



**CITY OF FLORENCE PLANNING COMMISSION  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
TUESDAY, NOVEMBER 4, 2025 – 6:00 P.M.  
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
- III. Approval of Minutes** Regular meeting on October 14, 2025
- IV. Public Hearing and Matter in Position for Action**

PC-2025-39 Request to rezone two lots located on Clark Branch Road from NC-6.1 to NC-6.3, identified as Florence County Tax Map Numbers 00098-01-002 and 00098-01-491.
- V. Matter in Position for Action**

PC-2025-40 Request for sketch plan review of a townhouse development located on Clark Branch Road, identified as Florence County Tax Map Numbers 00098-01-002 and 00098-01-491.
- VI. Matter in Position for Action**

PC-2025-41 Request for sketch plan review of the Railroad and Pine Apartments, identified as Florence County Tax Map Number 90087-05-002.
- VII. Adjournment** Next regular meeting is scheduled for December 9, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION  
OCTOBER 14, 2025 MINUTES**

**MEMBERS PRESENT:** Drew Chaplin, Shelanda Deas, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Michael Valrie

**MEMBERS ABSENT:** Charlie Abbott, Charles Howard, and Xavier Sams

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

**CALL TO ORDER:** Chairman Drew Chaplin called the meeting to order at 6:03 p.m.

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

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the September 9, 2025 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Dr. Lawhon seconded, and the motion passed unanimously (6-0).

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

**PC-2025-35 Request to zone Neighborhood Conservation-6.3, pending annexation, the lot located at 3648 South Irby Street, identified as Florence County Tax Map Number 00152-01-029.**

Chairman Chaplin read the introduction to PC-2025-35, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff, Chairman Chaplin opened the public hearing. Mr. Gary Finklea, the applicant, explained that he thinks this is a good transitional use and staff recommended the zoning designation of NC-6.3.

Chairman Chaplin closed the public hearing and called for discussion or a motion. Dr. Lawhon moved to approve the request as submitted; Mr. Moses seconded, and the motion passed unanimously (6-0).

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

Chairman Chaplin read the introduction to PC-2025-36, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He presented the site plan, explaining that the applicants are asking for a 3 foot variance from the required rear setback of 20 feet in order to place the buildings 17 feet from the property line. To mitigate the variance, they are suggesting a Type B bufferyard on the north and east property lines between the townhouses and adjacent single family development. He concluded that the sketch plan is in compliance with the *Unified Development Ordinance* with the variance approval.

Chairman Chaplin asked Mr. Johnston to explain the differences between bufferyard types. He explained the number of trees and shrubs required for types A, B, and C bufferyards.

Mr. Keith asked what was on the other side of the buffered area. Mr. Johnston said there was a body shop on the south side, the north side is vacant and owned by the same developer, and there are single family homes on the east side.

Mr. Moses clarified that there would be single family homes to the north. Mr. Finklea confirmed that there would be single family detached houses on Rosemount Drive adjacent to the townhouse development.

There being no further questions for staff and no public hearing required, Chairman Chaplin called for discussion or a motion. Mr. Keith moved to approve the request as submitted, including the variance allowing 17 foot rear setbacks instead of 20 feet; Dr. Lawhon seconded, and the motion passed unanimously (6-0).

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

Chairman Chaplin read the introduction to PC-2025-37, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He said they are going to provide a bufferyard on the east side to buffer it from The Reserve development. They are asking for a variance to permit the orientation to be perpendicular to Toscana Drive rather than facing the road.

There being no questions for staff and no public hearing, Chairman Chaplin called for discussion or a motion. Dr. Lawhon moved to approve the request as submitted, including the variance allowing 17 foot rear setbacks instead of 20 feet; Mr. Valrie seconded, and the motion passed unanimously (6-0).

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

Chairman Chaplin and Dr. Lawhon recused themselves from the request. Mr. Keith acted as chairman. He read the introduction to PC-2025-38, then asked Mr. Johnston for the staff report as submitted to Planning Commission. He explained that they are asking for two variances: for parking spaces to be 8' by 18' instead of 9' by 19'; and allowing 17 feet rather than 20 feet between lots 5 and 6 and lots 4 and 10. He said the fire department approved that distance.

Mr. Moses explained that on a recent trip to Boston he saw how townhouses can work and he's not against them like he once was.

Mr. Valrie asked about handicapped spaces; Mr. Johnston said that the City was working with the developer to provide handicapped parking spaces on the street for the commercial aspect. Mr. Dudley said that they are working on a streetscape project on West Cheves Street and will incorporate handicapped parking into it. He also said that this is an appropriate development for the downtown, and it meets the Design Guidelines as well.

There being no other questions for staff and no public hearing, Acting Chairman Keith called for discussion or a motion. Mr. Moses moved to approve the request as submitted with the two variances; Ms. Deas seconded, and the motion passed unanimously (4-0 with Chairman Chaplin and Dr. Lawhon recused).

**OTHER BUSINESS:** Mrs. Zlotnicki addressed that the next meeting is scheduled for Veterans Day, but the City offices will be closed. The Commission agreed to meet the week prior, on November 4, for the November meeting.

**ADJOURNMENT:** There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Dr. Lawhon seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 6:37 p.m. The next regular meeting is scheduled for November 4, 2025.

Respectfully submitted,

Alane Zlotnicki, AICP  
Senior Planner



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 4, 2025**

**AGENDA ITEM:      PC-2025-39      Request to rezone from NC-6.1 to NC-6.3 two parcels located on Clark Branch Road, specifically identified as Florence County Tax Map Numbers 00098-01-002 and 00098-01-491.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Numbers
Chris Langmo	00098-01-002 and 00098-01-491

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. The parcel in its entirety was annexed and zoned NC-6.1 on July 12, 2022, and a sketch plan of twelve single family lots was also approved on that date.

**III. GENERAL AND SURROUNDING ZONING AND USES:**

<b>Current Zoning:</b>	Neighborhood Conservation-6.1
<b>Proposed Zoning:</b>	Neighborhood Conservation-6.3
<b>Current Use:</b>	Vacant Land
<b>Proposed Use:</b>	Town Houses
<b>North:</b>	NC-6.1: single family detached residential
<b>South:</b>	CA: Lucy T. Davis Elementary School
<b>East:</b>	NC-6.1: single family detached residential
<b>West:</b>	County zoning; church

**IV. POINTS TO CONSIDER:**

- (1) The two lots have an area of 0.192 and 0.962, for a combined total of 1.154 acres, and they are currently zoned Neighborhood Conservation-6.1 (NC-6.1), which permits single family detached houses only.
- (2) The applicant wishes to combine and rezone the parcels to Neighborhood Conservation-6.3 (NC-6.3), which permits townhouses, duplexes, multiplexes, and multi-family apartments as a conditional use. The intent is to build 16 townhouse units facing Clark Branch Road. The sketch plan for the proposed development is case PC-2025-40.
- (3) In 2022, the entire parcel was annexed and zoned NC-6.1 to enable the development of twelve single family detached houses. Twelve lots were laid out at that time. Six single family houses have been constructed so far. The owner now wishes to build 16 townhouse units instead of the six single family houses originally approved for the remainder of the lots.

- (4) The uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 district. This includes single-family detached, single family attached, multi-plex, and multi-family residential uses. Any of these residential uses would be permitted under the zoning designation of NC-6.3.
- (5) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type. The developer is proposing to locate the townhouses at the street with parking in the rear to promote a residential character.
- (6) Land uses of the adjacent properties are dominantly single-family detached. There are townhouses at the north end of Clark Branch Road at Hoffmeyer Road, and a new townhome development has been approved for the other side of Westfield Drive. Both of those have parking in the front, resulting in a more multi-family character.
- (7) The Future Land Use Map designates this parcel as Neighborhood Conservation.
- (8) City water and sewer services are available.
- (9) Although the majority of housing in the area is single family detached, there are townhome developments in the near vicinity. These units would be located between single family homes and the elementary school. If approved, buffering should be required between the townhomes and adjacent single family homes.

#### **V. OPTIONS:**

Planning Commission may:

