



**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
TUESDAY, MARCH 10, 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 February 10, 2026
- IV. Public Hearing and Matter 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.
- V. Public Hearing and Matter in Position for Action**

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.
- VI. Adjournment** Next regular meeting is scheduled for April 14, 2026.

CITY OF FLORENCE, SOUTH CAROLINA PLANNING COMMISSION

FEBRUARY 10, 2026 MINUTES

MEMBERS PRESENT: Charlie Abbott, Drew Chaplin, Shelanda Deas, Charles Howard, Jerry Keith, Jr., Mark Lawhon, Bryant Moses, and Xavier Sams

MEMBERS ABSENT: Michael Valrie

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. Keith 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 January 13, 2026 meeting minutes. There being no changes or discussion, Dr. Lawhon moved to approve the minutes, Mr. Keith seconded, and the motion passed unanimously (8-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2026-06 Request to zone NC-15, pending annexation, the parcel located at 2511 Ascot Drive, identified as Florence County Tax Map Number 01221-01-191.

Chairman Chaplin read the introduction to PC-2026-06, 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. Dr. Lawhon moved to approve the request as submitted; Mr. Howard seconded, and the motion passed unanimously (8-0).

PC-2026-07 Request to zone NC-15, pending annexation, the parcel located at 2710 Trotter Road, identified as Florence County Tax Map Number 00984-01-007.

Chairman Chaplin read the introduction to PC-2026-07, 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. Howard moved to approve the request as submitted; Dr. Lawhon seconded, and the motion passed unanimously (8-0).

PC-2026-08 Proposed text amendments to the City of Florence *Unified Development Ordinance* regarding window signs.

Chairman Chaplin read the introduction to PC-2026-08, then asked Mrs. Zlotnicki for the staff report as submitted to Planning Commission. Mr. Dudley explained that there are currently no restrictions on window signage and that staff looked at other cities' regulations.

Dr. Lawhon asked if any accommodations would be made for people who have already ordered signs that don't meet the requirements. Mr. Dudley said that could be part of the motion.

There being no other 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. Howard moved to approve the request with the contingency that it not go into effect until 90 days after approval by City Council to enable staff to educate the public and give people with current orders time to fulfill them; Dr. Lawhon seconded, and the motion passed unanimously (8-0).

ADJOURNMENT: There being no other business, Chairman Chaplin called for a motion to adjourn. Mr. Moses moved to adjourn, Dr. Lawhon seconded, and the motion passed unanimously. Chairman Chaplin adjourned the meeting at 6:24 p.m. The next regular meeting is scheduled for March 10, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 MARCH 10, 2026**

AGENDA ITEM: PC-2026-09 Request to zone Residential General-3 (RG-3), pending annexation, 115 East Red Bud Lane, identified as Florence County Tax Map Number 00152-01-112.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	00152-01-112

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:	Rural Community RU-1 (Florence County)
Proposed Zoning:	General Residential-3 (RG-3)
Current Use:	City water production facility
Proposed Use:	City water production facility

IV. POINTS TO CONSIDER:

- (1) This parcel is not currently in the City limits, but it is owned by the City of Florence and is the location of a water production facility that provides water to the City of Florence water distribution system.
- (2) It is immediately adjacent to the Bluffs at Mill Creek subdivision, which is within City limits. It is zoned RU-1 by the County, which is meant to support rural uses.
- (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 General Residential-3 (RG-3) zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land use of the adjacent property in the City is single-family residential.
- (5) Land uses of the adjacent properties within the County are vacant and commercial.
- (6) Future Land Use of the parcel is Suburban Commercial. Adjacent single-family properties are designated as Neighborhood Conservation.

- (7) City staff recommends the zoning designation due to the location of the lot next to a subdivision and its use as a utility site.

