

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, AUGUST 10, 2009 - 1:00 P.M.**

**CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604**

**FLORENCE, SOUTH CAROLINA**

**AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION**

*Pledge of Allegiance to the American Flag*

**III. APPROVAL OF MINUTES**

*Special Meeting- July 1, 2009*

*Special Meeting- July 6, 2009*

*Regular Meeting – July 13, 2009*

**IV. SPECIAL HONORS AND RECOGNITIONS**

*Service Certificates*

*Patricia Bridges - 40 years of service - Police Department*

*Melvin Godwin - 20 years of service – Police Department*

*Angela Becker - 20 years of service - Police Department*

*Christopher Walters – 10 years of service – Police Department*

*Kevin Coleman – 10 years of service – Fire Department*

*Special Recognition*

*Mr. Sammy Lee Abraham*

**V. APPEARANCE BEFORE COUNCIL**

*a. Mrs. Jill Heiden, VP for Institutional Advancement with Florence-Darlington Technical College and Mrs. Jennifer Mabry – to make a presentation and request funding for three programs.*

*b. Mr. Peter J. Mazzaroni, Board Chairman of the Florence Downtown Development Corporation – to make a presentation regarding the use of City funding over the past several years and to educate Council on the role the FDDC has played and is playing in the redevelopment of downtown Florence.*

- c. *Mrs. Vanessa Murray-Weldon* – to discuss the role of the downtown merchants in the downtown revitalization project.
- d. *Mr. Tim Norwood* – to request funding for the Boy Scouts James Clyburn Honorary Dinner
- e. *Mr. Walter Fleming, Pee Dee Community Action Agency* – to make a presentation to Council regarding the Weed and Seed Program.

## **VI. ORDINANCES IN POSITION**

- a. **Bill No. 2009-22 – Second Reading**  
*An Ordinance amending Chapter 13, Article I, Section 13-18 of the City of Florence Code of Ordinances pertaining to Business License Classification Rate Schedules, and, specifically, Non-Resident Rates.*
- b. **Bill No. 2009-23 – Second Reading**  
*An Ordinance to annex and zone property owned by Timothy & Kristine Luce, 2648 Ascot Drive & Harry Stuart & Kristine Mark Markwell, 2657 Trotter Road.*
- c. **Bill No. 2009-24 – Second Reading**  
*An Ordinance to establish a daytime curfew for juveniles from the age of six (6) through sixteen (16) between the hours of 8:30 a.m. to 2:30 p.m. on any school day.*

## **VII. INTRODUCTION OF ORDINANCES**

- a. **Bill No. 2009-04 - First Reading**  
*An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council members from partisan elections to nonpartisan and run-off election as authorized by Section 5-15-62 of the South Carolina Code of Laws.*  
***(This issue has been deferred until November 9, 2009)***
- b. **Bill No. 2009-25 – First Reading**  
*An Ordinance to rezone multiple properties owned by McLeod Regional Medical Center.*
- c. **Bill No. 2009-26 – First Reading**  
*An Ordinance to rezone property owned by the City of Florence, 1000 Stockade Drive.*
- d. **Bill No. 2009-27 – First Reading**  
*An Ordinance for amendment to a Planned Development District owned by Horne Development.*

- e. **Bill No. 2009-28 – First Reading**  
*An Ordinance to amend Ordinance No.2009-17 to provide for an increase in general operating tax millage in conformance with the requirements of §6-1-320 of the South Carolina Code of Laws.*
- f. **Bill No. 2009-29 – First Reading**  
*An Ordinance to amend Section 2-24 of the city Code to change the Rules and Order of Business to be used by City Council in order to enable Council to transact business with efficiency while protecting the rights of all persons whether in the majority or in the minority.*

#### **VIII. INTRODUCTION OF RESOLUTION**

- a. **Resolution No. 2009-09**  
*A Resolution by the City Council of the City of Florence, South Carolina, making Declaration of Intent to issue bonds to defray the cost of capital improvements pursuant to United States Treasury Department, Internal Revenue Service, Regulation 1.150-2.*

#### **IX. REPORTS TO COUNCIL**

- a. *A report regarding concerns raised relating to City Council residency requirements.*
- b. *A report regarding a change in status of Keep Florence Beautiful and its Board of Directors.*
- c. *A report on proposed changes to the City of Florence Travel Policy.*
- d. *A report by Councilman Buddy Brand regarding the findings of the City Council Budget Committee.*
- e. *Councilman Robinson - to discuss the current wrecker policy for the City of Florence.*

#### **X. ADJOURN**

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
WEDNESDAY, JULY 1, 2009 - 4:00 P.M.  
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the special meeting to order at 4:00 p.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Councilman Steve Powers; Mayor Pro tem Billy D. Williams and Councilwoman Octavia Williams-Blake.

**ALSO PRESENT:** David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; and Mr. Scotty Davis, Director of Community Services.

Notices of this special meeting were sent to the media informing them of the date, place and time of the meeting. Dwight Dana of the Morning News was present for the meeting.

**INVOCATION**

Mayor Pro tem Billy D. Williams gave the invocation, which was followed by the Pledge of Allegiance to the American Flag.

**REPORT TO COUNCIL**

**A report by the Housing Authority of Florence regarding a proposed project for Oakland Avenue.**

Mrs. Cynthia Williams, Executive Director of the Housing Authority of Florence introduced Mr. Reggie Barner of the Barner Group to report on the proposed project.

Mr. Barner stated he is asking the City for support of this project, not in the sense of cash dollars but in the sense of an in-kind contribution. Also, he is looking for a commitment from the County and the Department of Transportation. Mr. Barner was originally looking at infrastructure needs of approximately \$1.1 to \$1.2 million. However, he is not asking the City for cash in this amount but is asking for support for several items that can support this amount. The development will be comprised of a senior housing development, a community facility, a garden-style apartment complex, townhome units and single family homes.

Mr. Barner stated he is seeking funding from the City in the form of in-kind contributions for the following type items:

- 1) Improvements to water and sewer – increasing the water lines, if needed as the redevelopment is identified and to try and bring those water lines to within 5' of the new projects that will be built;
- 2) Sidewalks
- 3) Streets
- 4) Demolition of current site
- 5) Landfill – waiver of landfill fees of any materials brought to the landfill from the demolition of the current site
- 6) Property taxes – relief on rental property taxes for these properties.

Total redevelopment of the area is estimated to be between \$15-\$17 million. Construction on Phase 1 could begin within 6-7 months with some of the infrastructure needs to be addressed by the City in late spring of 2010.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
JULY 1, 2009 – PAGE 2**

Mayor Pro tem Williams stated he is in support of the project and wants to see it work but noted that some of the items requested might not be workable for the City. Mayor Pro tem Williams stated there are two County Council districts located in this project area and that the County may help with the in-kind services.

Mr. Barner stated that because of time frames set by HUD, in order to be competitive, a strong letter of support and intent to help support the project is needed to be included in the application. The letter of support is needed by Wednesday, July 8, 2009.

Councilman Bradham clarified that there would not be anything needed from the City until Spring, 2010.

Councilman Brand asked how binding is the City's letter of support? If the City states we will support the project does that mean the City will do \$1.5 million worth of work or does it say the City will do the best it can? Also, has this been discussed with County Council?

Mrs. Williams responded that some members of County Council have been contacted and they are receptive to the project. DOT has also been contacted and they are also receptive to the project.

Mr. Barner responded that the letter of support would be viewed by HUD as a considerably binding strong commitment. What Congress intended with these programs was for the local communities to have some buy-in and financial commitment to the project. Mr. Barner stated that as relates to how specific the letter of support would need to be; he would like to be able to value those items that the City is comfortable with and that can be included in the application with an allocation of a dollar figure associated based on the development budget and then the goal would be in that two or three year period, as the project is developed, that we do our part to try and meet that financial obligation.

Councilman Robinson stated he was totally committed to making this project work.

Mr. Barner stated he has a detailed outline of the infrastructure costs and some of the other items for the project that he will get to Council right away.

Mayor Pro tem Williams made a motion to provide a letter of support to the Housing Authority. Councilwoman Williams-Blake seconded the motion.

Councilman Brand stated that all of Council is in favor of this project and helping the people of Florence but he has concerns of giving a letter of support to a project before discussing this further with the City Manager and the Public Works Director. Also, he would like to know what County Council may do. Councilman Brand stated he was not willing to put the City on the line for over a million dollars. Councilman Brand would like to be sure that the City will be able to do what it commits to.

Councilman Brand, Bradham and Powers were in favor of meeting again on this issue after the City Manager and Public Works Director has had a chance to review the list of items.

Following a discussion, Councilman Brand made a motion to amend the original motion to extend this discussion until Monday, July 6, 2009. Councilman Bradham seconded the motion.

Councilman Powers, Councilman Brand, Councilman Robinson and Councilman Bradham voted in favor of the motion. Mayor Pro tem Williams, Councilwoman Williams-Blake and Mayor Wukela voted against the motion.

Voting in favor of the amended motion to defer this matter until Monday, July 6, 2009 at 9:00 a.m. was Councilman Powers, Councilman Brand, Councilman Robinson, Mayor Pro tem Williams and Councilman Bradham. Voting against the amendment was Mayor Wukela and Councilwoman Williams-Blake.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
JULY 1, 2009 – PAGE 3**

**ADJOURN**

Councilman Brand made a motion to adjourn the meeting. Mayor Wukela seconded the motion.

The meeting was adjourned at 5:23 p.m.

Dated this 10<sup>th</sup> day of August, 2009.

---

Dianne M. Rowan, Municipal Clerk

---

Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JULY 6, 2009 - 9:00 A.M.  
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the special meeting to order at 9:00 a.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Councilman Steve Powers; Mayor Pro tem Billy D. Williams and Councilwoman Octavia Williams-Blake.

**ALSO PRESENT:** David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; Mr. Scotty Davis, Director of Community Services; Mr. Thomas Chandler, Director of Finance and Mr. Tom Shearin, Special Services Coordinator.

Notices of this special meeting were sent to the media informing them of the date, place and time of the meeting. Dwight Dana of the Morning News was present for the meeting.

**INVOCATION**

Mayor Pro tem Billy D. Williams gave the invocation, which was followed by the Pledge of Allegiance to the American Flag.

**CONTINUATION OF A REPORT TO COUNCIL FROM JULY 1, 2009  
A REPORT BY THE HOUSING AUTHORITY OF FLORENCE REGARDING A PROPOSED  
PROJECT FOR OAKLAND AVENUE**

Mayor Wukela stated that this meeting is a continuation of the special meeting held on July 1, 2009 regarding a report made by the Housing Authority regarding a proposed project for Oakland Avenue. Council received their report which was followed by a motion by Councilman Williams and seconded by Councilwoman Williams-Blake to provide a letter of support to the Housing Authority for their application for federal money. Unanimous support for the project was voiced by Council at the meeting; however there was a desire to have further information regarding this matter. Following a discussion, Councilman Brand made a motion and Councilman Bradham seconded the motion, to defer this issue until this meeting.

Councilman Brand asked Mr. David Williams, City Manager what could the City do to help the Housing Authority reduce their costs as they build this project.

Mr. Williams responded that staff has made some rough estimates of possible contributions to the project. Some examples of things that the City could do that would count towards a match, some are in-kind contributions and some are actual dollars. From the City's Water and Sewer and Stormwater Utility Construction Funds, the City could contract for design and installation of relocating the water and sewer lines for the project. Staff has estimated that this cost could be close to \$500,000. Streets and paving estimates for the project is \$470,000. The City could use \$70,000 a year for three years, or \$210,000, from unused CDBG funds to help defray some of those costs. Each year the City of Florence is usually successful in receiving a PARD grant through the State. The City could apply for, over a two year period, a PARD grant for outdoor playground equipment for approximately \$10,000 per year. Each year the City plants trees in the right-of-way and over the three year period of construction, the City could designate a number of those tree plantings to be for this project. The estimated value of these plantings is

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
JULY 6, 2009 – PAGE 2**

\$15,000. In the event the City chose to participate in some of the demolition costs of existing buildings, the City could use some of its designated landfill resources in the Sanitation budget to assist in hauling some of this debris to the landfill. This could be either a cash outlay or in-kind services of up to \$75,000. In the City's Ordinance there is a special rate for water and sewer taps for property owners or tenants that live in the entitlement area. That special rate involves a credit of 50% towards the tap fee of anyone living in the entitlement area. Since this project is in the entitlement area, any new taps would qualify for the 50% credit. Assuming that the old units will be torn down and replaced with new units, and the same individuals will occupy the new units, then the tap fees associated with the new units could be forgiven. The total of the 50% credit and the replacement of old units is valued at \$34,000. The installation of street lights is valued at just under \$300,000 over a 20 year period. Administrative costs related to the development of this project are estimated at \$30,000 over a three year period. These examples add up to an excess of \$1 million. In addition, some of the funds that might be made available for this project are some unused funds in the CDBG budget. At Council's discretion, these funds, in the amount of approx. \$100,000, could be reappropriated at Council's discretion to be applied towards this project of any other eligible CDBG project.

Council discussed the level of commitment that the City would be making if a letter of support was given to the Housing Authority for this project and how binding a letter of support would be.

Mayor Pro tem Williams made a motion to move forward with this project.

Mayor Wukela stated that there is a pending motion and second from the July 1, 2009 meeting to approve a letter of support for the project.

Councilman Powers stated he was in favor of the project but needed more information on what the City could provide and was in favor of deferring this matter until today's meeting. Councilman Powers stated he does not want to over load the City with a commitment that cannot be honored at a later date. Councilman Bradham, Councilman Robinson and Councilman Brand also stated they were in support of this project.

Councilman Williams suggested doing a letter of support for up to \$1 million. Councilman Williams also stated he would like to see what the County is willing to do to help with this project.

Councilman Robinson stated that if the City does not need to use the CDBG money on this project, he would like to see it used on other community projects. Councilman Robinson requested that when contractors are selected for this project, that they are aware of the minority procurement policies and that the work would be equitably distributed on a local basis.

Councilwoman Williams-Blake asked that the Housing Authority come back before Council at regular intervals and give an update on the progress of the project.

Mr. David Williams added that the City's down payment and closing costs assistance program may also be used for this project. If there are qualified buyers that meet the criteria for the new homes, the City could contribute up to \$120,000 for four qualified homeowners.

Councilman Williams stated that he felt comfortable that the City's housing department would be able to report back to council on how the project is going.

Councilman Brand asked that the letter of support be specific in what the City is able to contribute to this project.

There being no further discussion, Mayor Wukela stated that there is a motion and second to support the Housing Authority's proposed project, including the City's intent to provide, primarily in-kind support, up to \$1 million. Council voted unanimously to pass this motion.



**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
JULY 6, 2009 – PAGE 3**

**ADJOURN**

Councilman Williams made a motion to adjourn the meeting. Councilman Brand seconded the motion, which carried unanimously.

The meeting was adjourned at 9:45 a.m.

Dated this 10<sup>th</sup> day of August, 2009.

\_\_\_\_\_  
Dianne M. Rowan, Municipal Clerk

\_\_\_\_\_  
Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JULY 13, 2009 - 1:00 P.M.  
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Councilman Stephen C. Powers; Councilman Frank J. Brand, II; Councilman Edward Robinson; Mayor Pro tem Billy D. Williams; Councilman William C. Bradham, Jr; and Councilwoman Octavia Williams-Blake.

**ALSO PRESENT:** David N. Williams, City Manager; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Urban Planning; Thomas Chandler, Director of Finance; Chief Anson Shells; Florence Police Department; Chief Randy Osterman, Florence Fire Department; Tom Shearin, Special Services Administrator; Scotty Davis, Director of Community Services; and Darene Stankus, Director of Human Resources.

Notices of this meeting were sent to the media informing them of the date, place and time of the meeting.

Mr. Dwight Dana, Mr. John Russell, Mr. Mark Laskowski, and Mr. James Bennett of the Morning News were present. Ms. Lindsay Housman of WMBF was also present for the meeting.

**INVOCATION**

Mr. Thomas C. Pietila, Senior Minister of Central United Methodist Church gave the invocation.

Mayor Pro tem Billy D. Williams led the Pledge of Allegiance to the American Flag.

**IN REMEMBRANCE OF MR. ERWIN PAXTON**

Councilman Powers stated that Mr. Erwin Paxton, who recently passed away, was one of the pioneers in the downtown development and for the entire Pee Dee. Mr. Paxton worked very hard with Florence-Darlington Technical College and McLeod Regional Medical Center and served on the Boards of both for many years.

Mayor Wukela asked for a moment of silence be observed in honor of Mr. Paxton's memory.

**APPROVAL OF MINUTES**

Councilman Brand made a motion to adopt the minutes of the Special Meeting of May 27, 2009; the Special Meeting of June 4, 2009; the Regular Meeting of June 8, 2009; and the Special Meeting of June 15, 2009. Councilman Bradham seconded the motion, which carried unanimously.

**CLARIFICATION OF MUNITES FROM JUNE 8, 2009**

Mayor Wukela stated that as a point of clarification with regards to the appointment of Mr. Barry Wingard and Mr. Bruce Mallick to serve as Chairman and Vice-Chairman, respectively, of the Veterans Park Committee; that they have been appointed to serve a five year term on the committee and a two year term as Chairman and Vice-Chairman. At the end of the two year term for Chairman and Vice Chairman, any renewal of their terms as Chairman and Vice-Chairman will be made by the Committee as pursuant to the Ordinance.

**SPECIAL HONORS AND RECOGNITIONS**

**Retirement Recognition**

Mayor Wukela presented Judge Charlene Hewitt a retirement plaque in recognition of 36 years of service with the City of Florence. Judge Hewitt retired from the City of Florence on June 30, 2009.

**Educational Recognition**

Mayor Wukela presented Johnathan Green an educational recognition for receiving his “D” Biological Wastewater Operator Certification. Councilman Robinson congratulated Johnathan on his achievements and added that Johnathan was a part of the Success Club that was started by Councilman Robinson and Ms. Jeanne Downing many years ago.

Mayor Wukela presented Rodney Washington a certificate in recognition of completing 20 years of service with the City of Florence.

William Montgomery received a certificate from Mayor Wukela in recognition of completing 10 years of service with the City of Florence.

**APPEARANCE BEFORE COUNCIL**

**Ms. Pat Gibson-Hye – to discuss the hiring practices for ex-offenders**

Ms. Gibson-Hye appeared before Council and requested the City of Florence amend its hiring practices to be more lenient as relates to hiring ex-offenders.. Ms. Gibson-Hye stated that many of the inmates now work with the Parks and Recreation Department, Utilities Department and at the City County Complex through the work release program. Ms. Gibson-Hye will also be asking Florence County to amend their hiring practices as well. There are plans to possibly talk with the Chamber of Commerce and ask that they speak with local employers about incentives that Congress has passed regarding hiring ex-offenders. Mr. Gibson-Hye suggested working with 10 individuals at a time.

Councilman Robinson stated that he concurred with Ms. Gibson-Hye and has had discussions with the City Manager regarding this and has learned that the City does hire ex-offenders. Councilman Robinson and Ms. Gibson-Hye stated another part of this effort is to intervene before a crime is committed.

**Mr. James Bennett – Regional Editor, Morning News – Councilman Bradham would like to introduce Mr. Bennett to City Council**

Councilman Bradham introduced Mr. Mark Laskowski, Regional Publisher of the Morning News to Council. Mr. Laskowski addressed Council briefly and then introduced Mr. James Bennett, Regional Editor for the Morning News to Council.

Mr. Bennett appeared before Council and stated that he has been in the newspaper business for about 30 years in markets from Miami to Seattle and Charlotte to Phoenix and is very happy to be in Florence. Mr. Bennett introduced Mr. Dwight Dana, Reporter for the Morning News. Mr. Dana has been with the Morning News for about 10 years but has been in the newspaper business for about 35 to 40 years.

Mr. Bradham thanked Mr. Bennett, Mr. Laskowski and Mr. Dana for being present at the meeting and for the good working relationship that the City has with the Morning News.

Northwest Neighborhood Association – Ms. Mary Grant and Ms. Teresa Ervin – to discuss properties in their neighborhood.

Mr. Teresa Ervin appeared before Council and stated she is concerned with the decline of the Northwest Neighborhood. There are several properties that are overgrown and vacant in the neighborhood. Mrs. Ervin stated her concern was not only having the properties cleaned up but what can be done to have the properties maintained. Ms. Ervin asked Council to look at this as a long term commitment.

Councilman Robinson thanked Mrs. Ervin for coming before Council with this issue. One of the things that Council is struggling with is how to deal with these properties. Councilman Robinson has requested that the City find means to improve these properties and not tear them down.

Mayor Pro tem Williams stated that this is a terrible need of the City of Florence and it will take the whole Council to resolve it. Mayor Pro tem Williams suggested that the next regular City Council meeting be held in the Northwest community to try and see what is taking place with the abandoned and vacant properties and to see what can be done to correct this problem.

INTRODUCTION OF ORDINANCES

BILL NO. 2009-04 - FIRST READING

AN ORDINANCE TO ESTABLISH THE DATE FOR THE HOLDING OF THE REFERENDUM CALLED FOR BY ORDINANCE 2008-47 TO DETERMINE WHETHER OR NOT THE CITY OF FLORENCE SHALL AMEND CHAPTER 2 OF ITS CITY CODE TO CHANGE ITS METHOD OF ELECTING THE MAYOR AND CITY COUNCIL MEMBERS FROM PARTISAN ELECTIONS TO NONPARTISAN AND RUN-OFF ELECTION AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.

This issue has been deferred until November 9, 2009.

BILL NO. 2009-22 – FIRST READING

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE I, SECTION 13-18 OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO BUSINESS LICENSE CLASSIFICATION RATE SCHEDULES, AND, SPECIFICALLY, NON-RESIDENT RATES.

An Ordinance amending Chapter 13, Article I, Section 13-18 of the City of Florence Code of Ordinances pertaining to Business License Classification Rate Schedules and, specifically, Non-Resident Rates was passed on first reading.

Mayor Wukela stated this issue was discussed previously during the budget discussions for current capitol and operational needs. Council discussed the change in the rate schedules for non-residents with regard to business licenses. This Ordinance brings into compliance the other schedules the City has for non-residents regarding contractors.

Councilman Brand made a motion to pass Bill No. 2009-22 on first reading. Councilman Powers seconded the motion. There being no further discussion the motion was passed unanimously.

**BILL NO. 2009-23 – FIRST READING**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY TIMOTHY & KRISTINE LUCE, 2648 ASCOT DRIVE AND HARRY STUART & KRISTINE MARY MARKWELL, 2647 TROTTER ROAD.**

An Ordinance to annex and zone property owned by Timothy & Kristine Luce, 2648 Ascot Drive and Harry Stuart & Kristine Mary Markwell, 2647 Trotter Road was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning reported to Council this is a request from Timothy and Kristin Luce and Harry Stuart and Kristine Mary Markwell, to annex and zone 2648 Ascot Drive and 2647 Trotter Road, from unzoned to R-1, Single-Family Residential District. The zoning request is pending annexation into the City of Florence. The property is shown more specifically on Florence County Tax Map 01221-01-163 and 01221-01-180. Water and sewer services are already available and there is no cost to provide utility services.

On June 9, 2009, the Planning Commission held a public hearing for the rezoning request. The Planning Commission members voted 7-0 to approve the request.

Councilman Brand made a motion to pass Bill No. 2009-23 on first reading. Councilman Powers seconded the motion. There being no further discussion, Council voted unanimously to pass Bill No. 2009-23.

**BILL NO. 2009-24 – FIRST READING**

**AN ORDINANCE TO ESTABLISH A DAYTIME CURFEW FOR JUVENILES FROM THE AGE OF SIX (6) THROUGH SIXTEEN (16) BETWEEN THE HOURS OF 8:30 AM. UNTIL 2:30 P.M. ON ANY SCHOOL DAY.**

An Ordinance to establish a daytime curfew for juveniles from the age of six (6) through sixteen (16) between the hours of 8:30 a.m. until 2:30 p.m. on any school day was passed on first reading.

Councilman Robinson made a motion to pass Bill No. 2009-24 on first reading. Mayor Pro tem Williams seconded the motion.

Councilman Bradham expressed his concerns with the proposed Ordinance taking away the rights of children between the ages of 6 to 16 except for the right to attend school. Also, Councilman Bradham asked if this was more of a school problem and not a Council problem. Councilman Bradham suggested that a worksession of Council be scheduled to further discuss the propose curfew.

Councilman Robinson stated that three members of City Council, the City Attorney and several community members have been working on developing an Ordinance for a daytime curfew for the past year. Councilman Robinson added that the purpose of this Ordinance is to provide the necessary tools to these children to help them lead a productive life and to do whatever it takes to make sure they get an education. Another objective of the program is to keep the children out of the Department of Juvenile Justice system.

Councilman Powers stated he was in favor of this proposed Ordinance and wants to help these children stay in school and get an education.

Councilwoman Williams-Blake recommended that the Municipal Court be informed and trained as this will place the parents in the Municipal Court system and the judges will need to be prepared to deal with that.

Mr. Larry Jackson, Superintendent, on behalf of Florence School District 1 endorsed the proposed curfew ordinance. Mr. Jackson stated that some forethought should be given to what will happen to the child once he/she is picked up and the parent or guardian cannot be reached.

Mr. Reginald Cooper, County Director for the Department of Juvenile Justice spoke in favor of the proposed curfew. Violations of this ordinance will not be a criminal act; therefore juveniles are not

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 5**

subject to DJJ through this process. There is a compulsory school attendance ordinance and children must attend school. There is the propensity for them to end up in the system; however everyone is working to try and reach these children before it gets to that point.

Mayor Wukela asked where would the children that are picked up be taken until the parent or guardian can be reached.

Councilman Robinson stated that Mr. Neil Zimmerman of the Boys and Girls Club has been contacted and he agreed that he could accommodate these children.

Home schooled children would be exempt from this ordinance.

Mayor Pro tem Williams stated there will be further work done on the proposed Ordinance. This is just a beginning to get something started.

There being no further discussion, Council voted unanimously to pass Bill No. 2009-24.

**REPORTS TO COUNCIL**

**COUNCILMAN BRAND WILL PROVIDE A REPORT FROM THE CITY COUNCIL  
BUDGET COMMITTEE**

Councilman Brand reported that the Budget Committee members, Councilman Powers, Councilwoman Williams-Blake and himself, have met several times to discuss funding alternatives for the 2009-2010 Budget. The Committee is scheduled to meet one more time and will then report their findings to the entire Council. Councilman Brand added that there are no major changes or increases proposed for the budget at this time.

Mayor Wukela thanked the committee for their work and reiterated how important it is to him to provide the citizens of the City of Florence adequate police and fire protection.

**BREAK**

There was a unanimous consent among Council to take a short break.

Mayor Wukela called for a short recess at 2:29 p.m.

Mayor Wukela reconvened the regular meeting at 2:41 p.m.

**A DISCUSSION REGARDING THE FUNDING FOR THE DOWNTOWN DEVELOPMENT  
CORPORATION**

Mr. Phillip Lookadoo, Director of Urban Planning and Development gave an overview of the financials of the Downtown Development Board, with particular respect to the budget request for this budget year. The \$200,000 budget request includes items such as an update to the Master Plan for the revitalization efforts of downtown in the amount of \$50,000 and the retirement of the debt for the purchase of the building that will be the Artisan Center at the southwest corner of Evans and Dargan Streets. Over the past three years the Florence Downtown Development Corporation (FDDC) has requested \$30,000 to be used for programmatic functions of the proposed business incubator. If funded this year, the total of this fund would be \$120,000. This money will be used to assist local downtown merchants in furthering their business efforts when the business incubator is in operation. The FDDC has received \$250,000 through a USDA grant that will be loaned out to businesses that are trying to locate in downtown. The FDDC has also applied for a \$99,999 USDA grant to assist in the feasibility study for an Artisan Center in downtown.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 6**

Through private funding, the FDDC expends approximately \$85,000 a year on the Pecan Festival; \$25,000 has been raised for Florence After Five; and the Art Trail Gallery is completely privately funded.

Other projects completed or under construction in the downtown area that can be tied to the efforts of the FDDC are the new Sexton Dental Clinic, the Florence Little Theater, Coit Village, Cumberland United Methodist Church, Francis Marion Performing Arts Center, the new Florence County Museum, and the proposed relocation of the Chamber of Commerce.

As a result of the Master Plan for downtown a Tax Increment Financing District (TIF) has been created. Design Guidelines and the Design Review Board have been created and are immensely successful.

Councilman Bradham thanked Mr. Lookadoo for the information presented on the FDDC and stated that he supports the efforts of the FDDC.

Councilman Powers recognized the members of the FDDC Board. Councilman Powers also remembered Mr. LeRoy Adams, the first Downtown Development Coordinator and Mr. Jimmy Rainwater, who worked tirelessly on the downtown revitalization efforts. Councilman Powers requested that Council fund the redevelopment process and if the Master Plan is updated it needs to be adopted by Council.

Councilman Robinson stated he felt there should be diverse recruiting for the Board so there will be more objective ideas as to the different aspects of the community. Councilman Robinson asked if the Downtown Development Board could also serve as a Downtown Economic Development Board. Councilman Robinson would like to see a development board that would bring development into the downtown in order to generate tax funds for the TIF District. Councilman Robinson also asked if this would be in conflict with the Florence County Economic Development Board.

Mr. Lookadoo responded that contained within Phase III of the revitalization strategy, a request for qualifications was sent to 250 developers, in a solicitation effort to ask them to provide that type of development for downtown. Developers have been solicited to come in and build projects to fund the TIF district. Also, the FDDC has looked at entering into a partnership as an equity member of a tax paying entity so that the property owned by the FDDC would generate to the TIF District. So as not to be in conflict with the County's Economic Development, the FDDC would approach this from a retail, dining or entertainment perspective as opposed to primary job creation. Mr. Lookadoo stated that to develop a city economic development board would not be in conflict with the county's existing economic development board.

Mayor Pro tem Williams stated that it looks as if the FDDC is drifting from the Main Street concept. One thing that needs to happen is for the FDDC Board to reconnect to the community and get their involvement. Mayor Pro tem Williams stated that there are only four African-Americans on the board at this time and all the information that he has received from Main Street states for these efforts to be successful, the entire community must participate. To keep the focus on the revitalization of downtown, all of the citizens need to be considered. 80% of the downtown merchants are African-American. If all citizens are not included, revitalization will not be successful.

Mayor Pro tem Williams stated that there were supposed to be committees to look for private funding for the FDDC to add to the public funding in order for the redevelopment of downtown to be successful. The FDDC cannot keep coming back to the City each year for funding without private investments.

Mayor Pro tem Williams asked that the Chairman of the FDDC address some of these issues that have been presented. Mayor Pro tem Williams would like to know the status of the proposed gateway at the old Bush Recycling property and how to obtain private funding to be used with the City's funding for the FDDC. Mayor Pro tem Williams stated projects he would like to see develop are the business incubator and a transit hub.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 7**

Mayor Pro tem Williams made a motion to fund the FDDC as originally presented. Councilman Bradham seconded the motion.

Mayor Wukela stated he has concerns as to whether the Corporation is private or public; is it the City or not. Mr. Phillip Lookadoo, Director of the Urban Planning and Development, a city employee, gave a report on behalf of the FDDC and requested funding on their behalf and this puts him in a conflicting position as he is a staff member of the City of Florence. There are a number of city staff that are on the FDDC Board and this was initially done to get things started; however, as a citizen from the outside, it is not clear if the Corporation is City or not and when they see the FDDC acting they think it is the City. The FDDC is a non-profit corporation, no different that the Boys and Girls or the Bruce and Lee Foundation. But the DDC gets a position of favor because of its integration with the City of Florence and Mayor Wukela stated he has concerns about the conflicts that arise when a non-profit organization is staffed by the City and gets ahead of other non-profits because it is the City. When the City funds a non-profit organization, such as the FDDC, and they operate as a non-profit, answerable only to the Board of Directors, the City loses control. Mayor Wukela stated he has conveyed to Mr. Mazzaroni, Chairman of the FDDC, that he would like to see the FDDC become all non-profit and divest itself of the City, City staff and city funding and succeed or become all city and be a committee of the Urban Planning Department and staffed by the City and run by the City to do City business. Mayor Wukela stated he does not feel that the DDC can continue as it is. It must become all of one thing or all of the other.

Secondly, Mayor Wukela stated he had concerns that the City is not able to fund the hiring of police officers or a new fire station but is able to fund the FDDC \$50,000 for a consultant.

Mayor Wukela stated he would like to see some concrete plan from the Downtown Development Corporation as to how it will become independent and free of city money, city staff and divested of the city.

Councilwoman Williams-Blake stated she feels the FDDC needs to be a private organization but needs to be funded by the City. The funding is needed to make downtown grow and be prosperous. Councilwoman Williams-Blake stated she has concerns with council members being on the board and feels this presents a conflict. Councilwoman Williams-Blake added that the money used to fund the FDDC would come from the Hospitality Budget and that money cannot be used to fund the police officers or the fire department. Councilwoman Williams-Blake stated she would like to see the FDDC work towards becoming a private organization to get away from the appearance of impropriety and conflict of interest.

Mayor Wukela made a motion to amend Mayor Pro tem Williams' motion that this matter be deferred until the next City Council meeting at which time Council can discuss the City Council Budget Committee's proposals. This motion failed for lack of a second.

Voting in favor of Mayor Pro tem Williams' motion to restore funding to the FDDC was Councilman Powers, Councilman Brand, Councilman Robinson, Mayor Pro tem Williams, Councilman Bradham and Councilwoman Williams-Blake.

Voting against the motion was Mayor Wukela.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

**PARKS AND BEAUTIFICATION COMMISSION**

Councilman Powers made a motion to appoint Ms. MaSabra Player to serve on the Parks and Beautification Commission. Councilwoman Williams-Blake seconded the motion, which passed unanimously.



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 8**

Ms. MaSabra Player was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2014.

**HOUSING BOARD OF ADJUSTMENT AND APPEALS**

Councilman Robinson requested that appointments to this Board be deferred until the guidelines of the Board can be reviewed. Councilman Powers agreed but feels that this issue needs to be addressed quickly in order to get the board functioning.

Mayor Wukela stated this has been deferred at least two other times. Council has expressed their concerns of dealing with the abandoned buildings in the City of Florence. Mayor Wukela stated further that there is an Ordinance in place that provides for an appeals board but no appointments have been made to the board.

Councilwoman Williams-Blake stated that because of the importance of this board, Council wanted to conduct interviews of those seeking to be appointed to serve on this Board. Further, the Committee, at this time, does not feel comfortable that they have the correct criteria and the updated Code in order to be sure that the best people are selected to serve.

Mayor Wukela added that Council has been talking about this for some time and he receives calls on a regular basis regarding abandoned properties. Further, when Mr. Scotty Davis, Director of Community Services, makes his petitions and an appeal is made, there is no process in place to hear the appeal.

Councilman Robinson stated that this Ordinance gives complete autonomy to the board without any input from City Council and he has serious concerns with this. Councilman Robinson feels that rules and guidelines need to be developed before this board is appointed.

Councilman Robinson made a motion to defer appointments to the Housing Board of Adjustment and Appeals until Council can meet and develop rules and guidelines for the board. Councilman Bradham seconded the motion.

There was a discussion regarding changing the current ordinance and also providing council with the current ordinance and the changes that have been made over the years.

Councilwoman Williams-Blake requested that this information be provided to Council before the meeting at Northwest.

Following this discussion, Council voted unanimously to defer the appointments to this board.

**VETERANS PARK COMMITTEE**

Councilwoman Williams-Blake made a motion to appoint Ms. Celia Eileen Berthot to serve on the Veterans Park Committee. Councilman Bradham seconded the motion.

Ms. Berthot was appointed by a unanimous vote of Council to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2014.

Councilman Powers made a motion to appoint Mr. Carlton L. Pridgen to serve on the Veterans Park Committee. Councilman Bradham seconded the motion.

Mr. Pridgen was appointed by a unanimous vote of Council to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2011.

Councilman Bradham made a motion to appoint Mr. David C. Phillips to serve on the Veterans Park Committee. Councilman Brand seconded the motion.

Mr. Phillips was appointed by a unanimous vote of Council to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2011.

