



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, APRIL 14, 2026 – 6:00 P.M.
REGULAR MEETING AGENDA**

- I. Call to Order**
- II. Invocation and Pledge of Allegiance**
- III. Approval of Minutes** Regular meeting on March 10, 2026
- IV. Public Hearing and Matter in Position for Action**

PC-2026-11 Request to rezone from CG to RG-3 the parcel located on Stokes Road and identified as Florence County Tax Map Number 00121-01-065.
- V. Public Hearing and Matter in Position for Action**

PC-2026-12 Request to zone PD, pending annexation, the 0.13 acre parcel located adjacent to 1057 Grove Boulevard and identified as Florence County Tax Map Number 07515-01-301.
- VI. Public Hearing and Matter in Position for Action**

PC-2026-13 Request to zone NC-6.3, pending annexation, the parcel located at 3434 James Turner Road and identified as Florence County Tax Map Number 00127-01-301.
- VII. Adjournment** Next regular meeting is scheduled for May 12, 2026.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

MARCH 10, 2026 MINUTES

MEMBERS PRESENT: Drew Chaplin, Shelanda Deas, Jerry Keith, Jr., Bryant Moses, Xavier Sams, and Michael Valrie

MEMBERS ABSENT: Charlie Abbott, Charles Howard, and Mark Lawhon

STAFF PRESENT: Jerry Dudley, Patty Falcone, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

INVOCATION & PLEDGE: Chairman Chaplin asked Mr. Moses to provide the invocation, which he did. He then led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the February 10, 2026 meeting minutes. There being no changes or discussion, Mr. Moses moved to approve the minutes, Mr. Valrie seconded, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-09 Request to zone RG-3, pending annexation, the parcel located at 115 East Red Bud Lane, identified as Florence County Tax Map Number 00152-01-112.

Chairman Chaplin read the introduction to PC-2026-09, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff , Chairman Chaplin opened the public hearing. There being no one to speak about the matter, Chairman Chaplin closed the public hearing and called for discussion or a motion.

Ms. Sams moved to approve the request as submitted; Mr. Keith seconded, and the motion passed unanimously (6-0).

PC-2026-10 Request to zone RG-2, pending annexation, the parcel located at 875 Stratton Drive, identified as Florence County Tax Map Number 00751-01-113.

Chairman Chaplin read the introduction to PC-2026-10, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff , Chairman Chaplin opened the public hearing. There being no one to speak about the matter, Chairman Chaplin closed the public hearing and called for discussion or a motion.

Mr. Keith moved to approve the request as submitted; Ms. Sams seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously (6-0). Chairman Chaplin adjourned the meeting at 6:07 p.m. The next regular meeting is scheduled for April 14, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
APRIL 14, 2026**

AGENDA ITEM: PC-2026-11 Request to rezone from CG to RG-3 the parcel located on Stokes Road and identified as Florence County Tax Map Number 00121-01-065.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Batwing LLC	00121-01-065

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation to City Council. It has not been considered, nor has any previous action been taken by the Planning Commission.

III. GENERAL AND SURROUNDING ZONING AND USES:

Current Zoning: Commercial General
Proposed Zoning: Residential General-3
Current Use: Vacant
Proposed Use: Single Family Detached House Subdivision

North: Planned Development: The Presbyterian Community
South: County zoning designation unzoned: vacant
East: Commercial General: restaurants
West: County zoning designation unzoned: vacant

IV. POINTS TO CONSIDER:

- (1) The 49.38 acres lot was annexed into the City in 2007 and is currently zoned Commercial General (CG), which is intended for a broad range of retail, restaurant, entertainment, office, institutional, and service uses. The only residential uses permitted in the CG district are townhouses and multi-family developments.
- (2) The owner wishes to develop a single family detached residential subdivision on this parcel.
- (3) The applicant is requesting to rezone the parcel to Residential General-3 (RG-3) which permits single family detached houses as well as townhouses and multi-family development.
- (4) The Future Land Use Map designates this parcel as General Commercial.

- (5) City water and sewer services are available on Presbyterian Road; water is available on Stokes Road.
- (6) City staff recommends that the parcel be rezoned to RG-3 to accommodate the residential use.

V. OPTIONS:

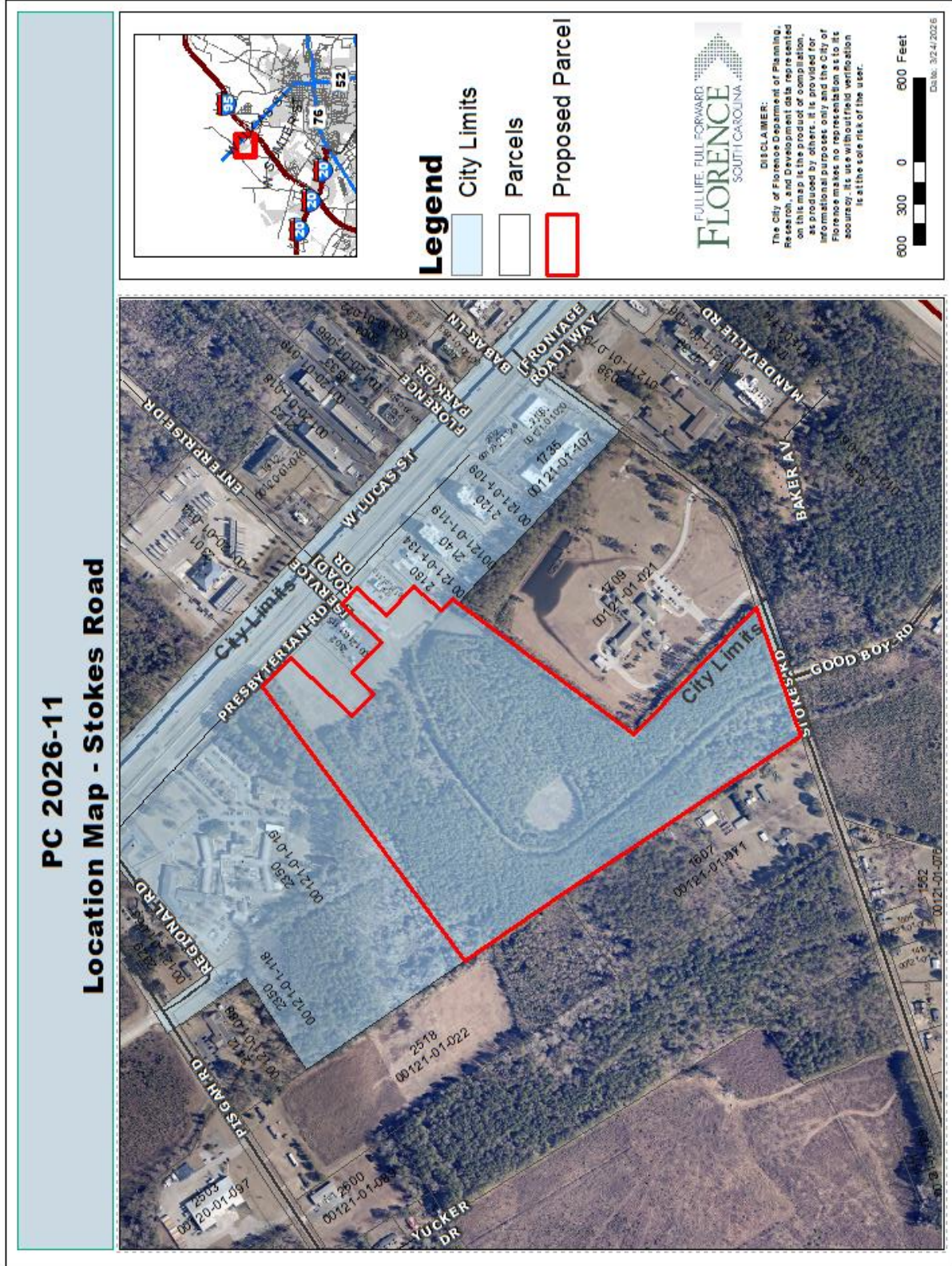
Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

