



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, DECEMBER 9, 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 November 4, 2025

IV. Approval of 2026 Calendar

January 13	April 14	July 14	October 13
February 10	May 12	August 11	November 10
March 10	June 9	September 8	December 8

V. Matter in Position for Action

PC-2025-42 Request for sketch plan review of the Cypress Pointe II subdivision, identified as Florence County Tax Map Number 90020-02-001.

VI. Adjournment Next regular meeting is scheduled for January 13, 2026.

**CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION
NOVEMBER 4, 2025 MINUTES**

MEMBERS PRESENT: Charlie Abbott, Drew Chaplin, Shelanda Deas, Charles Howard, Jerry Keith, Jr., Bryant Moses, and Michael Valrie

MEMBERS ABSENT: Mark Lawhon 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 6:00 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 October 14, 2025 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Ms. Deas seconded, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2025-39 Request to rezone two lots located on Clark Branch Road from Neighborhood Conservation-6.1 to Neighborhood Conservation-6.3, identified as Florence County Tax Map Numbers 00098-01-002 and 00098-01-491.

Chairman Chaplin read the introduction to PC-2025-39, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

Chairman Chaplin asked how many of the original lots are affected. She said that this request affects six of the lots; the other six already contain single family houses as originally proposed when the project was annexed and zoned NC-6.1. The Commissioners discussed the locations of the driveways of the neighboring houses, the schools, and the church. There being no further questions for staff, Chairman Chaplin opened the public hearing.

Ms. Michele Moore of 451 Gloria Court said she bought her house in 2022 and was told that there would be only single family houses along Clark Branch Road. She is concerned about the drainage problem they have on their street and how adding more than six houses behind their street would affect flooding of her yard. She said that there is already a lot of through traffic in the area. She asked why the developer's investment was more important than the investments of those who purchased their houses because of the single family character of the neighborhood. The six existing new houses do match the character of the neighborhood. She doesn't see any advantage to the people already there to approve the rezoning and feels their interests should be considered as well as those of the developer.

Mr. David Poston of 415 Gloria Court spoke about drainage as a major problem for the area; they don't have a retention pond and already flood when there's rain. He's also concerned about the lack of privacy from people looking into their back yards. Mr. Keith asked him if residents used the vacant land for anything now; Mr. Poston said no, but that the lots flood now with nothing built on them. He said he was fine with the original plan of single family detached houses.

Ms. Susan Spring of 423 Gloria Court said that she built her house based on the character of the neighborhood. She said that with two schools back there, the traffic is very bad.

Mr. Chris Langmo, the owner of the six houses on Clark Branch Road, 463 Gloria Court, and the applicant requesting the rezoning, spoke in favor of the request. He said he was very familiar with the drainage issues because his great aunt lives at 463 Gloria Court. He said there is a retention pond shown on the sketch plan for the townhouses. He pointed out that the kids can walk from the townhouses; they are putting a sidewalk all the way down Clark Branch Road, so they won't add much traffic. He chose the townhouse design he did because it matches the character of the neighborhood. He is the owner and the property manager as well.

Mr. Howard asked him why he wanted to change the zoning at this point when the development is half done. Mr. Langmo said that he purchased the lots in 2023 when they were already zoned for single family lots. He said he manages Twelve Oaks for Teddy Dowling, and he's seen a huge demand for luxury townhouses. Mr. Howard asked him to consider from the existing owners' standpoint; Mr. Langmo said that it's different for Gloria Court since this is not in their actual neighborhood.

Mr. Moses asked him if he knew the zoning when he bought it; Mr. Langmo said yes. He said he didn't mean to buy it as one district only to change it, but that the main reason for the change is that he sees the need for the townhouses.

Mr. Robert Thomas of Greystone Properties spoke on behalf of the rezoning. He said that the market doesn't support the \$2500 rents that Mr. Langmo needs to make the numbers work on single family houses. He said that Florence needs nice townhouses. He said it costs close to \$300,000 to build a nice house there.

