



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, MAY 12, 2026 – 6:00 P.M.  
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
- III. Approval of Minutes** Regular meeting on April 14, 2026
- IV. Public Hearing and Matter in Position for Action**

PC-2026-14 Request to rezone from NC-15 to NC-6.1 the 5 acre parcel located on Dexter Drive and identified as Florence County Tax Map Number 00150-01-004.
- V. Public Hearing and Matter in Position for Action**

PC-2026-15 Request to rezone from NC-6.1 to NC-6.2 the parcel located at 901 Rose Street, identified as Florence County Tax Map Number 90114-13-004.
- VI. Matter in Position for Action**

PC-2026-16 Request for sketch plan review of Wild Bird Run Phase 8, located on Alligator Road and identified as Florence County Tax Map Number 00126-01-395.
- VII. Adjournment** Next regular meeting is scheduled for June 9, 2026.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION**

**APRIL 14, 2026 MINUTES**

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

**MEMBERS ABSENT:** Drew Chaplin, Shelanda Deas, and Mark Lawhon

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

**CALL TO ORDER:** In the absence of Chairman Drew Chaplin, Co-Chairman Charles Howard called the meeting to order at 6:00 p.m.

**INVOCATION & PLEDGE:** Chairman Howard asked Mr. Keith to provide the invocation, which he did. He then led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Chairman Howard asked Commissioners if any changes needed to be made to the March 10, 2026 meeting minutes. There being no changes or discussion, Mr. Abbott moved to approve the minutes, Mr. Valrie seconded, and the motion passed unanimously (6-0).

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

**PC-2026-11 Request to rezone from CG to RG-3 the parcel located on Stokes Road and identified as Florence County Tax Map Number 00121-01-065.**

Chairman Howard read the introduction to PC-2026-11, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There was general discussion about the location of current restaurants, and the identification of the Presbyterian Home to the north and Palmetto Center on the south.

Mr. Moses confirmed that the request was for single family homes.

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

Mr. Paul Jones, the civil engineer and applicant, spoke in support of the project. He said that he is working with the developer, the Mohr Group. He said the 49 acres are left over from a larger commercial project, which developed commercially along the roadway, but obviously the market for further commercial development is not in place anymore as well as this portion not having any road frontage. There is single family along Stokes Road, so they feel this would be an appropriate use of the land. They have a preliminary plan, which includes a 25 foot minimum bufferyard around the perimeter, and 25% green space internally. About 155 lots are planned, not an intense development.

Mr. Moses thanked him for building single family homes.

Ms. Sams asked about the Palmetto Center; she said it was a treatment center. She asked how close to the shared property line they would build. Mr. Jones said the intention was to leave the buffer as close to its current state as possible.

There being no one else to speak about the matter, Chairman Howard closed the public hearing and called for discussion or a motion.

Mr. Moses moved to approve the request as submitted; Mr. Valrie seconded, and the motion passed unanimously (6-0).

**PC-2026-12 Request to zone PD, pending annexation, the 0.13 acre parcel located adjacent to 1057 Grove Boulevard and identified as Florence County Tax Map Number 07515-01-301.**

Chairman Howard read the introduction to PC-2026-12, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

There being no one to speak about the matter, Chairman Howard closed the public hearing and called for discussion or a motion. Mr. Moses moved to approve the request as submitted; Ms. Sams seconded, and the motion passed unanimously (6-0).

**ADJOURNMENT:** There being no other business, Chairman Howard called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously (6-0). Chairman Howard adjourned the meeting at 6:19 p.m. The next regular meeting is scheduled for May 12, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**

**STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
MAY 12, 2026**

**AGENDA ITEM:**      PC-2026-14      Request to rezone from NC-15 to NC-6.1 the 5 acre parcel located on Dexter Drive and identified as Florence County Tax Map Number 00150-01-004.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Paramount Real Estate LLC</b>	<b>00150-01-004</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 AND SURROUNDING ZONING AND USES:**

**Current Zoning:**                      Neighborhood Conservation-15  
**Proposed Zoning:**                  Neighborhood Conservation-6.1  
**Current Use:**                              Vacant Land  
**Proposed Use:**                            Single Family Detached Houses

**North:**                                      NC-15: single family detached residential  
**South:**                                      NC-15: single family detached residential  
**East:**                                        NC-6.1: vacant land  
**West:**                                        NC-15: single family detached residential

**IV. POINTS TO CONSIDER:**

- (1) The 5 acre lot has 411 feet of frontage on Dexter Drive and is bordered by twelve single family lots on the north, south, and west.
- (2) It is currently zoned Neighborhood Conservation-15 (NC-15), which permits single family detached houses only. NC-15 lots are required to have a minimum area of 15,000 square feet and a minimum lot frontage of 100 feet.
- (3) The applicant wishes to rezone the parcel to Neighborhood Conservation-6.1 (NC-6.1), which permits single family detached houses only.

- (4) Single family detached houses in the NC-6.1 district are required to have a minimum lot area of 6,000 square feet and minimum lot frontage of 60 feet.
- (5) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.1 district. This includes single-family detached housing only.
- (6) All development is subject to the City of Florence codes and regulations, including lot and design standards and cul-de-sac and road design. No subdivision plan has been submitted. A sketch plan would require Planning Commission review and approval.
- (7) Land uses of the adjacent properties are single-family detached on large lots.
- (8) The Future Land Use Map designates this parcel as Neighborhood Conservation.
- (9) City water and sewer services are available.
- (10) City staff does not recommend that the parcel be rezoned to NC-6.1. It would result in lots that are 60% as wide and only 40% as large in area as the average in the immediate vicinity. This property is embedded within a neighborhood zoned NC-15 and is surrounded by lots and homes developed per these standards and character.