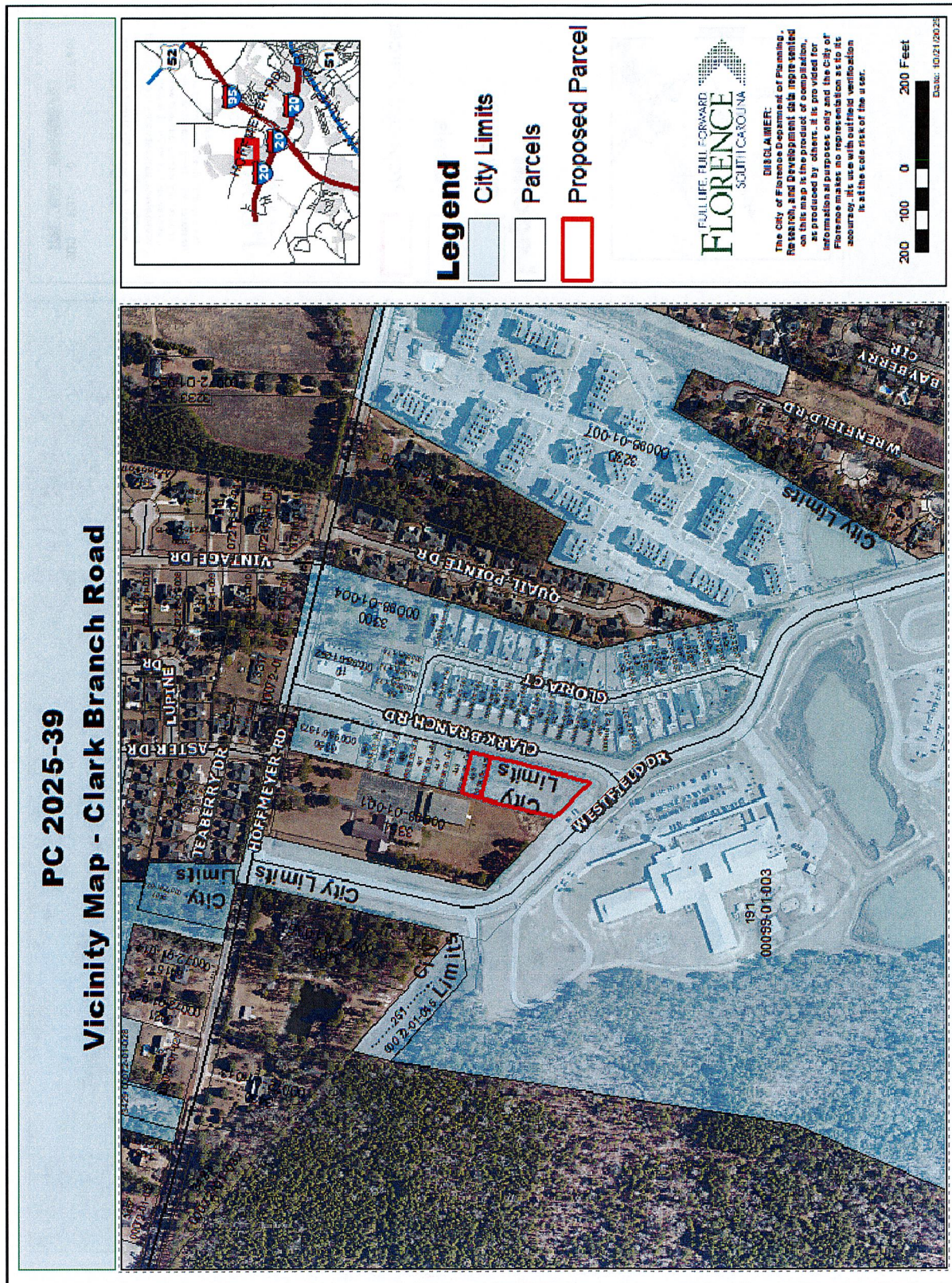
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

#### **VI. ATTACHMENTS:**

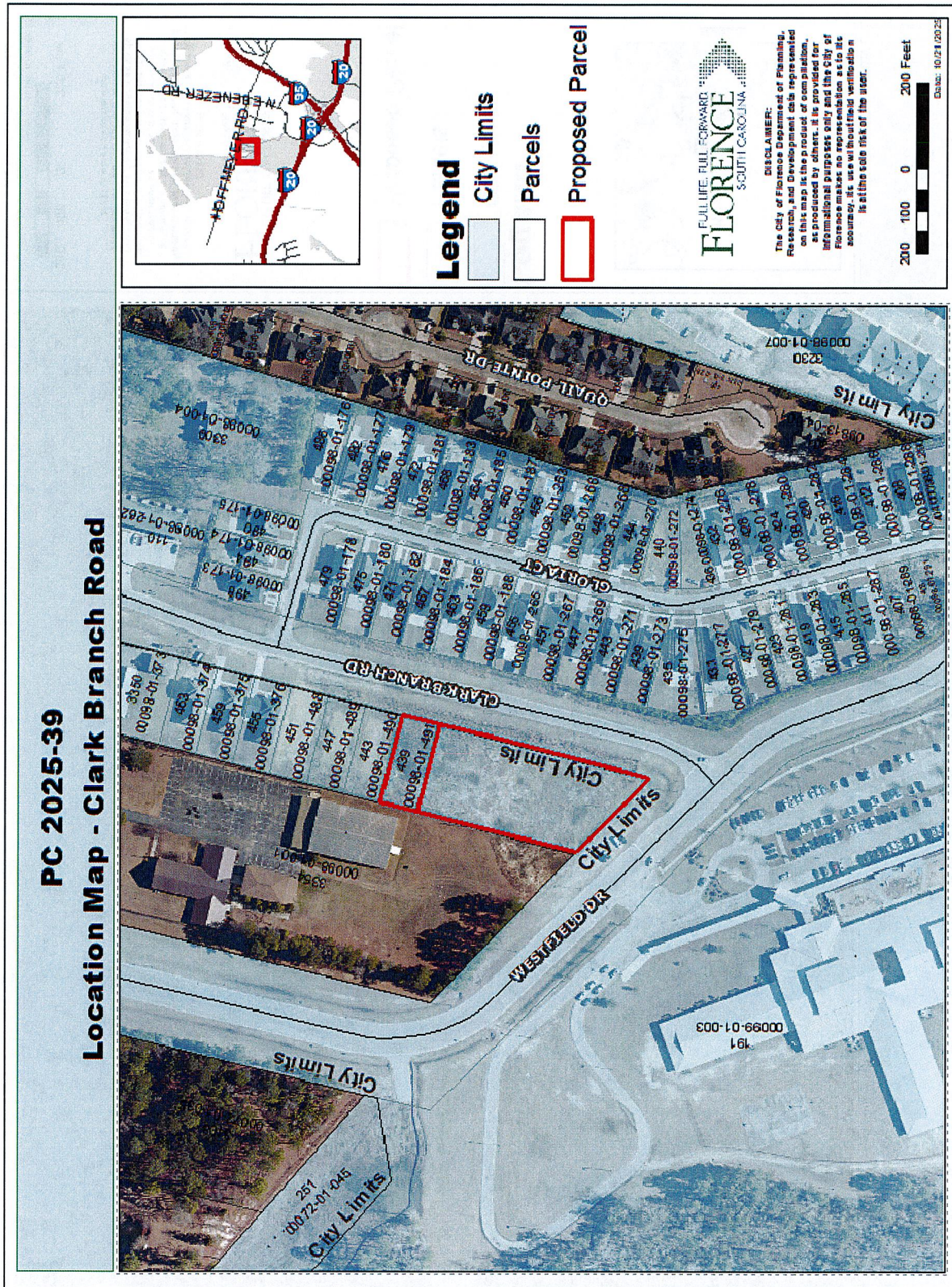
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Recorded Original Plat



