



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, OCTOBER 14, 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 September 9, 2025
- IV. Public Hearing and Matter in Position for Action**
  - PC-2025-35 Request to zone Commercial General, pending annexation, the lot located at 3648 South Irby Street, identified as Florence County Tax Map Number 00152-01-029.
- V. Matter in Position for Action**
  - PC-2025-36 Request for sketch plan review of Point South Townhomes, located at 3648 South Irby Street and identified as Florence County Tax Map Number 00152-01-029.
- VI. Matter in Position for Action**
  - PC-2025-37 Request for sketch plan review of Villa Toscana Townhomes, identified as a portion of Florence County Tax Map Number 00100-01-101.
- VII. Matter in Position for Action**
  - PC-2025-38 Request for sketch plan review of 262 West Cheves Street, identified as Florence County Tax Map Number 90087-01-015.
- VIII. Other Business**
  - Discussion regarding alternate meeting date for November since it falls on Veterans Day.
- IX. Adjournment** Next regular meeting is scheduled for November 11, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION  
SEPTEMBER 9, 2025 MINUTES**

**MEMBERS PRESENT:** Drew Chaplin, Charles Howard, Jerry Keith, Jr., Bryant Moses, Xavier Sams, and Michael Valrie

**MEMBERS ABSENT:** Charlie Abbott, Shelanda Deas, and Mark Lawhon

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

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

**INVOCATION & PLEDGE:** 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 August 12, 2025 meeting minutes. There being no changes or discussion, Mr. Howard moved to approve the minutes, Ms. Sams seconded, and the motion passed unanimously (5-0).

\*Bryant Moses arrived\*

**PUBLIC HEARINGS AND MATTERS 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 and 00100-01-093.**

Chairman Chaplin read the introduction to PC-2025-33, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Chairman Chaplin explained to new member Mr. Valrie the history of the annexation of the rest of Smiths Field.

There being no questions for staff and no one present to speak for or against the request, Chairman Chaplin opened and closed the public hearing and called for discussion or a motion. Mr. Howard moved to approve the request as submitted; Mr. Moses seconded, and the motion passed unanimously (6-0).

**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.**

Chairman Chaplin read the introduction to PC-2025-34, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff and no one present to speak for or against the request, Chairman Chaplin opened and closed the public hearing and called for discussion or a motion. Mr. Moses moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (6-0).

**ADJOURNMENT:** There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 6:07 p.m. The next regular meeting is scheduled for October 14, 2025.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
OCTOBER 14, 2025**

**AGENDA ITEM:      PC-2025-35      Request to zone CG, pending annexation, the lot located at 3648 South Irby Street, identified as Florence County Tax Map Number 00152-01-029.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
South Florence Developers, LLC	00152-01-029

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

This annexation and zoning request 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. Sketch plan review of the proposed townhouses is being conducted concurrently by the Planning Commission.

**III. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	B-3 (Florence County)
<b>Proposed Zoning:</b>	Commercial General (CG)
<b>Current Use:</b>	Single Family House
<b>Proposed Use:</b>	13 Townhouses

**IV. POINTS TO CONSIDER:**

- (1) The 0.87 acre parcel is south of Rosemount Drive, across South Irby Street from Southside Middle School. It currently contains a vacant single family house. The County has assigned it a general commercial zoning designation (B-3).
- (2) The proposed zoning, pending annexation, is Commercial General (CG). The purpose of the annexation and zoning is to allow the development of townhouses, which are permitted in the CG district.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the CG zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land use of the adjacent properties is single-family residential, a business, and the middle school. The adjacent parcels in the City are zoned NC-6.1.
- (5) Future Land Use of adjacent single-family properties is Neighborhood Conservation.

- (6) City water service is available. A private lift station and easement through adjacent properties is needed to provide sewer services, and that must be provided by the developer.
- (7) City staff recommends the zoning designation due to the appropriateness of the proposed use for townhouses based on the character of the area and the location along a busy thoroughfare. Townhouses are an acceptable transitional use between commercial and single family developments with appropriate buffers.

## **V. OPTIONS:**

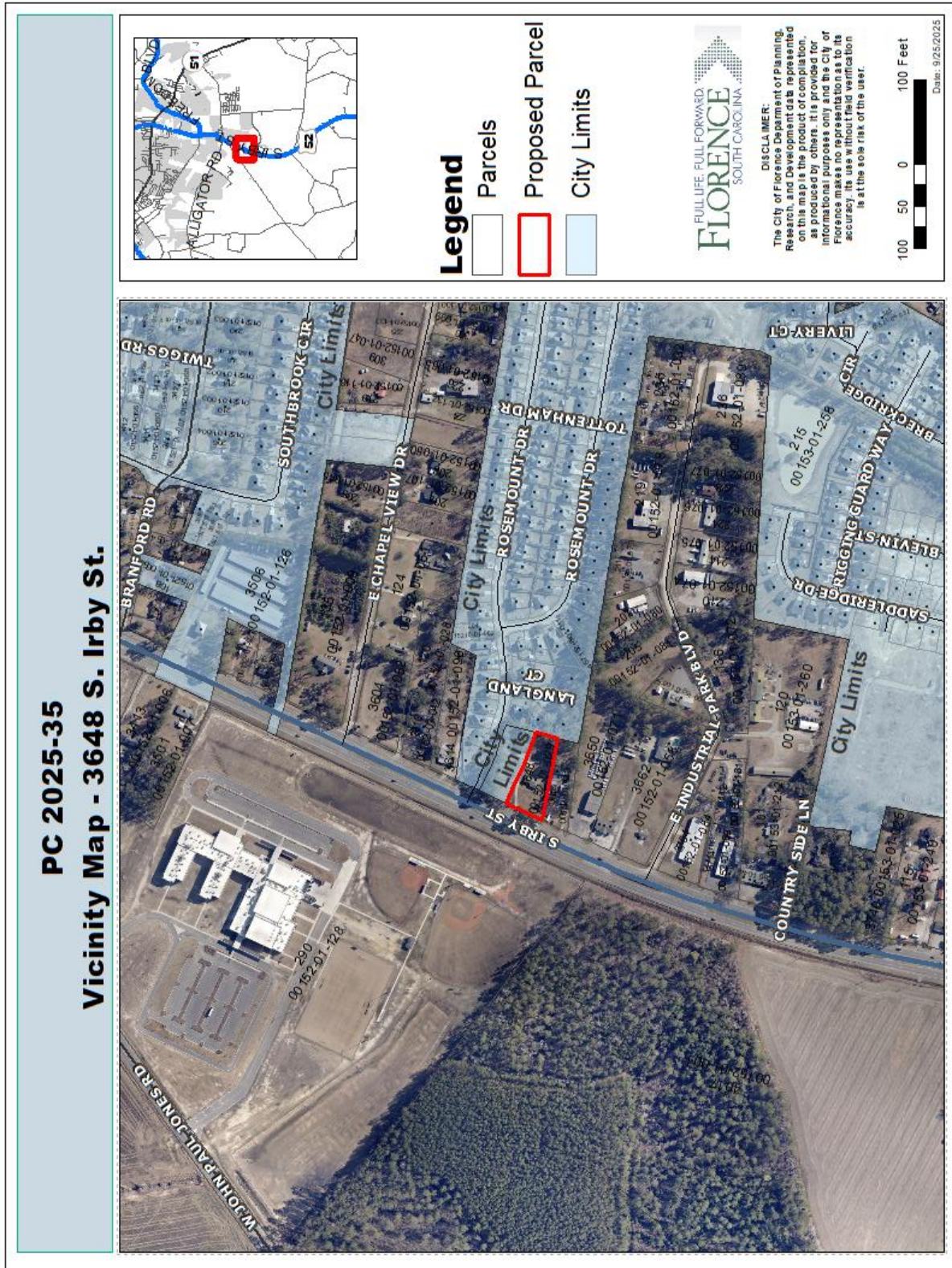
Planning Commission may:

- (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:**

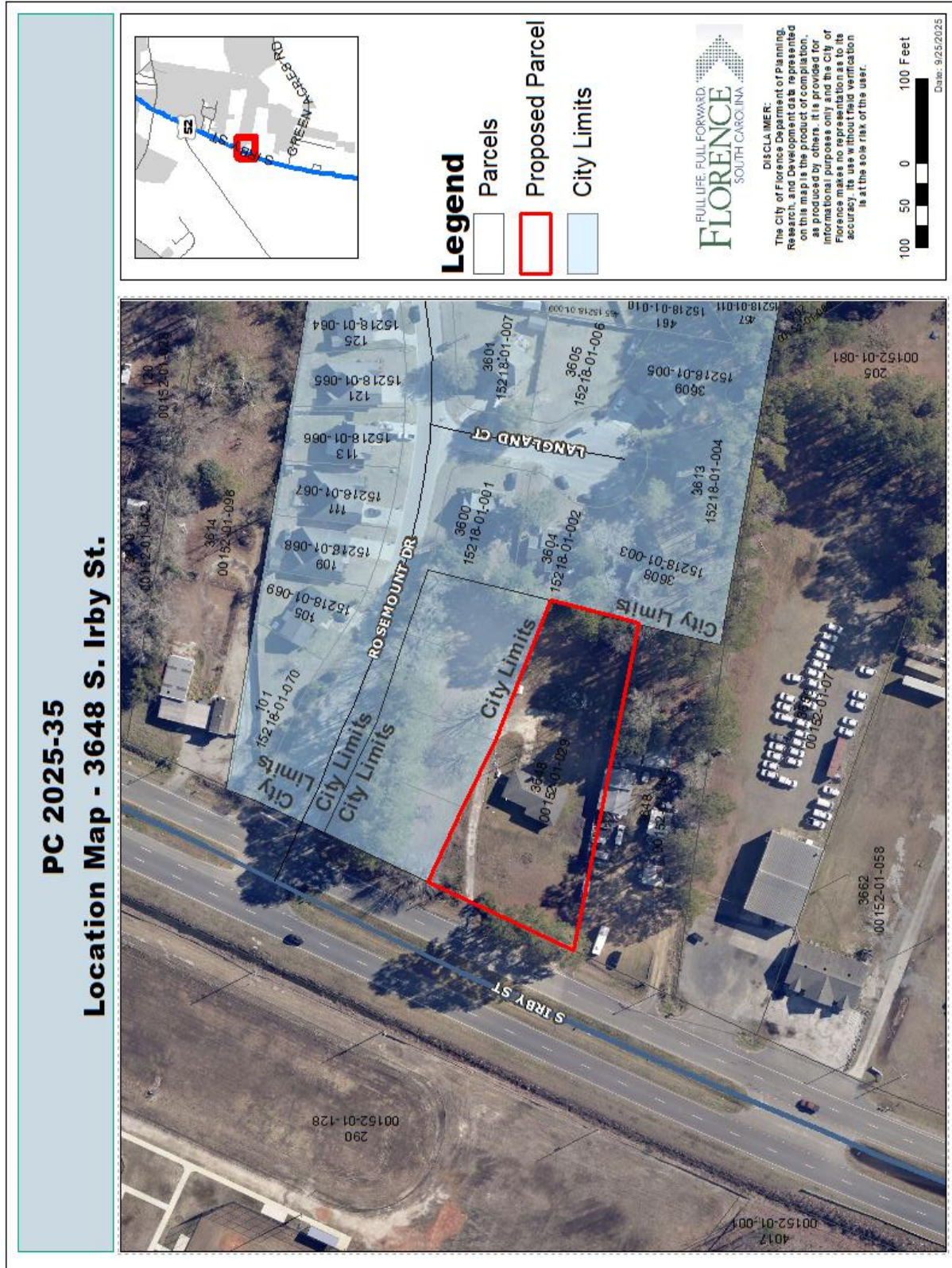
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

Attachment A: Vicinity Map





Attachment B: Location Map





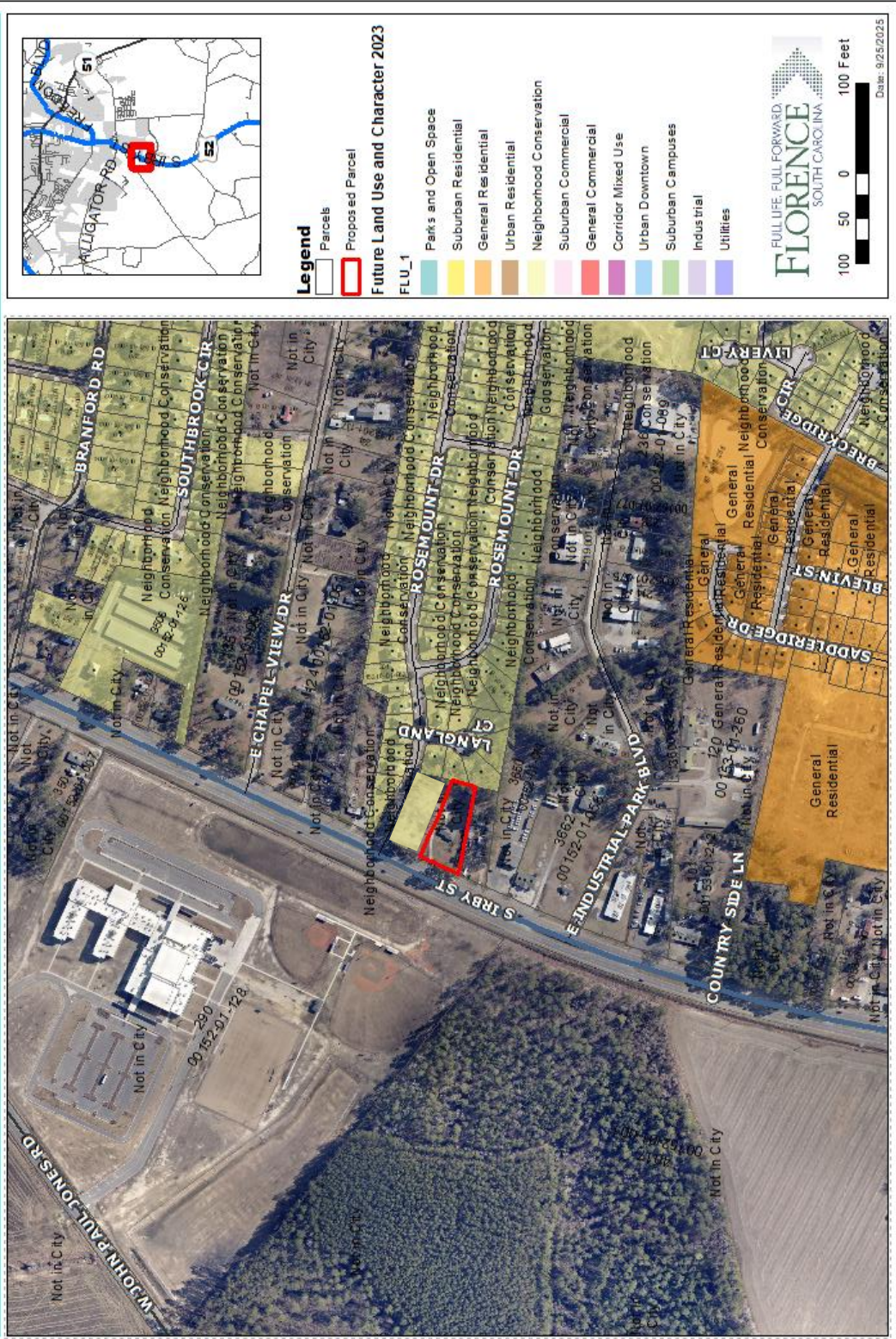
Attachment C: Zoning Map

**PC 2025-35**  
**Current Zoning Map - 3648 S. Irby St.**





**PC 2025-35**  
**Future Land Use Map - 3648 S. Irby St.**





Attachment E: Site Photos



Existing house.



North side of the lot.



View of the lot to the south.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
OCTOBER 14, 2025**

**AGENDA ITEM:      PC-2025-36      Request for sketch plan review of Point South Townhomes, located at 3648 South Irby Street and identified as Florence County Tax Map Number 00152-01-029.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
South Florence Developers, LLC	00152-01-029

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

This issue is before the Planning Commission for approval. The applicant is also requesting annexation and zoning of the parcel as PC-2025-35.

**III. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	B-3, General (Florence County)
<b>Current Use:</b>	Single-Family Detached Home
<b>Proposed Zoning:</b>	Commercial General
<b>Proposed Use:</b>	Single Family Attached Townhomes

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

<b>North:</b>	Neighborhood Conservation 6.1 (NC-6.1) Single-Family Detached Homes
<b>East:</b>	Neighborhood Conservation 6.1 (NC-6.1) Single-Family Detached Homes
<b>South:</b>	B-3, General (Florence County) Salvage Yard
<b>West:</b>	Unzoned (Florence County) Southside Middle School

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) This will allow for individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.



