



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, AUGUST 11, 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 July 14, 2026
- IV. Public Hearing and Matter in Position for Action**

PC-2026-22 Request to rezone from CR to CBD five parcels located at 206, 208, 210, 211, and 212 Kuker Street, identified as Florence County Tax Map Numbers 90074-08-006, -007, -008, -009, and -035.
- V. Public Hearing and Matter in Position for Action**

PC-2026-23 Request to zone NC-15, pending annexation, the parcel located at 2711 Ascot Drive, identified as Florence County Tax Map Number 00098-01-081.
- VI. Public Hearing and Matter in Position for Action**

PC-2026-24 Request to zone NC-6.3, pending annexation, a parcel located on Stratton Drive, identified as Florence County Tax Map Number 00751-01-290.
- VII. Public Hearing and Matter in Position for Action**

PC-2026-25 Request to rezone from NC-6.2 to NC-6.3 eighteen parcels located on North Aiken Drive, identified as Florence County Tax Map Numbers 90034-08-002, -003, -004, -010, -011, -012, -013, -014, -015, and -016; and 90034-09-004, -005, -006, -007, -008, -009, -010, and -011.
- VIII. Public Hearing and Matter in Position for Action**

PC-2026-26 Amendment to Division 4-11.2 of the *Unified Development Ordinance* regarding Noise and Vibration regulations.
- IX. Matter in Position for Action**

PC-2026-27 Sketch plan review of The Palms subdivision, identified as Florence County Tax Map Number 00751-01-049.
- X. Adjournment** The next regular meeting is scheduled for September 8, 2026.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

JULY 14, 2026 MINUTES

MEMBERS PRESENT: Drew Chaplin, Charles Howard, Mark Lawhon, Xavier Sams, and Michael Valrie

MEMBERS ABSENT: Charlie Abbott, Shelanda Deas, Jerry Keith, Jr., and Bryant Moses

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 provided the invocation. 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 June 9, 2026 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Mr. Valrie seconded, and the motion passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-19 Request for a commercial easement to be included with the subdivision of the parcel located at 513 South Coit Street, identified as Florence County Tax Map Number 90075-04-009.

Chairman Chaplin read the introduction to PC-2026-19, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Dr. Lawhon asked who would take care of the easement. She said it would be the responsibility of the property owner.

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 as submitted, Ms. Sams seconded, and the motion passed unanimously (5-0).

PC-2026-20 Request for a commercial easement to be included with the subdivision of the parcel located at 2923 West Palmetto Street, identified as Florence County Tax Map Number 00100-01-108.

Chairman Chaplin read the introduction to PC-2026-20, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

Dr. Lawhon moved to approve the request as submitted, Mr. Howard seconded, and the motion passed unanimously (5-0).

PC-2026-21 Request for sketch plan review of the subdivision to be located along Stokes Road, identified as Florence County Tax Map Number 00121-01-065.

Chairman Chaplin read the introduction to PC-2026-21, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Mr. Paul Jones, the civil engineer representing the owners spoke regarding traffic. He said they did an abbreviated traffic study, and they feel most residents would use Presbyterian Road because there is a traffic light there. He said both entrances would be developed at the same time. The DOT didn't have any objections to the preliminary plan.

Chairman Chaplin asked if they would be affordable housing; Mr. Johnston said the lot sizes would be 4500 square feet. Dr. Lawhon asked Mr. Jones how many wetlands they would be filling; he said most of the wetlands were in the green spaces. They will do another study on the exact locations of the wetlands, but they aren't eager to fill them in.

There being no other questions and no public hearing required, Chairman Chaplin called for discussion or a motion. Dr. Lawhon confirmed that the City would not be responsible for the ponds, that they would be under the HOA.

Mr. Howard moved to approve the request, Dr. Lawhon seconded, and the motion to approve the sketch plan passed unanimously (5-0).

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Valrie moved to adjourn, Dr. Lawhon seconded, and the motion passed unanimously (5-0). Chairman Chaplin adjourned the meeting at 6:19 p.m. The next regular meeting is scheduled for August 11, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

AGENDA ITEM: **PC-2026-22** **Request to rezone from CR to CBD five parcels located at 206, 208, 210, 211, and 212 Kuker Street, identified as Florence County Tax Map Numbers 90074-08-006, -007, -008, -009, and -035.**

I. IDENTIFYING DATA:

Owner	Address	Tax Map Number
Lynn R. Owens	206 Kuker Street	90074-08-006
Lynn R. Owens	208 Kuker Street	90074-08-007
McKay Properties LLC	210 Kuker Street	90074-08-008
McKay Properties LLC	211 Kuker Street	90074-08-009
McKay Properties LLC	212 Kuker Street	90074-08-035

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:	Commercial Reuse
Proposed Zoning:	Central Business District
Current Use:	Vacant / parking lots for adjacent properties
Proposed Use:	Continued parking / future commercial development
North:	Central Business District
South:	Commercial Reuse
East:	Central Business District
West:	Commercial Reuse

IV. POINTS TO CONSIDER:

- (1) The five vacant lots are currently used as overflow parking for adjacent businesses. They are zoned Commercial Reuse, which is intended for low impact commercial uses that are small in scale and appropriate in transitional residential areas.

- (2) This area was originally a residential area, and the buildings along this portion of both Kuker Street and West Cheves Street are generally single family houses that have been converted to office and retail uses.
- (3) The proposed zoning designation of Central Business District is intended for mixed use areas with an urban character. Lots to the north and east of these are already zoned CBD.
- (4) This is an area that has moved away from residential uses to exclusively commercial uses. These lots are adjacent to the future FMU medical building on Gregg Avenue, and the West Cheves Street corridor is scheduled to be renovated. The CBD designation provides more flexibility for future development to support the revitalization of the area.
- (5) The Future Land Use Map designates these parcels as Corridor Mixed Use.
- (6) City staff recommends that the parcels be rezoned to CBD to encourage future commercial and mixed use development.

V. OPTIONS:

Planning Commission may:

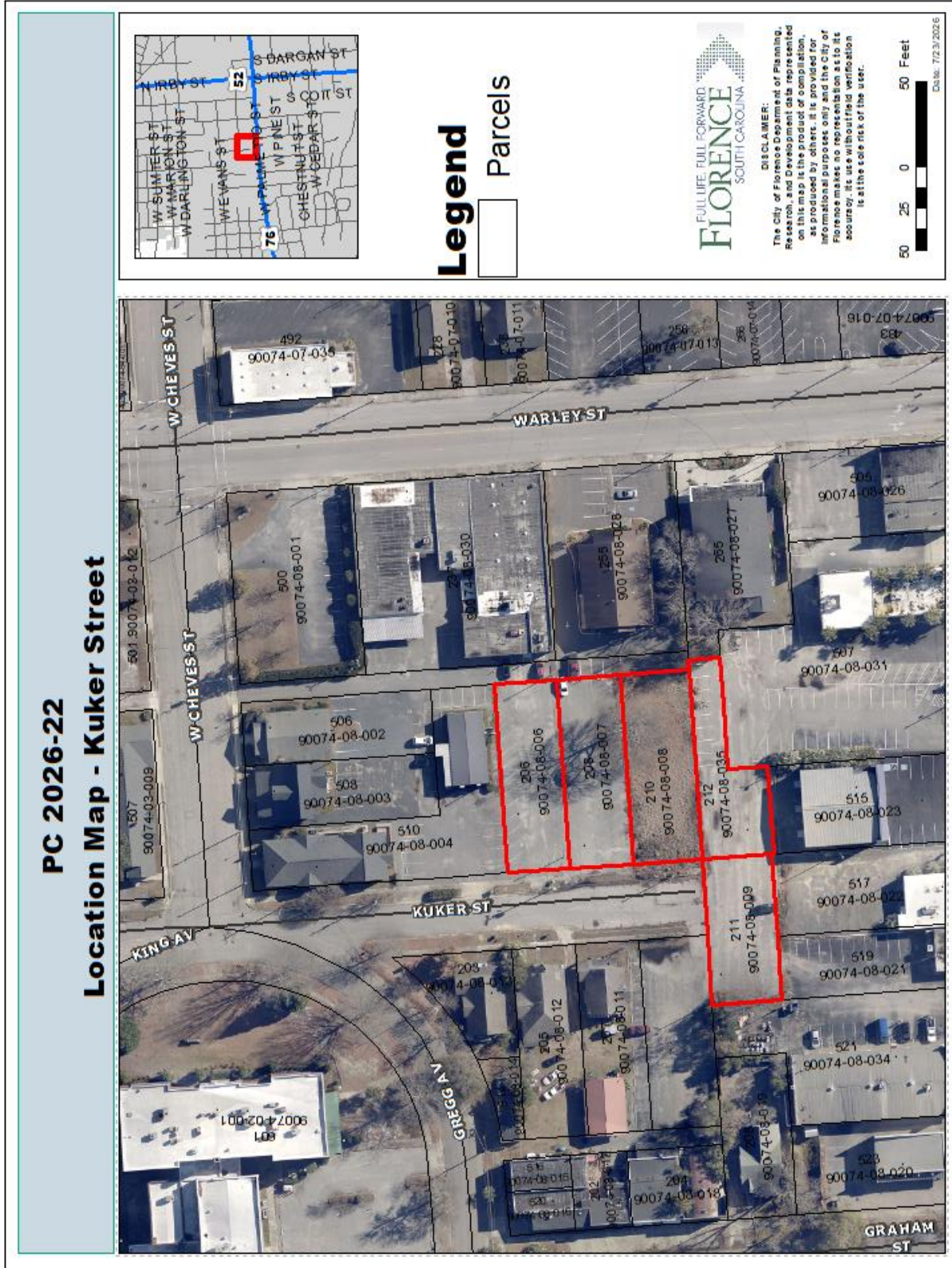
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

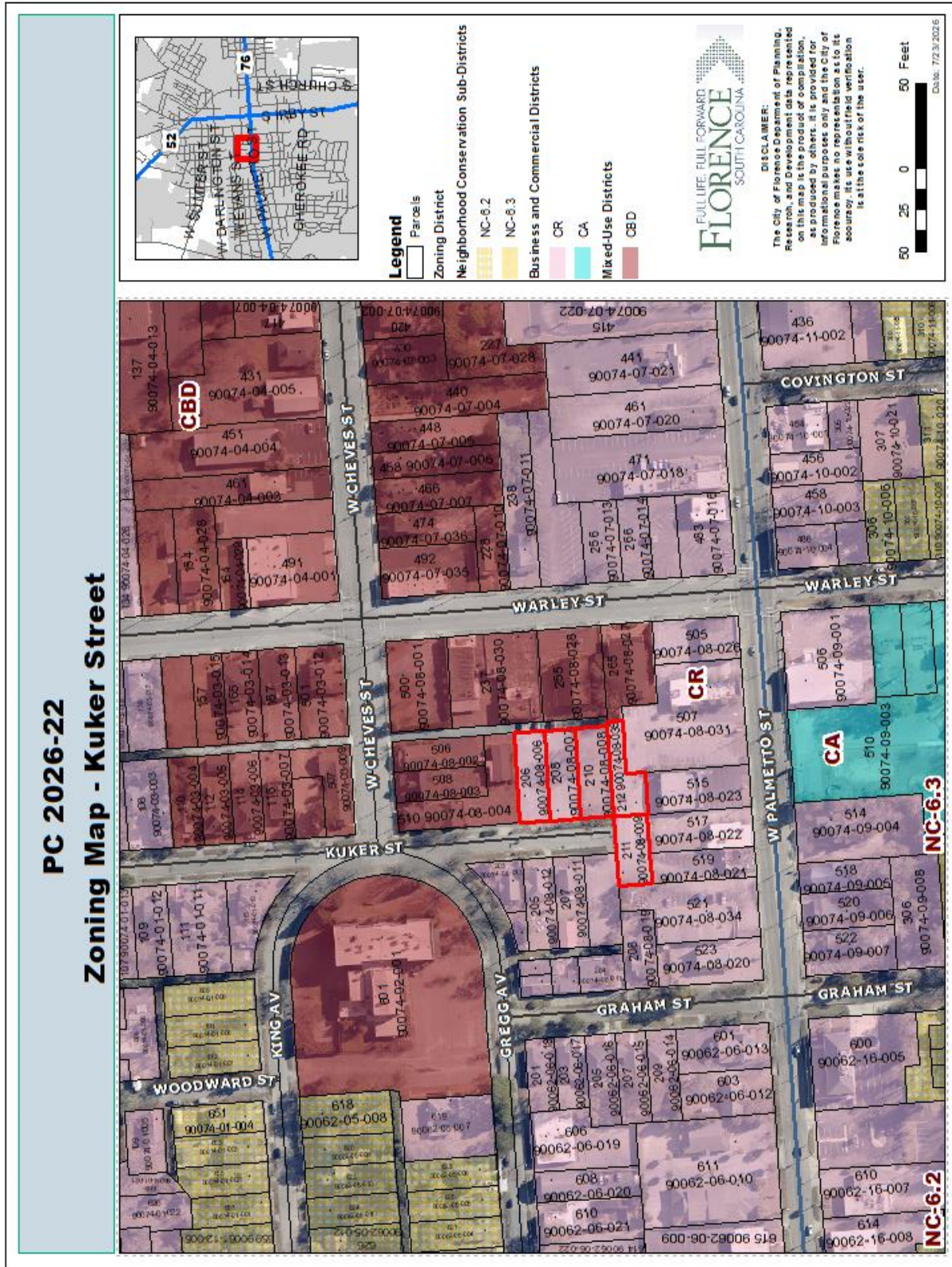
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Vicinity Site Photos

