



CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, JUNE 9, 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 May 12, 2026
- IV. Public Hearing and Matter in Position for Action**

PC-2026-17 Request to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, identified as Florence County Tax Map Number 90034-17-005.
- V. Matter in Position for Action**

PC-2026-18 Request for sketch plan review of Howe Springs Townhomes, to be located at 235 East Howe Springs Road. identified as Florence County Tax Map Numbers 00152-01-127 and 00152-01-017.
- VI. Adjournment** Next regular meeting is scheduled for July 14, 2026.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

MAY 12, 2026 MINUTES

MEMBERS PRESENT: Charlie Abbott, Drew Chaplin, Shelanda Deas, Charles Howard, Jerry Keith, Jr., and Xavier Sams

MEMBERS ABSENT: Mark Lawhon, Bryant Moses, and Michael Valrie

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

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:02 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 April 14, 2026 meeting minutes. There being no changes or discussion, Mr. Howard moved to approve the minutes, Ms. Deas seconded, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Chaplin read the introduction to PC-2026-14, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Chairman Chaplin clarified that this is a different parcel from the one rezoned in 2025 from NC-15 to NC-6.1, which is on the west side of Dexter Drive. Mr. Keith clarified that it's the same applicant. Mr. Howard clarified that all the lots there are NC-15 short of the YMCA.

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

Mr. Richard Smith spoke in opposition to the rezoning request. He handed out a plat showing the intentions of the developer for the land when it was first developed. He discussed the drainage issues that the entire neighborhood deals with. He said that he disagrees with the sizes of lots the applicant is proposing, but he's okay with 80 feet wide. He feels that anything smaller would decrease their property values.

Chairman Chaplin asked Mr. Smith if he represented the neighborhood and if 80 feet wide was the general consensus. He said several of them were okay with that if the houses are similar in size and materials.

Chairman Chaplin asked the audience to raise their hands if they were in favor of 80 foot lots.

Mr. Keith asked Mr. Smith if they'd spoken to the developer yet; he said no.

Mr. Yancey Stokes spoke next; he talked about the flooding issues they already have. He said that only similar sized homes would be acceptable.

Ms. Heather Blackman spoke in agreement with the water and drainage issues. She also has concerns about the effect on property values that rezoning could have.

Mr. Kyle McLamm spoke next. He said he is an engineer with AECOM so he's aware of the stormwater issues in the neighborhood. He discussed the design options including a retention pond that would be required to keep it safe. He said they shouldn't consider anything besides the 100 foot wide original, and he hasn't heard of any compromise. He said it seems unreasonable to ask the neighbors to accept something that is different from what is already there. Mr. Keith asked him if, because of his knowledge, he knew how adding more development will affect the flooding issues they already have. He said it's green space and making it impervious would require a retention pond and it's an area that floods regularly.

Chairman Chaplin asked if anyone wished to speak in favor of the request. The applicant, Mr. Mehta spoke to clarify his request. He said this lot is not part of Kirkwood subdivision. He said there are lots that are 50 feet wide further up across from the YMCA. He said he will have his engineer show that it will not increase flooding once the rezoning is approved. He said he will build houses that appreciate the value of the existing houses in the neighborhood.

Chairman Chaplin asked him if he would consider 80 or 85 foot wide lots. He said he wants the 60 foot widths. Mr. Keith asked him if he was willing to speak with the neighborhood, he said of course.

Mr. Gary Finklea spoke next. He said when he developed Middleton Point, he wanted to go from 100 to 80 foot lots, and he was turned down at the time. He said 60 foot lots change the character of the neighborhood. He said he hopes they come to a compromise on the lot widths. He said he's in favor of a change, maybe not to the full 60 feet, but he thinks there's room for a transitional distance. He feels infill development is important.

Mr. Dudley explained that between the NC-15 and NC-6.1, there is the NC-10 zoning district which does allow for 80 foot wide lots, and would be the compromise between the two extremes. The City is planning to do stormwater projects in this area as well in the near future.

Mr. Mehta returned to the podium. He said he wanted to stick with NC-6.1 because those are most in demand. Mr. Keith asked him how many houses he wanted to build, he said he hasn't determined that yet.

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

Mr. Howard said he feels that the job of Planning Commission is to protect homeowners and neighborhoods, while also encouraging development. He moved to deny the request to rezone the lot, Ms. Deas seconded, and the motion to deny the rezoning passed unanimously (6-0).

PC-2026-15 Request 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.