- (3) The development tract has a total of 0.87 acres to be developed for this project. Point South Townhomes will consist of 2 separate buildings facing a private parking lot with public access afforded by South Irby Street. The road and parking court are required to be constructed to City specifications and will be maintained by the owner and then ultimately the Homeowner's Association.
- (4) The building closest to South Irby Street will consist of 6 townhome units and the second building will consist of 7 for a total of 13 townhome units proposed.
- (5) The parcel is proposed to be zoned Commercial General (CG) which permits townhomes meeting the conditions of *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (6) The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-4.1.3 for townhomes including 16' minimum lot widths and the overall development area (inclusive of the individual unit lots and common area) providing a minimum 2400 square feet per unit.
- (7) The applicant is requesting a 3' variance from the prescribed rear 20' setback for townhomes. If Planning Commission grants the variance, the townhome units would be 17' from the northern property line. If granted, this would also reduce the required 25' bufferyard as outlined in Point 8 below. Additionally, the required buffer would engulf the entirety of each unit's rear yard.
- (8) A Type C Bufferyard is required between the proposed development and the properties to the north and the east due to the disparate zoning. A Type C Bufferyard is 25' in width and consists of 3 canopy trees, 3 understory trees, 3 evergreen trees, and 30 shrubs per 100 linear feet. A canopy tree per lot is also required for each proposed townhome unit and commercial parking lot landscaping will be provided. At this time, the Sketch Plan does not show the required landscaping.
- (9) 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. City Sanitation will service the dumpster in the designated area shown on the sketch plan.
- (10) All infrastructure and utilities within the townhome development will be owned in-common by the Developer or HOA and will not be maintained by the City.
- (11) The Sketch Plan is not currently in compliance with applicable *Unified Development Ordinance* requirements. Plan review comments (attached) have been relayed to the applicant and engineer. Once the comments are addressed, a statement of compliance regarding the Sketch Plan will be prepared by staff and presented to Planning Commission.
- (12) Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## 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:**

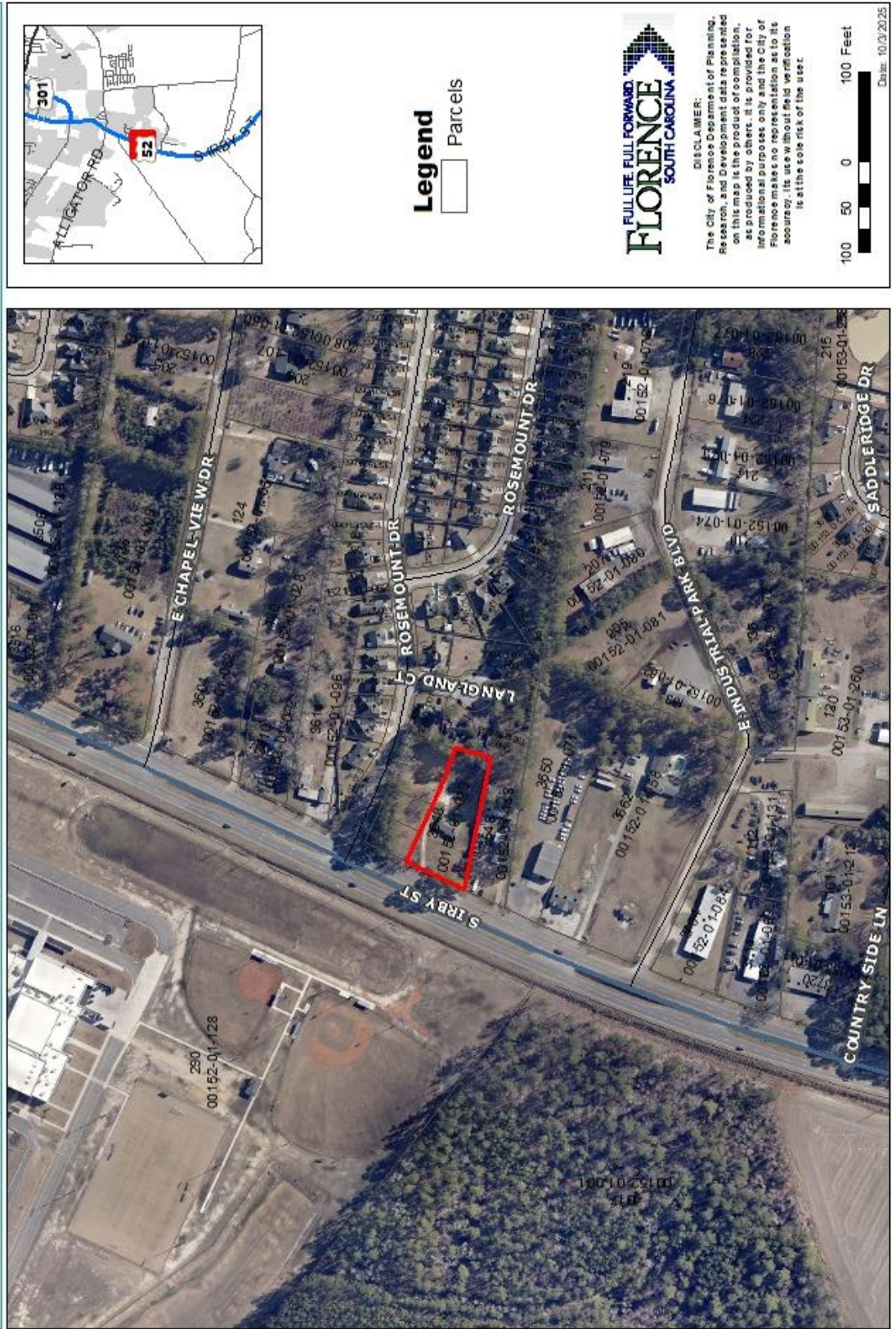
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Sketch Plan Review Comments



Attachment A: Vicinity Map

PC 2025-36

Vicinity Map - Point South Townhomes





Attachment B: Location Map

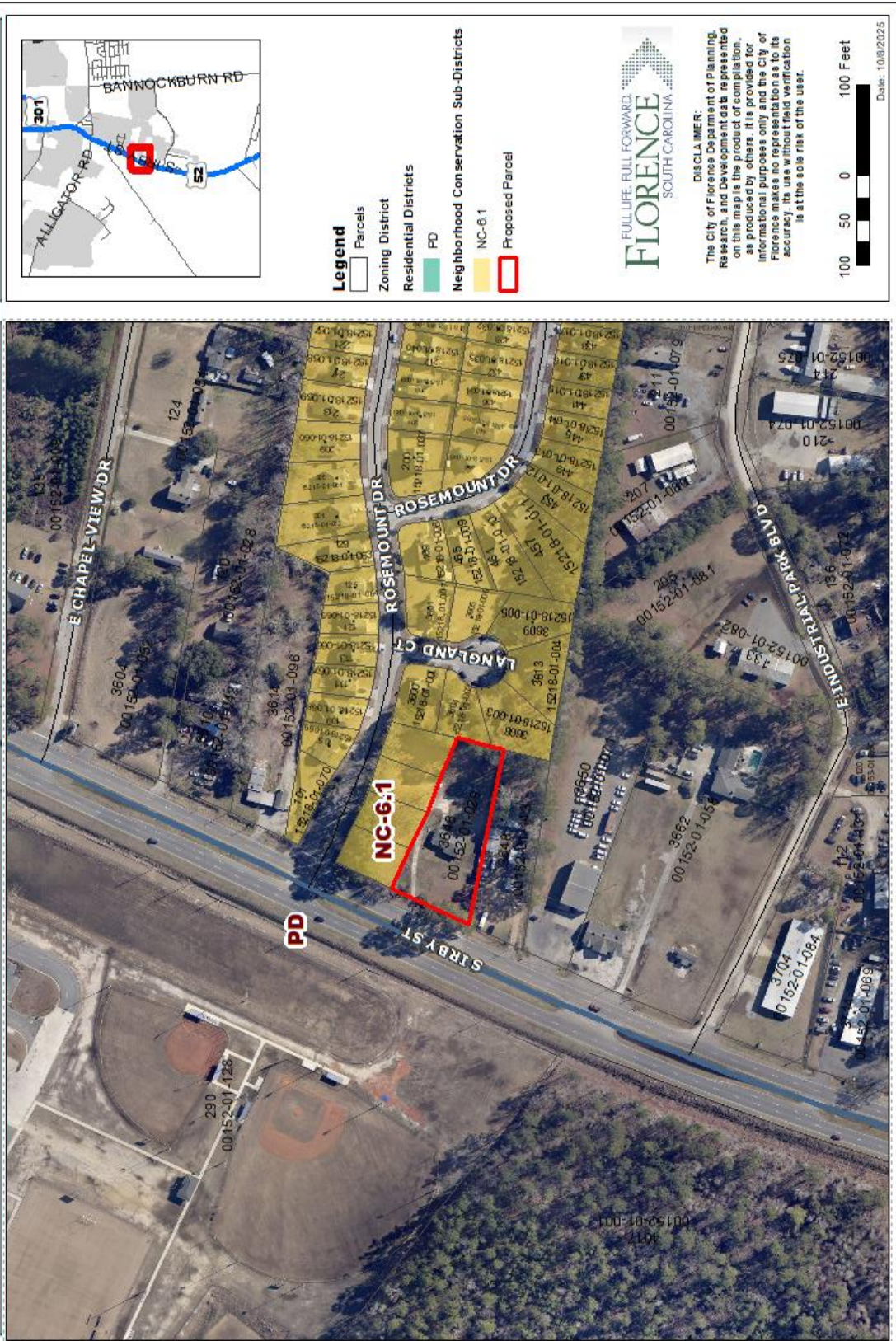
**PC 2025-36**  
**Location Map Point South Townhomes**





