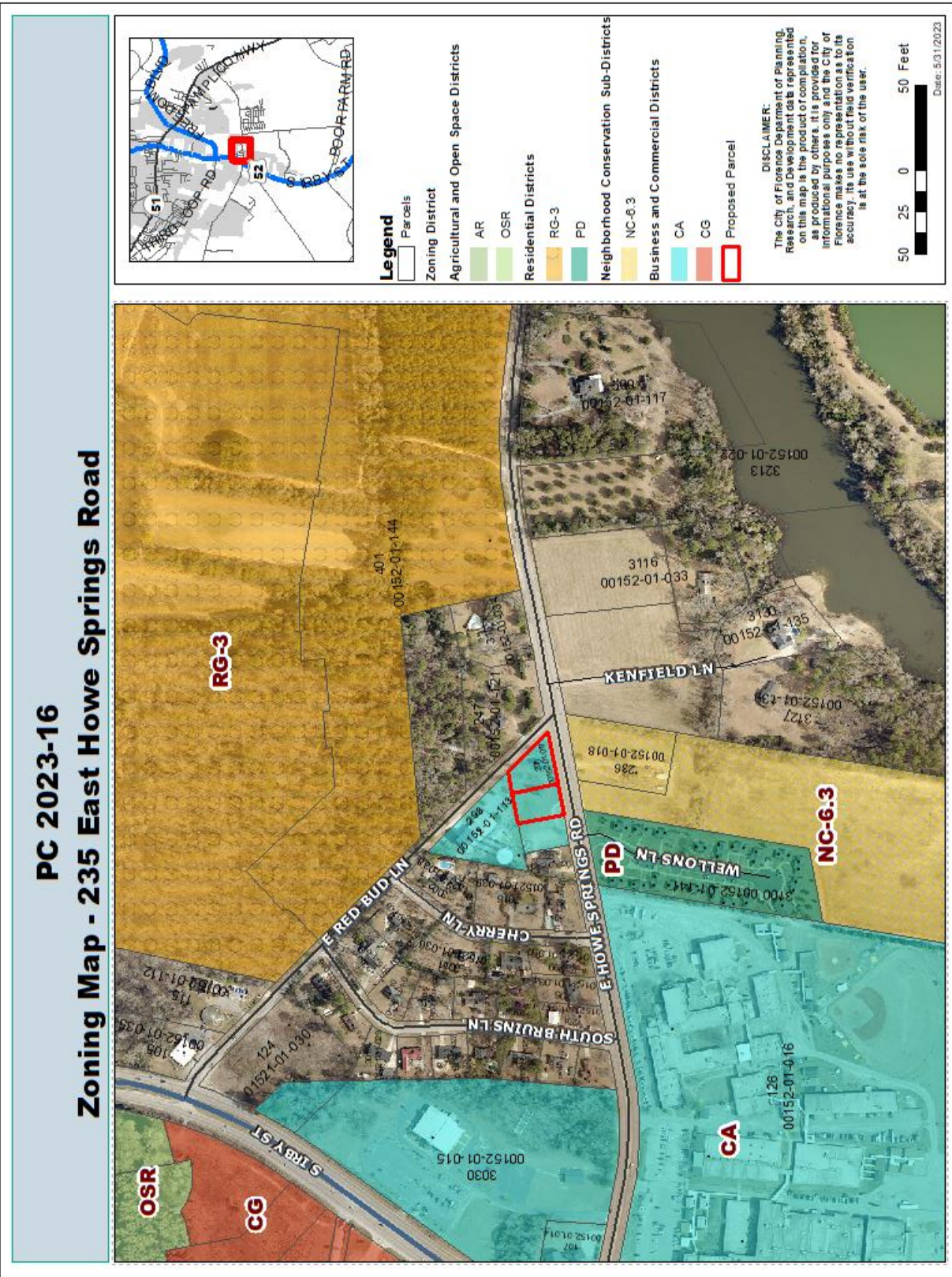
- G) Vicinity Map
- H) Location Map
- I) Zoning Map
- J) Future Land Use Map