Chairman Chaplin read the introduction to PC-2026-15, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Mr. Abbott asked if there were any duplexes in the area yet; Mrs. Zlotnicki said she was not aware of any, but there is a lot of vacant land. Ms. Deas said she saw a lot of single family homes in the area, with some duplexes about a block away. Mr. Howard asked where multi-family was located; Mr. Dudley pointed it out to the north a few blocks. He also pointed out the location of the park and light commercial areas.

Mrs. Zlotnicki said the immediate neighbor wanted to know if it would be rental or owner occupied. Staff struggled with the request as well, feeling that it was a needed housing type for the neighborhood.

Ms. Deas said she liked to see single family houses in these neighborhoods.

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

Mr. Waiters, the applicant, spoke in favor of the request. He said he wants to serve his neighbors by getting into the real estate field. He said there are comparable duplexes in the area.

Chairman Chaplin told Mr. Waiters that his speaking to his goals helped him with his decision. Mr. Keith agreed and wished Mr. Waiters luck with his project.

Ms. Toni Yates spoke in favor of the request. She said that her first home in the area was a duplex, and she now owns a house in North Pointe, and she feels there needs to be housing available for people starting out in the area.

There being no one else to speak about the matter, Chairman Chaplin closed the public hearing and called for discussion or a motion. Ms. Sams recused herself because she was the agent who sold the lot.

Mr. Keith moved to approve the request as submitted; Mr. Howard seconded, and the motion passed 4-0, with Ms. Sams recused and Ms. Deas abstaining from voting.

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.

Chairman Chaplin read the introduction to PC-2026-16, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Mr. Howard confirmed that nothing had changed since the first time they approved it.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for discussion or a motion.

Mr. Howard moved to approve the request, Ms. Sams seconded, and the motion to approve the sketch plan passed unanimously (6-0).

OTHER BUSINESS: Mr. Dudley told the commissioners about a scam going around charging applicants to the boards for additional fees.

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Keith moved to adjourn, Mr. Howard seconded, and the motion passed unanimously (6-0). Chairman Chaplin adjourned the meeting at 7:12 p.m. The next regular meeting is scheduled for June 9, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 JUNE 9, 2026**

AGENDA ITEM: PC-2026-17 Request to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, identified as Florence County Tax Map Number 90034-17-005.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Partridge Grove Development	90034-17-005

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: CR
Current Use: Vacant Single Family Detached House
Proposed Use: Real Estate Office

North: NC-6.1; single family detached house
South: NC-6.1; single family detached house
East: NC-6.1; single family detached house and CR: office building
West: CG; parking lot for SC Employment Security Commission office

IV. POINTS TO CONSIDER:

- (1) The 15,560 square foot lot is currently zoned Neighborhood Conservation-6.1 (NC-6.1), which only permits single family detached residential uses. There is a vacant 1,901 square foot house on the lot.
- (2) At 100 feet, this lot is twice as wide as the other residentially zoned parcels on the block.
- (3) The applicant is requesting to rezone the parcel to Commercial Reuse (CR), which is intended to provide for low impact commercial uses that are small in scale and appropriate in certain residential settings, as well as adaptive reuse of residential buildings for limited commercial uses along major corridors.
- (4) The lot directly across South Homestead Drive that also faces West Evans Street is zoned Commercial Reuse, and Commercial General zoning backs up to this lot (see Attachment C).

- (5) The applicant intends to upfit the existing house to accommodate a real estate office, which is a permitted use within the CR district.
- (6) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the CR district. This is limited to small scale retail, restaurant, and office uses.
- (7) All development is subject to the City of Florence codes and regulations including parking, landscaping, and buffering.
- (8) The single family houses surrounding this parcel are a mixture of rental units and owner occupied properties. The block includes the rear parking areas for two office buildings that face West Evans Street, and a church which faces King Avenue.
- (9) The Future Land Use Map designates this parcel as Neighborhood Conservation.
- (10) Rezoning this parcel would leave a single residential lot zoned NC-6.1 between it and the Commercial General zoning along West Evans Street.
- (11) Rezoning to CR would extend commercial zoning from West Evans Street deeper into the block and closer to King Avenue, which is an exclusively residential area. Most of the blocks between West Evans Street and King Avenue are split with commercial zoning along West Evans Street and strictly residential zoning and uses along King Avenue.
- (12) City staff recommends that Planning Commission determine whether the extension of commercial zoning to this point between West Evans Street and King Avenue is appropriate in this particular setting, given the current character and existing uses on the block.

