

**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, SEPTEMBER 12, 2023 – 6:00 P.M.  
REGULAR MEETING AGENDA**

- I. Call to Order**
  
- II. Invocation**
  
- III. Approval of Minutes**                      Regular meeting on August 8, 2023
  
- IV. Other Business**                              Discussion with staff regarding the purpose of sketch plan review.
  
- V. Matter in Position for Action**  
  
PC-2023-24      Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.
  
- VI. Matter in Position for Action**  
  
PC-2023-25      Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.
  
- VII. Public Hearing and Matter in Position for Action**  
  
PC-2023-29      Request to approve the name of a public park to be located next to 218 North Dargan Street, identified as a portion of Florence County Tax Map Number 90170-04-002.
  
- VIII. Adjournment**      Next regular meeting is scheduled for October 10, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION  
AUGUST 8, 2023 MINUTES**

**MEMBERS PRESENT:** Drew Chaplin, Betty Gregg, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, Vanessa Murray, and Xavier Sams

**MEMBER ABSENT:** Charles Howard

**STAFF PRESENT:** Clint Moore, 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. Moses to provide the invocation.

**WELCOME OF NEW MEMBER:**

Chairman Chaplin welcomed Ms. Xavier Sams to the Commission and asked her to introduce herself. She explained that she is a native Florentine and works locally as a realtor.

**APPROVAL OF MINUTES:**

Chairman Chaplin asked Commissioners if any changes needed to be made to the July 11, 2023 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Mr. Keith seconded, and the motion passed unanimously (6-0). \*Vanessa Murray arrived at 6:05\*

**PUBLIC HEARINGS AND MATTERS 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.**

Chairman Chaplin read the introduction to PC-2023-15 then asked Mr. Johnston for the staff report as submitted to Planning Commission. Mr. Moses recused himself because he owns property nearby. He said that staff received a survey sketch showing the encroachment of 621 South Church Street onto this lot, but the City attorney felt that shouldn't affect the rezoning request.

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

Dr. Lawhon moved to approve the request as submitted; Ms. Gregg seconded the motion, and the motion passed unanimously (6-0) with Mr. Moses recused from voting.

**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.**

Chairman Chaplin read the introduction to PC-2023-16 then explained that he received a phone call from the applicant this evening asking to defer this request for a month to give him time to consult with the engineer. Mr. Keith moved to defer the request as indicated by the applicant; Ms. Murray seconded the motion, and the motion to defer passed unanimously (7-0).

**PC-2023-19 Request to permit a limited fence material at 1859 South Church Street, specifically identified as Florence County Tax Map Number 00150-01-138.**

Chairman Chaplin read the introduction to PC-2023-19 then asked Mr. Johnston for the staff report as submitted to Planning Commission. He explained that the Board of Zoning Appeals granted the applicant a variance permitting a black vinyl chain link fence instead of a masonry wall around the property. They are now asking for permission to attach barbed wire to the top of the fence as required by the *Unified Development Ordinance*.

Chairman Chaplin clarified that the applicants appealed the material of the fence. He asked why barbed wire wasn't permitted in Commercial General zoning; Mr. Johnston said that was permitted only in industrial or agricultural zones. The BZA agreed that the topography provided adequate buffering along with the landscaping and stormwater ponds.

Mr. Moses commented that this is a major hub coming into Florence. He said this affects the appearance of this entrance to Florence. Ms. Murray asked if there was a specific reason for the barbed wire; Mr. Johnston didn't know if there was anything beyond basic security. There was discussion about the barbed wire on the former Pet site on South Church Street; that it wasn't that unusual.

There being no further questions for staff, Chairman Chaplin opened the public hearing. There being no one to speak in favor of or against the request, he closed the public hearing and called for a motion. The request failed for lack of a motion and thus was denied.

**PC-2023-23 Request for sketch plan review of The Palms subdivision, specifically identified as Florence County Tax Map Number 00751-01-049.**

Chairman Chaplin read the introduction to PC-2023-23 then asked Mr. Johnston for the staff report as submitted to Planning Commission. He stated that the sketch plan does comply with the *Unified Development Ordinance*.

Mr. Keith asked the total number of lots; Mr. Johnston said there was a total of 170 lots over four phases. Dr. Lawhon asked about the developers getting credit for Lake Oakdale to enable them to increase their density. Mr. Johnston said it was a cluster development so the lots could be smaller with open space set asides. Mr. Moses asked where the storm drains would be draining to; Mr. Johnston pointed out the storm ponds and said it would all drain to the lake once treated. Mr. Moore explained that the dam is privately owned. Chairman Chaplin reminded the Commissioners that the Commission's job isn't to approve the stormwater and such, that's the job of staff. Dr. Lawhon said he wanted background information as well to be sure it's in compliance with open space and other requirements.

Chairman Chaplin asked if the Commissioners had any other questions for staff. There being no other questions or comments and no public hearing, he called for a motion. Dr. Lawhon moved to approve the sketch plan as submitted; Mr. Moses seconded the motion, and the motion passed unanimously (7-0).

**PC-2023-24 Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.**

Chairman Chaplin read the introduction to PC-2023-24, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

Ms. Josie Stratton spoke with concerns about the lot size; she felt they would be smaller and would result in smaller houses that potentially could decrease her property value. She's also concerned about the infrastructure and that the drainage would be a problem. Most of the development on Third Loop Road has

been for rental homes. This neighborhood is not transient and rental homes would decrease the property values. She would like to work with John Calvin to resolve this.

Chairman Chaplin expressed that the Commission does address drainage concerns. Mr. Keith asked if they had drainage problems there; she said that they have in the past, but the City cleaned out the problem areas, but she's still concerned about potential drainage problems because the lots would be smaller than the average in the area.

Mr. Tom Shearin with John Calvin Presbyterian Church spoke in favor of the request. He said many of the members also live in the area. Due to a decline in attendance, they decided to sell these lots to help with costs. He spoke with the Strattons before this meeting. He thinks they could lead to new growth. He said they are willing to try to keep these as owner occupied houses as much as possible.

Chairman Chaplin asked staff what the minimum lot size was for the district; Mrs. Zlotnicki said it was 15,000 square feet and 100 feet wide and that these lots all met those minimums. She brought up the map showing the variety of lot sizes in the area.

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

Dr. Lawhon said he's owned property on Nottingham Drive. He asked Mr. Shearin if they would have a minimum house size requirement. Mr. Shearin said they were trying to locate the original Sandhurst covenants to determine those minimums so they can require that new construction meet those requirements.

Ms. Sams asked if it was possible to defer until they were able to look at the restrictive covenants. Mr. Shearin said it was purchased as a church and wasn't subject to the Sandhurst covenants, but they were willing to go by them.

Mr. Moses moved to defer the request in order to give the applicant time to meet with the residents and address their concerns; Ms. Murray seconded the motion, and the motion to defer passed unanimously (7-0).

**PC-2023-25 Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.**

Chairman Chaplin read the introduction to PC-2023-25, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She reiterated that the proposed lots do meet the requirements of the NC-15 zoning, but since they didn't address the rezoning, the sketch plan review was not appropriate.

There being no other questions or comments and no public hearing, he called for a motion. Mr. Moses moved to defer the request in order to address the rezoning concerns first; Ms. Gregg seconded the motion, and the motion to defer passed unanimously (7-0).

**PC-2023-26 Request for sketch plan review of Creekside Landing, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-013.**

Chairman Chaplin read the introduction to PC-2023-26 then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She said that it is in compliance with the *Unified Development Ordinance*.

Chairman Chaplin asked if the commissioners had any questions for staff. There being no questions or comments and no public hearing, he called for a motion. Dr. Lawhon moved to approve the sketch plan as submitted; Ms. Sams seconded the motion, and the motion passed unanimously (7-0).

**PC-2023-27 Request to rename West Kansas Road and name an unnamed road, identified as being on the north side of Florence County Tax Map Number 90093-01-001.**

Chairman Chaplin read the introduction to PC-2023-27 then asked Mr. Johnston for the staff report as submitted to Planning Commission. He clarified that West Kansas Road is proposed to be renamed Ticonderoga Way and Allegiance Avenue was the private street coming off Second Loop Road into Freedom Square.

Chairman Chaplin asked if there had been any calls in opposition; Mr. Johnston said no. Ms. Sams asked if the businesses would be affected. Mr. Moore said only one property is addressed on West Kansas Road and would need to change their address.

There being no questions for staff, Chairman Chaplin opened the public hearing. The developer, Councilman William Schofield, spoke in favor. He said he liked the name Freedom Square and wanted to keep the theme going. Allegiance Avenue needs to have a name so he can develop along it. He said he served on the Ticonderoga, and it's the first battle the Americans won against the British, so it seemed appropriate.

