



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, SEPTEMBER 9, 2025 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
- III. Approval of Minutes** Regular meeting on August 12, 2025
- IV. Public Hearing and Matter in Position for Action**

PC-2025-33 Request to annex and zone RG-3 Phase 3 of Smith's Field subdivision, identified as Florence County Tax Map Numbers 00100-01-384 to 00100-01-443.
- V. Public Hearing and Matter in Position for Action**

PC-2025-34 Request to annex and zone NC-6.2 the parcel located at 922 West Sumter Street, identified as Florence County Tax Map Number 90060-09-037.
- VI. Adjournment** Next regular meeting is scheduled for October 14, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
AUGUST 12, 2025 MINUTES**

MEMBERS PRESENT: Charlie Abbott, Drew Chaplin, Shelanda Deas, Betty Gregg, Charles Howard, Jerry Keith, Jr., and Bryant Moses

MEMBERS ABSENT: Mark Lawhon and Xavier Sams

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

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

INVOCATION & PLEDGE: Chairman Chaplin thanked Ms. Betty Gregg for her dedication to the Planning Commission over the past fourteen years as she steps down from serving. She charged the commissioners to consider what's best for the citizens of Florence as they go forward.

Chairman Chaplin asked Mr. Keith to provide the invocation, which he did. He then led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the July 8, 2025 meeting minutes. There being no changes or discussion, Mr. Howard moved to approve the minutes, Ms. Gregg seconded, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2025-31 Request for sketch plan approval for five lots located at 1016 Kalmia Street, identified as Florence County Tax Map Number 90063-09-009.

Chairman Chaplin read the introduction to PC-2025-31, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

There being no questions for staff and no public hearing for sketch plans, Chairman Chaplin called for discussion or a motion. Mr. Moses commended the developer for building single family homes, then moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (7-0).

PC-2025-32 Request for sketch plan approval for the townhouses located on Westfield Drive, identified as Florence County Tax Map Number 00072-01-045.

Chairman Chaplin read the introduction to PC-2025-32, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Mr. Keith asked if this was a private driveway and there was only one way in or out; Mr. Johnston said that was correct, but it would be built to City standards.

There being no other questions for staff and no public hearing for sketch plans, Chairman Chaplin called for discussion or a motion. Mr. Howard moved to approve the request as submitted, Ms. Gregg seconded, and the motion passed unanimously (7-0).

OTHER BUSINESS: Mr. Dudley explained that the City was involved in a number of long term planning projects, including a housing study of the City to determine single family, multi-family and other housing needs, an update to the three neighborhood revitalization strategies, and a five year comprehensive plan update.

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Keith seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 6:17 p.m. The next regular meeting is scheduled for September 9, 2025.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT

STAFF REPORT TO THE

CITY OF FLORENCE PLANNING COMMISSION

SEPTEMBER 9, 2025

AGENDA ITEM: PC-2025-33 Request to zone RG-3, pending annexation, Phase III of Smith's Field subdivision, specifically identified as Florence County Tax Map Numbers 00100-01-384 to -443.

I. GENERAL BACKGROUND DATA:

Current Zoning:	R-3A (County)
Proposed Zoning:	General Residential-3 (RG-3)
Current Use:	Single-Family Subdivision
Proposed Use:	Single-Family Subdivision

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. POINTS TO CONSIDER:

- (1) The property is currently in the County and is zoned R-3A, which is a residential district.
- (2) The proposed zoning, pending annexation, is General Residential-3 District (RG-3). The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in RG-3 zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) The developer is proposing a 155 lot subdivision over three phases, with an average lot size of 6,000 square feet. Each phase will be annexed separately with its own development agreement. Phase I was annexed in May, 2023. Phase II was annexed in September, 2024.
- (5) Phase III consists of 60 lots, and is the only portion of the property currently under consideration for annexation.
- (6) City water and sewer services are currently available and were recently installed by the developer as part of the subdivision development.
- (7) The sketch plan was approved by the Florence County Planning Commission.
- (8) City staff recommends the parcels be zoned RG-3 as requested, contingent upon annexation into the City of Florence. The recommendation is based on the fact that this request involves the next phase of a single subdivision which is already zoned and has been developed with RG-3 standards.

IV. PARCEL INFORMATION: Total Acreage – 10.74

Lot #	Tax Map Number	House Number	Street Name	Area (Acre)
93	00100-01- 384	3069	Fincher Dr.	0.18
94	00100-01- 385	3065	Fincher Dr.	0.18
95	00100-01- 386	3061	Fincher Dr.	0.17
96	00100-01- 387	3057	Fincher Dr.	0.32
97	00100-01- 388	3053	Fincher Dr.	0.17
98	00100-01- 389	3049	Fincher Dr.	0.17
99	00100-01- 390	3045	Fincher Dr.	0.18
100	00100-01- 391	3041	Fincher Dr.	0.18
101	00100-01- 392	3037	Fincher Dr.	0.18
102	00100-01- 393	3033	Fincher Dr.	0.18
103	00100-01- 394	3029	Fincher Dr.	0.18
104	00100-01- 395	3025	Fincher Dr.	0.18
105	00100-01- 396	3021	Fincher Dr.	0.18
106	00100-01- 397	3017	Fincher Dr.	0.18
107	00100-01- 398	3013	Fincher Dr.	0.18
108	00100-01- 399	3009	Fincher Dr.	0.18
109	00100-01- 400	3005	Fincher Dr.	0.18
110	00100-01- 401	3001	Fincher Dr.	0.18
111	00100-01- 402	2963	Fincher Dr.	0.18
112	00100-01- 403	2959	Fincher Dr.	0.18
113	00100-01- 404	2955	Fincher Dr.	0.18
114	00100-01- 405	2951	Fincher Dr.	0.18
115	00100-01- 406	2947	Fincher Dr.	0.18
116	00100-01- 407	2943	Fincher Dr.	0.18
117	00100-01- 408	2939	Fincher Dr.	0.18
118	00100-01- 409	2935	Fincher Dr.	0.18
119	00100-01- 410	2931	Fincher Dr.	0.18
120	00100-01- 411	2927	Fincher Dr.	0.18
121	00100-01- 412	2923	Fincher Dr.	0.18
122	00100-01- 413	2919	Fincher Dr.	0.18
123	00100-01- 414	2915	Fincher Dr.	0.18
124	00100-01- 415	2911	Fincher Dr.	0.18
125	00100-01- 416	2907	Fincher Dr.	0.18
126	00100-01- 417	2906	Fincher Dr.	0.17
127	00100-01- 418	2910	Fincher Dr.	0.17
128	00100-01- 419	2914	Fincher Dr.	0.17
129	00100-01- 420	2918	Fincher Dr.	0.17
130	00100-01- 421	2922	Fincher Dr.	0.17

131	00100-01-	422	2926	Fincher Dr.	0.17
132	00100-01-	423	2930	Fincher Dr.	0.17
133	00100-01-	424	2934	Fincher Dr.	0.17
134	00100-01-	425	2938	Fincher Dr.	0.17
135	00100-01-	426	2942	Fincher Dr.	0.17
136	00100-01-	427	2946	Fincher Dr.	0.17
137	00100-01-	428	2950	Fincher Dr.	0.17
138	00100-01-	429	2954	Fincher Dr.	0.17
139	00100-01-	430	2958	Fincher Dr.	0.19
140	00100-01-	431	3002	Fincher Dr.	0.19
141	00100-01-	432	3006	Fincher Dr.	0.17
142	00100-01-	433	3010	Fincher Dr.	0.17
143	00100-01-	434	3014	Fincher Dr.	0.17
144	00100-01-	435	3018	Fincher Dr.	0.17
145	00100-01-	436	3022	Fincher Dr.	0.17
146	00100-01-	437	3026	Fincher Dr.	0.17
147	00100-01-	438	3030	Fincher Dr.	0.17
148	00100-01-	439	3034	Fincher Dr.	0.17
149	00100-01-	440	3038	Fincher Dr.	0.17
150	00100-01-	441	3042	Fincher Dr.	0.17
151	00100-01-	442	3064	Fincher Dr.	0.21
152	00100-01-	443	3068	Fincher Dr.	0.19

V. OPTIONS:

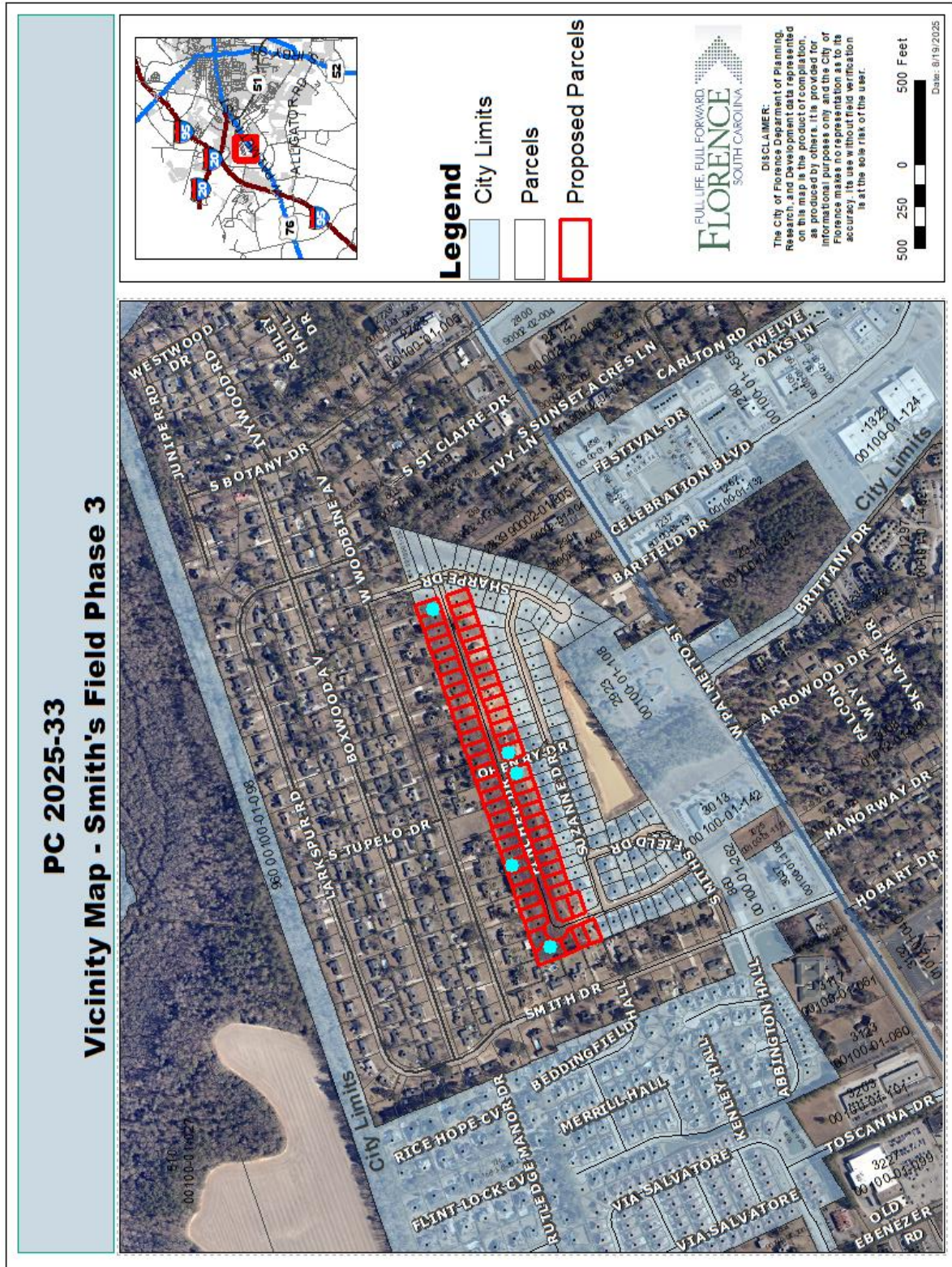
Planning Commission may:

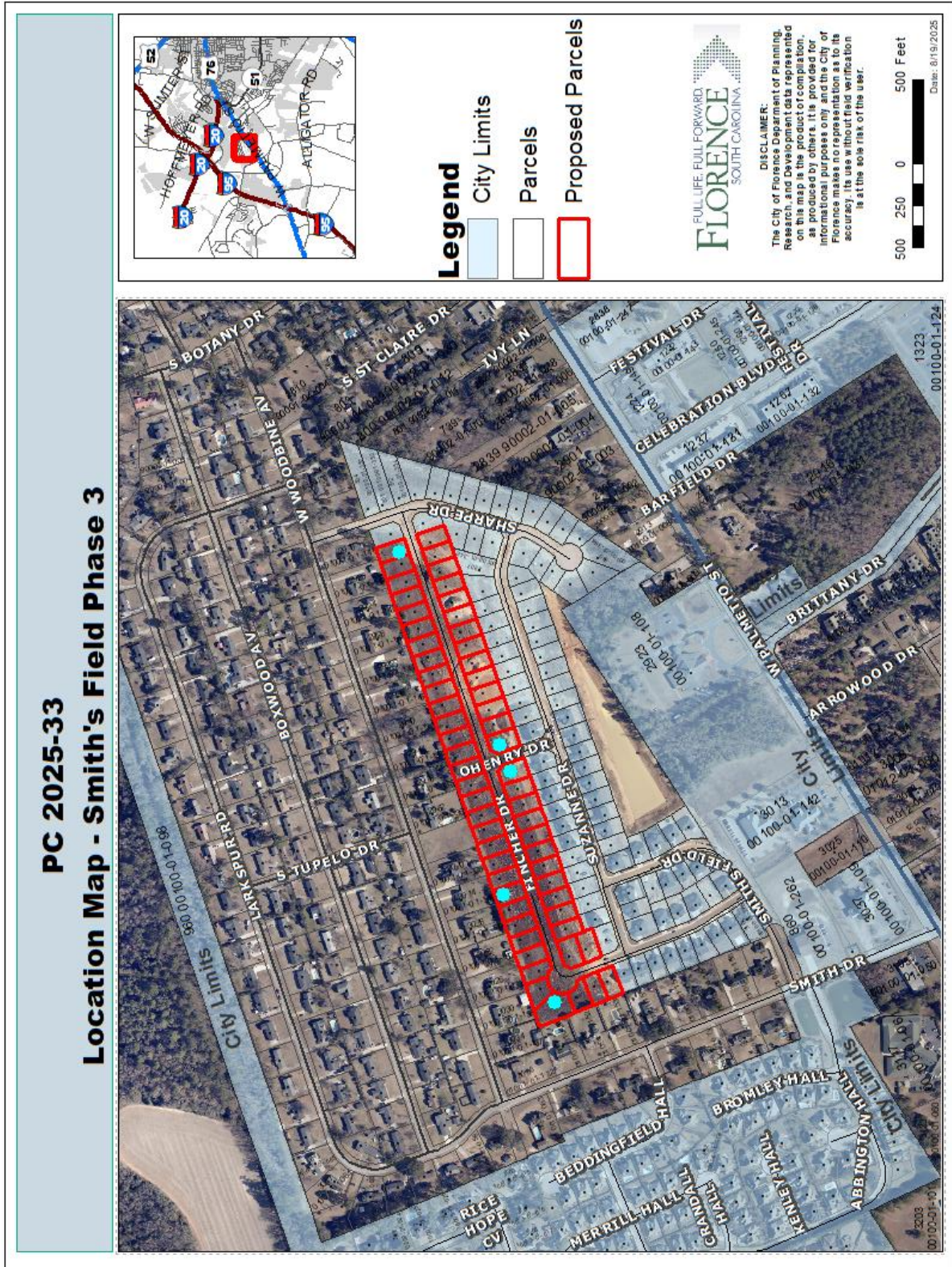
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Final Plat of Phase III
- E) Plats of Phases I, II, and III

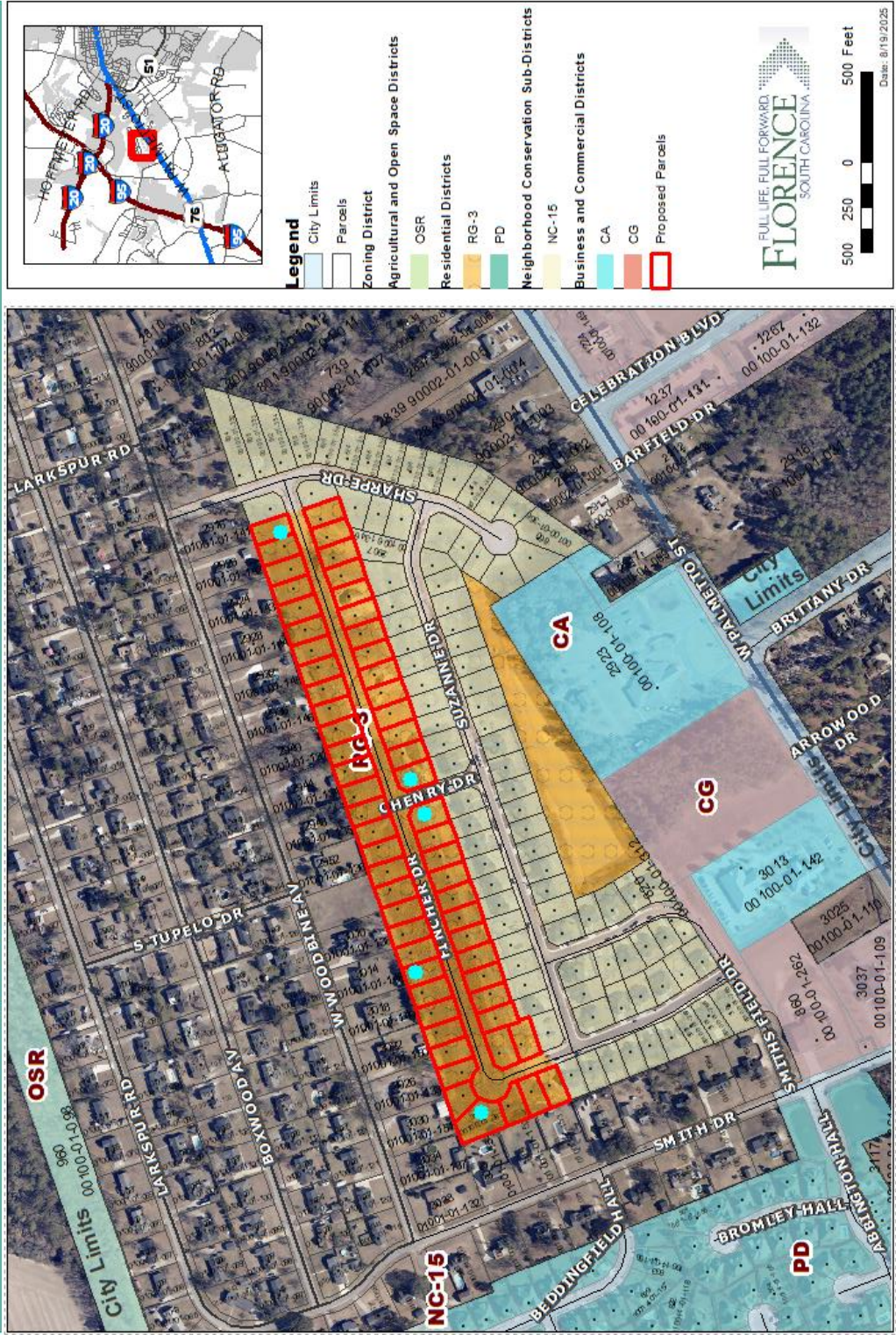
Attachment A: Vicinity Map



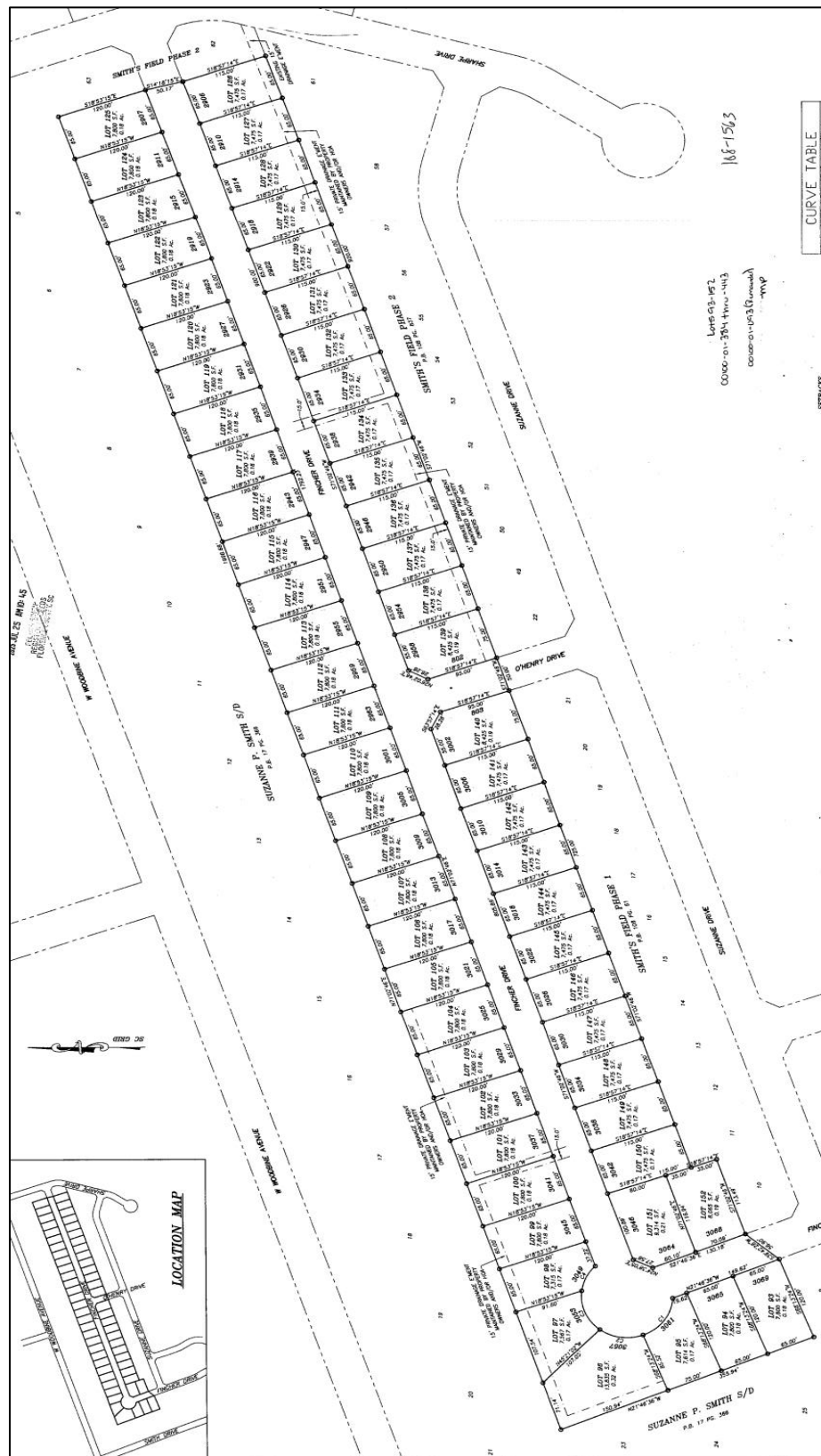


Attachment C: Zoning Map

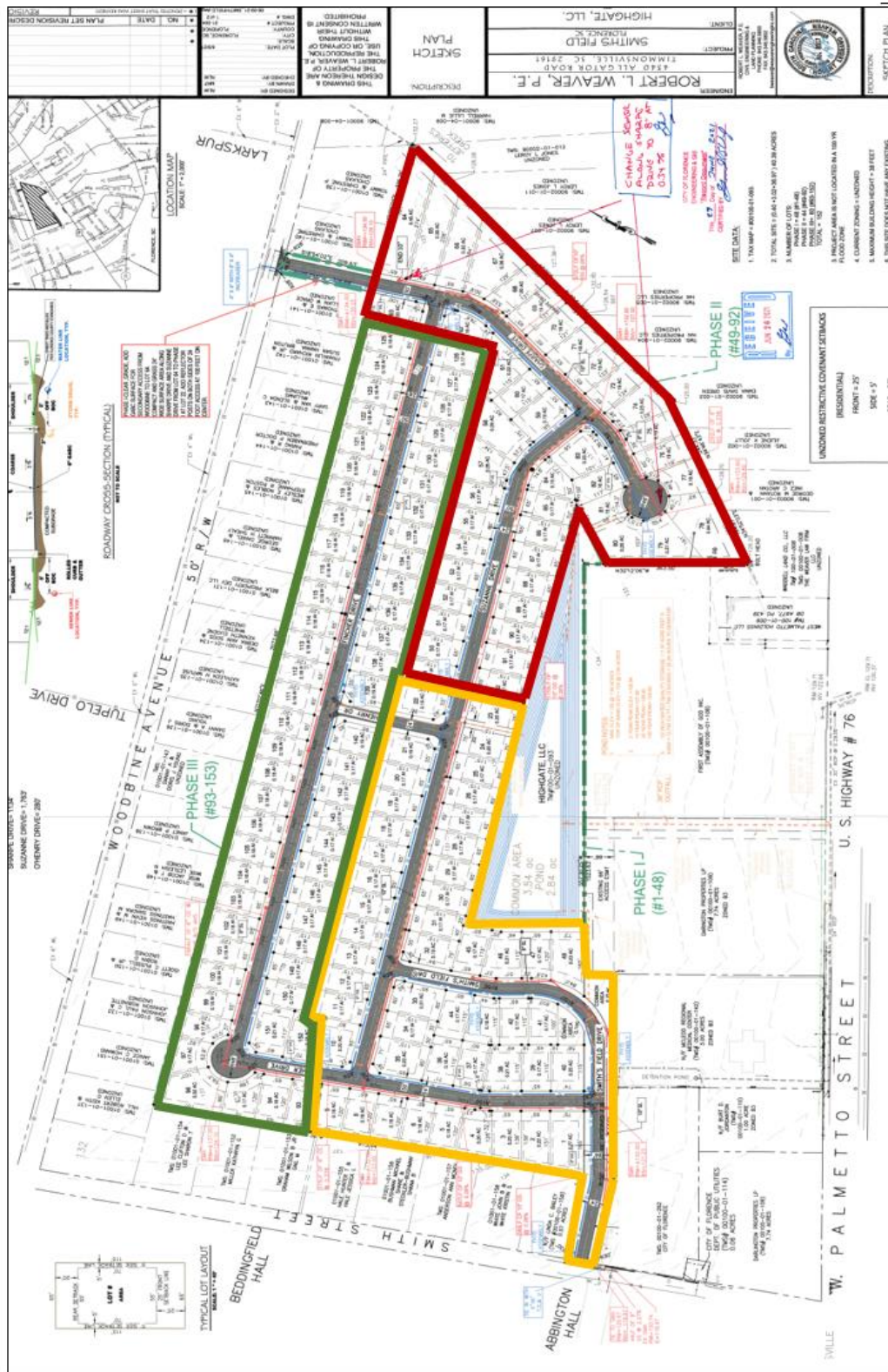
PC 2025-33
Zoning Map - Smith's Field Phase 3



Attachment D: Final Plat of Phase III



Attachment E: Plats of Phases I, II, and III



- Phase I: Lots #1 to 48
- Phase II: Lots #49 to 92
- Phase III: Lots #93 to 152

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
SEPTEMBER 9, 2025**

AGENDA ITEM: PC-2025-34 Request to zone Neighborhood Conservation – 6.2 (NC-6.2), pending annexation, the lot located at 922 West Sumter Street, identified as Florence County Tax Map Number 90060-09-037.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Shelly Rhodes	90060-09-037

