

**CITY OF FLORENCE PLANNING COMMISSION MINUTES  
VIA ZOOM REMOTE MEETING  
TUESDAY, FEBRUARY 9, 2021 AT 6:00 PM**

**MEMBERS PRESENT:** Drew Chaplin (in person); Thurmond Becote, Betty Gregg, Dorothy Hines, Charles Howard, and Bryant Moses (via Zoom). New member Vanessa Murray was also observing via Zoom but not participating.

**MEMBERS ABSENT:** Robby Hill and Derrick Owens

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

**CALL TO ORDER:** Chairman Drew Chaplin called the February 9, 2021 regular meeting to order at 6:03 p.m. and thanked everyone in attendance via Zoom.

**INVOCATION:** Thurmond Becote provided the invocation.

**APPROVAL OF MINUTES:** Chairman Chaplin asked Commissioners if any changes needed to be made to the January 12, 2021 meeting minutes. There being none, Mr. Moses made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (6-0).

**PUBLIC HEARINGS AND MATTERS 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.**

Chairman Chaplin read the introduction to PC 2021-02 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no 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; Ms. Hines seconded, and the motion passed unanimously (6-0).

**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.**

Chairman Chaplin read the introduction to PC 2021-03 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Howard asked Staff if all three of the lots were under review and if so, how would they combine the lots with an existing alley easement in place.

Mr. Johnston stated the applicant would need to submit a summary plat showing the combination of the three parcels and that the owner of the easement would need to give consent in order to abandon the easement, then all abutting property owners would need to be in agreement in order to distribute the land in the easement.

Mr. Howard asked staff what the square footage was of the lots, Mr. Johnston stated it was 100' x 205'.

Mr. Becote asked if a gas station or a liquor store would be allowed uses under the requested CR designation. Staff stated that under a Commercial Reuse designation, a liquor store and gas station would be prohibited uses.

Mr. Becote stated his main concern would be a liquor store and its detrimental effect on the surrounding neighborhoods.

Mr. Moses expressed concern that the store would be selling beer and wine in the vicinity of a park where children frequent. He believes this may pose a problem.

Chairman Chaplin reminded board members that the business is currently operational and has been grandfathered in as an existing non-conforming use. The applicant is only asking for a rezoning in order to demolish and rebuild the business. He further added that the previous zoning of the three parcels was B3 which carried the same uses and restrictions as the current Commercial Reuse zoning designation.

Ms. Hines asked if the applicant is asking for a change to the zoning designation (CG) proposed by City Staff. She also asked if the applicant is seeking to sell beer and wine.

Mr. Johnston stated the applicant does not want to zone the parcels Commercial General and is looking to rezone from Neighborhood Conservation to Commercial Re-Use. He stated the applicant is currently selling beer and wine and would like to continue to do so in the future.

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.

Ms. Danielle Davis, a neighbor of the parcels, called in to voice her opposition to the request. She asked for clarification of the request and assurances that the location would not be converted into a club, bar, or liquor store in the future. She expressed concern that such uses may appear in the future.

The Chairman informed Ms. Davis that a liquor store, gas station or a night club would never be allowed in a Commercial Reuse zoning district. Mr. Dudley stated a private club was not out of the realm of possibilities, but such an establishment is heavily regulated by the South Carolina Law Enforcement Division (SLED).

Ms. Davis asked how the community could learn about this use and be reassured that it will be used as solely a store, and not as a liquor store. Mr. Dudley stated the Planning Department could inform churches, community leaders, and distribute information in other ways.

The applicant's son-in-law called in to express his support for the project. He stated his father in law is looking to give back to the community by demolishing an eyesore and replacing it with a modern convenience store. He stated it will definitely not be a liquor store.

There being no one further to voice support or opposition, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Hines seconded, and the motion passed (4-2) with Ms. Gregg and Mr. Moses voting no.

**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.**

Chairman Chaplin read the introduction to PC 2021-04 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no 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. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (6-0).

**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 6:47 p.m. The next meeting is scheduled for March 9, 2021.

Respectfully submitted,

*Alane Zlotnicki, AICP, Senior Planner*  
*Austin Cherry, Office Assistant III*