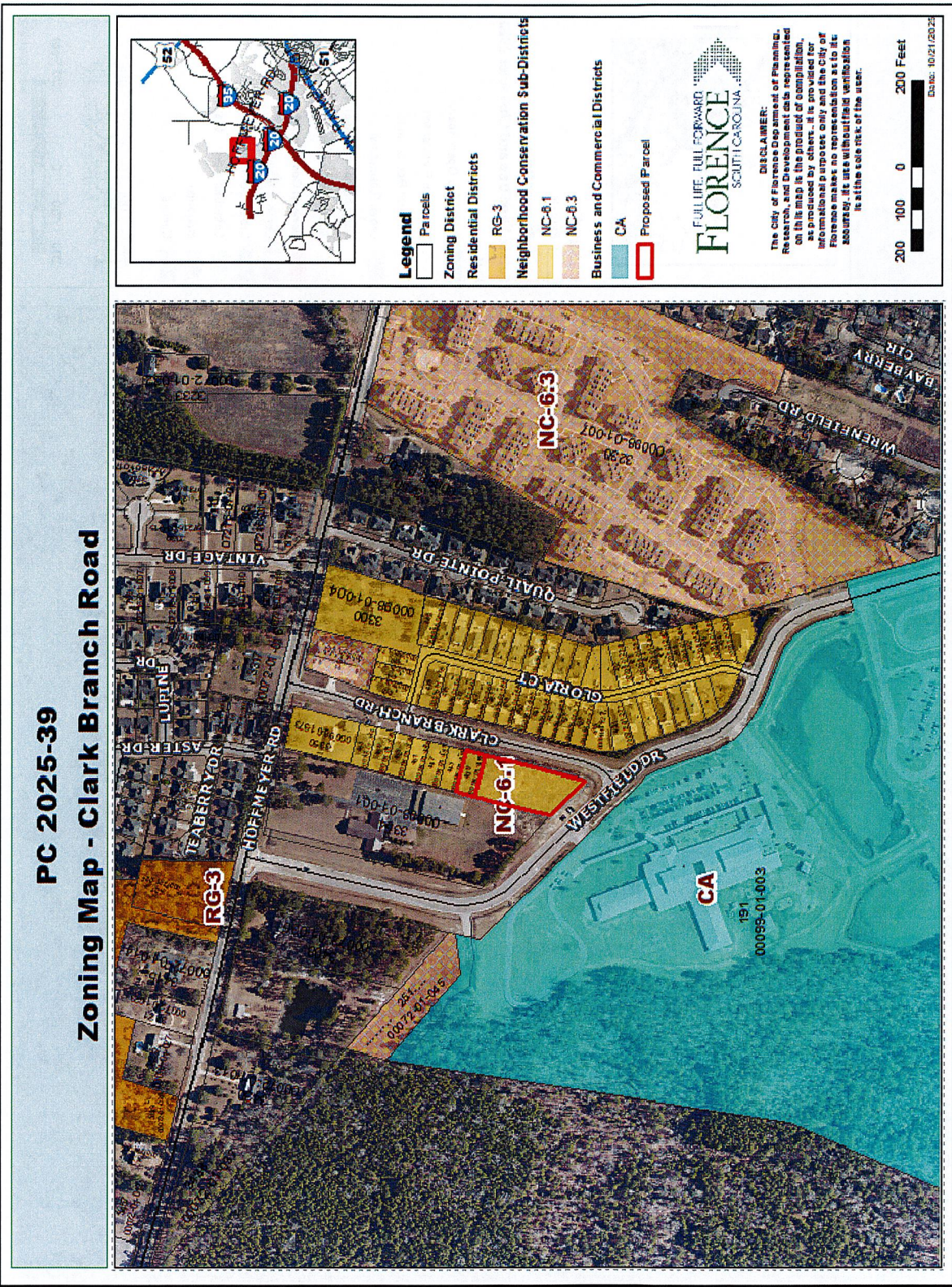
Attachment A: Vicinity Map



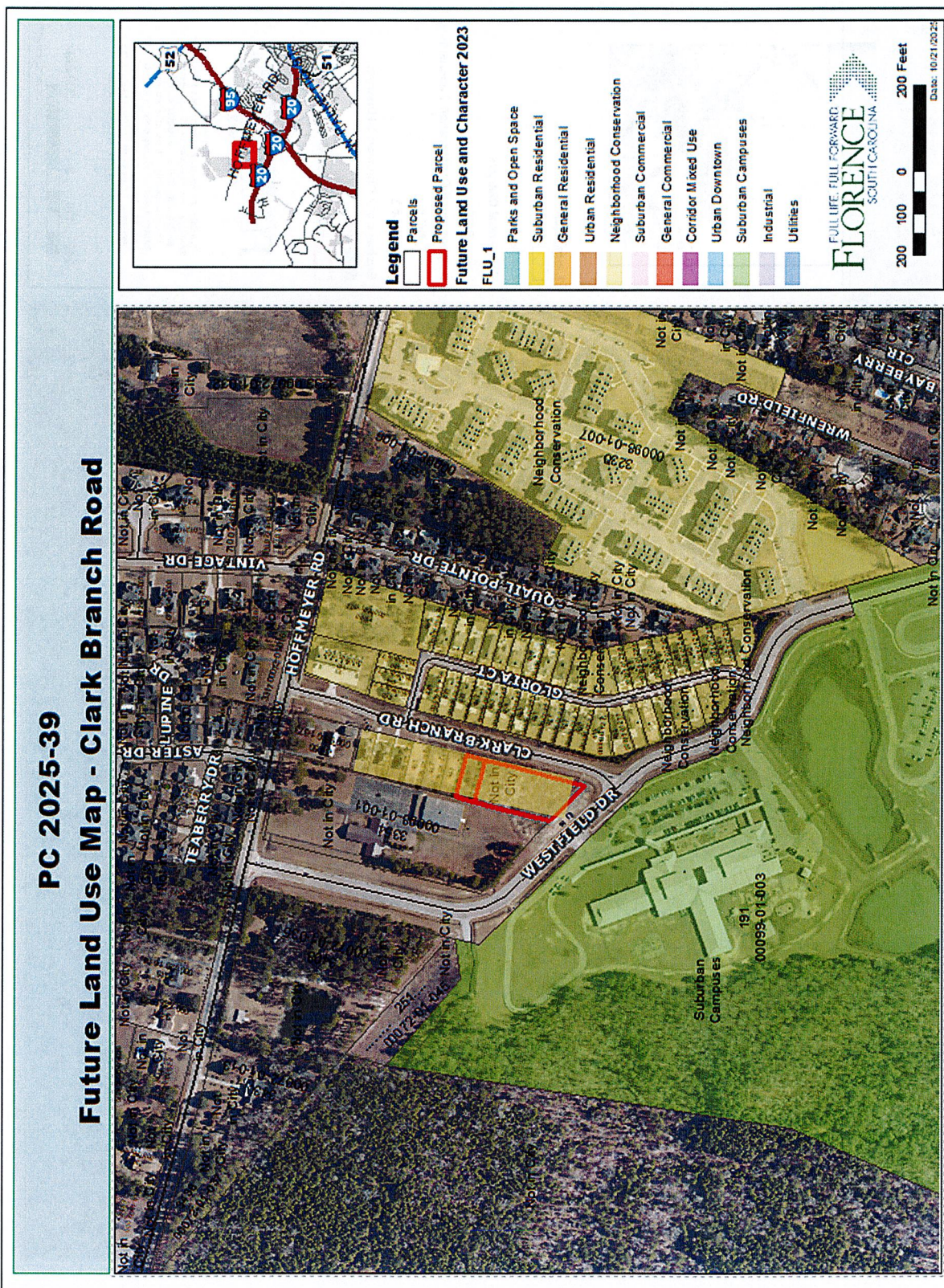






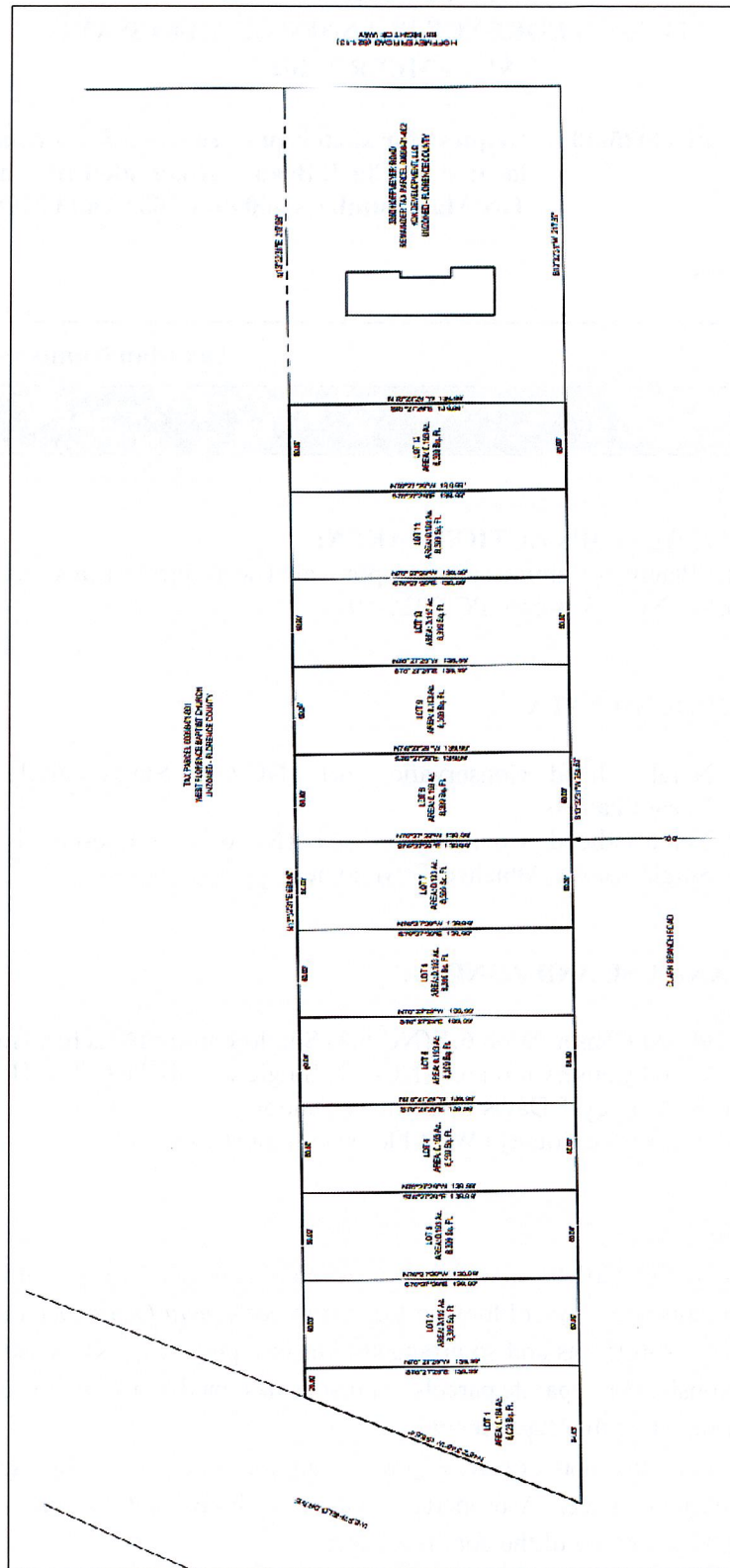








Attachment E: Recorded Original Plat



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 4, 2025**

**AGENDA ITEM:      PC-2025-40      Request for sketch plan review of a townhouse development located on Clark Branch Road, identified as Florence County Tax Map Numbers 00098-01-002 and 00098-01-491.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Numbers
Langmo Realty, LLC	00098-01-002 & 00098-01-491

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

This issue is before the Planning Commission for approval. The applicant is also requesting rezoning of the parcel from NC-6.1 to NC-6.3 as case PC-2025-39.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**      Neighborhood Conservation 6.1 (NC-6.1) Single-Family Detached Homes  
**Current Use:**      Vacant Parcels  
**Proposed Zoning:**      Neighborhood Conservation 6.3 (NC-6.3) Single-Family Attached Homes  
**Proposed Use:**      Single Family Attached Townhomes

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

**North:**      Neighborhood Conservation 6.1 (NC-6.1) Single-Family Detached Homes  
**East:**      Neighborhood Conservation 6.1 (NC-6.1) Single-Family Detached Homes  
**South:**      Campus (CA) Lucy T Davis Elementary School  
**West:**      Unzoned (Florence County) West Florence Baptist Church

**V. POINTS TO CONSIDER:**

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome developments, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”
- (2) This will allow for individual home ownership with common space set up for ingress/egress, utilities, storm drainage, and green space. A property owners association and covenants will be required to provide for maintenance and use of the common space.
- (3) The development tract has a total of 1.15 acres to be developed for this project. Georgia’s Place Townhomes will consist of two separate buildings facing Clark Branch Road with a private parking lot



behind the buildings, with access afforded onto Westfield Drive and Clark Branch Road. The parking lot is required to be constructed to City specifications and will be maintained by the development.