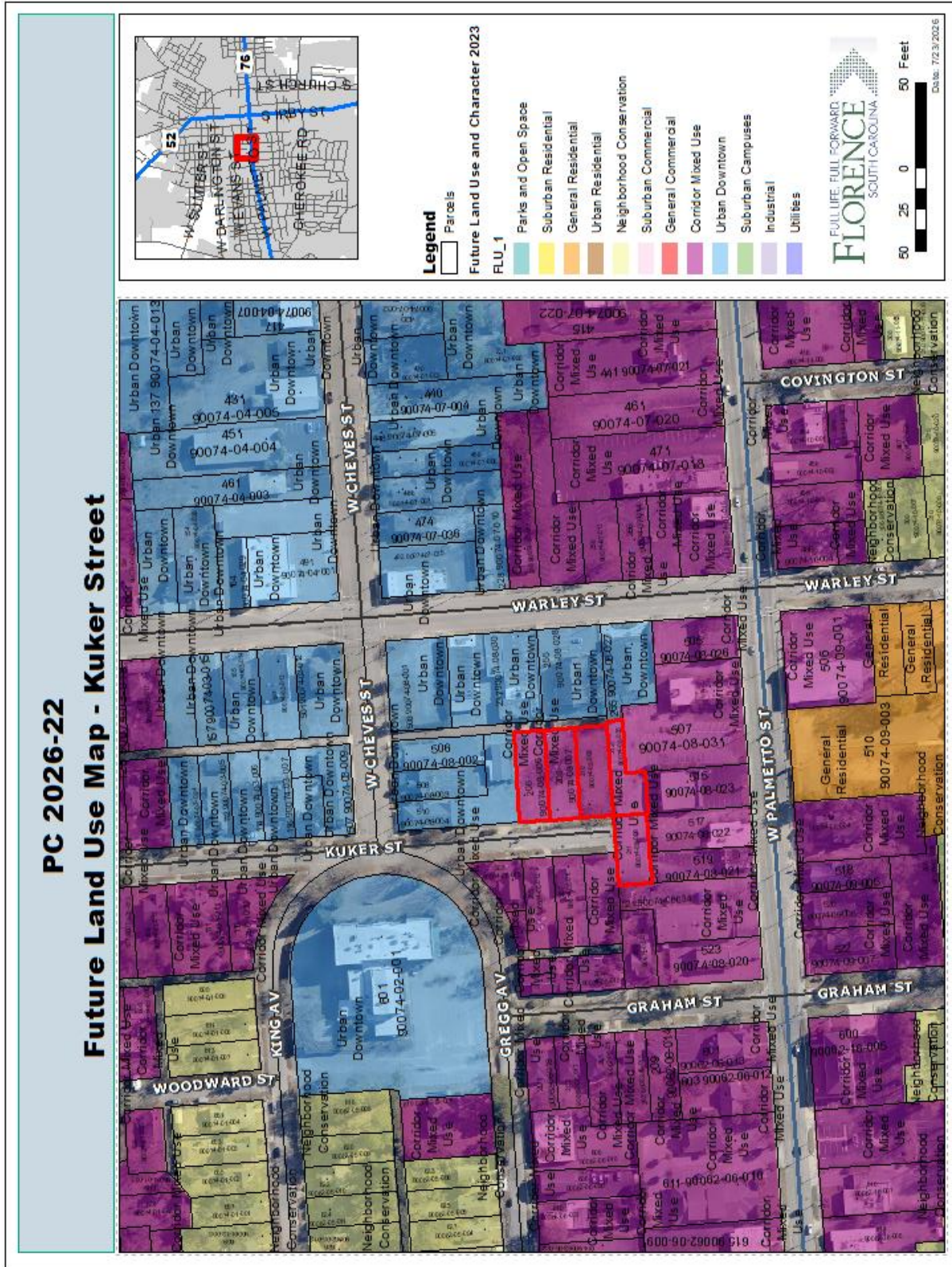
Attachment A: Vicinity Map





Attachment C: Zoning Map





Attachment E: Vicinity Site Photos



The rear of the adjacent business facing on West Cheves Street.



The applicable parcels; currently are parking lots.



211 and 212 Kuker Street lots.



Conditions across the street.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

AGENDA ITEM: PC-2026-23 Request to zone Neighborhood Conservation – 15 (NC-15), pending annexation, the parcel located at 2711 Ascot Drive, identified as Florence County Tax Map Number 00098-01-081.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Jimmy and Julie Barfield	00098-01-081

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-1 (Florence County)
Proposed Zoning:	Neighborhood Conservation-15 (NC-15)
Current Use:	Single-Family Detached House
Proposed Use:	Single-Family Detached House

IV. POINTS TO CONSIDER:

- (1) This parcel is a “donut hole” in the Grove Park subdivision, adjacent to lots that are within City limits. It is zoned R-1 in the County.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 (NC-15) District. The primary use permitted under the proposed zoning is single-family detached houses characterized by 15,000 square foot and larger lots.
- (3) The lot meets the requirements of the NC-15 zoning district per the City of Florence *Unified Development Ordinance*.
- (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-15 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.

V. OPTIONS:

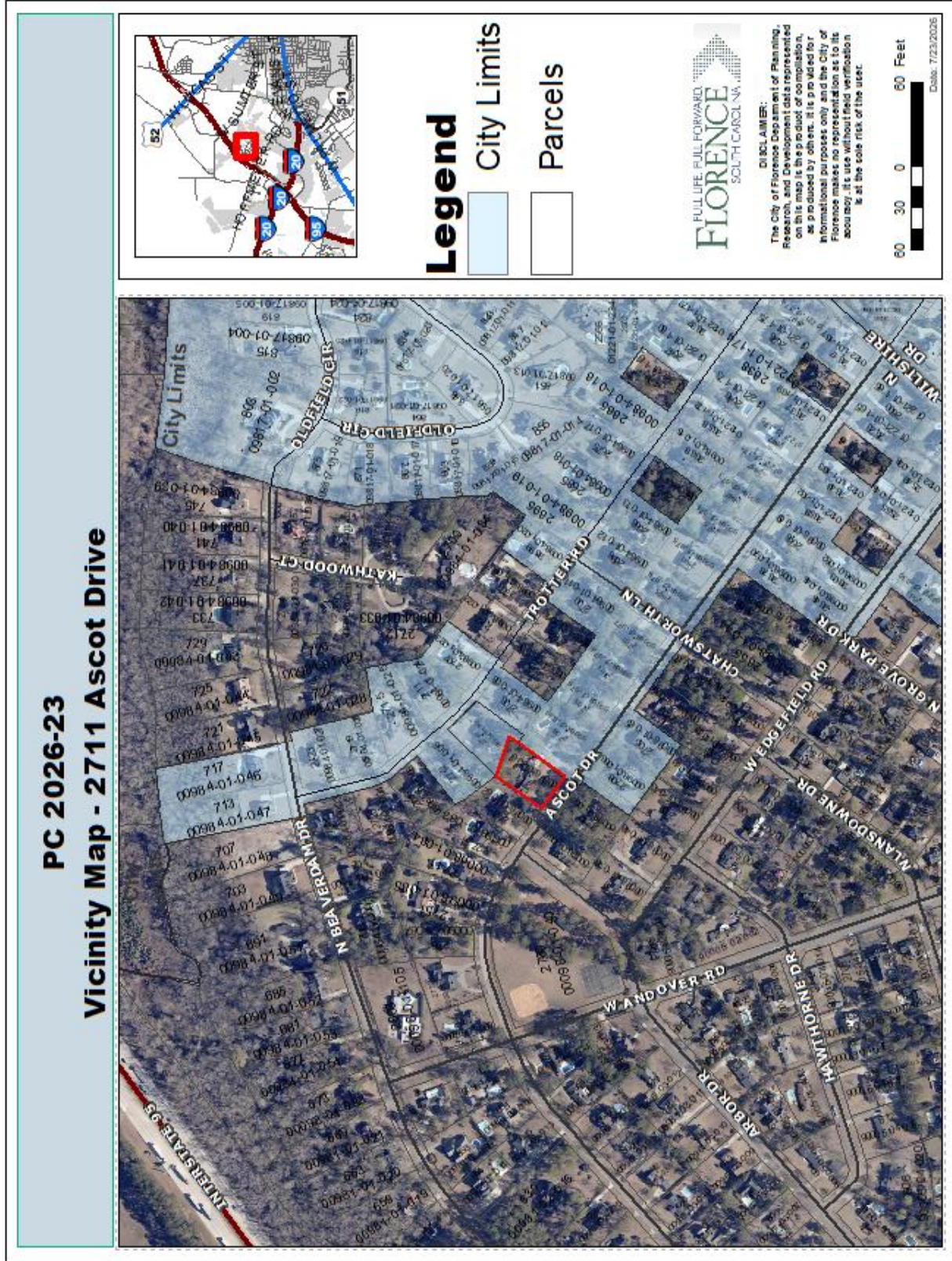
Planning Commission may:

- (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.

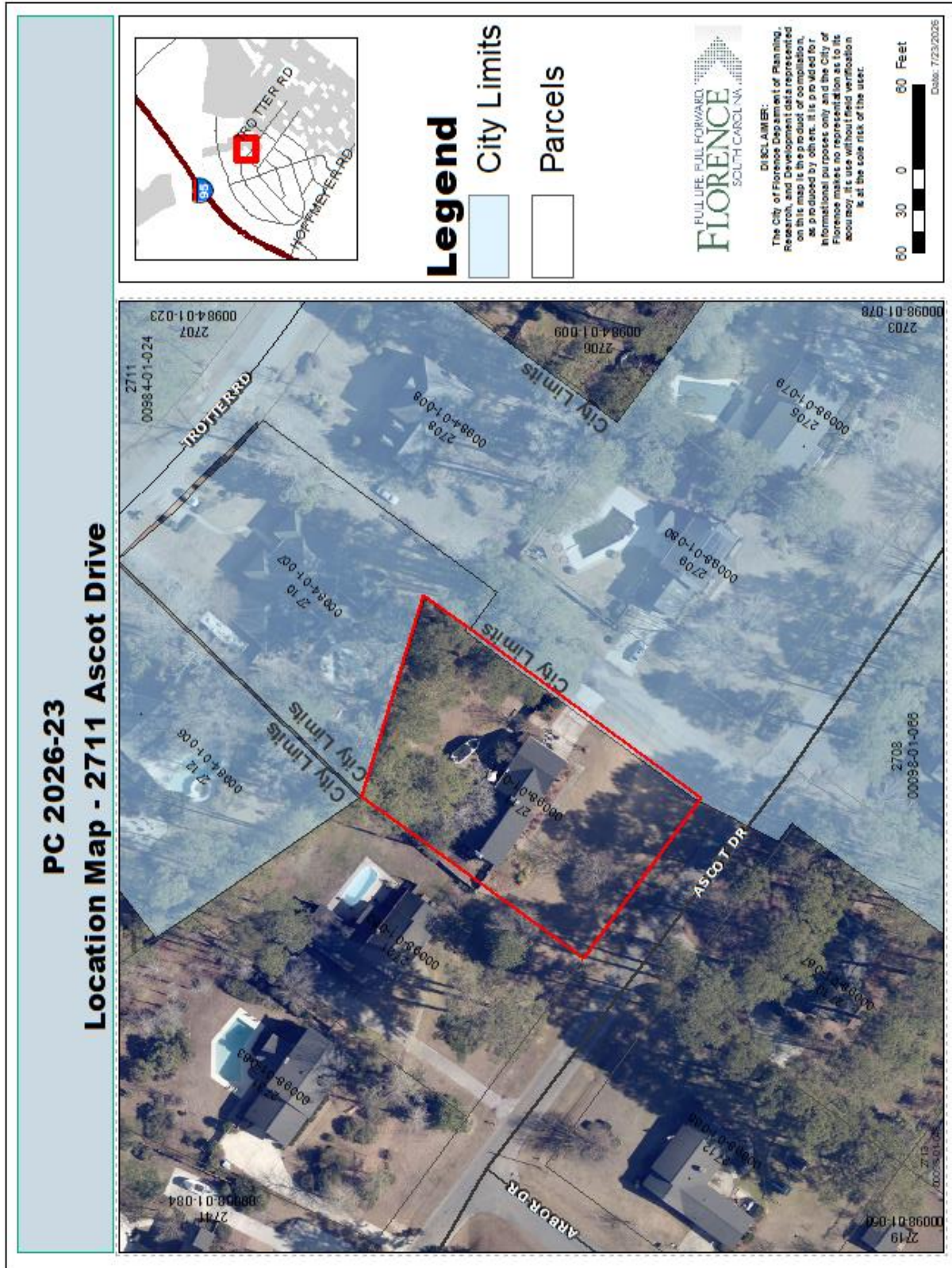
VI. ATTACHMENTS:

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

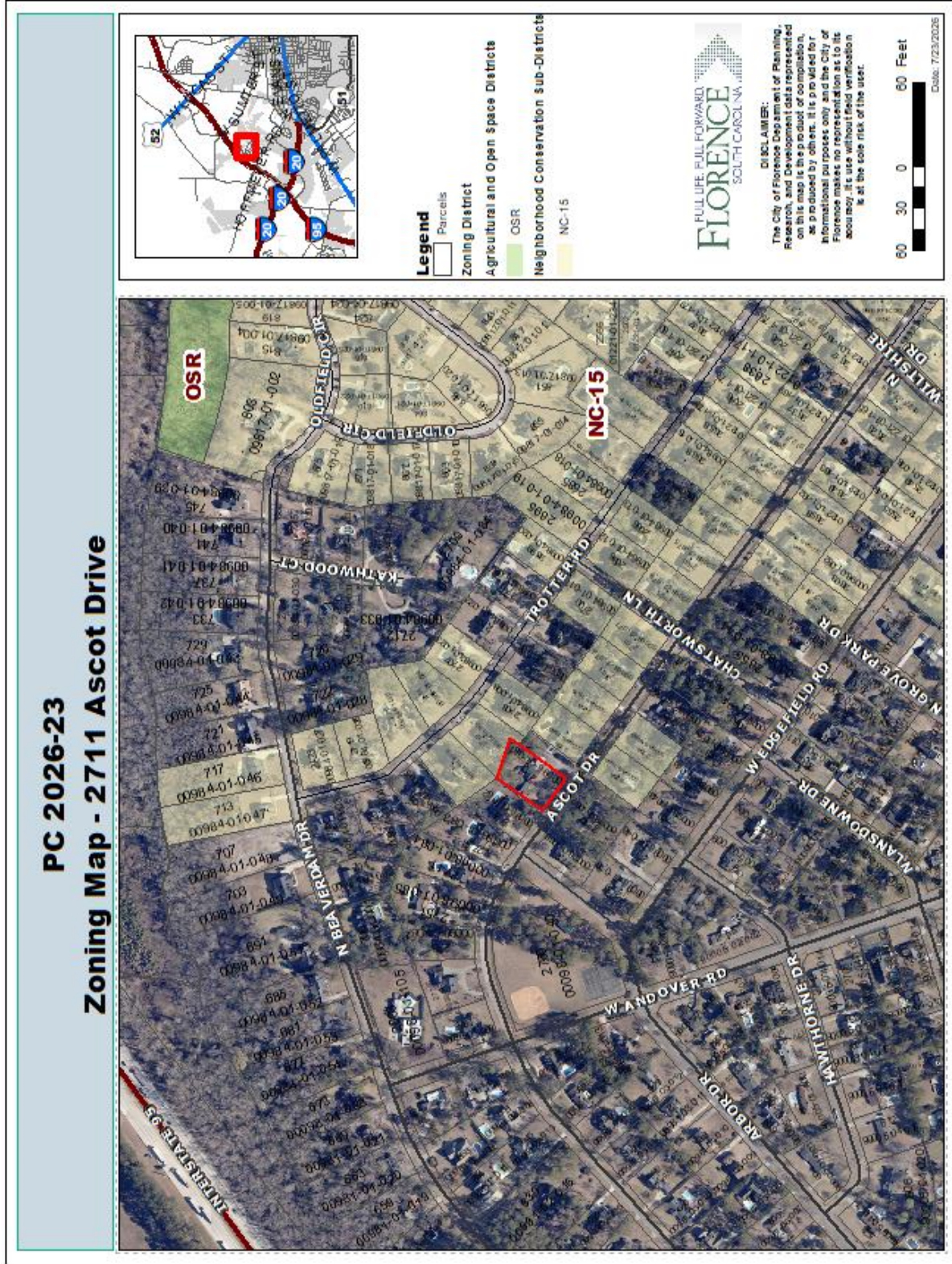
Attachment A: Vicinity Map

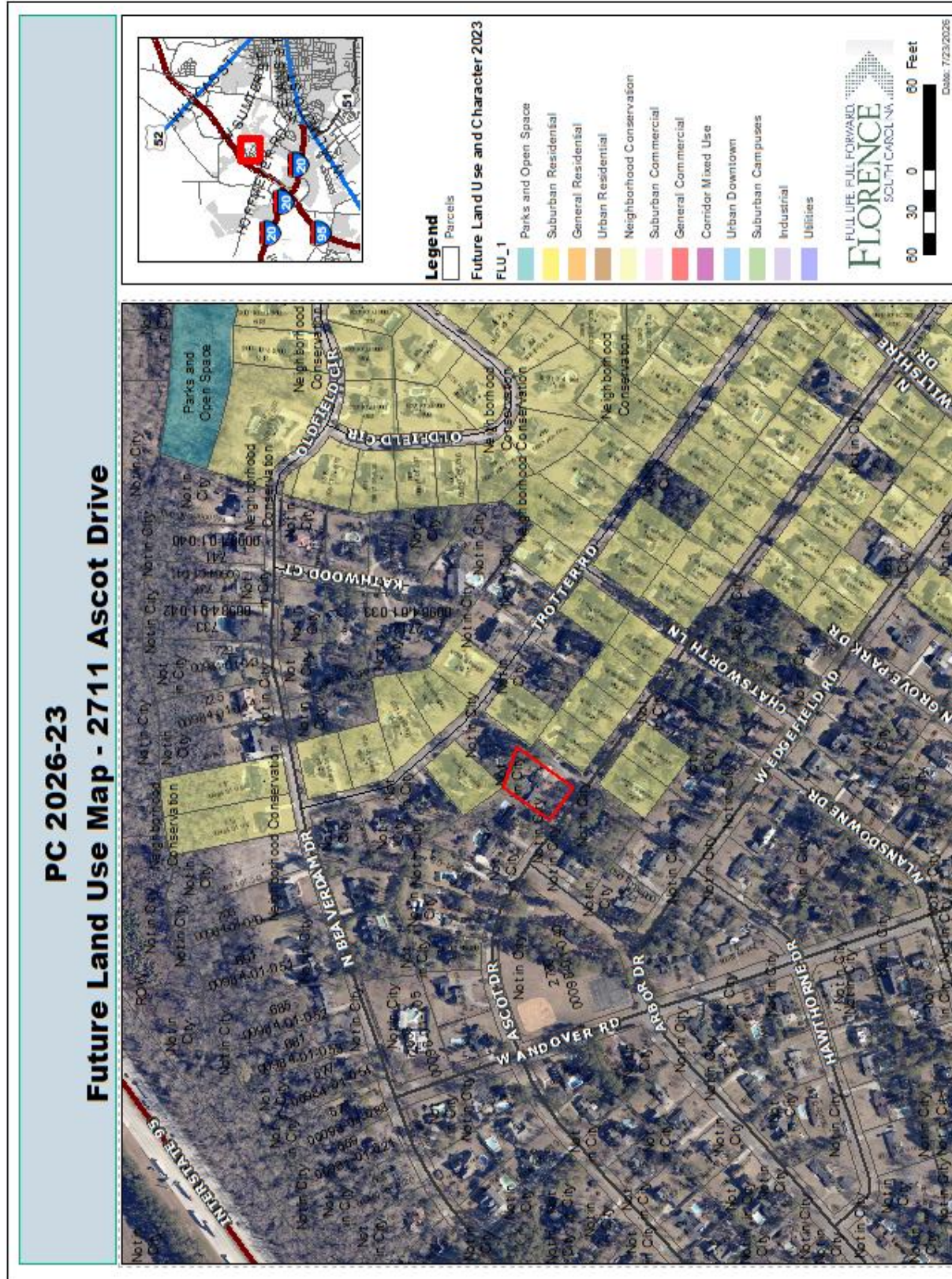


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

AGENDA ITEM: PC-2026-24 Request to zone Neighborhood Conservation – 6.3 (NC-6.3), pending annexation, a parcel located on Stratton Drive, identified as Florence County Tax Map Number 00751-01-290.

I. IDENTIFYING DATA:

Owner	Tax Map Number
South Creek Land Co. LLC	00751-01-290

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-1 (Florence County)
Proposed Zoning:	Neighborhood Conservation-6.3 (NC-6.3)
Current Use:	unused tennis court
Proposed Use:	townhouses

IV. POINTS TO CONSIDER:

- (1) This parcel is zoned R-1 in the County.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.3 (NC-6.3) District.
- (3) The lot meets the requirements of the NC-6.3 zoning district per the City of Florence *Unified Development Ordinance*.
- (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-6.3 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 and a church.
- (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) If approved, the sketch plan for the townhouse development will be submitted for approval in September.
- (9) City staff recommends the zoning designation due to the location of the lot as an infill parcel.