**V. OPTIONS:**

Planning Commission may:

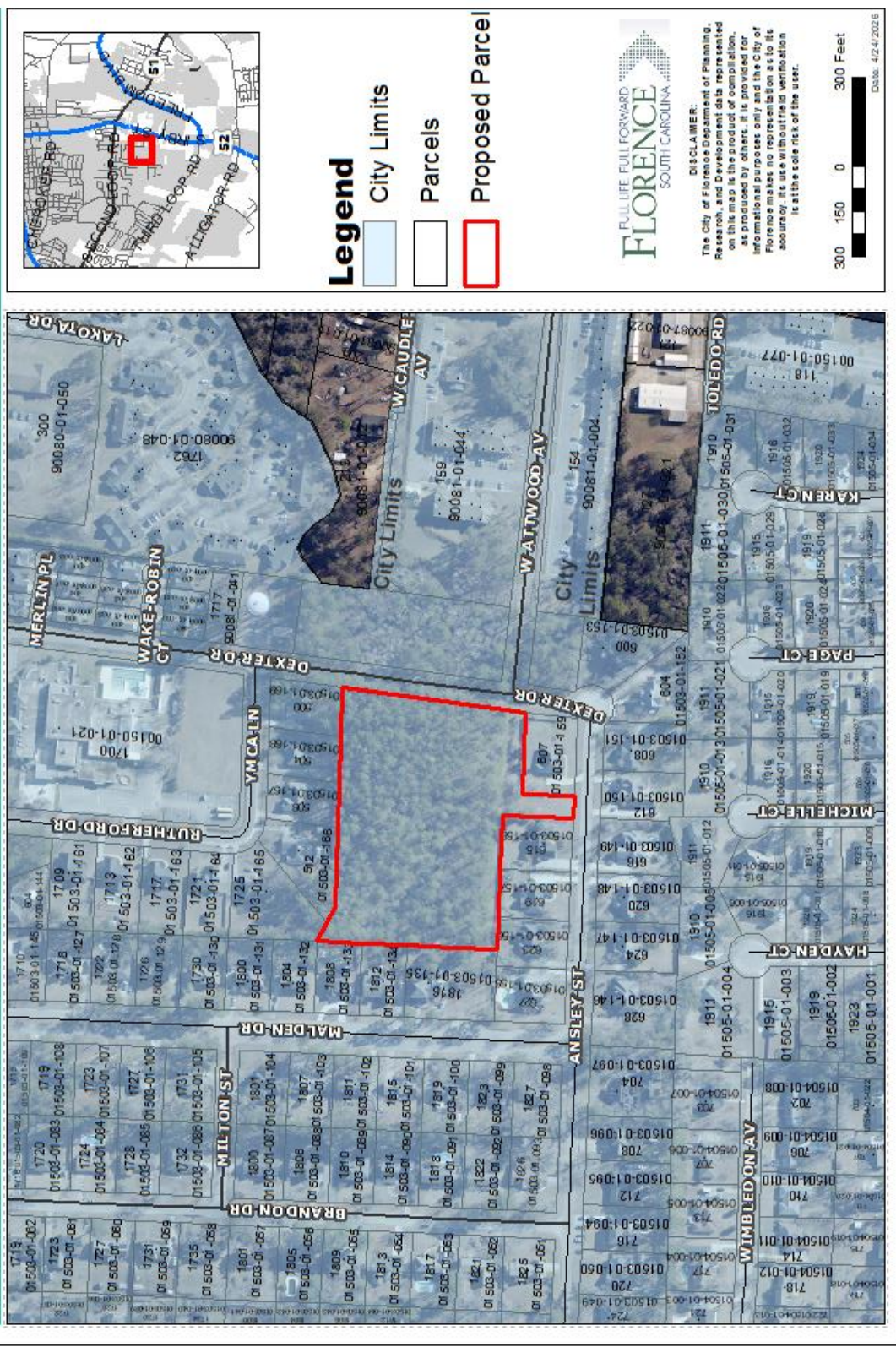
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

**VI. ATTACHMENTS:**

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



**PC-2026-14  
Location Map - Dexter Drive Rezoning**

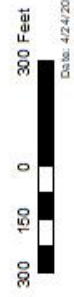


**Legend**

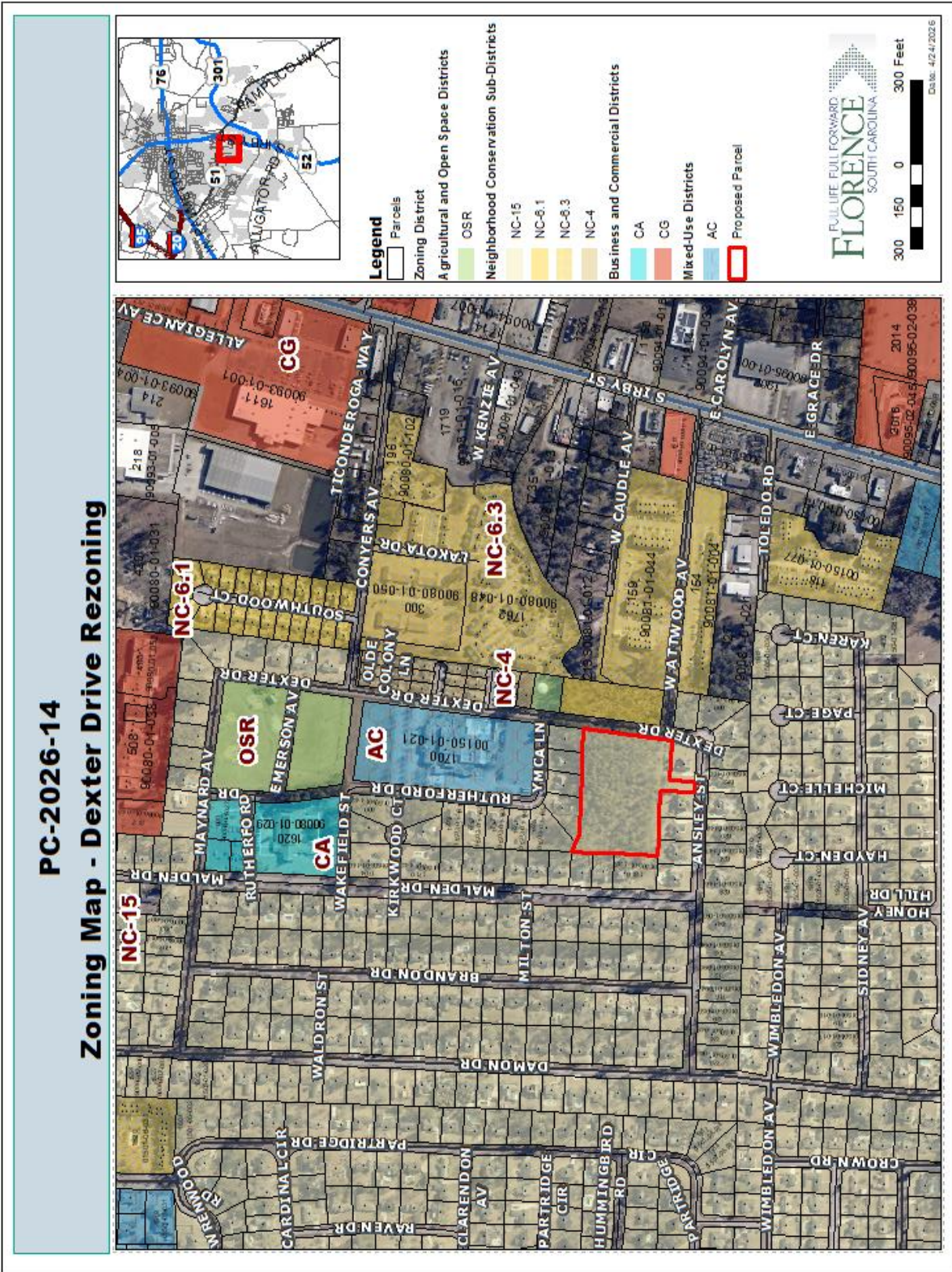
- City Limits
- Parcels
- Proposed Parcel