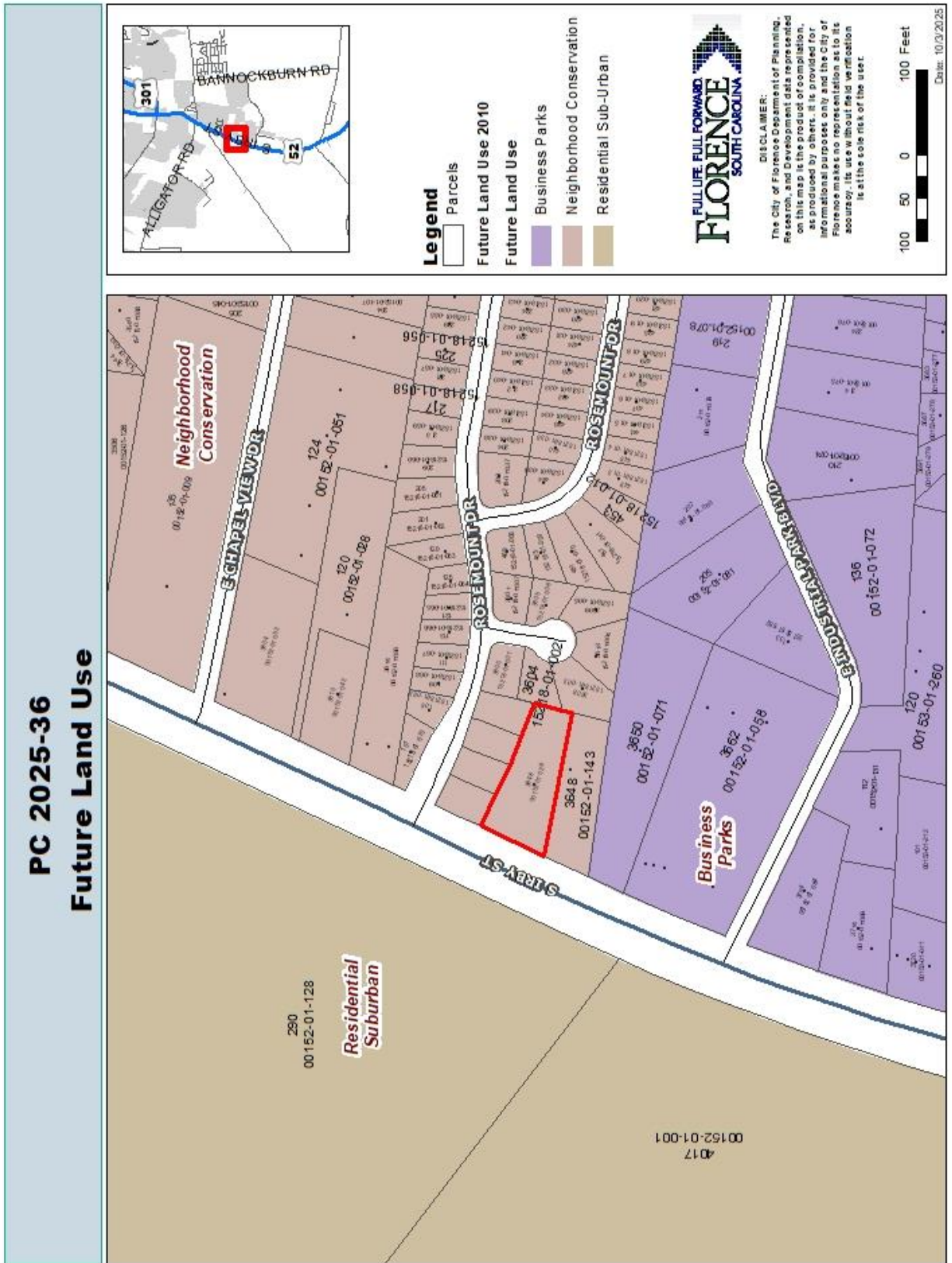
Attachment C: Zoning Map

**PC 2025-36  
Current Zoning Map**

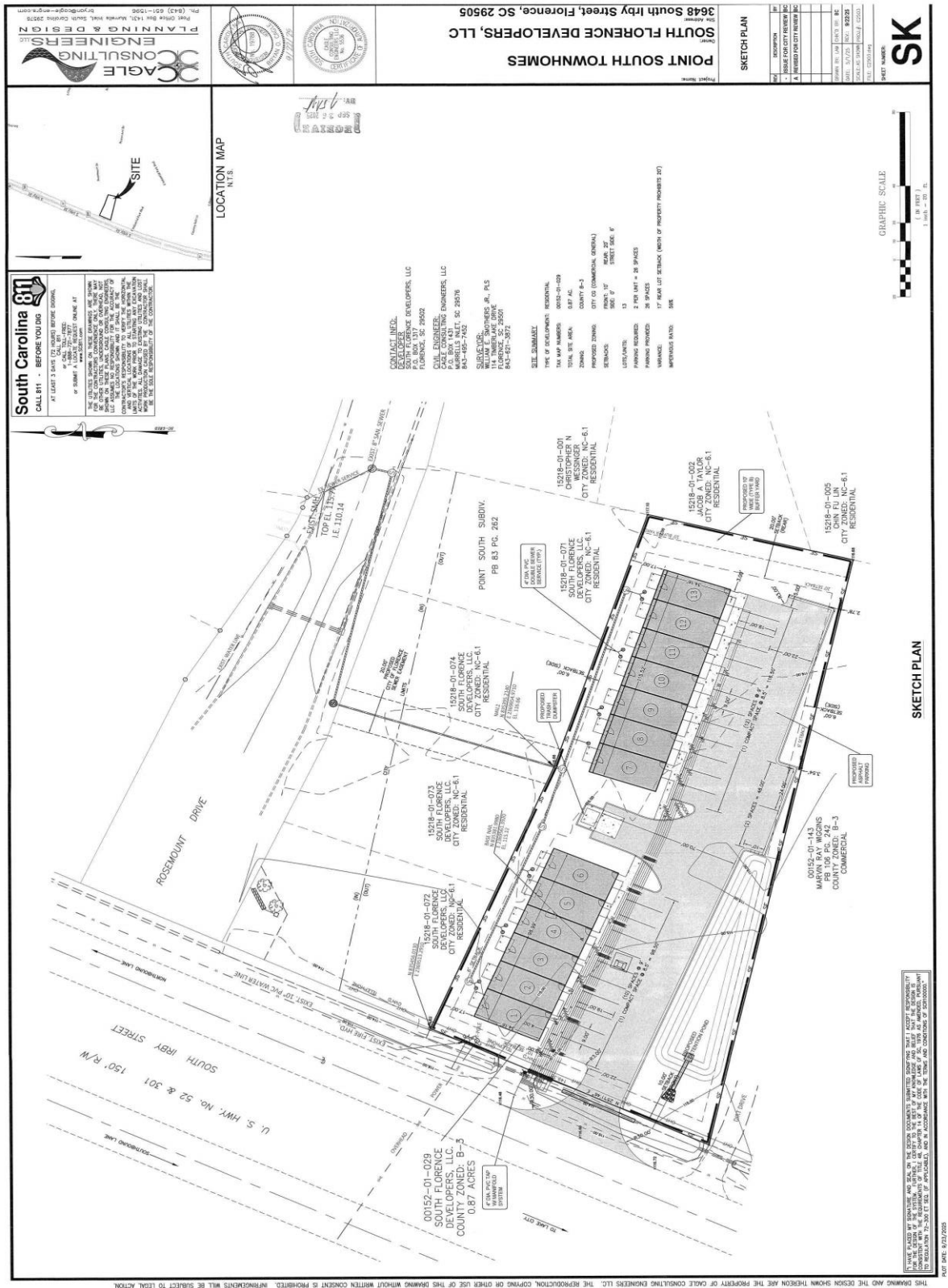




Attachment D: Future Land Use Map



# Attachment E: Sketch Plan





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
OCTOBER 14, 2025**

**AGENDA ITEM:      PC-2025-37      Request for sketch plan review of Villa Toscana Townhomes, identified as a portion of Florence County Tax Map Number 00100-01-101.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Home Show Center, Inc.	00100-01-101

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

This issue is before the Planning Commission for approval. Planning Commission recommended annexation of the parcel with the NC-6.3 zoning designation to City Council at the April 8, 2025 meeting. City Council concurred with Planning Commission’s recommendation and the parcel passed second reading at the June 9, 2025 meeting.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**      Neighborhood Conservation - 6.3 (NC-6.3)  
**Current Use:**        Vacant Lot  
**Proposed Use:**      Single Family Attached Townhomes