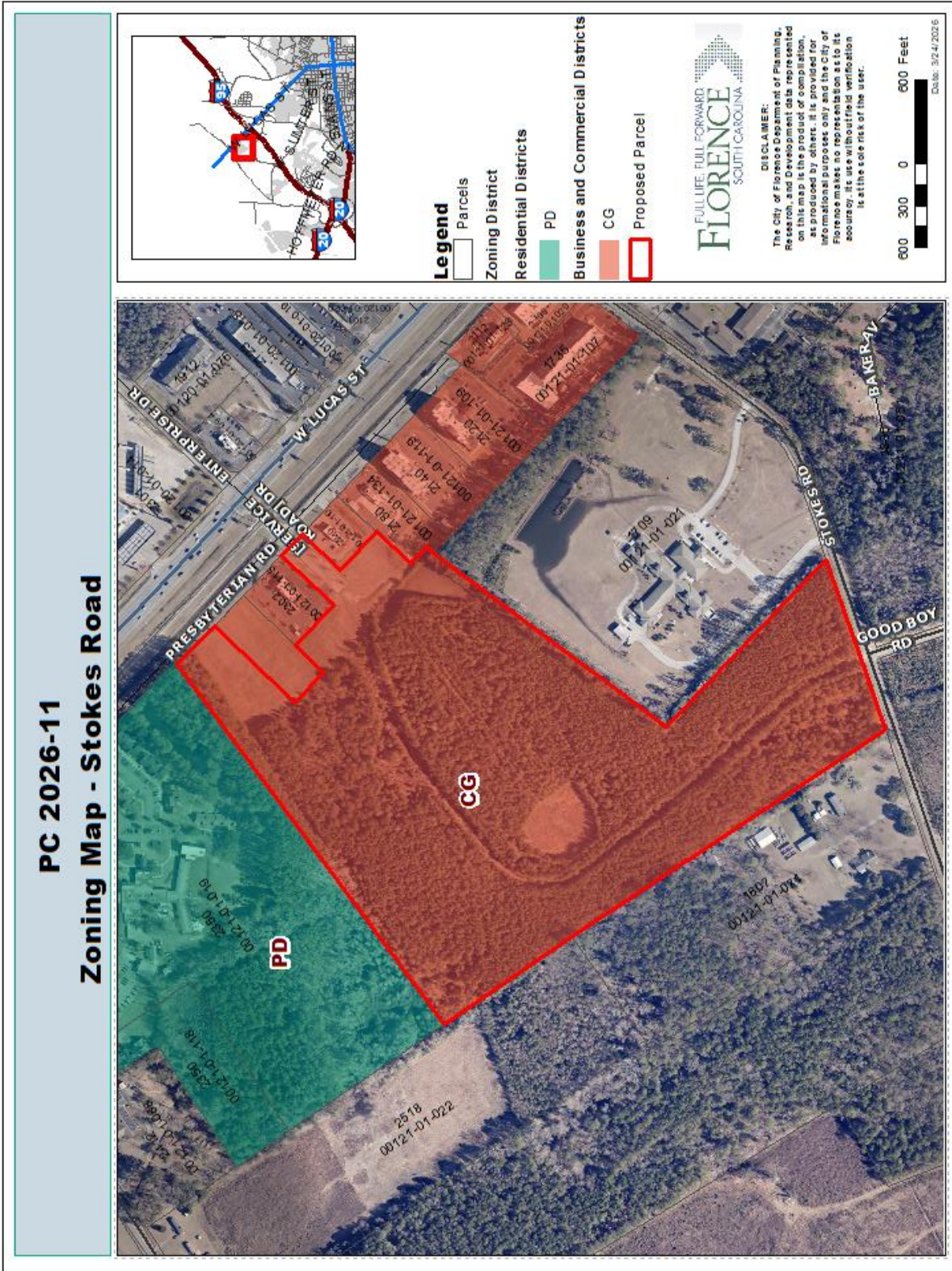
VI. ATTACHMENTS:

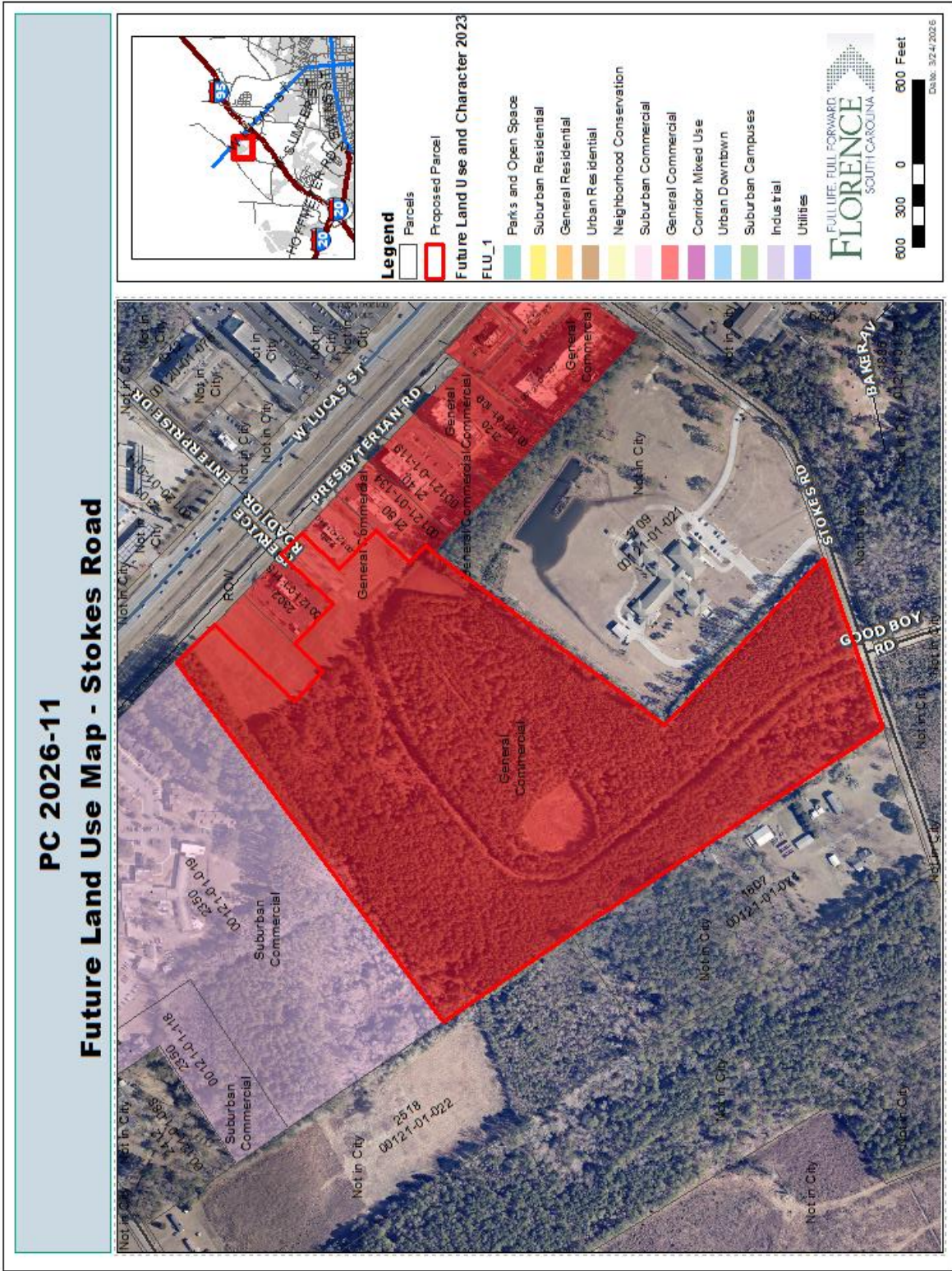
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map

Attachment B: Location Map



Attachment C: Zoning Map





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
APRIL 14, 2026**

AGENDA ITEM: PC-2026-12 Request to zone PD, pending annexation, the 0.13 acre parcel located adjacent to 1057 Grove Boulevard and identified as Florence County Tax Map Number 07515-01-301.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Thadis & Susan Thompson	07515-01-301

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation of zoning designation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning:	Unzoned (Florence County)
Proposed Zoning:	Planned Development – The Grove at Ebenezer
Current Use:	Accessory Structure
Proposed Use:	Accessory Structure

IV. POINTS TO CONSIDER:

- (1) The owners of 1057 Grove Boulevard constructed an accessory structure on what they thought was the rear of their lot but was actually a portion of Tax Map Number 00075-01-272, which is owned by The Grove at Ebenezer LLC and is listed as unzoned by the County.
- (2) The owners of 1057 Grove Boulevard purchased the 5,663 square foot lot around the accessory structure and plan to combine it with their lot once it has been annexed into the City.
- (3) Because the lot is in the County, the tax assessor’s office assigned it its own tax map number (Attachment E).
- (4) The proposed zoning, pending annexation, is Planned Development District to make it consistent with the zoning of 1057 Grove Boulevard to which it will be joined.
- (5) City staff recommends the zoning designation due to the location of the lot as a portion of an existing legal lot of record.