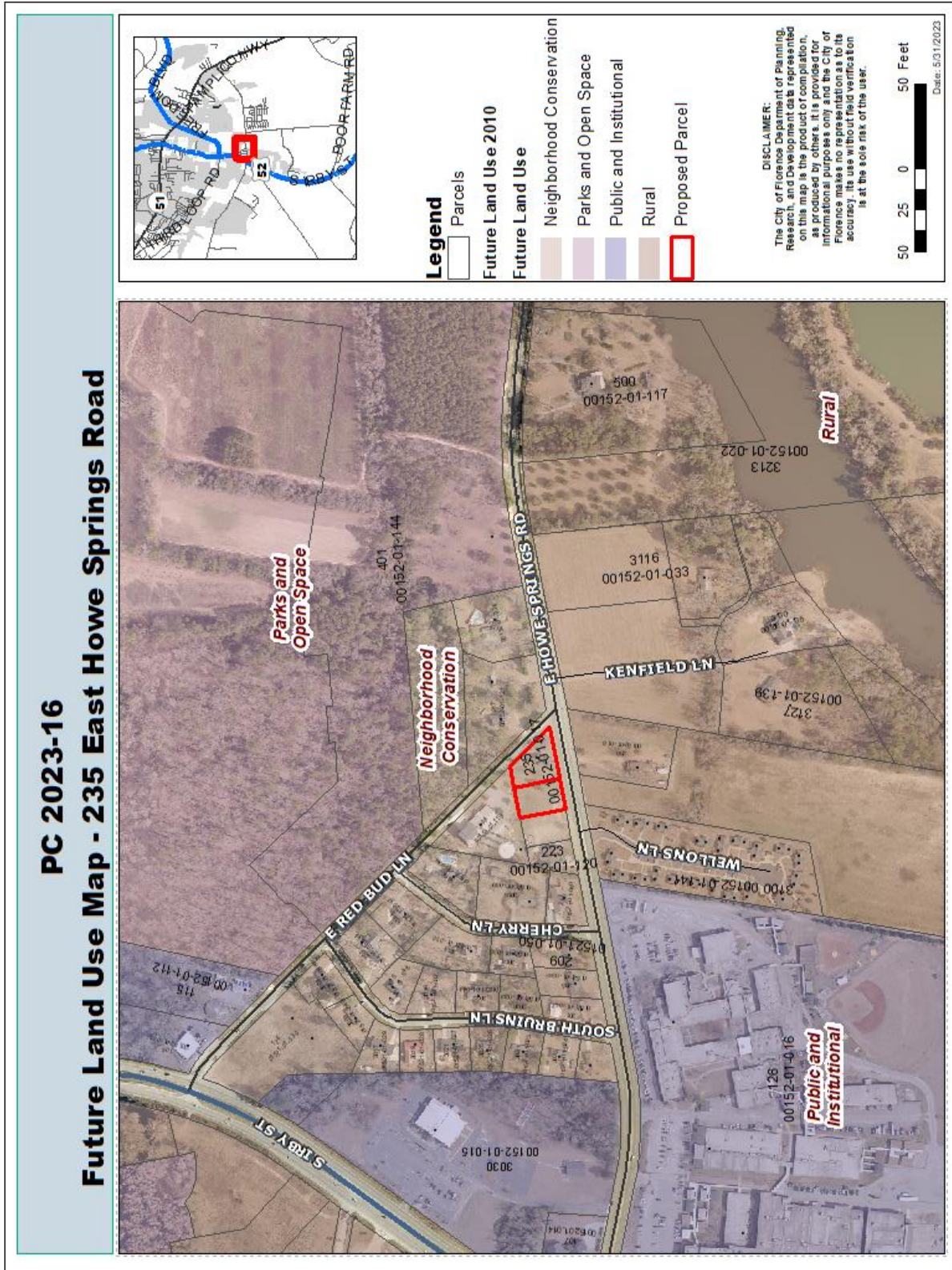






Attachment C: Zoning Map





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
JUNE 13, 2023**

**AGENDA ITEM:      PC-2023-17      Request for sketch plan review of a portion of the Magnolia Farms Subdivision Phases III-V, specifically identified as Florence County Tax Map Number 00072-01-022.**

**I.      IDENTIFYING DATA:**

Developer	Lots	Tax Map Number
DR Horton Inc.	Phase III - 57	00072-01-022
	Phase IV – 47	
	Phase V - 51	

**II.      GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	General Residential-3 (RG-3)
<b>Current Use:</b>	Undeveloped, Vacant
<b>Project Name:</b>	Magnolia Farms Phases III-V
<b>Proposed Use:</b>	Single-Family Residential Subdivision

**III.      SURROUNDING LAND USE AND ZONING:**

<b>North:</b>	General Residential-3 (RG-3) & Vacant, Unzoned (Florence & Darlington Counties)
<b>East:</b>	The Meadows Subdivision, Unzoned (Florence County)
<b>South:</b>	General Residential-3 (RG-3) – Magnolia Farms Phases I & II
<b>West:</b>	General Residential-3 (RG-3) & Vacant (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 ratified the annexation on December 12, 2022. Magnolia Farms Phases I and II received Planning Commission approval at the February 14, 2023 meeting.

A Summary Plat for DR Horton’s purchase of Phases I & II from MAIB Development Properties was executed May 31, 2023 (Attachment E) changing the parcel lines. Phases III-V are all contained within Tax Map Number 00072-01-022. Phases I and II are entirely within Tax Map Number 00072-01-028. Attachments A-D have not yet been updated to reflect the new property lines.

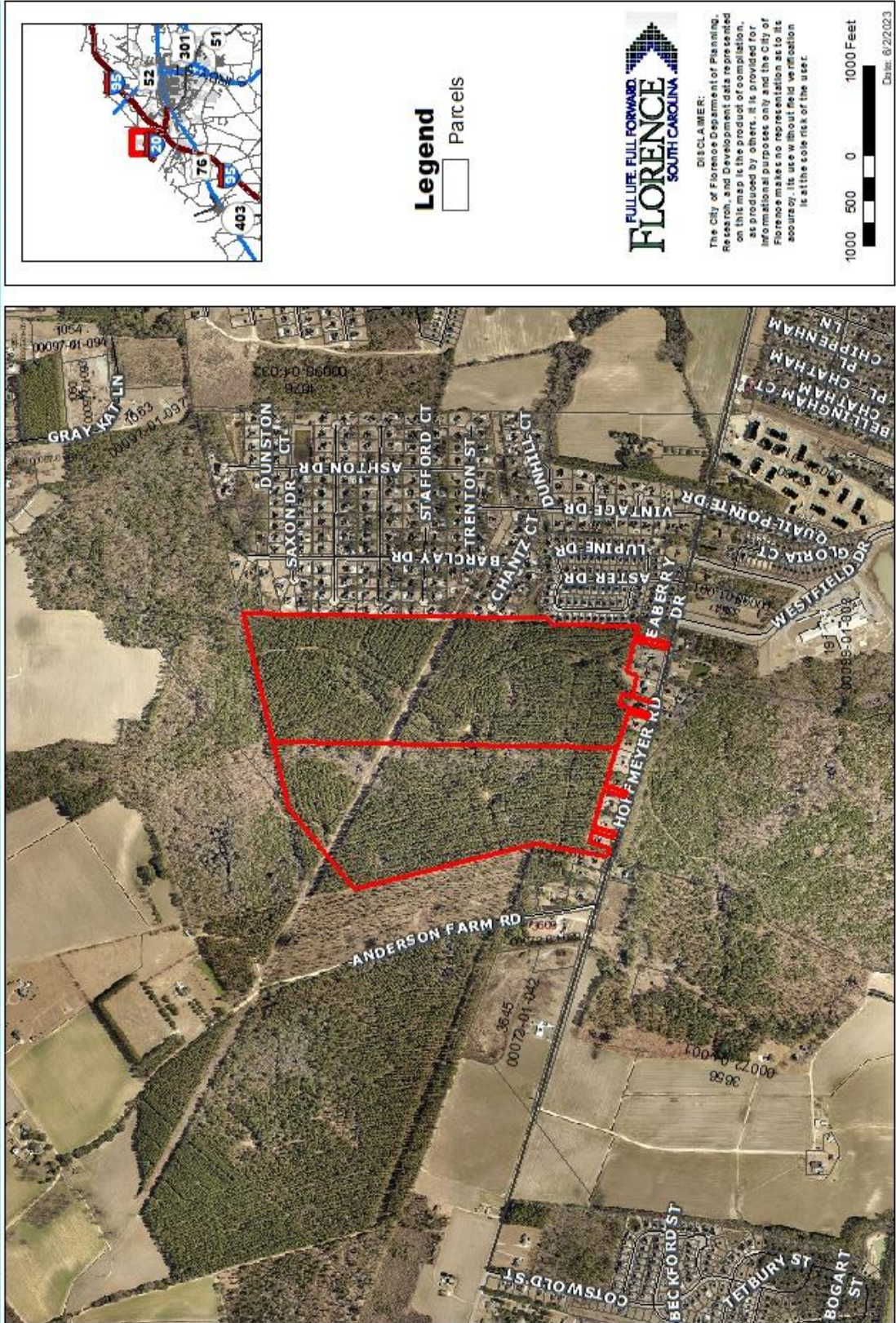
## **V. POINTS TO CONSIDER:**

- (1) The subdivision is being developed as a “conventional” type subdivision and this Sketch Plan consists of a proposed 155 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 57 lots in Phase III, 47 lots in Phase IV, and 51 in Phase V. The total acreage consists of 105.46 acres, with 51.6 acres 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 proposed 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) Upon staff review, minor discrepancies with the *Unified Development Ordinance* are being relayed to the developer. Once the discrepancies are addressed, a statement of compliance regarding the sketch plan will be prepared by staff and presented to Planning Commission.
- (6) 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.

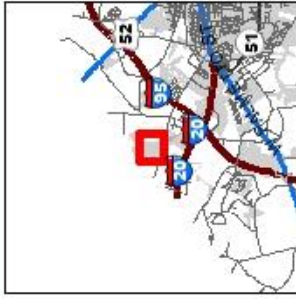
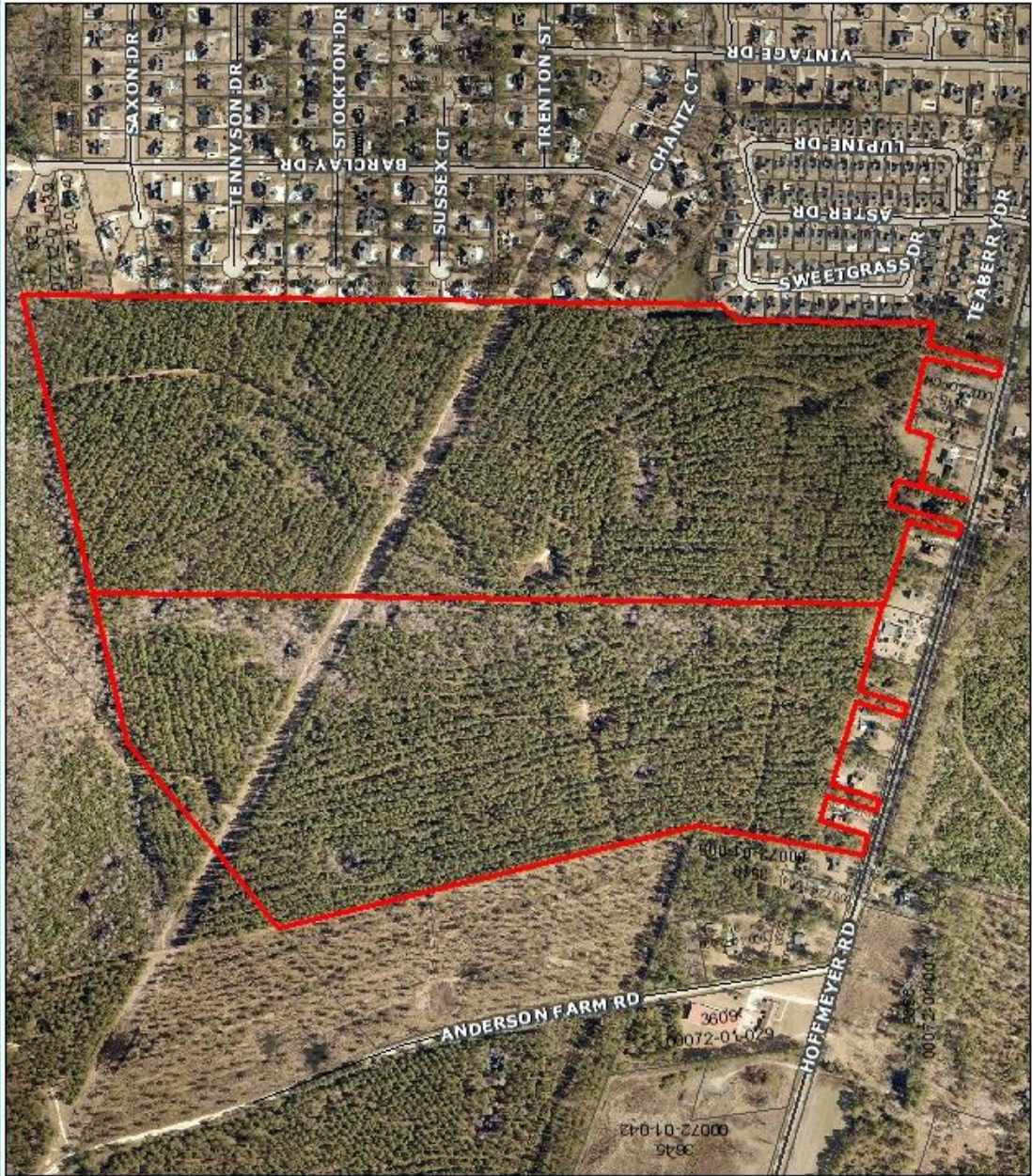
## **VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Phases I & II Recorded Summary Plat
- F) Sketch Plan - Overall Site Plan
- G) Sketch Plan - Phase III
- H) Sketch Plan - Phase IV
- I) Sketch Plan - Phase V
- J) Sketch Plan – Master Plan