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

III. GENERAL BACKGROUND DATA:

Current Zoning:	R-4 (Florence County)
Proposed Zoning:	Neighborhood Conservation-6.2 (NC-6.2)
Current Use:	Vacant
Proposed Use:	Single-Family Detached House

IV. POINTS TO CONSIDER:

- (1) This parcel is a “donut hole” on the south side of West Sumter Street, surrounded by lots that are within City limits. It is zoned R-4 in the County.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.2 (NC-6.2) District. The primary use permitted under the proposed zoning is single-family detached and duplexes characterized by small sized lots.
- (3) The lot does not meet the lot width requirement of the NC-6.2 zoning district per the City of Florence *Unified Development Ordinance* because it is fifty feet wide rather than sixty feet wide as required for new lots. However, since it is a legal lot of record and a number of lots on the block that are already in the City limits and zoned NC-6.2 are also 50 feet wide, it does not need to be 60 feet wide to be zoned NC-6.2. It does have adequate total square footage at 11,342 square feet; the minimum for new lots in the NC-6.2 district is 6000 square feet.

- (4) 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-6.2 Neighborhood Conservation zoning district. The property will be subject to the City of Florence codes and regulations.
- (5) Land use of the adjacent properties is single-family residential.
- (6) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (7) City water and sewer services are available.
- (8) City staff recommends the zoning designation due to the location of the lot as an infill parcel.

VI. OPTIONS:

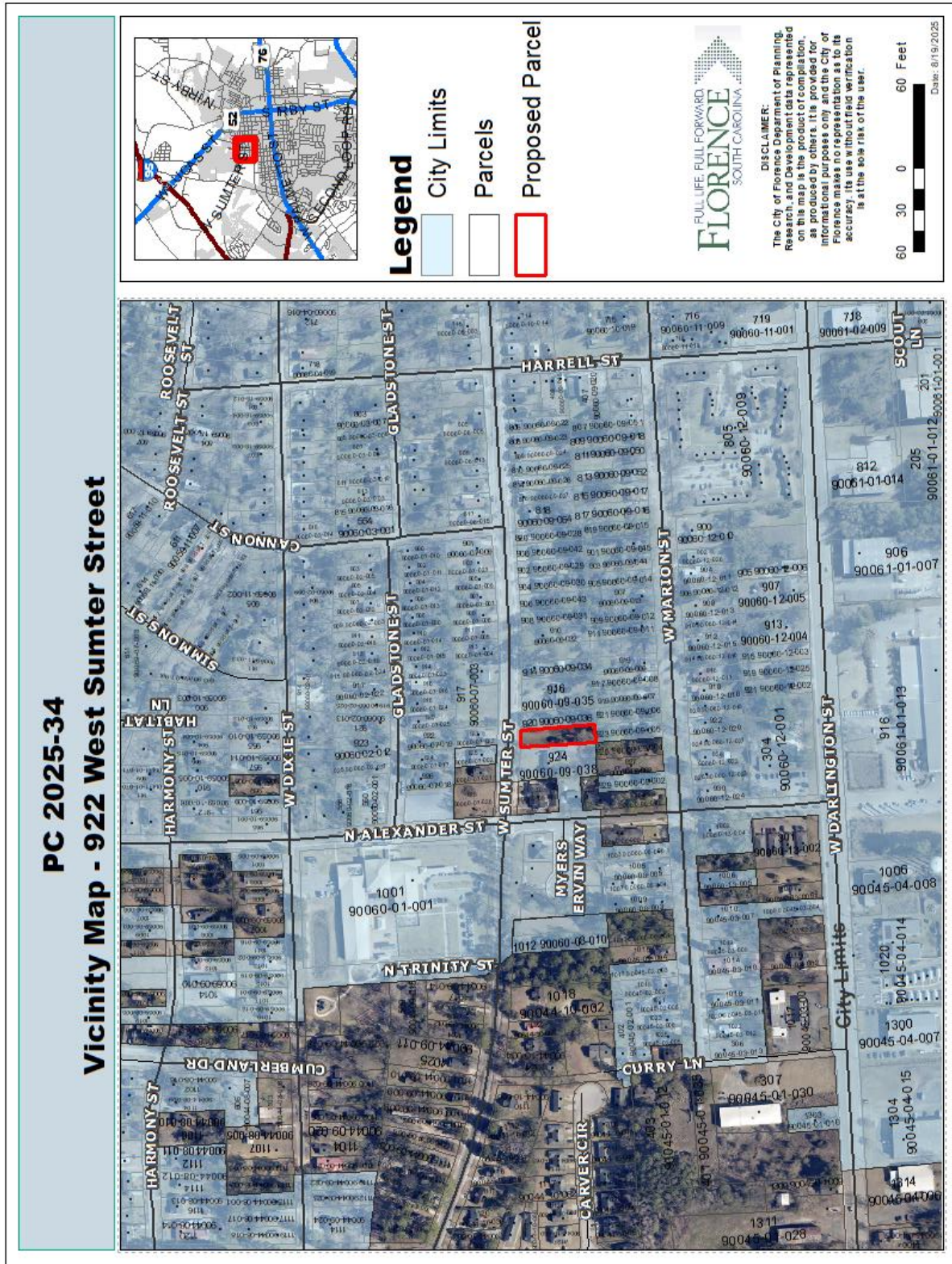
Planning Commission may:

- (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.