V. OPTIONS:

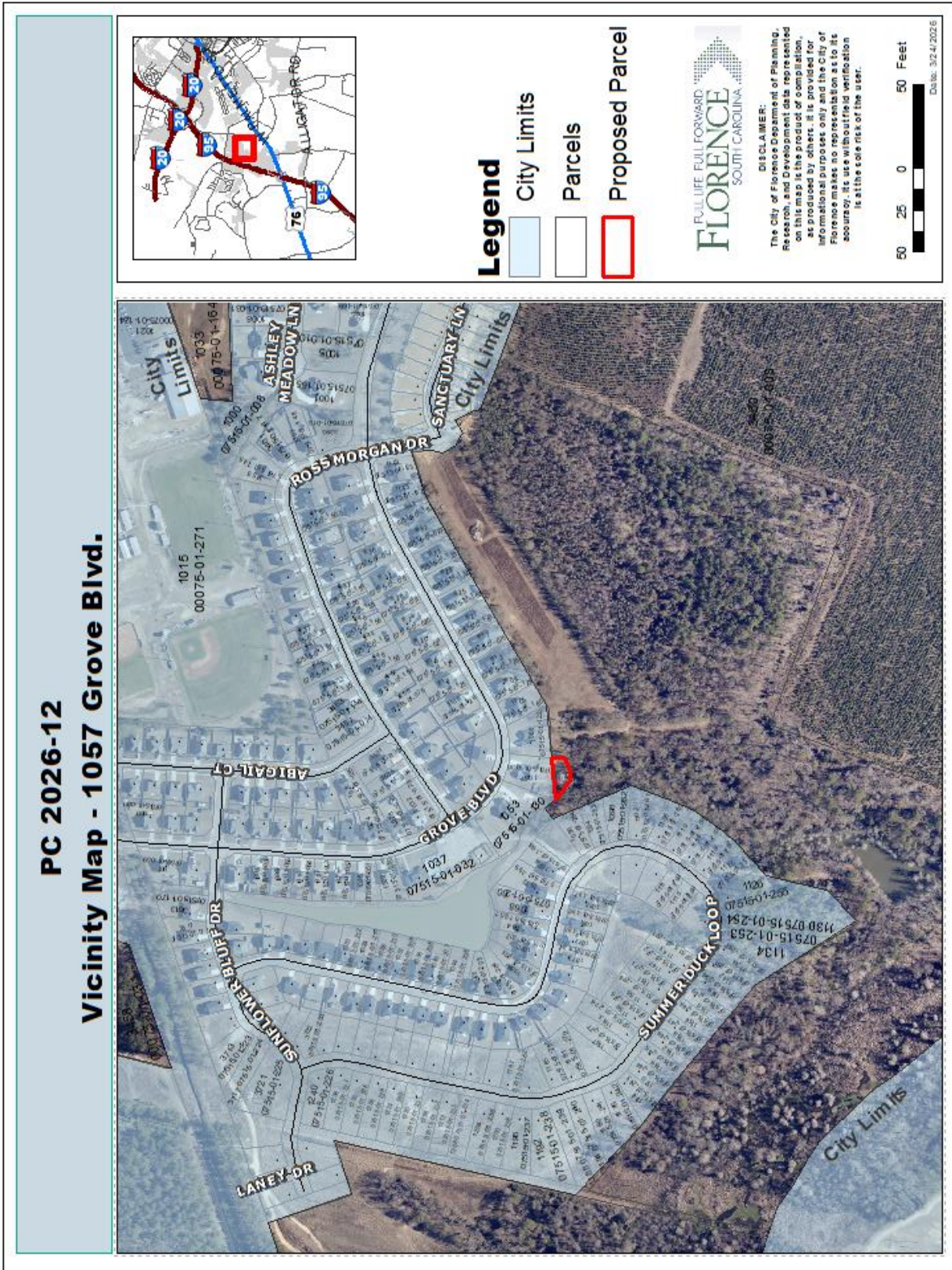
Planning Commission may:

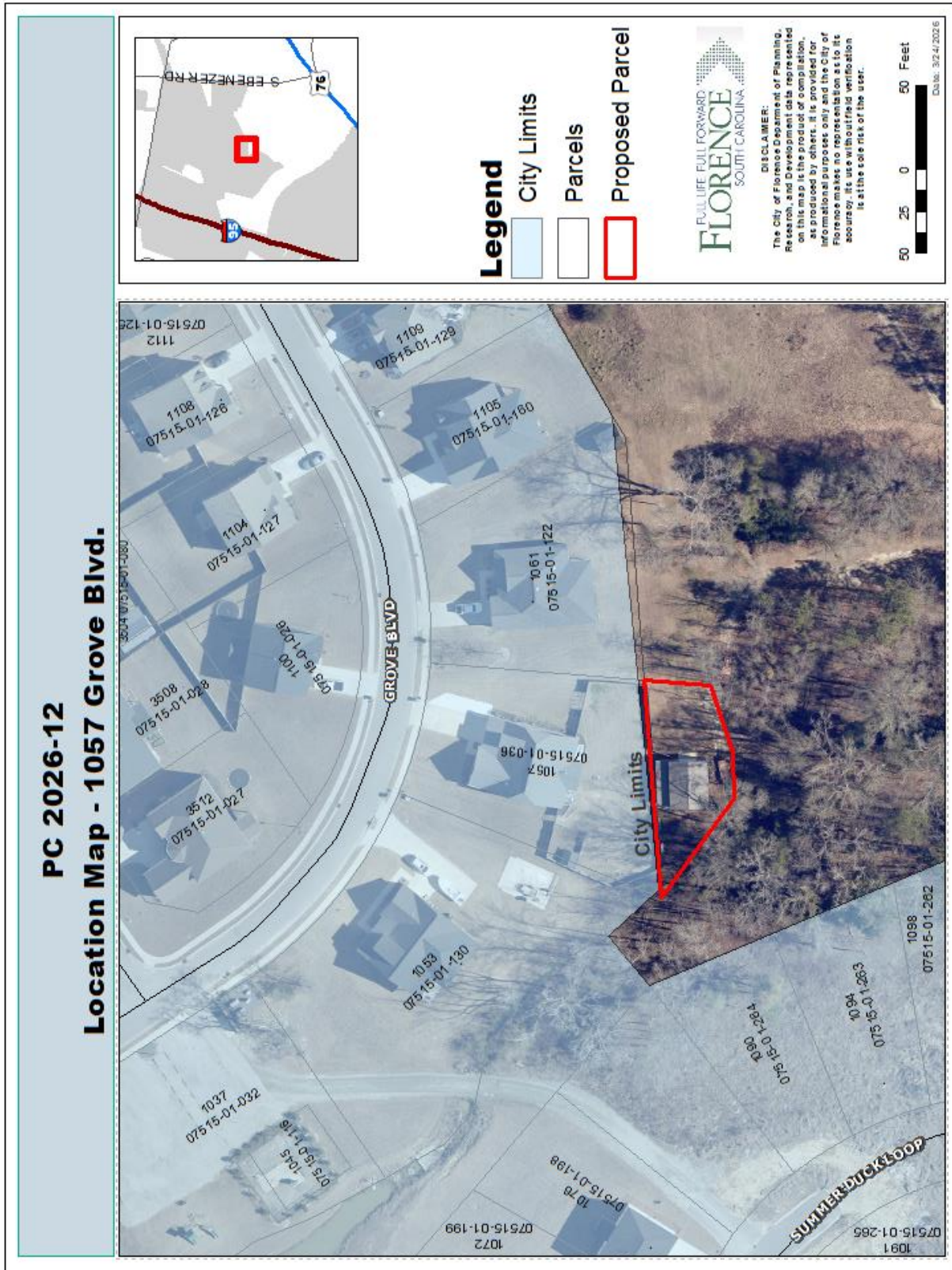
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