- (4) Each building will consist of 8 townhome units for a total of 16 townhome units proposed.
- (5) The parcel is proposed to be zoned Neighborhood Conservation 6.3 (NC-6.3) which permits townhomes meeting the conditions of *Unified Development Ordinance* Section 1-2.8.2 Residential & Commercial Use of the Home Standards.
- (6) The subdivision is designed to meet the Ordinance's minimum requirements listed in Table 2-4.1.3 for townhomes including 16' minimum lot widths and the overall development area (inclusive of the individual unit lots and common area) providing a minimum 2400 square feet per unit.
- (7) A Type B Bufferyard is being required by the City between the proposed development and the properties to the north due to the disparate zoning and housing type. A Type B Bufferyard is 5-10' in width and consists of 2 canopy trees, 2 understory trees, 2 evergreen trees, and 20 shrubs per 100 linear feet. A canopy tree per lot is also required for each proposed townhome unit and commercial parking lot landscaping will be provided. At this time, the Sketch Plan does not show the required landscaping, but it will be reviewed by City staff at the Development Plan stage.
- (8) City water and sewer services are available to the property. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department. City Sanitation will service the dumpster in the designated area shown on the sketch plan.
- (9) All infrastructure and utilities within the townhome development will be owned in-common by the Developer or HOA and will not be maintained by the City.
- (10) The Sketch Plan is not currently in compliance with applicable *Unified Development Ordinance* requirements. Plan review comments (attached) have been relayed to the applicant and engineer. Once the comments are addressed, a statement of compliance regarding the Sketch Plan will be prepared by staff and presented to Planning Commission.
- (11) Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

Planning Commission may:

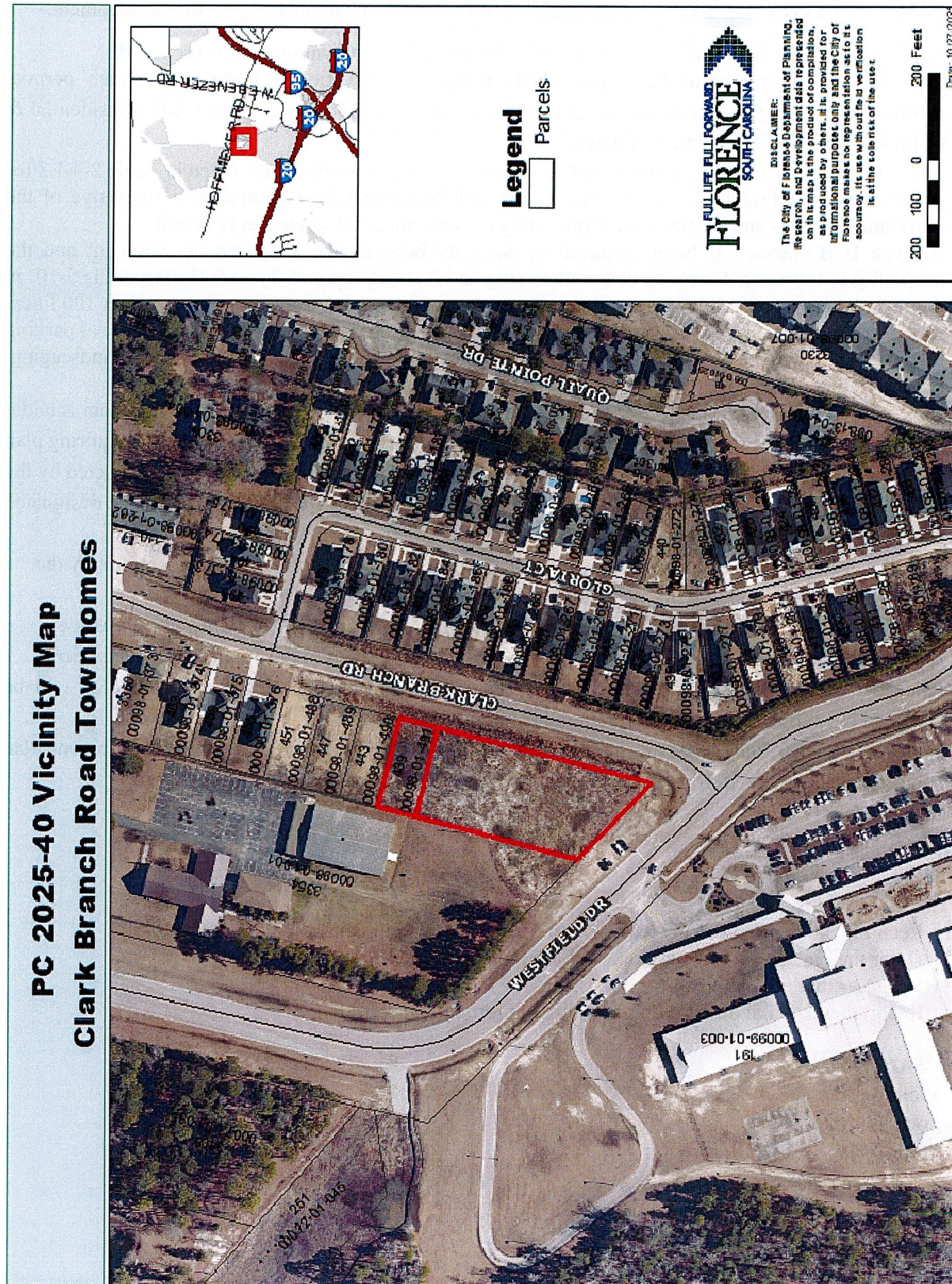
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

## **VII. ATTACHMENTS:**

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

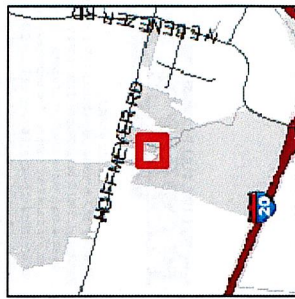
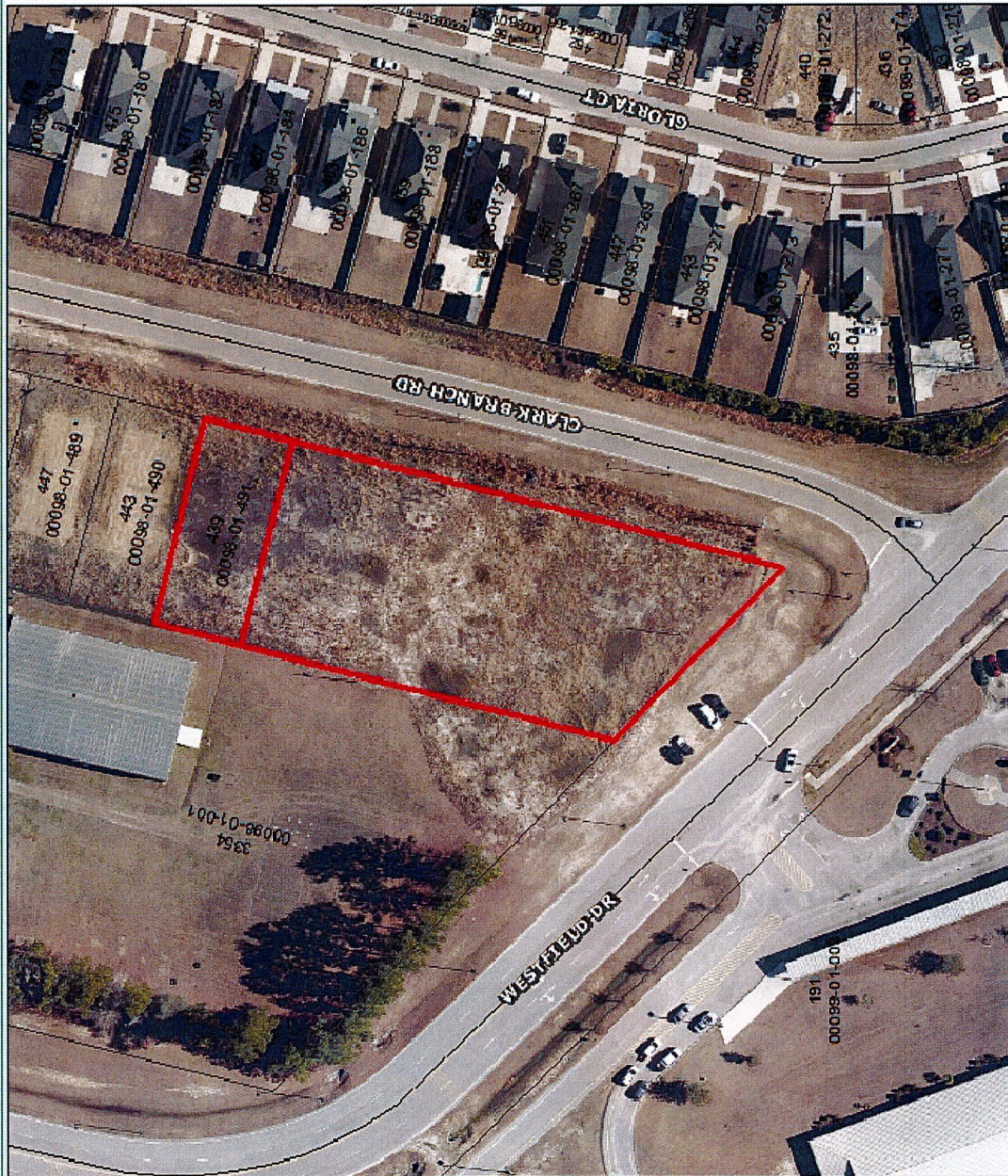