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

**North:**            Villa Toscana Planned Development District (PDD);  
                         Single-Family Detached Homes  
**East:**            The Reserve at Ebenezer PDD; Single-Family Detached Homes  
**South:**          Commercial (Florence County); Retail Strip Mall  
**West:**            Commercial (Florence County) Retail Shopping Center

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”

- (2) This will allow for individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.
- (3) The development tract has a total of 1.47 acres to be developed for this project. Villa Toscana Townhomes will consist of four separate buildings oriented perpendicular to Toscana Drive. The two buildings closest to Toscana Drive will consist of 8 townhome units, and the remaining two buildings will each have 4 units for a total of 24 townhome units proposed.
- (4) The parcel is zoned Neighborhood Conservation–6.3 (NC-6.3) which permits townhomes meeting the conditions of *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (5) The subdivision is designed to meet the Ordinance’s minimum requirements listed in Table 2-4.1.3 for townhomes including 16’ minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (6) The townhome development will be afforded public access by way of Villa Toscana Drive through a private parking lot. The parking lot is required to be constructed to City specifications but will be maintained by the development.
- (7) A bufferyard is not required by disparate zoning, but the City is strongly suggesting a Type C Bufferyard be provided between the eastern property line of the proposed development and The Reserve at Ebenezer Subdivision due to the disparate housing types. A Type C Bufferyard is 25’ in width and consists of 3 canopy trees, 3 understory trees, 3 evergreen trees, and 30 shrubs per 100 linear feet. Section 4-10.3.2.E allows for the requirement of bufferyards between new residential and existing residential development, citing triggers for the requirement such as difference in lot widths, changes in building height of 8 feet or more, and different housing types such as townhomes and single-family detached. A canopy tree per lot is also required for each proposed townhome unit and commercial parking lot landscaping will be provided. Landscaping will be reviewed by staff at Development Plan.
- (8) Townhome Building Development Standards from UDO Section 3-8.3.1C.2.2 require that the primary entrances of the townhome buildings shall be oriented to face Toscana Drive. The applicant is requesting a variance from this requirement (Attachment F). The applicant is proposing a Type B Bufferyard along Toscana Drive to mitigate any negative aesthetic effects.
- (9) 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. City Sanitation will service the dumpster in the designated area shown on the sketch plan.
- (10) All infrastructure including utilities within the townhome development are to be owned in-common and will not be maintained by the City.
- (11) The Sketch Plan is not currently in compliance with applicable *Unified Development Ordinance* requirements. Plan review comments (attached) have been relayed to the applicant and engineer. Once the comments are addressed, a statement of compliance regarding the Sketch Plan will be prepared by staff and presented to Planning Commission.
- (12) Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

Planning Commission may:

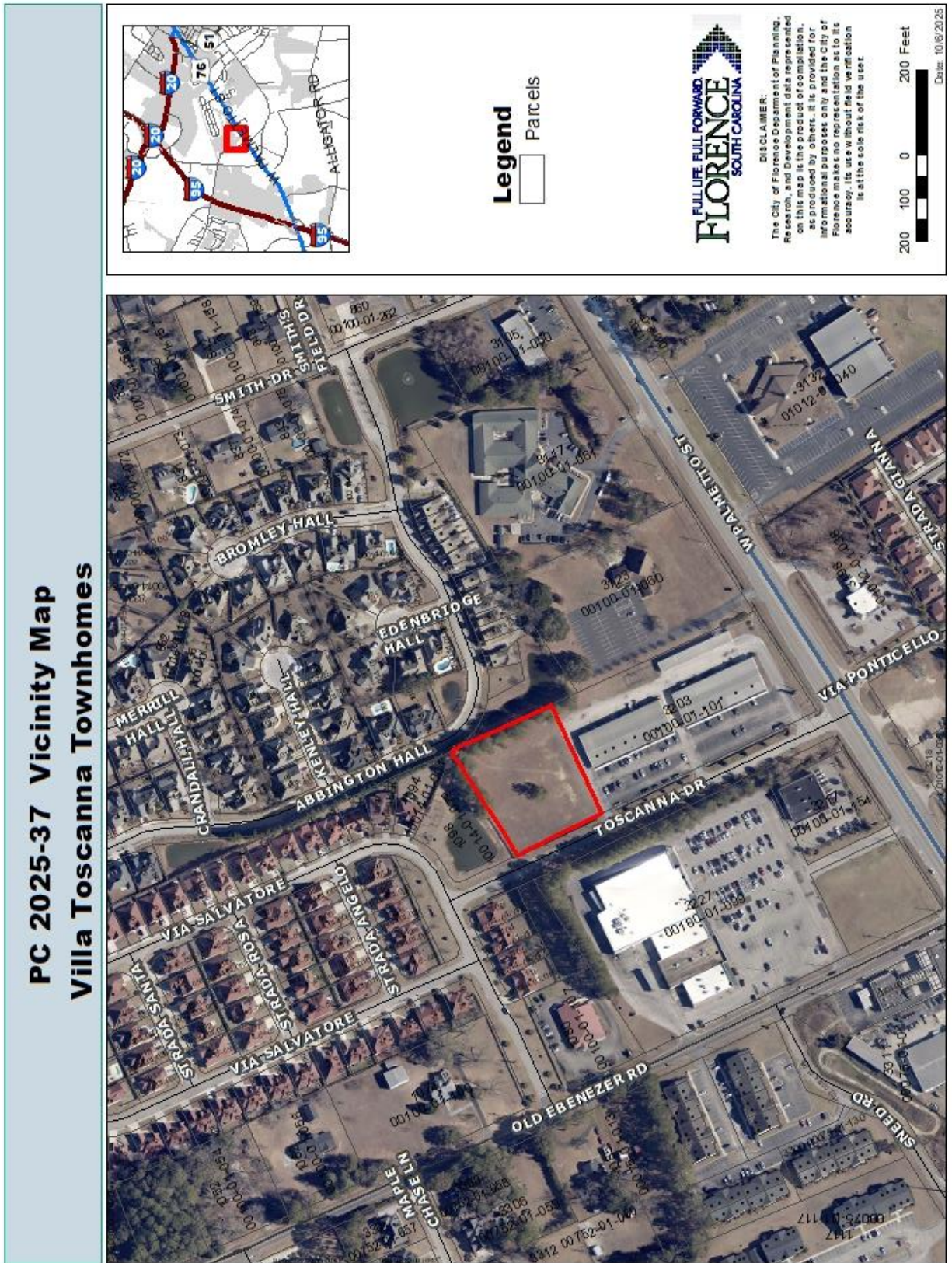
- (5) Recommend approval of the request as presented based on the information submitted.
- (6) Defer the request should additional information be needed.
- (7) Suggest other alternatives.
- (8) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Variance Request Letter
- G) Sketch Plan Review Comments

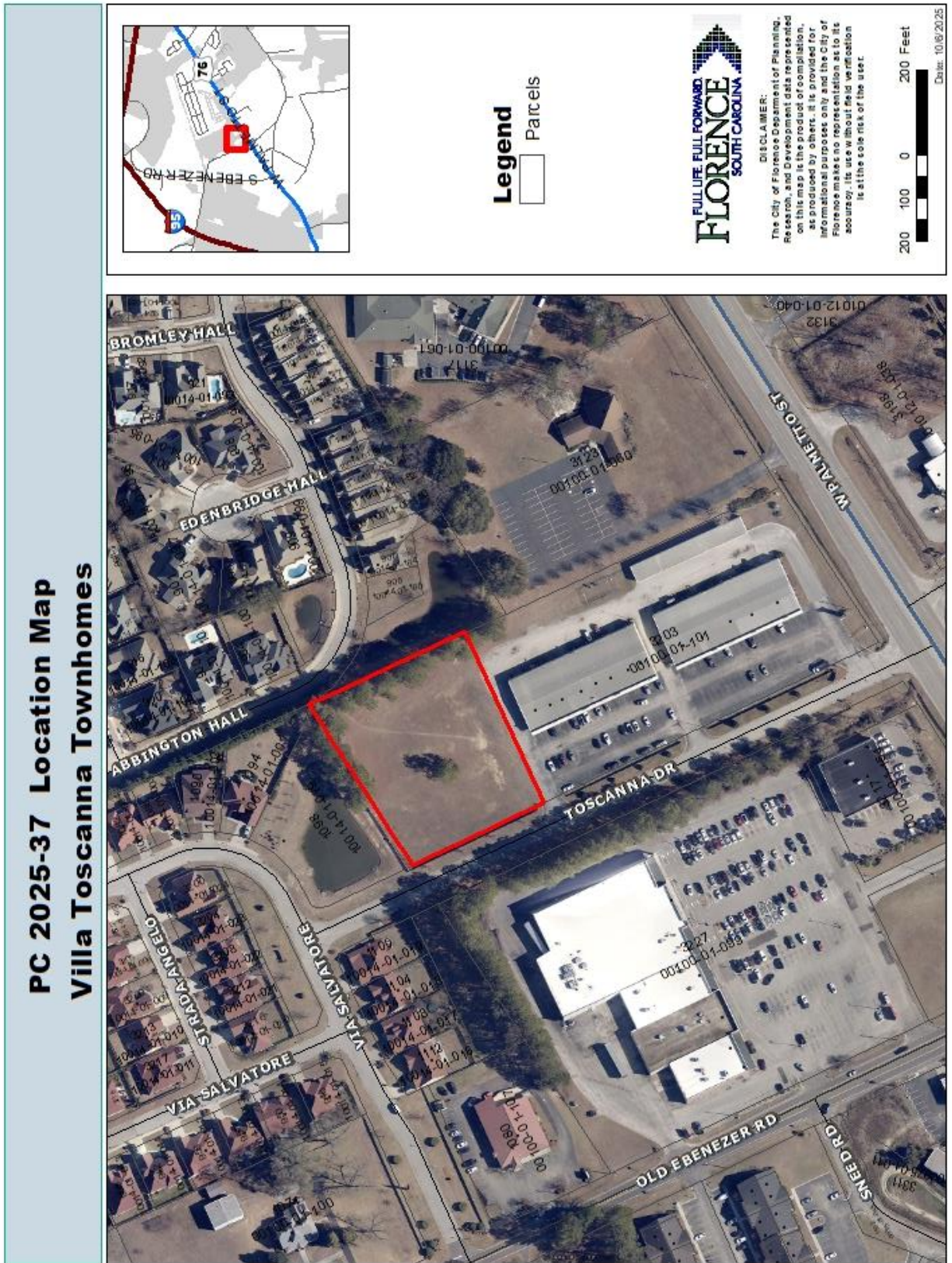


Attachment A: Vicinity Map





Attachment B: Location Map

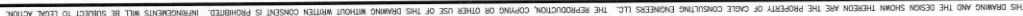












Attachment F: Variance Request Letter



September 23, 2025

Planning Department  
The City of Florence  
324 West Evans St., 2<sup>nd</sup> Floor  
Florence, South Carolina 29501

Subject: Request for Variance, Townhomes Orientation & Buffering  
Villa Toscana Townhomes, Tax Map #00100-01-101

Derek,

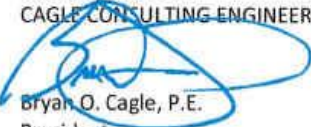
On behalf of Mr. Bryan Dowd (the owner) and Louie Hopkins (the Developer), of the Proposed Villa Toscana Townhomes in Florence, we are requesting a Variance from the City of Florence's Townhomes Orientation and Buffering Requirements for this project to be located at TBD Toscana Drive in the City of Florence.

In accordance with the City of Florence's Unified Development Ordinance, adopted February 14, 2011 and updated May 8, 2017, Section 3-8.3.1, Single Family Attached and Multiplex Building Standards, Sub-section C.2.2 Townhouse states: ***"The primary entrance into the building shall be oriented to face a street"***.

We are requesting a Variance to these requirements due to the adjacent developments are: (1) A Strip Mall to the south, (2) Food Lion Shopping Center to the west and (3) Villa Toscana Subdivision to the north-northwest. Also, the property is currently Unzoned and allows apartments. Currently, this subject property has a very nice brick wall (+/- 3 feet high) and street trees along the property frontage that matches the entrance to Villa Toscana Subdivision. There is also an existing 6-foot high wood fence along the north-northwest property line. In addition, we are proposing a 10-foot wide, Type "B" Buffer Yard behind the existing brick wall along the street frontage to soften the appearance of the townhomes from the street view.

On behalf of Mr. Dowd and Mr. Hopkins, we respectfully request the approval of this Variance to allow the orientation of the proposed townhome units. Thank you for your attention to this matter for our clients.

Very respectfully,  
CAGLE CONSULTING ENGINEERS, LLC

  
Bryan O. Cagle, P.E.  
President

Cc: Mr. Bryan Dowd  
Mr. Louie Hopkins  
File





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
AUGUST 12, 2025**

**AGENDA ITEM:      PC-2025-38      Request for sketch plan review of 262 West Cheves Street, identified as Florence County Tax Map Number 90087-01-015.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Florence Renaissance Company	90087-01-015

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

This issue is before the Planning Commission for approval. It has not been considered, nor has any previous action been taken by Planning Commission.

**III. GENERAL BACKGROUND DATA:**

<b>Current Zoning:</b>	Central Business District
<b>Overlay District:</b>	Downtown Historic Overlay District
<b>Current Use:</b>	Vacant Lot
<b>Proposed Use:</b>	Single Family Attached Townhomes

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

<b>North:</b>	Central Business District – Central United Methodist Church
<b>East:</b>	Central Business District – Law Office
<b>South:</b>	Central Business District – Florence City Commission on Alcohol & Drug Abuse
<b>West:</b>	Central Business District - Central United Methodist Church Storage

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a mixed-use townhome development with commercial storefronts along West Cheves Street. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) This will allow for individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.

- (3) The parcel has a total of 0.506 acres to be developed for this project. West Cheves Street Townhomes will consist of five separate buildings. The two buildings directly adjacent to West Cheves Street will have commercial storefronts on the bottom with residential townhome units above. The two buildings in the middle of the parcel will both contain two townhome units. The building in the rear of the parcel will consist of four townhome units bringing the total proposed number of townhome units for the development to ten units.
- (4) The parcel is zoned Central Business District (CBD) which permits townhomes meeting the conditions of *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (5) Off-Street parking is not required in the CBD, but the applicant is proposing 16 spaces. A City parking garage is located within one block of the proposed development and on-street parking, to include one van-accessible handicap parking space, will be provided on this block of West Cheves Street as part of a future streetscape project.
- (6) This parcel is part of the Downtown Central (D-2) and Redevelopment (D-1) Overlay Districts requiring Design Review Board (DRB) approval to ensure Downtown Design Standards are satisfied.
- (7) The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-4.1.3 for townhomes including 16' minimum lot widths, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (8) The mixed-use townhome development will be afforded public access by way of West Cheves Street through a private parking lot and driveway. The driveway and parking lot are required to be constructed to City specifications and will be privately maintained.
- (9) A canopy tree per lot is required for each proposed townhome unit and commercial parking lot landscaping will be provided. Landscaping will be reviewed by staff as part of the development plan.
- (10) 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. City Sanitation cannot service the project as proposed due to maneuverability constraints. Private sanitation services will have to be employed.
- (11) The applicant is requesting variances (Attachment F) from:
  - a. UDO Section 4-9.3.2I.1 for a reduction from the required 20' minimum distance between unattached townhome buildings down to 17'.
  - b. UDO Section 1-2.8.2K8 for a variance from the standard parking space dimensions of 9' width and 19' depth to parking spaces that are 8.5' in width and 18' in depth.
- (12) The Sketch Plan is not currently in strict compliance with applicable *Unified Development Ordinance* requirements, specifically for lot area requirements; however, downtown design standards and densities allow for variability from typical townhome development standards. The development does meet the lot area requirements for the CBD district. Staff will provide a statement of compliance to present to Planning Commission.
- (13) Following sketch plan approval, the developer will be required to submit a full development plan submittal package for staff review prior to any construction taking place.

