

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

APRIL 14, 2026 MINUTES

MEMBERS PRESENT: Charlie Abbott, Charles Howard, Jerry Keith, Jr., Bryant Moses, Xavier Sams, and Michael Valrie

MEMBERS ABSENT: Drew Chaplin, Shelanda Deas, and Mark Lawhon

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

CALL TO ORDER: In the absence of Chairman Drew Chaplin, Co-Chairman Charles Howard called the meeting to order at 6:00 p.m.

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

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

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-11 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.

Chairman Howard read the introduction to PC-2026-11, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There was general discussion about the location of current restaurants, and the identification of the Presbyterian Home to the north and Palmetto Center on the south.

Mr. Moses confirmed that the request was for single family homes.

There being no other questions for staff, Chairman Howard opened the public hearing.

Mr. Paul Jones, the civil engineer and applicant, spoke in support of the project. He said that he is working with the developer, the Mohr Group. He said the 49 acres are left over from a larger commercial project, which developed commercially along the roadway, but obviously the market for further commercial development is not in place anymore as well as this portion not having any road frontage. There is single family along Stokes Road, so they feel this would be an appropriate use of the land. They have a preliminary plan, which includes a 25 foot minimum bufferyard around the perimeter, and 25% green space internally. About 155 lots are planned, not an intense development.

Mr. Moses thanked him for building single family homes.

Ms. Sams asked about the Palmetto Center; she said it was a treatment center. She asked how close to the shared property line they would build. Mr. Jones said the intention was to leave the buffer as close to its current state as possible.

There being no one else to speak about the matter, Chairman Howard closed the public hearing and called for discussion or a motion.

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

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.

Chairman Howard read the introduction to PC-2026-12, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff, Chairman Howard opened the public hearing.

There being no one to speak about the matter, Chairman Howard closed the public hearing and called for discussion or a motion. Mr. Moses moved to approve the request as submitted; Ms. Sams seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Chairman Howard called for a motion to adjourn. Mr. Moses moved to adjourn, Mr. Valrie seconded, and the motion passed unanimously (6-0). Chairman Howard adjourned the meeting at 6:19 p.m. The next regular meeting is scheduled for May 12, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner