



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, SEPTEMBER 8, 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 August 11, 2026
- IV. 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.
- V. 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.
- VI. Public Hearing and Matter in Position for Action**

PC-2026-29 Request to zone NC-15, pending annexation, a parcel located at 221 North Lakewood Drive, identified as Florence County Tax Map Number 90009-01-012.
- VII. Public Hearing and Matter in Position for Action**

PC-2026-30 Request to zone NC-15, pending annexation, a parcel located at 2509 West Edgefield Road, identified as Florence County Tax Map Number 01221-01-051.
- VIII. Matter in Position for Action**

PC-2026-32 Review of the emergency access point on Carriage Place Drive for the Palmetto Cove subdivision, identified as Florence County Tax Map Number 00209-01-015.
- IX. Adjournment** Next regular meeting is scheduled for October 13, 2026.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

AUGUST 11, 2026 MINUTES

MEMBERS PRESENT: Jerry Keith, Jr., Mark Lawhon, Bryant Moses, Xavier Sams, and Michael Valrie

MEMBERS ABSENT: Charlie Abbott, Drew Chaplin, Charles Howard, and Shelanda Deas

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

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

INVOCATION & PLEDGE: Chairman Lawhon asked Mr. Moses to provide the invocation. He then led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES: Chairman Lawhon asked Commissioners if any changes needed to be made to the July 14, 2026 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Mr. Valrie seconded, and the motion passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-22 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.

Chairman Lawhon read the introduction to PC-2026-22, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no other questions for staff, Chairman Lawhon opened the public hearing. Mr. John Deberry spoke on behalf of the request. Mr. Keith asked if there were any plans for the lots. Mr. Deberry said they don't have plans at this time, these are parking lots that serve the parcels on Warley Street, which are already zoned CBD. He wants them to be zoned to be more consistent with the area to enable consistent setbacks.

Chairman Lawhon asked if the parking would go away; Mr. Deberry said the plan is to landscape the parking areas better and make the backs of the associated businesses more attractive, like is done downtown, to use them more as an entrance to take advantage of the rear parking areas. They may consider another office building or townhouses there if that is proposed.

Mr. Moses asked if they would divide them up for townhouses. Mr. Deberry said they were already permitted as zoned. This would be a later phase of what they have in mind. He said Hannah Davis suggested looking at the possibility of putting housing there as well.

There being no one else to speak on the request, Chairman Lawhon 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 (5-0).

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.

Chairman Lawhon read the introduction to PC-2026-23, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

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

There being no one to speak on the request, Chairman Lawhon closed the public hearing and called for discussion or a motion.

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

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.

Chairman Lawhon read the introduction to PC-2026-24, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. She explained that the applicant has requested to defer the case for a month to give him an opportunity to meet with the neighbors to address their concerns and explain his plans for the lot.

Mr. Valrie moved to defer the annexation to the September 8 meeting as requested by the applicant; Ms. Sams seconded, and the motion passed unanimously (5-0).

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.

Chairman Lawhon read the introduction to PC-2026-25, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Because she has an interest in the properties, Ms. Sams recused herself from the case.

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

Mr. Harvey Frierson, who owns one of the lots left over that is not included, expressed concern about the quality of future development, including sidewalks, streetlights, and accommodation of senior housing as well as children, and said that if it will be a quality development, he has no problem with it.

Mr. Keith clarified where Mr. Frierson lives; he's next to the commercial zoning on the south end of the residential area, next to the AT&T lot.

Commissioner Sams recused herself due to having an interest in the property. She explained that as part of the ECHO program, which helps veterans and senior citizens find affordable housing, the desire is to replace these dated houses, and the rezoning would give more flexibility for building back. Rebuilding them as affordable housing with quality materials is the goal. There are many offices on West Evans Street, so it's surrounded by commercial buildings. Building two story townhouses with two ground floor bedrooms and two upstairs bedrooms would provide multi-generational housing, which is also needed. Mr. Moses asked her about how it would be laid out with townhomes; she said the parcels would need to be resurveyed and laid out differently because they are oddly shaped. No single family housing is planned because they can fit more housing as townhomes than as single family.

There being no one else to speak on the request, Chairman Lawhon closed the public hearing and called for discussion or a motion.

Mr. Keith moved to approve the request as submitted, Mr. Valrie seconded, and the motion passed unanimously (4-0 with Ms. Sams recused).

PC-2026-26 Amendment to Division 4-11.2 of the *Unified Development Ordinance* regarding Noise and Vibration regulations.

Chairman Lawhon read the introduction to PC-2026-26, then asked Mr. Dudley for the staff report as submitted to Planning Commission. He explained that this request removes the noise ordinance entirely from the *Unified Development Ordinance* and puts it all in one place in the Code of Ordinances so it's easier for Codes Enforcement and the police to use. A member of City Council asked to extend the time for louder decibel levels in the commercial districts from 10 to 11 p.m. The packet shows the current ordinance being struck from the *Unified Development Ordinance* and decibel levels being added to the Code of Ordinances to enable the police to have a specific level to cite people for. In Section 10-10 of the Code of Ordinances, the portions from the *Unified Development Ordinance* are added as part of the proposal. Time limits were added to public events downtown such as the Pecan Festival. Decibel levels and the legal limits are provided so the police have concrete standards to work with. Language about barriers to buffer sound is also included, as well as language about vibrations which is currently in the *Unified Development Ordinance*. This request enables Planning Commission to remove the noise ordinance from the *Unified Development Ordinance* so that City Council can add it to the Code of Ordinances, since Planning Commission does not have jurisdiction over the Code of Ordinances.

Chairman Lawhon expressed his concern about the decibel levels, saying they are too restrictive to be realistic. Mr. Moses expressed similar concerns, as well as having police coming into people's yards. He thinks the unified district is getting too restrictive. Mr. Dudley clarified that the decibels suggested are currently in the *Unified Development Ordinance*, this isn't new.

Mr. Valrie said he wants to know what certain decibel levels sound like, he'd like a demonstration of what 70 and 80 sound like, to see what is too loud.

Chairman Lawhon asked who enforces each document; Mr. Dudley said the police and codes enforcement use both documents, which is why it's confusing, and he pointed out that it is complaint driven. He asked if this would be more restrictive; Mr. Dudley said there's really no change, it's just combining everything in one place; it's always been in the Code of Ordinances, it was put into the *Unified Development Ordinance* when that was adopted in 2018. Chairman Lawhon asked about the noise restrictions for recreational vehicles; Mr. Dudley said it's currently in the *Unified Development Ordinance*.

Ms. Sams asked where most complaints were coming from; Mr. Dudley said it's usually from the Central Business District downtown where a bar is adjacent to a neighborhood. She said that Ventura Court can hear the Wilson band practicing; how would that be affected? Mr. Dudley said they'd be forced to deal with it if there was a complaint. Chairman Lawhon summarized that it would be taken out of Planning Commission's hands and be up to City Council. He said the elected officials should make the ultimate decision. Mr. Moses wants to take advantage of the opportunity to make changes while they can. Chairman

Lawhon asked Mr. Dudley if they could change it; Mr. Dudley said yes, and he would take any recommendations the Planning Commission made and put them into the staff report given to City Council.

Chairman Lawhon asked what the Planning Commissioners wanted to add to the ordinance; he asked for suggestions. Mr. Moses said they need to be educated on decibels. Chairman Lawhon asked staff to come back with examples of decibel levels, and Mr. Dudley said staff could bring charts of what other cities do as well, including their decibel charts.

Mr. Keith clarified that moving the noise ordinance into the Code of Ordinances removed it from the UDO and thus from the Planning Commission's influence. Mr. Dudley said that most municipalities appear to have their noise ordinances housed in the Code of Ordinances. This is their opportunity to make changes to it.

Mr. Moses moved to defer the request in order to receive more information; Mr. Valrie seconded, and the motion passed unanimously (5-0).

PC-2026-27 Request for sketch plan review of The Palms subdivision, identified as Florence County Tax Map Number 00751-01-049.

Chairman Lawhon read the introduction to PC-2026-27, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

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

Mr. Moses moved to approve the request, Ms. Sams seconded, and the motion to approve the sketch plan passed unanimously (5-0).

ADJOURNMENT: There being no other business, Chairman Lawhon called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously (5-0). Chairman Lawhon adjourned the meeting at 6:55 p.m. The next regular meeting is scheduled for September 8, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
SEPTEMBER 8, 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 was considered on August 11, 2026, but no action was taken by the Planning Commission at that time.

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) The applicant is proposing to construct a townhouse development on this lot. Townhouses are considered to be single family attached housing, not multi-family housing.
- (9) If approved, a sketch plan for the townhouse development will need to be submitted for approval before construction.
- (10) The recently completed Neighborhood Revitalization Plan Update identifies a need for a variety of housing options throughout the City.
- (11) City staff recommends the zoning designation due to the location of the lot and the proposal of townhouses as an infill development.