Councilman Bradham made a motion to appoint Mr. Michael J. Montrose to serve on the Veterans Park Committee. Councilman Brand seconded the motion.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 9**

Mr. Montrose was appointed by a unanimous vote of Council to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2011.

**COUNCILMAN BRAND – TO DISCUSS THE RULES AND REGULATIONS FOR TEMPORARY BANNERS IN THE CITY OF FLORENCE.**

Councilman Brand stated he has received several calls concerning the sign ordinance and its enforcement with regards to temporary banners. Councilman Brand requested Mr. Phillip Lookadoo have the Planning Commission review these regulations as relates to non-profit organizations and to ask that the Codes Enforcement Officer abstain from issuing any citations for violations of this Ordinance until the Planning Commission can report back to City Council. Councilman Brand stated that if a sign is placed within the site triangle and is hindering the vision of motorist, for the Codes Enforcement Officer to use his discretion in the enforcement of the current Ordinance.

**A DISCUSSION REGARDING CONCERNS RAISED RELATING TO CITY COUNCIL RESIDENCY REQUIREMENTS.**

Councilman Brand stated that about a month and a half ago a letter was sent to Mayor Wukela and copied to each of the council members and as of today there has been no response made to the letter. Councilman Brand stated that a response could be made in writing back to Mayor Wukela or either at today's meeting. Councilman Brand further stated that he felt when a city resident writes a letter to Council, Council should respond to it. The letter references Mayor Pro tem Billy D. Williams's residency. Councilman Brand asked Mayor Pro tem Williams to state where he lives and that would clear up the issue of his residency.

Mayor Wukela stated that Council has received legal advice on the question of residency and what that involves from the City Attorney. Mayor Wukela asked Mayor Pro tem Williams if he had any opposition to providing Council with a written response at the next Council meeting regarding his residency. Mayor Pro tem Williams indicated he did not have any opposition to providing a written response.

**EXECUTIVE SESSION**

Mayor Wukela stated there was a Contractual Matter to be discussed in Executive Session.

Councilman Brand made a motion to enter into Executive Session. Mayor Wukela seconded the motion, which carried unanimously.

Council entered into Executive Session at 4:21 p.m.

Mayor Wukela reconvened the regular meeting at 4:37 p.m.

As relates to the contractual matter discussed in Executive Session, Mayor Wukela made a motion that the City fund the construction of the lines necessary, under Option 2, which is approximately \$23,115, for a project; Code Name "Relay", to provide water and sewer service to that industrial park. Councilman Brand seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JULY 13, 2009 – PAGE 10**

**ADJOURN**

Councilman Brand made a motion to adjourn the meeting. Mayor Wukela seconded the motion, which carried unanimously.

The meeting was adjourned at 4:39 p.m.

Dated this 10<sup>th</sup> day of August, 2009.

\_\_\_\_\_  
Dianne M. Rowan, Municipal Clerk

\_\_\_\_\_  
Stephen J. Wukela, Mayor

**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 13, 2009  
**AGENDA ITEM:** Ordinance – First Reading  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

An ordinance amending Section 13-18 of the City of Florence, SC Code of Ordinances pertaining to business license classification rate schedules, and, specifically, non-resident business license rates.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

No previous action has been taken on this ordinance.

**III. POINTS TO CONSIDER**

A. The Municipal Association of SC Model Business License Ordinance recommends a non-resident license rate for all businesses having no fixed principal place of business within the City. The recommended rate is double the inside or resident rate.

B. Currently, only non-resident contractors are being charged the higher non-resident business license rate by the City.

C. The State Supreme Court has upheld that a differential business license rate classification between residents and non-residents is justified.


D. City Council received information from staff at a planning retreat held on February 26, 2009 and at budget work sessions held in May and June, 2009 on potential General Fund revenue sources. As part of this information, council received a staff recommendation that a non-residential business license rate be included for all business license classifications into the City of Florence business license ordinance.

**IV. STAFF RECOMMENDATION**

Approval and adoption of the proposed ordinance.

**V. ATTACHMENTS**

Proposed amending ordinance.



Thomas W. Chandler  
Finance Director



David N. Williams  
City Manager

**ORDINANCE NO. 2009-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 13, ARTICLE I, SECTION 13-18 OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO BUSINESS LICENSE CLASSIFICATION RATE SCHEDULES, AND, SPECIFICALLY, NON-RESIDENT RATES**

**WHEREAS**, the City of Florence, South Carolina, collects business license fees as provided in Chapter 13 of the City of Florence Code of Ordinances, with Section 13-18 of said chapter specifying license classification rate schedules; and

**WHEREAS**, Section 13-18 imposes an itinerant business license rate schedule for a non-resident contractor, having no fixed principal place of business within the city limits of Florence, which is double the rate of a contractor with a permanent place of business within the city limits; and

**WHEREAS**, Section 13-18 imposes no itinerant or non-resident business license rate on any other business classification; and

**WHEREAS**, the State Supreme Court upheld in *American Bakeries Co. v. Sumter*, 173 S.C. 94, 174 S.E. 919 (1934), and *Crosswell & Co., Inc. v. Town of Bishopville*, 172 S. C. 26, 172 S.E. 698 (1933) that a differential business license rate classification between residents and non-residents is justified, if the circumstances and conditions are different and if the imposition of a higher license on non-residents is not unreasonable, capricious, or confiscatory; and

**WHEREAS**, the Municipal Association of South Carolina Business License Handbook states that many license ordinances provide that rates for non-resident businesses are classified higher than residents and that these rates are usually double the resident rates; and

**WHEREAS**, the Municipal Association of South Carolina Model Business License Ordinance includes a non-resident business license rate which is double the rate of a business with a fixed principal place of business within the municipality, and this model is followed in many cities throughout South Carolina; and

**WHEREAS**, the City Council of the City of Florence hereby finds and concludes that, unlike resident businesses which maintain a fixed principal place of business within the municipality and thereby contribute tax revenues to the City, non-resident businesses maintain no fixed principal place of business within the municipality and contribute no tax revenues, but do receive the benefits and services provided by the City, thereby creating circumstances and conditions which are different and justify the imposition of a higher license on the non-resident businesses; and

**WHEREAS**, City Council has determined that it is reasonable and equitable to charge a non-resident business license rate that will be double the rate of a business with a fixed principal place of business within the city limits of Florence.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Florence, South Carolina that Section 13-18 of the City of Florence Code of Ordinances be amended

by adding to Section 13-18, immediately following the chart entitled RATES and immediately preceding the introductory sentence and chart for declining rates the following section:

**NON-RESIDENT RATES**

Unless otherwise specifically provided, all minimum fees and rates shall be doubled for non-residents and itinerants having no fixed principal place of business within the municipality.

**BE IT FURTHER ORDAINED** that the said declining rates introductory sentence and the related declining rate chart following the above newly added section shall be amended by this ordinance to be entitled DECLINING RATES.

All ordinances in conflict with this ordinance are hereby repealed.

For renewal licenses, this ordinance shall become effective with the next business license renewal period as defined in Section 13-4 of the City of Florence Code of Ordinances following the date of adoption of this ordinance. For new business licenses, this ordinance shall become effective immediately upon adoption.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr.  
**City Attorney**

\_\_\_\_\_  
Stephen J. Wukela  
**Mayor**

**Attest:**

\_\_\_\_\_  
Dianne Rowan  
**Municipal Clerk**

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** July 13, 2009  
**AGENDA ITEM:** Ordinance  
First Reading  
**DEPARTMENT/DIVISION:** City of Florence Urban Planning & Development Department

---

**I. ISSUE UNDER CONSIDERATION:**

*Request to annex and zone 2648 Ascot Dr. & 2647 Trotter Rd. from unzoned to R-1, Single-Family Residential District, pending annexation into the City of Florence. Tax Map 01221-01-163 & 01221-01-180. The request is being made by the owners; Timothy & Kristin Luce for 2648 Ascot Dr. and Harry Stuart & Kristine Mary Markwell for 2647 Trotter.*

*Water and Sewer services are already available, no cost to provide utility services.*

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

*No previous action has been taken on this request. A Public Hearing for rezoning was held at the June 9, 2009 Planning Commission meeting. Planning Commission members voted to approve the request 7-0.*

**III. POINTS TO CONSIDER:**

*This item is being introduced for first reading only.*

**IV. OPTIONS:**

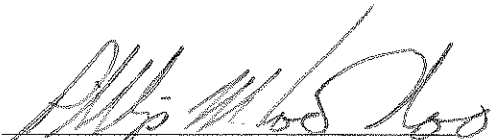
*City Council may:*

- (1) Approve request as presented based on information submitted.*
- (2) Defer request should additional information be needed.*
- (3) Suggest other alternatives.*
- (4) Deny request.*

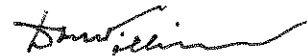
**V. PERSONAL NOTES:**

**VI. ATTACHMENTS:**

*Map showing the location of the property.  
Zoning Map  
Comprehensive Plan Map  
Staff Report*