V. OPTIONS:

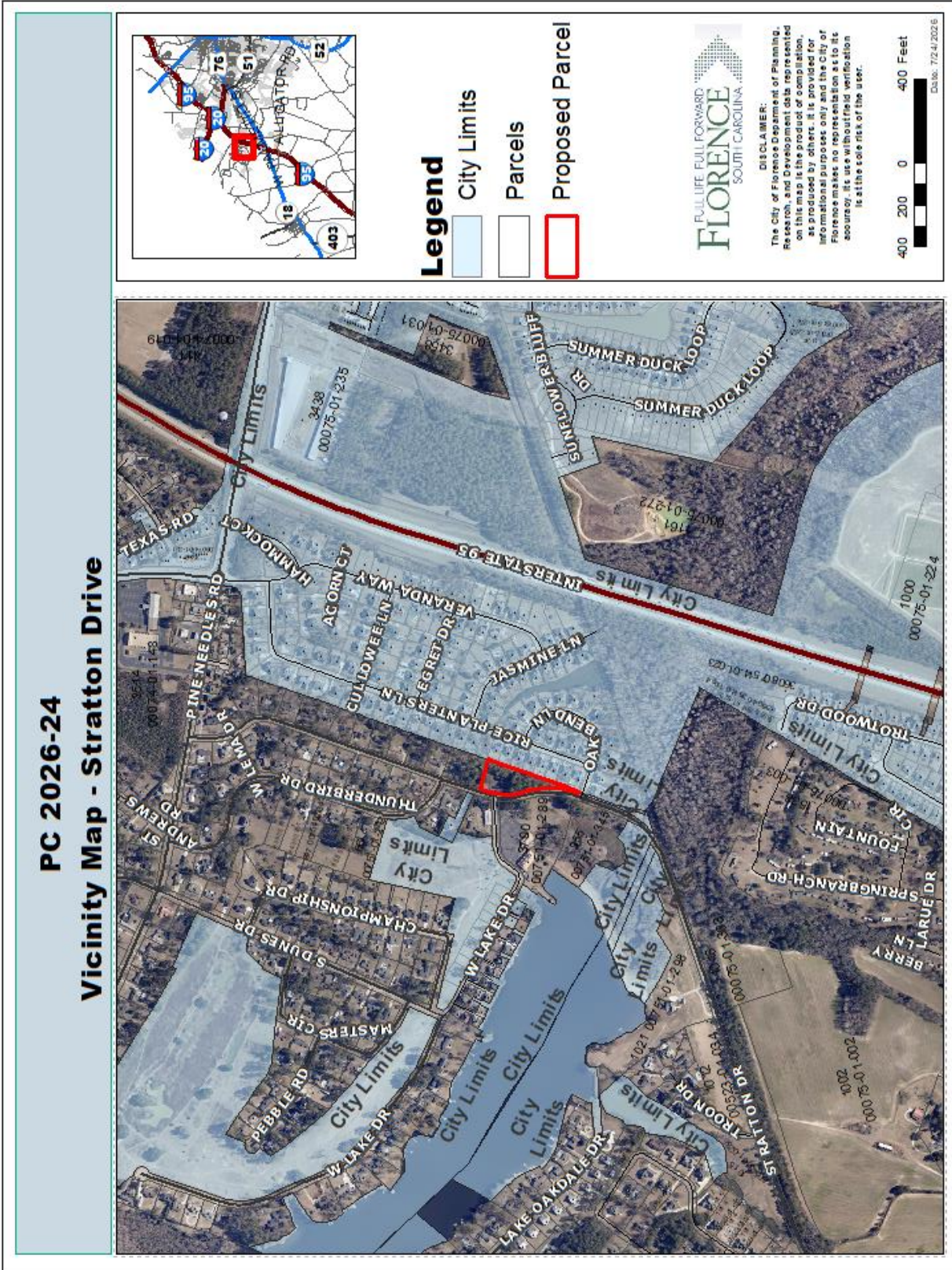
Planning Commission may:

- (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.

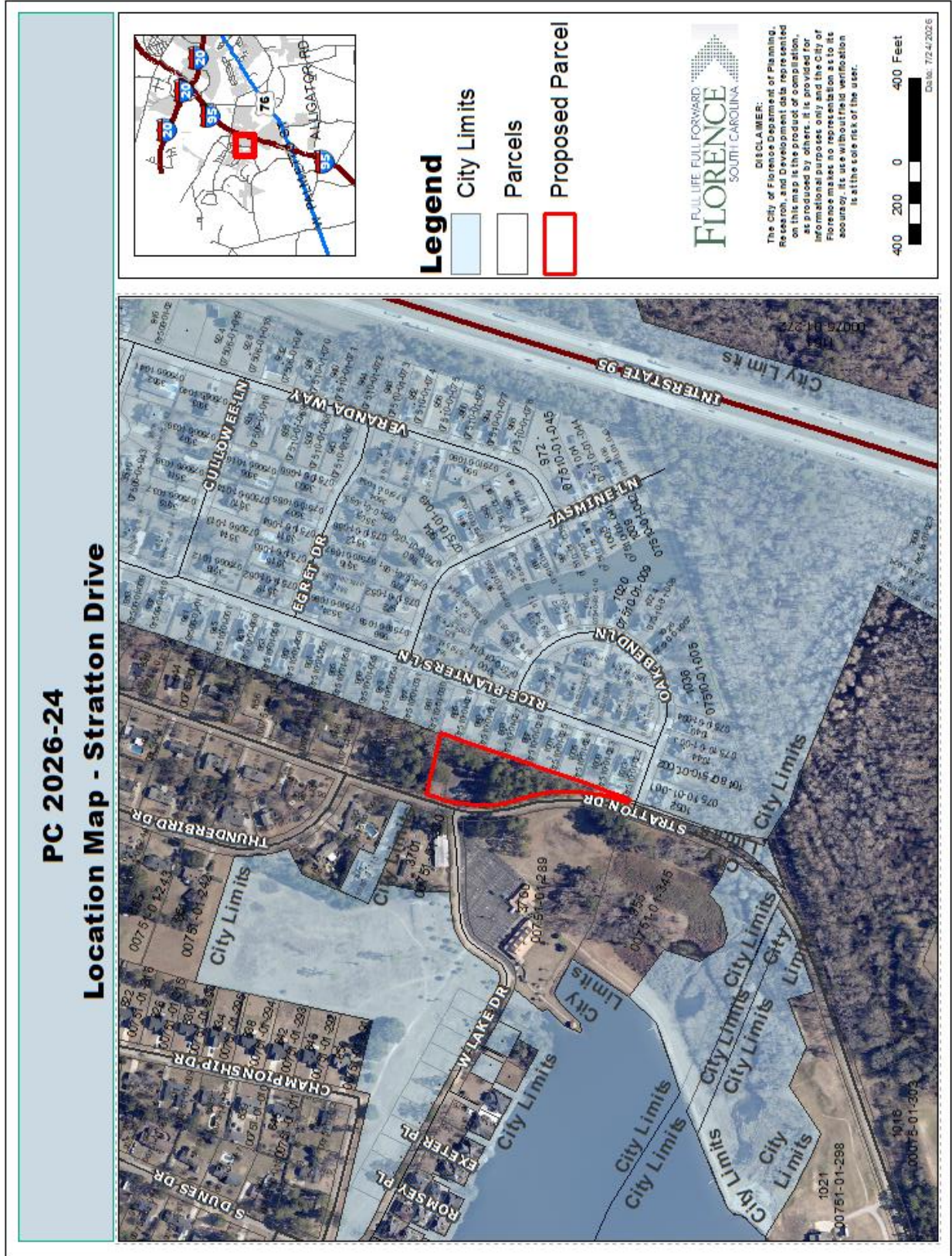
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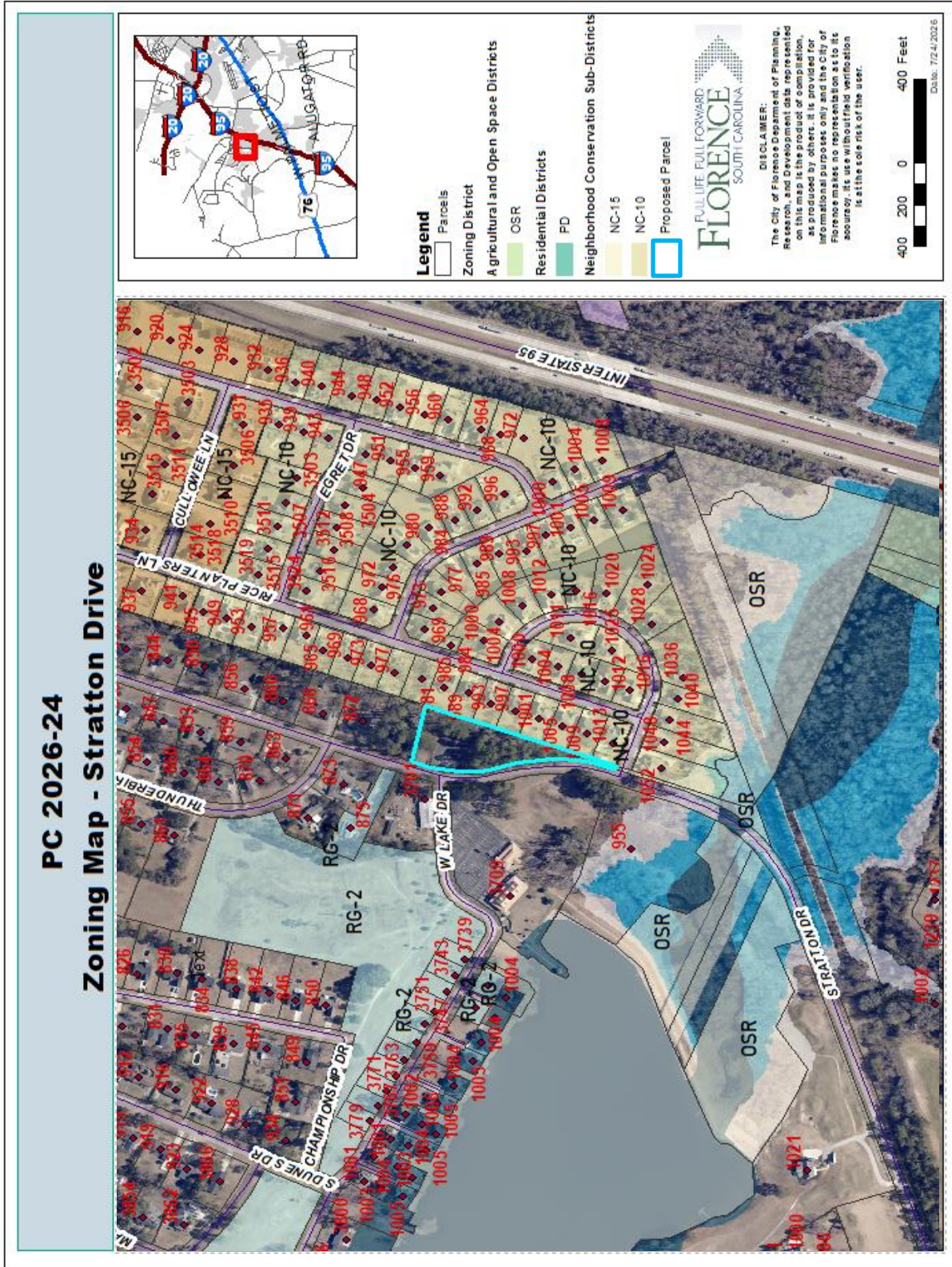
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

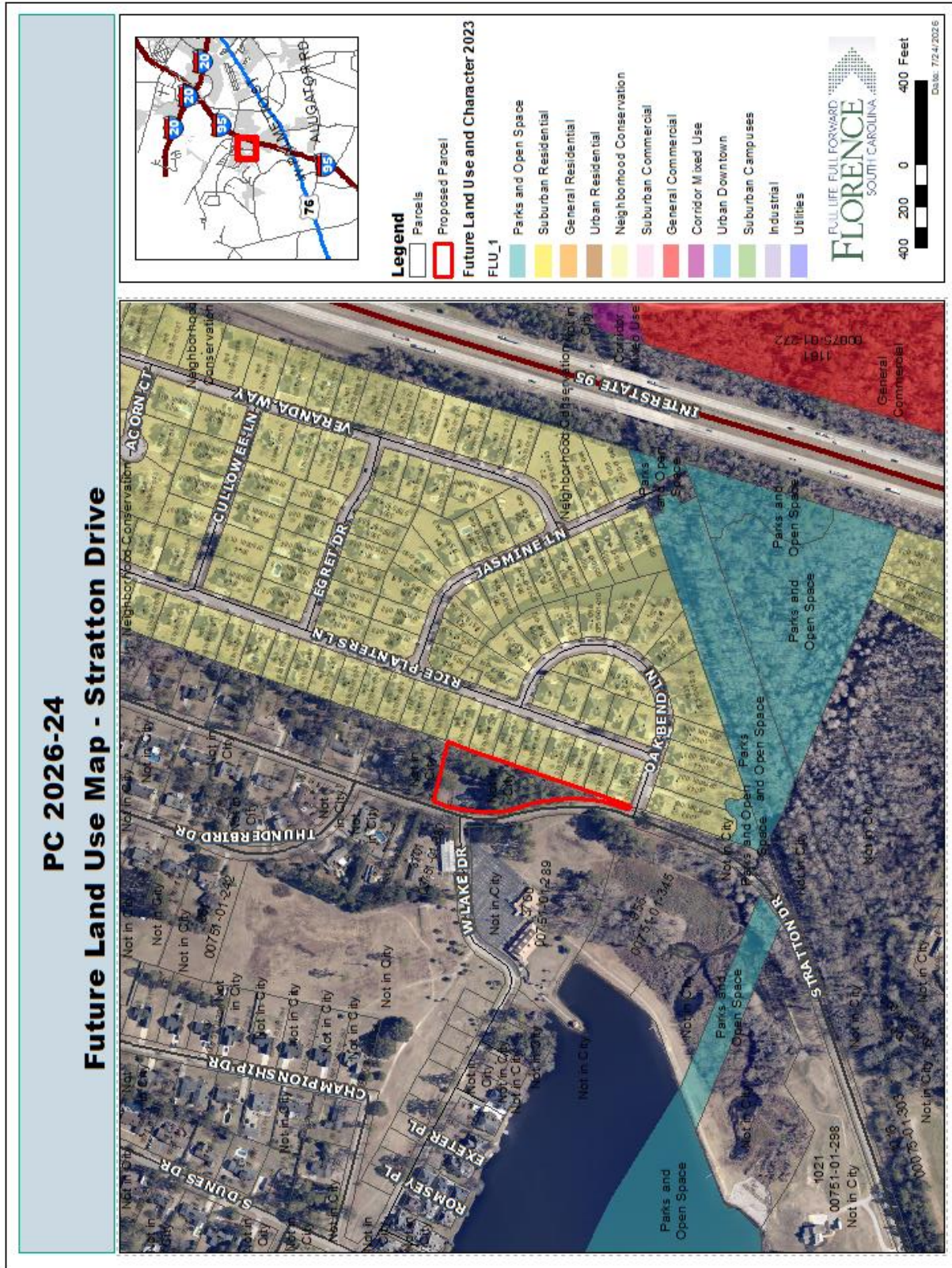
Attachment A: Vicinity Map



Attachment B: Location Map







Attachment E: Site Photos



The old tennis court.