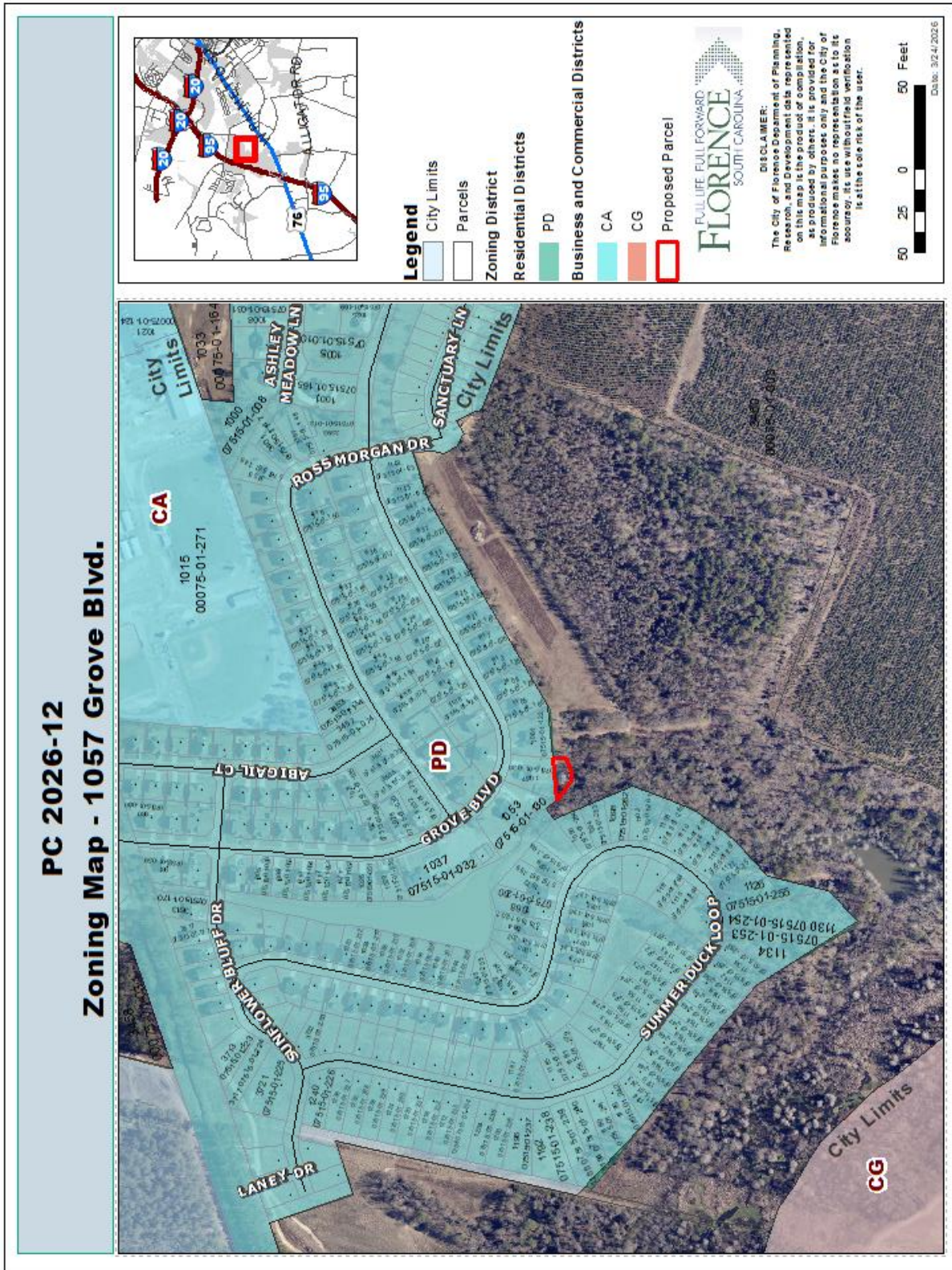
VI. ATTACHMENTS:

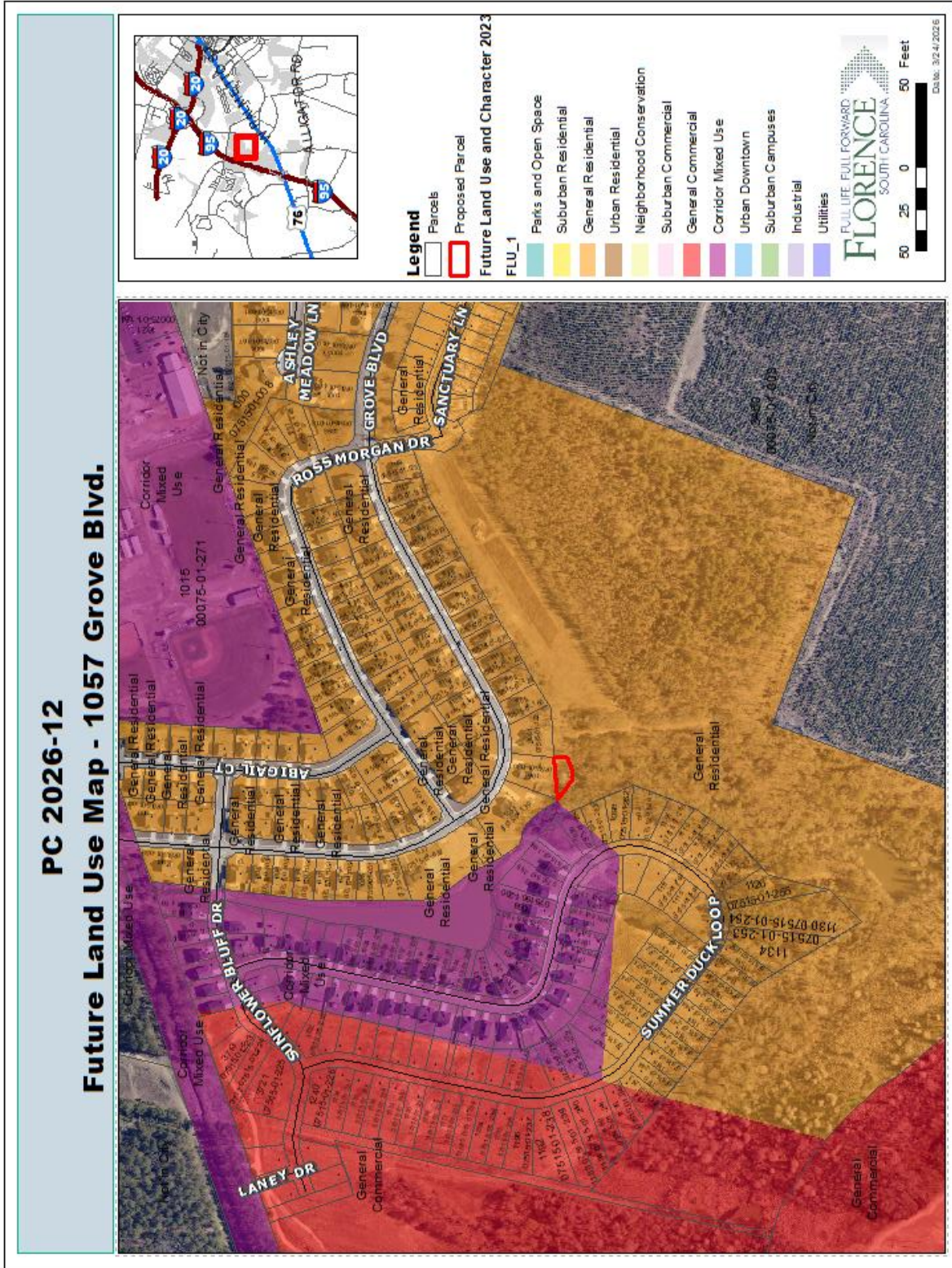
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Combination Plat
- F) Site Photos

Attachment A: Vicinity Map

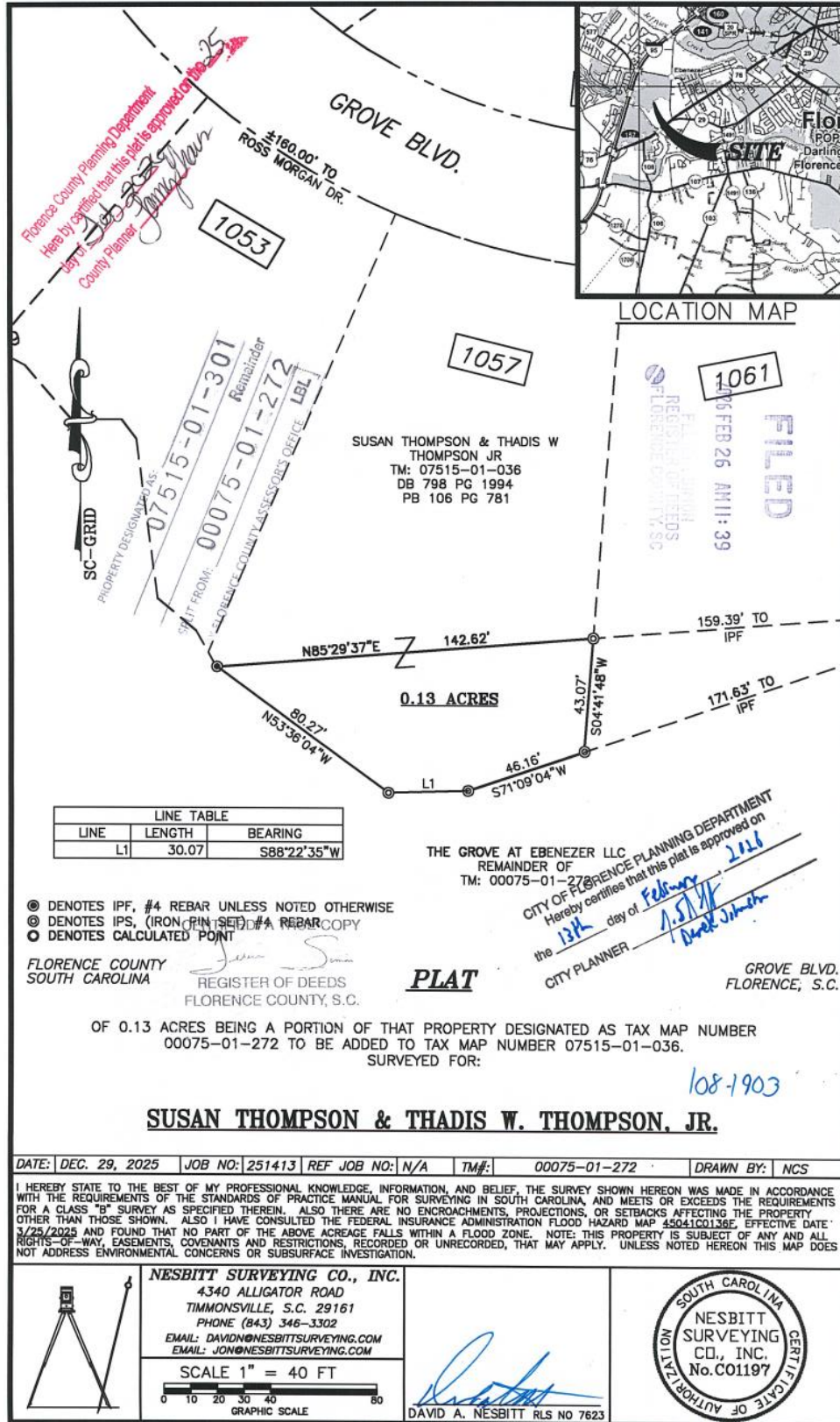








Attachment E: Combination Plat



Attachment F: Site Photos



The accessory building in question.



The view of the accessory building from the house.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
APRIL 14, 2026**

AGENDA ITEM: PC-2026-13 Request to zone NC-6.3, pending annexation, the parcel located at 3434 James Turner Road and identified as Florence County Tax Map Number 00127-01-301.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Trevis Cooper	00127-01-301

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the Planning Commission for public hearing and recommendation of zoning designation to City Council. It has not been considered, nor has any previous action been taken, by the Planning Commission.

III. GENERAL BACKGROUND DATA:

Current Zoning: RU-1 (Florence County)
Proposed Zoning: Neighborhood Conservation-6.3 (NC-6.3)
Current Use: Single Family Detached House
Proposed Use: Town Houses or Apartments

IV. POINTS TO CONSIDER:

- (1) The 8.59 acre parcel is located at the end of James Turner Road on the south side of Alligator Road. The County has it zoned RU-1. The intent of this district is to sustain and support the rural environment, serving nearby rural residents. The retention of open land and agricultural spaces is also a goal due to their essential role in providing clean air and water, expansive wildlife habitat, and agricultural preservation. Additionally, this district provides a rural environment preferred by many people over subdivisions and higher density urban or community settings.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.3 (NC-6.3). This district is intended to provide for a variety of residential housing types with increased density. Everything from single family detached to multi-family is permitted in this district.
- (3) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the NC-6.3 zoning district. The property will be subject to the City of Florence codes and regulations.

- (4) Land use of adjacent properties is single-family residential on large parcels with a rural character. The adjacent parcels in the City are zoned NC-15, which only permits single family detached houses on large parcels; those in the County are zoned RU-1, which is a rural district.
- (5) Future Land Use of adjacent single-family properties is Neighborhood Conservation.
- (6) City water services are available; city sewer is not.
- (7) The owner intends to develop townhouses or a multi-family development on the site.
- (8) City staff does not recommend the zoning designation due to the existing zoning and character of the area and the owner's intention to create a development of higher density.

V. OPTIONS:

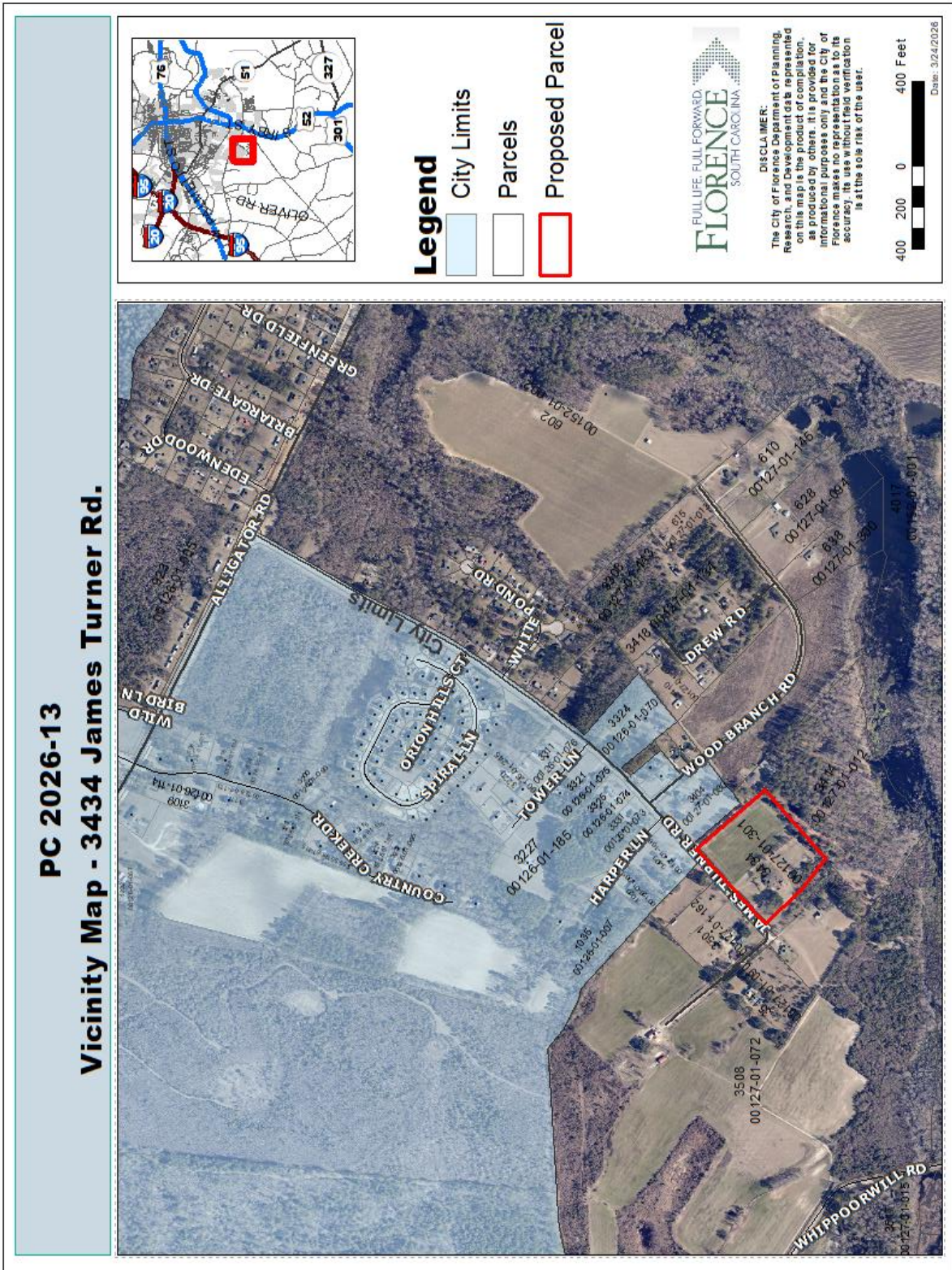
Planning Commission may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photos