V. OPTIONS:

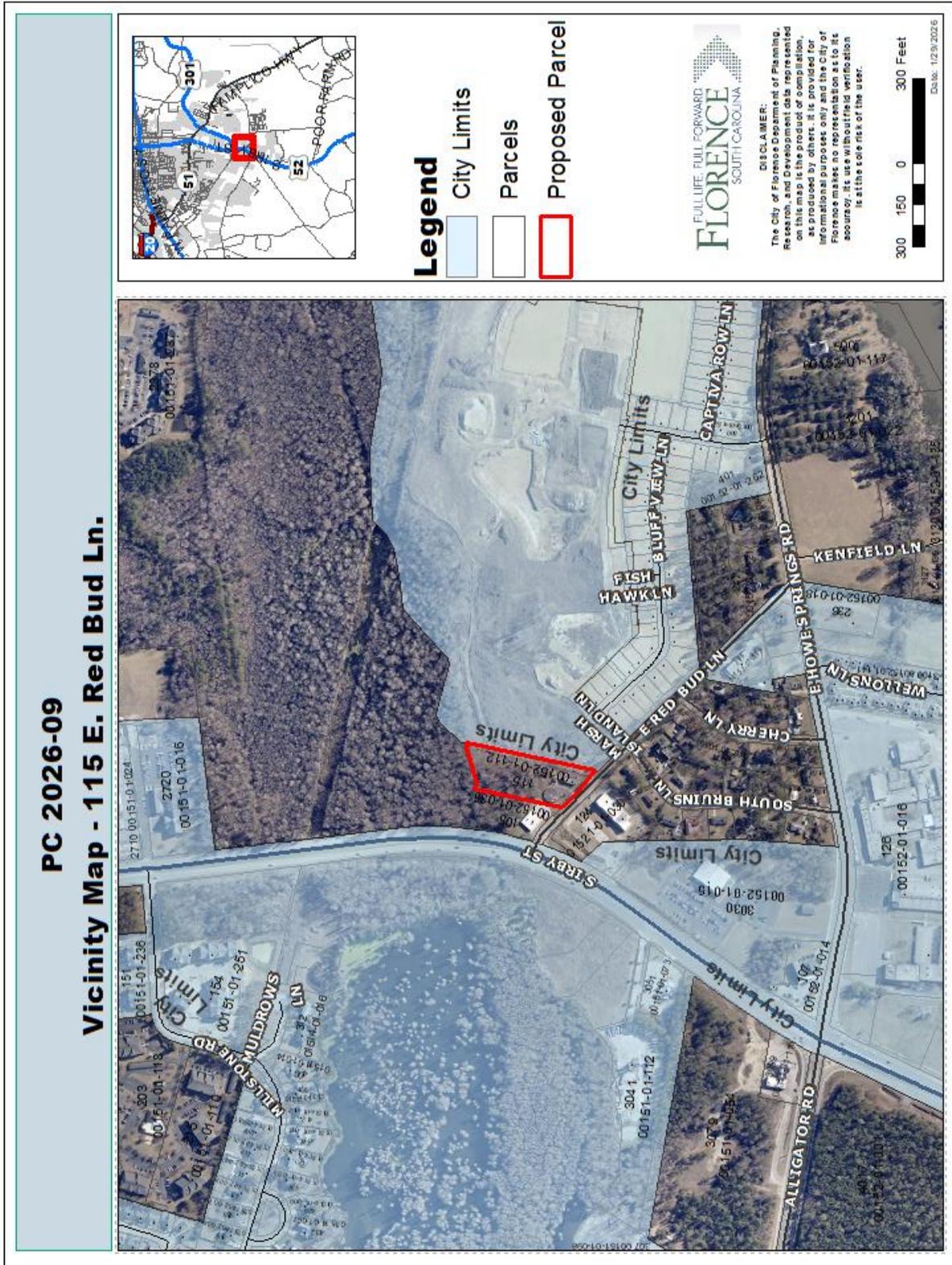
Planning Commission may:

- (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 Photo

Attachment A: Vicinity Map



PC 2026-09
Location Map - 115 E. Red Bud Ln.