Looking to the left.



Looking to the right.



The view across Stratton Drive.



Looking across Stratton Drive.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

AGENDA ITEM: **PC-2026-25 Request to rezone from NC-6.2 to NC-6.3 eighteen parcels located on North Aiken Drive, identified as Florence County Tax Map Numbers 90034-08-002, -003, -004, -010, -011, -012, -013, -014, -015, and -016; and 90034-09-004, -005, -006, -007, -008, -009, -010, and -011.**

I. IDENTIFYING DATA:

Address	Tax Map Number
128 N. Aiken Dr.	90034-08-002
122 N. Aiken Dr.	90034-08-003
118 N. Aiken Dr.	90034-08-004
136 N. Aiken Dr.	90034-08-010
120 N. Aiken Dr.	90034-08-011
134 N. Aiken Dr.	90034-08-012
132 N. Aiken Dr.	90034-08-013
130 N. Aiken Dr.	90034-08-014
126 N. Aiken Dr.	90034-08-015
124 N. Aiken Dr.	90034-08-016
vacant lot	90034-09-004
131 N. Aiken Dr.	90034-09-005
113 N. Aiken Dr.	90034-09-006
117 N. Aiken Dr.	90034-09-007
121 N. Aiken Dr.	90034-09-008
123 N. Aiken Dr.	90034-09-009
127 N. Aiken Dr.	90034-09-010
129 N. Aiken Dr.	090034-09-011

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-6.2 (NC-6.2)
Proposed Zoning: Neighborhood Conservation-6.3 (NC-6.3)
Current Use: Single Family Detached Houses

Proposed Use:	Mixture of Residential Uses
North:	Railroad tracks and County zoning designation R-3A
South:	Commercial General
East:	NC-6.2 and Commercial General
West:	Commercial General

IV. POINTS TO CONSIDER:

- (1) The eighteen lots are owned by the same company, Aiken Properties Holding Company LLC, and are single family rental units. The houses were built in the 1950s. They are all rental units and are generally dilapidated.
- (2) The two remaining residential lots at 114 and 116 North Aiken Drive are also rental units, owned by two other individuals. Those two lots are not included in this rezoning request.
- (3) The parcels around this isolated neighborhood are zoned Commercial General (CG), and include a bank and offices. The railroad tracks are to the north.
- (4) The applicant is requesting to rezone the parcels to Neighborhood Conservation-6.3 (NC-6.3), which permits single family detached houses as well as duplexes, townhouses, multiplexes, and multi-family development.
- (5) The owner plans to develop a mixed residential development on these parcels. The details are to be determined, but the plan will have to comply with the *Unified Development Ordinance* design standards for each type of housing.
- (6) The Future Land Use Map designates these parcels as Neighborhood Conservation.
- (7) City water and sewer services are available to all of these lots.
- (8) City staff recommends that the parcels be rezoned to NC-6.3 to accommodate the redevelopment to a mixture of residential uses.

V. OPTIONS:

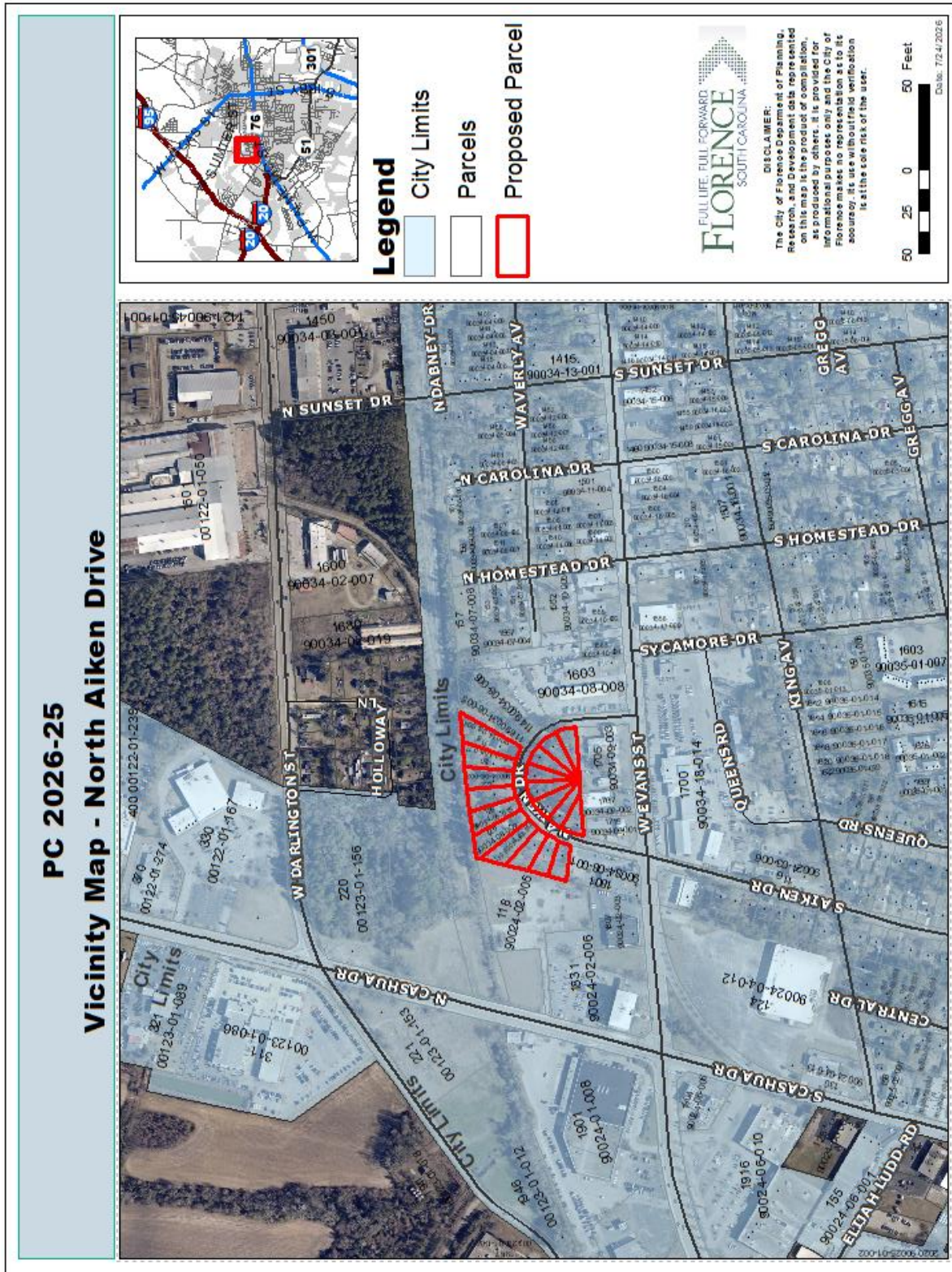
Planning Commission may:

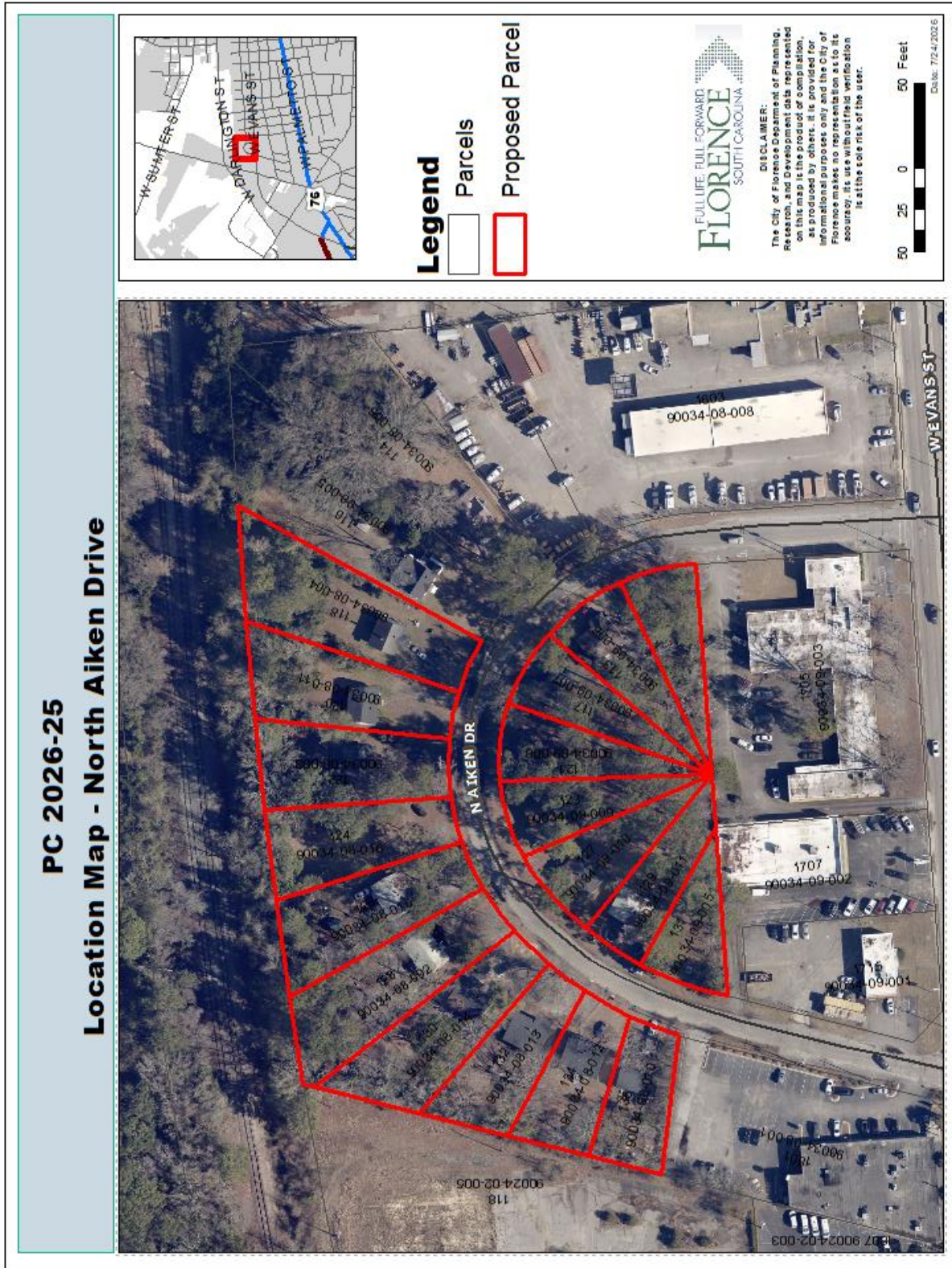
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- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
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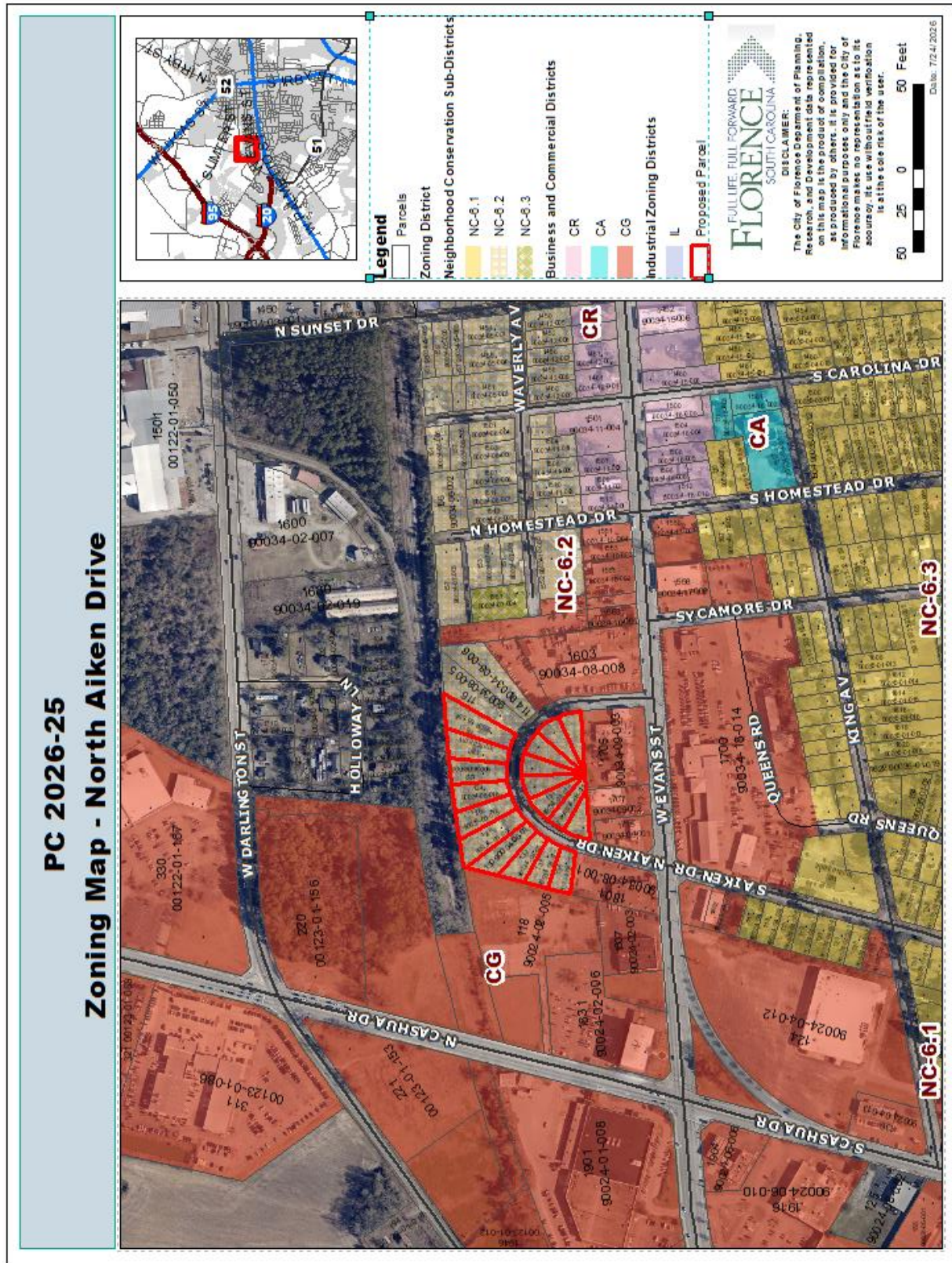
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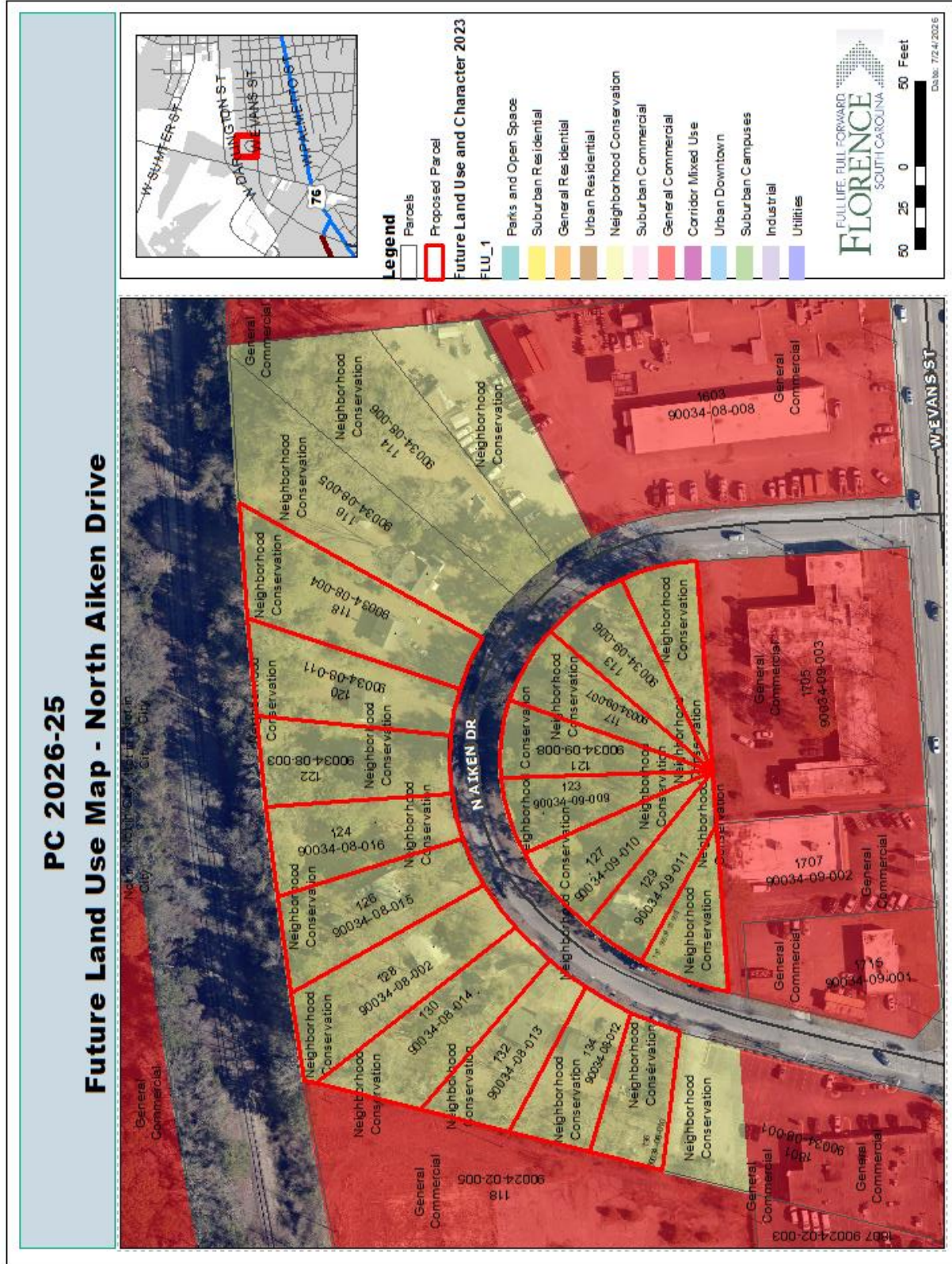
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

Attachment A: Vicinity Map









Attachment E: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

AGENDA ITEM: PC-2026-26

Proposed text amendments to the City of Florence *Unified Development Ordinance* regarding noise regulations.

I. ISSUE UNDER CONSIDERATION:

An amendment to the *Unified Development Ordinance* to remove Division 4-11.2 regarding Noise and Vibration. This section will be incorporated into the Code of Ordinances for consideration by City Council.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for recommendation to City Council. It has not previously been addressed by Planning Commission.

III. POINTS TO CONSIDER:

- (1) The City of Florence currently regulates noise by identifying maximum decibel levels during certain hours of the day and measured at any property line. Noise regulations are currently contained within both the *Unified Development Ordinance* and the Code of Ordinances.
- (2) There are discrepancies between the *Unified Development Ordinance* and Code of Ordinances regarding noise regulations.
- (3) This proposal will remove the noise and vibration related requirements from the text of the *Unified Development Ordinance* and incorporate these requirements into the existing Code of Ordinances. Additionally, discrepancies have been corrected and changes are proposed to the times of maximum allowable decibel levels in commercial zoning districts.
- (4) The complete texts of the ordinances can be found in the *Unified Development Ordinance* Section 4-11.2.1 and 4-11.2.2, and the Code of Ordinances Sections 10.9 and 10.10 (Attachments A and B). Sections to be removed are struck through and information added/changed is in blue.
- (5) City Council will be tasked with taking action on the amendments to the Code of Ordinances based upon Planning Commission's recommendations regarding the changes to the *Unified Development Ordinance*.

IV. OPTIONS:

Planning Commission may:

- (1) Recommend approval of the amendments to the *Unified Development Ordinance* as presented based on the information submitted.

- (2) Defer the request should additional information be needed.
- (3) Suggest other amendments to the ordinance.
- (4) Recommend denial of the request based on the information submitted.

V. ATTACHMENTS:

- A. Division 4-11.2 of the *Unified Development Ordinance*
- B. Sections 10-9 and 10-10 of the City of Florence Code of Ordinances with proposed amendments.

Attachment A: Division 4-11.2 of the *Unified Development Ordinance* (complete text proposed for removal from the *Unified Development Ordinance* and incorporated into the Code of Ordinances Sections 10-9 through 10-xx).

~~Division 4-11.2 Noise and Vibration~~

~~Sec. 4-11.2.1 Maximum Noise; Exceptions~~

~~A. **Generally.** Section 10-9, Noise Prohibited and Section 10-10, Same Enumeration of Chapter 10, Health and Sanitation of the Code of Ordinances sets out the general provisions and prohibitions of noise within the City. The standards of this Section are applicable to the zoning districts and their permitted, conditional, and permitted special exception uses, as established by this Unified Development Ordinance.~~

~~B. **Maximum Noise Level.** No use shall exceed the noise level indicated in Table 4-11.2.1A, *Maximum Noise Levels*, measured at any property line. dbA = decibel A weighting.~~

Table 4-11.2.1A Maximum Noise Levels								
Adjoining Use or District							Max. dbA from 7 AM to 10 PM	Max. dbA from 10 PM to 7 AM
AR	CR	RE	RS	RG	RU	NC	55	55
AC		CBD	DS	CG			75	70
CA		IL	IH				80	60
AR (Agricultural/Rural), RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial)								

C. ~~**Illustrative Noise Levels.**~~ For illustrative purposes only, ~~Table 4-11.2.1B, Illustrative Noise Levels,~~ shows how the limitations relate to common noises.

Table 4-11.2.1B Illustrative Noise Levels	
Noise	Typical Noise Level (dbA)
Typical threshold of pain	140 dbA
Chainsaw	100 dbA
Diesel truck, listener 50 feet away	90 dbA
Shouting, listener 10 feet away	75 dbA
Typical threshold of discomfort	70 to 80 dbA
Car driving at 50 MPH, listener 50 feet away	65 dbA
Conversation	55 dbA
Quiet room	45 dbA
Threshold of human perception	0 dbA

D. ~~**Sound Levels by Recreational Motorized Vehicles.**~~ No person shall operate or cause to operate any recreational motorized vehicle on a public right of way or on private property in a manner that the emitted sound level exceeds 40 dbA at or across the boundary of any private property receiving the noise. This Section shall apply to all recreational motorized vehicles, whether or not fully licensed and registered including, but not limited to, commercial or noncommercial racing vehicles, motoreycles, go-carts, and mini-bikes.

E. ~~**Noise Sensitive School Zones.**~~ It shall be unlawful for any person to create any noise which exceeds the sound level of 50 dbA as measured within 20 feet from the exterior wall of a public or private school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays when school is in session.