There being no one else to speak in favor of or against the request, Chairman Chaplin closed the public hearing and called for a motion. Dr. Lawhon moved to approve the renaming request as submitted; Ms. Gregg seconded the motion, and the motion passed unanimously (7-0).

**PC-2023-28 Request for sketch plan review of Twelve Oaks Townhomes, specifically identified as Florence County Tax Map Number 00100-01-150.**

Chairman Chaplin read the introduction to PC-2023-28 then asked Mr. Johnston for the staff report as submitted to Planning Commission. The applicants are asking for a variance from the required 20 foot distance between buildings to allow them to be 11 feet apart because the utilities have already been installed based on prior approval. He said that otherwise the currently proposed sketch plan is in compliance with the *Unified Development Ordinance*. Dr. Lawhon asked if emergency vehicles would be able to turn around; Mr. Johnston said they would use the dumpster enclosure.

Chairman Chaplin asked if the commissioners had any other questions for staff. There being no other questions or comments and no public hearing, he called for a motion. Dr. Lawhon moved to approve the sketch plan as submitted; Ms. Gregg seconded the motion, and the motion passed unanimously (7-0).

**ADJOURNMENT:** There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn; Ms. Murray seconded the motion, and the motion passed unanimously (7-0). Chairman Chaplin adjourned the meeting at 7:03 p.m. The next regular meeting is scheduled for September 12, 2023.

Respectfully submitted,  
Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
SEPTEMBER 12, 2023**

**AGENDA ITEM:      PC-2023-24      Request to rezone from CA to NC-15 a portion of 2000 Marsh Avenue, identified as Florence County Tax Map Number 90043-02-001.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
John Calvin Presbyterian Church	90043-02-001 (portion)

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for recommendation to City Council. It was considered by the Planning Commission on August 8, 2023, at which time the Commission held a public hearing and voted to defer the request to give the applicants time to meet with the residents to discuss their concerns.

**III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:**

**Current Zoning:** Campus  
**Proposed Zoning:** Neighborhood Conservation-15  
**Current Use:** Vacant Land  
**Proposed Use:** Five single family lots

**North:** NC-15: single family detached residential  
**South:** PDD: single family detached residential  
**East:** NC-15: single family detached residential  
**West:** NC-15: single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 6.24 acre lot on which John Calvin Presbyterian Church is located is currently zoned Campus, which does not permit residential uses.
- (2) A sketch plan request to subdivide the eastern portion of the parcel consisting of 1.78 acres along Calvin Circle into five lots with an area of 15,000 square feet each is concurrently being presented to the Planning Commission.
- (3) The applicant is proposing to rezone the five new parcels to Neighborhood Conservation-15 (NC-15) with the intent of selling them for single family residential development.
- (4) The remaining 4.46 acre portion of the lot fronting Marsh Avenue containing the church is to remain zoned Campus.

- (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-15 district. This is limited to single-family detached residential uses, with a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.
- (6) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (7) Land uses of the adjacent properties are exclusively detached single family residential uses.
- (8) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (9) City water and sewer services are available.
- (10) The applicant met with concerned neighbors to discuss the project.
- (11) City staff recommends that the indicated portion of the parcel be rezoned to NC-15 as requested.

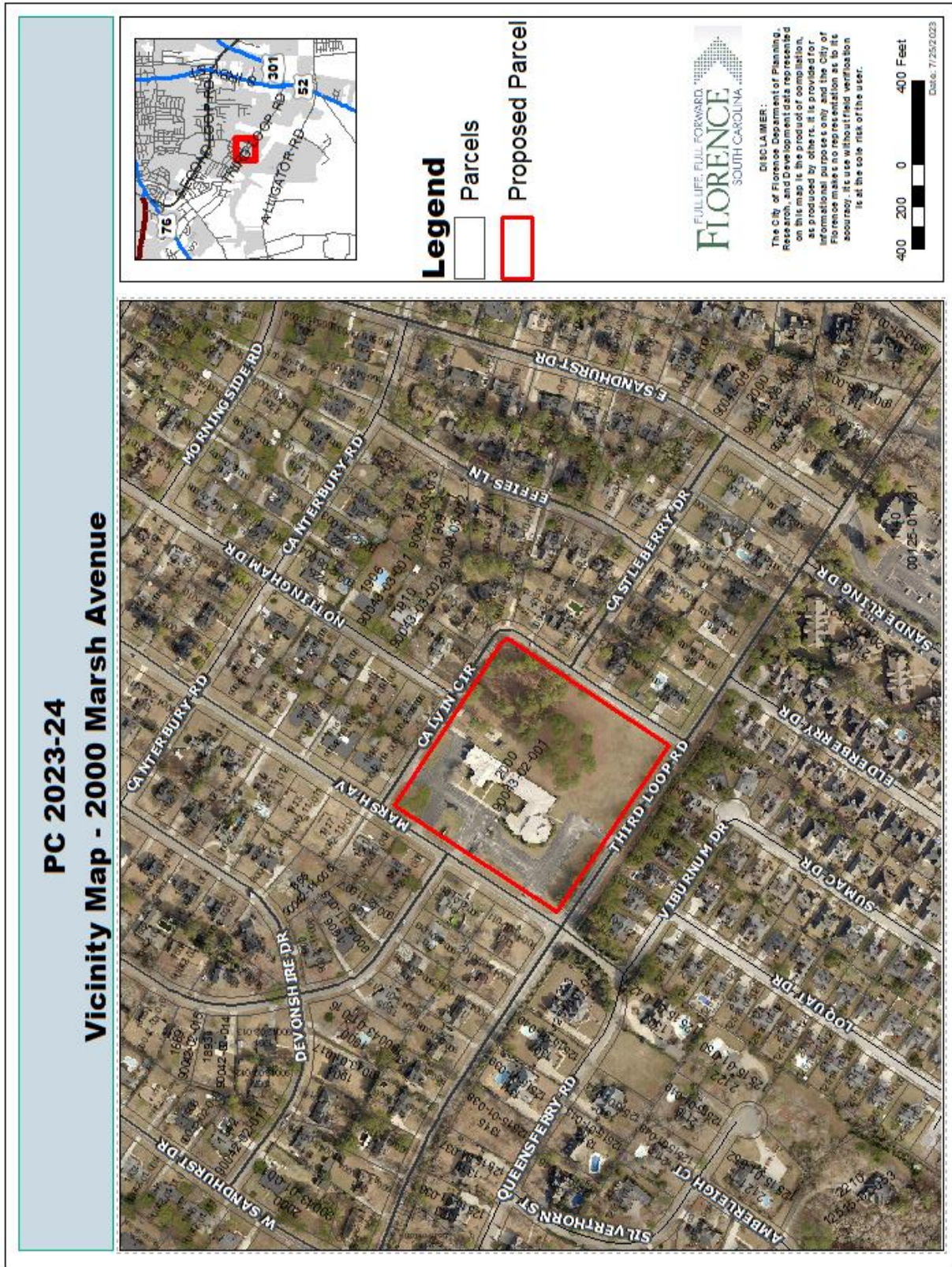
**V. OPTIONS:**

Planning Commission may:

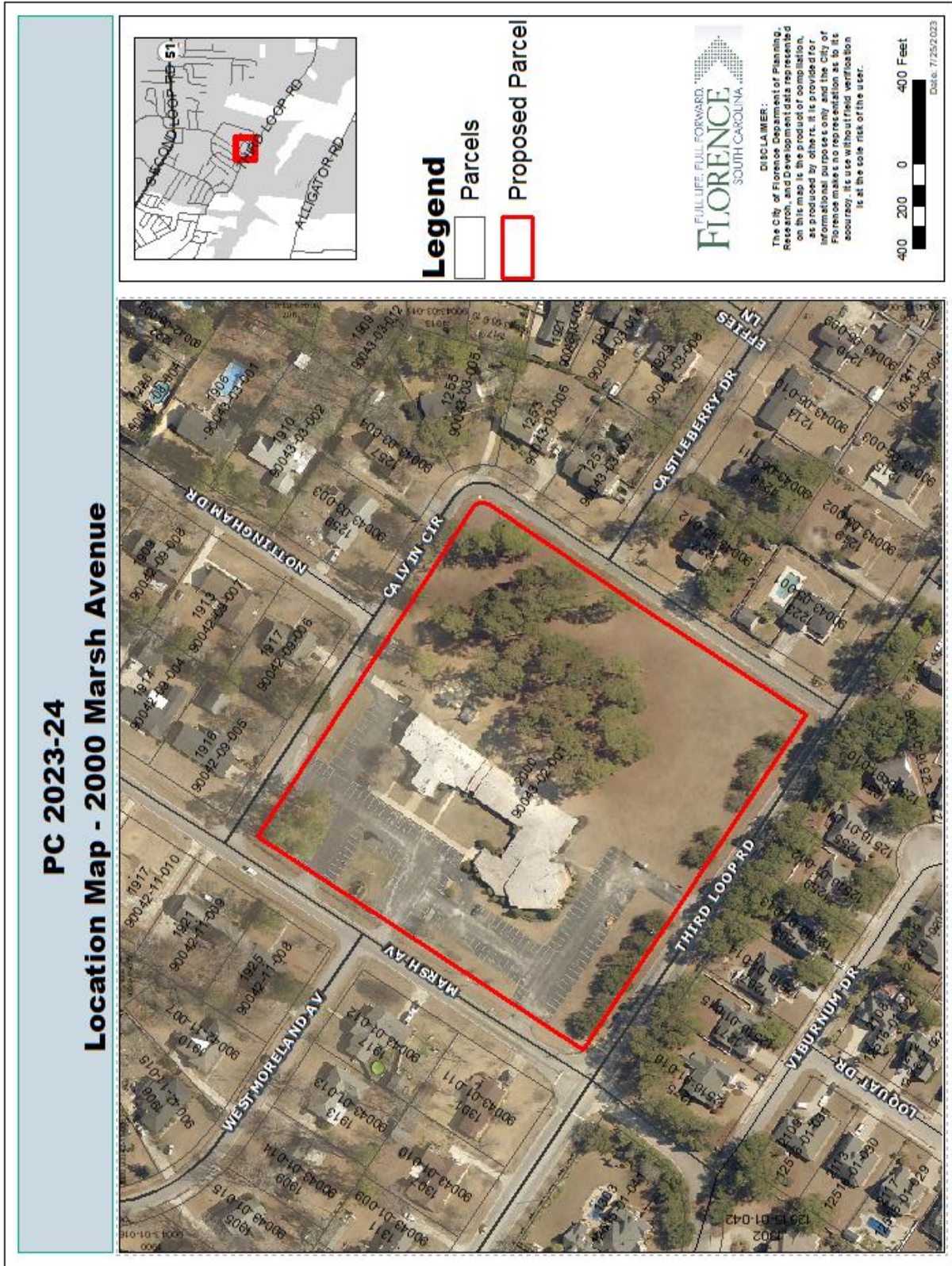
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

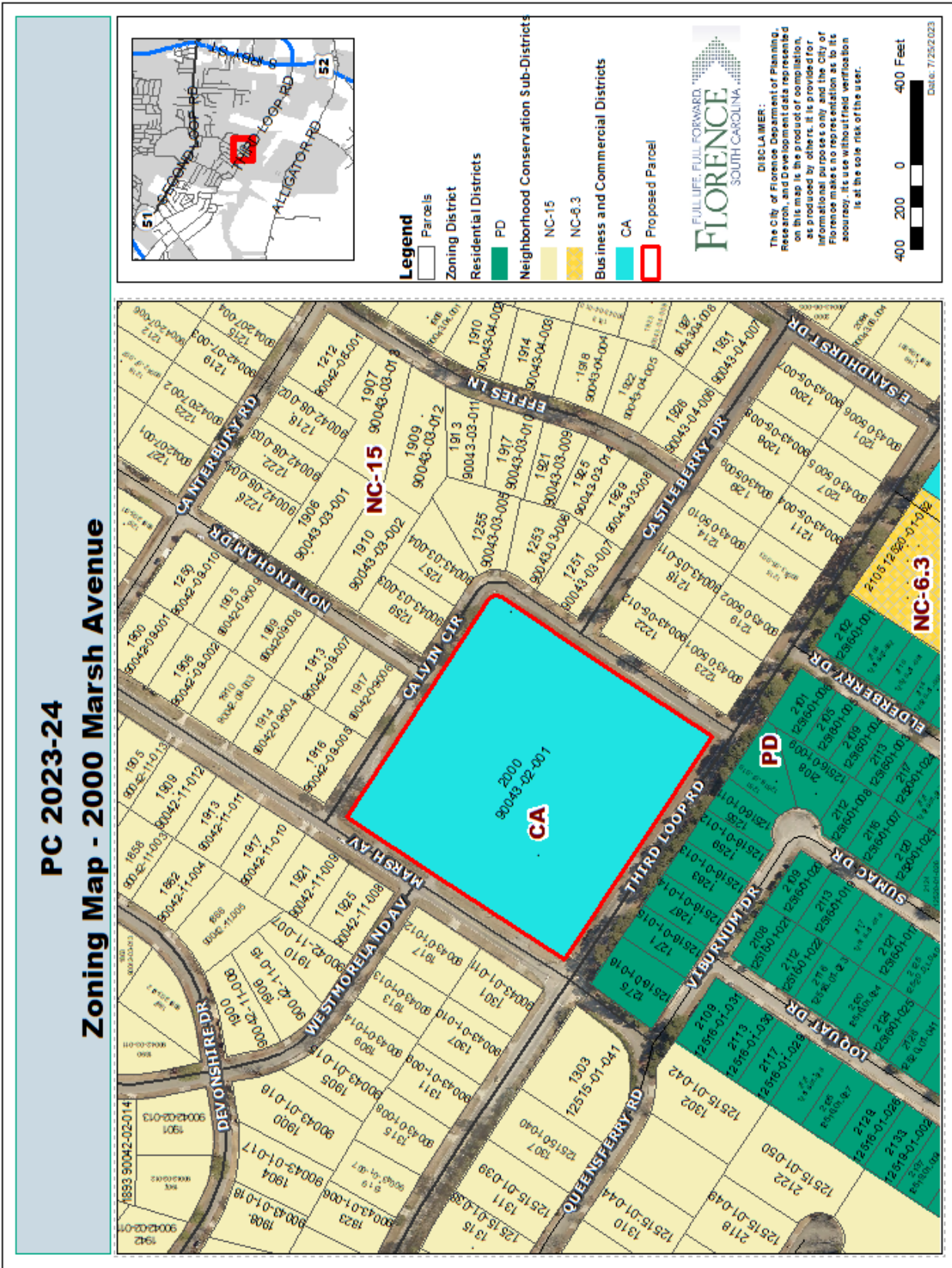
**VI. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Lot Subdivision
- F) Site Photos