**PC 2023-17 Attachment A**  
**Vicinity Map - Magnolia Farms Phases III-V Sketch Plan**



**PC 2023-17 Attachment B  
Location Map - Magnolia Farms Phases III-V Sketch Plan**

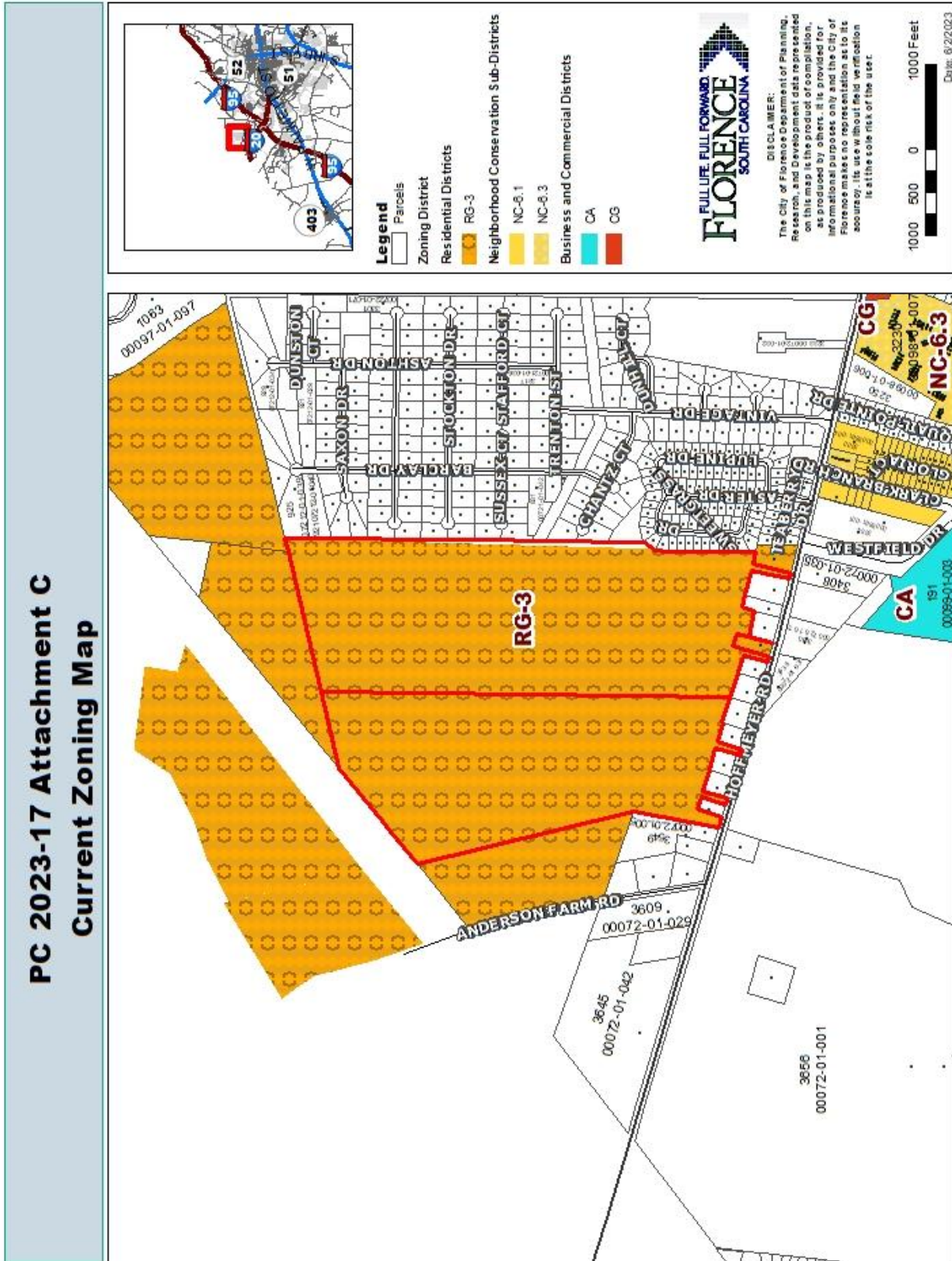


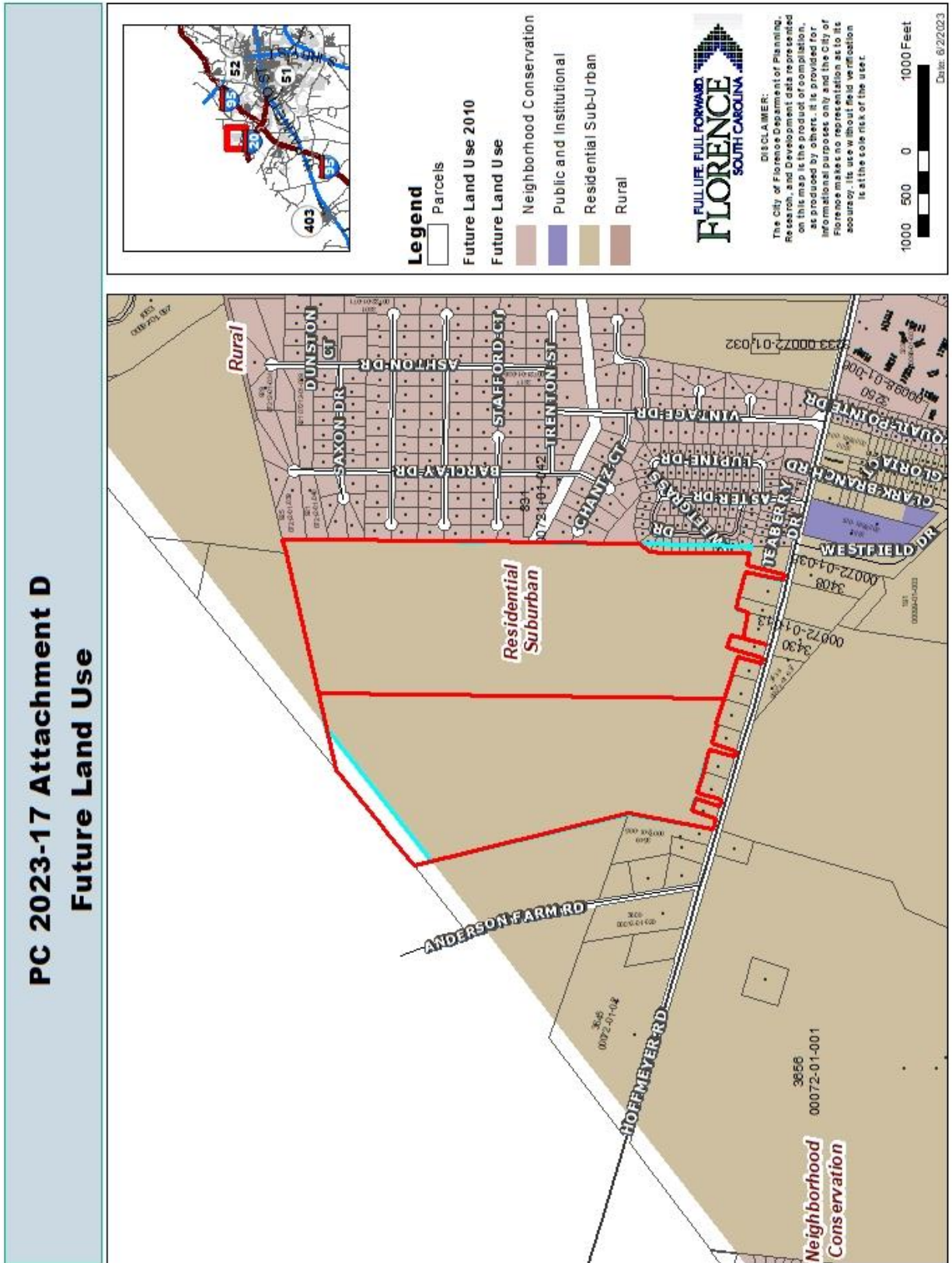
**Legend**  
Parcels



**DISCLAIMER:**  
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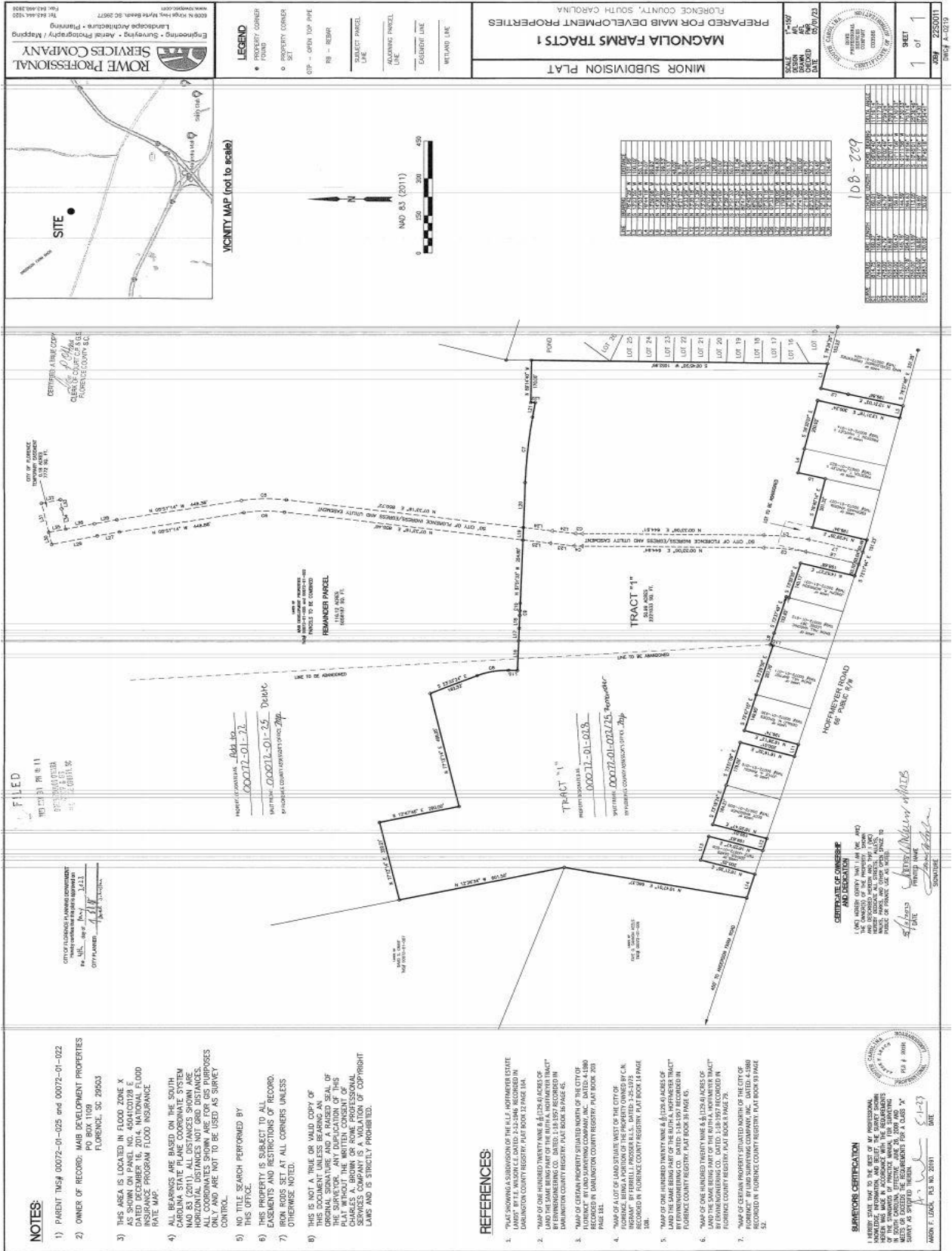








Attachment E: Phases I & II Recorded Summary Plat



Attachment F: Sketch Plan - Overall Site Plan



**ROWE PROFESSIONAL SERVICES COMPANY**

6009 N. Kings Highway  
Myrtle Beach, SC 29577

C: (843) 444-3936  
F: (843) 444-3926  
www.rowepsc.com

**SITE PLAN**

**MAGNOLIA FARMS**

**PHASE 3-5**

DEVELOPER: D.R. HORTON  
FLORENCE, SOUTH CAROLINA

SCALE: 1" = 100'  
DESIGNED BY: J. AM  