F. ~~**Most Restrictive Standards Apply.**~~ Where different uses or zoning districts adjoin a subject property, the most restrictive noise level standard shall apply. The standard must be met not only on the subject and abutting properties, but also where a district boundary is not also a property boundary.

G. ~~**Barriers and Structures.**~~ Barriers or structures may be used to meet noise reduction. If used to meet the standards of this Section, the plans for a barrier or structure shall be certified as meeting the standards pursuant to the Federal Highway Administration's Highway Traffic Noise Prediction Model (FHWA RD-108), as amended).

H. ~~**Exceptions.**~~ The following are excepted from the standards of this Section:

1. ~~Noises emanating from construction activities between the hours of 7:00 AM and 7:00 PM that are temporary in nature.~~
2. ~~Noise emanating from a site that is occasional and/or temporary in nature, such as lawn and landscaping maintenance, and loading and unloading, that takes place between the hours of 7:00 AM and 7:00 PM.~~
3. ~~Agricultural equipment and operations in the AR District.~~
4. ~~Emergency warning devices and equipment operated in conjunction with emergency situations, including the routine testing of such warning devices during daytime hours.~~
5. ~~Downtown events and other events that are pre-approved by the Director or otherwise properly permitted.~~

Sec. 4-11.2.2 Vibration; Exceptions

A. ~~Generally.~~ No land use shall produce a perceptible vibration at the property line.

B. ~~Exceptions.~~ This Subsection does not apply to:

1. ~~Those emanating from temporary construction activities between the hours of 7:00 AM and 7:00 PM that are temporary in nature;~~
2. ~~Agricultural equipment and/or operations;~~
3. ~~Vehicles on public streets; or~~
4. ~~Trains.~~

Attachment B: Sections 10-9 and 10-10 of the City of Florence Code of Ordinances (amended to include provisions from the City of Florence *Unified Development Ordinance* and other proposed changes). Deletions are struck through and additions are in blue text.

Code of Ordinances:

10-9 Noise - Prohibited generally.

It shall be unlawful for any person to make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others, within the city.

10-10 Same-Enumeration

The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of section **10-9**; but this enumeration shall not be deemed to be exclusive:

- (1) Animals, birds, etc. The keeping of any animal which by causing frequent or long-continued noise shall disturb the comfort or repose of any persons in the vicinity.
- (2) Blowers. The operation of any noise-creating blower or power fan or any internal combustion engine the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise

from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.

- (3) Construction, etc., of buildings. The erection (including excavating), demolition, alteration or repair of any building other than between the hours of 7:00 a.m. and 6:00 p.m. within commercial zoning districts on weekdays and between the hours of 8:00 a.m. and 6:00 p.m. within residential zoning districts on weekdays, except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the codes enforcement officer, which permit may be granted for a period not to exceed three (3) days or less while the emergency continues and which permit may be renewed for periods of three (3) days or less while the emergency continues. If the codes enforcement officer shall determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of 6:00 p.m. and 7:00 a.m. in commercial zoning districts and 6:00 p.m. and 8:00 a.m. in residential zoning districts, and if such officer shall further determine that loss or inconvenience would result to any party in interest, such officer may grant permission for such work to be done within the hours of 6:00 p.m. and 7:00 a.m. in commercial zoning districts and 6:00 p.m. and 8:00 a.m. in residential zoning districts, upon application being made at the time the permit for the work is awarded or during the progress of the work.
- (4) Defect in vehicle or load. The use of any automobile, motorcycle or vehicle so out of repair, so loaded or in such manner as to create loud and unnecessary grating, grinding, rattling or other noise.
- (5) Drums, etc. The use of any drum or other instrument or device for the purpose of attracting attention by creating noise to any performance, show or sale.
- (6) Exhaust. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motorboat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
- (7) Hawkers, peddlers, etc. The shouting and crying of peddlers, hawkers and vendors which disturbs the peace and quiet of the neighborhood.
- (8) Horns, signaling devices, etc. The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street or public place of the city, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time; the use of any signaling device except one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.
- (9) Loading, etc., of vehicles; opening, etc., of boxes, etc. The creation of a loud and excessive noise in connection with loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates and containers.
- (10) Loudspeakers, etc., for advertising. The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of advertising or attracting the attention of the public.
- (11) Metal rails, pillars, etc., in transportation. The transportation of rails, pillars or columns of iron, steel or other material over and along streets and other public places upon carts, drays, cars, trucks or in any other manner so loaded as to cause loud noises or so as to disturb the peace and quiet of such streets or other public places.
- (12) Pile drivers, hammers, etc. The operation between the hours of ~~12:00 p.m.~~ 7:00 p.m. and 7:00 a.m. of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance the use of which is attended by loud or unusual noise.

- (13) Radios, phonographs, etc., generally. The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for persons who are in the room, vehicle or chamber in which such machine or device is operated or who are voluntary listeners thereto. The operation of any such instrument, phonograph, machine or device in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle in which it is located, or from the voluntary listeners thereto, shall be prima facie evidence of a violation.
- (14) Schools, courts, churches, hospitals. The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court while the same is in use, or adjacent to any hospital, which unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in such streets indicating that the same is a school, hospital or court street. Specifically, it shall be unlawful for any person to create any noise which exceeds the sound level of 50 dbA as measured within 20 feet from the exterior wall of a public or private school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays when school is in session.
- (15) Steam whistles. The blowing of any steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work or as a warning of fire or danger or upon request of the city manager.
- (16) Yelling, shouting, etc. Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m. or at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any office, or in any dwelling, hotel or other type of residence, or of any persons in the vicinity.
- (17) Sound Levels by Recreational Motorized Vehicles. No person shall operate or cause to operate any recreational motorized vehicle on a public right-of-way or on private property in a manner that the emitted sound level exceeds 40 dbA at or across the boundary of any private property receiving the noise. This Section shall apply to all recreational motorized vehicles, whether or not fully licensed and registered including, but not limited to, commercial or noncommercial racing vehicles, motorcycles, go-carts, and mini-bikes.

§ 10-11 Exceptions to section 10-9 and section 10-10.

[Ord. No. 2010-18, 5-10-2010]

- (1) Noises emanating from construction activities as outlined in section 10-10 (3).
- (2) Noises emanating from a site that is occasional and/or temporary in nature, such as lawn and landscaping maintenance, and loading and unloading, that takes place between the hours of 7:00 AM and 7:00 PM.
- (3) Noises emanating from agricultural equipment and operations in the AR District.
- (4) Noises emanating from emergency warning devices and equipment operated in conjunction with emergency situations, including the routine testing of such warning devices during daytime hours.
- (5) In recognition of the benefit to the citizens of Florence when the city, the county, and the agencies of the state promote public events within the downtown areas of the city, there is hereby established a specific exception to section 10-9 and section 10-10 of the City Code of Ordinances for events and activities held between the hours of 7:00 AM and 10:00 PM sponsored by the City of Florence, the County of Florence, and agencies of the State of South Carolina, which are held within the boundaries

of the Overlay Districts designated as D-2, D-3, and H-1 as established in ~~section 2-9 of the Zoning Ordinance~~ 1-2.4.2 of the *Unified Development Ordinance*, and which are held either on their premises or within the public rights-of-way. The following are examples of events which, if sponsored by the above named entities in the locations described above, are specifically declared to be exempt from section 10-9 and section 10-10:

Parades, festivals, concerts, patriotic or holiday performances, celebrations, displays, and other outdoor performances.

This list of exempt events is neither meant to be exclusive, nor shall it be deemed to be exclusive. Similar events sponsored by the above named entities and meeting the location requirements set out above shall also be exempted from the noise ordinances cited above.

Section 10-xx **Measurement of noise level; establishment of prima facie violation.**

- (1) A prima facie violation of Section 10-9 shall be established whenever a measurement of the offending noise shall be taken in accordance with this division and shown to produce a level of noise in excess of the guidelines of the chart contained in this section.
- (2) Guidelines shall be measured in decibels and A-weighted, with the unit of measurement being designated as dB(A). For the purpose of determining dB(A)s, the noise shall be measured on the A-weighting scale and the slow meter response on a sound level meter of standard design and quality having characteristics established by the American National Standards Institute (ANSI).
- (3) Measurements recorded shall be taken so as to provide a reasonable representation of the sound being measured with due regard to the location on the premises where the noise is heard by any person making a complaint. Precise positioning of the meter is not required.
- (4) Guideline measurements establishing a prima facie violation are as follows:

Zoning Districts							Max. dbA from 7 AM to 10 PM	Max. dbA from 10 PM to 7 AM
AR	CR	RE	RS	RG	RU	NC	55	55
							Max. dbA from 7 AM to 11 PM	Max. dbA from 11 PM to 7 AM
AC	CBD		DS	CG			75	70
CA	IL			IH			80	60

Notes:

- (1) Zoning Districts: AR (Agriculture/Rural), RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial)
- (2) dB(A) readings on streets, sidewalks and public property in the Central Business District (CBD) will be made at least 5 feet away from the privately owned premises from which the noise is generated, or 5 feet from the source if generated on public property.
- (3) Most Restrictive Standards Apply. Where different uses or zoning districts adjoin a subject property, the most restrictive noise level standard shall apply. The standard must be met not only on the subject and abutting properties, but also where a district boundary is not also a property boundary.

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| (4) Barriers or structures may be used to meet noise reduction. If used to meet the standards of this Section, the plans for a barrier or structure shall be certified as meeting the standards pursuant to the Federal Highway Administration's Highway Traffic Noise Prediction Model (FHWA-RD-108, as amended). |
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Sec. 10-xx Vibration; Exceptions

- (1) Generally. No land use shall produce a perceptible vibration at the property line.
- (2) Exceptions. This Subsection does not apply to:
 - a. Those emanating from temporary construction activities between the hours of 7:00 a.m. and 6:00 p.m. within commercial zoning districts on weekdays and between the hours of 8:00 a.m. and 6:00 p.m. within residential zoning districts on weekdays
 - b. Agricultural equipment and/or operations;
 - c. Vehicles on public streets; or
 - d. Trains.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
AUGUST 11, 2026**

**AGENDA ITEM: PC-2026-27 Sketch Plan review of The Palms Subdivision, identified as
Florence County Tax Map Number 00751-01-049**

I. IDENTIFYING DATA:

Owner	Developer	Engineer	Tax Map #
Claussen Developers, LLC	Claussen Developers, LLC	Robert L. Weaver, P.E.	00751-01-049

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for Sketch Plan Approval. Planning Commission approved the previous Sketch Plan on August 8, 2023 for 179 total lots. The Developer has decided to reconfigure the lot layout and has submitted this revised The Palms Subdivision Sketch Plan for approval. Phase IA (11 Lots) has been constructed with the other 168 originally approved lots reshaped into the proposed 42 shown.

III. GENERAL BACKGROUND DATA:

Current Zoning:	General Residential (RG-2)
Current Use:	Vacant, Undeveloped (former Oakdale Golf Course)
Proposed Use:	Single-Family Detached Homes

IV. SURROUNDING ZONING AND LAND USES:

North:	Unzoned (Florence County) - Oakdale Subdivision
South:	Open Space/Recreation (OSR) - Lake Oakdale
East:	Unzoned (Florence County) - Oakdale Subdivision & Neighborhood Conservation – 10 (NC-10)
West:	Unzoned (Florence County) – Vacant & Wooded

V. POINTS TO CONSIDER:

- (1) The Palms Subdivision is being developed as a “cluster, single-family” type subdivision with at least 30% dedicated to Open Space (Lake Oakdale) affording the developer greater density and allowing smaller average lot sizes.
- (2) The total acreage of the parcel to be developed is 56.23 acres. Lake Oakdale, 36.19 acres (39%), is being preserved and maintained as Open Space providing a density bonus for the subdivision.
- (3) The property is zoned RG-2 and is reviewed per the *Unified Development Ordinance* including Division 2-4.1 Standards for New Neighborhoods. Because of the preservation of Open Space, the minimum lot width required is 60’. The setbacks afforded for single-family detached homes are Front: 20’; Interior Side: 5’; Street Side: 10’; and Rear: 20’.
- (4) Water is available to the property, sewer is not. The Developer will sell off the individual lots and it will be the responsibility of the individual owners to obtain permission from SC DES to utilize septic tanks.
- (5) No new infrastructure will be installed by the Developer. City water and stormwater infrastructure is already in place. 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.
- (6) The proposed subdivision does not require a traffic study because it is under the 50 lot threshold required by the UDO. City Staff will ensure SC DOT approves of the subdivision’s traffic generation and will require any necessary improvements at the Development Plan stage of review.
- (7) Upon staff review, minor discrepancies have been relayed to the developer and engineer to include Lake Oakdale as Open Space to receive the density bonuses afforded by setting aside 30% of the development and a request to clearly show developed lots versus those proposed. Once these issues are addressed, a statement of compliance regarding the Sketch Plan will be prepared by staff and presented to Planning Commission.
- (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. 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.