Legend

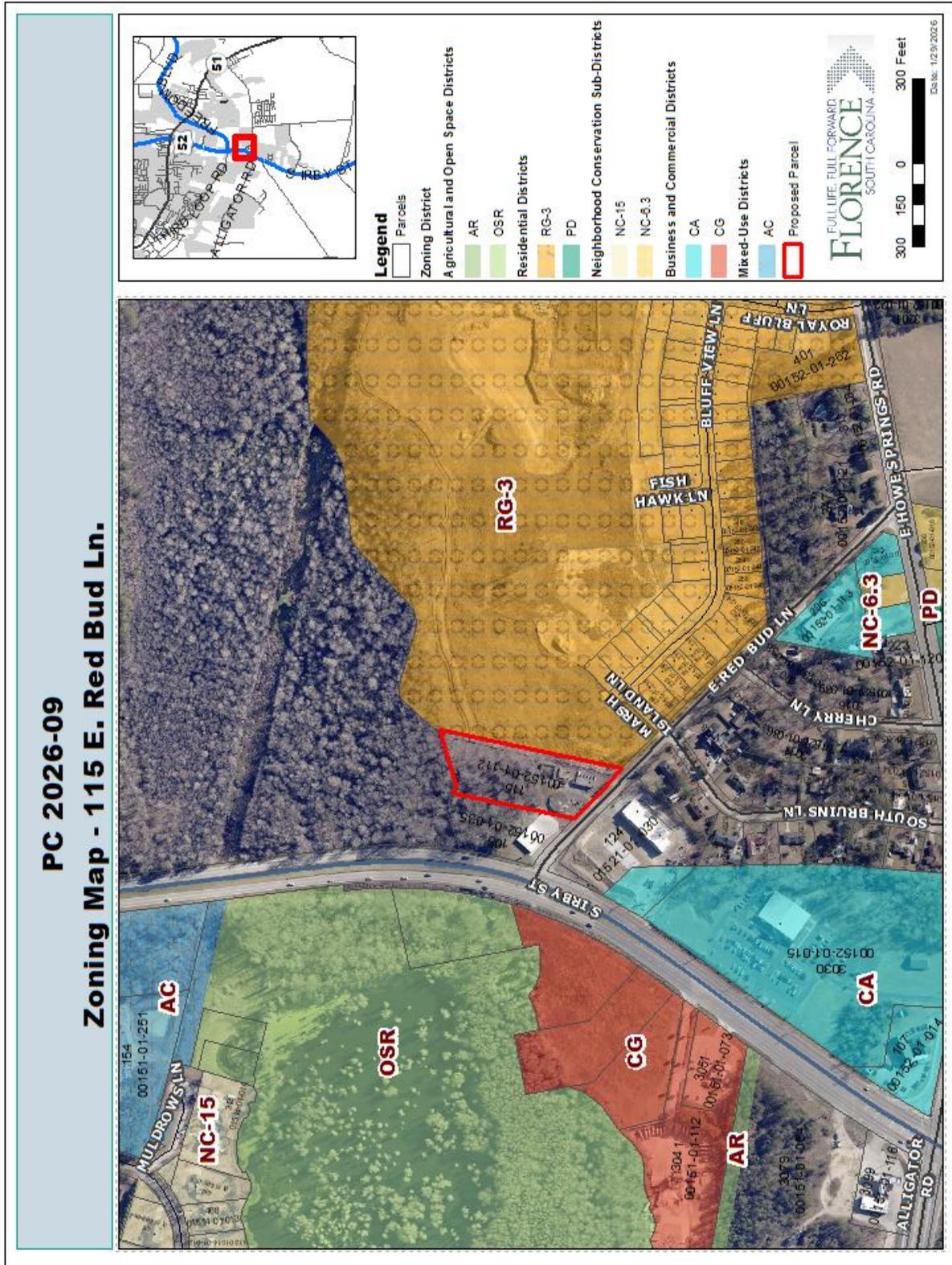
-  City Limits
-  Parcels
-  Proposed Parcel