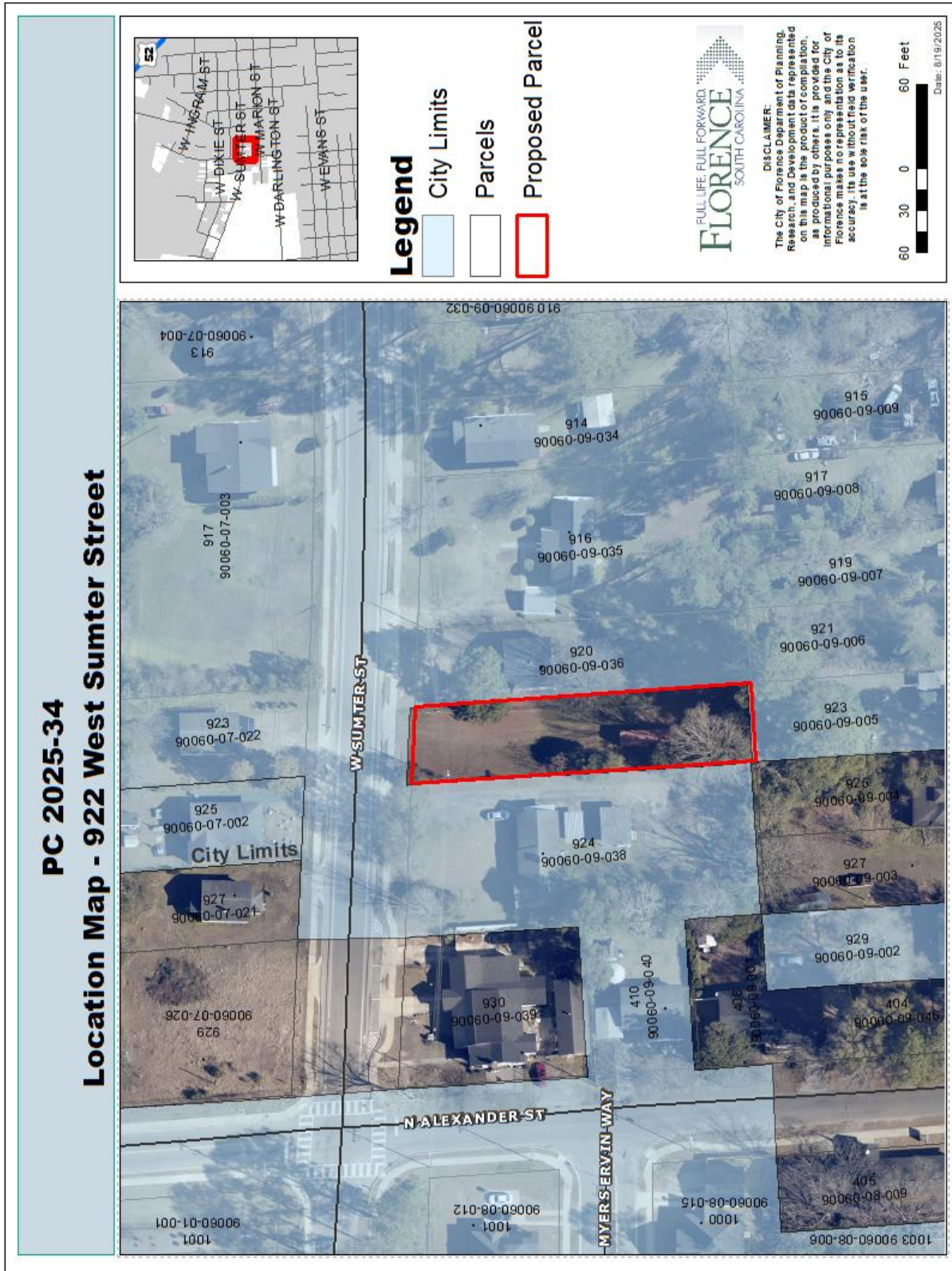
VII. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photo