CHECKED BY: J. AM  
DATE: 08.25.11

**LOCATION MAP**

NET TO SCALE

**SKETCH PLAN NOTES**

1. SITE PLAN SHALL BE SUBMITTED TO THE CITY OF CHARLOTTE FOR APPROVAL BY SCOT WILL BE REQUIRED FOR ALL PHASES.
2. ALL UTILITIES SHALL BE SHOWN AND LOCATIONS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FOR APPROVAL BY SCOT.
3. WITH DEVELOPMENT PLAN SUBMITTED TO THE CITY OF CHARLOTTE FOR APPROVAL BY SCOT DURING THE DEVELOPMENT PLAN AND PHASE 3-5 FOR MASTER PLAN.
4. ALL PHASES UNDER THE DEVELOPMENT PLAN WILL BE UNDER THE JURISDICTION OF THE CITY OF CHARLOTTE. ALL PHASES UNDER THE DEVELOPMENT PLAN WILL BE UNDER THE JURISDICTION OF FLORENCE COUNTY FOR ADMINISTRATION. SHEET 4 SHOWS THE FLORENCE COUNTY JURISDICTION. SHEET 5 SHOWS THE FLORENCE COUNTY JURISDICTION. SHEET 6 SHOWS THE FLORENCE COUNTY JURISDICTION.