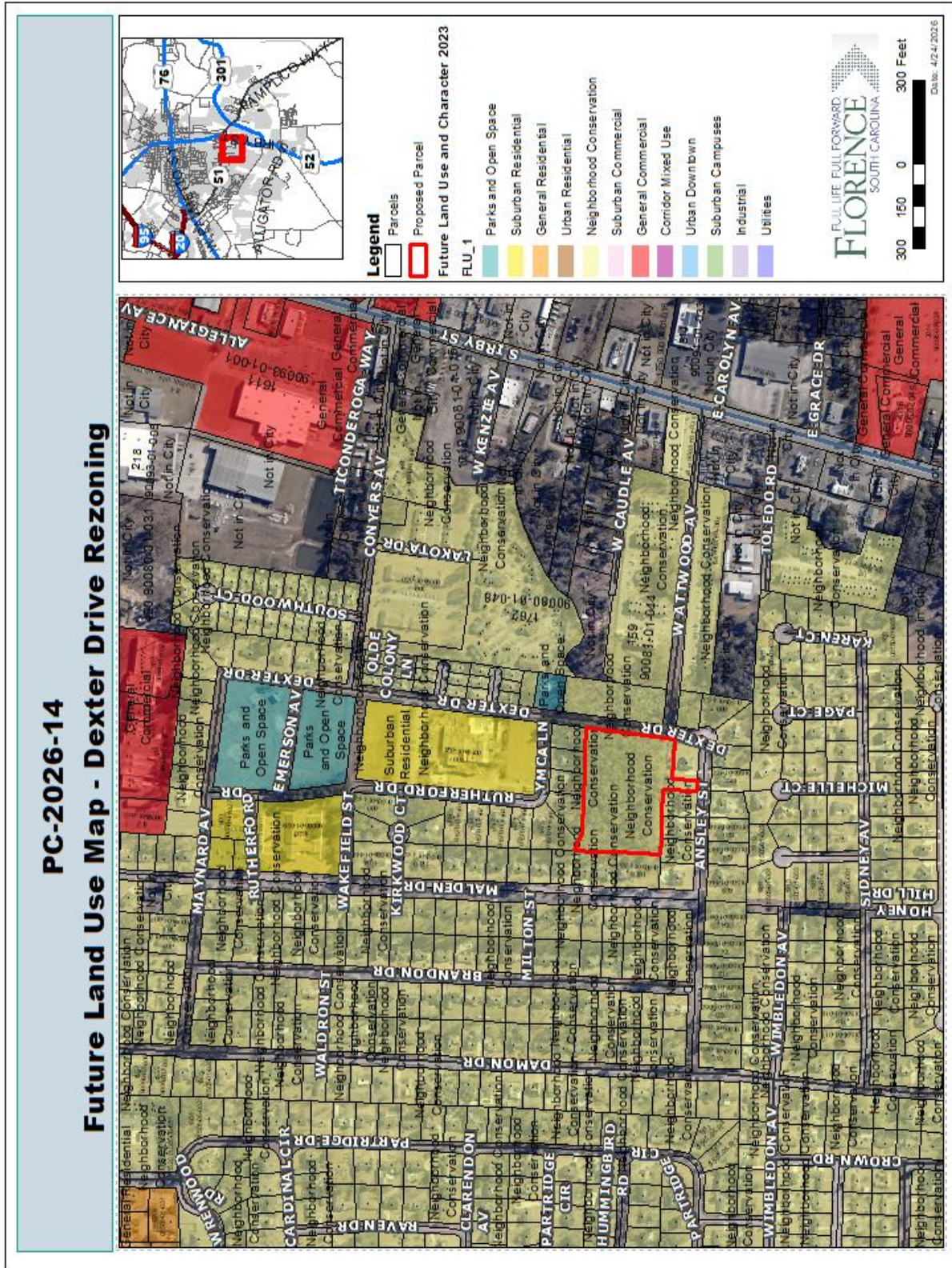


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Date: 4/24/2025





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
MAY 12, 2026**

**AGENDA ITEM:**      PC-2026-15      Request to rezone from NC-6.1 to NC-6.2 the parcel located at 901 Rose Street, identified as Florence County Tax Map Number 90114-13-004.