## **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.

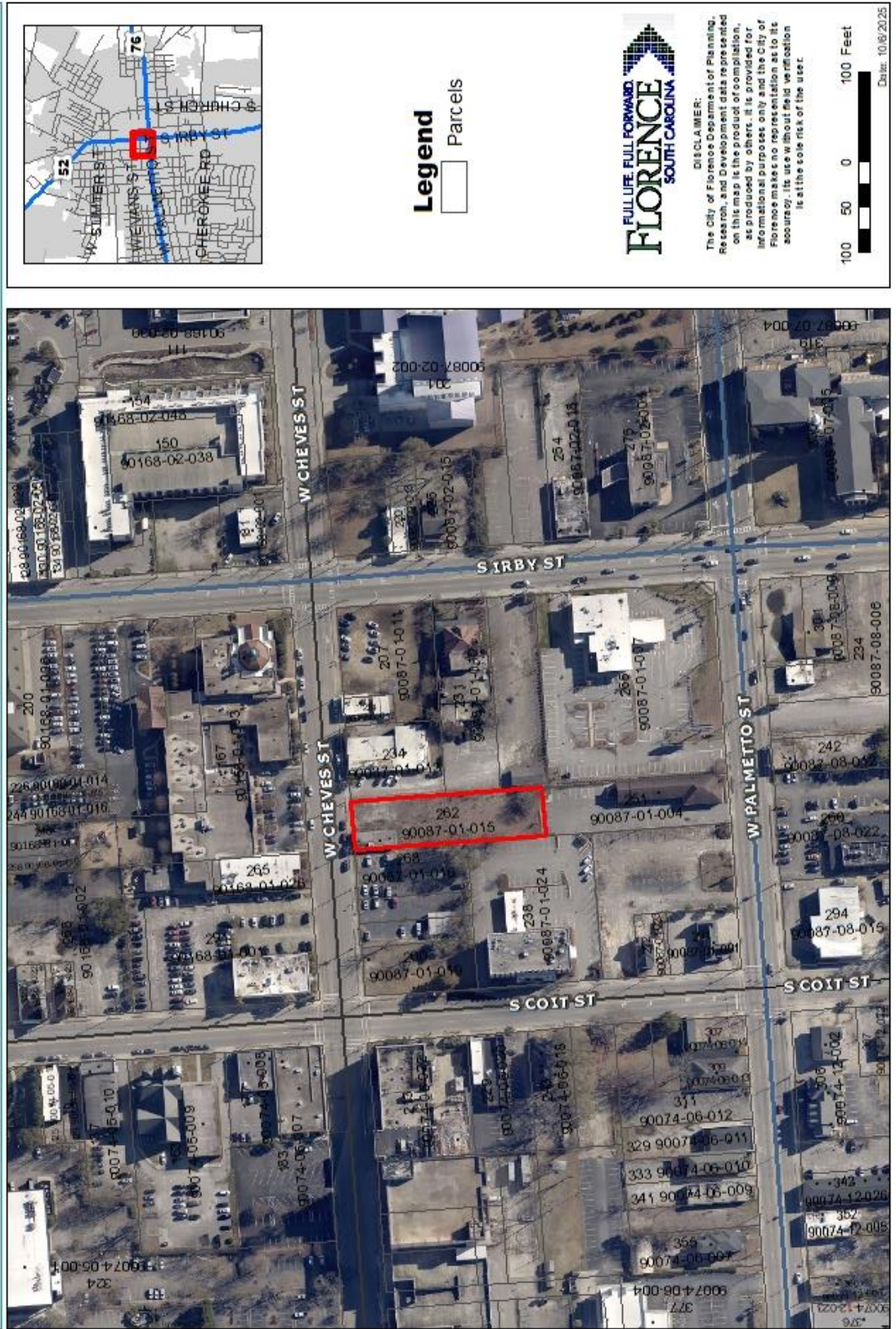
## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) Variance Request Letter



Attachment A: Vicinity Map

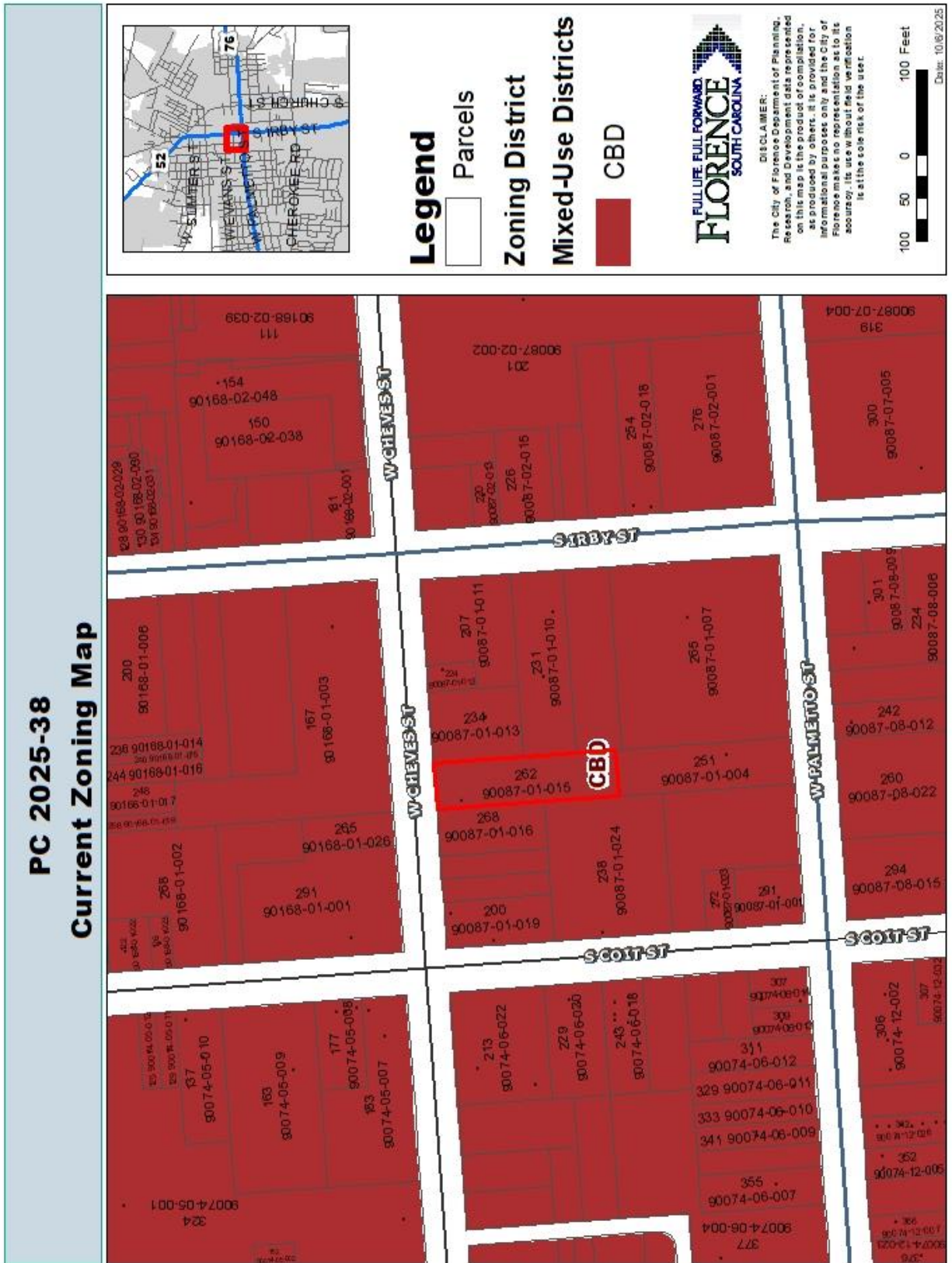
**PC 2025-38 Vicinity Map**  
**West Cheves Street Townhomes**