V. OPTIONS:

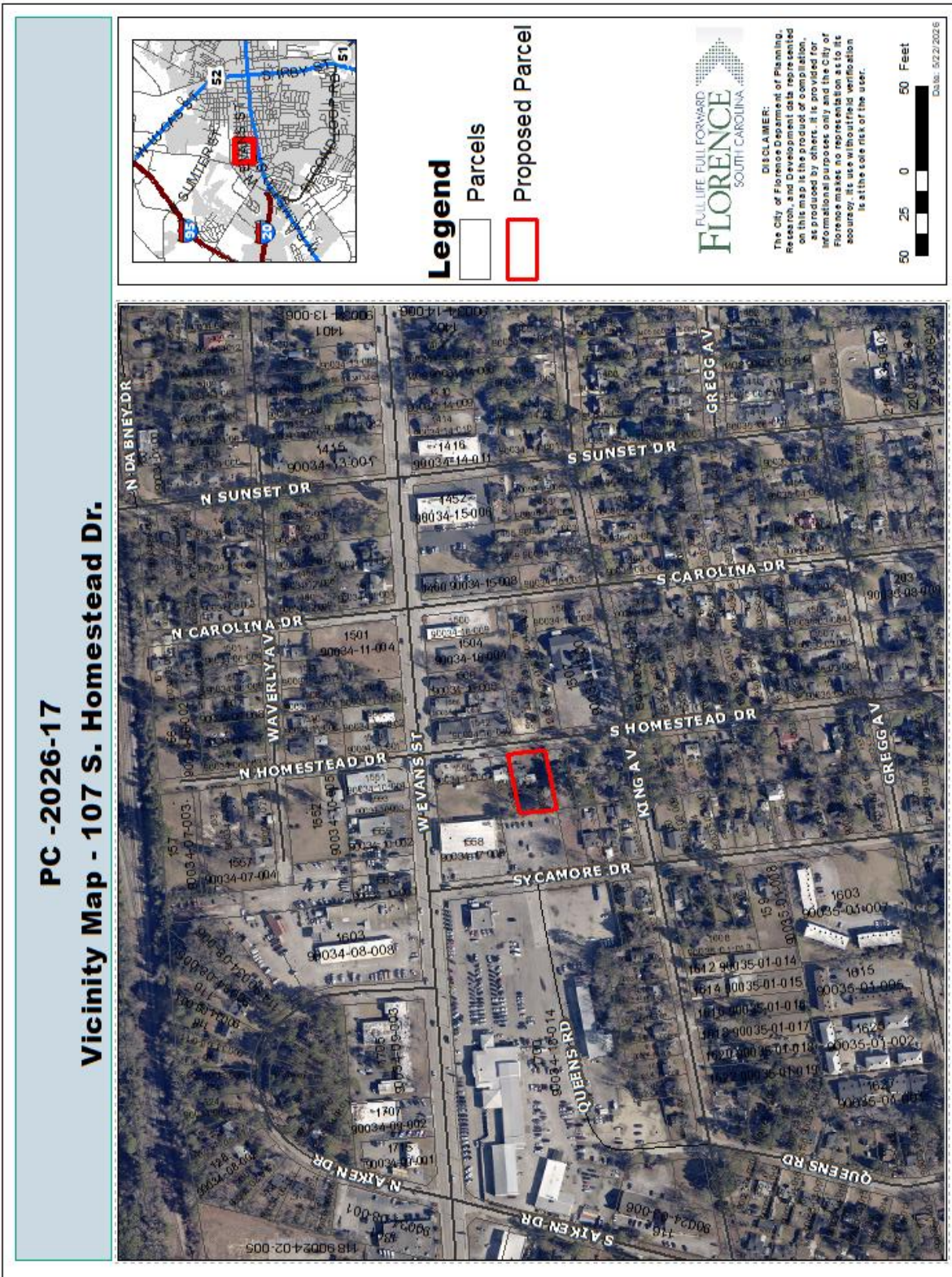
Planning Commission may:

- (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.

