

**CITY OF FLORENCE, SOUTH CAROLINA  
PLANNING COMMISSION  
FEBRUARY 9, 2021 AT 6:00 PM VIA ZOOM**

**AGENDA**

**I. Call to Order**

**II. Invocation**

**III. Approval of Minutes**

Regular meeting on January 12, 2021.

**IV. Public Hearing and Matter in Position for Action**

PC-2021-02 Request to zone NC-6.1, pending annexation, the parcel located at 1541 Palomar Parkway, specifically identified as Florence County Tax Map Number 90113-01-067.

**V. Public Hearing and Matter in Position for Action**

PC-2021-03 Request to rezone from NC-6.1 to CG three parcels located at 900 Oakland Avenue and 607 Maxwell Street, specifically identified as Florence County Tax Map Numbers 90114-13-001, 90114-13-002, and 90114-13-013.

**VI. Public Hearing and Matter in Position for Action**

PC-2021-04 Request to rezone from CR to CG the parcel located at 607 Second Loop Road, specifically identified as Florence County Tax Map Number 90079-03-008.

**VII. Adjournment**

Next meeting is scheduled for March 9, 2021.

**CITY OF FLORENCE PLANNING COMMISSION MINUTES  
VIA ZOOM REMOTE MEETING  
TUESDAY, JANUARY 12, 2021 AT 6:00 PM**

**MEMBERS PRESENT:** Drew Chaplin and Derrick Owens (in person); Thurmond Becote, Betty Gregg, Dorothy Hines, Robby Hill, Charles Howard, and Bryant Moses (via Zoom).

**STAFF PRESENT:** Alfred Cassidy, Jerry Dudley, Derek Johnston, and Alane Zlotnicki. Also Danny Young, IT operator.

**CALL TO ORDER:** Chairman Drew Chaplin called the January 12, 2021 regular meeting to order at 6:10 p.m. and thanked everyone in attendance via Zoom. He thanked Mr. Moses for acting as chair at the December meeting, and said that he likes the idea of having Mr. Becote open the meeting with prayer, and that he will introduce a motion to do so from now on later in the meeting.

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the December 8, 2020 meeting minutes. There being none, Mr. Howard made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (8-0).

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

**PC-2021-01 Request to amend Section 6-19.3.2 of the *Unified Development Ordinance* regarding setbacks in the CG district.**

Chairman Chaplin read the introduction to PC 2021-01 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. She explained that the purpose of the amendment is to provide another option for developers of smaller commercial lots in a way that preserves the character of a given street, similar to the setback averaging available for residential lots. Chairman Chaplin stated he was having difficulty speaking for or against the request and asked Mr. Owens to give his opinion of the request. Mr. Owens commented that it seemed like a reasonable solution to the problem of lots not being able to meet the new setback requirements. He further added that the solution would eliminate, in many cases, the requirement for a variance saving a developer 30-45 days in the process.

Mr. Dudley stated that the request gives staff another option to use in approving a potential development that because of lot size cannot meet setback requirements, but otherwise conforms to the neighborhood's character. He stated conversely that if the development does not conform to the character of the area, then a variance would be required. Mr. Howard expressed his support of the measure stating it was why the Planning Commission exists, "to maintain community standards while fostering development".

There being no other questions for staff, Chairman Chaplin opened the public hearing and asked if there was anyone present to speak for or against the request. There being no one, he closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Mr. Owens seconded, and the motion passed unanimously (8-0).

**OTHER BUSINESS:** Chairman Chaplin reiterated that he likes the idea of opening the Planning Commission meetings with prayer, similar to City Council's habit. He made a motion to add prayer as Item II on agendas going forward, with Mr. Becote and Mr. Moses in charge of praying. Mr. Owens seconded the motion, and it passed unanimously (8-0).

Ms. Hines asked staff if Ms. Edwards was still a member of the Board, to which Mr. Dudley informed the board members that she had tendered her resignation.

**ADJOURNMENT:** There being no other business, Chairman Chaplin thanked the Commissioners and asked for a motion to adjourn. Mr. Moses moved to adjourn, Ms. Hines seconded. The motion passed unanimously, and the meeting was adjourned at 6:25 p.m. The next meeting is scheduled for February 9, 2021.

Respectfully submitted,

*Alane Zlotnicki, AICP, Senior Planner;*

*Austin Cherry, Office Assistant III*

**CITY OF FLORENCE PLANNING COMMISSION MEETING**

**DATE:** February 9, 2021

**AGENDA ITEM:** PC-2021-02 Request to zone NC-6.1, pending annexation, the parcel located at 1541 Palomar Parkway and specifically identified as Florence County Tax Map Number 90113-01-067.

**I. IDENTIFYING DATA:**

<b>Owner</b>	<b>Tax Map Number</b>
<b>Rosa May Eleby</b>	<b>90113-01-067</b>

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

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

**III. GENERAL BACKGROUND DATA:**

**Current Zoning:** unzoned (County)  
**Proposed Zoning:** Neighborhood Conservation-6.1 (NC-6.1)  
**Current Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**IV. POINTS TO CONSIDER:**

- (1) The property is currently in the County and is unzoned.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.1 District. The primary use permitted under the proposed zoning is single-family residential characterized by small sized lots.
- (3) The lot meets the dimensional requirements of the NC-6.1 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-6.1 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. Lots in the County are unzoned.
- (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 currently available.
- (8) City staff recommends the parcel be zoned Neighborhood Conservation-6.1 as requested, contingent upon annexation into the City of Florence. This recommendation is based on the adjacent zoning and character of the existing neighborhood.

**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