V. OPTIONS:

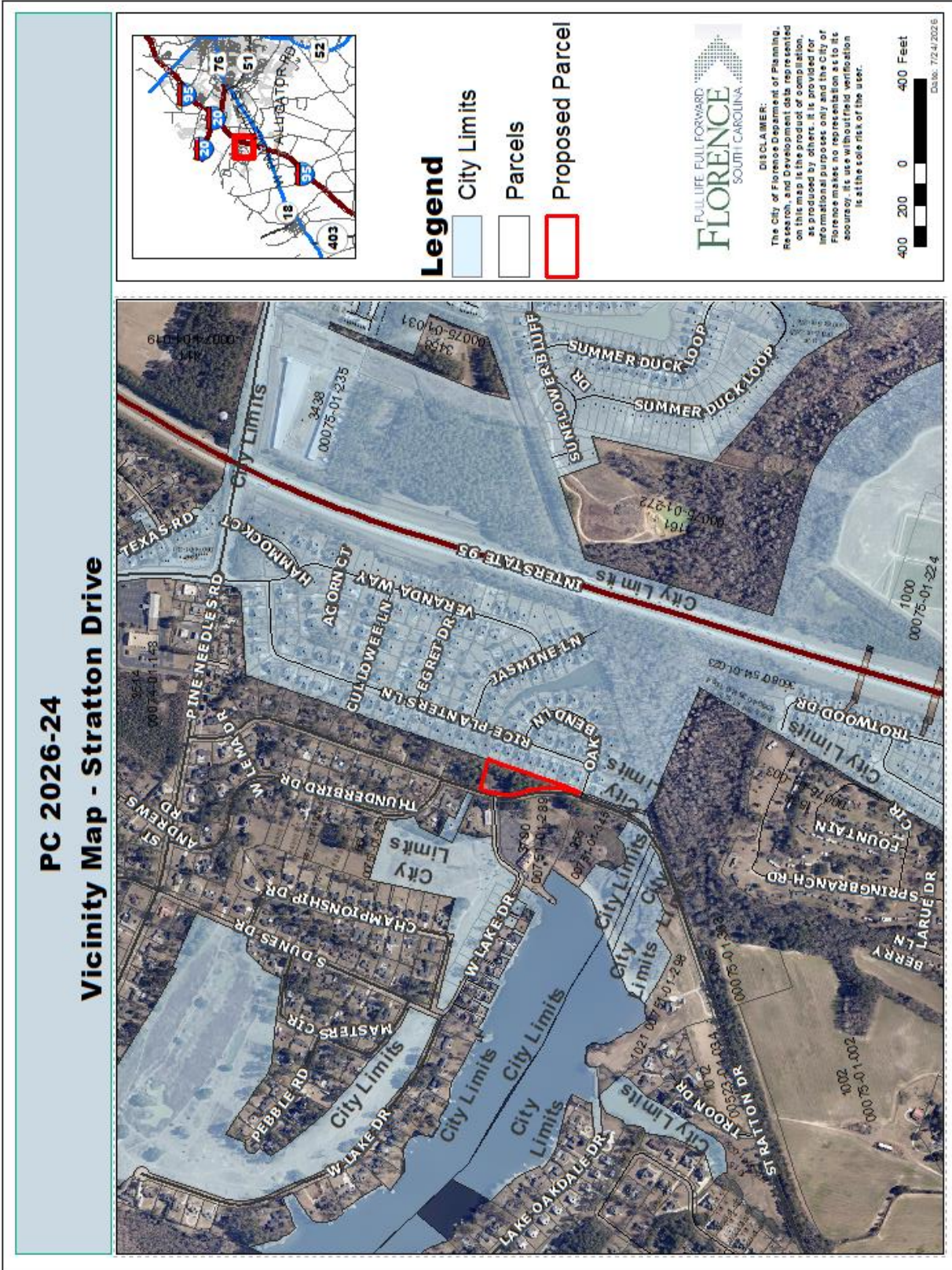
Planning Commission may:

- (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.

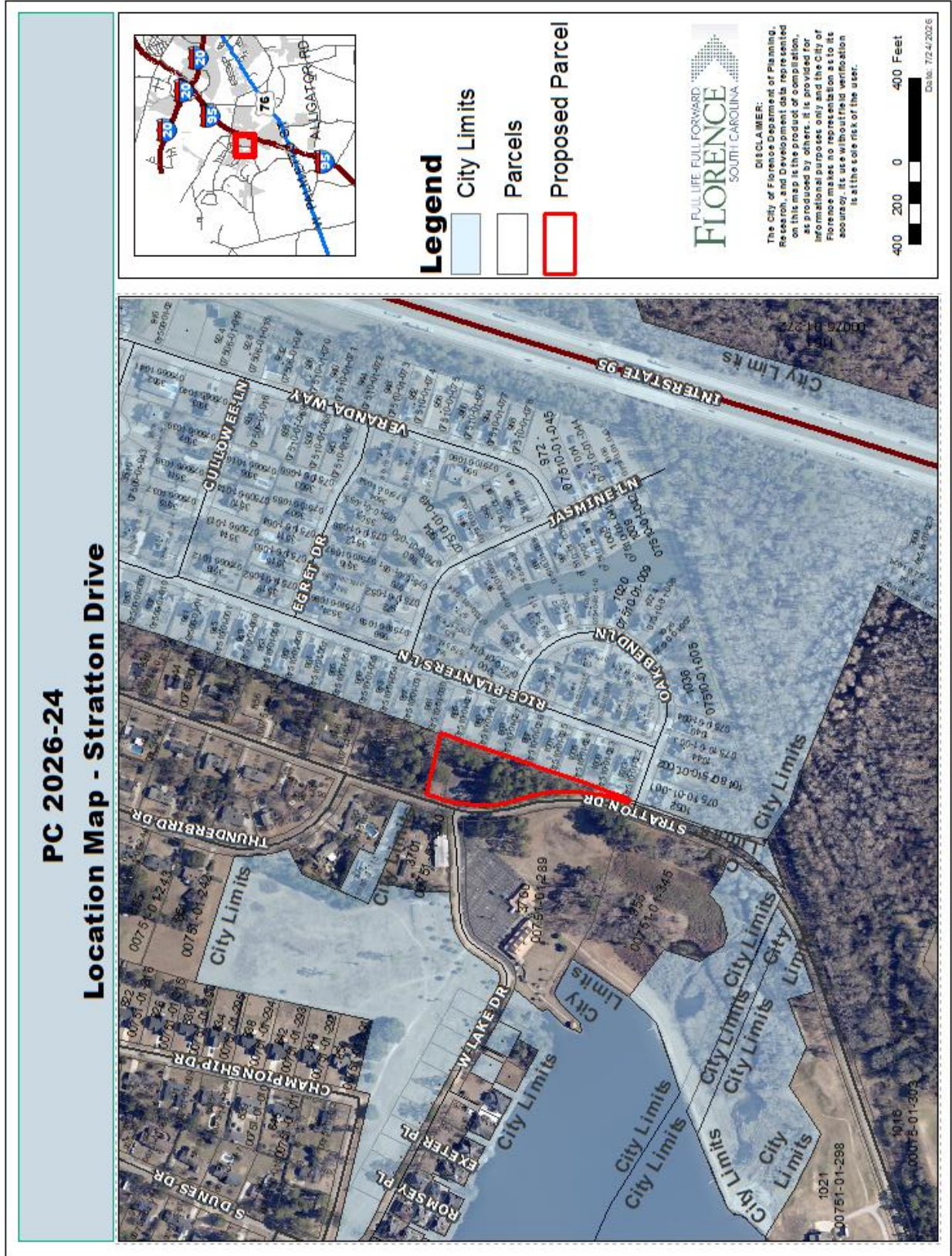
VI. ATTACHMENTS:

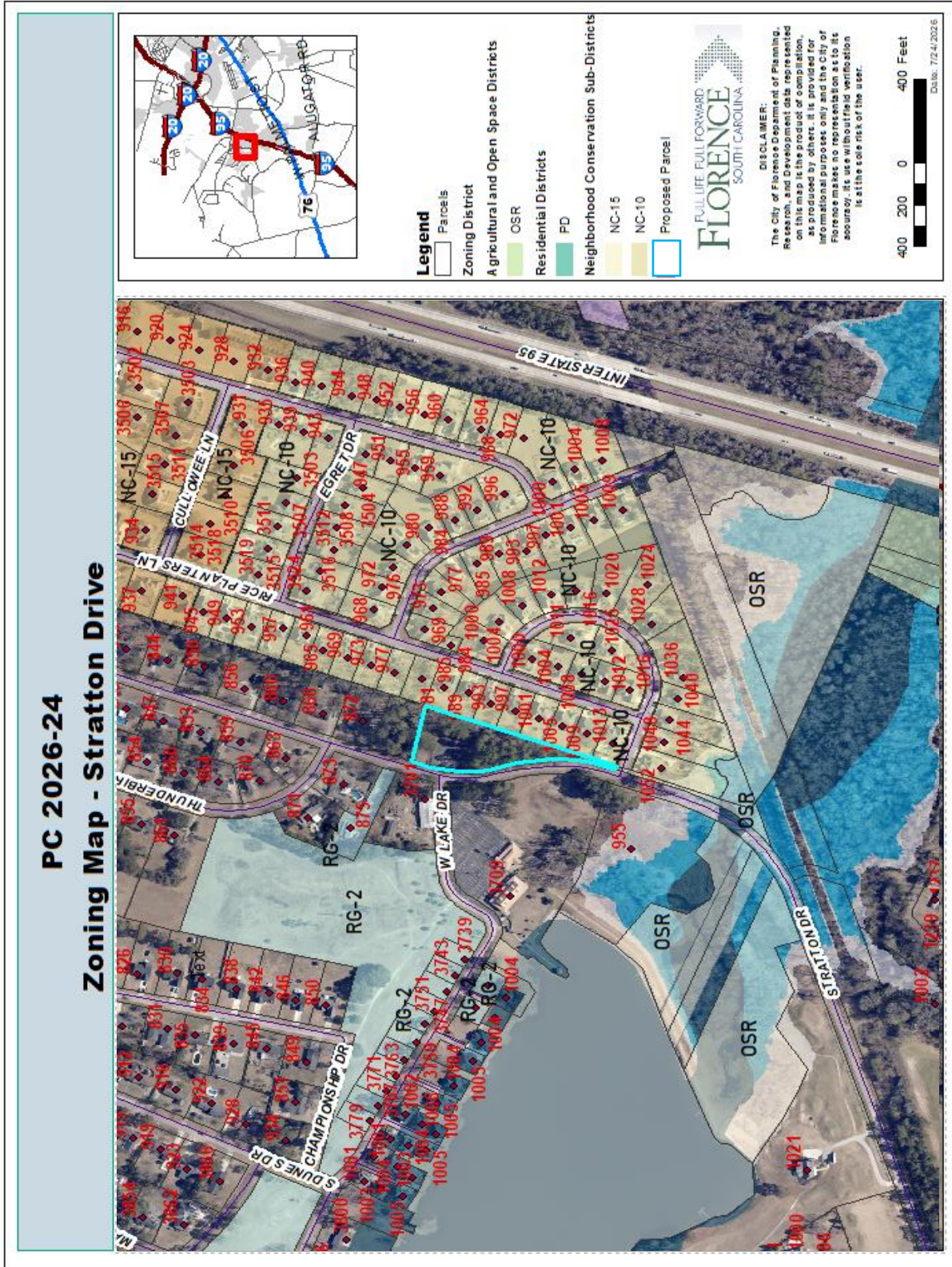
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