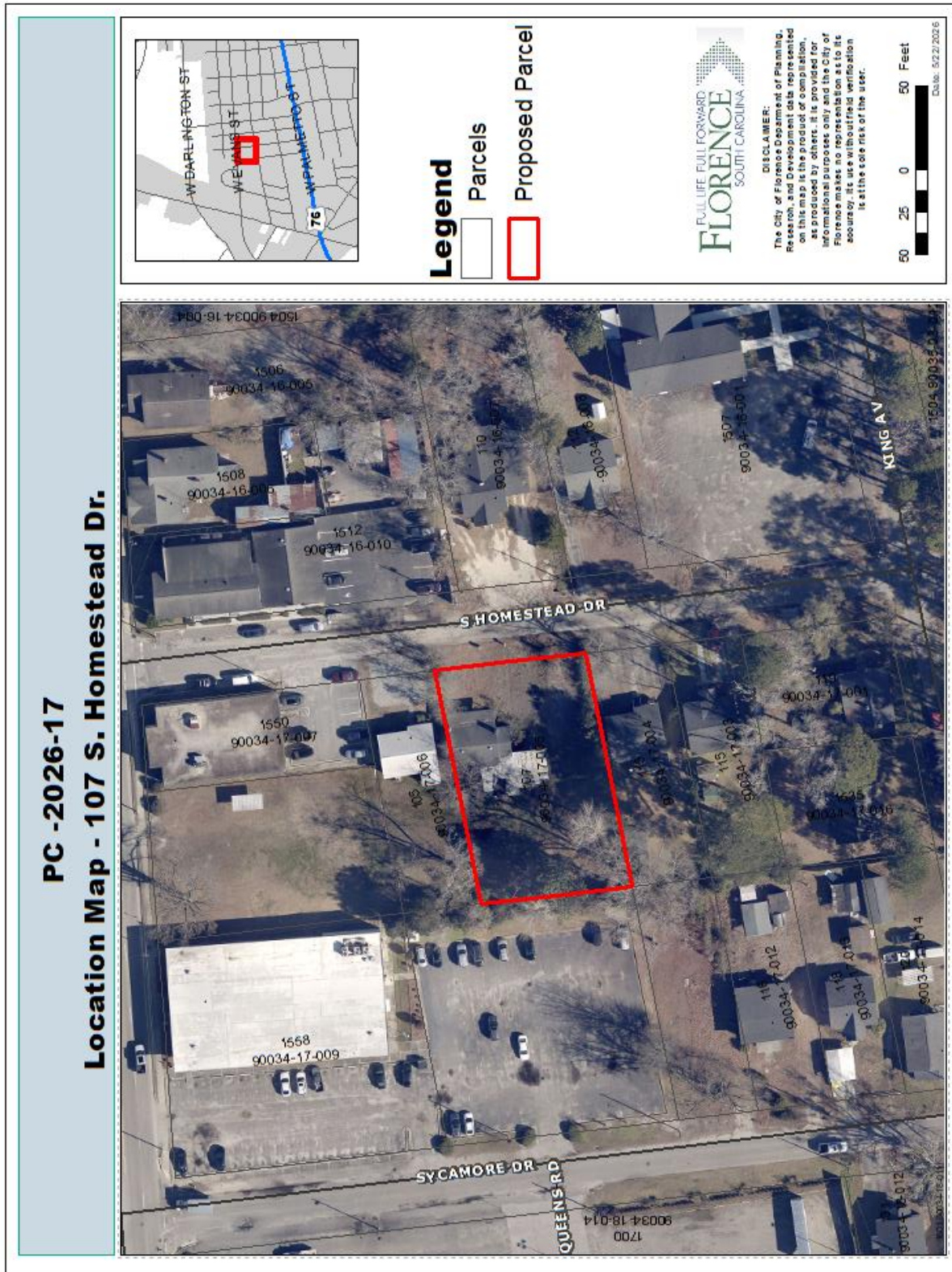
VI. ATTACHMENTS:

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

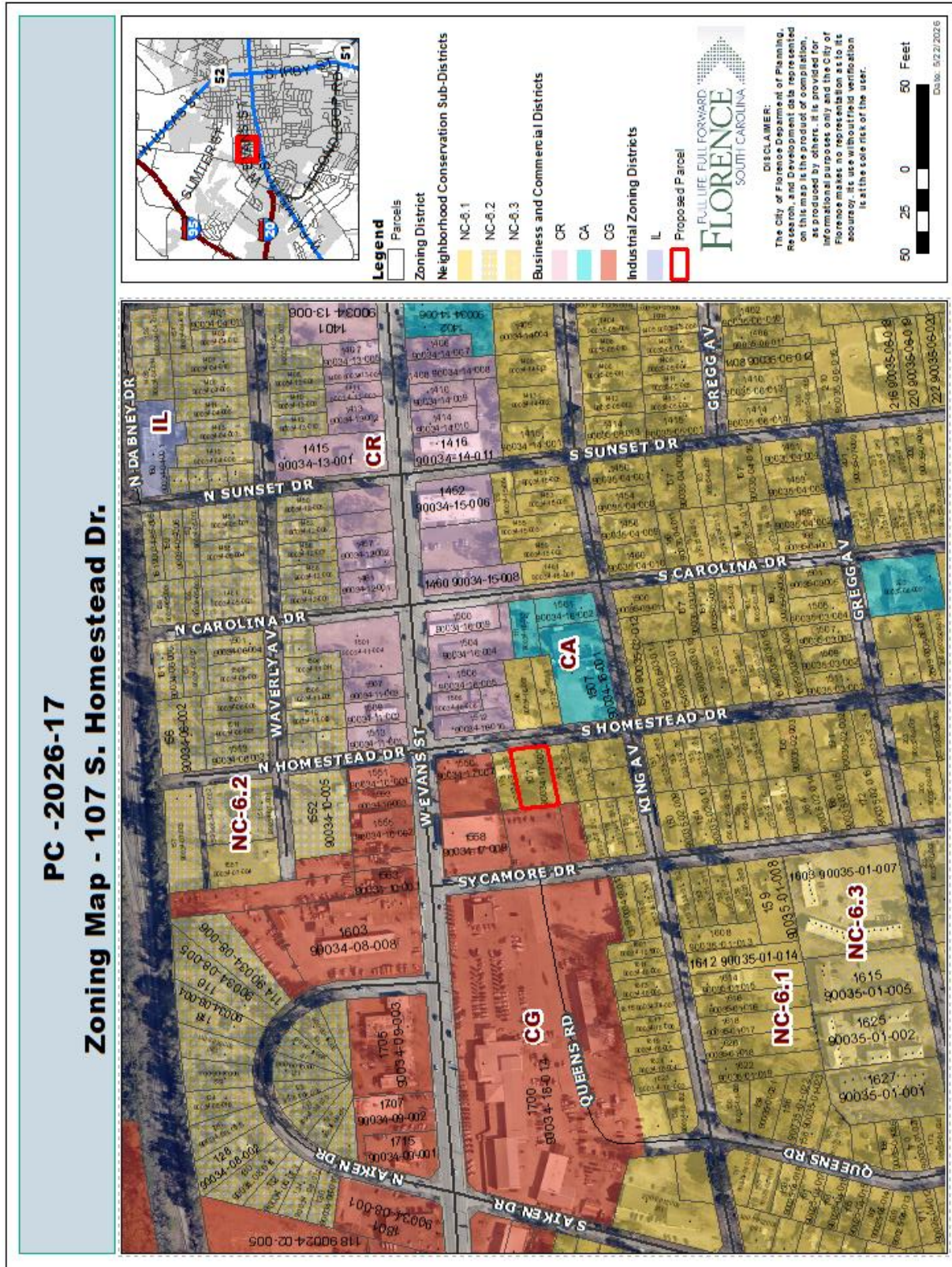
Attachment A: Vicinity Map

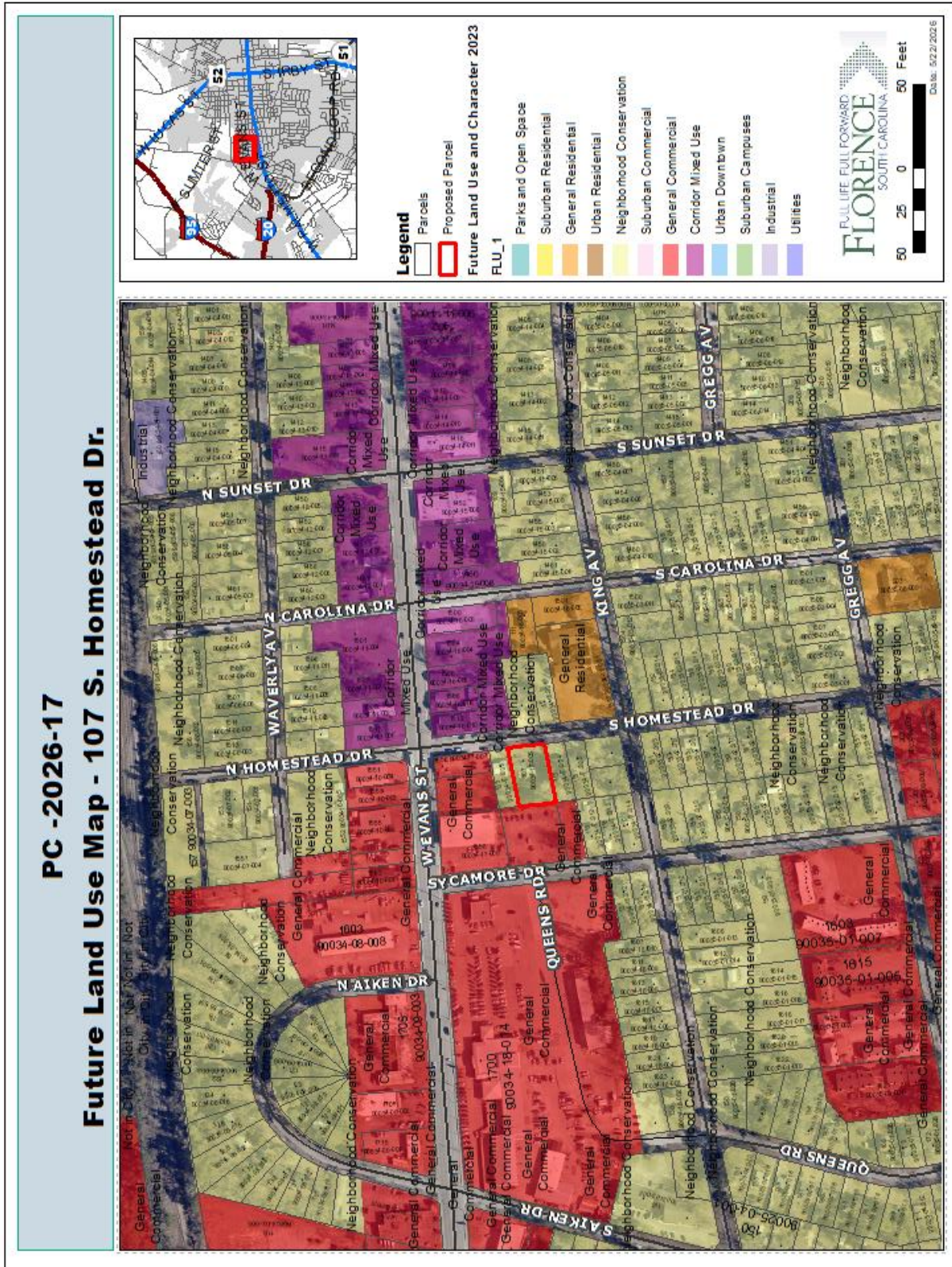


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photos



The view from South Homestead Drive.



The house to the north.



The house to the south.



Across the street looking southeast.



Across the street looking northeast.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
JUNE 9, 2026**

AGENDA ITEM: PC-2026-18 Request for sketch plan review of Howe Springs Townhomes, to be located at 235 East Howe Springs Road. identified as Florence County Tax Map Numbers 00152-01-127 and 00152-01-017.

I. IDENTIFYING DATA:

Owner	Tax Map Numbers
Sun Real Estate, LLC – Neil Patel	00152-01-127 & -017

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for Sketch Plan approval. The applicant previously requested rezoning of the parcels from Campus (CA) to Neighborhood Conservation – 6.3 (NC-6.3). Planning Commission recommended the zoning of NC-6.3 at the July 8, 2025 meeting. City Council concurred, and approved the rezoning request at their September 8, 2025 meeting.

III. GENERAL BACKGROUND DATA:

Current Zoning: Neighborhood Conservation-6.3 (NC-6.3) (Both Parcels)
Current Use: Vacant Land
Proposed Use: Single Family Attached Townhomes

IV. SURROUNDING LAND USE AND ZONING:

North: (CA) Campus: City of Florence Fire Station #5
East: Unzoned (Florence County): Single-Family Detached Homes
South: (NC-6.3) Neighborhood Conservation-6.3: Vacant; (PDD) Planned Development District: Willow Glen Apartments;
West: (CA) Campus: Vacant; (R-1) Single-Family Large Lots: Single-Family Detached (Florence County)

V. POINTS TO CONSIDER:

- (1) The Historical Commission approved the applicant’s request and the existing single-family detached home on the property has been demolished.
- (2) 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.”