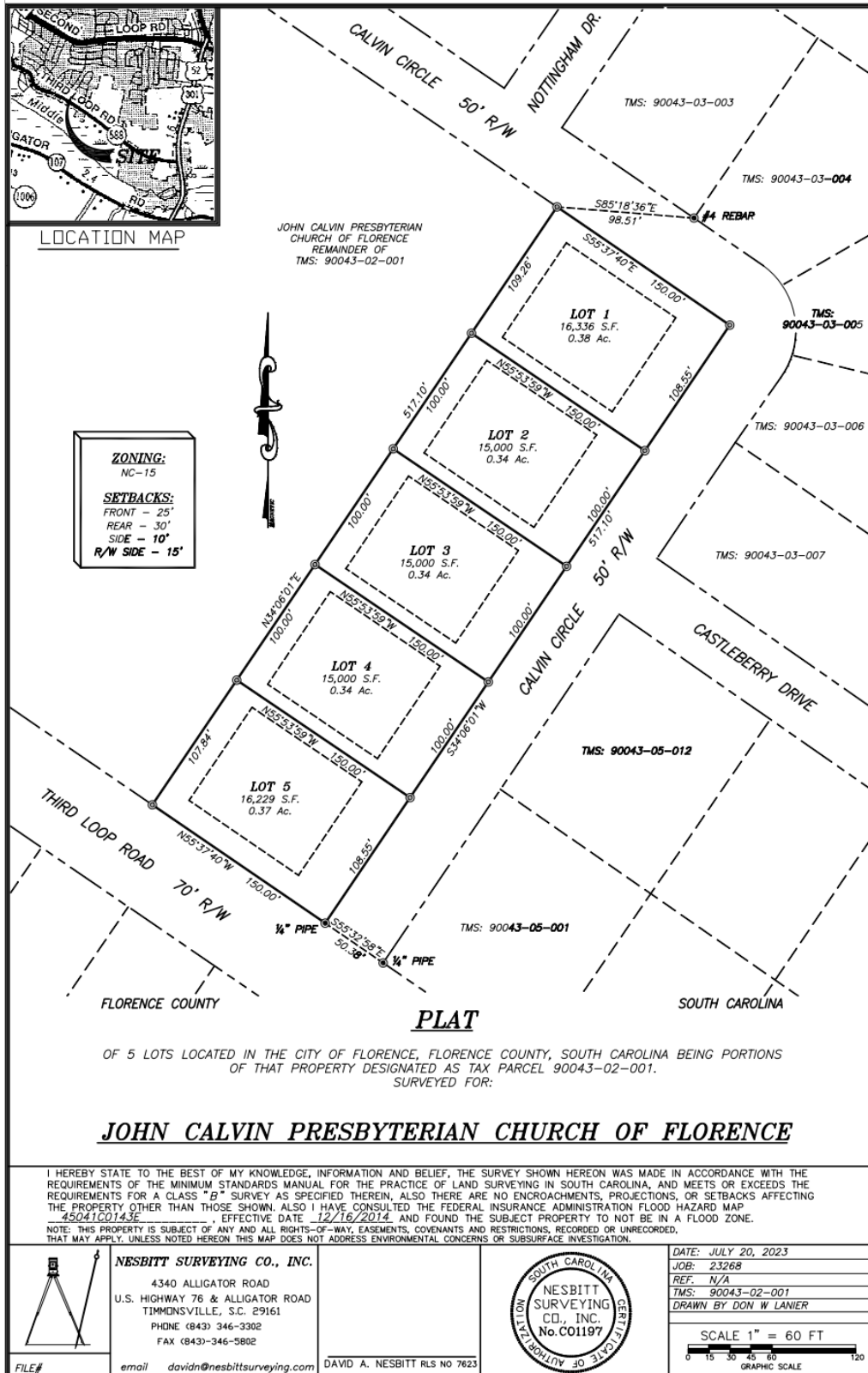








Attachment E: Proposed Lot Subdivision



The five lots along Calvin Circle to be platted out and zoned NC-15.

Attachment F: Site Photos



The western half of the parcel with the church building along Marsh Avenue to remain CA.



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15.



Houses on the east side of Calvin Circle, zoned NC-15.



Houses on the west side of Marsh Avenue, zoned NC-15.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
SEPTEMBER 12, 2023**

**AGENDA ITEM:      PC-2023-25      Request for sketch plan review of 2000 Marsh Avenue, specifically identified as a portion of Florence County Tax Map Number 90043-02-001.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
John Calvin Presbyterian Church	90043-02-001 (portion)

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

This issue is before the Planning Commission for public hearing and recommendation to City Council. The request was deferred by the Planning Commission on August 8, 2023 to enable the applicants to meet with residents to discuss their concerns.

**III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:**

**Current Zoning:** Campus  
**Proposed Zoning:** Neighborhood Conservation-15  
**Current Use:** Vacant Land  
**Proposed Use:** Five single family lots

**North:** NC-15: single family detached residential  
**South:** PDD: single family detached residential  
**East:** NC-15: single family detached residential  
**West:** NC-15: single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 6.24 acre lot on which John Calvin Presbyterian Church is located is currently zoned Campus, which does not permit residential uses.
- (2) This is a sketch plan request to subdivide the eastern portion of the parcel along Calvin Circle into five lots consisting of 1.78 acres.
- (3) A proposal to rezone the five new parcels to Neighborhood Conservation-15 (NC-15) is concurrently being presented to the Planning Commission.
- (4) The remaining 4.46 acre portion of the lot fronting Marsh Avenue containing the church is to remain zoned Campus.

- (5) The new lots meet the requirements of the City of Florence *Unified Development Ordinance* as permitted in the NC-15 district, with a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.
- (6) Land uses of the adjacent properties are exclusively detached single family residential uses.
- (7) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (8) City water and sewer services are available.
- (9) City staff recommends that the indicated portion of the parcel be subdivided as requested.