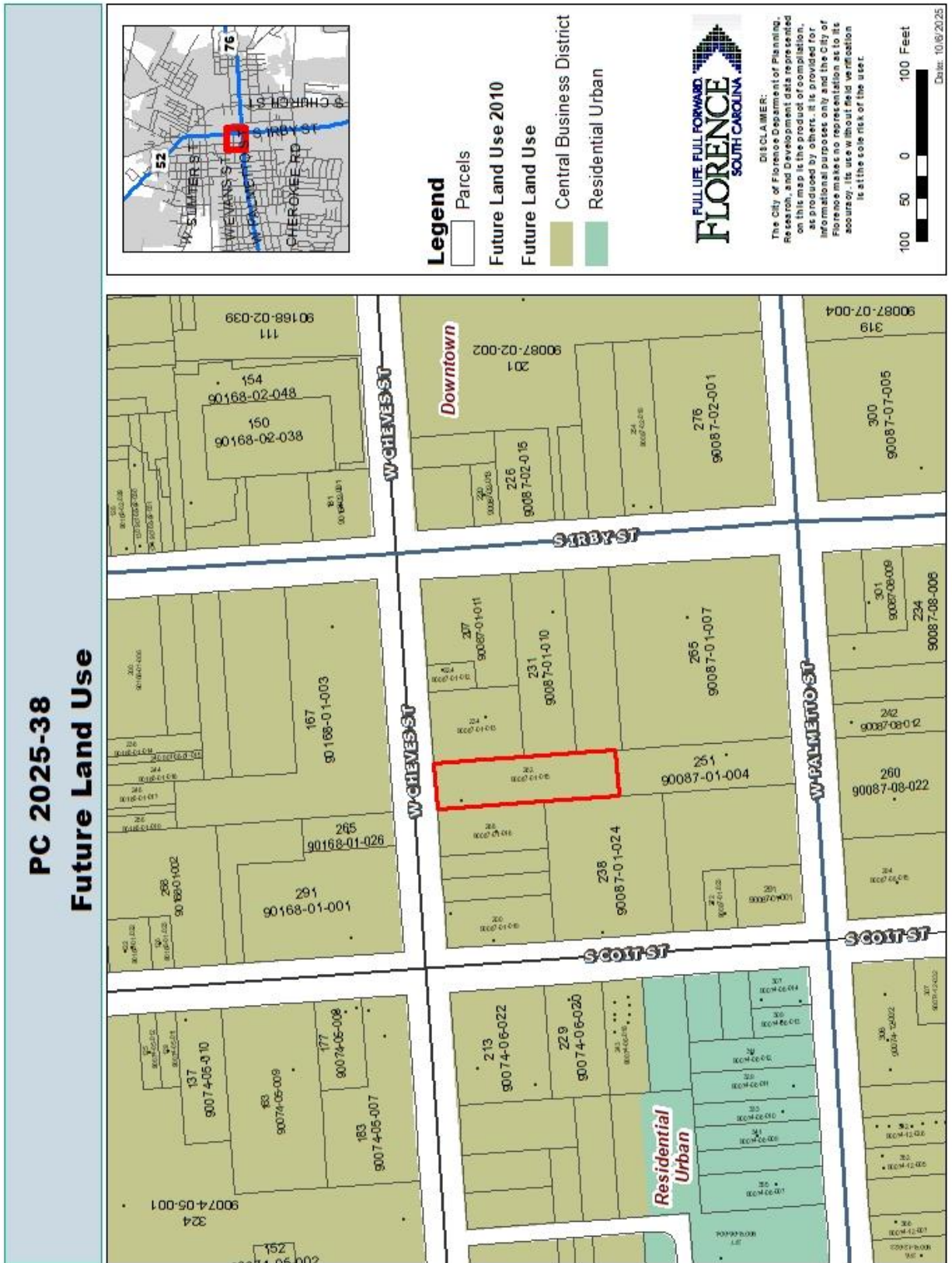


Attachment B: Location Map

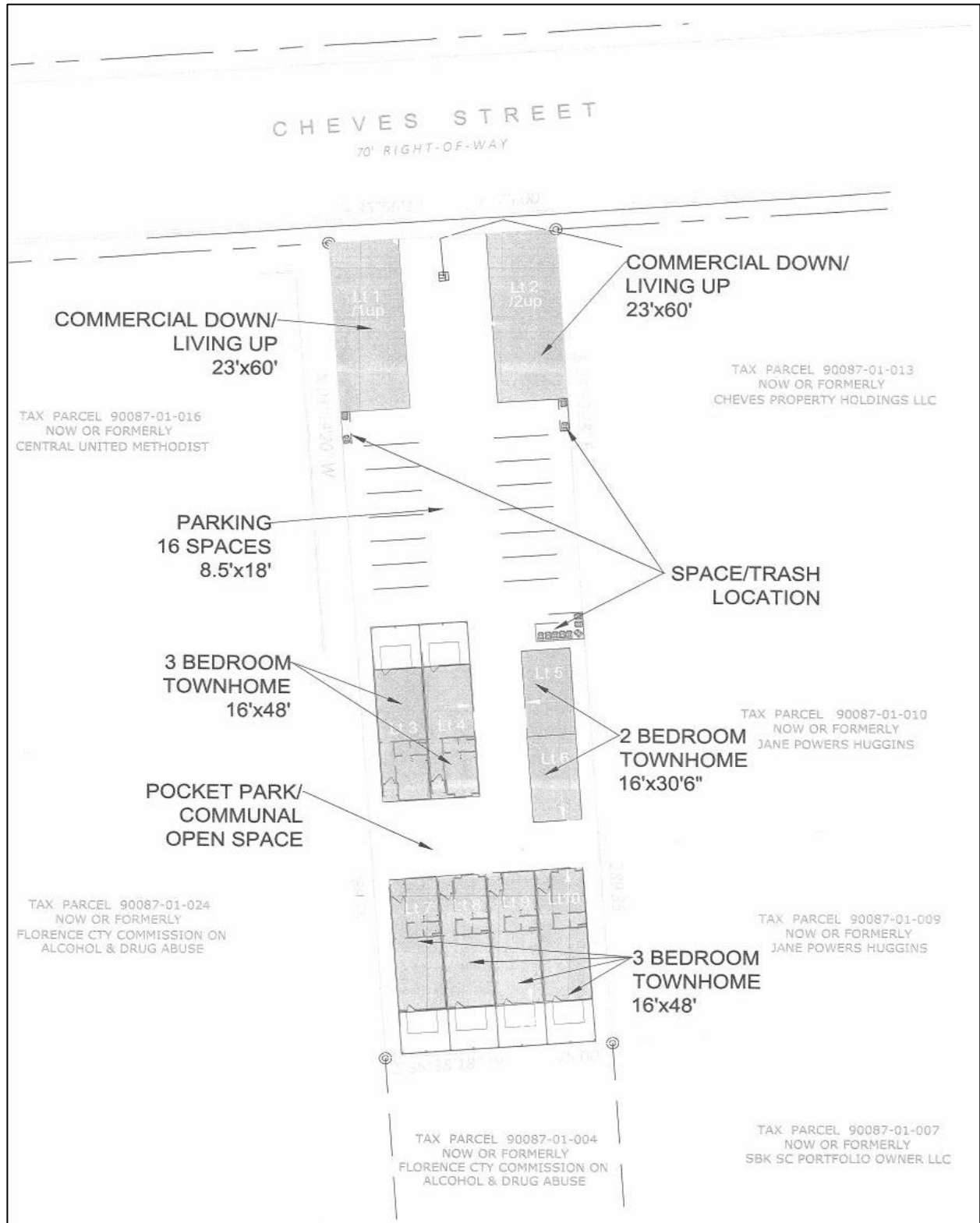








Attachment E: Sketch Plan



## **VARIANCE REQUEST**

Date: October 6, 2025

To: City of Florence Planning and Development Department

From: Florence Renaissance Company, LLC

Property Address: 262 West Cheves Street, Florence, SC 29501

Tax Map Number: 90087-01-015

### **REQUEST FOR VARIANCE:**

We respectfully request the following variances from the City of Florence requirements at the above-referenced property:

#### **Variance 1: Parking Space Dimensions**

A variance from the parking space dimension requirements to allow parking spaces measuring 8.5 feet in width by 18 feet in length.

#### **Variance 2: Distance Between Lots**

A variance from the required 20-foot distance between lots to allow a 17-foot distance between Lots 5 and 6 to Lot 4 and Lot 10.

### **CURRENT REQUIREMENTS**

Parking Space Dimensions: The City of Florence currently requires standard parking spaces to measure 9 feet in width by 18 feet in length.

Distance Between Lots: The City of Florence currently requires a 20-foot distance between lots.

### **REQUESTED VARIANCES**

Variance 1 - Parking Space Dimensions: 8.5 feet (width) x 18 feet (length)

Variance 2 - Distance Between Lots: 17 feet between Lots 5 and 6 to Lot 4 and Lot 10 (reduction from 20 feet)

### **JUSTIFICATION FOR VARIANCES**

Variance 1: Parking Space Dimensions

1. **Site Constraints:** The property's unique configuration and limited available area make it impractical to provide the standard parking space dimensions while meeting the required number of parking spaces.

2. **Practical Difficulty:** Strict application of the parking dimension requirements would create an unnecessary hardship and prevent reasonable use of the property.

3. **Minimal Impact:** The reduction of 6 inches in parking space width will have minimal impact on parking functionality and safety while allowing for more efficient use of the available space.

4. **Industry Standards:** The proposed 8.5-foot width remains within acceptable ranges for compact or standard parking spaces used in similar developments and is sufficient for modern vehicle access.

5. **Compatibility:** The proposed parking layout will be compatible with surrounding properties and will not negatively impact the character of the neighborhood.



**Variance 2: Distance Between Lots**

1. **Site Constraints:** The existing lot configuration and property boundaries make it impractical to maintain the full 20-foot distance between the specified lots while achieving optimal site development.
2. **Practical Difficulty:** Requiring the full 20-foot separation would create an unnecessary hardship and significantly impact the efficient use and development of the property.
3. **Minimal Impact:** The reduction from 20 feet to 17 feet (3 feet) still provides adequate separation for access, utilities, and drainage while allowing for more efficient site layout.
4. **Safety and Access:** The 17-foot distance maintains sufficient clearance for emergency vehicle access, maintenance operations, and utility installation.
5. **No Adverse Effects:** The reduced distance will not adversely affect adjacent properties, public safety, or the general welfare of the surrounding area.

**SUPPORTING INFORMATION**

- Site Plan showing proposed parking layout
- Survey of existing conditions

**CONCLUSION**

These variance requests represent the minimum adjustments necessary to allow reasonable development of the property while maintaining safe and functional site design. The proposed parking dimensions will not adversely affect parking functionality, and the reduced distance between lots will not compromise safety, access, or the general welfare of the community. I respectfully request that the City of Florence Staff and Planning Commission grant these variances to allow:

1. Parking spaces measuring 8.5 feet by 18 feet, and
2. A 17-foot distance between Lots 5 and 6 to Lot 4 and Lot 10.

Thank you for your consideration of this request!

Respectfully submitted,

Chris Cawthon and Teddy Dowling (Florence Renaissance Company, LLC)