- (3) 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 are required to provide for maintenance and use of the common space if the developer chooses to subdivide.
- (4) The development tract is approximately 0.80 acres with about 0.78 to be developed for this project. Howe Springs Townhomes will consist of 1 building with 6 townhome units. The subdivision will be afforded public access by way of East Red Bud Lane & East Howe Springs Road.
- (5) The parcel is zoned 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.
- (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) A Type A Bufferyard will be planted on the northern perimeter of the parcel as required between disparate zoning designations (UDO Table 4-10.3.1 District Bufferyard Standards), NC adjacent to CA, and a Type A Bufferyard will be planted on the western perimeter as required between disparate housing types (UDO 4-10.3.2E.2.c). A Type A Bufferyard consists of 1 canopy tree, 1 understory tree, 1 evergreen tree, and 10 shrubs per 100 linear feet. A canopy tree per lot is also required for each proposed townhome unit. All landscaping requirements will be reviewed for compliance at the Development Plan stage.
- (8) City water and sewer services are available to the property. The property's stormwater system will be 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 subdivision's roll carts.
- (9) 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.
- (10) The Sketch Plan complies with applicable *Unified Development Ordinance* requirements.
- (11) 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:

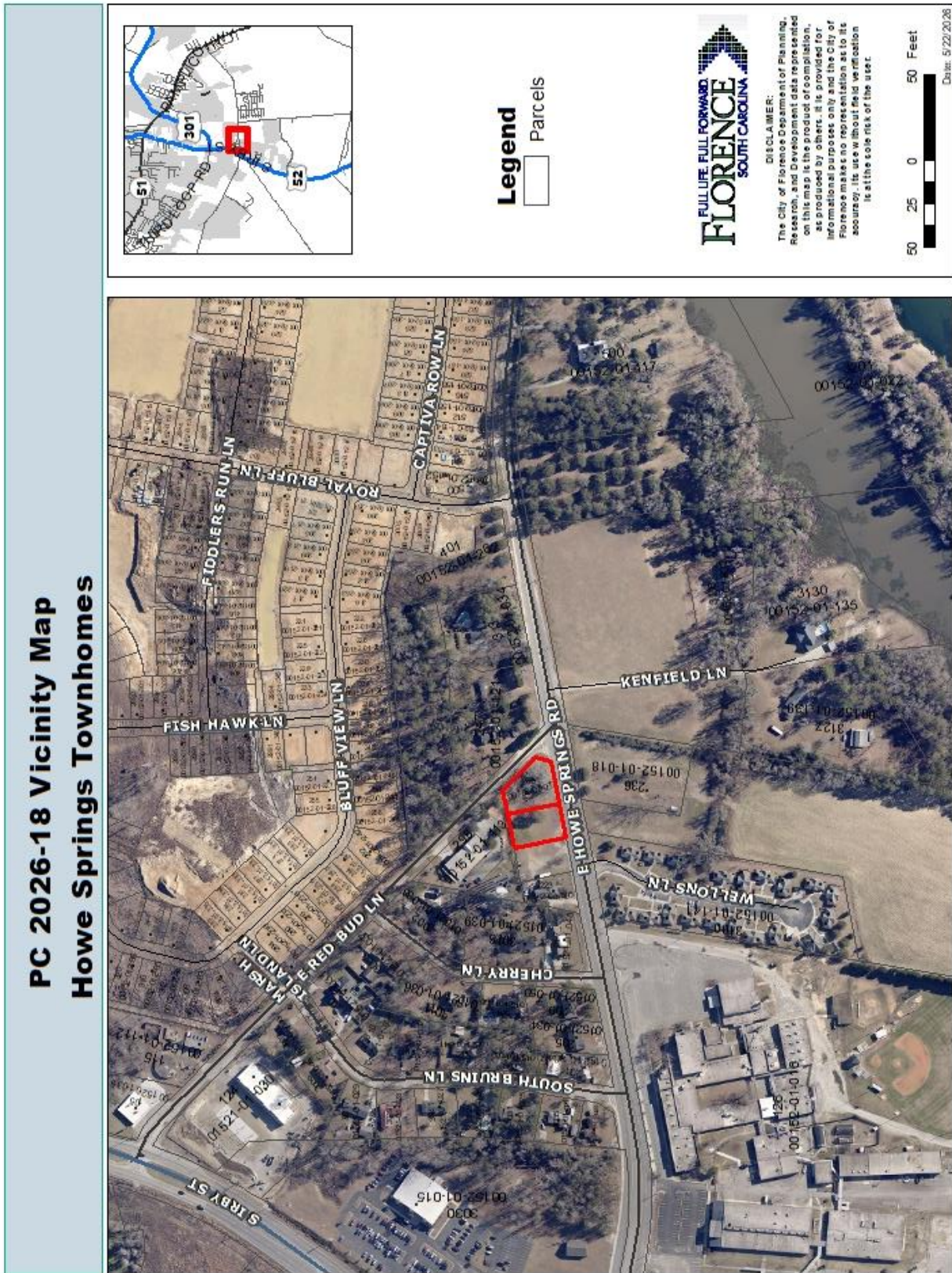
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VII. ATTACHMENTS:

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

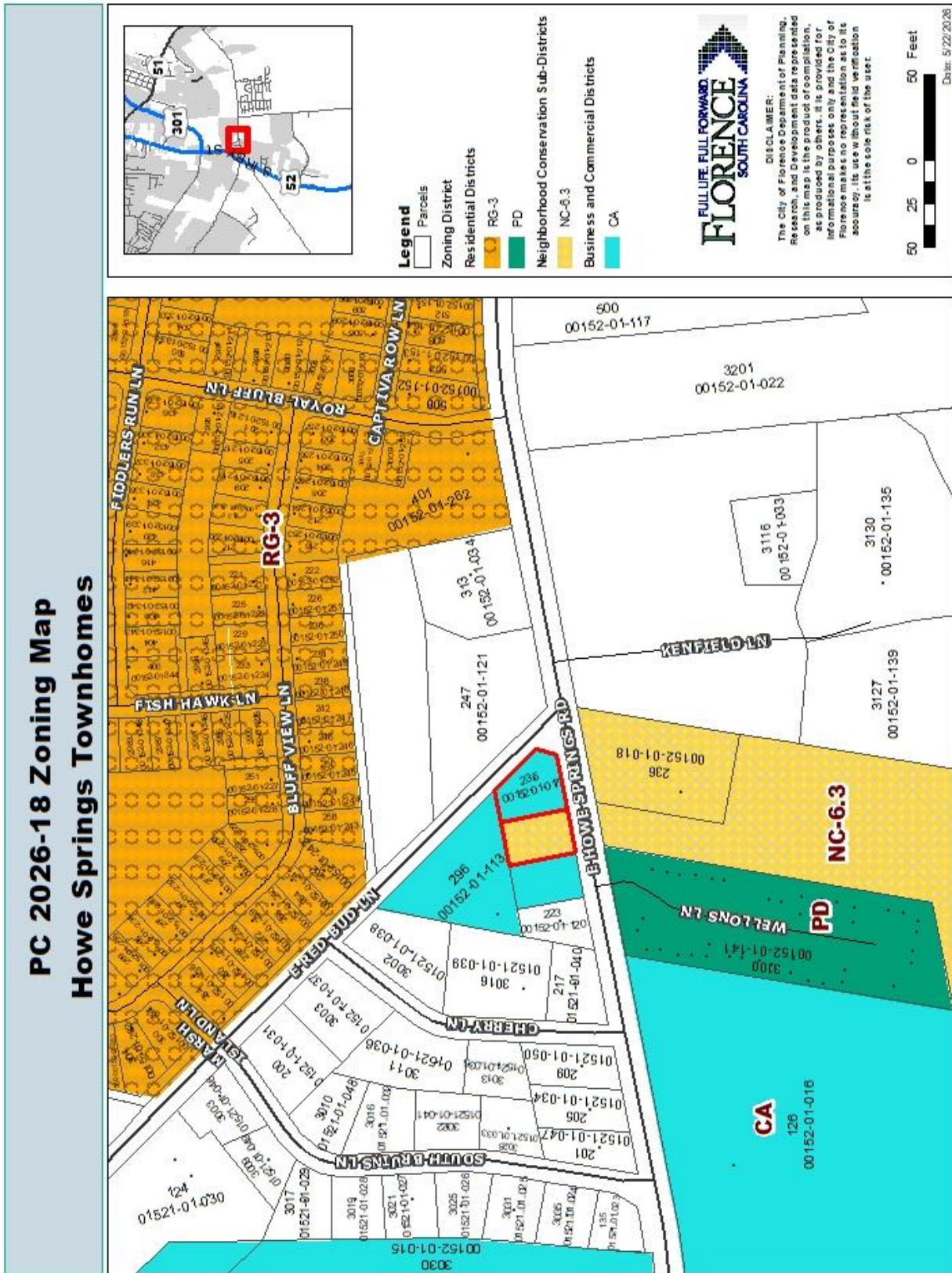
Attachment A: Vicinity Map



Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Future Land Use Map