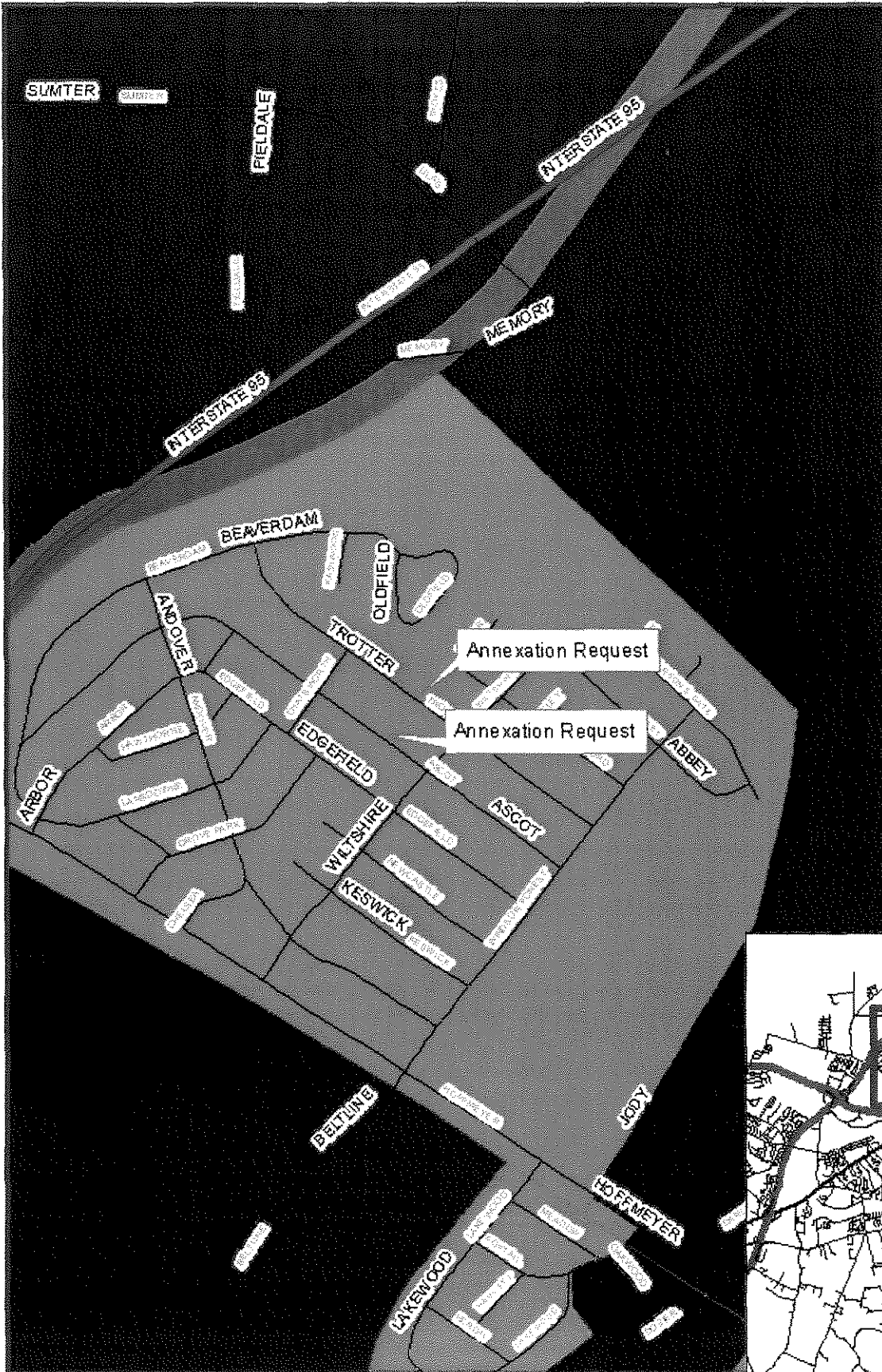
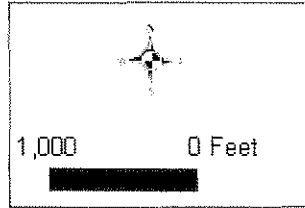
Phillip M. Lookadoo, AICP  
Urban Planning and Development Director



David N. Williams  
City Manager

# COMPREHENSIVE MAP PLAN

## 2648 Ascot Drive & 2647 Trotter Road



### Legend

#### Future Land Use Classes

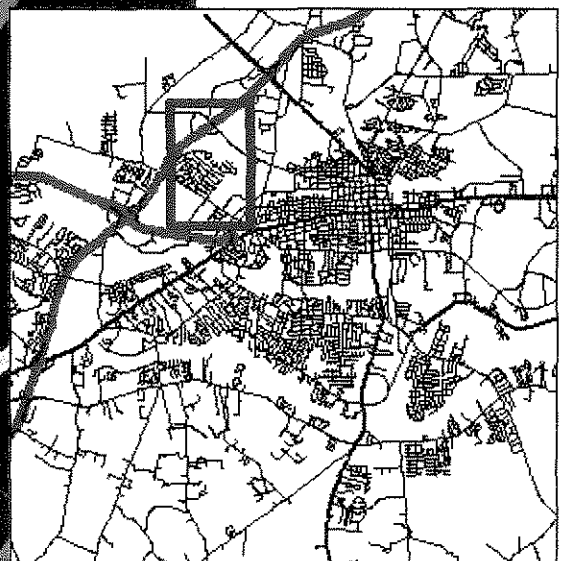
##### LUCLASS

- DVR
- EXR
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- PCN
- PRL
- TRN
- DVR
- EXR
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- PCN
- PRL
- TRN

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Urban Planning & Development Department

May 25, 2009

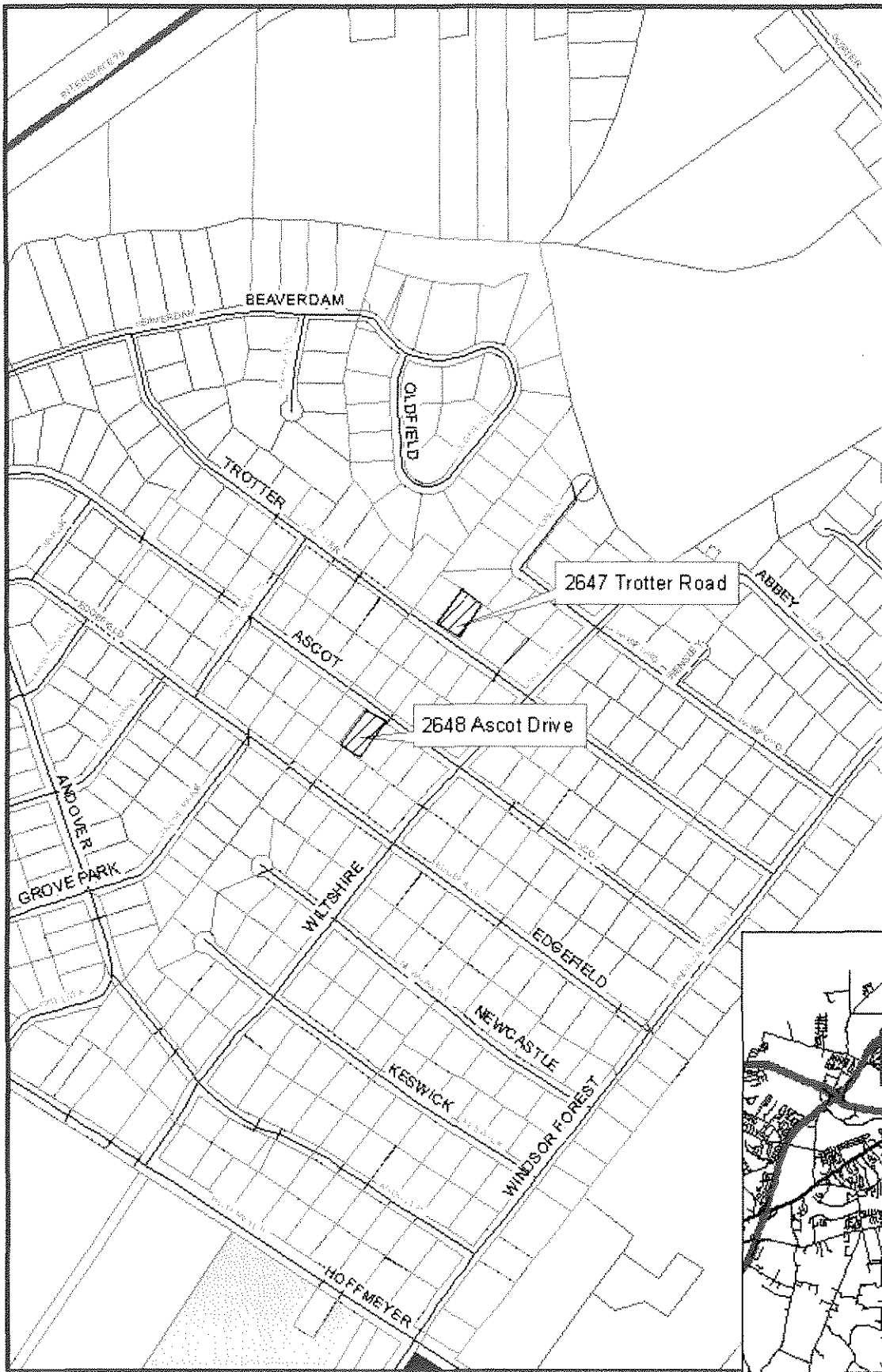
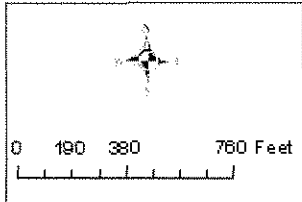
**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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





# ZONING MAP

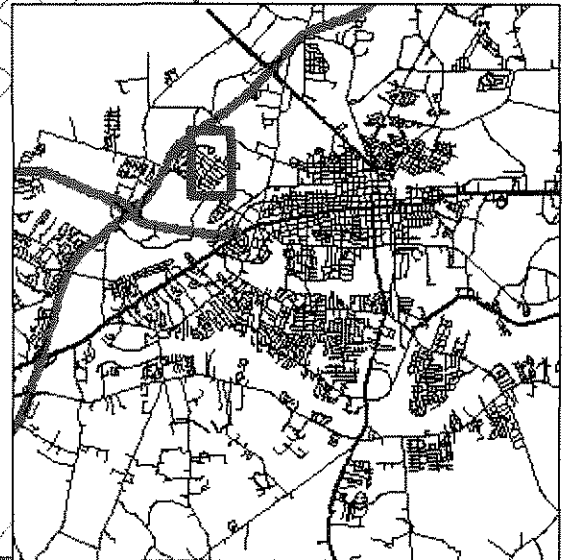
## 2648 Ascot Drive & 2647 Trotter Road



- ### Legend
- Parcels
  - R-1, Single Family, 15,000 sf
  - R-2, Single Family, 10,000 sf
  - R-3, Single Family, 6,000 sf
  - R-4, Multi-Family
  - R-5, Multi-Family
  - PDD
  - B-1, Limited
  - B-2, Convenience
  - B-3, General
  - B-4, Central
  - B-5, Office - Light Industrial
  - B-6, Industrial
  - RU-1, Community 15,000 sf
  - RU-2, Resource 87,120 sf

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 City of Florence  
 Urban Planning & Development Department  
 May 25, 2009

**DISCLAIMER:**  
 The City of Florence Urban Planning and Development Department data represented on this map or plan 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. Its use without field verification is at the sole risk of the user.



# ANNEXATION & ZONING 2648 ASCOT DRIVE & 2647 TROTTER ROAD

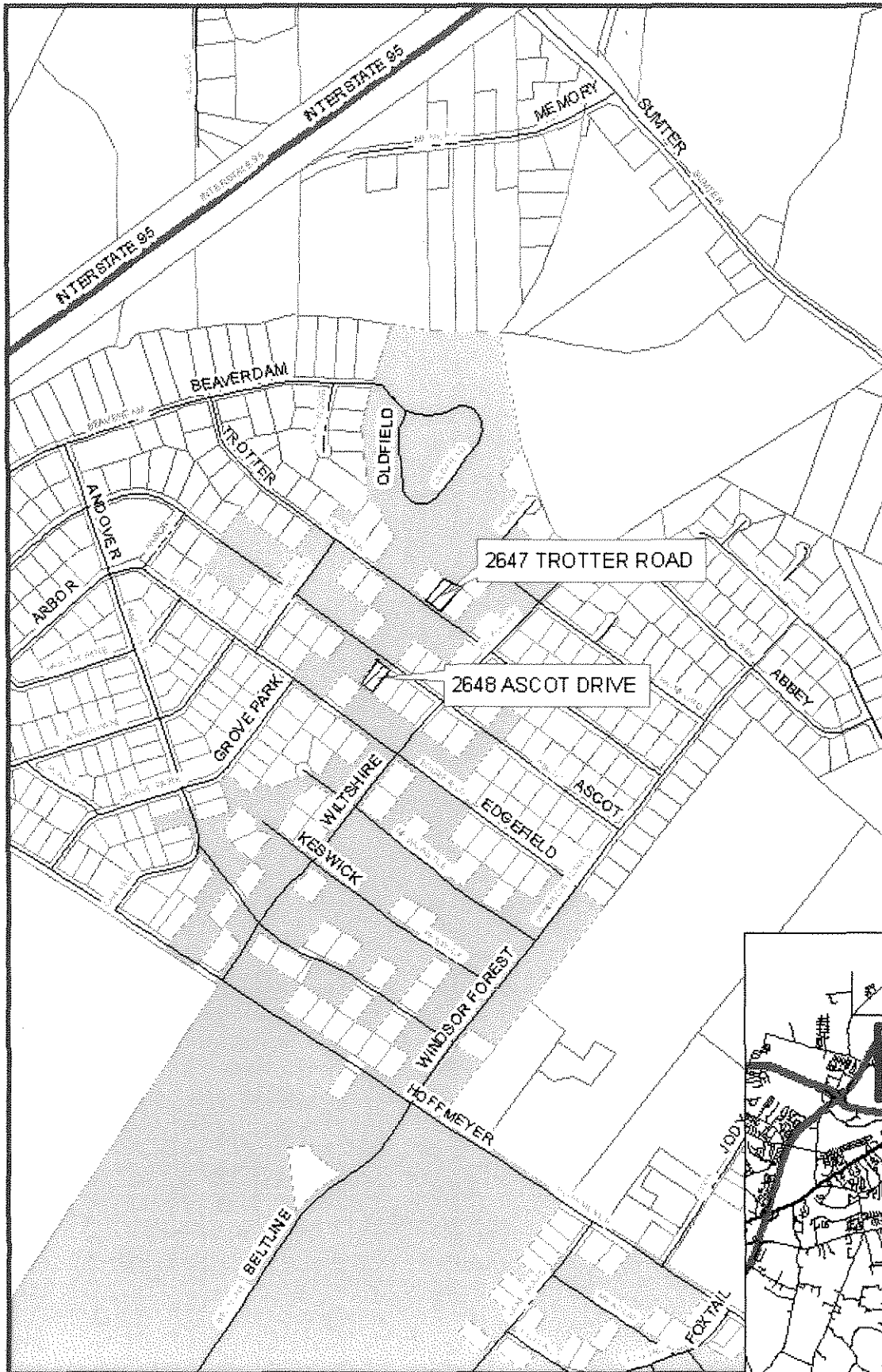


1,000

0 Feet



Urban Planning &  
Development Department



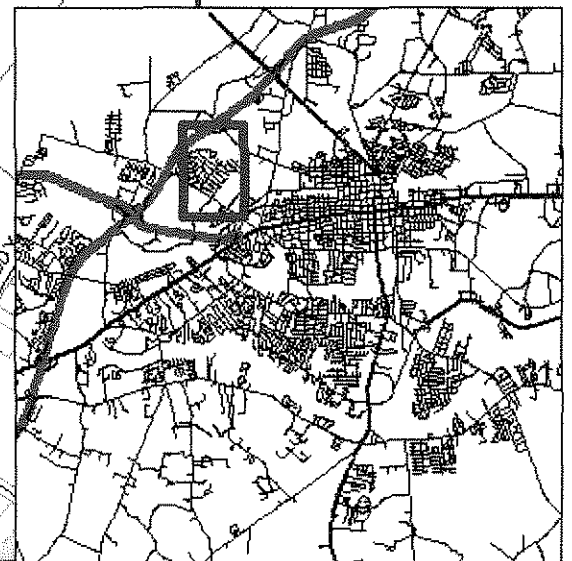
## Legend

### Roads

- City Maintained
- State Street
- Interstate
- US Highway
- City Boundary
- Parcels

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Urban Planning & Development Department  
May 26, 2009

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan 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. Its use without the liability certification is at the sole risk of the user.



## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owner: Timothy & Kristin Luce, Harry Stuart & Kristine Mary Markwell

Address of Properties: 2648 Ascot Dr. & 2647 Trotter Rd.

Tax Parcel Number(s): 01221-01-163 & 01221-01-180

Date: May 22, 2009

### GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: Single-Family Residential (R-1)

Current Use: Residential Single Family

Proposed Use: Residential Single Family

### DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area:

Proposed Lot Area: 15,000

Lot Width

Proposed Lot Width: 100

Front Setback

Proposed Front Setback: 25

Side Yards

Proposed Side Yards: 10

Rear Yards

Proposed Rear Yards: 30

Max. Height

Proposed Max. Height: 38

Open Space

Proposed Open Space: N/A

Comments:

# ZONING PETITION STAFF CHECKLIST

---

## MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

1. Tax records indicate the owner(s) as: Timothy & Kristin Luce (2648 Ascot Dr.),  
Harry Stuart & Kristine Mary Markwell (2647 Trotter Rd.)

This application is submitted by:             the owner listed above  
    an agent for the owner  
    other

If agent or other, what documentation has been provided from owner or is none required?

## LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No; the Current Land Use Plan shows the above parcel being located in an area planned for residential use.

Land Use Plan elements that impact the subject property:

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes.

## ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?  
The property exists in the Windsor Forest Subdivision, which consists of single-family dwellings. Properties within the subdivision that have been annexed into the City have all been zoned R-1.

## ZONING PETITION STAFF CHECKLIST

---

2. What are adjacent properties zoned, and what are adjacent land uses?

2648 Ascot/ 2647 Trotter

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1/ R-1	Single Family Residential
Northeast	Unzoned/ Unzoned	Single-Family Residential
East	Unzoned/ Unzoned	Single-Family Residential
Southeast	R-1/ R-1	Single-Family Residential
South	R-1/ R-1	Single-Family Residential
Southwest	Unzoned/ R-1	Single Family Residential
West	R-1/ Unzoned	Single Family Residential
Northwest	R-1/ R-1	Single Family Residential

3. What are development plans in the area – roads, schools, future commercial development, etc.?

The subdivision has recently been developed as a single-family neighborhood with new construction still occurring in the last phase.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?