**SHEET NO.**

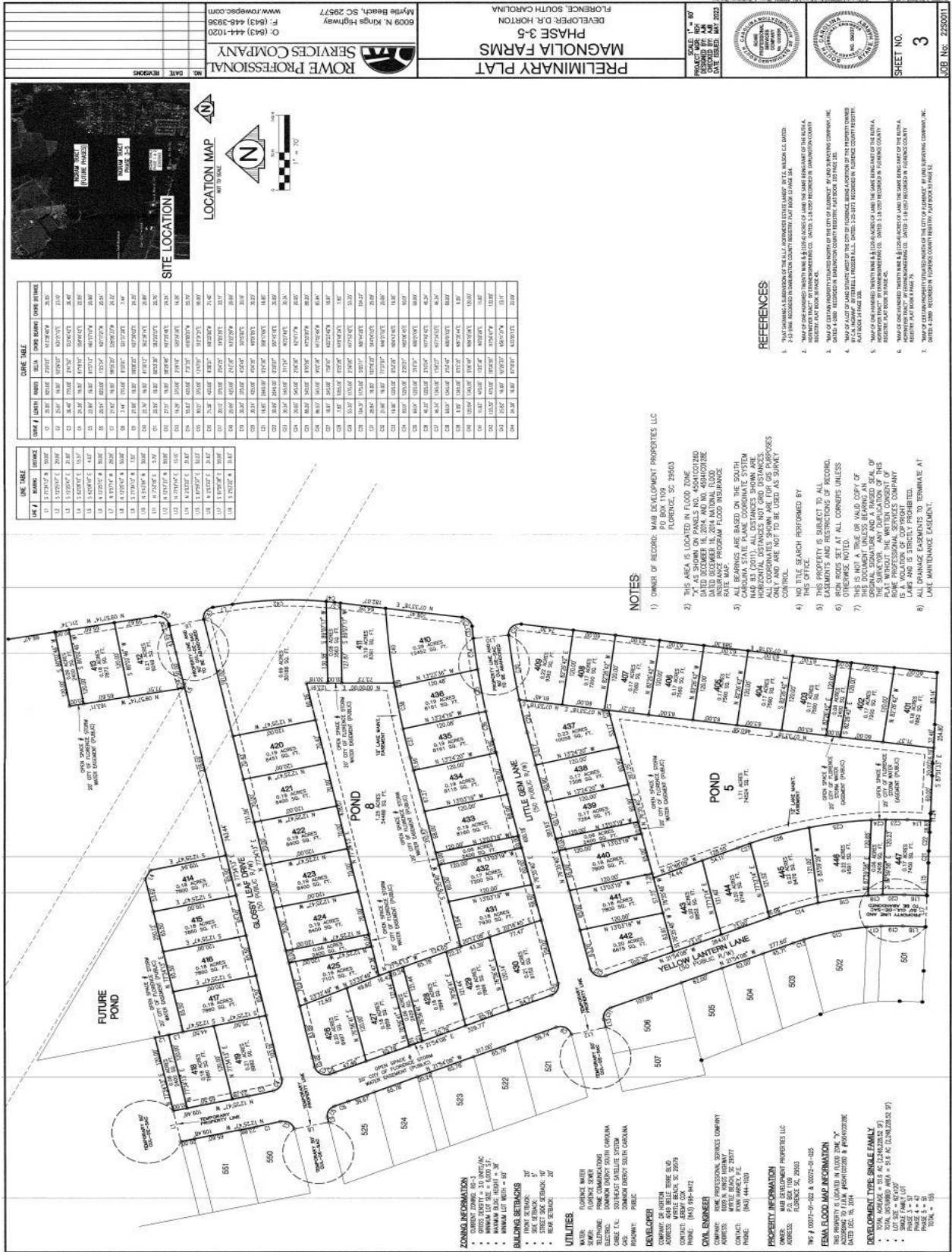
**1**

**JOB NO. 2250011**

Attachment G: Sketch Plan - Phase III



Attachment H: Sketch Plan - Phase IV



**LINE TABLE**

LINE #	BEGINNING	END	BEARING	DISTANCE	AREA	AREA	AREA
1	1.7770177 N	2.807	S 89.000° E	270.07	418.00	418.00	0.00
2	2.807	3.837	S 89.000° E	1030.07	418.00	418.00	0.00
3	3.837	4.867	S 89.000° E	1030.07	418.00	418.00	0.00
4	4.867	5.897	S 89.000° E	1030.07	418.00	418.00	0.00
5	5.897	6.927	S 89.000° E	1030.07	418.00	418.00	0.00
6	6.927	7.957	S 89.000° E	1030.07	418.00	418.00	0.00
7	7.957	8.987	S 89.000° E	1030.07	418.00	418.00	0.00
8	8.987	10.017	S 89.000° E	1030.07	418.00	418.00	0.00
9	10.017	11.047	S 89.000° E	1030.07	418.00	418.00	0.00
10	11.047	12.077	S 89.000° E	1030.07	418.00	418.00	0.00
11	12.077	13.107	S 89.000° E	1030.07	418.00	418.00	0.00
12	13.107	14.137	S 89.000° E	1030.07	418.00	418.00	0.00
13	14.137	15.167	S 89.000° E	1030.07	418.00	418.00	0.00
14	15.167	16.197	S 89.000° E	1030.07	418.00	418.00	0.00
15	16.197	17.227	S 89.000° E	1030.07	418.00	418.00	0.00
16	17.227	18.257	S 89.000° E	1030.07	418.00	418.00	0.00
17	18.257	19.287	S 89.000° E	1030.07	418.00	418.00	0.00
18	19.287	20.317	S 89.000° E	1030.07	418.00	418.00	0.00
19	20.317	21.347	S 89.000° E	1030.07	418.00	418.00	0.00
20	21.347	22.377	S 89.000° E	1030.07	418.00	418.00	0.00
21	22.377	23.407	S 89.000° E	1030.07	418.00	418.00	0.00
22	23.407	24.437	S 89.000° E	1030.07	418.00	418.00	0.00
23	24.437	25.467	S 89.000° E	1030.07	418.00	418.00	0.00
24	25.467	26.497	S 89.000° E	1030.07	418.00	418.00	0.00
25	26.497	27.527	S 89.000° E	1030.07	418.00	418.00	0.00
26	27.527	28.557	S 89.000° E	1030.07	418.00	418.00	0.00
27	28.557	29.587	S 89.000° E	1030.07	418.00	418.00	0.00
28	29.587	30.617	S 89.000° E	1030.07	418.00	418.00	0.00
29	30.617	31.647	S 89.000° E	1030.07	418.00	418.00	0.00
30	31.647	32.677	S 89.000° E	1030.07	418.00	418.00	0.00
31	32.677	33.707	S 89.000° E	1030.07	418.00	418.00	0.00
32	33.707	34.737	S 89.000° E	1030.07	418.00	418.00	0.00
33	34.737	35.767	S 89.000° E	1030.07	418.00	418.00	0.00
34	35.767	36.797	S 89.000° E	1030.07	418.00	418.00	0.00
35	36.797	37.827	S 89.000° E	1030.07	418.00	418.00	0.00
36	37.827	38.857	S 89.000° E	1030.07	418.00	418.00	0.00
37	38.857	39.887	S 89.000° E	1030.07	418.00	418.00	0.00
38	39.887	40.917	S 89.000° E	1030.07	418.00	418.00	0.00
39	40.917	41.947	S 89.000° E	1030.07	418.00	418.00	0.00
40	41.947	42.977	S 89.000° E	1030.07	418.00	418.00	0.00
41	42.977	44.007	S 89.000° E	1030.07	418.00	418.00	0.00
42	44.007	45.037	S 89.000° E	1030.07	418.00	418.00	0.00
43	45.037	46.067	S 89.000° E	1030.07	418.00	418.00	0.00