Attachment A: Vicinity Map





# **PC 2025-40 Location Map** **Clark Branch Road Townhomes**



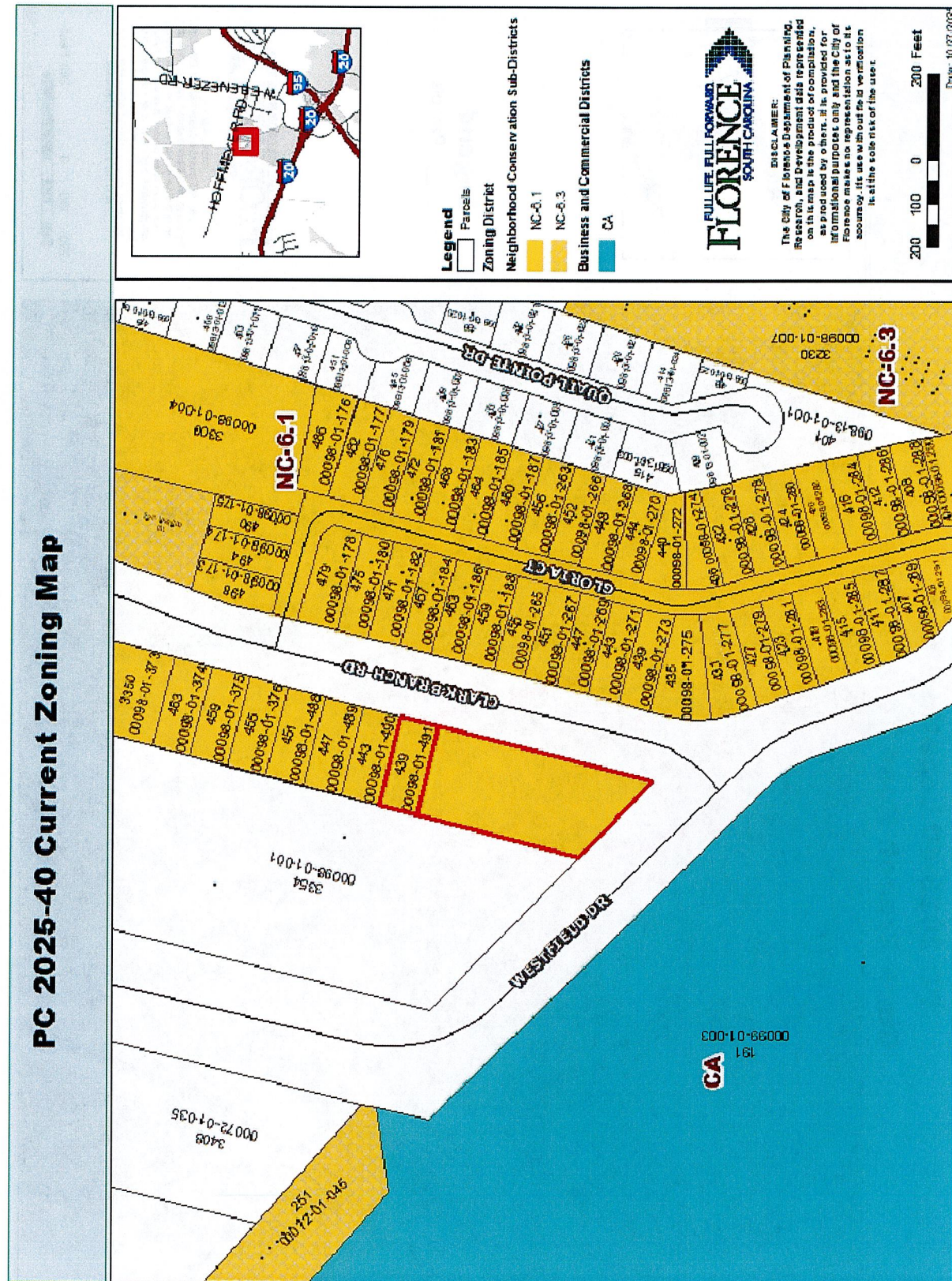
**Legend**  
 [Red Square] Parcels



DISCLAIMER:  
 The City of Florence Planning, Research, and Development staff has prepared this map as a product of compilation, as provided by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