Chairman Chaplin closed the public hearing and called for discussion or a motion. Mr. Moses moved to deny the request to rezone as submitted; Mr. Howard seconded. He explained that the bar he uses for a rezoning puts the burden on the developer. He said that there is a need for that kind of housing, but the existing residents bought with the expectation that the neighborhood would not be rezoned. We can't add needed affordable housing at the expense of existing residents. Mr. Keith said he agrees with Mr. Howard. He discussed the need for housing in Florence, and the traffic at the two schools being very heavy already. He said the residents didn't ask to get in this situation. He told Mr. Langmo that his desire is noble.

Mr. Abbott asked when the schools were built, Mr. Dudley said 2012, prior to the development of Gloria Court. Chairman Chaplin said that they don't usually get involved with drainage problems. He said the City looks at drainage when it reviews proposals. He said he didn't realize Mr. Langmo owns the original six houses, but those renters probably also expect single family houses on the other end of the street.

The motion to deny the rezoning passed unanimously (7-0).

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.

Because this request was dependent upon the successful rezoning of the lots from NC-6.1 to NC-6.3, which was not approved, the applicant requested to withdraw his request for sketch plan review of townhouses on these lots.

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

Chairman Chaplin read the introduction to PC-2025-41, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Chairman Chaplin confirmed that the plans met the requirements; Mr. Johnston said yes. Mr. Moses expressed his concerns about the units being so close to the railroad tracks. Mr. Johnston said that all access was from East Pine Street and Railroad Avenue.

There being no other questions for staff and no public hearing, Chairman Chaplin called for discussion or a motion. Mr. Howard moved to approve the request as submitted; Mr. Keith seconded, and the motion passed 6-1, with Mr. Moses voting no due to his concerns about safety next to the railroad tracks.

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 6:47 p.m. The next regular meeting is scheduled for December 9, 2025.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
DECEMBER 9, 2025**

AGENDA ITEM: PC-2025-42 Request for sketch plan review of the Cypress Pointe II subdivision, identified as Florence County Tax Map Number 90020-02-001.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Cypress Pointe II	90020-02-001

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for approval. A previous Sketch Plan was scheduled to be brought before the Planning Commission on April 14, 2020, but was delayed until the developer determined, through court order, access through previously developed portions of the subdivision was legally ensured.

III. GENERAL BACKGROUND DATA:

Current Zoning: Neighborhood Conservation - 6.3 (NC-6.3)
Current Use: Vacant, Partially Wooded Lot
Proposed Use: Single Family Attached Townhomes

IV. SURROUNDING LAND USE AND ZONING:

North: Florence Country Club Subdivision; Single-Family Detached Homes – Unzoned (County)
East: Good Shepherd Presbyterian Church; Church – Campus (CA)
South: Good Shepherd Presbyterian Church; Church – Campus (CA)
West: Cypress Pointe Subdivision; Single-Family Attached Homes – Neighborhood Conservation-6.3 (NC-6.3)

V. POINTS TO CONSIDER:

- (1) The proposed subdivision will be a townhome development with an auto-urban character. For townhome development, the City of Florence *Unified Development Ordinance* requires that “all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Department.”

- (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 3.8 acres with 3.2 acres to be developed for this project. Phase II Tract B, the land between Cypress Pointe Subdivision and the Florence Country Club Subdivision, will not be developed at this time.
- (4) Cypress Pointe II Townhomes will consist of seven separate buildings with 40 two-bedroom units and 4 three-bedroom units for a total of 44 townhome units proposed.
- (5) The parcel is 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, prescribed setbacks, and the overall development area (inclusive of the individual unit lots and common area) providing the minimum 2400 square feet per unit.
- (7) The townhome development will be afforded public access by way of an Access Easement through the Cypress Pointe HOA owned and maintained Cypress Pointe Drive and a proposed privately owned and maintained parking lot. The parking lot is required to be constructed to City specifications.
- (8) Landscaping/Buffering will be reviewed by staff at Development Plan.
- (9) 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.
- (10) All infrastructure including utilities within the townhome development are to be owned in-common and will not be maintained by the City excepting the existing City sewer line denoted as such on the north side of the area to be developed.
- (11) The Sketch Plan is in compliance with applicable *Unified Development Ordinance* requirements.
- (12) 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:

