

**CITY OF FLORENCE PLANNING COMMISSION MINUTES  
VIA ZOOM REMOTE MEETING  
TUESDAY, JUNE 8, 2021 AT 6:00 PM**

- MEMBERS PRESENT:** Drew Chaplin, Charles Howard and Robby Hill (in person); Betty Gregg, Dorothy Hines, and Bryant Moses (via Zoom).
- MEMBERS ABSENT:** Thurmond Becote, Derrick Owens, and Vanessa Murray.
- STAFF PRESENT:** Jerry Dudley, Derek Johnston, and Alane Zlotnicki.
- APPLICANTS PRESENT:** Gary Finklea (via Zoom).
- CALL TO ORDER:** Chairman Drew Chaplin called the June 8, 2021 regular meeting to order at 6:02 p.m.

**APPROVAL OF MINUTES AND INVOCATION:**

Chairman Chaplin called the meeting to order at 6:02 p.m. and asked Mr. Moses to provide the invocation, which he did.

Chairman Chaplin asked Commissioners if any changes needed to be made to the May 11, 2021 meeting minutes. There being none, Mr. Howard made a motion to approve the minutes and Mr. Hill seconded the motion. The motion passed unanimously (6-0).

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

**PC-2021-19 Request to zone CA, pending annexation, the parcel located at 2924 West Palmetto Street, specifically identified as Florence County Tax Map Number 00100-01-030.**

Chairman Chaplin read the introduction to PC 2021-19 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 Chaplin called for a motion. Ms. Hines moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (6-0).

**PC-2021-20 Request to zone RG-2, pending annexation, a section of the Palms Golf Course, specifically identified as a portion of Florence County Tax Map Number 00751-01-049.**

Chairman Chaplin read the introduction to PC 2021-20 and asked staff for their report. Mrs. Zlotnicki reported that the applicant has asked to defer this request.

Chairman Chaplin agreed to defer the request.

**PC-2021-21 Request for sketch plan review of Phase I of Northgate Subdivision, specifically identified as a portion of Florence County Tax Map Number 00175-01-224.**

Chairman Chaplin read the introduction to PC 2021-21 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

There being no one else to speak for or against the request, and no questions for staff, Chairman Chaplin called for a motion. Mr. Moses moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (6-0).

**PC-2021-22 Request to amend the Unified Development Ordinance regarding conditional use requirements within the Commercial Reuse zoning district.**

Chairman Chaplin read the introduction to PC 2021-22. He explained that City Council asked that the Planning Commission explore the option of expanding the conditions for the CR district in light of the request for rezoning on Oakland Avenue. He asked Mr. Dudley to introduce the amendment proposal. Mr. Dudley explained that the rezoning request was tabled to allow the Commission to explore the intent of the CR zoning district in neighborhoods. Staff looked at other municipalities. It is open to suggestions and concerns of the public and the Commission. Mr. Johnston explained the amendments as a starting point for discussion, with the goal of meeting the needs of the applicant without inflicting unintended consequences on either the neighborhood or the applicant. He outlined the amendment as provided to the Planning Commission. Mr. Dudley clarified that the Commission can include specific requirements such as distance from a church or park.

Chairman Chaplin reiterated their desire to control alcohol sales in neighborhoods. Mr. Dudley clarified that private clubs ~~are not supposed to have alcohol~~ are not principally involved in alcohol sales, that the intent is for something like a Boys or Girls club or Moose Lodge, but stated that sometimes they do turn into that and then are a police issue.

The current use on Oakland Avenue can continue to operate as a non-conforming use, but could not rebuild without the rezoning. City Council asked the Planning Commission to look at possible changes to the UDO related to the CR district, specifically areas like the Oakland Avenue site which are adjacent to residential and park uses. the impact of rezoning from NC to CR before approving the rezoning request.

Mr. Moses stated that his main concern with the property on Oakland Avenue is the park across the street, and his fears that a private club would be allowed to go in there. He wants to stop the sale of alcohol that close to the park. He said there are liquor stores down the street. He isn't against a store, just against the sale of alcohol or a private club. Chairman Chaplin thanked him for his input, and asked if he was against a convenience store as well. Mr. Moses said his fear was that they would apply for a liquor license in the future.

Mr. Howard reiterated that the fears about a private club are warranted, but pointed out that a convenience store is there to serve the community by selling groceries in addition to beer and wine. He said that he is worried about the restrictions on alcohol sales being applied City wide. He doesn't want the concerns over a private club to disallow convenience stores. Mr. Dudley clarified that as it stands now, a liquor store would not be permitted in that district. He repeated that private clubs are defined as organizations such as fraternal clubs but don't include clubs that carry on as a business with the principle purpose of serving alcohol (reading the definition from the UDO). Night clubs would not be permitted, but clubs like the YMCA would.

Mr. Moses asked if they could add a distance requirement from the park for certain uses. Mr. Dudley said that it was included and could be adjusted. A convenience store that serves alcohol would not necessarily be prevented. He reiterated that he wants everyone to understand that he doesn't want alcohol sales across

from the park and senior center. He wants to keep it residential across from the park and senior citizen center.

Chairman Chaplin asked how it should be written. Mr. Moses wanted a certain distance limit be included in the amendment. Mr. Dudley said that it now says 300 feet from a park for on premise consumption. He asked if Mr. Moses was requesting that distance for off premise consumption as well as on premise.

Ms. Hines said that she agreed with Mr. Moses regarding the distance requirement from the park. She doesn't think that selling alcohol in a residential area is a good idea. Ms. Gregg said she asked the City for 13 years to improve the park. She said that she'd prefer a daycare or after school club to uplift the neighborhood. She's against the convenience store.

Chairman Chaplin repeated that a liquor store can't go there now. Mr. Johnston continued to explain the amendments to the CR requirements as including a special exception permit from the BZA if alcohol sales are applied for. He outlined the new commercial standards proposed for the CR district. Chairman Chaplin clarified the size limits of the building.

Mr. Johnston went over the requirements for alcoholic beverage sales and onsite consumption, which included a 300 foot distance requirement and 30% sales and area limit. Chairman Chaplin asked Mr. Howard what the standard percent of sales and floor space typically are in a convenience store. Mr. Howard didn't have the numbers at hand.

Mr. Johnston went over the other proposed requirements for a convenience store and a grocery store in the CR district as well as other permitted uses, including restaurants. He also discussed the section of the UDO regarding non-conforming uses and the amending of it regarding off-premise alcohol consumption for Major Nonconforming Uses. Mr. Dudley explained how it works now versus the addition proposed.

Mr. Johnston explained the definitions that are proposed to be added to the UDO for Convenience and Grocery Stores.

Chairman Chaplin suggested that the Commission needed to consider the information given and prepare to further discuss it next time. He stated that the Oakland Avenue case is a unique situation, and that we don't want to stifle commercial development in the CR district in the rest of the City. Mr. Howard wants to discuss it further to avoid unintended consequences. Mr. Dudley said that he agreed and wanted input from the Commission.

Mr. Moses repeated that he just doesn't want the convenience store in his neighborhood. Chairman Chaplin said he agrees, but pointed out that more than Oakland Avenue will be affected.

Chairman Chaplin called for a motion to postpone decision on the agenda. Ms. Gregg moved that the request to defer be approved; Mr. Howard seconded, and the motion to defer passed unanimously (6-0).

**ADJOURNMENT:** There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses so moved and Ms. Hines seconded the motion to adjourn. It passed unanimously and the meeting was adjourned at 7:05 p.m. The next meeting is scheduled for July 13, 2021.

Respectfully submitted,

*Alane Zlotnicki, AICP; Senior Planner*