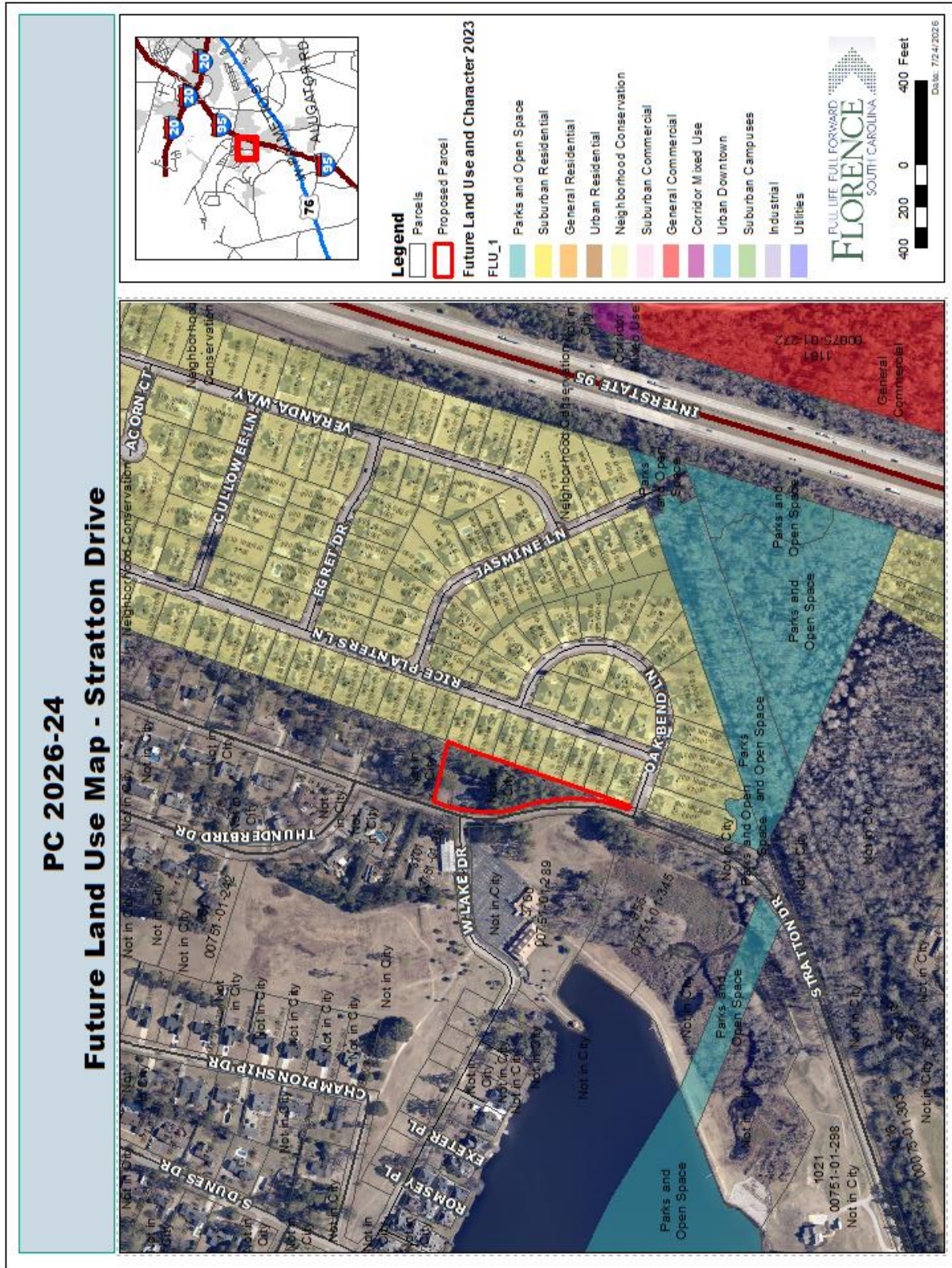
Attachment A: Vicinity Map



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
SEPTEMBER 8, 2026

AGENDA ITEM: PC-2026-26

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

I. ISSUES UNDER CONSIDERATION:

1. 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 was presented to the Planning Commission on August 11, 2026, at which time the commissioners requested more information including a demonstration of decibel levels.

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.
- C. Comparison of other municipal noise ordinances.

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.
- (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).

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.

Attachment C: Comparison of other municipal noise ordinances.

Other Municipalities

- (1) The **City of Greenville** generally regulates noise city-wide by establishing decibel limits as follows: 7 AM to 10 PM max of 60 dbA; 10 PM to 7 AM max of 55 dbA. Special provisions for the central business district have been established as follows: 7 AM to 10 PM max of 80 dbA; 10 PM to 7 AM max of 75 dbA; noise measured 3 feet from premises or source. The following language is also found within the code: "Recognizing that the Central Business District is a place of mixed uses and close proximity, the intent of this article is that recognition be made of the fact that people occupying premises in the Central Business District must reasonably expect a greater likelihood of audible sounds from nearby locations than people residing in other districts. However, no person providing or permitting musical performances or other entertainment activities in the Central Business District should do so in a manner which causes undue hardship or disturbance of persons making lawful use of nearby premises, and the standards set forth in this article are a reasonable measure for determining undue hardship or disturbance in the Central Business District."
- (2) The **City of Aiken** generally regulates noise city-wide by establishing decibel limits as follows: 7 AM to 10 PM max of 60 dbA; 10 PM to 7 AM max of 55 dbA. Special provisions for the Downtown Business District have been established as follows: 7 AM to 11 PM max of 80 dbA; 11 PM to 7 AM max of 75 dbA; noise measured 25 feet from premises or source. Aiken's ordinance also contains language similar to Greenville as related to their Downtown Business District.

- (3) The **City of Columbia** generally prohibits unreasonably loud, disturbing, or unnecessary noise. Columbia's code is more specific to vehicular sounds and mufflers, providing dbA limits of 80+ dbA dependent upon type and speed of vehicle. The code specifically prohibits any noise disturbing persons in a hotel or dwelling between the hours of 10 PM and 7 AM.
- (4) The **City of Charleston** generally prohibits excessive noise but does not provide specific decibel level limits. Charleston prohibits the operation of radios, amplified musical instruments, brass and drum instruments, and amplified devices making or reproducing music from 11 PM until 7 AM in such a manner as to be audible in any public street or right-of-way. Unamplified instruments, with the exception of brass and drum instruments, are prohibited from midnight until 7 AM.
- (5) The **City of Myrtle Beach** generally prohibits the playing of a radio, stereo, musical instrument, etc. from 11:00 PM to 7:00 AM in such a manner as to be louder than an average conversational level at a distance of 100 feet from the property from which the noise is emanating.
- (6) The **City of Spartanburg** allows for the granting of a temporary or entertainment permit based upon the activity/event parameters and proximity to residential, medical, school, and religious uses.

Summary Table

City	District	Time	Max dbA	Time	Max dbA
<i>Florence</i>	All Commercial	7AM-10PM	75	10PM-7AM	70
<i>Greenville</i>	Central Business	7AM-10PM	80	10 PM-7AM	75
<i>Aiken</i>	Downtown Business	7AM-11PM	80	11PM-7AM	75
<i>Municipalities without specific decibel requirements</i>					
<i>Columbia</i>	Prohibits noise disturbing hotel or dwelling between 10PM and 7AM, city-wide				
<i>Charleston</i>	Prohibits amplified music and brass and drum instruments between 11PM and 7AM, city-wide				
<i>Myrtle Beach</i>	Prohibits radio, stereo, instruments, etc. between 11PM and 7AM, city-wide				
<i>Spartanburg</i>	Allows for the granting of a temporary or entertainment permit.				

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
SEPTEMBER 8, 2026**

AGENDA ITEM: PC-2026-29 Request to zone Neighborhood Conservation – 15 (NC-15), pending annexation, 221 North Lakewood Drive, identified as Florence County Tax Map Number 90009-01-012.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Garris Varner	90009-01-012

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 Lakewood subdivision, surrounded by 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:

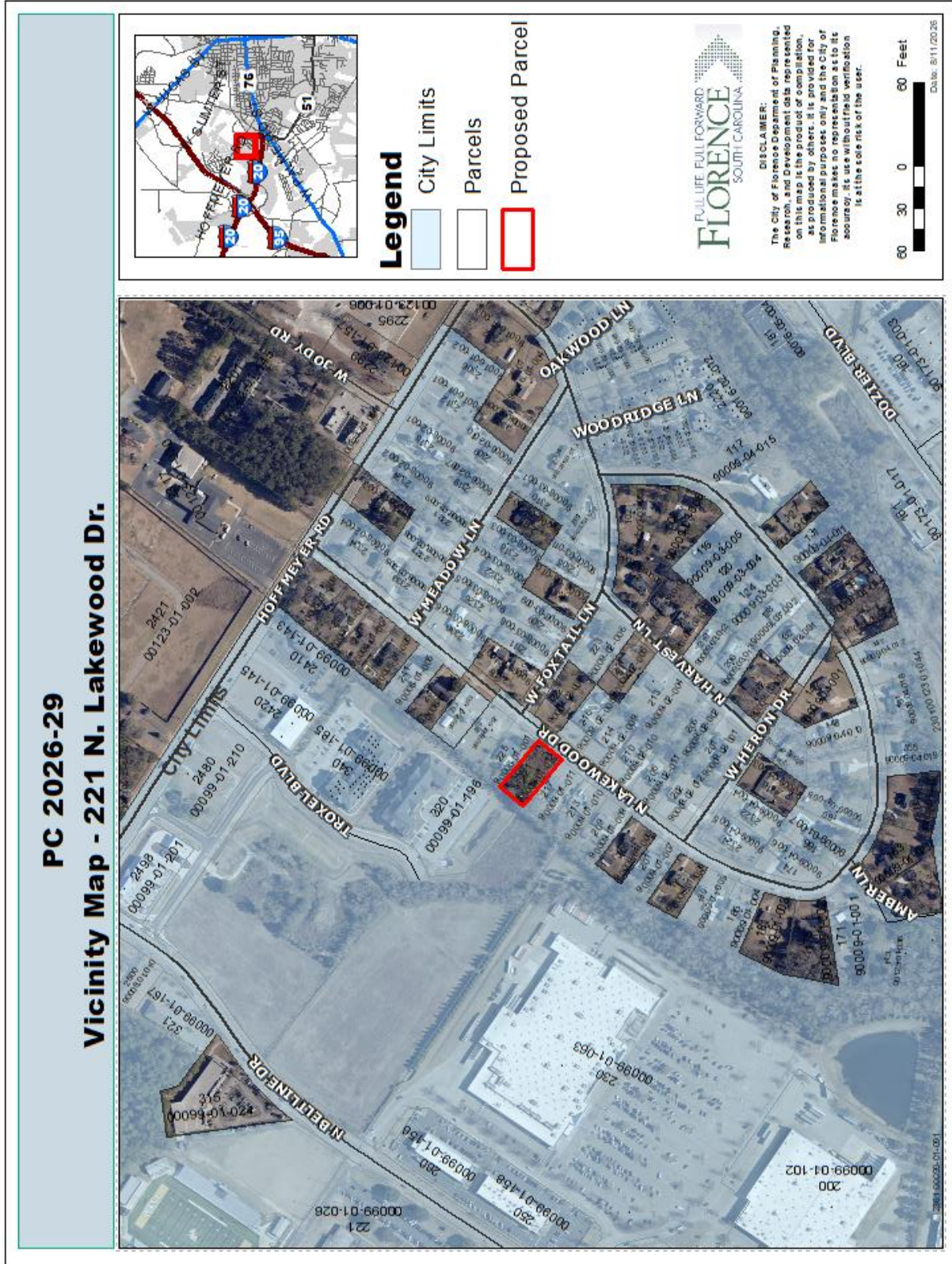
Planning Commission may:

- (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.

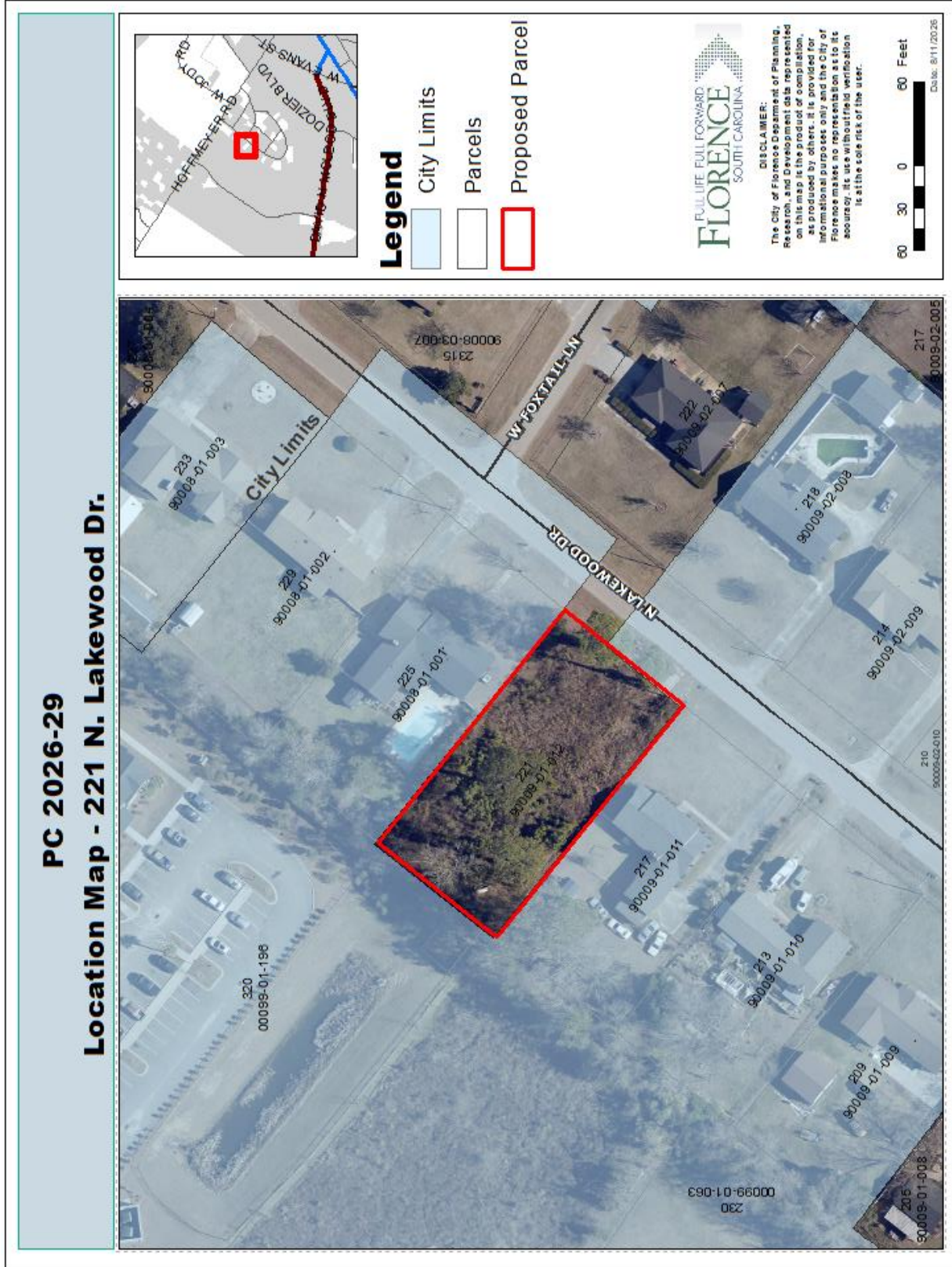
VI. ATTACHMENTS:

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

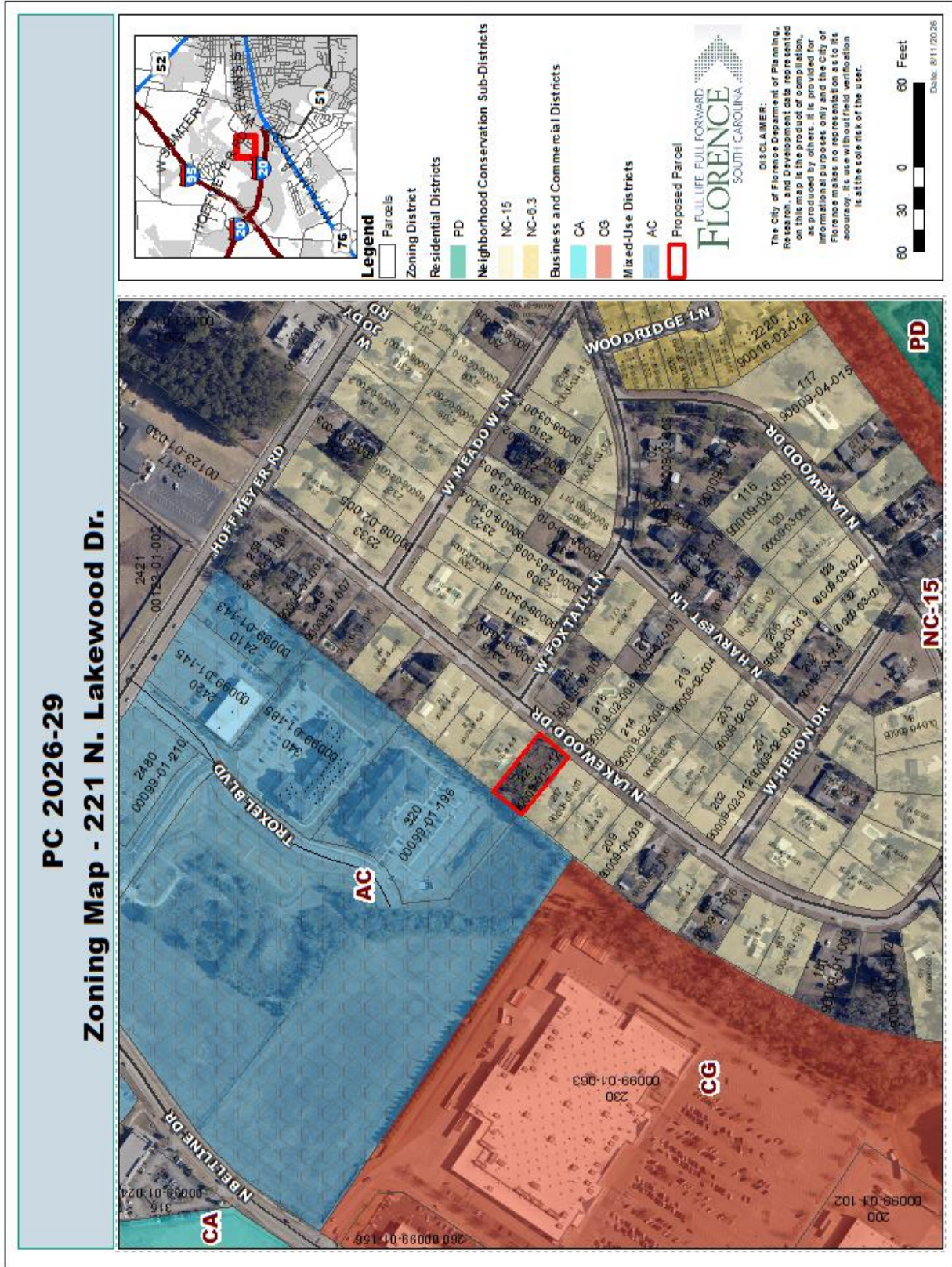
Attachment A: Vicinity Map

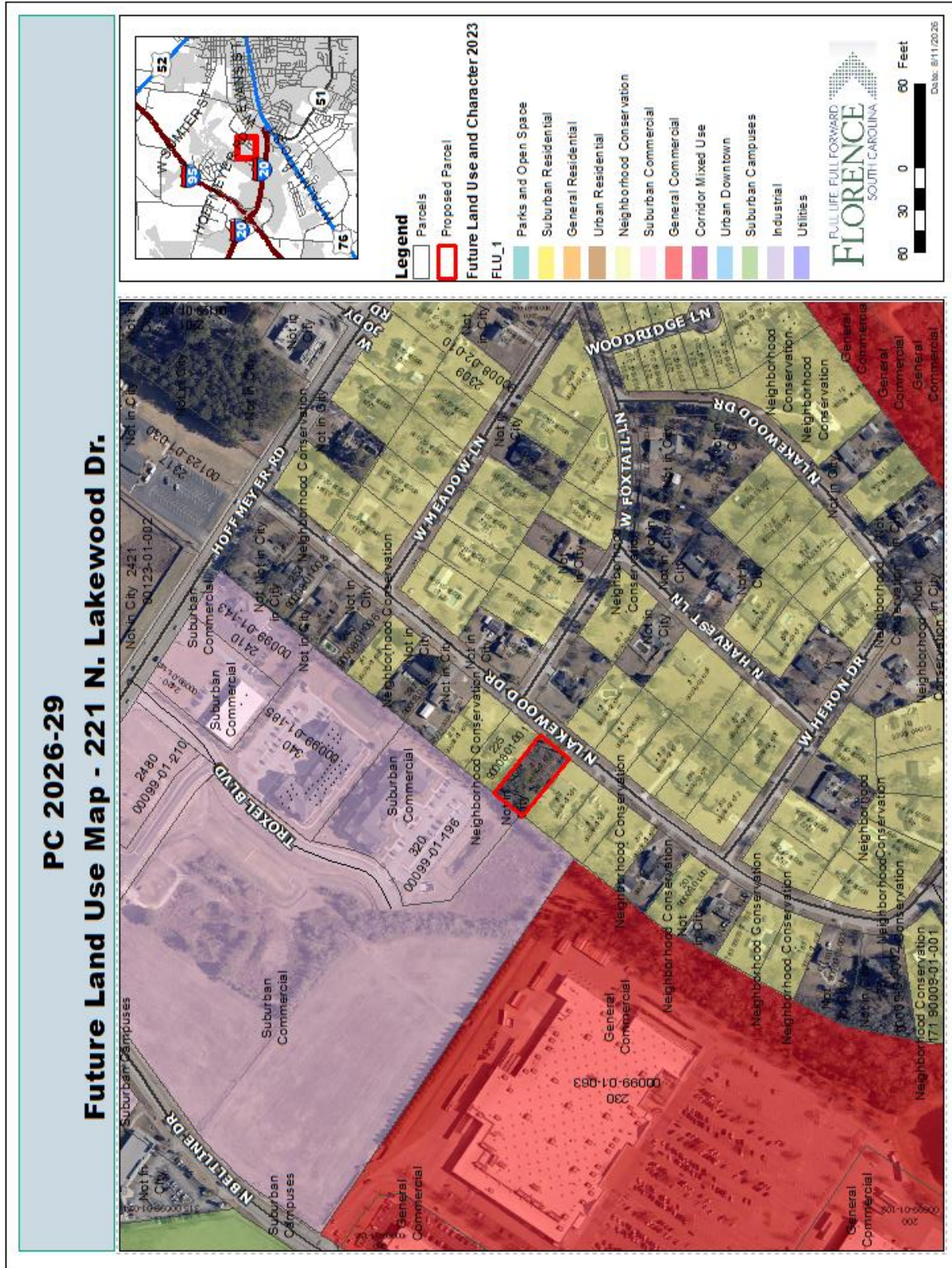


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
SEPTEMBER 8, 2026**

AGENDA ITEM: PC-2026-30 Request to zone Neighborhood Conservation – 15 (NC-15), pending annexation, 2509 West Edgefield Road, identified as Florence County Tax Map Number 01221-01-051.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Frank J. Brand III & Kinsey Brand	01221-01-051

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:	Vacant Land
Proposed Use:	Single-Family Detached House

IV. POINTS TO CONSIDER:

- (1) This parcel is a “donut hole” in the Windsor Forest subdivision, surrounded by 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) The owner plans to construct a single family detached house on the lot.
- (6) Land use of the adjacent properties is single-family residential.

- (7) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (8) City water and sewer services are available.
- (9) City staff recommends the zoning designation due to the location of the lot as an infill parcel.

V. OPTIONS:

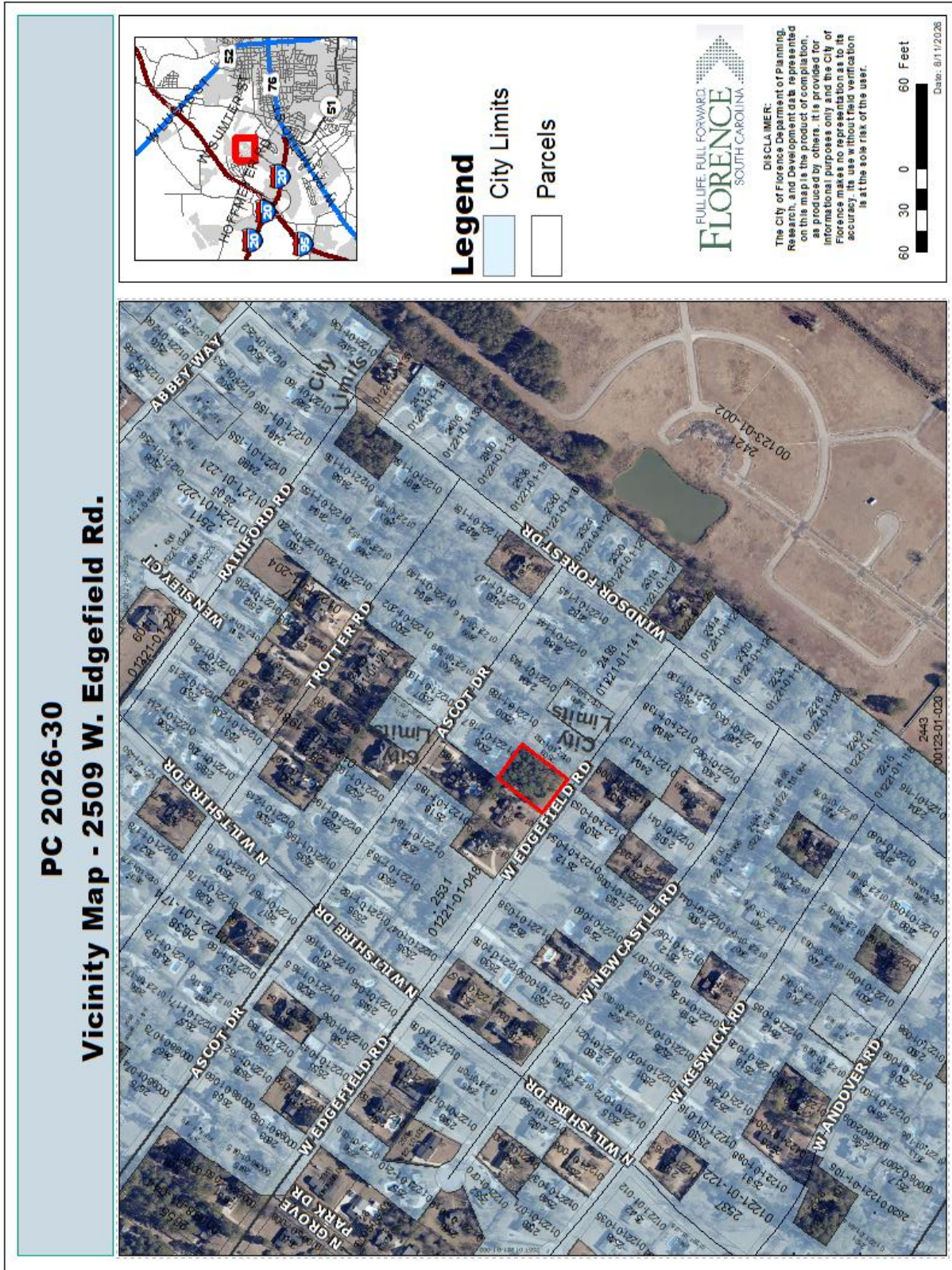
Planning Commission may:

- (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.