**V. OPTIONS:**

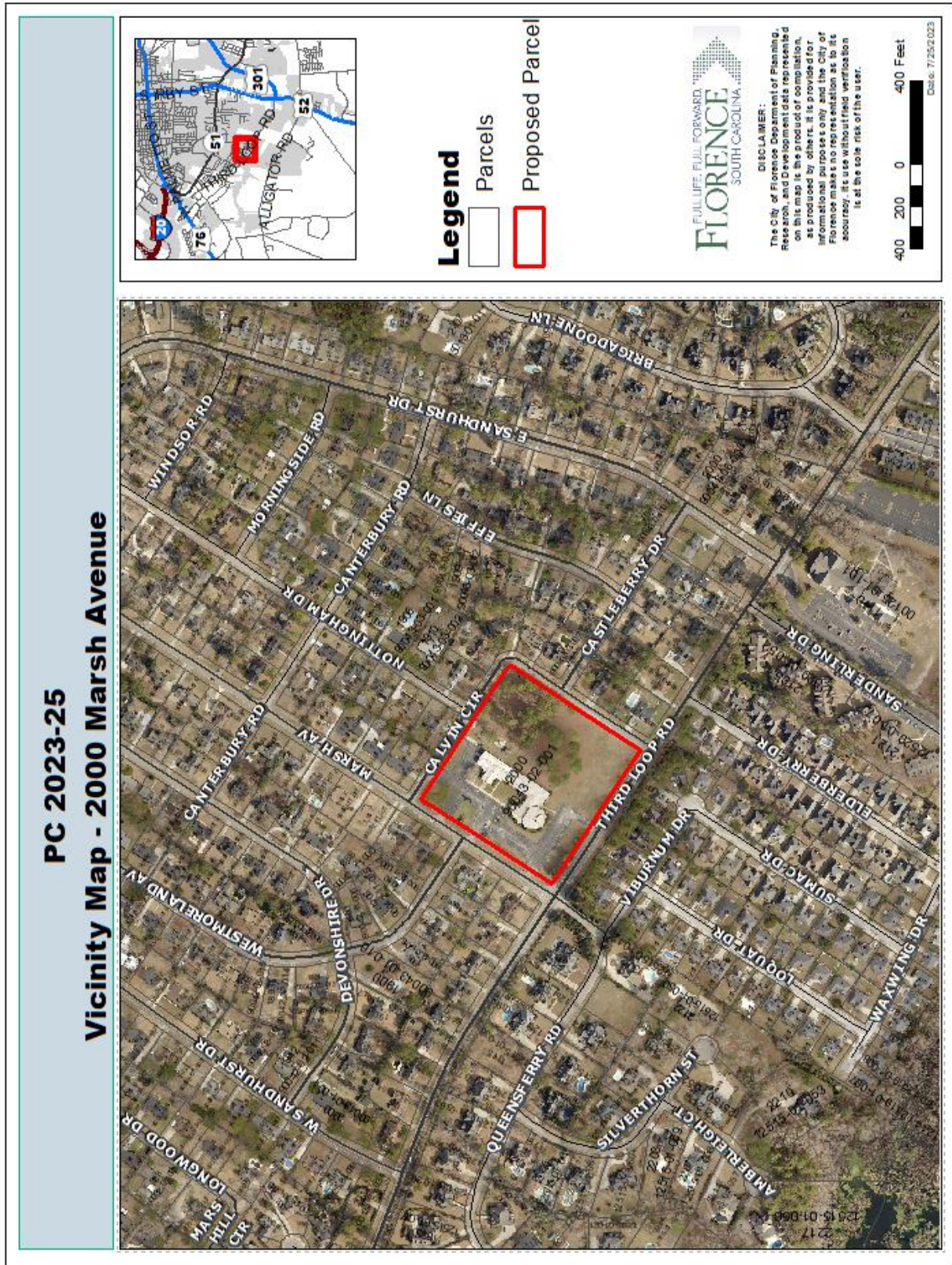
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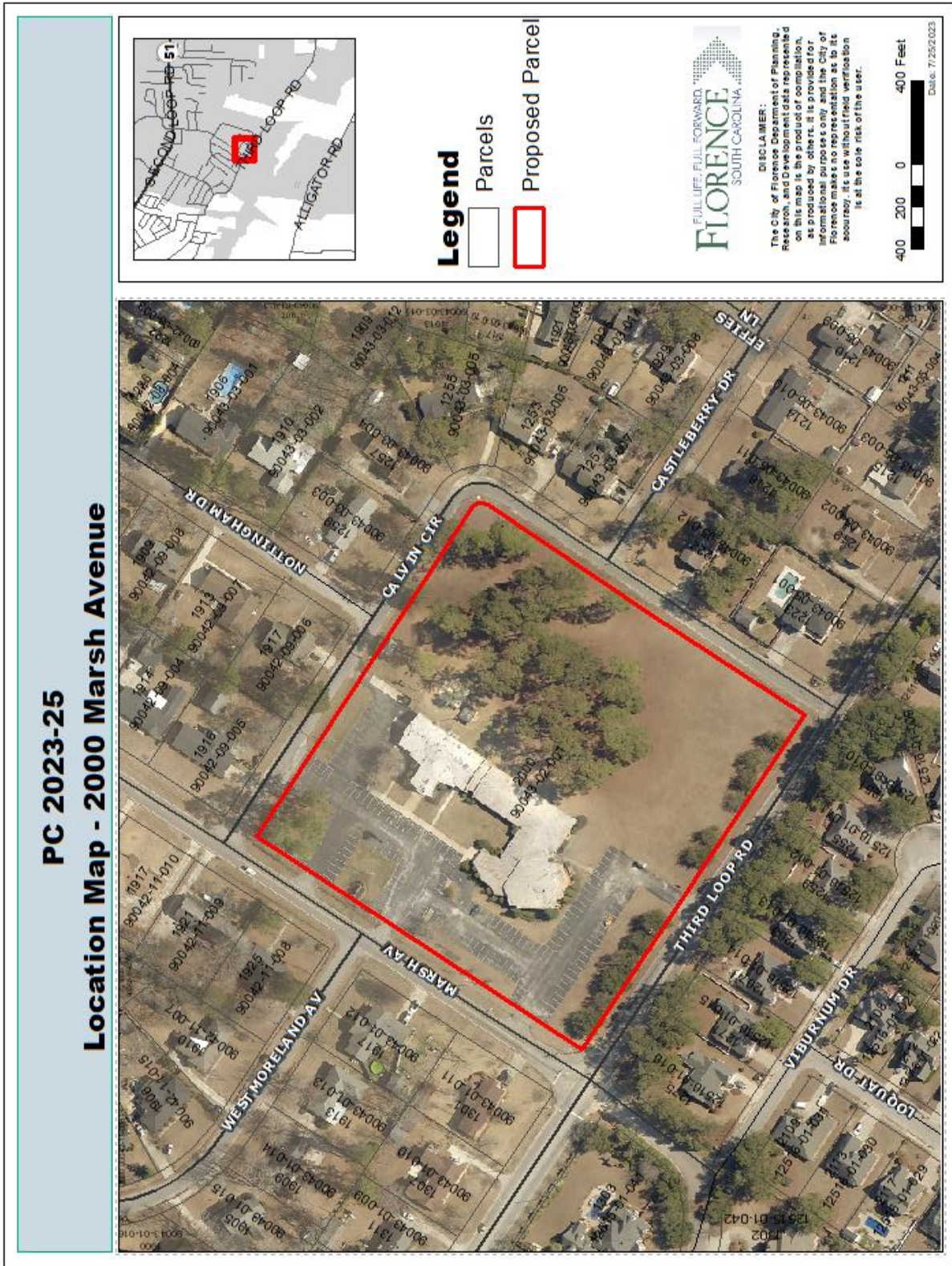
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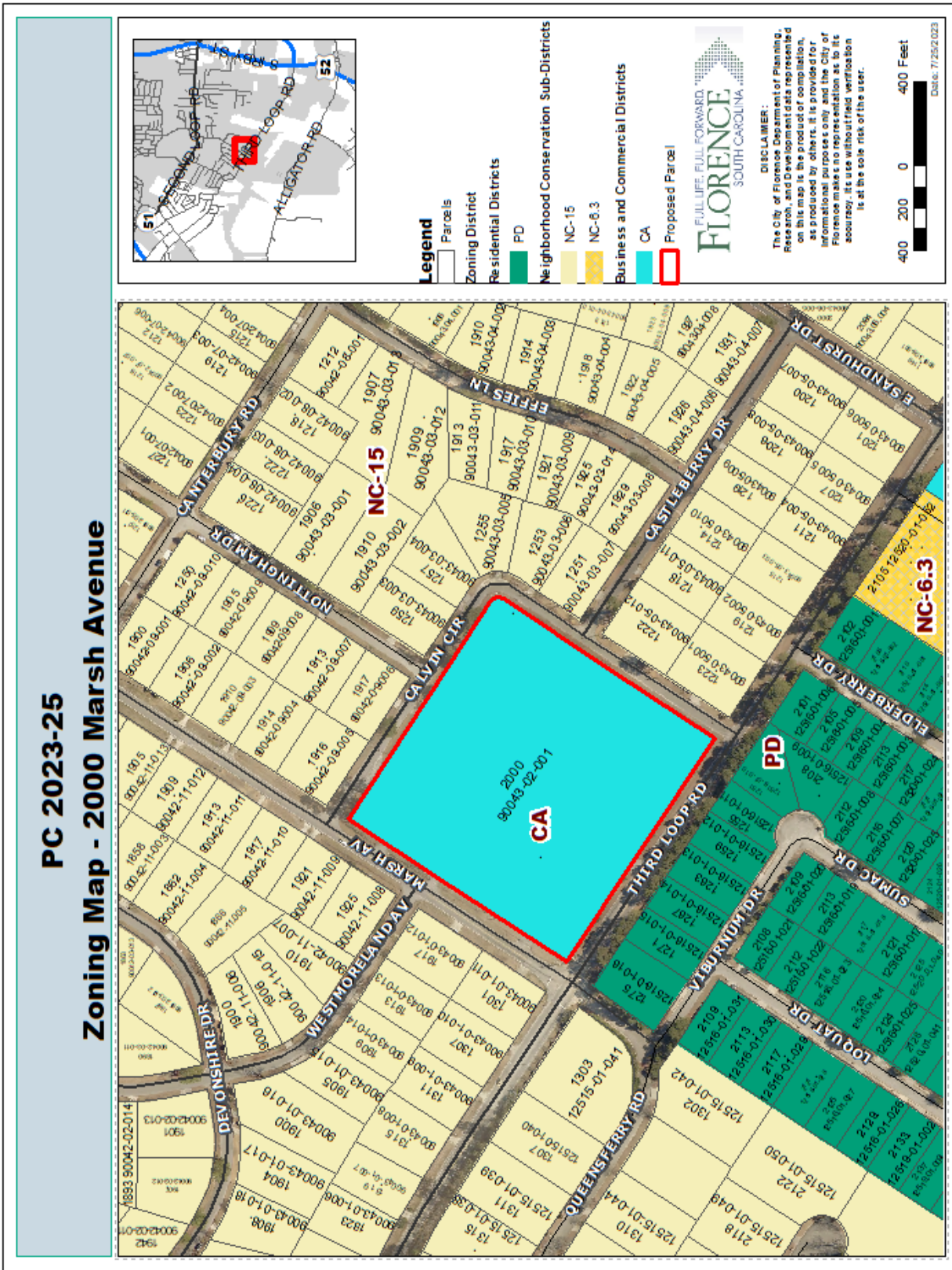
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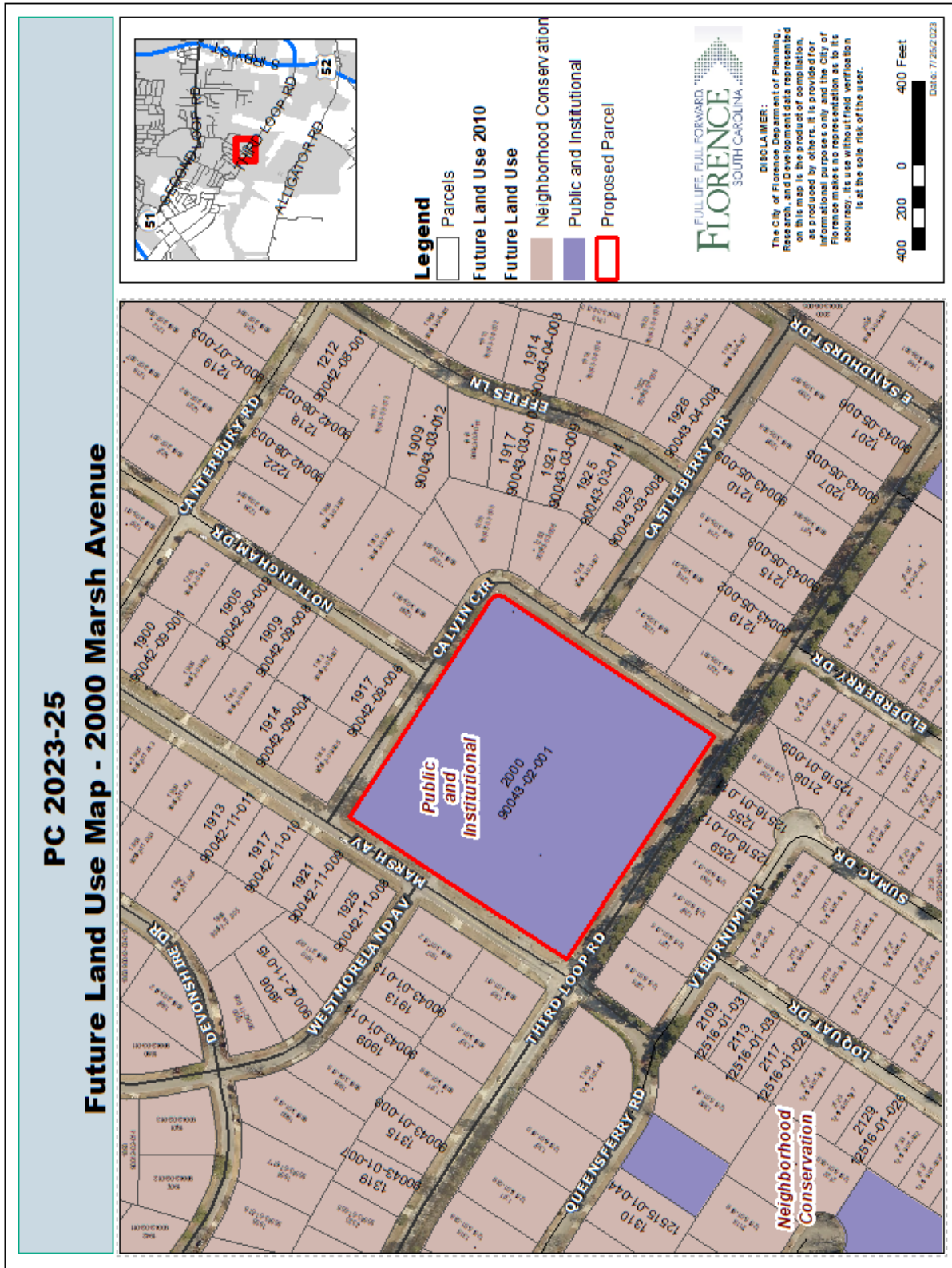
- A) Vicinity Map
- B) Location Map
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- D) Future Land Use Map
- E) Proposed Lot Subdivision
- F) Site Photos