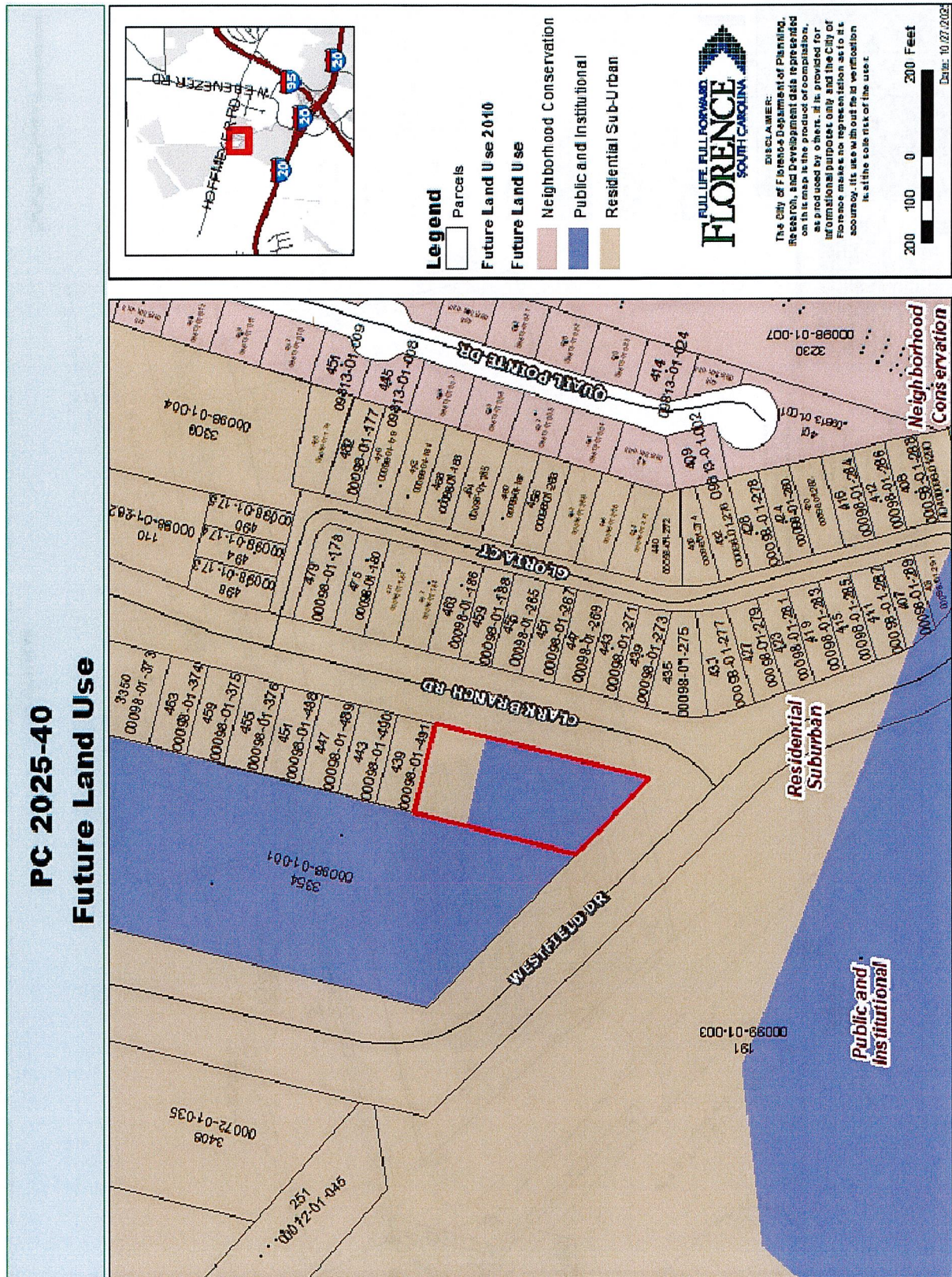




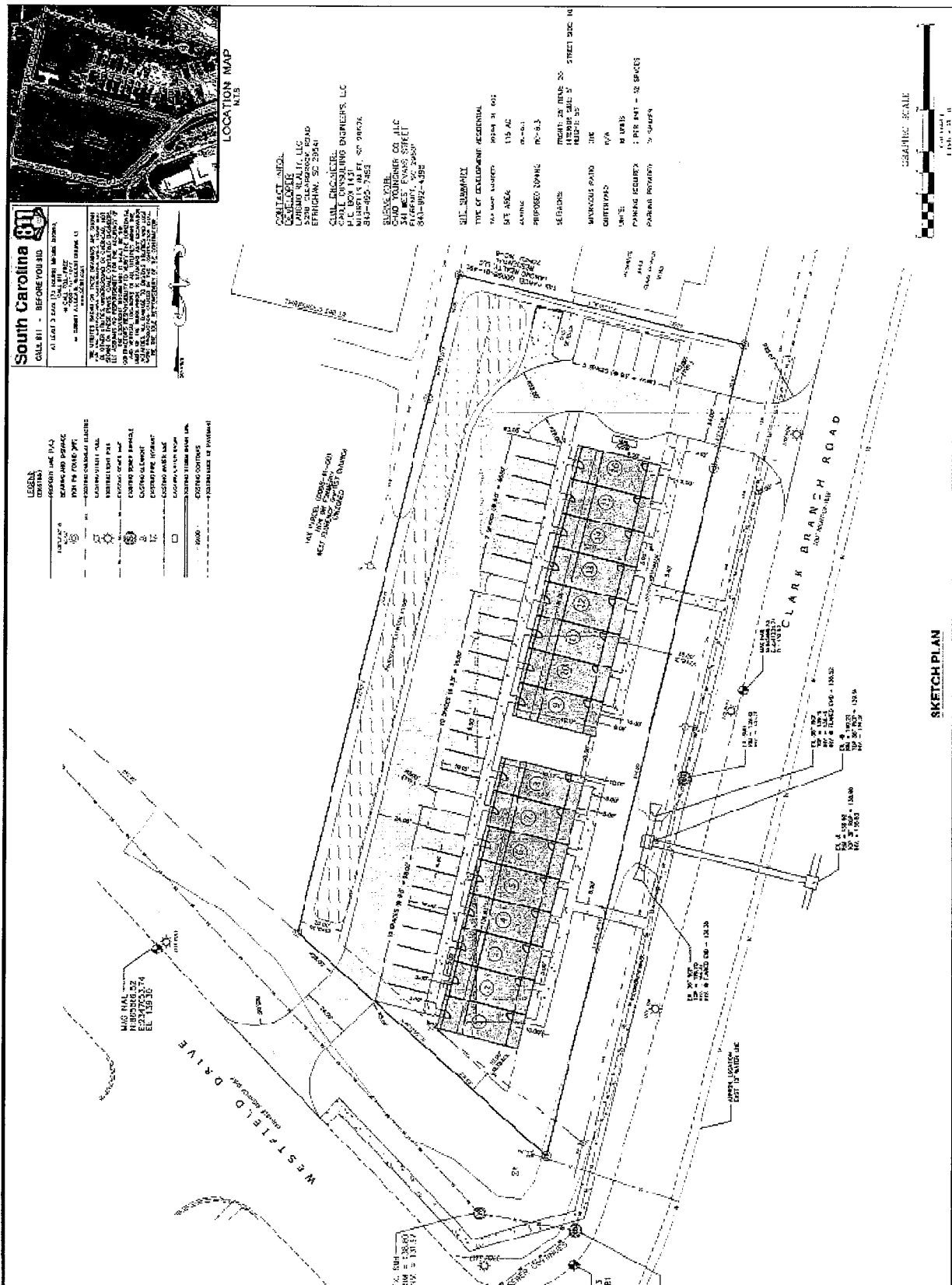




Attachment D: Future Land Use Map

















## Sketch Plan Review Comments

DEVELOPMENT NAME	CLARK BRANCH ROAD TOWNHOMES	DEVELOPER	LANGMO REALTY	CONTACT	CHRIS LANGMO
PHASE		CONTACT INFORMATION	<a href="mailto:chris@langmolands.com">chris@langmolands.com</a>	(407) 267-8555	
PROJECT TYPE:	SINGLE-FAMILY ATTACHED SUBDIVISION	ENGINEER	CAGLE CONSULTING ENGINEERS LLC	CONTACT	BRYAN O. CAGLE, P.E.
ZONED	NC-6.1 (Requesting Rezoning to NC-6.3)	CONTACT INFORMATION	<a href="mailto:bryan@cagle-engrs.com">bryan@cagle-engrs.com</a>	(843) 651-1596	
MUNIS #	28602				
SUBMITTAL DEADLINE	X	SUBMITTAL RECEIVED	10/06/2025	INTERNAL COMMENTS DUE	10/16/2025
OTHER INFORMATION		STAFF REPORTS DUE	X	STAFF REPORT PACKAGE MAILED OUT	X
*CITY'S POINT OF CONTACT	DEREK JOHNSTON	FLORENCE PLANNING AND ENGINEERING PLAN REVIEWS@CITYOFFLORENCE.COM			(843) 665-2047
PLANNER	DEREK JOHNSTON	ENGINEERING REVIEWER	EDDIE WEAVER	STORMWATER REVIEWER (CSPR)	LUCINDA HUBBS
FIRE MARSHAL	CHRIS JOHNSON	SANITATION		UTILITIES / COMPLIANCE	

Comment Status: **1** = Comment Submitted; **2** = Unresolved; **3** = Resolved, Not Yet Implemented; **4** = Resolved as Noted; **5** = Closed

## Sketch Plan Review Comments



### SKETCH PLAN PROCESS LOG

DATE	EVENT OR CORRESPONDENCE	COMMENT	CITY STAFF
10/06/2025	(REC'D) INITIAL APPLICATION	Received Sketch Plan and Sketch Plan Application	DJ
10/06/2025	(SENT) APPLICATION RECEIPT LETTER	Emailed Developer & Engineer	DJ
10/28/2025	(SENT) #1 REVIEW COMMENTS	Plan Review Comments relayed to Developer & Engineer	DJ
	(REC'D) #1 REVISIONS RECEIVED		
	(SENT) #2 REVIEW COMMENTS		
	(REC'D) #2 REVISIONS RECEIVED		
	(SENT) #3 REVIEW COMMENTS		
	(REC'D) #3 REVISIONS RECEIVED		
	(SENT) STAFF APPROVAL LETTER		
	PLANNING COMMISSION MEETING DATE	PLANNED DATE: 11/04/2025 RESULTS:	

Comment Status: **1** = Comment Submitted; **2** = Unresolved; **3** = Resolved, Not Yet Implemented; **4** = Resolved as Noted; **5** = Closed



## Sketch Plan Review Comments

No.	CITY STAFF	COMMENT (Pre-fix=Dept. & Suffix=Initials)	Applicant RESPONSE	REVISION LOCATED	STATUS
<p>*The implementation of this form format is intended to expedite the review and response correspondence process. Please perform a Save As and add Response to the file name when you add your responses. Then, when ready to reply, please reciprocate the courtesy and keep the file in its original WORD (not a pdf) format and when ready <b>email to city's designated point of contact.</b></p>					
		<b>This section is for City comment and guidance.</b>	<b>This section to be completed by the Engineer of reference.</b>		<b>CITY ONLY</b>
1	EW	Item 18 of the Sketch Plan Checklist was not provided. If the layer is simply turned off, please add. If topo has yet to be completed, please provide a drainage statement/narrative on the sketch plan to convey drainage intent/concept.			1
2	EW	Item 23 of the Sketch Plan Checklist was not provided.			1
3	EW	Please provide a breakdown of the proposed impervious area to demonstrate compliance with the 70% threshold. Note: wet detention ponds are to be considered impervious.			1
4	DJ	Please show property lines of adjoining Kenswood lots from across the street including deed record names as required by Sketch Plan Application Item 9.			1
5	DJ	Please show the bulk container layout proposed will meet the City's <b><u>Bulk Containers &amp; Enclosure Standards (attached)</u></b>			1
6	DJ	<b><u>UDO Section 4-10.3.2E Buffering Existing Residential Development</u></b> permits the City to			1

Comment Status: **1** = Comment Submitted; **2** = Unresolved; **3** = Resolved, Not Yet Implemented; **4** = Resolved as Noted; **5** = Closed

## Sketch Plan Review Comments



No.	CITY STAFF	COMMENT (Pre-fix=Dept. & Suffix=Initials)	Applicant RESPONSE	REVISION LOCATED	STATUS
		require buffering between housing types. We believe a Type B Bufferyard as outlined in <b>UDO Table 4-10.3.1</b> should be installed on the northern property line to mitigate the effects of the new development on existing residential with the understanding of space constraints. The number of plantings should be installed in the space permitted by the proposed development. <b>UDO Section 4-10.3.5 Constrained Bufferyards</b> details installation of a Type B Bufferyard with a 5' width.			
7	DJ	Demonstrate each townhome unit owner will have access to 2400 sf within the development per <b>UDO Table 2-4.1.3 Lot and Building Standards by Housing Type</b> and <b>UDO Section 1-2.8.2K.5</b> to accommodate future subdivision of the property.			1
8	DJ	Please change the name of the subdivision to Georgia's Place Townhomes per conversations between the City and the Developer.			1
END OF REVIEW – 1 HARDCOPY REQUIRED WITH ALL RE-SUBMITTALS					

Comment Status: **1** = Comment Submitted; **2** = Unresolved; **3** = Resolved, Not Yet Implemented; **4** = Resolved as Noted; **5** = Closed

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE PLANNING COMMISSION  
NOVEMBER 4, 2025**

**AGENDA ITEM:**      **PC-2025-41**      **Request for sketch plan review of the Railroad and Pine Apartments, identified as Florence County Tax Map Number 90087-05-002.**

**I. IDENTIFYING DATA:**

Owner	Tax Map Number
Urban Development Services	90087-05-002

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

This issue is before the Planning Commission for approval. It has not been considered, nor has any previous action been taken by Planning Commission. This property is within the Redevelopment Overlay District (D-1) requiring Design Review Board (DRB) Approval. Railroad & Pine Apartments received DRB Approval to construct the multifamily development at the December 11, 2024 meeting (Attachments F & G).

