

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

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

**MEMBERS ABSENT:** Thurmond Becote and Derrick Owens.

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

**APPLICANTS PRESENT:** Gary Finklea (via Zoom).

**CALL TO ORDER:** Chairman Drew Chaplin called the February 9, 2021 regular meeting to order at 6:00 p.m. and thanked everyone in attendance via Zoom.

**APPROVAL OF MINUTES:**

Chairman Chaplin asked Commissioners if any changes needed to be made to the February 9, 2021 meeting minutes. There being none, Mr. Howard made a motion to approve the minutes and Ms. Gregg seconded the motion. The motion passed unanimously (6-0).

\*\*\*Bryant Moses joined the meeting\*\*\*

**MATTERS IN POSITION FOR ACTION:**

PC-2021-05 Request for sketch plan review of the Point at Pisgah subdivision located at the intersection of West Sumter Street and Pisgah Road, specifically identified as Florence County Tax Map Number 00097-01-008.

Chairman Chaplin read the introduction to PC 2021-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked staff if they would investigate extending the 400-foot maximum requirement for cul-de-sac lengths to either 475 or 500 feet. He mentioned the Board has seen a slew of variance requests lately.

Mr. Dudley stated he will research the issue with the Fire and the Engineering Departments.

Mr. Howard asked why the right of way width was not 40 feet as opposed to the current 50-foot requirement.

Mr. Dudley explained in this case the 40-foot width was requested in order to discourage street parking in the townhome development.

Ms. Hines also expressed concerns with the amount of variance requests which have come before the Board as of late.

There being no further questions for staff, Chairman Chaplin called for a motion. Mr. Howard moved that the request be approved as submitted; Mr. Hill seconded, and the motion passed unanimously (7-0).

PC-2021-06 Request for sketch plan review of Orion Hills Phase IV subdivision located off James Turner Road, specifically identified as Florence County Tax Map Number 00126-01-409.

Chairman Chaplin read the introduction to PC 2021-06 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Mr. Dudley explained the sketch plan review needed approval again because the project had been dormant for more than two years.

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

PC-2021-07 Request to add a commercial easement to the plat for the parcel located on Jody Road and specifically identified as Florence County Tax Map Number 00123-01-154.

Chairman Chaplin read the introduction to PC 2021-07 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

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

**INVOCATION:** Since he arrived late, Mr. Bryant Moses provided the benediction to close the meeting.

**ADJOURNMENT:** There being no other business, Chairman Chaplin thanked the Commissioners and the meeting was adjourned at 6:18 p.m. The next meeting is scheduled for April 13, 2021.

Respectfully submitted,

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