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Kalin Waiters	90114-13-004

**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 AND SURROUNDING ZONING AND USES:**

**Current Zoning:**                      NC-6.1  
**Proposed Zoning:**                    NC-6.2  
**Current Use:**                            Vacant  
**Proposed Use:**                         Duplex

**North:**                                    NC-6.1: single family detached house  
**South:**                                    OSR: Iola Jones Park  
**East:**                                      NC-6.2: vacant  
**West:**                                      NC-6.1: vacant

**IV. POINTS TO CONSIDER:**

- (1) The 15,000 square foot lot is currently zoned Neighborhood Conservation-6.1 (NC-6.1), which only permits single family detached residential uses.
- (2) The applicant is requesting to rezone the parcel to Neighborhood Conservation-6.2 (NC-6.2) which permits duplexes as well as single family detached homes only.
- (3) NC-6.2 zoning is available across Rose Street.
- (4) The applicant wishes to construct a duplex on this lot. The minimum lot size for a duplex is 9,000 square feet and lot frontage of 90 feet. This lot meets both those requirements.
- (5) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.2 district.

- (6) All development is subject to the City of Florence codes and regulations including duplex design standards.
- (7) The Future Land Use Map designates this parcel as Neighborhood Conservation.
- (8) City water and sewer services are available.
- (9) City staff recommends that the parcel be rezoned to NC-6.2 to accommodate the duplex. This property is across the street from property zoned NC-6.2 and in proximity to commercial and recreational uses.

**V. OPTIONS:**

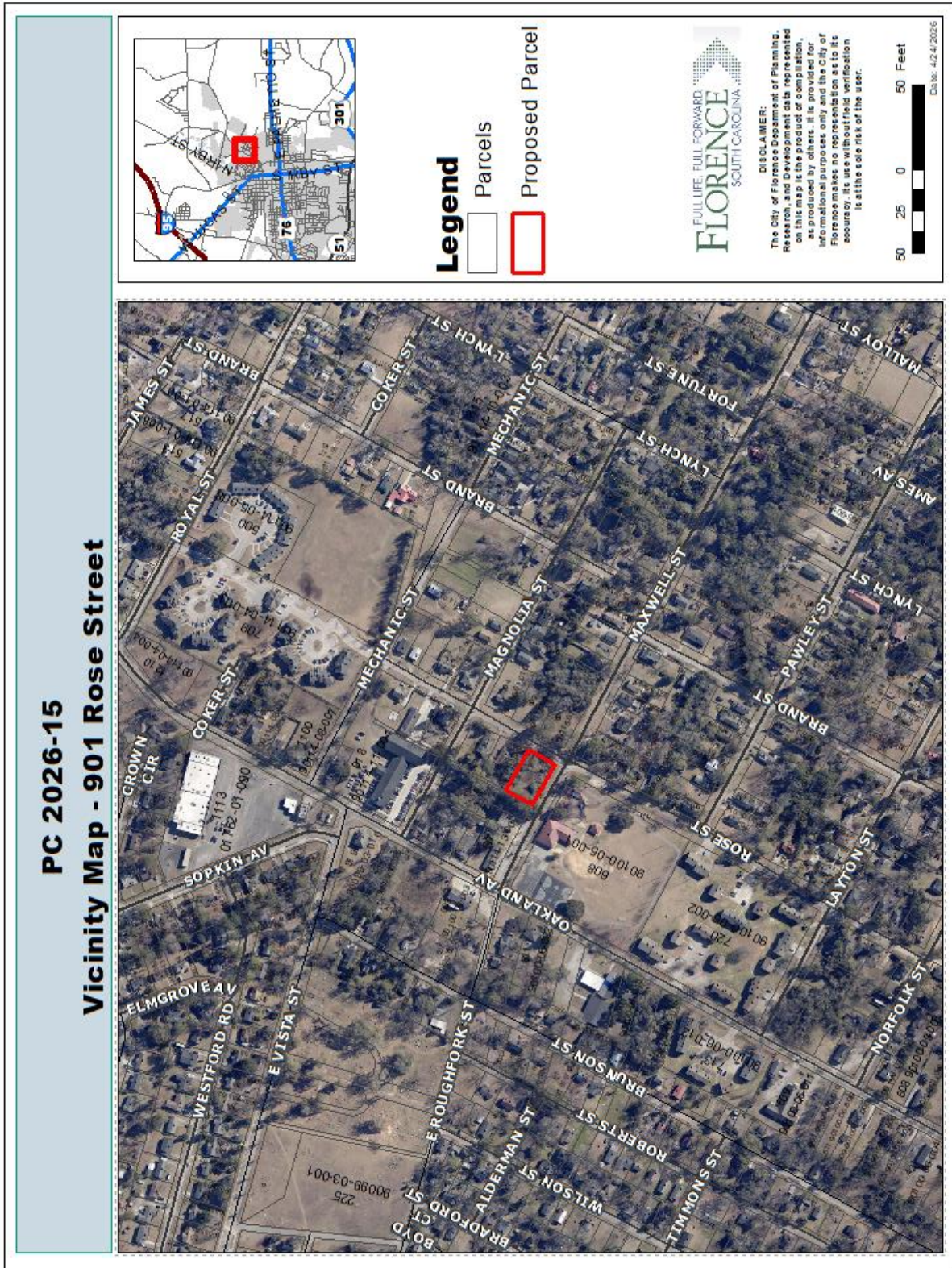
Planning Commission may:

- (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.