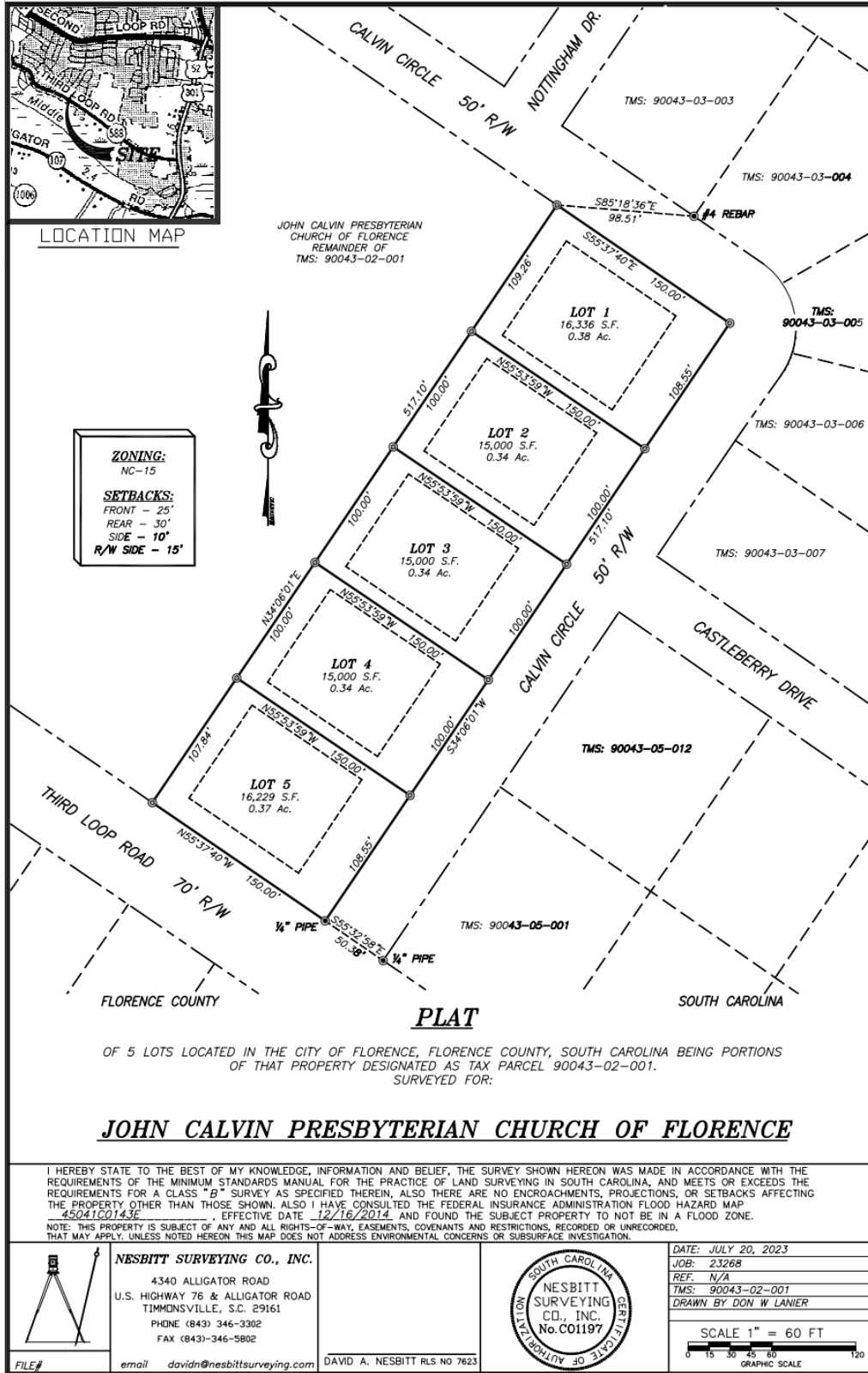








Attachment E: Proposed Lot Subdivision



The five lots along Calvin Circle to be platted out and zoned NC-15.

Attachment F: Site Photos



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15 looking north.



The eastern side of the parcel along Calvin Circle to be subdivided and zoned NC-15 looking south.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
SEPTEMBER 12, 2023**

**AGENDA ITEM:      PC-2023-29      Request to approve the name of a public park to be located next to 218 North Dargan Street, identified as a portion of Florence County Tax Map Number 90170-04-002.**

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Ideal Funeral Parlor</b>	<b>90170-04-002 (portion)</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:**                      Destination/Select Use (DS)  
**Current Use:**                              Vacant Land  
**Proposed Use:**                              Pocket Park

**IV. POINTS TO CONSIDER:**

- (1) Reverend William Levi Thompson founded the first school for barbers in the Pee Dee area in 1989, the Thompson and Sons Barber College, at 218 North Dargan Street.
- (2) He was recognized in 2015 as a long term downtown business owner as well as for his contributions to the Florence community.
- (3) City staff recommends that the Dargan Street pocket park be named “The Reverend William L. Thompson Park” in his honor.

**V. OPTIONS:**

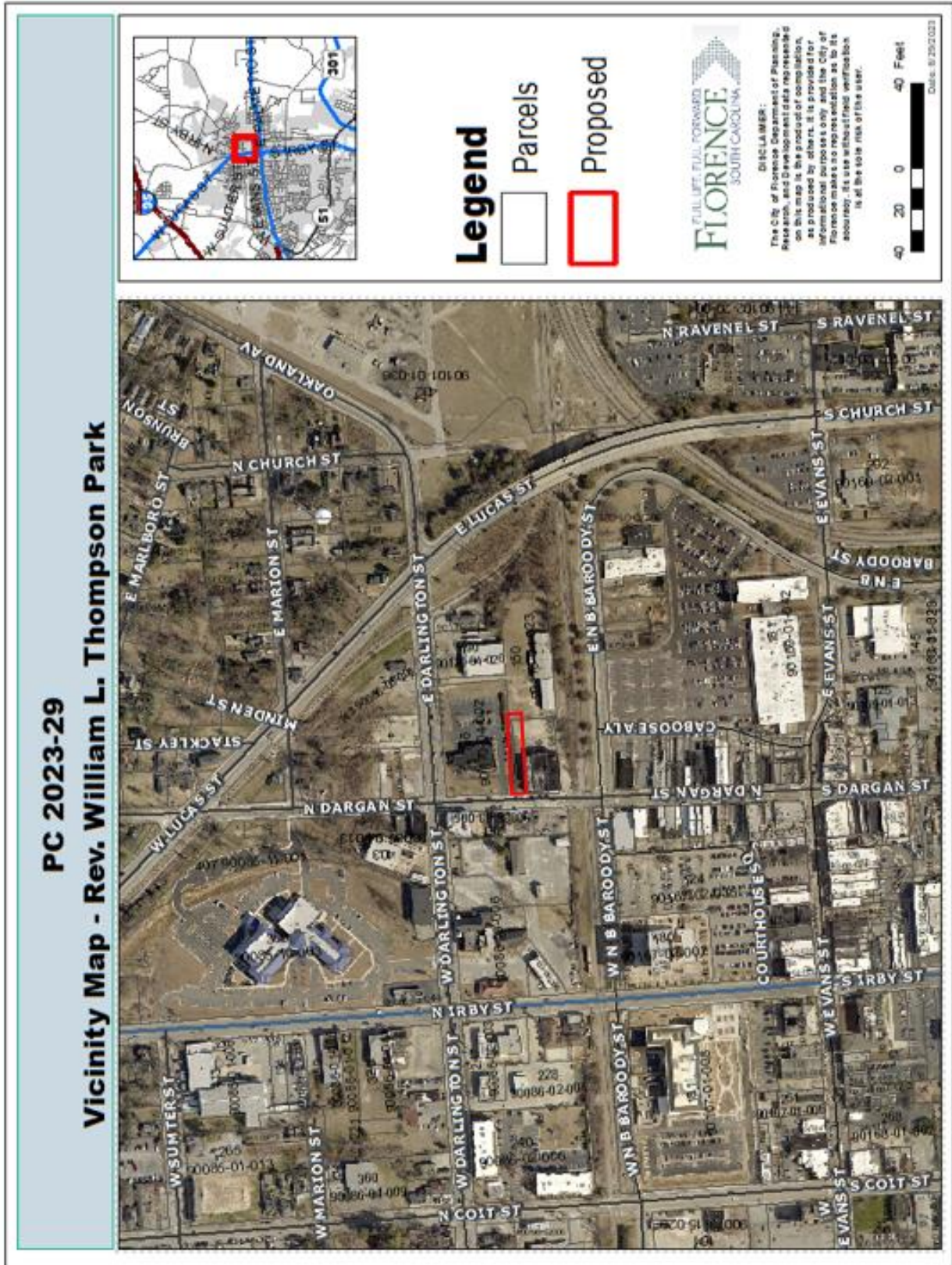
Planning Commission may:

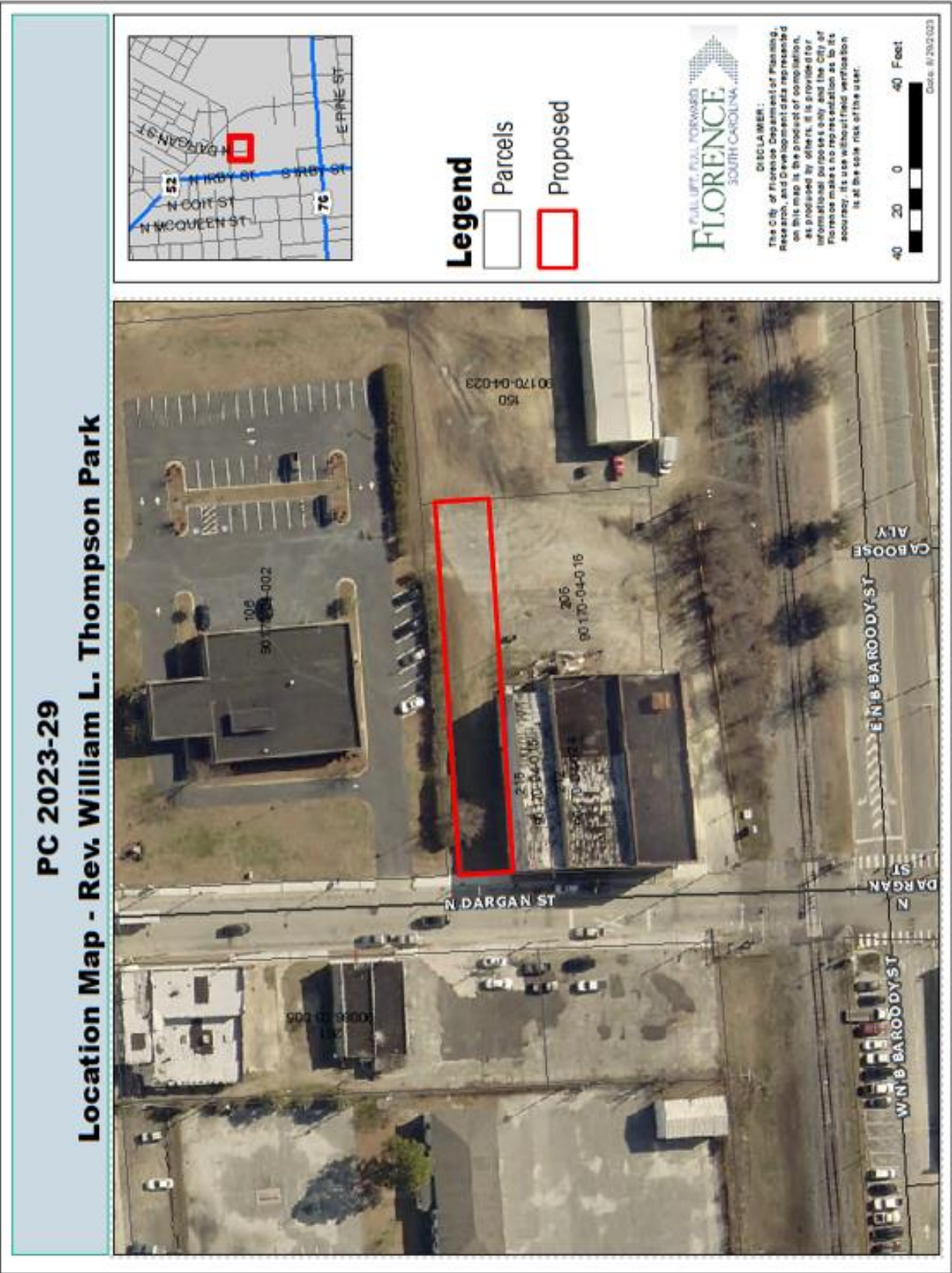
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