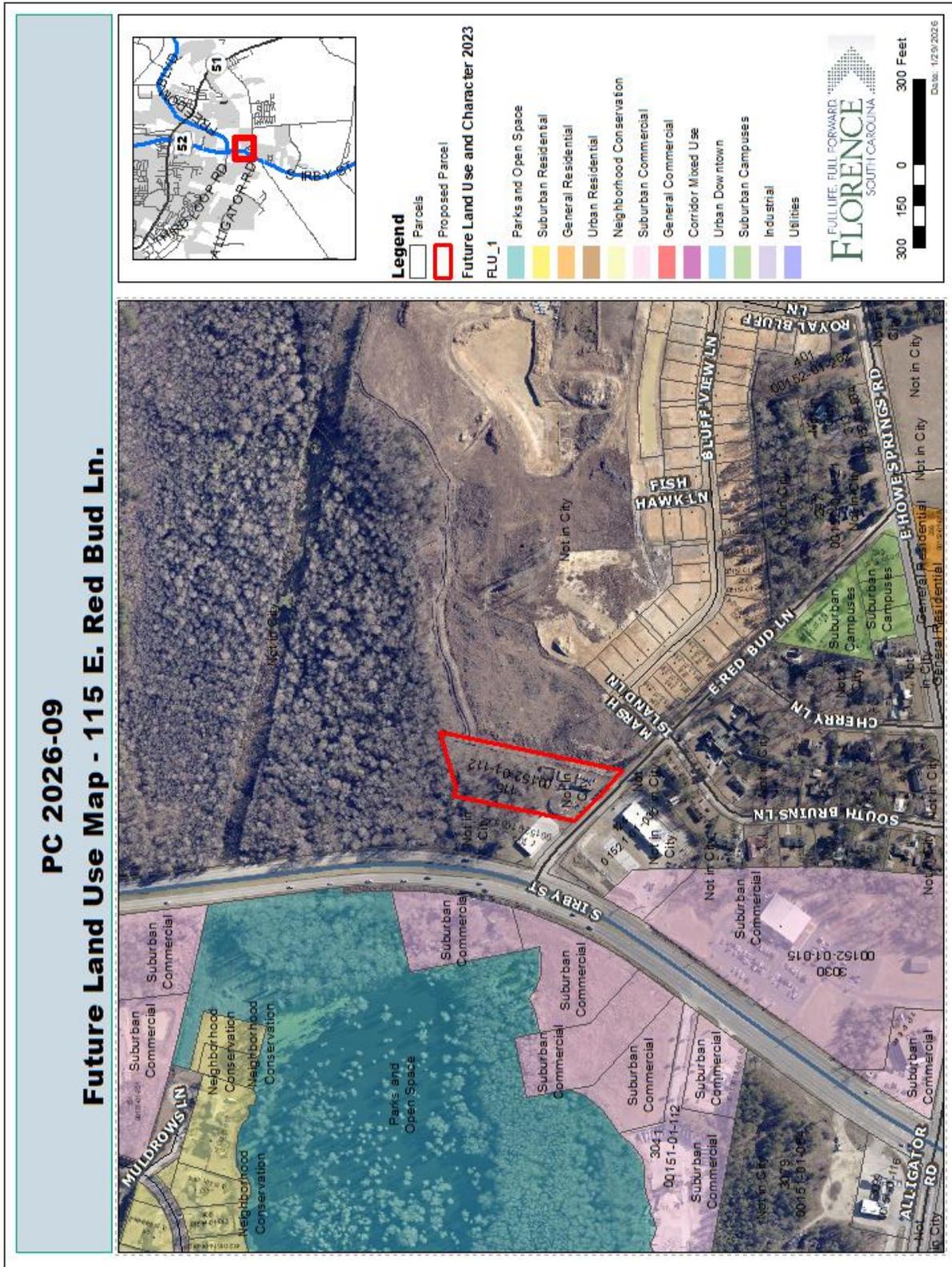


DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy or its use without field verification at the sole risk of the user.



DATE: 11/29/2025





Attachment E: Site Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
 STAFF REPORT TO THE
 CITY OF FLORENCE PLANNING COMMISSION
 MARCH 10, 2026**

AGENDA ITEM: PC-2026-10 Request to zone Residential General-2 (RG-2), pending annexation, 875 Stratton Drive, identified as Florence County Tax Map Number 00751-01-113.

I. IDENTIFYING DATA:

Owner	Tax Map Number
City of Florence	00751-01-113

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: Single Family Residential R-1 (Florence County)
Proposed Zoning: General Residential-2 (RG-2)
Current Use: City water production facility
Proposed Use: City water production facility

IV. POINTS TO CONSIDER:

- (1) This parcel is not currently in the City limits, but it is owned by the City of Florence and is the location of a water production facility that provides water to the City of Florence water distribution system.
- (2) It is immediately adjacent to the Palms subdivision, which is within City limits. It is zoned R-1 by the County, which is meant to support single family residential uses.
- (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 General Residential-2 (RG-2) zoning district. The property will be subject to the City of Florence codes and regulations.
- (4) Land use of the adjacent properties in both the City and the County is single-family residential.
- (5) Future Land Use of the parcel is Neighborhood Conservation. Adjacent single-family properties are also designated as Neighborhood Conservation.
- (6) City staff recommends the zoning designation due to the location of the lot next to a future subdivision with that designation, and its use as a utility site.

V. OPTIONS:

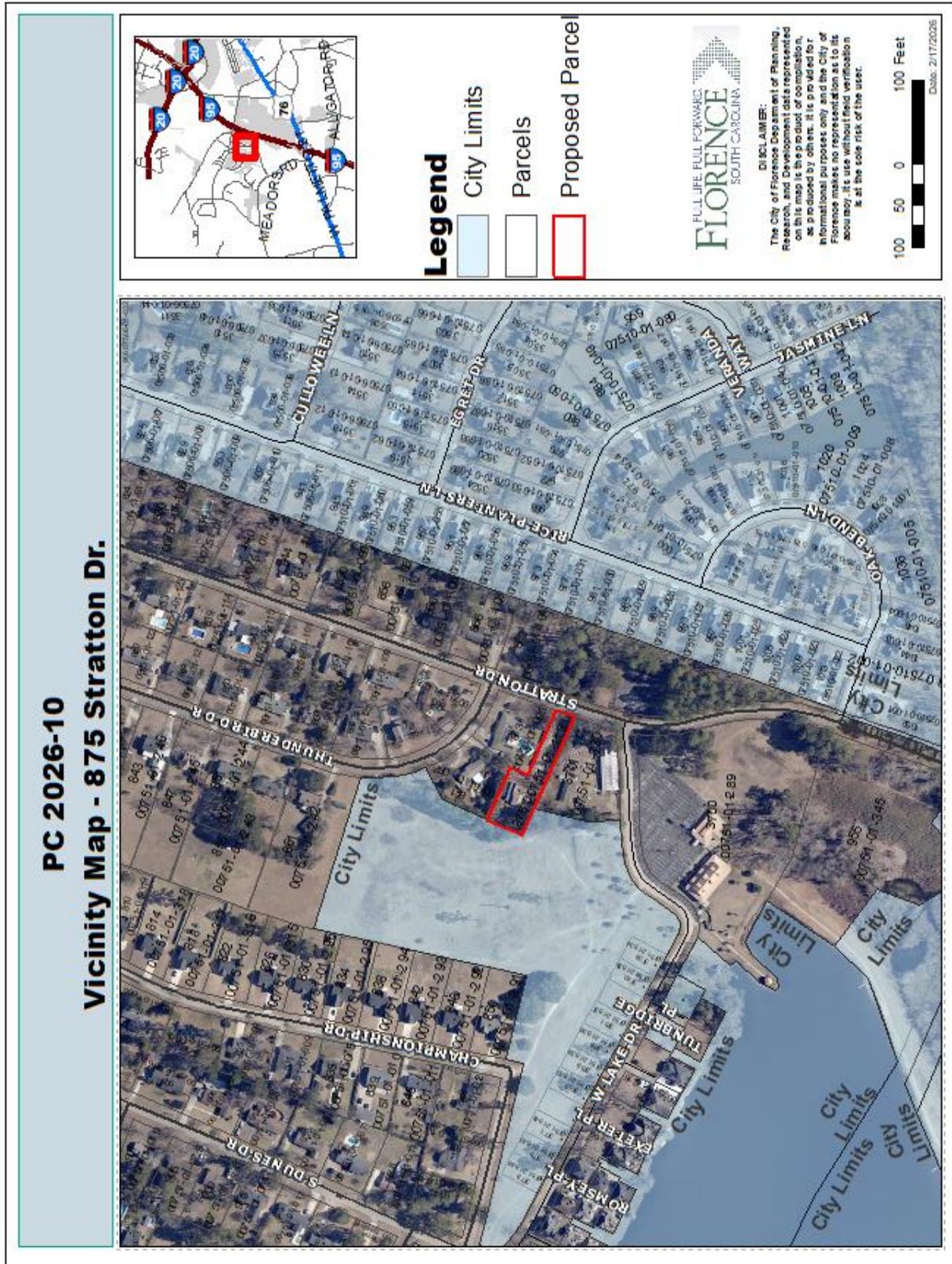
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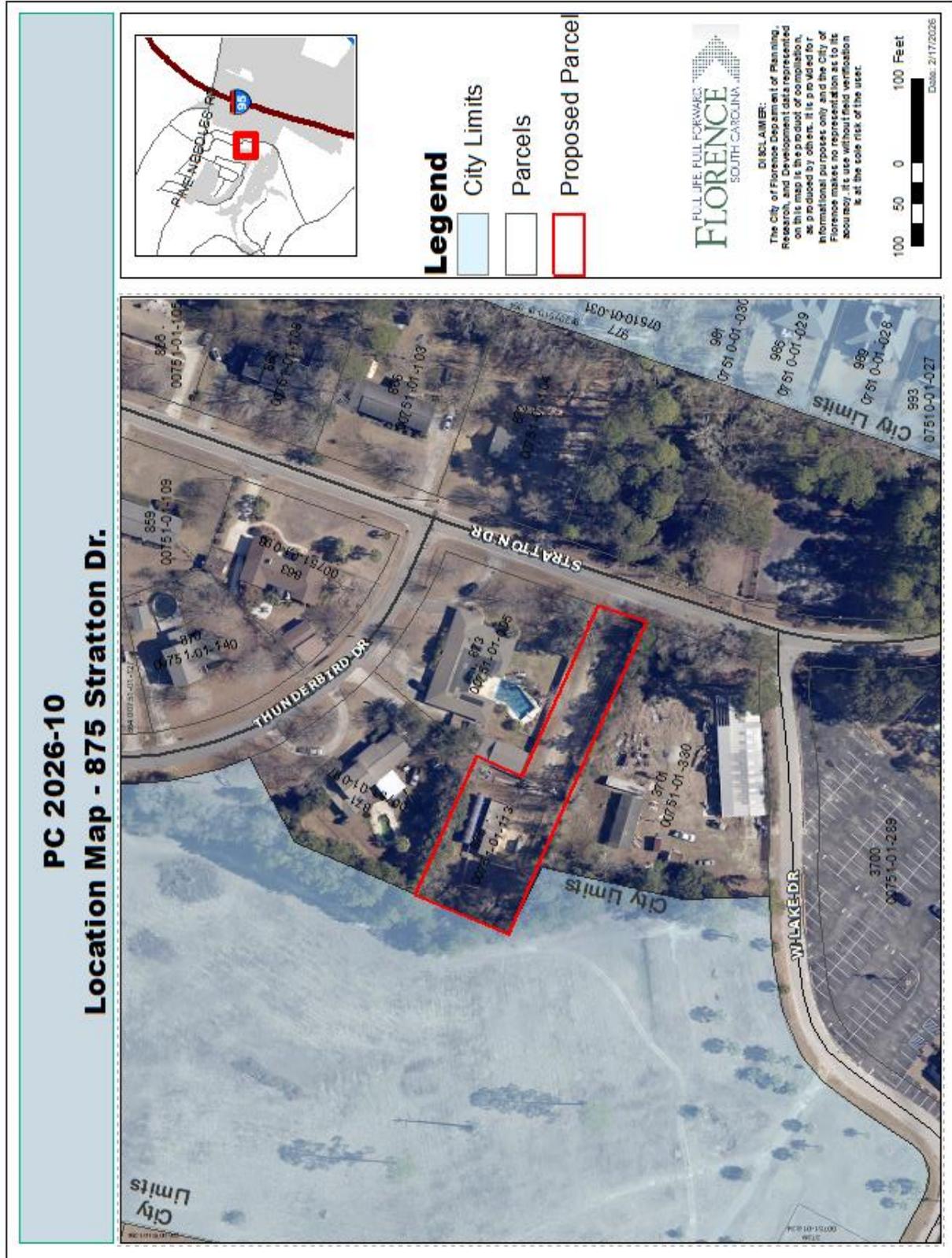
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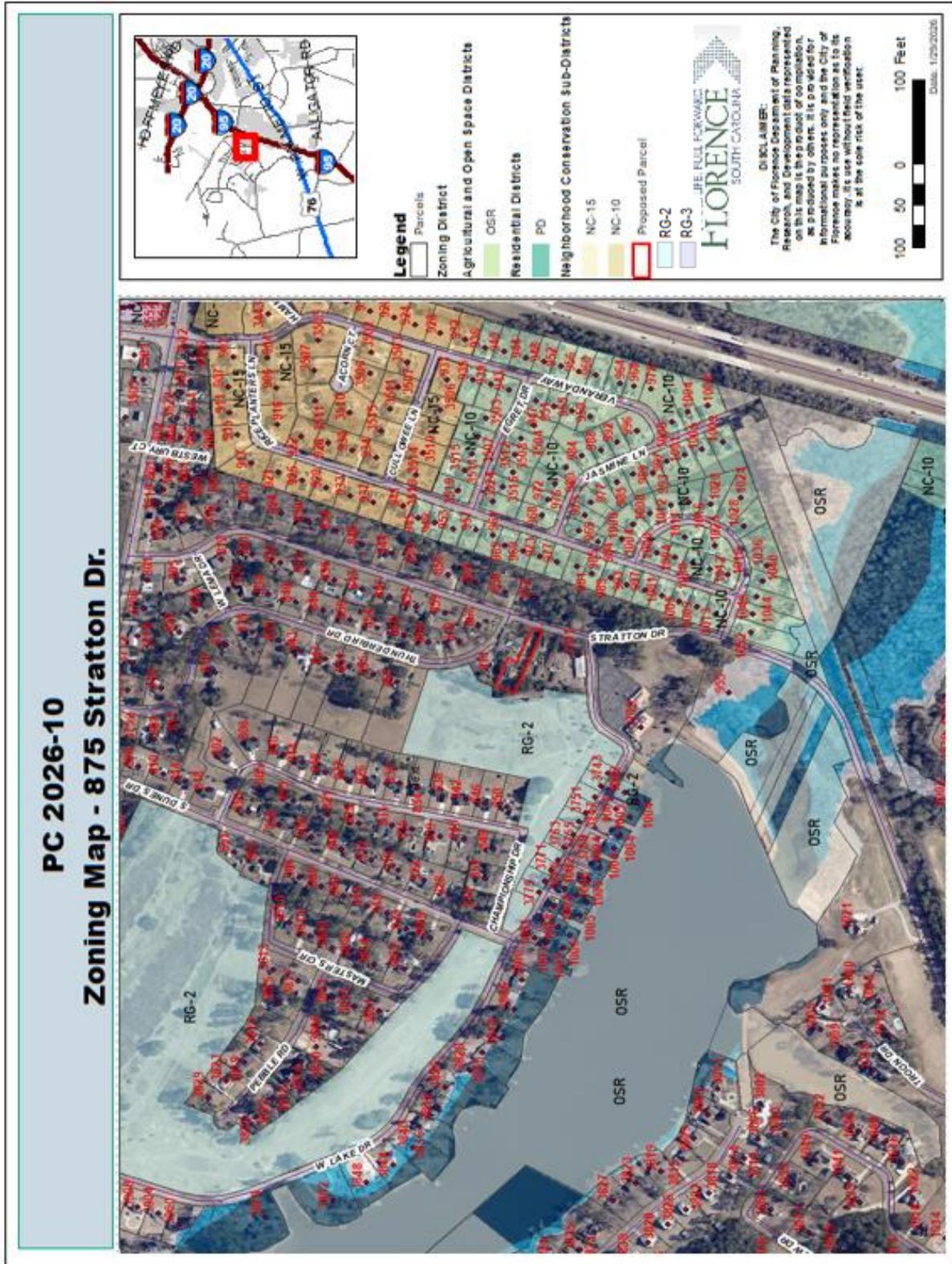
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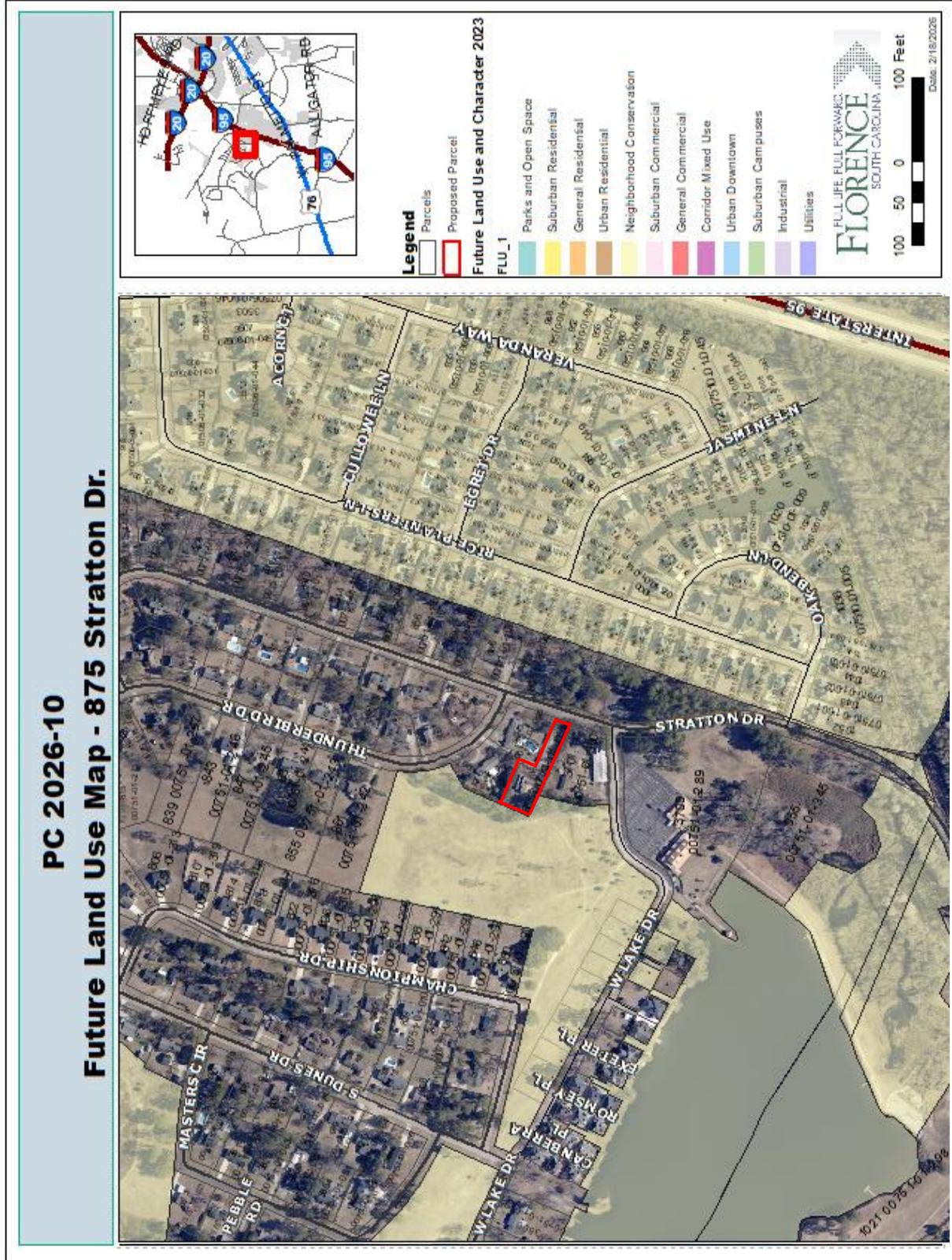
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Site Photo

Attachment A: Vicinity Map









Attachment E: Site Photo