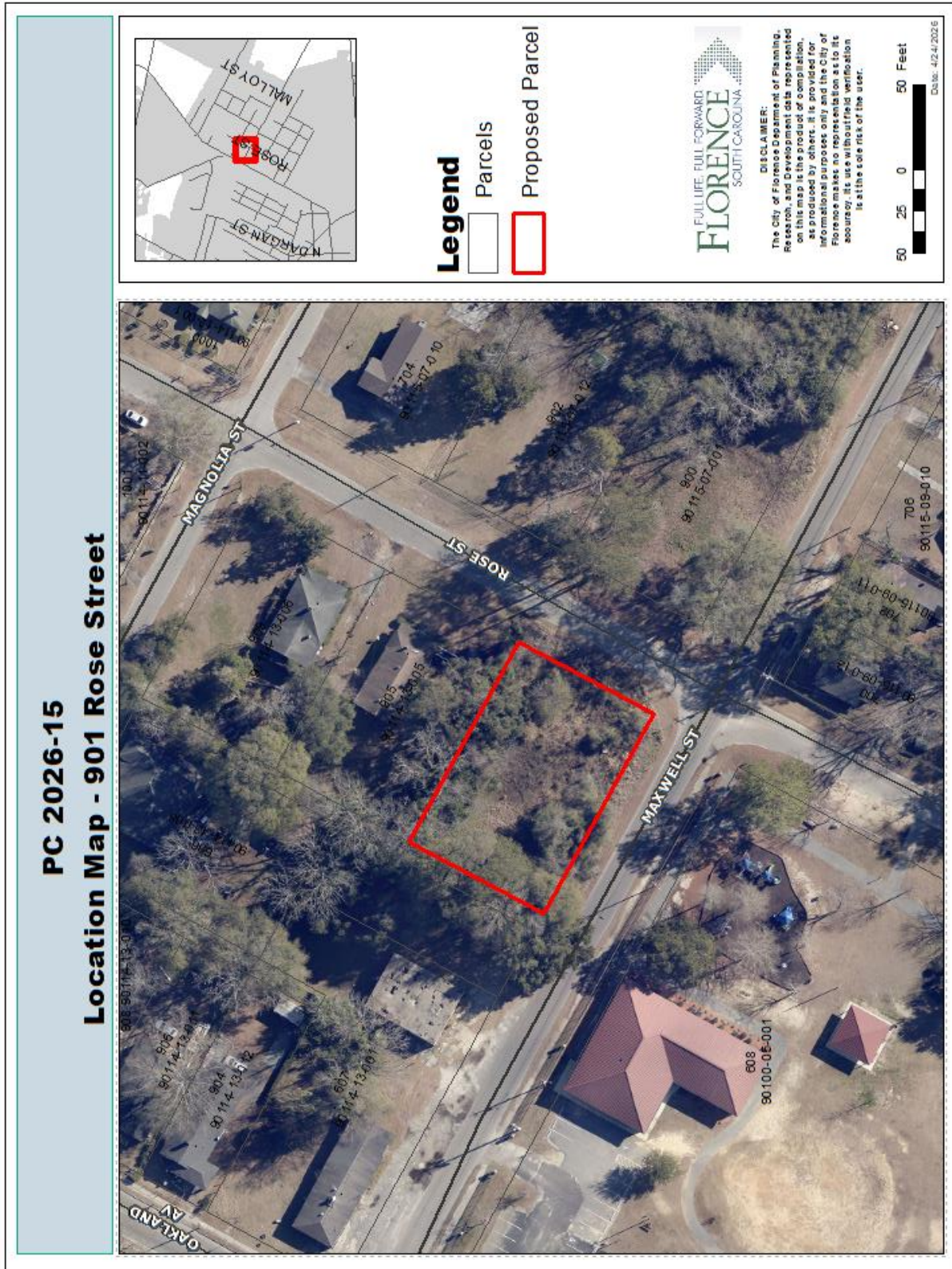
**VI. ATTACHMENTS:**

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

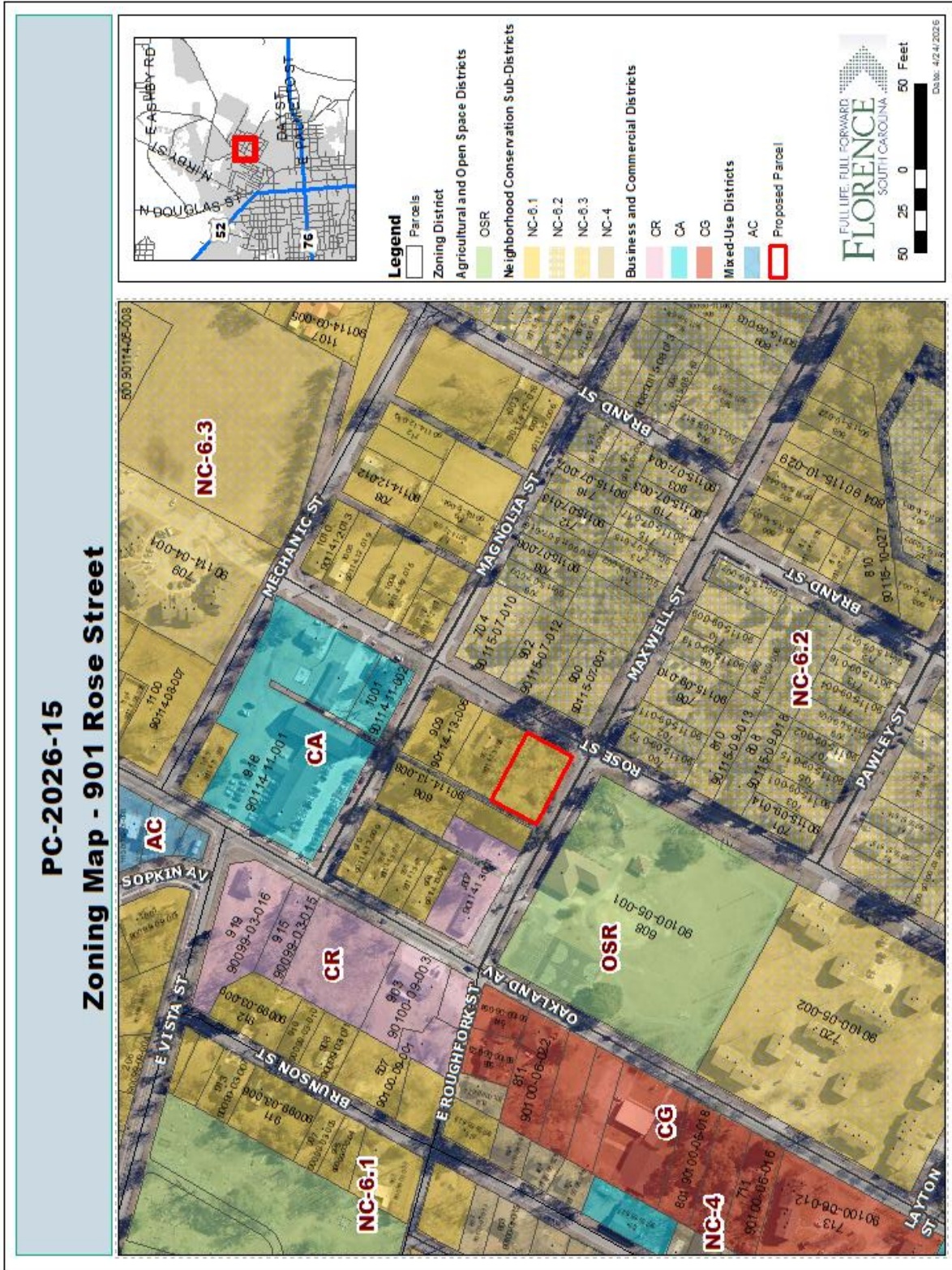
Attachment A: Vicinity Map

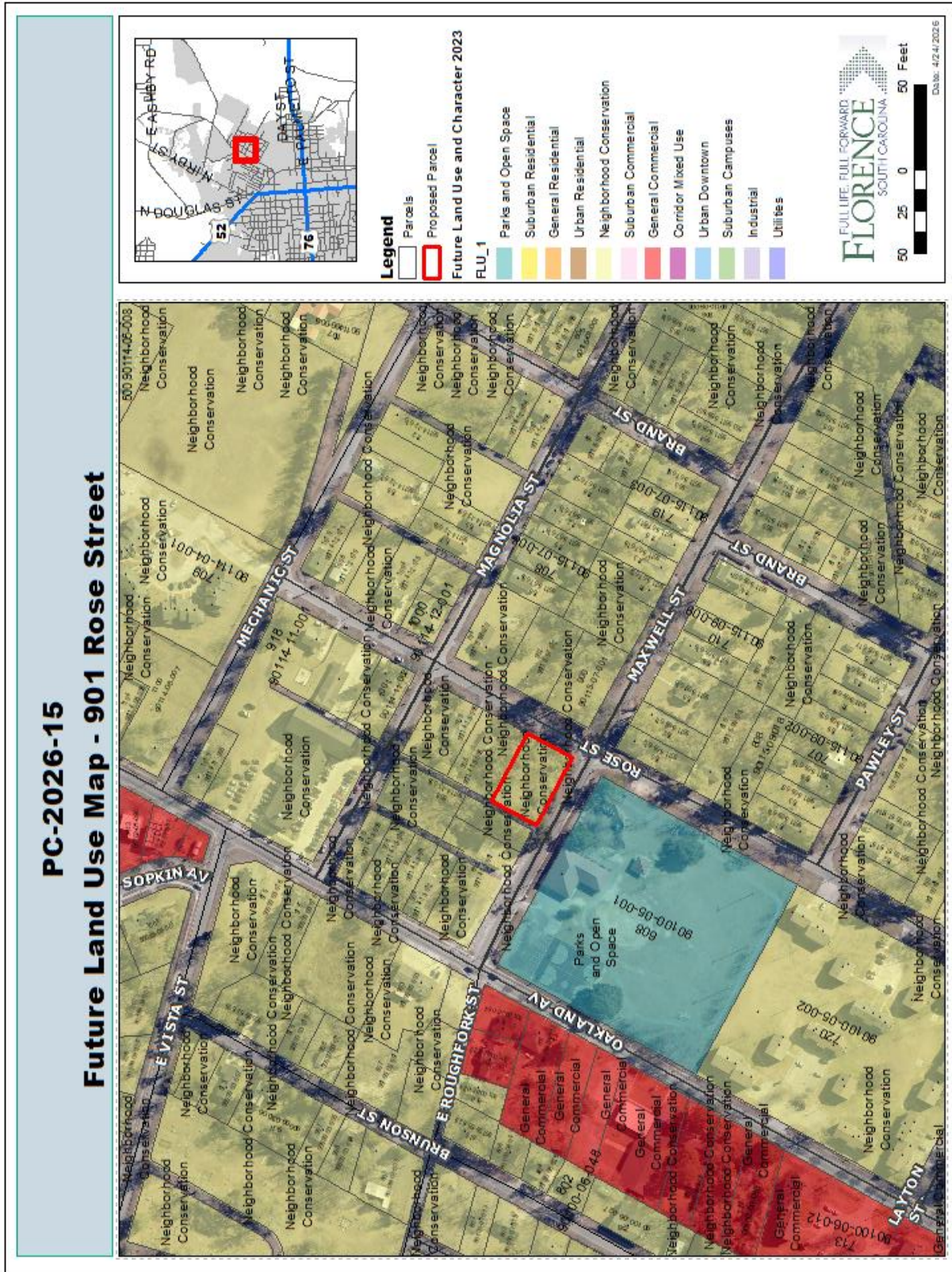


Attachment B: Location Map



Attachment C: Zoning Map





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
MAY 12, 2026**

**AGENDA ITEM:**      PC 2026-16      Request for sketch plan review of Wild Bird Run Phase 8, located on Alligator Road and identified as Florence County Tax Map Number 00126-01-209 & 00126-01-395.

**I. IDENTIFYING DATA:**

Owners	Tax Map Numbers
Gary I. & Wade R. Finklea	00126-01-209 & 00126-01-395

**II. GENERAL BACKGROUND DATA:**

**Current Zoning:**                      General Residential (RG-3)  
**Current Use:**                              Vacant  
**Proposed Use:**                              Single-Family Detached Homes

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

This issue is before the Planning Commission for approval. The Wild Bird Run Phase 8 Sketch Plan was previously approved by Planning Commission at the August 10, 2021 meeting. The Sketch Plan Permit expired requiring Planning Commission approval.