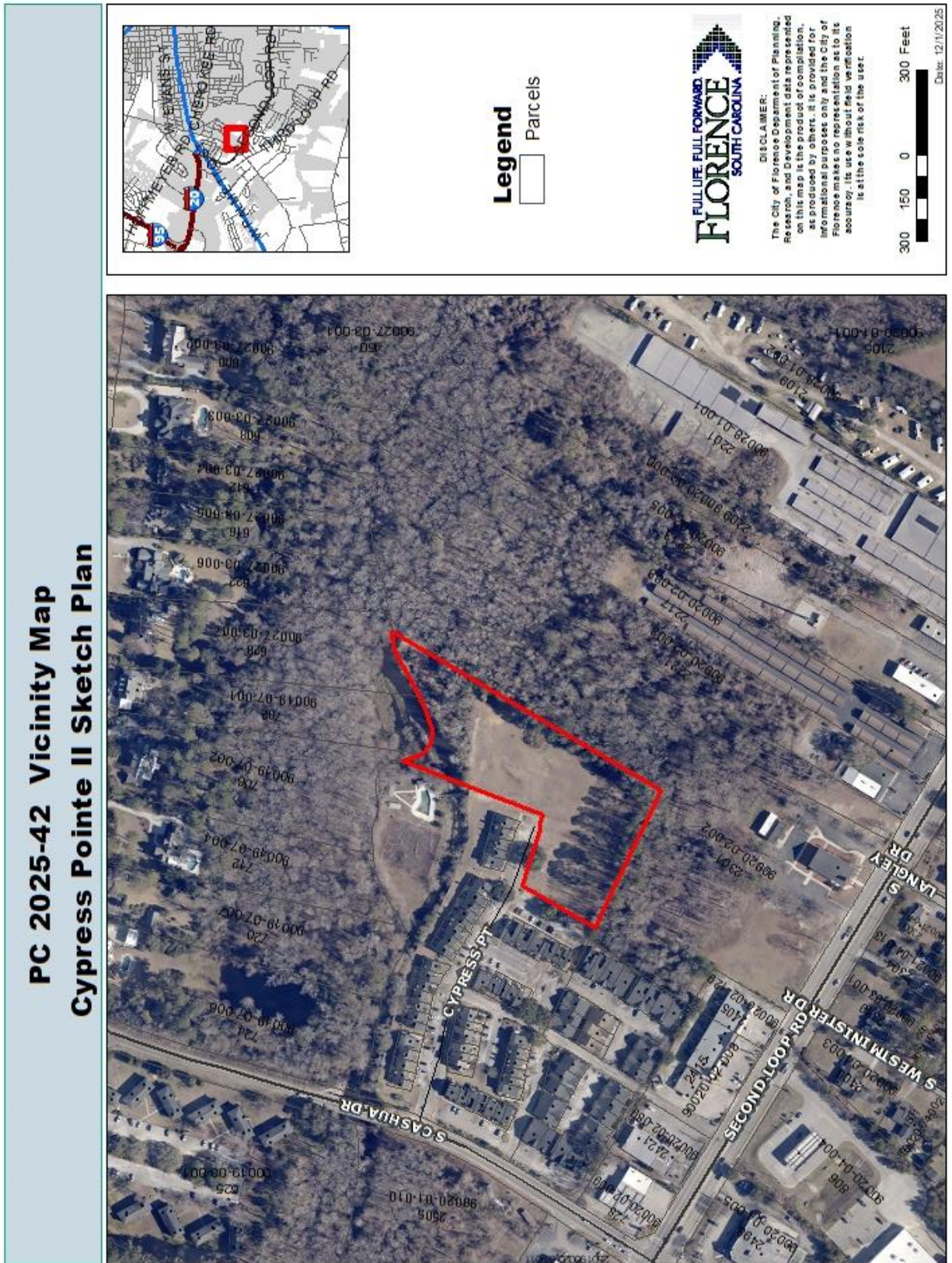
Planning Commission may:

- (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:

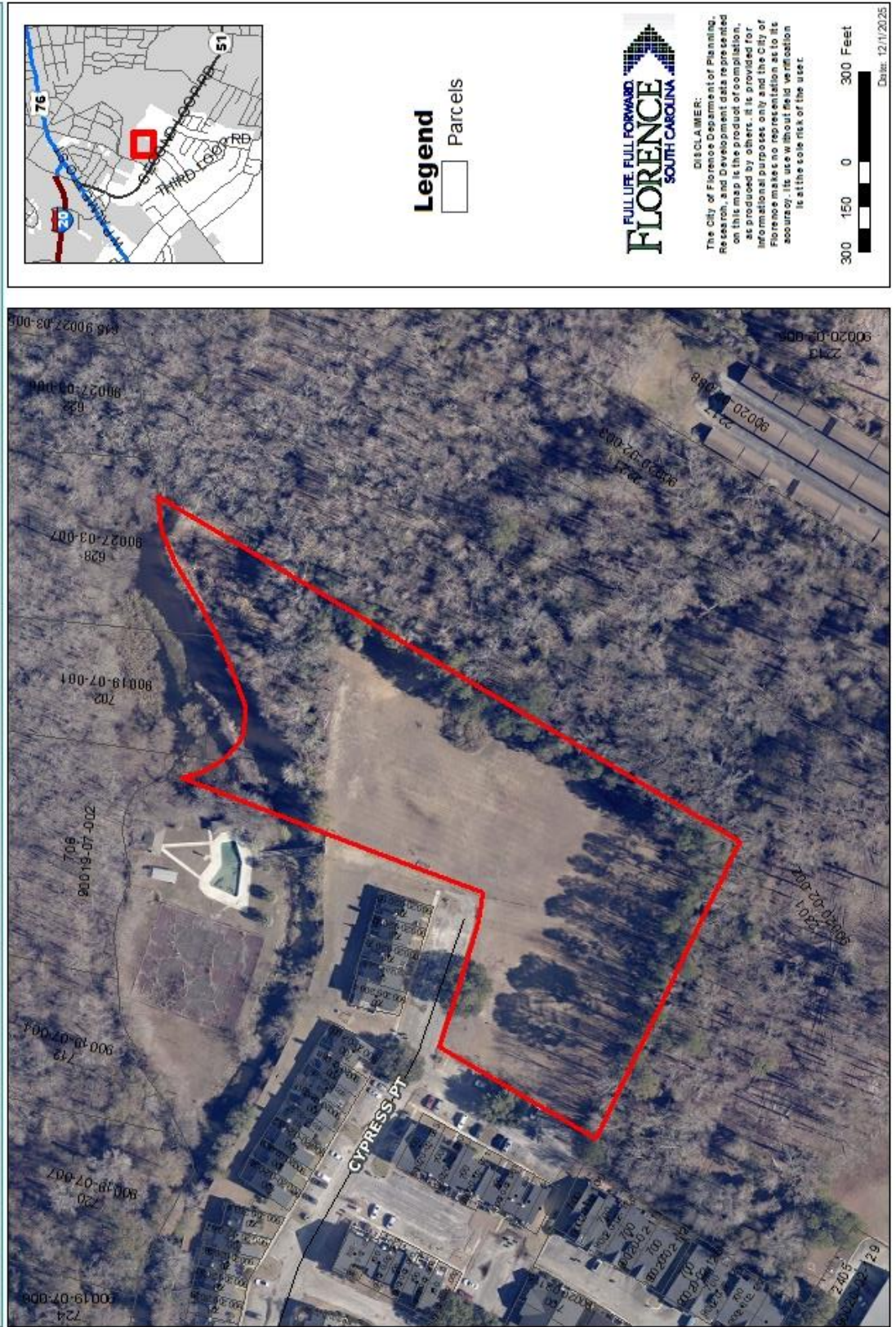
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Proposed Sketch Plan