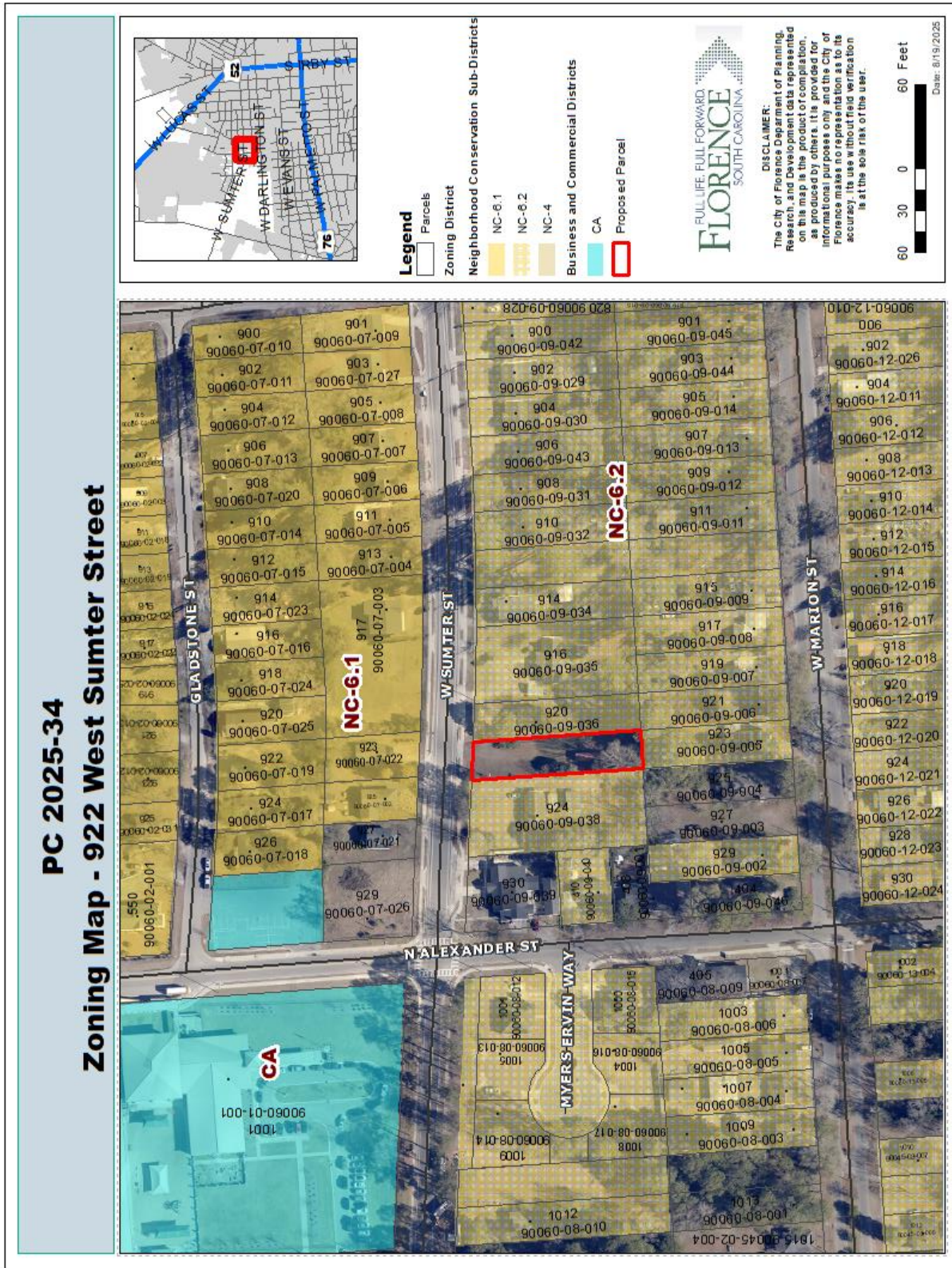
Attachment A: Vicinity Map

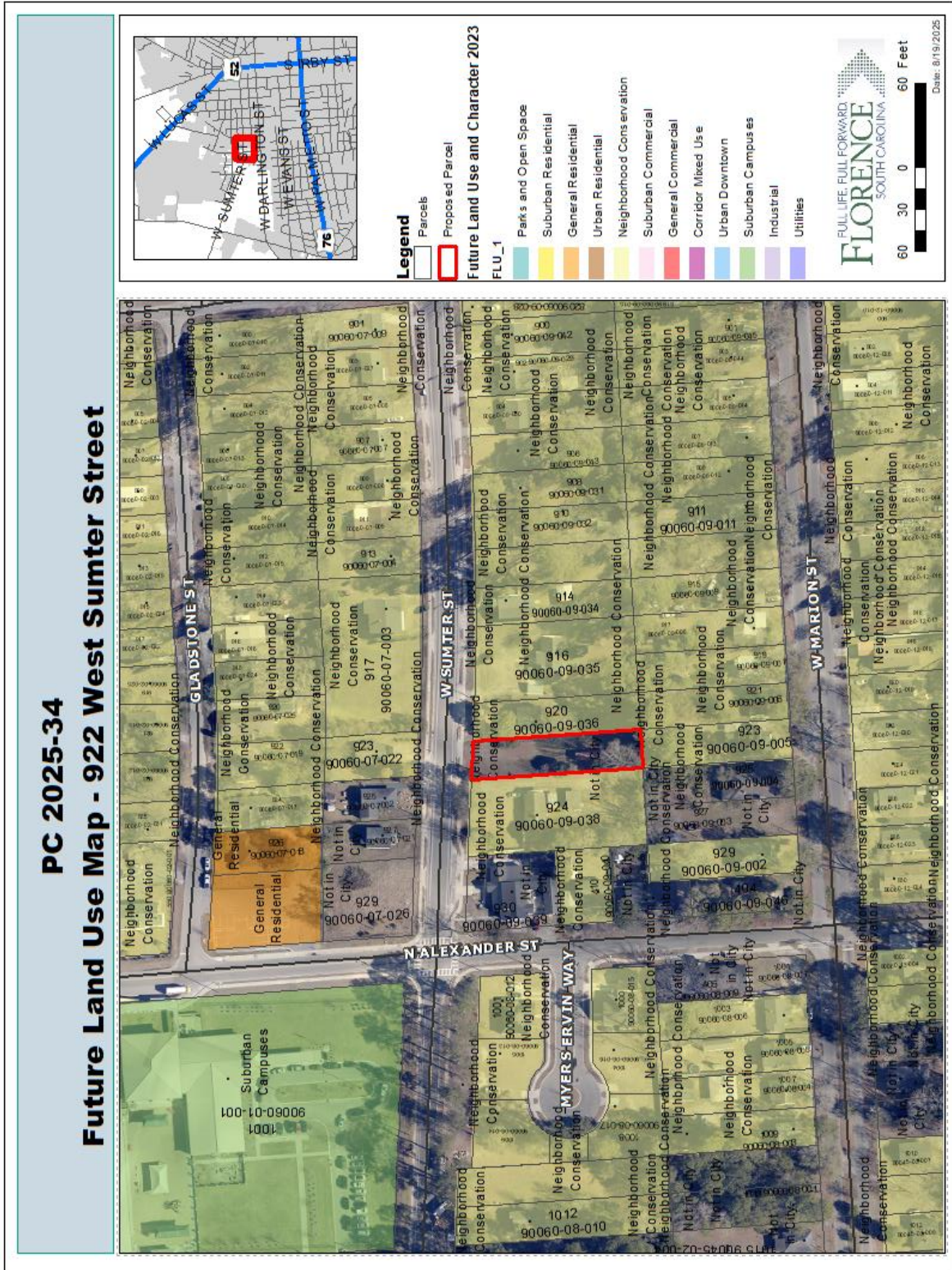


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photo