44	46.067	47.097	S 89.000° E	1030.07	418.00	418.00	0.00
45	47.097	48.127	S 89.000° E	1030.07	418.00	418.00	0.00
46	48.127	49.157	S 89.000° E	1030.07	418.00	418.00	0.00
47	49.157	50.187	S 89.000° E	1030.07	418.00	418.00	0.00
48	50.187	51.217	S 89.000° E	1030.07	418.00	418.00	0.00
49	51.217	52.247	S 89.000° E	1030.07	418.00	418.00	0.00
50	52.247	53.277	S 89.000° E	1030.07	418.00	418.00	0.00
51	53.277	54.307	S 89.000° E	1030.07	418.00	418.00	0.00
52	54.307	55.337	S 89.000° E	1030.07	418.00	418.00	0.00
53	55.337	56.367	S 89.000° E	1030.07	418.00	418.00	0.00
54	56.367	57.397	S 89.000° E	1030.07	418.00	418.00	0.00
55	57.397	58.427	S 89.000° E	1030.07	418.00	418.00	0.00
56	58.427	59.457	S 89.000° E	1030.07	418.00	418.00	0.00
57	59.457	60.487	S 89.000° E	1030.07	418.00	418.00	0.00
58	60.487	61.517	S 89.000° E	1030.07	418.00	418.00	0.00
59	61.517	62.547	S 89.000° E	1030.07	418.00	418.00	0.00
60	62.547	63.577	S 89.000° E	1030.07	418.00	418.00	0.00
61	63.577	64.607	S 89.000° E	1030.07	418.00	418.00	0.00
62	64.607	65.637	S 89.000° E	1030.07	418.00	418.00	0.00
63	65.637	66.667	S 89.000° E	1030.07	418.00	418.00	0.00
64	66.667	67.697	S 89.000° E	1030.07	418.00	418.00	0.00
65	67.697	68.727	S 89.000° E	1030.07	418.00	418.00	0.00
66	68.727	69.757	S 89.000° E	1030.07	418.00	418.00	0.00
67	69.757	70.787	S 89.000° E	1030.07	418.00	418.00	0.00
68	70.787	71.817	S 89.000° E	1030.07	418.00	418.00	0.00
69	71.817	72.847	S 89.000° E	1030.07	418.00	418.00	0.00
70	72.847	73.877	S 89.000° E	1030.07	418.00	418.00	0.00
71	73.877	74.907	S 89.000° E	1030.07	418.00	418.00	0.00
72	74.907	75.937	S 89.000° E	1030.07	418.00	418.00	0.00
73	75.937	76.967	S 89.000° E	1030.07	418.00	418.00	0.00
74	76.967	77.997	S 89.000° E	1030.07	418.00	418.00	0.00
75	77.997	79.027	S 89.000° E	1030.07	418.00	418.00	0.00
76	79.027	80.057	S 89.000° E	1030.07	418.00	418.00	0.00
77	80.057	81.087	S 89.000° E	1030.07	418.00	418.00	0.00
78	81.087	82.117	S 89.000° E	1030.07	418.00	418.00	0.00
79	82.117	83.147	S 89.000° E	1030.07	418.00	418.00	0.00
80	83.147	84.177	S 89.000° E	1030.07	418.00	418.00	0.00
81	84.177	85.207	S 89.000° E	1030.07	418.00	418.00	0.00
82	85.207	86.237	S 89.000° E	1030.07	418.00	418.00	0.00
83	86.237	87.267	S 89.000° E	1030.07	418.00	418.00	0.00
84	87.267	88.297	S 89.000° E	1030.07	418.00	418.00	0.00
85	88.297	89.327	S 89.000° E	1030.07	418.00	418.00	0.00
86	89.327	90.357	S 89.000° E	1030.07	418.00	418.00	0.00
87	90.357	91.387	S 89.000° E	1030.07	418.00	418.00	0.00
88	91.387	92.417	S 89.000° E	1030.07	418.00	418.00	0.00
89	92.417	93.447	S 89.000° E	1030.07	418.00	418.00	0.00