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:**      Central Business District  
**Current Use:**      Vacant Lot  
**Proposed Use:**      Subdivision of Approved Multifamily Development

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

**North:**      Central Business District (CBD); Commercial  
**East:**      Activity Center (AC) & Planned Development District (PDD); Atlantic Coast Railroad Line, Commercial & Single-Family Homes  
**South:**      NC-6.2; Single-Family Detached Homes  
**West:**      Central Business District (CBD); Single-Family Attached & Detached Homes

**V. POINTS TO CONSIDER:**

- (1) This is a sketch plan request to subdivide the 0.304 acre parcel into five lots. The proposed five lots will coincide with the DRB Approved Site Plan (Attachment F) with each lot containing one of the 5 multifamily buildings. The subdivision will facilitate the owner's financing of the development into separate products instead of one.
- (2) The proposed new lots meet the requirements of the City of Florence *Unified Development Ordinance* as permitted in the Central Business District zoning district, with each lot created having street frontage providing Public Access and a minimum lot width of 25'.
- (3) A Driveway & Parking Easement will be provided as shown on the proposed Sketch Plan (Attachment E) to coincide with the driveway and parking on the DRB Approved Site Plan

(Attachment F) to ensure each parcel has vehicular access to Railroad Avenue and East Pine Street and each tenant will have access to parking. Off-Street Parking is not required in the CBD, but parking is being provided.

- (4) City water and sewer services are independently available to each proposed lot with each building having its own separate water and sewer service. Each building will have its own water meter. The property's stormwater system is under the jurisdiction of the City of Florence's Municipal Separate Storm Sewer System (MS4) requiring plan approval by the City's Engineering Department and inspections for compliance to be conducted by the City's Compliance Assistance Department. City Sanitation will service the development with roll carts.
- (5) Railroad Avenue is owned and maintained by the City and East Pine Street is maintained by the SC DOT. An encroachment permit from each entity will need to be obtained during Development Plan review for the proposed driveway connections and utilities.
- (6) The proposed subdivision is compliant with applicable *Unified Development Ordinance* standards.
- (7) Other requirements of the City of Florence *Unified Development Ordinance* will be addressed during the Development Plan Review. Following Sketch Plan approval, the developer will be required to submit a full Development Plan submittal package for staff review prior to any construction taking place.

## **VI. OPTIONS:**

Planning Commission may:

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

## **VII. ATTACHMENTS:**

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan
- F) DRB Approved Landscaping & Fencing Plan
- G) DRB Approved Materials