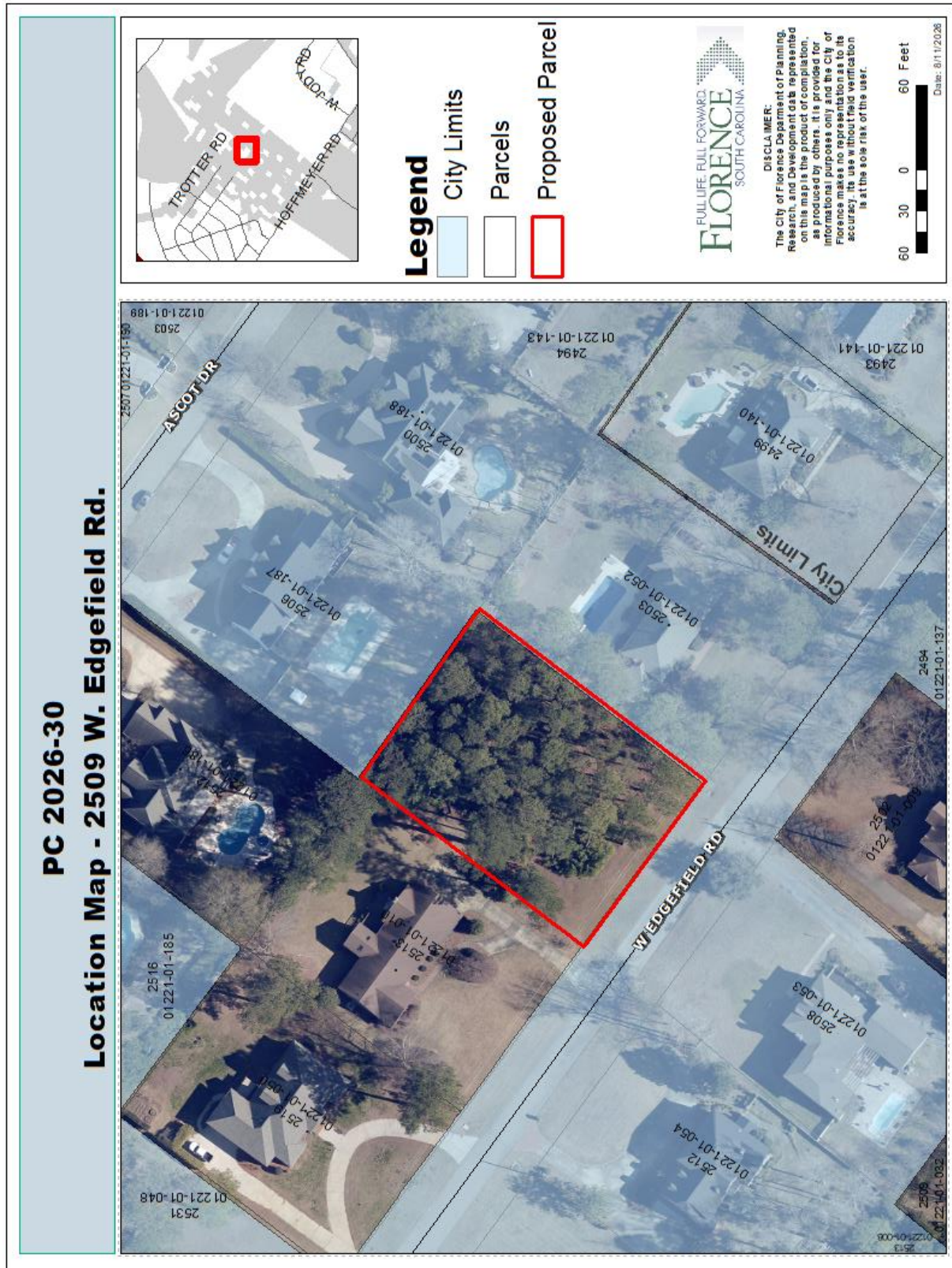
VI. ATTACHMENTS:

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

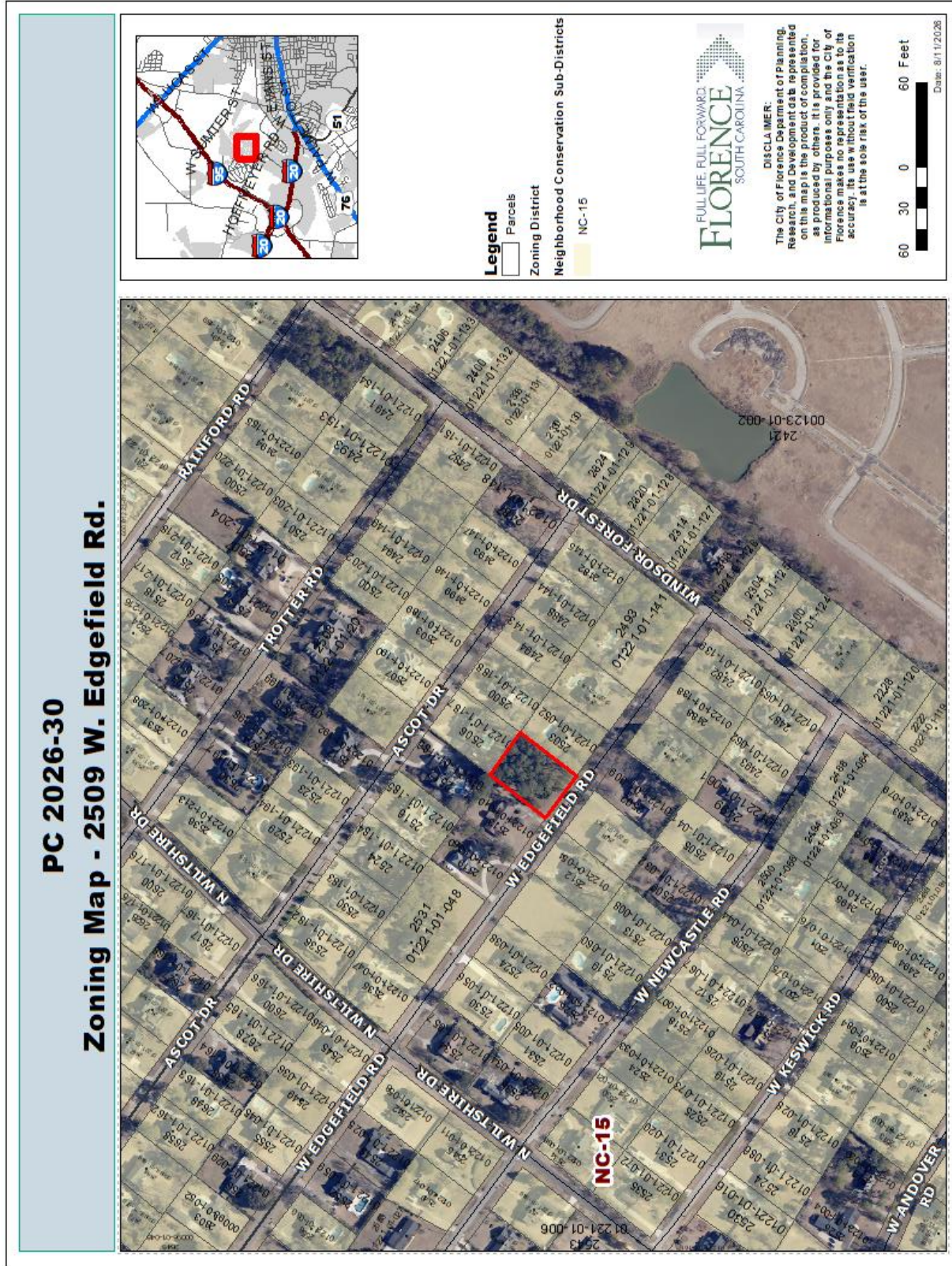
Attachment A: Vicinity Map

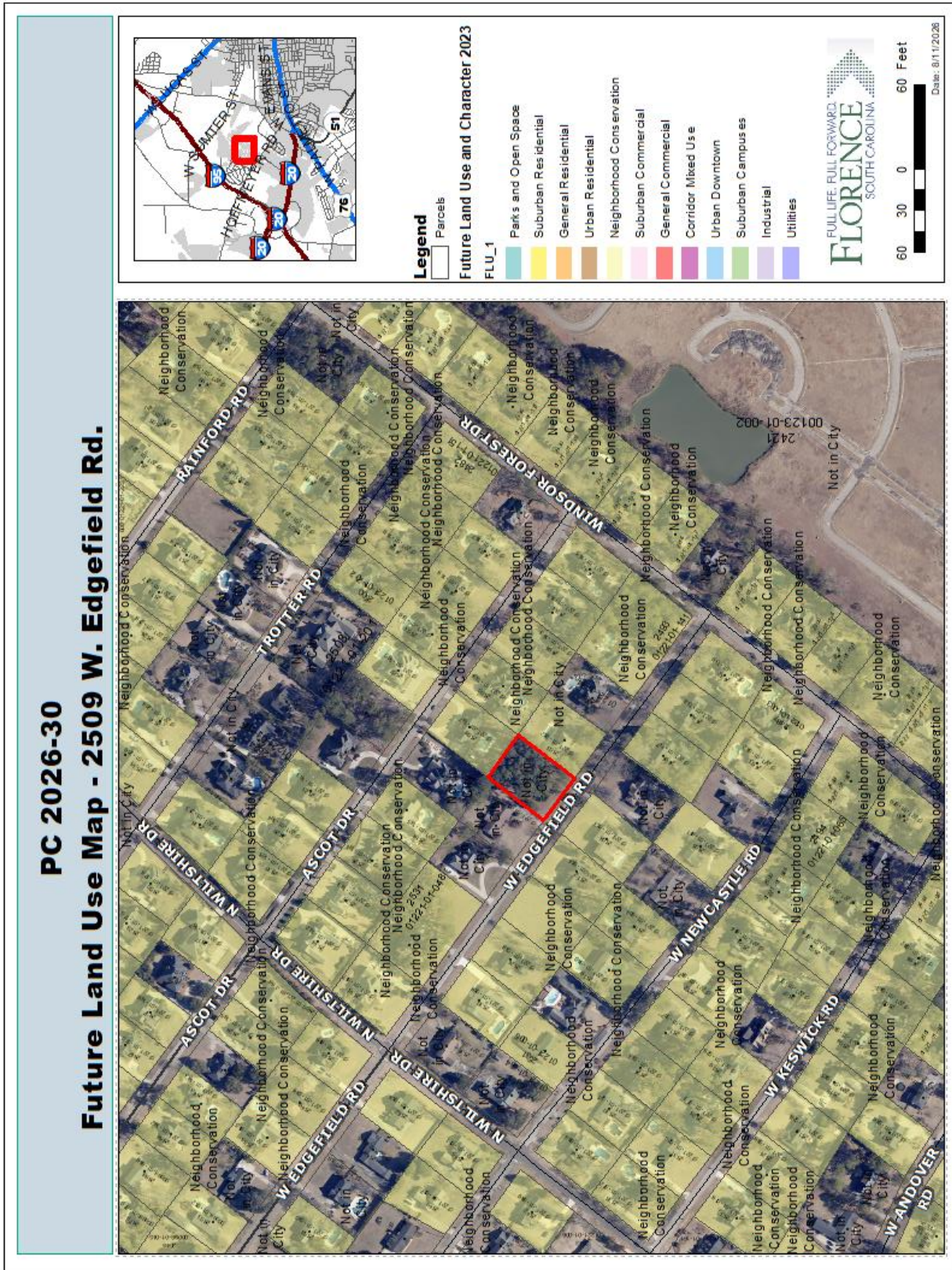


Attachment B: Location Map



Attachment C: Zoning Map





Attachment E: Site Photo



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT

STAFF REPORT TO THE

CITY OF FLORENCE PLANNING COMMISSION

SEPTEMBER 8, 2026

AGENDA ITEM: PC-2026-32 Request for approval of the installation of an emergency access easement on Carriage Place Drive, identified as Florence County Tax Map Number 00209-01-015.

I. IDENTIFYING DATA:

Owner	Tax Map Number
SRD Palmetto Pines LLC	00209-01-015

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 the Planning Commission.

III. ISSUE UNDER CONSIDERATION:

Palmetto Cove Subdivision, a proposed development outside of City limits, is requesting an emergency access easement off the cul-de-sac on Carriage Place Drive, an existing street within City limits.

IV. POINTS TO CONSIDER:

- (1) Palmetto Cove is a proposed subdivision being developed in the County (adjacent to City limits) with access off Arthur Road.
- (2) The developer is required by Florence County to provide a second entrance to the development to allow emergency access. To accommodate this requirement, the developer is asking for an easement at the end of Carriage Place Drive, which is a cul-de-sac.
- (3) The easement will be an improved surface capable of holding a fire truck, but it will not be open to general traffic. It will be 20 feet wide and gated to prohibit through traffic.
- (4) If the sketch plan is approved, a Development Plan submittal will follow this approval to ensure all City regulations are met with regards to new road construction. City staff will review the development plan for compliance and final approval.
- (5) The sketch plan of the proposed easement is in technical compliance with the *Unified Development Ordinance*.

V. OPTIONS:

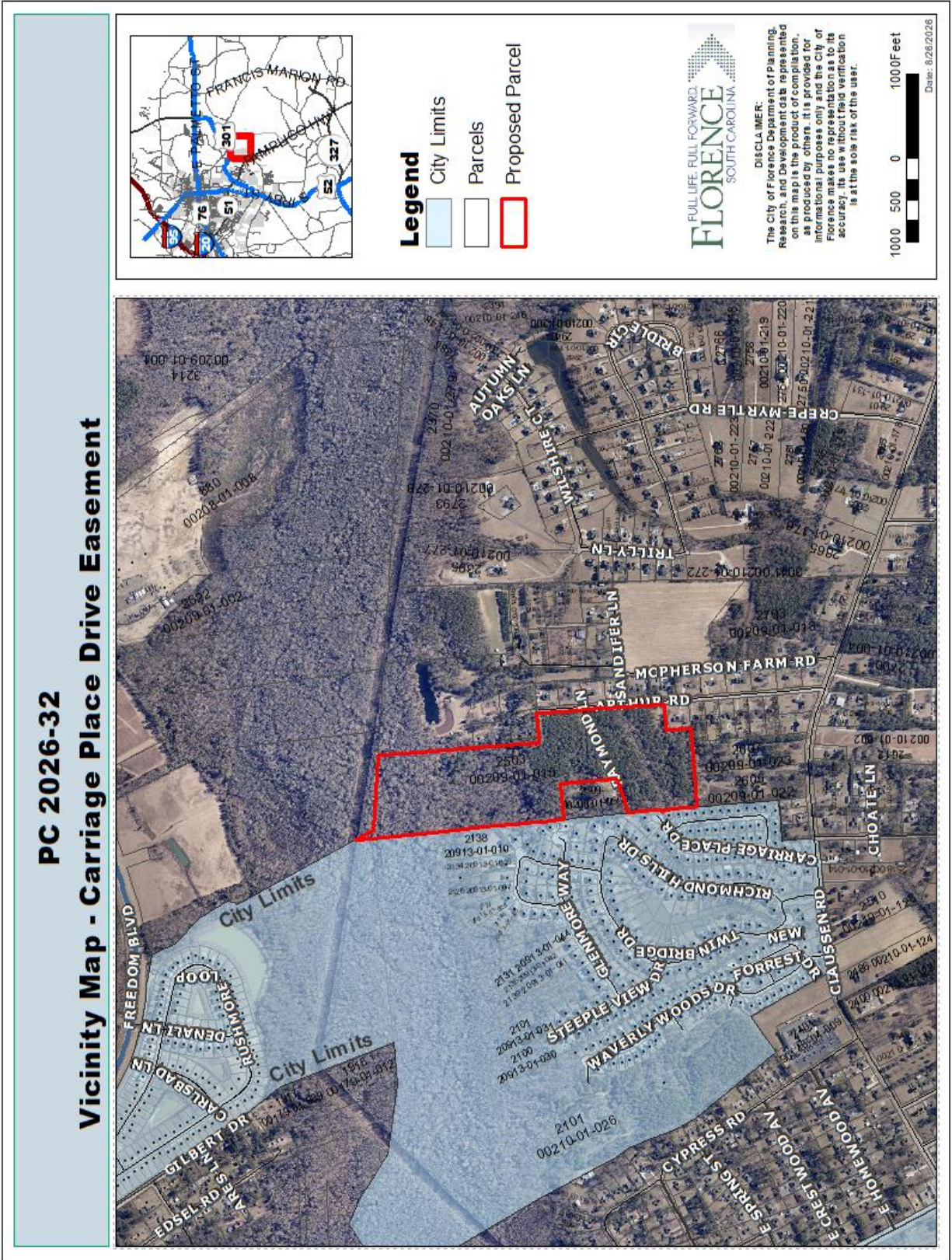
Planning Commission may:

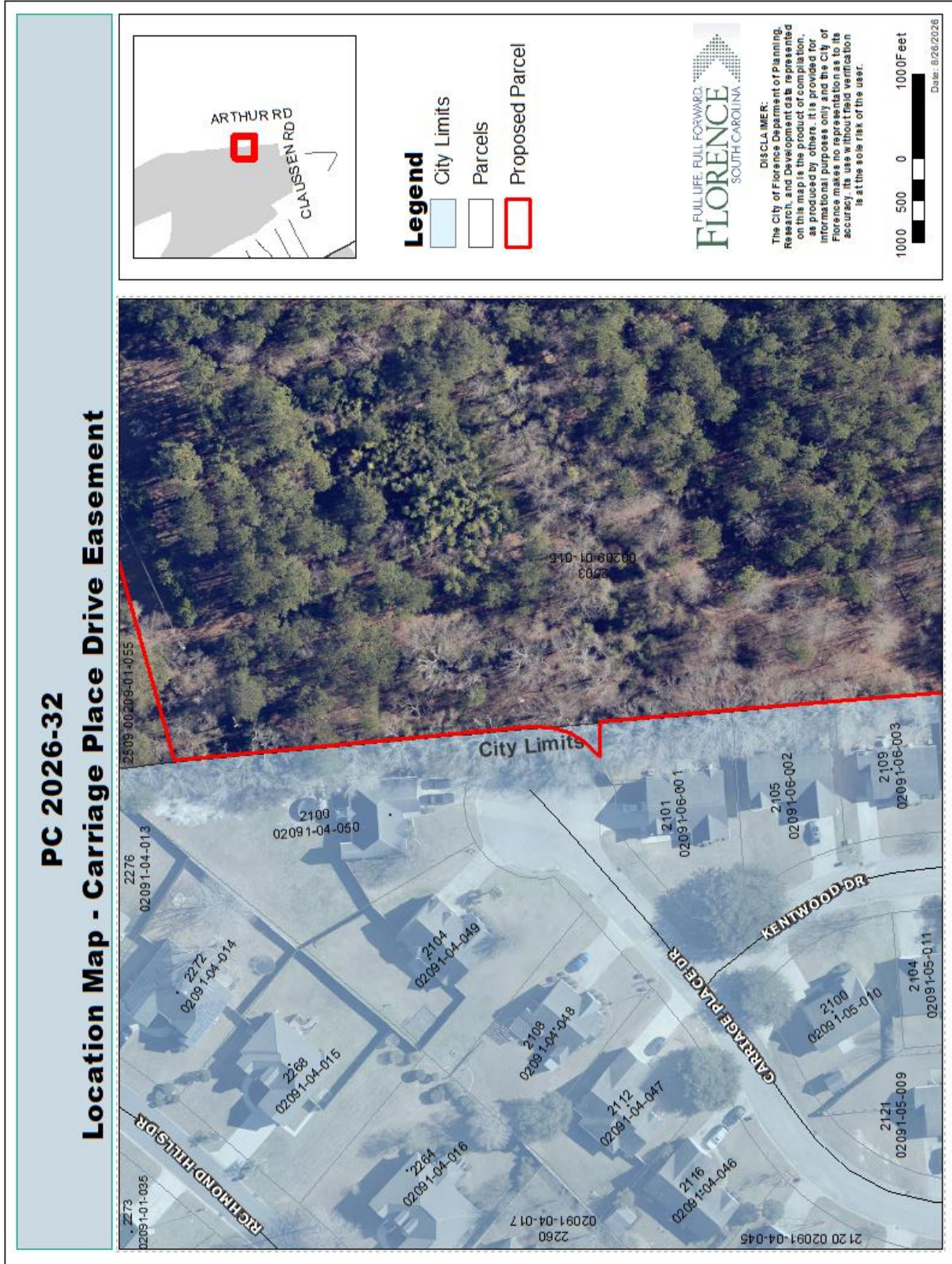
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