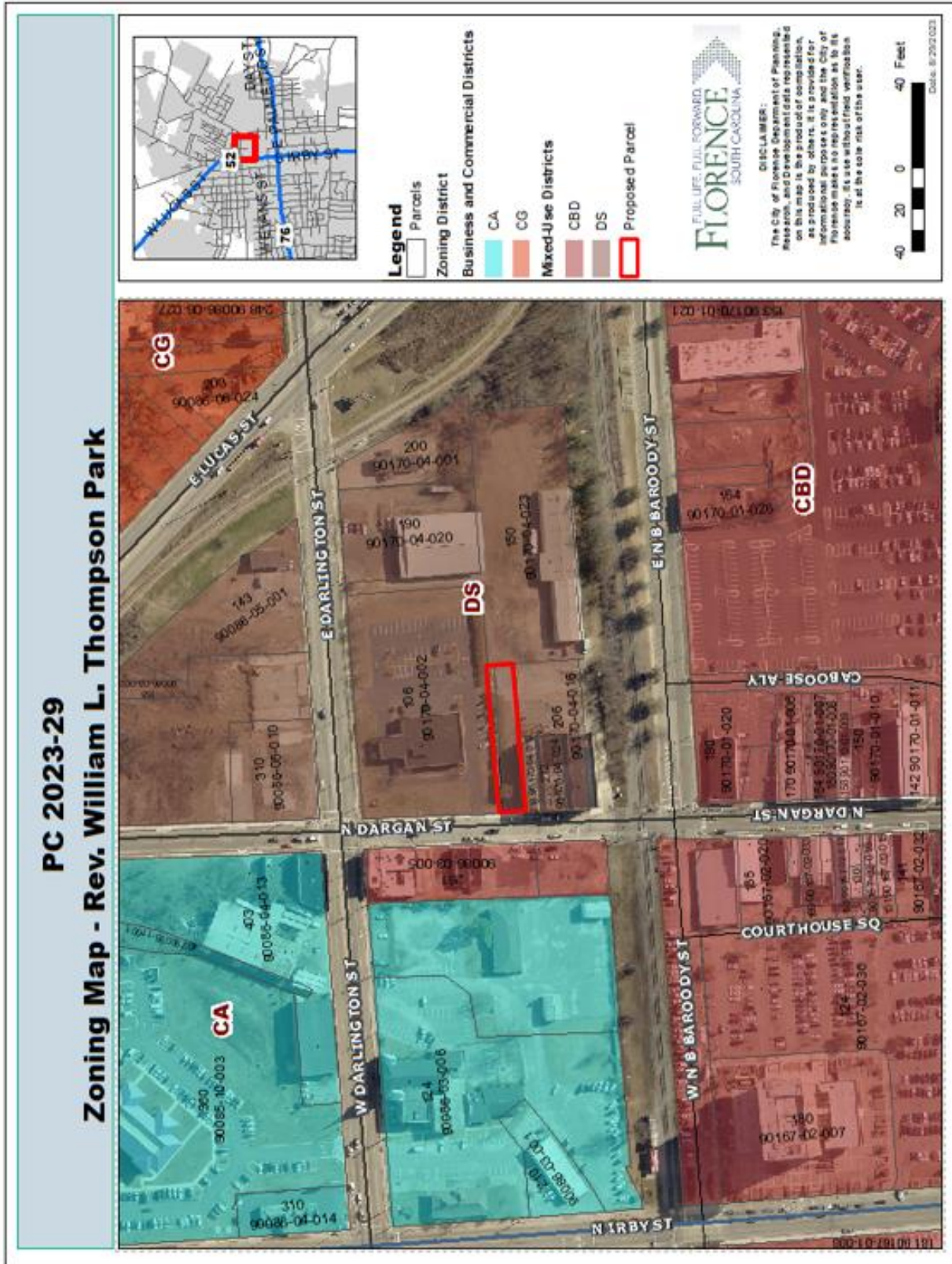
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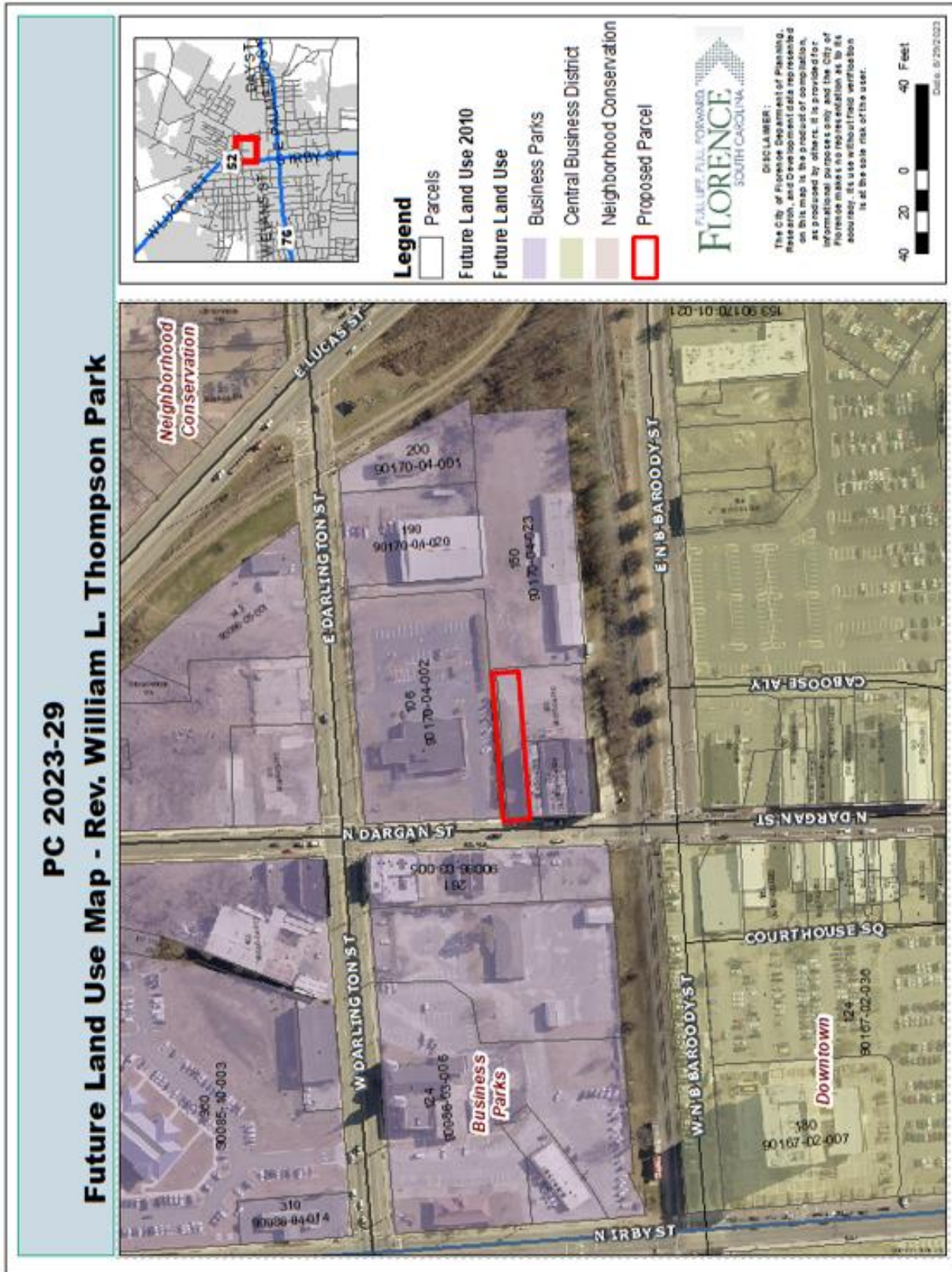
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Mayor's Letter
- F) Resolution 2015-07
- G) Site Photos













FULL LIFE. FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

**CITY COUNCIL**

TEL: (843) 665-3113

FAX: (843) 665-3110

July 25, 2023

Dear City of Florence Planning Commission:

Rev. William L Thompson was a well-known advocate for the Florence community. For many years, he devoted his time to serving others, as well as helping those wanting to better themselves. Whenever his name is mentioned, it is instantly recognized and met with a smile. Throughout his life, Rev. Thompson received recognition for many of his achievements. Please see the attached resolution which reflects how we, the City of Florence, value the legacy of service which Rev. Thompson has left to our community and city. As Mayor of the City of Florence, and on behalf of the Thompson family, we are requesting the Dargan Street pocket park be named "The Rev. William L Thompson Park". Rev. Thompson's dedicated service and contributions to the community shows just how deserving he is of this honor. The legacy he has left behind is one that will be cherished and admired for years to come.

Sincerely,

A handwritten signature in cursive script that reads "Teresa Myers Ervin".

Mayor Teresa Myers Ervin

City of Florence

**RESOLUTION 2015 – 07**

**A RESOLUTION FOR THE CITY OF FLORENCE TO RECOGNIZE  
REVEREND WILLIAM LEVI THOMPSON FOR HIS CONTRIBUTIONS TO DOWNTOWN AND  
THE FLORENCE COMMUNITY AS A LONG TERM DOWNTOWN BUSINESS OWNER,  
AND FOR OPENING THE FIRST SCHOOL FOR BARBERS IN THE PEE DEE AREA.**

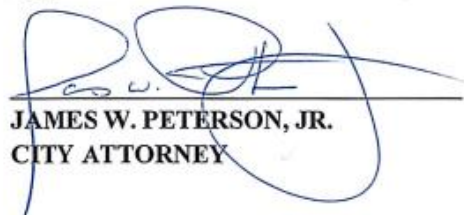
- WHEREAS,** in 1983, Pastor William Levi Thompson opened Thompson Barber Shop at 218 N. Dargan Street in Florence; and
- WHEREAS,** in 1989, Pastor William Levi Thompson started the first school for barbers in the Pee Dee area, Thompson & Sons Barber College at 218 N. Dargan Street in Florence; and,
- WHEREAS,** Pastor Thompson has served the community for 32 years as a downtown Florence business as Owner-Operator of Thompson Barber Shop, Thompson Master Hair Care, and Thompson & Sons Barber College at 218 N. Dargan Street in Florence; and,
- WHEREAS,** Pastor Thompson is a spiritual leader in the community serving as pastor of Mount Clair Missionary Baptist Church in Lake City for over forty years; and
- WHEREAS,** Pastor Thompson is also a civic-minded member of the Florence community with many affiliations including a member of Mill Branch Masonic Lodge #231 and the Pee Dee Consistory #197; and
- WHEREAS,** through hard work and dedication, and a sense of commitment to the betterment of the Florence community, Pastor Thompson continues making contributions today that attribute to the continued success of downtown.

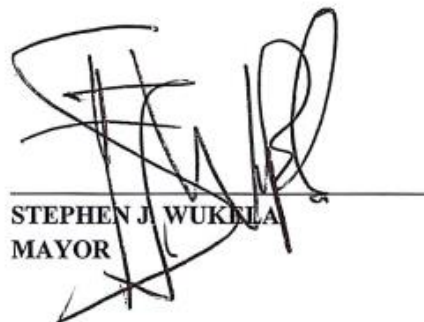
**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE:**

The City of Florence recognizes Reverend William Levi Thompson for his success and his many contributions to downtown and the Florence Community as a long term downtown business owner, and for opening the first school for barbers in the Pee Dee area.

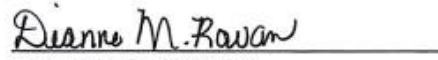
**RESOLVED THIS 13<sup>TH</sup>** day of April, 2015.

**Approved as to form:**

  
\_\_\_\_\_  
**JAMES W. PETERSON, JR.**  
**CITY ATTORNEY**

  
\_\_\_\_\_  
**STEPHEN J. WUKELA**  
**MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**DIANNE M. ROWAN**  
**MUNICIPAL CLERK**

Attachment G: Site Photos