Attachment A: Vicinity Map



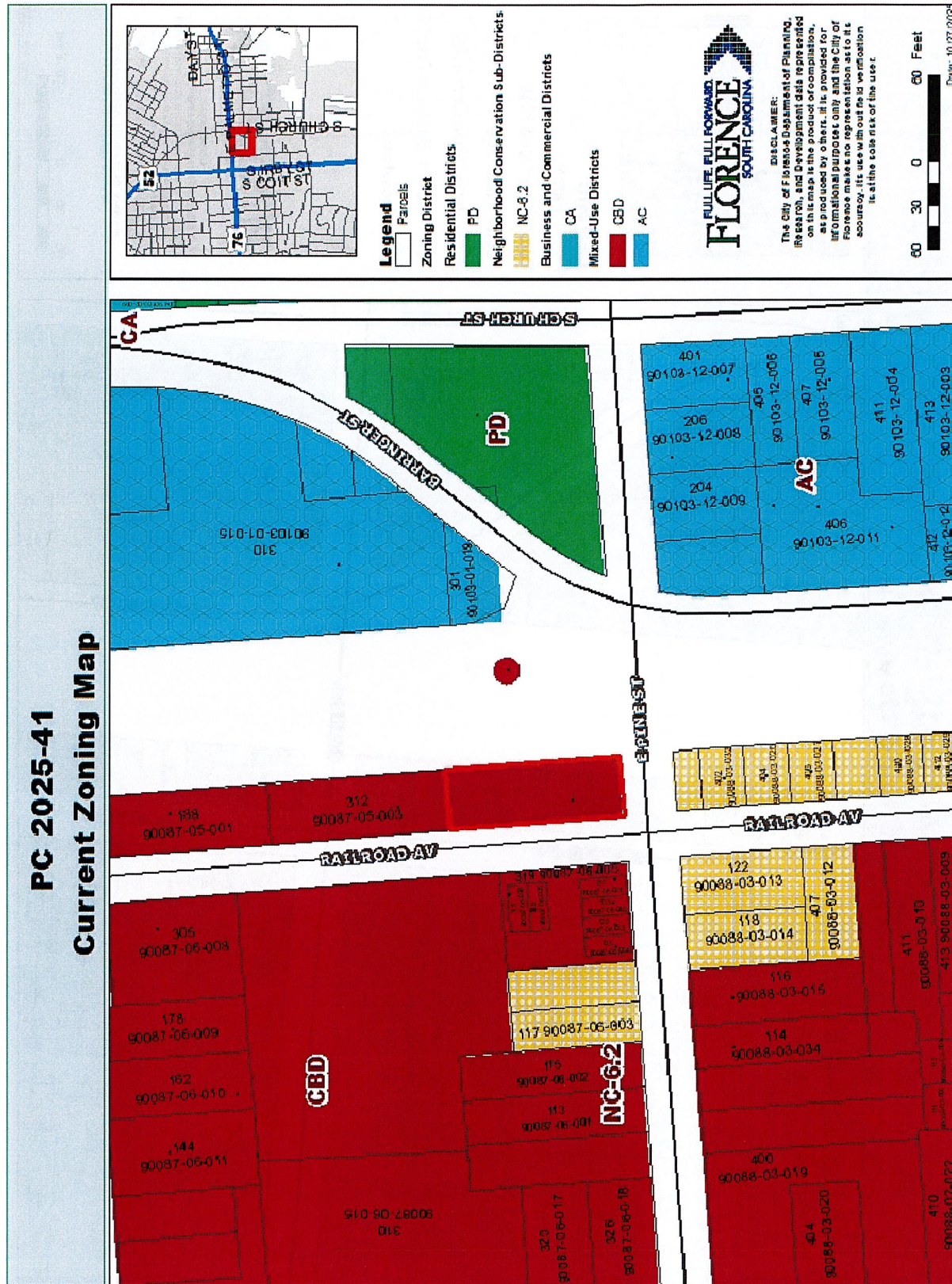


Attachment B: Location Map



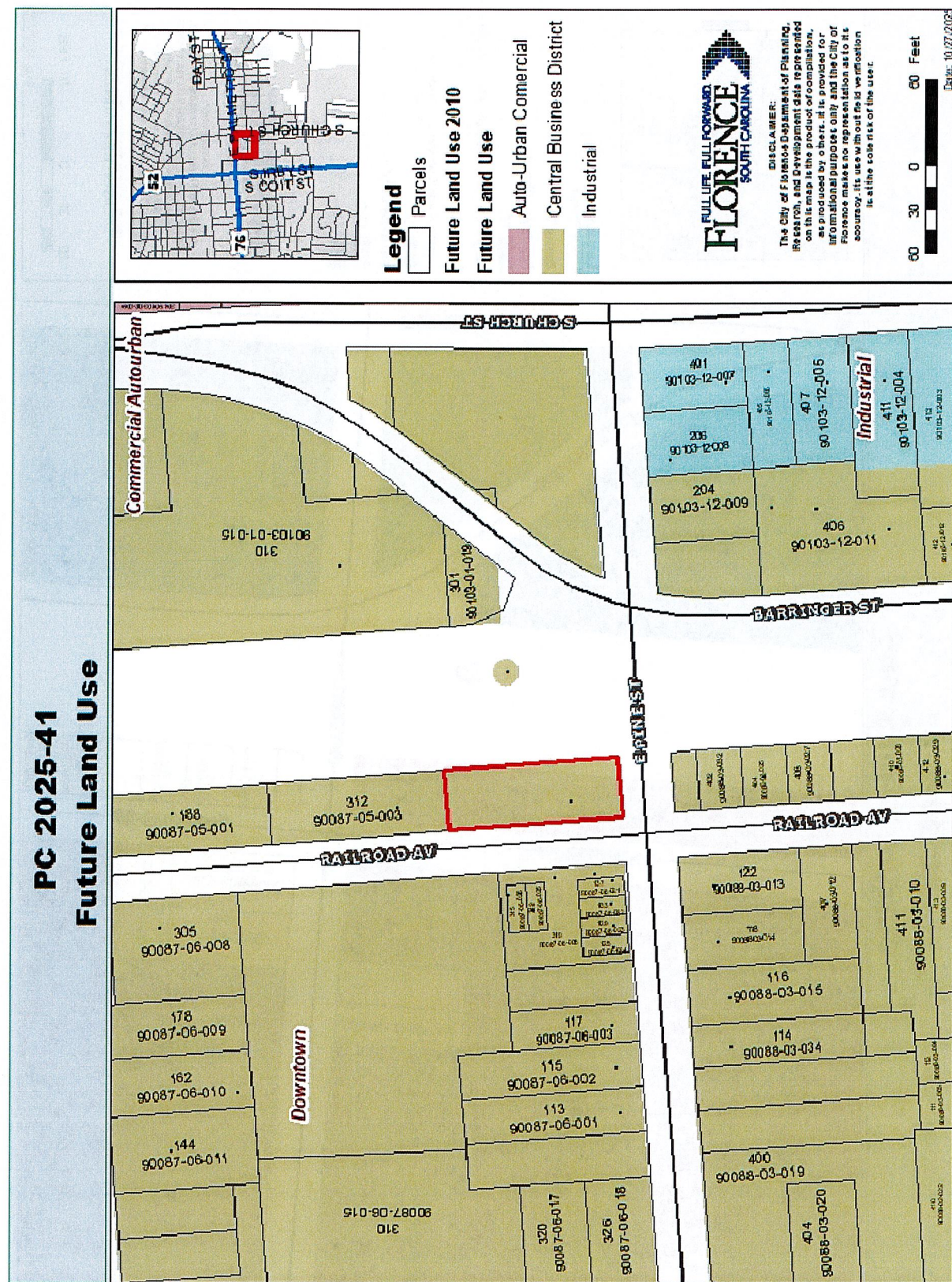


Attachment C: Zoning Map

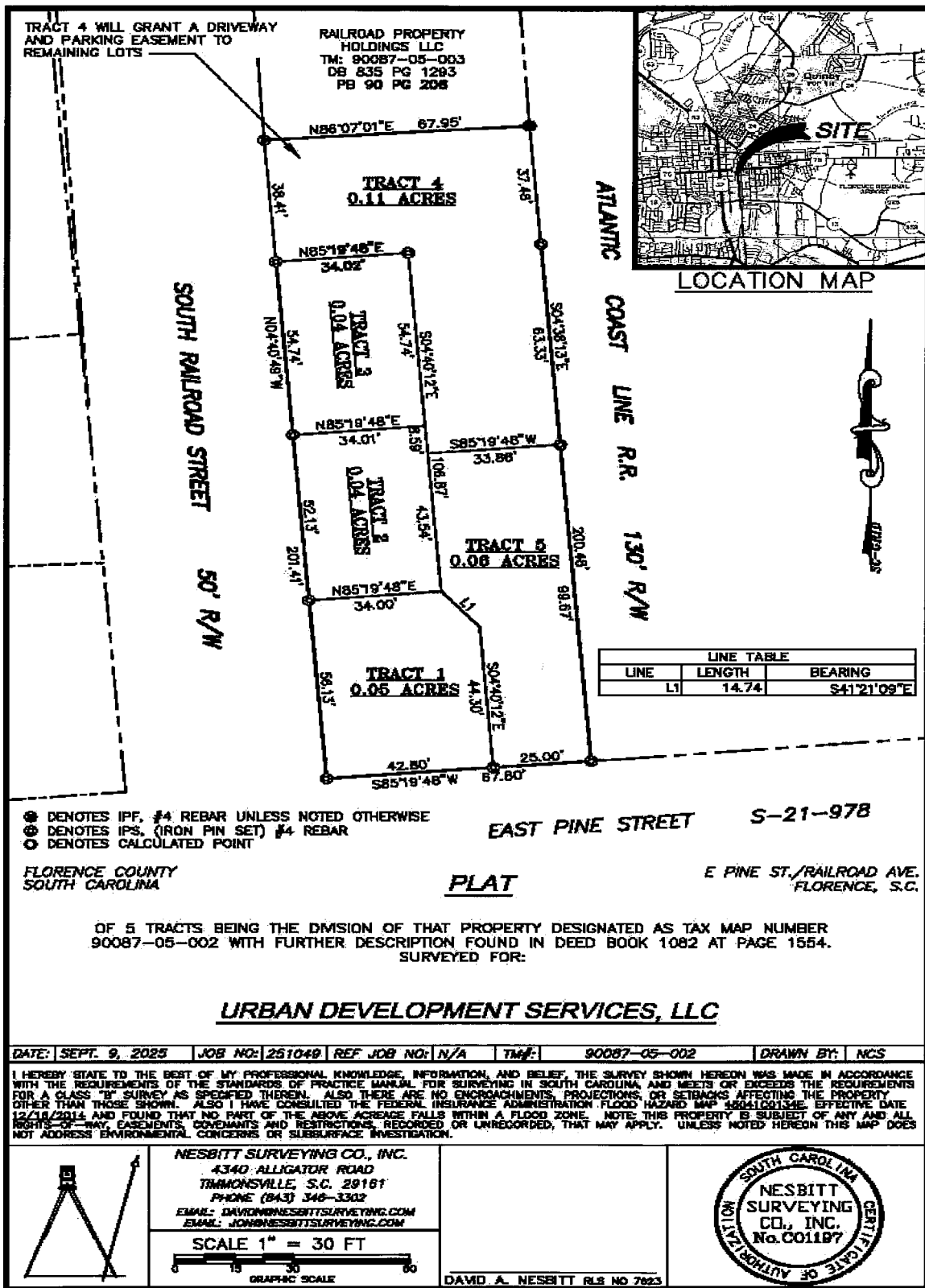




Attachment D: Future Land Use Map

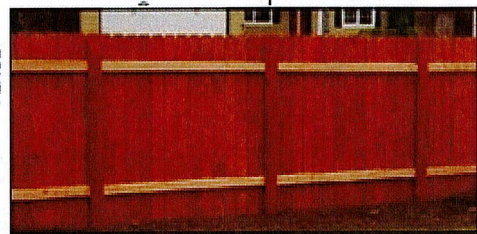
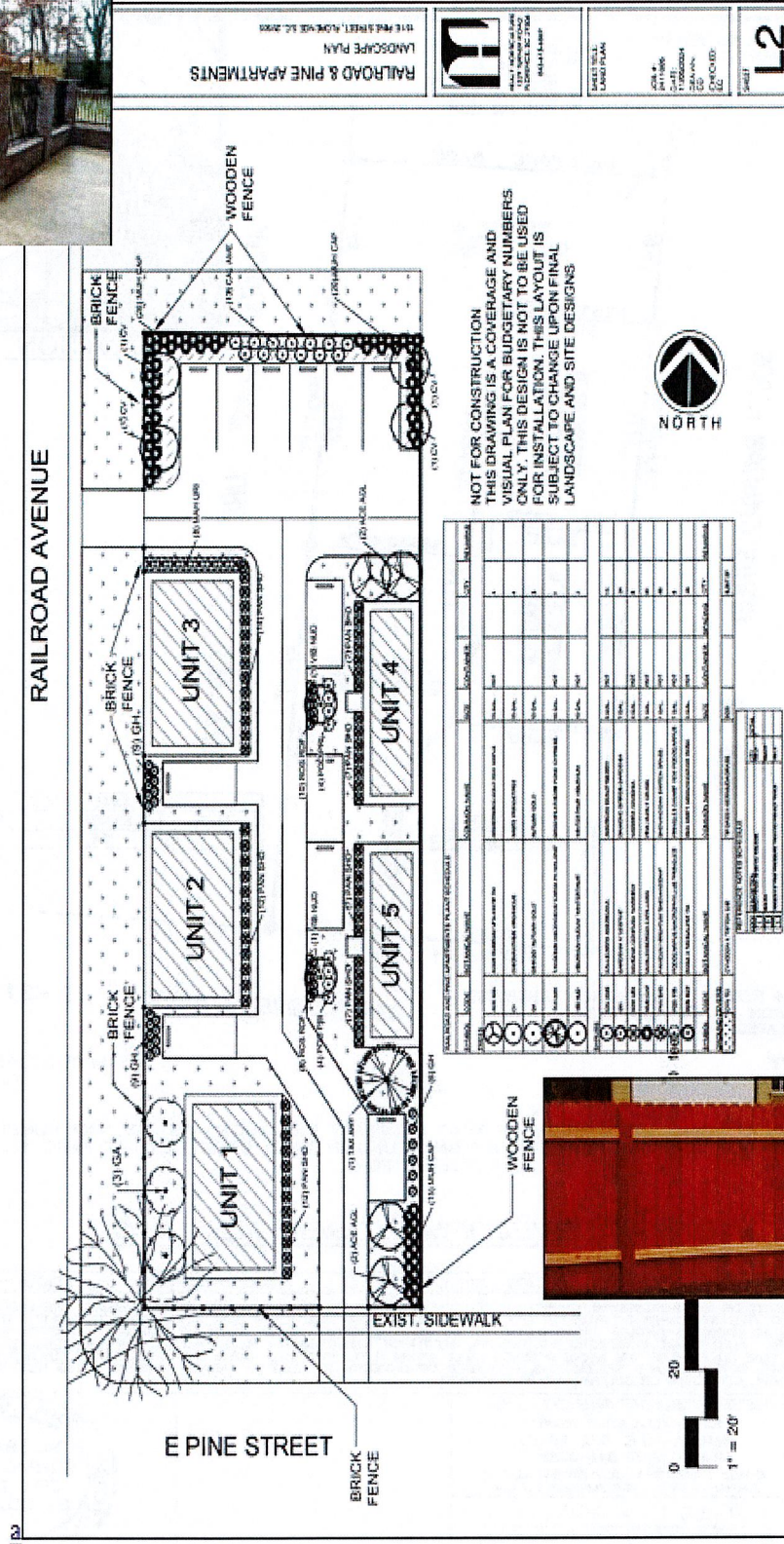


Attachment E: Sketch Plan





# Attachment F: DRB Approved Landscaping & Fencing Plan





## Pine + Rail Apartment



Exterior Wall Finishes

- Smooth Stucco
- Red Brick foundation wall

Exterior Trim Finishes

- Red Brick
- Precast Concrete
- Black or Neutral color

## Pine + Rail Apartment



Doors + Windows

- Aluminum Clad Wood
- Bronze or Black color

Railings

- Ironwork or Aluminum
- Black color

Roofing

- Asphalt Shingles, Black