90	93.447	94.477	S 89.000° E	1030.07	418.00	418.00	0.00
91	94.477	95.507	S 89.000° E	1030.07	418.00	418.00	0.00
92	95.507	96.537	S 89.000° E	1030.07	418.00	418.00	0.00
93	96.537	97.567	S 89.000° E	1030.07	418.00	418.00	0.00
94	97.567	98.597	S 89.000° E	1030.07	418.00	418.00	0.00
95	98.597	99.627	S 89.000° E	1030.07	418.00	418.00	0.00
96	99.627	100.657	S 89.000° E	1030.07	418.00	418.00	0.00
97	100.657	101.687	S 89.000° E	1030.07	418.00	418.00	0.00
98	101.687	102.717	S 89.000° E	1030.07	418.00	418.00	0.00
99	102.717	103.747	S 89.000° E	1030.07	418.00	418.00	0.00
100	103.747	104.777	S 89.000° E	1030.07	418.00	418.00	0.00
101	104.777	105.807	S 89.000° E	1030.07	418.00	418.00	0.00
102	105.807	106.837	S 89.000° E	1030.07	418.00	418.00	0.00
103	106.837	107.867	S 89.000° E	1030.07	418.00	418.00	0.00
104	107.867	108.897	S 89.000° E	1030.07	418.00	418.00	0.00
105	108.897	109.927	S 89.000° E	1030.07	418.00	418.00	0.00
106	109.927	110.957	S 89.000° E	1030.07	418.00	418.00	0.00
107	110.957	111.987	S 89.000° E	1030.07	418.00	418.00	0.00
108	111.987	113.017	S 89.000° E	1030.07	418.00	418.00	0.00
109	113.017	114.047	S 89.000° E	1030.07	418.00	418.00	0.00
110	114.047	115.077	S 89.000° E	1030.07	418.00	418.00	0.00
111	115.077	116.107	S 89.000° E	1030.07	418.00	418.00	0.00
112	116.107	117.137	S 89.000° E	1030.07	418.00	418.00	0.00
113	117.137	118.167	S 89.000° E	1030.07	418.00	418.00	0.00
114	118.167	119.197	S 89.000° E	1030.07	418.00	418.00	0.00
115	119.197	120.227	S 89.000° E	1030.07	418.00	418.00	0.00
116	120.227	121.257	S 89.000° E	1030.07	418.00	418.00	0.00
117	121.257	122.287	S 89.000° E	1030.07	418.00	418.00	0.00
118	122.287	123.317	S 89.000° E	1030.07	418.00	418.00	0.00
119	123.317	124.347	S 89.000° E	1030.07	418.00	418.00	0.00
120	124.347	125.377	S 89.000° E	1030.07	418.00	418.00	0.00
121	125.377	126.407	S 89.000° E	1030.07	418.00	418.00	0.00
122	126.407	127.437	S 89.000° E	1030.07	418.00	418.00	0.00
123	127.437	128.467	S 89.000° E	1030.07	418.00	418.00	0.00
124	128.467	129.497	S 89.000° E	1030.07	418.00	418.00	0.00
125	129.497	130.527	S 89.000° E	1030.07	418.00	418.00	0.00
126	130.527	131.557	S 89.000° E	1030.07	418.00	418.00	0.00
127	131.557	132.587	S 89.000° E	1030.07	418.00	418.00	0.00
128	132.587	133.617	S 89.000° E	1030.07	418.00	418.00	0.00
129	133.617	134.647	S 89.000° E	1030.07	418.00	418.00	0.00
130	134.647	135.677	S 89.000° E	1030.07	418.00	418.00	0.00
131	135.677	136.707	S 89.000° E	1030.07	418.00	418.00	0.00
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Attachment I: Sketch Plan – Phase V



Attachment J: Sketch Plan – Master Plan