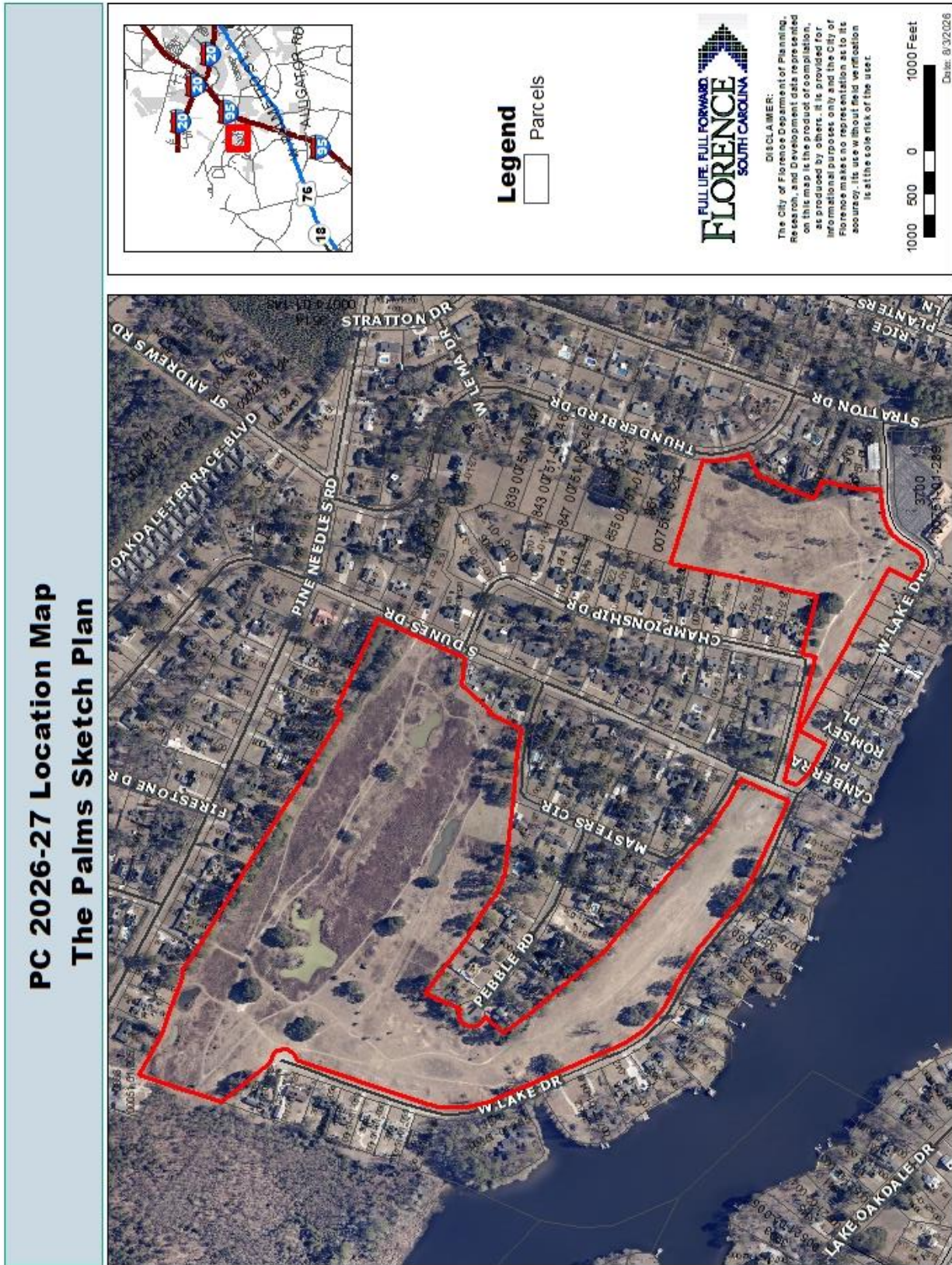
VII. ATTACHMENTS:

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

Attachment A: Vicinity Map

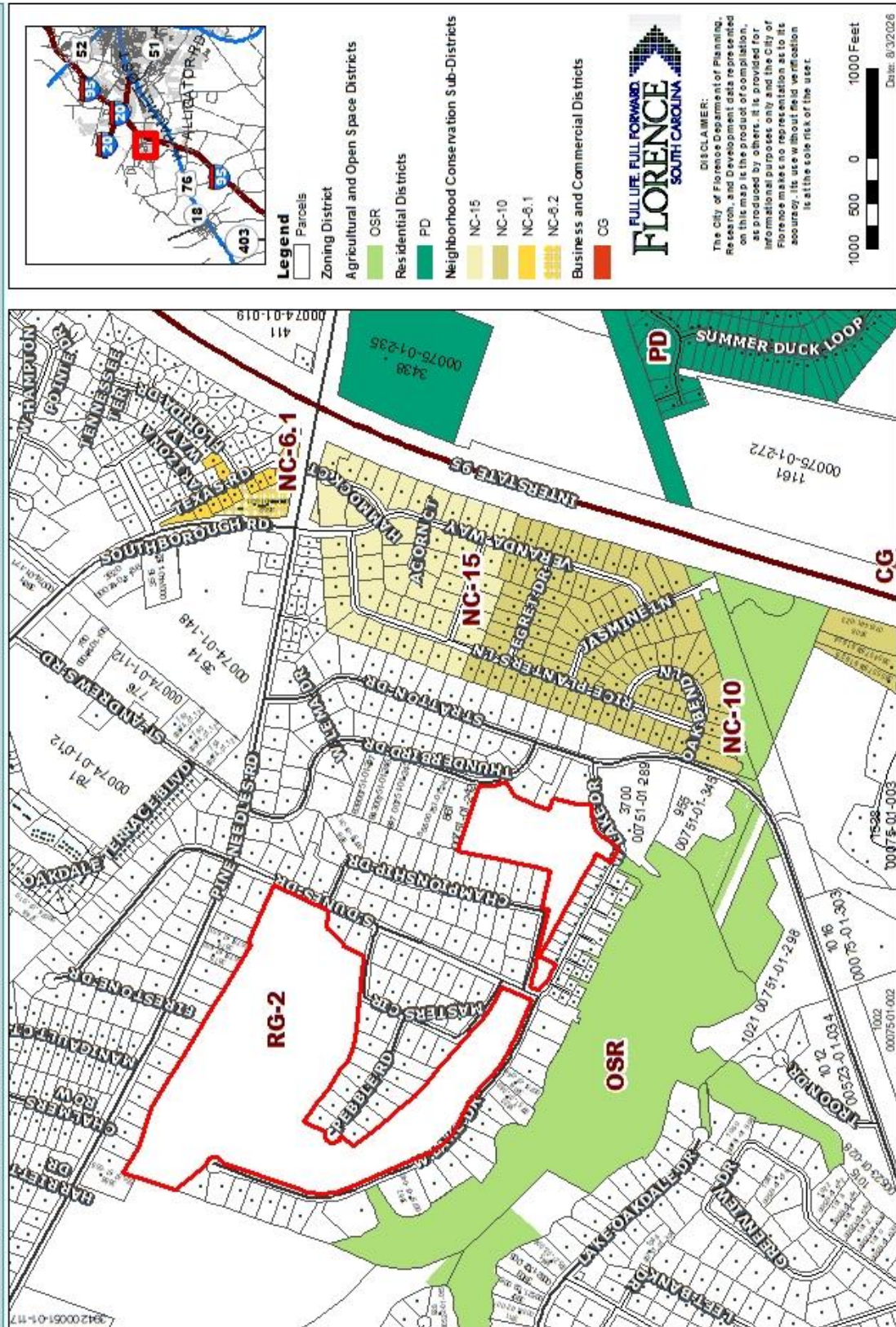


Attachment B: Location Map

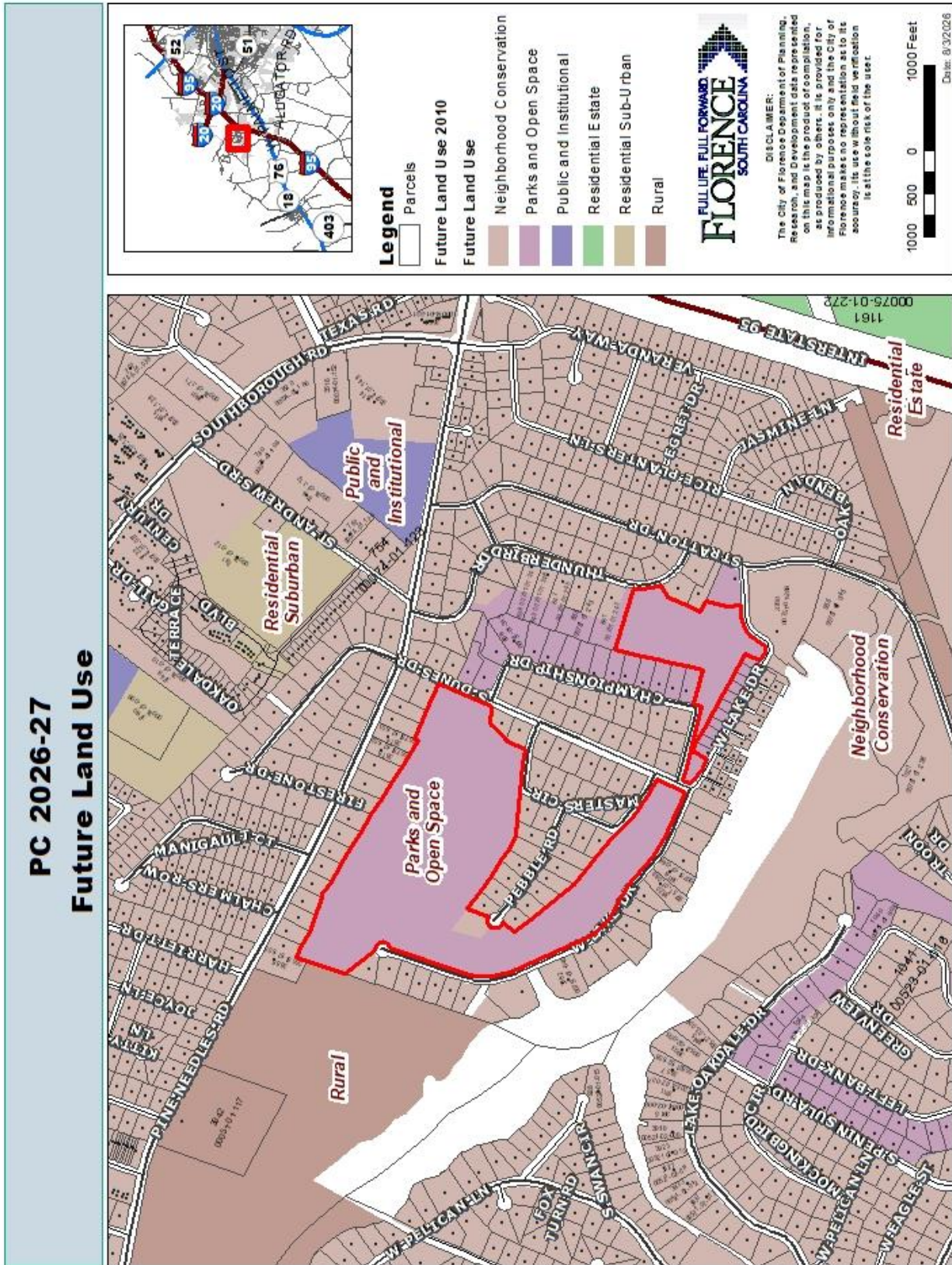


PC 2026-27

Current Zoning Map



Attachment D: Future Land Use Map



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