

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

JULY 14, 2026 MINUTES

MEMBERS PRESENT: Drew Chaplin, Charles Howard, Mark Lawhon, Xavier Sams, and Michael Valrie

MEMBERS ABSENT: Charlie Abbott, Shelanda Deas, Jerry Keith, Jr., and Bryant Moses

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 provided the invocation. 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 June 9, 2026 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Mr. Valrie seconded, and the motion passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-19 Request for a commercial easement to be included with the subdivision of the parcel located at 513 South Coit Street, identified as Florence County Tax Map Number 90075-04-009.

Chairman Chaplin read the introduction to PC-2026-19, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Dr. Lawhon asked who would take care of the easement. She said it would be the responsibility of the property owner.

There being no other questions for staff and no public hearing required, Chairman Chaplin called for discussion or a motion.

Mr. Howard moved to approve the request as submitted, Ms. Sams seconded, and the motion passed unanimously (5-0).

PC-2026-20 Request for a commercial easement to be included with the subdivision of the parcel located at 2923 West Palmetto Street, identified as Florence County Tax Map Number 00100-01-108.

Chairman Chaplin read the introduction to PC-2026-20, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission.

There being no questions for staff and no public hearing required, Chairman Chaplin called for discussion or a motion.

Dr. Lawhon moved to approve the request as submitted, Mr. Howard seconded, and the motion passed unanimously (5-0).

PC-2026-21 Request for sketch plan review of the subdivision to be located along Stokes Road, identified as Florence County Tax Map Number 00121-01-065.

Chairman Chaplin read the introduction to PC-2026-21, then asked Mr. Johnston for the staff report as submitted to Planning Commission.

Mr. Paul Jones, the civil engineer representing the owners spoke regarding traffic. He said they did an abbreviated traffic study, and they feel most residents would use Presbyterian Road because there is a traffic light there. He said both entrances would be developed at the same time. The DOT didn't have any objections to the preliminary plan.

Chairman Chaplin asked if they would be affordable housing; Mr. Johnston said the lot sizes would be 4500 square feet. Dr. Lawhon asked Mr. Jones how many wetlands they would be filling; he said most of the wetlands were in the green spaces. They will do another study on the exact locations of the wetlands, but they aren't eager to fill them in.

There being no other questions and no public hearing required, Chairman Chaplin called for discussion or a motion. Dr. Lawhon confirmed that the City would not be responsible for the ponds, that they would be under the HOA.

Mr. Howard moved to approve the request, Dr. Lawhon seconded, and the motion to approve the sketch plan passed unanimously (5-0).

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Valrie moved to adjourn, Dr. Lawhon seconded, and the motion passed unanimously (5-0). Chairman Chaplin adjourned the meeting at 6:19 p.m. The next regular meeting is scheduled for August 11, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner