

**CITY OF FLORENCE PLANNING COMMISSION MINUTES  
VIA ZOOM REMOTE MEETING  
TUESDAY, MAY 11, 2021 AT 6:00 PM**

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

**MEMBERS ABSENT:** Drew Chaplin and Charles Howard.

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

**APPLICANTS PRESENT:** Jesse Wiles, Deborah Jensen, Eunung Chang, Elizabeth Barr (via Zoom).

**CALL TO ORDER:** Acting Chairman Derrick Owens called the May 11, 2021 regular meeting to order at 6:25 p.m. following some technical difficulties.

\*\*\* Due to technical difficulties, the meeting was not recorded. Minutes are based on notes taken during the meeting by staff members. \*\*\*

**APPROVAL OF MINUTES AND INVOCATION:**

Chairman Owens asked Commissioners if any changes needed to be made to the April 13, 2021 meeting minutes. There being none, Mr. Hill made a motion to approve the minutes and Mr. Becote seconded the motion. The motion passed unanimously (7-0).

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

**MATTERS IN POSITION FOR ACTION:**

**PC-2021-14 Request to zone NC-15, pending annexation, the parcel located at 2495 Hoffmeyer Road, specifically identified as Florence County Tax Map Number 01221-01-109.**

Chairman Owens read the introduction to PC 2021-14 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. Hill moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (7-0).

**PC-2021-15 Request to zone RG, pending annexation, the parcel located at 3802 Lake Oakdale Drive, specifically identified as Florence County Tax Map Number 00751-01-307.**

Chairman Owens read the introduction to PC 2021-15 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. Hill moved that the request be approved as submitted; Mr. Moses seconded, and the motion passed unanimously (7-0).

**PC-2021-16 Request to rezone from NC-6.2 to CBD four parcels located at 113 & 115 East Pine Street and 319 & 321 Railroad Avenue, specifically identified as Florence County Tax Map Numbers 90087-06-001, 90087-06-002, 90087-06-005, and 90087-06-006.**

Chairman Owens read the introduction to PC 2021-16 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission. She explained that the City owns these lots and the design of the townhouses will be going to the Design Review Board on May 12, 2021.

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

**PC-2021-17 Request to zone NC-15, pending annexation, the parcels located at 2504 Abbey Way, 2513 Abbey Way, 2485 Parsons Gate, and 2502 Parsons Gate, specifically identified as Florence County Tax Map Numbers 01221-01-254, 01221-01-261, 01221-01-305, and 01221-01-283.**

Chairman Owens read the introduction to PC 2021-17 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. A commissioner clarified that all 4 lots are in the same neighborhood.

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

**PC-2021-18 Request to zone RG, pending annexation, the parcel located at 3136 Pisgah Road, specifically identified at Florence County Tax Map Number 00097-01-029.**

Chairman Owens read the introduction to PC 2021-18 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He indicated that the applicant would be interested in tapping into City water and sewer once it was available through the incoming development next door at the Point at Pisgah.

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

**OTHER BUSINESS:**

Mr. Dudley explained the need to develop additional conditions within the Commercial Reuse zoning district in light of the rezoning request for 900 Oakland Avenue. He will be sending out information to the Commissioners and asked them to send in their own suggestions or questions over the following week.

**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 7:05 p.m. The next meeting is scheduled for June 8, 2021.

Respectfully submitted,

*Alane Zlotnicki, AICP; Senior Planner*