Attachment A: Vicinity Map



**PC 2026-13
Location Map - 3434 James Turner Rd.**

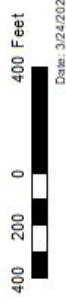


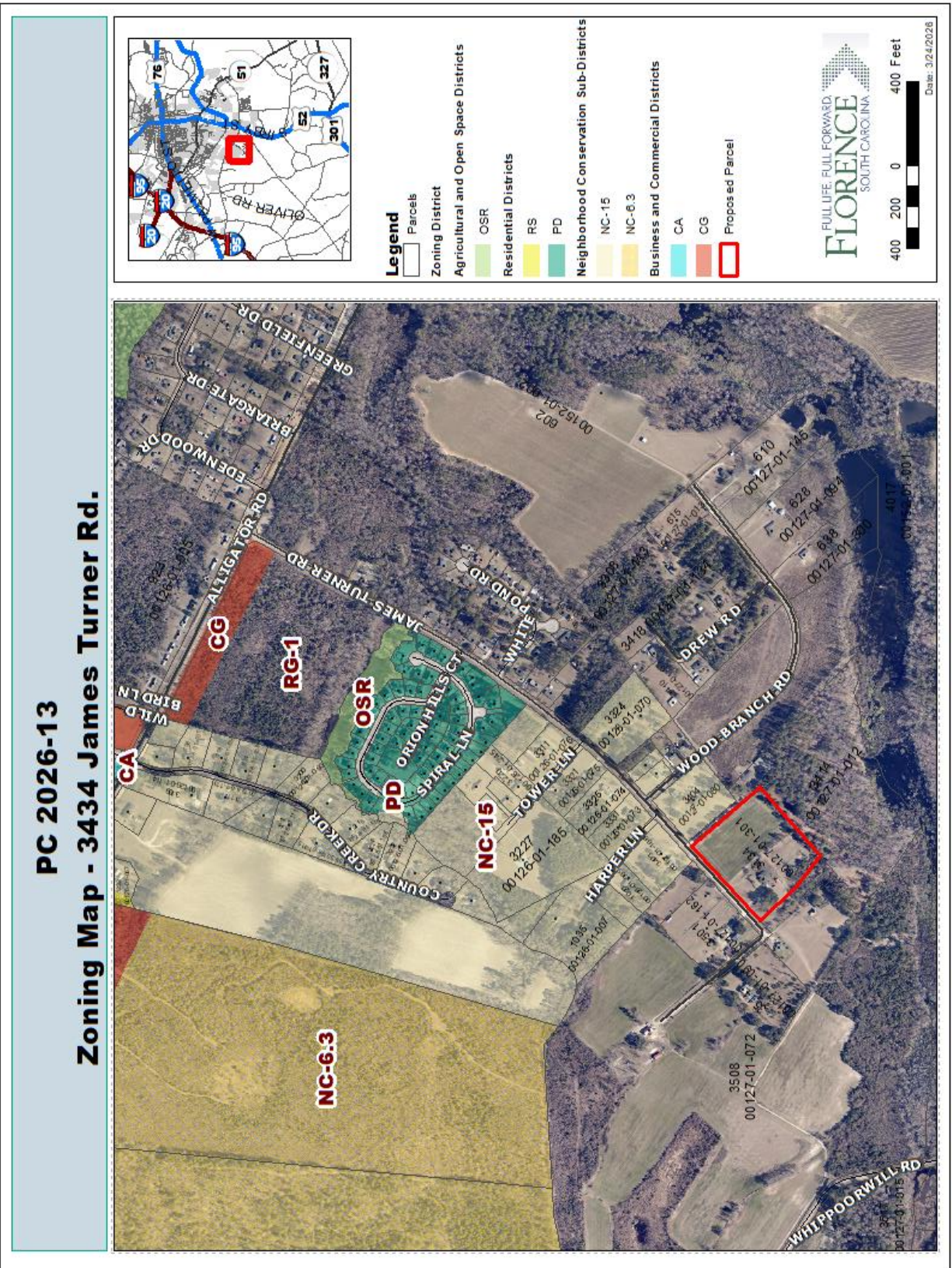
Legend

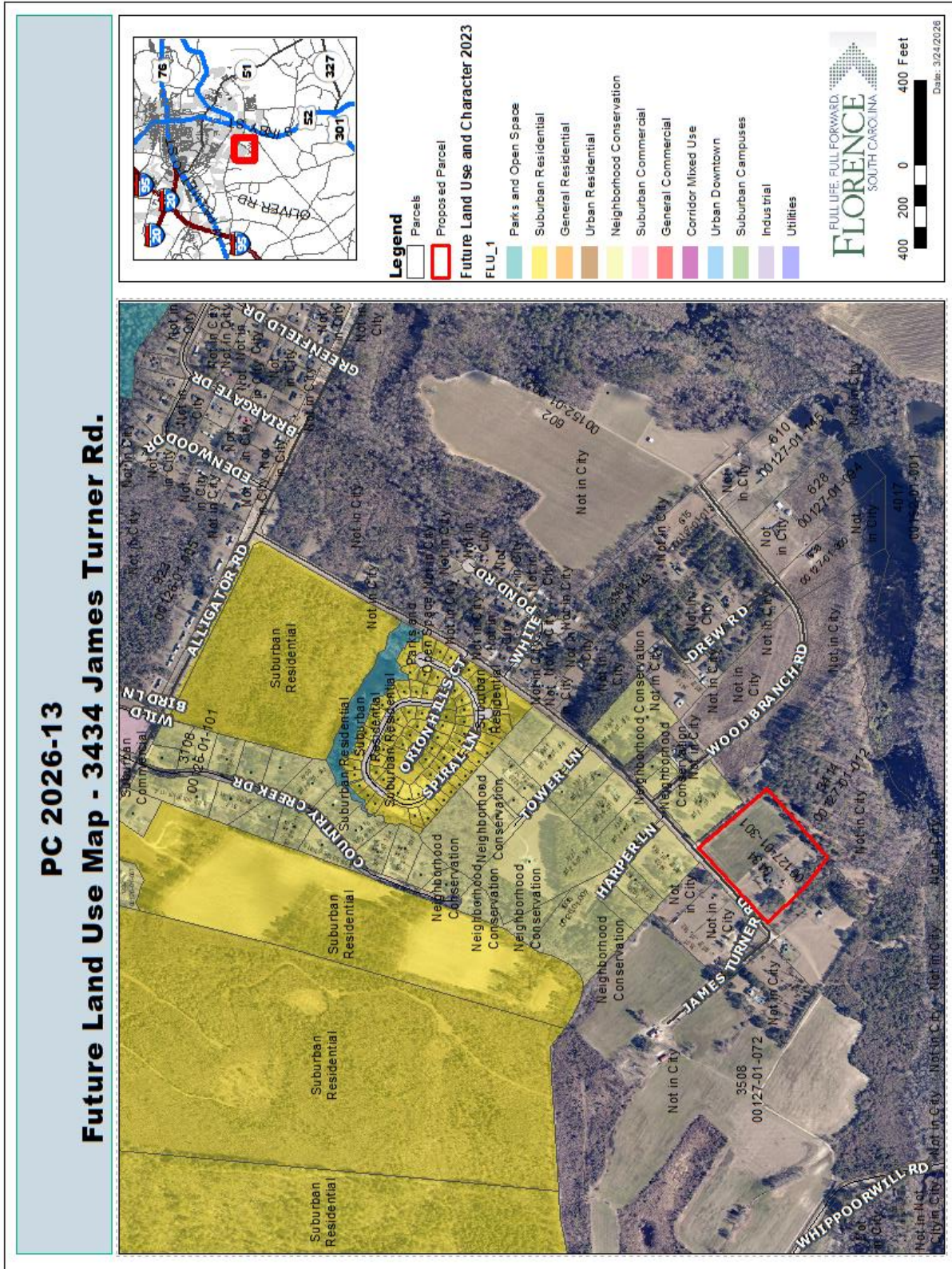
-  City Limits
-  Parcels
-  Proposed Parcel



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Attachment E: Site Photos