Attachment A: Vicinity Map

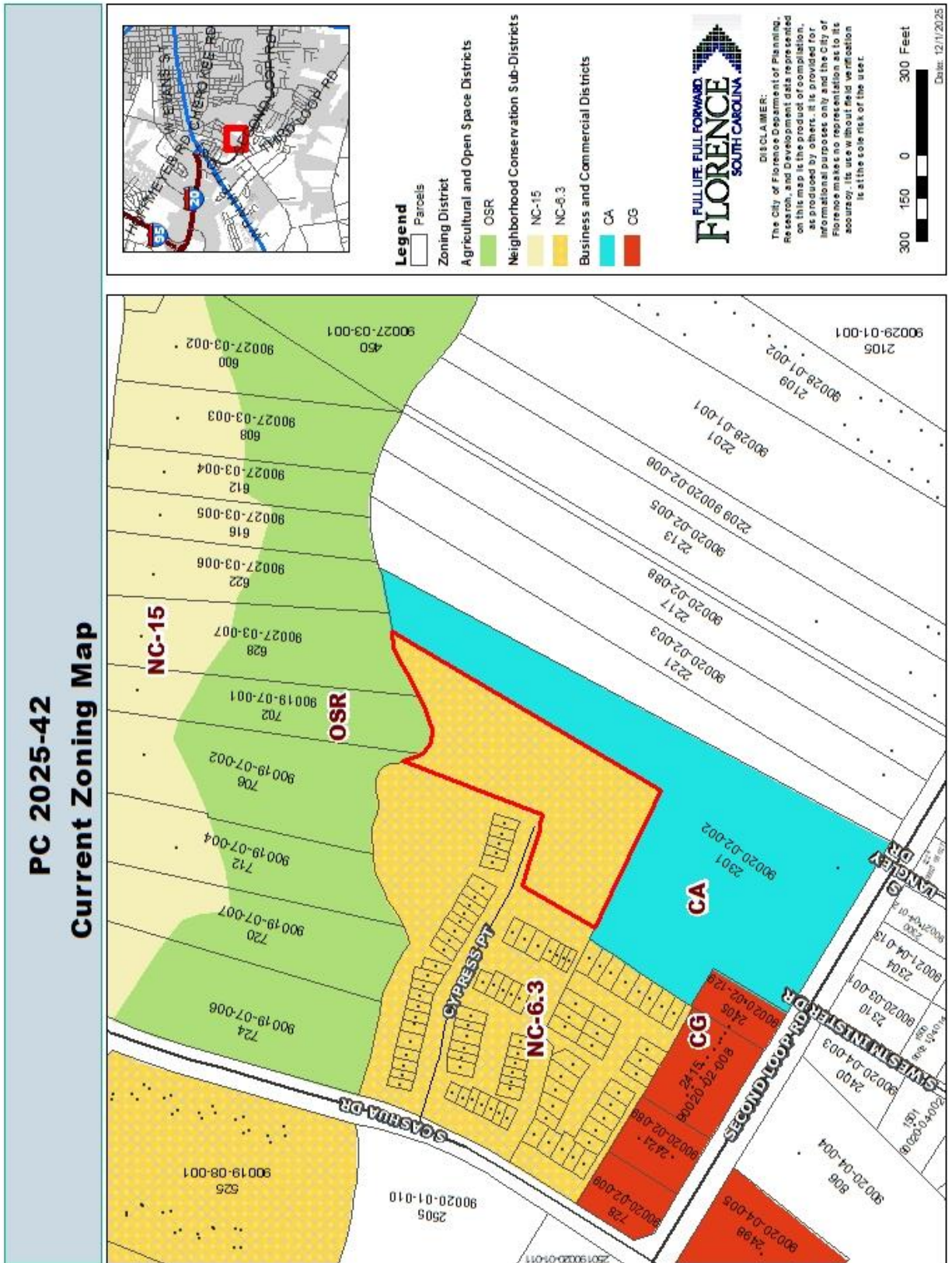


Attachment B: Location Map

PC 2025-42 Location Map
Cypress Pointe II Sketch Plan



Attachment C: Zoning Map



PC 2025-42
Future Land Use

Legend

- Parcels
- Future Land Use 2010
- Future Land Use
- Auto-Urban Commercial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Transition

Scale: 0 to 300 Feet

Disclaimer: The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced 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.

Map Labels: S. GASTON ST., S. WILKINSON ST., S. WILKINSON BLVD., S. WILKINSON RD., S. WILKINSON DR., S. WILKINSON CV., S. WILKINSON CT., S. WILKINSON LN., S. WILKINSON PL., S. WILKINSON TER., S. WILKINSON WAY.

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