

**CITY OF FLORENCE PLANNING COMMISSION MINUTES  
VIA ZOOM REMOTE MEETING  
TUESDAY, APRIL 13, 2021 AT 6:00 PM**

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

**MEMBERS ABSENT:** Drew Chaplin and Robby Hill.

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

**APPLICANTS PRESENT:** Gary Finklea, Kendall Hiller, Cynthia Leggette Guile (via Zoom); Bob Weaver (in person).

**CALL TO ORDER:** Chairman Derrick Owens called the April 13, 2021 regular meeting to order at 6:01 p.m. and thanked everyone in attendance via Zoom.

**APPROVAL OF MINUTES AND INVOCATION:**

Chairman Owens asked Commissioners if any changes needed to be made to the March 9, 2021 meeting minutes. There being none, Ms. Hines made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (7-0).

Chairman Owens asked Mr. Becote to provide the invocation, which he did.

**MATTERS IN POSITION FOR ACTION:**

**PC-2021-08 Request to zone NC-15, pending annexation, the parcel located at 2499 Rainford Road, specifically identified as Florence County Tax Map Number 01221-01-158.**

Chairman Owens read the introduction to PC 2021-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no one to speak for or against the request, and no questions for staff, Chairman Owens called for a motion. Mr. Moses moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

**PC-2021-09 Request to zone OSR, pending annexation, the north side of Lake Oakdale and the dam, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.**

Chairman Owens read the introduction to PC 2021-09 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Moses asked if annexing the dam would cause any potential problems for the city in the future. Ms. Zlotnicki stated it will be owned by the Lake Oakdale Homeowners Association and the city would have no maintenance responsibilities.

Chairman Owens called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

**PC-2021-10 Request to name the City of Florence Municipal Courtroom located at 324 West Evans Street in recognition of The Honorable Taft Guile, Jr.**

Chairman Owens read the introduction to PC 2021-10 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Owens and Mr. Gary Finklea both testified to the tremendous character of Judge Guile. They stated the entire County of Florence is a better place because of the life and service of Judge Guile. Mr. Dudley informed the family watching on Zoom that City Council would convene on the second Monday in May in order to officially name the courtroom after The Honorable Taft Guile, Jr.

Chairman Owens called for a motion. Ms. Murray moved that the request be approved as submitted; Mr. Becote seconded, and the motion passed unanimously (7-0).

**PC-2021-11 Request to amend the Planned Development agreement for The Grove at Ebenezer residential development.**

Chairman Owens read the introduction to PC 2021-11 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Dudley asked the Commissioners to limit the requested amendment to only the current Phase III and future phases.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved for Phase III and any future phases at the Grove; Ms. Hines seconded, and the motion passed unanimously (7-0).

**PC-2021-12 Request for sketch plan review of The Grove Phase III subdivision located on Grove Boulevard and specifically identified as a portion of Florence County Tax Map Number 00075-01-221.**

Chairman Owens read the introduction to PC 2021-12 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Mr. Dudley stated the Fire Marshall is satisfied with the temporary turn around and road length, and that the character would be preserved. Mr. Owens stated character is subjective and that in this case the code gives the Commissioners the ability to augment the length of the street.

Ms. Hines stated in the previous meeting of the Planning Commission in March, the Board expressed concern with the number of variance requests appearing before it. She believed the variance requests are becoming the norm as apposed to something only sought infrequently. Mr. Dudley stated the code is ideal for most development situations, but that cases should be looked at on an individual basis. Mr. Dudley added that staff can compile a list of past variance requests.

Chairman Owens stated that the variance request mechanism is an intrinsic part of the code of ordinances.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (7-0).

**PC-2021-13 Request for sketch plan review of Middleton Pointe subdivision located off Damon Drive.**

Chairman Owens read the introduction to PC 2021-13 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Ms. Murray asked if this was the same type of request as the previous case. Mr. Dudley stated this sketch plan had been approved previously but that because of more than two years of inactivity the Planning Commission needs to reapprove the sketch plan.

Chairman Owens called for a motion. Mr. Howard moved that the request be approved as submitted; Mr. Moses seconded, and the motion passed unanimously (7-0).

**ADJOURNMENT:** There being no other business, Chairman Owens asked for a motion to adjourn. Mr. Moses so moved and Mr. Becote seconded the motion to adjourn. It passed unanimously and the meeting was adjourned at 6:42 p.m. The next meeting is scheduled for May 11, 2021.

Respectfully submitted,

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