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

**North:**                                      Open Space/Recreation (OSR) and Marsh Point PDD  
**East:**                                      General Residential (RG-3) and Commercial General (CG)  
**South:**                                      RG-3 and Commercial General (CG)  
**West:**                                      RG-3 and Pleasant Valley PDD

**V. POINTS TO CONSIDER:**

(1) Wild Bird Run Phase 8 Sketch Plan was originally approved August 10, 2021. Sketch Plan Permits expire 2 years after the date of issuance if a Development Plan is not applied for, or a formal request is not made to renew the Permit for an additional year as provided in *the Unified Development Ordinance* (UDO) Section 1-1.3.2. The applicant is requesting re-approval of the Sketch Plan

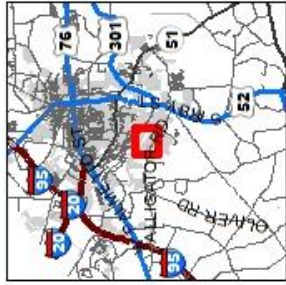
- (2) The proposed 59.12-acre development involves the building and extension of public roads within the Wild Bird Run neighborhood. Phase 8 will include 34.57 acres ( $\approx$  59%) dedicated to open space (preserved common space). The remaining 21.20 acres ( $\approx$  35%) will include 85 single family detached housing units on lots ranging in size from 5,500 square feet to 9,648 square feet. The remaining 3.04 acres ( $\approx$  6%) is allocated for future development.
- (3) The property is zoned RG-3 and is reviewed per the *Unified Development Ordinance* including Division 2-4.1 Standards for New Neighborhoods. Smaller lot square footages and setback are possible due to the percentage of total acreage dedicated to open space (59%) This allows for the development of single-family detached homes requiring a minimum 4,500 square foot lots and a minimum lot width of 50'. The setbacks for single-family detached are Front: 15'; Interior Side: 5'; Street Side: 10' and Rear: 15'.
- (4) Water and sewer services are available to the property and will be installed within the subdivision by the developer.
- (5) The Sketch Plan is compliant with the *Unified Development Ordinance* except for the following variance request, previously approved by Planning Commission.
- (6) The developer will need to request a variance from the following Land & Subdivision Regulations from the *Unified Development Ordinance* as outlined below:
  - a. The cul-de-sac (Gold Carpel Drive) exceeds the 400 foot maximum length as required by Section 4-13.3.6 of the Ordinance; however, the Planning Commission may grant a variance allowing the length shown (620').
- (7) The Variance Request Letter (Attachment F) from the project's Engineer, requests a variance based on the topography of the land and the naturally occurring wetlands, preventing development within, creating the necessity for the proposed layout.
- (8) 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. ATTACHMENTS:

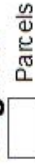
- A) Vicinity Map
- B) Location Map
- C) Current Zoning Map
- D) Future Land Use Map
- E) Sketch Plan
- F) Variance Request Letter from Engineer
- G) Phase 8 Location & Connection Points

Attachment A: Vicinity Map

**PC 2026-16 Vicinity Map  
Wild Bird Run Phase VIII**



**Legend**



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Date: 4/28/2026



**PC 2026-16 Location Map  
Wild Bird Run Phase VIII**

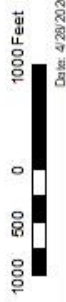


**Legend**

▭ Parcels

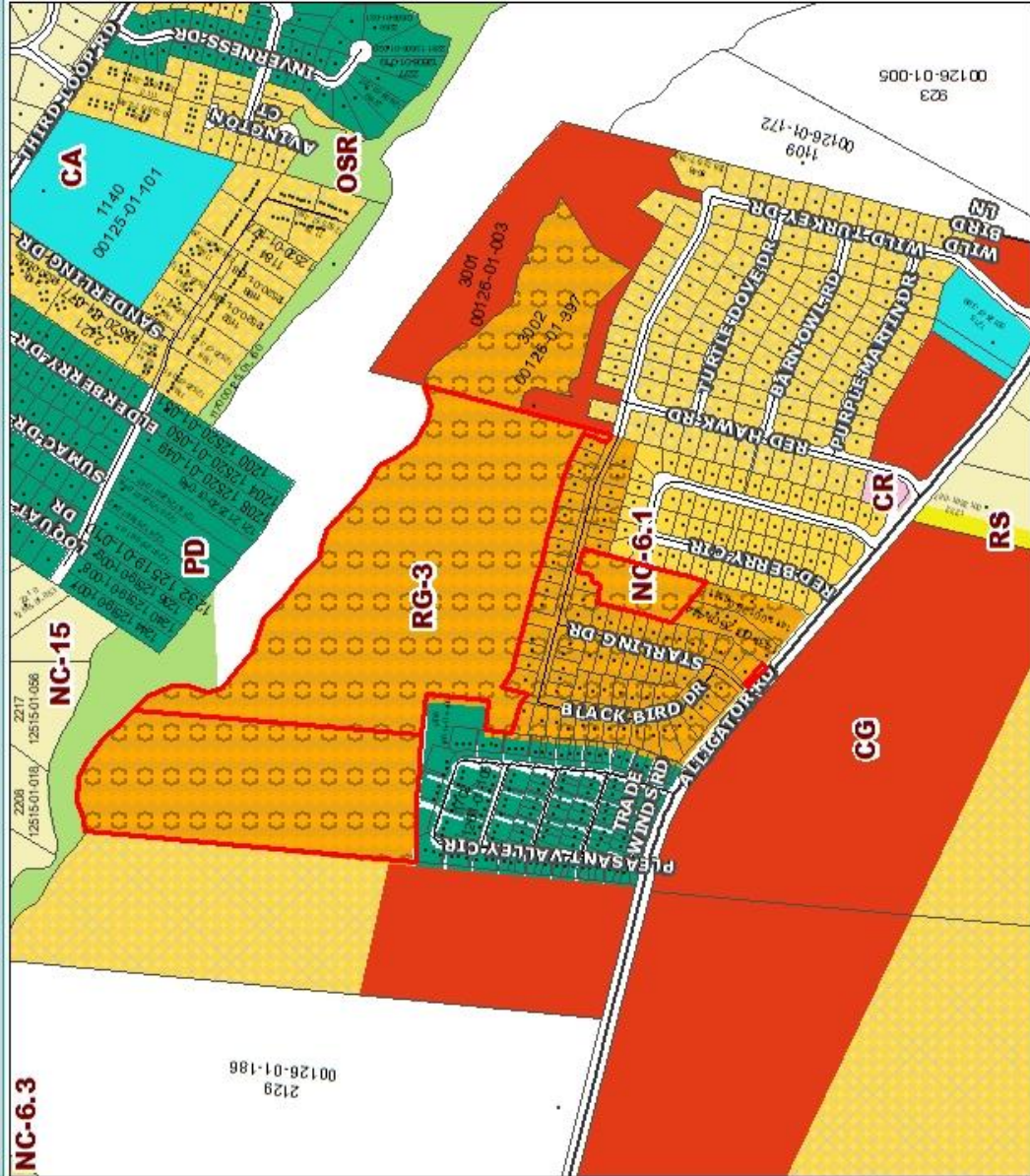


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# PC 2026-16 Wild Bird Run Phase VIII