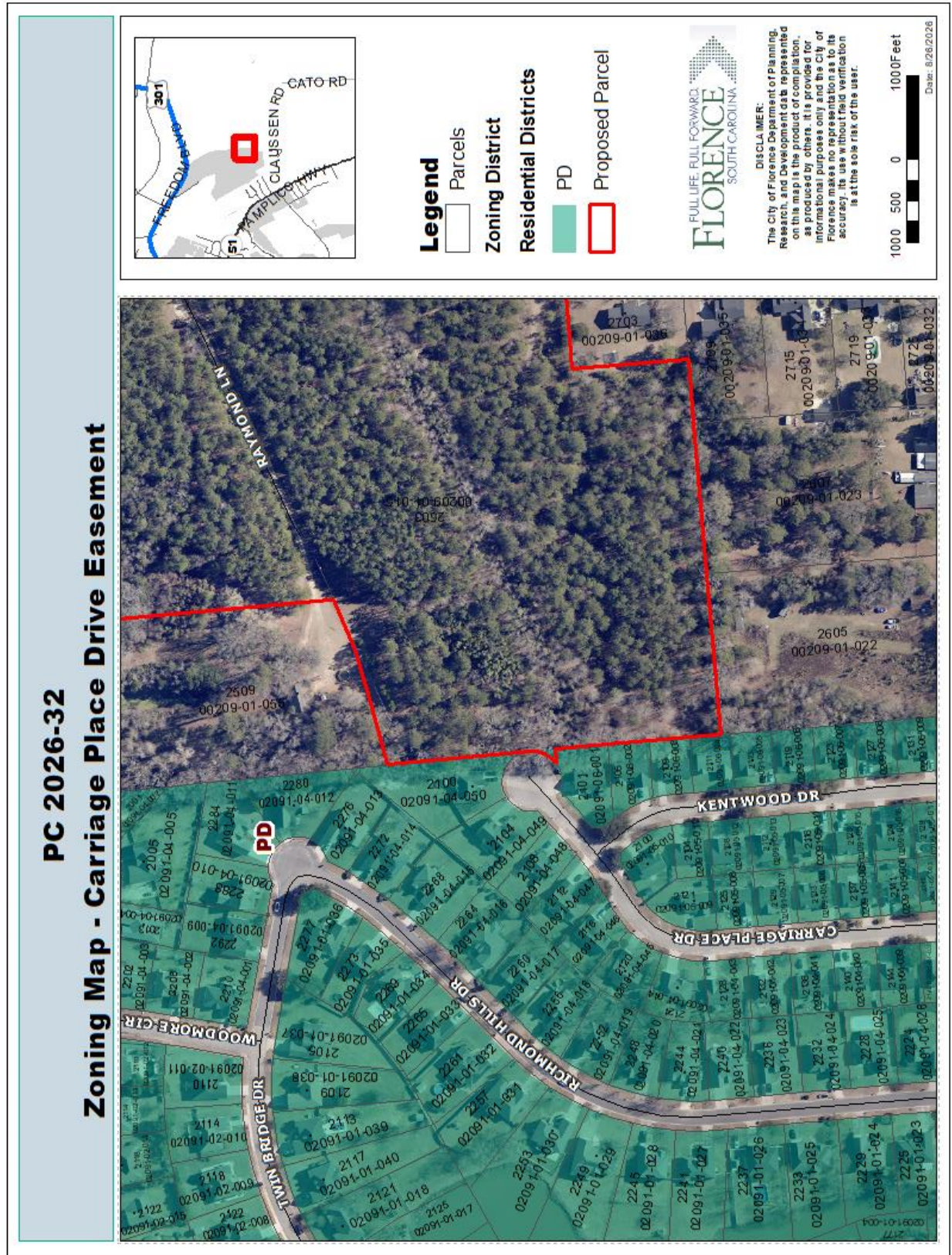
VI. ATTACHMENTS:

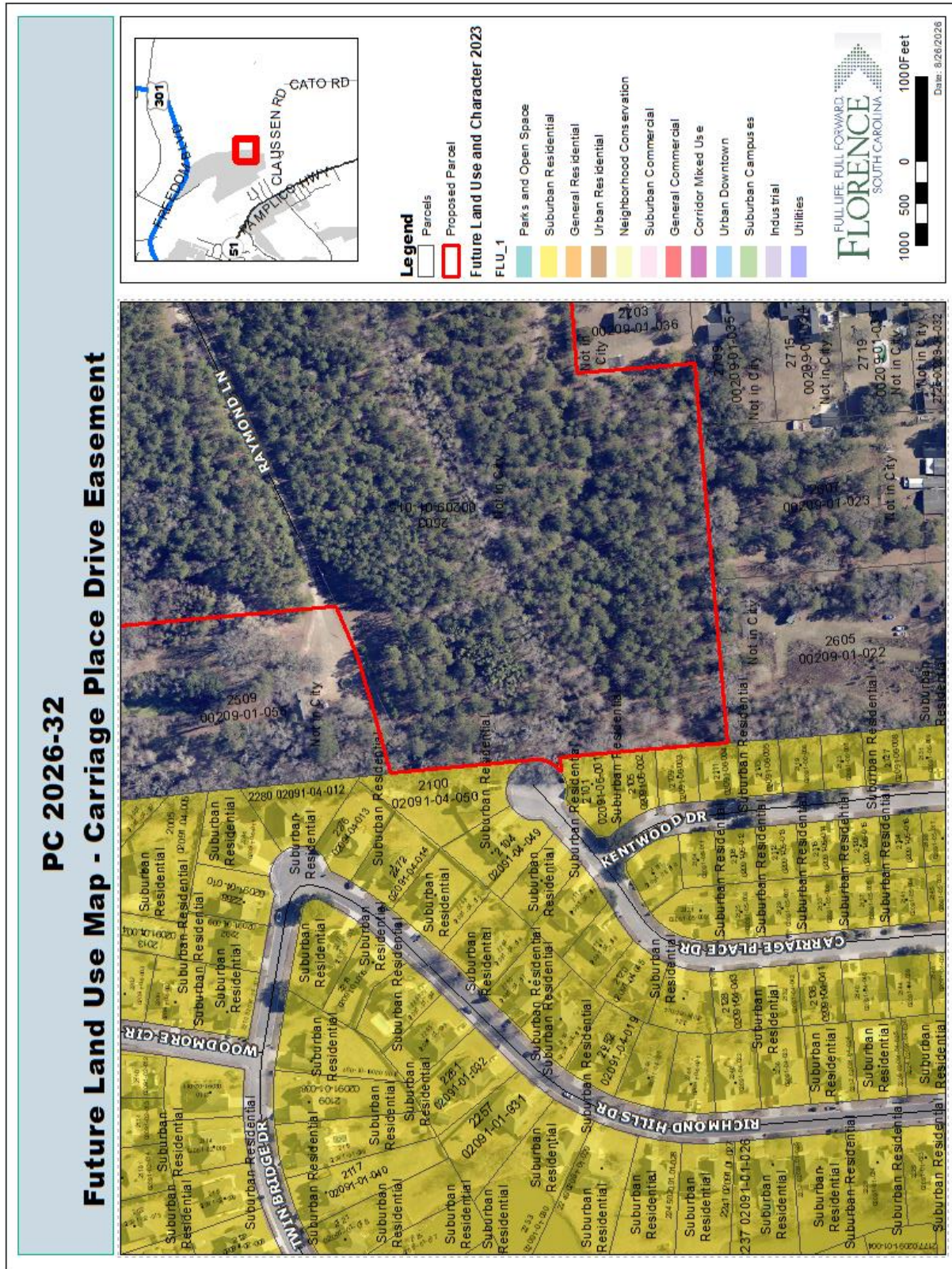
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Emergency Access Easement Plan

Attachment A: Vicinity Map









Attachment E: Emergency Access Easement Plan