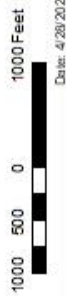
## Current Zoning Map



- Legend**
- Parcels
  - Zoning District
  - Agricultural and Open Space Districts
  - Residential Districts
    - OSR
    - RS
    - RG-3
    - PD
  - Neighborhood Conservation Sub-Districts
    - NC-15
    - NC-6.1
    - NC-6.3
  - Business and Commercial Districts
    - CR
    - CA
    - CG

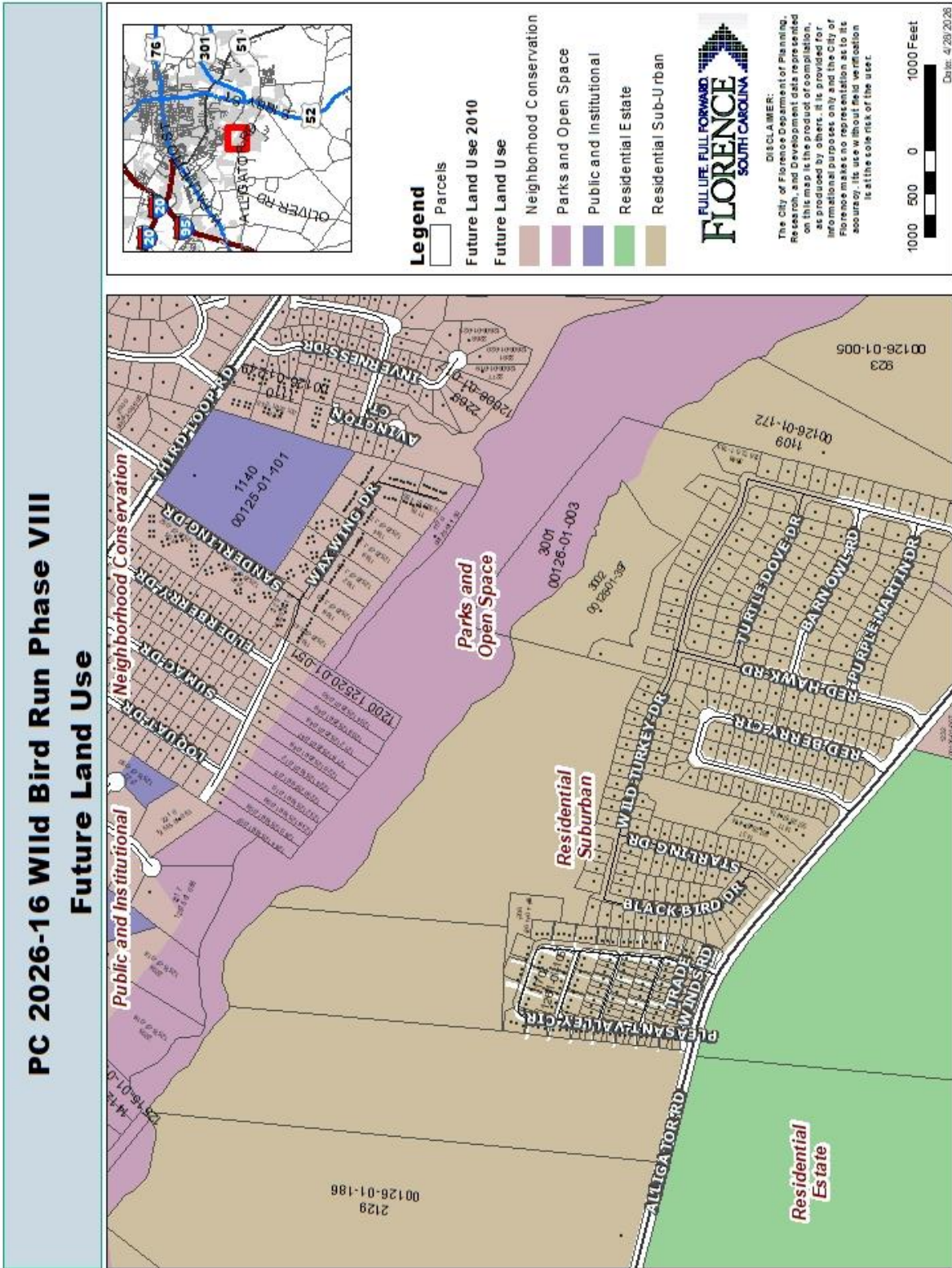


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Date: 4/28/2026

Attachment D: Future Land Use Map





Attachment F: Variance Request Letter from Engineer

**Robert L. Weaver, P.E.**  
4340 Alligator Rd., Timmonsville, SC 29161  
(843) 346-5800 | bweaver@weaverengineeringinc.com

August 4th, 2021

Department of  
Planning, Research & Development  
City of Florence  
324 West Evans St.  
Florence SC 29501

**Re: Wild Bird Phases 8 to 11  
Sketch Plan and Variance Request**

Please find attached for sketch plan review of this project the following items:

- 1) Sketch plan revised.
- 2) We hereby request a variance for a 620 foot cul-de-sac length to comply with section 4-13.3.6 of the UDO. The environmental constraints of the surrounding areas prevents connection to the 620 foot street.

Please let us know if you need anything further for review.

Sincerely,

  
Robert L. Weaver, P.E.

RLW/jld  
Enc.: See Above  
Cc: Mr. Gary I Finklea, *Magnolia Lakes Developers, LLC*

21-010 Sketch Plan for City Review\_08/04/21

Attachment G: Phase 8 Location & Connection Points