No.

5. List some potential uses under existing zoning.

Because the properties are currently unzoned, any use would be permitted under the Florence County Zoning Ordinance. However, this property is located in an established residential subdivision which has private restrictive covenants.

6. List some potential uses under proposed zoning.

The only primary use permitted under the proposed zoning is a single-family dwelling and accessory and support uses relevant to single-family dwellings.

7. Are any of these uses inappropriate for this location, and if so, why?

No.

8. (a) What is applicant's stated reason for requesting zoning?

The zoning request is associated with annexation into the City of Florence.

9. (a) What will be the benefits to the surrounding properties?

Per the City of Florence Zoning Ordinance, the only uses that may be developed are those permitted in the R-1 zoning district. The properties will be subject to the City of Florence codes and regulations.

## ZONING PETITION STAFF CHECKLIST

---

(b) What will be the detriments to the surrounding properties?

NA

10. Is a traffic study required for this petition?

No.

If so, what are the recommendations of the study?

NA

11. What does the purpose statement of the proposed zoning district say?

Single-family Residential Districts "are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses." Section 1.2, Zoning Ordinance of the City of Florence

12. Will this proposal meet the intent of the above purpose statement?

Yes.

**ORDINANCE NO. 2009 \_\_\_\_\_**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY TIMOTHY & KRISTINE LUCE, 2648 ASCOT DR. & HARRY STUART & KRISTINE MARY MARKWELL, 2647 TROTTER RD.**

**WHEREAS**, a Public Hearing was held in Room 603 of the City-County Complex on June 9, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, an application by Timothy & Kristin Luce, owner of 2648 Ascot Dr and application by Harry Stuart and Kristine Mary Markwell, owner of 2647 Trotter Rd. were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

**The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 163. (0.49 Acres) & Tax Map 01221, block 01, parcel 180. (0.52 Acres)**

**Any portions of public rights-of-way abutting the above described property will be also included in the annexation.**

**WHEREAS**, Florence City Council concur in the aforesaid application, findings and recommendations:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:**

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annexing the aforesaid properties to R-1, Single-Family Residential District and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009**

Approved as to form:

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela  
Mayor

Attest:

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk



**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 13, 2009  
**AGENDA ITEM:** Ordinance No. 2009-\_\_\_\_  
**DEPARTMENT/DIVISION:** City Council - Councilman Robinson

**I. ISSUE UNDER CONSIDERATION**

The ordinance now under consideration is designed to establish a daytime curfew for juveniles age of 6 through 16 addressing there whereabouts during the hours of 8:30 a.m. to 2:30 p.m. on days when school is in session.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

This matter has been discussed on numerous occasions and has been studied in detail by a group of citizens, representatives from schools, representatives from the Police Department, representatives from DSS and Juvenile Justice, and representatives from other agencies involved with youth in Florence. After careful study and the review of data regarding problems occurring during school hours, this group recommended that this issue be presented to Council in the form of an Ordinance to allow Council to study the issues involved and take appropriate action.

**III. POINTS TO CONSIDER**

- (a) The attached ordinance proposes language approved by the above described committee.
- (b) The ordinance requires two readings;
- (c) Council should hold a Public Hearing to receive input and hear evidence regarding the problems that exist and the method to address the problems;
- (d) Council should receive legal advice concerning the proposed ordinance in Executive Session; prior to the election

**IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

**V. ATTACHMENTS**

Copy of the proposed Ordinance 2009-\_\_\_\_.

ORDINANCE NO. 2009 - \_\_\_\_\_

An ordinance to establish a daytime curfew for juveniles from the age of six (6) through sixteen (16) between the hours of 8:30 a.m. and 2:30 p.m. on any school day.

**WHEREAS**, §5-7-30 of the South Carolina Code of Laws, as amended, authorizes the City of Florence to enact regulations and ordinances relating to the health, order, and general welfare of the City and its citizens in connection with its services; and

**WHEREAS**, after careful study and discussions of statistics provided by the police department, this council finds that there has been an increase in incidents involving juvenile crime and school age youth loitering in the City limits during school hours on school days, when they are supposed to be in school, at home, under the supervision of an alternative school, in a supervised youth program, or otherwise in the control of their parents, guardians, or responsible adult; and

**WHEREAS**, this council finds, after careful study, that it is in the best interest of the City of Florence and its citizens that a “school age daytime curfew ordinance be established.

**NOW, THEREFORE**, be it ordained, by the Mayor and the members of the City Council of the City of Florence, South Carolina, that Chapter 14 of the Code of Ordinances of the City of Florence entitled “Offenses and Miscellaneous Provisions” be amended to add the following:

**OFFENSES AND MISCELLANEOUS PROVISIONS**

**Daytime Curfew for School Age Juveniles. Compulsory School Attendance - Parental Duty Imposed**

- A. For the purposes of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.**

**“Public place”** means any street, highway, alley, or right-of-way, to include sidewalks; any park, playground, mall, or building open to the public; any cemetery, school yard, body of water, or watercourse; any privately or publicly owned place of amusement, entertainment, or public accommodation including parking lots and other areas adjacent thereto; and any vacant lot or land.

**B. No Juvenile from the age of six through sixteen years of age shall be in any public place within the city except in attendance at school between 8:30 a.m. and 2:30 p.m. on any school day unless:**

1. The juvenile has written proof from school authorities that he or she is excused from school attendance at that particular time; or
2. The juvenile attends a private school in which the attendance requirements differ from that of public school; or
3. The juvenile has been emancipated pursuant to the Laws of the State of South Carolina; or
4. The juvenile is accompanied by his or her parent or legal guardian or a responsible adult selected by the parent or legal guardian to supervise the child; or
5. The juvenile is employed pursuant to an age or schooling certificate, during actual working hours or traveling directly to or from the job site; or
6. The juvenile is receiving home education pursuant to the Laws of the State of South Carolina

A police officer shall apprehend any juvenile found violating section B of this ordinance. No juvenile will be released except into the custody of his or her parent or legal guardian, a school official, or a School Resource Officer at the offender's school. Any juvenile who violates section B of this ordinance is subject to the jurisdiction of Family Court.

**C. No parent or legal guardian of a juvenile from the age of six through sixteen years of age shall negligently allow a juvenile to violate section B of this ordinance.**

It shall be an affirmative defense to section C that the parent or legal guardian has initiated the jurisdiction of the Family Court against the juvenile prior to the time that the juvenile was found violating section B of this ordinance.

**D. If a juvenile is suspended or expelled from school, that juvenile's parent or legal guardian shall, for the duration of the suspension or expulsion:**

1. Prohibit the juvenile from being in any public place at the times that the juvenile would have been required to be in attendance at school had he or she not been suspended or expelled unless:
  - A. The juvenile is accompanied by his or her parent or legal guardian or a responsible adult selected by the parent or legal guardian to supervise the child.
  - B. The juvenile is employed pursuant to an age or schooling certificate, during actual working hours, or traveling directly to or from the job site.
2. Shall not have as a defense the inability to personally or otherwise supervise the juvenile during the suspension period.

It shall be an affirmative defense to section D that the parent or legal guardian has initiated the jurisdiction of the Juvenile Court against the juvenile prior to the time that he or she violated section D of this ordinance.

**E. Penalty**

**Any parent or legal guardian who violates section C or D of this ordinance is guilty of a misdemeanor and upon the first offense shall be given a written warning. Second and subsequent offenses that occur during the school year shall be punishable by a fine of \$100 dollars per offense.**

**F. Upon notification that a juvenile has been suspended from school, officers of the Florence Police Department shall, as time permits, perform random home visits in order to assure that the juvenile is in compliance with section D of this ordinance. When performing random visits, officers shall not enter any home of any suspended juvenile without the permission of an adult present at the residence. Officers shall investigate the whereabouts of the juvenile from outside of the residence unless invited inside by an adult.**

**G. Parents or legal guardians violating this ordinance shall not be subject to custodial arrest, but shall be issued a summons to appear in Municipal Court.**

That this Ordinance shall become effective on the \_\_\_\_ day of \_\_\_\_\_,  
2009.

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr., **City Attorney**

\_\_\_\_\_  
Stephen J. Wukela, **Mayor**

**Attest:**

\_\_\_\_\_  
Dianne M. Rowan, **Municipal  
Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** February 2, 2009  
**AGENDA ITEM:** Ordinance No. 2009-\_\_\_\_  
**DEPARTMENT/DIVISION:** City Council - Councilman Brand

**I. ISSUE UNDER CONSIDERATION**

(a) Ordinance No. 2008-47 was adopted on October 20, 2008 to provide for a public referendum to be held in order to determine whether or not the City of Florence will amend Chapter 2 of its City Code to change its method of electing the mayor and city council members from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws.

(b) The ordinance now under consideration is designed to set the date for referendum election.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

(a) After passage of Ordinance No. 2008-47 referred to above, as called for in the ordinance, we submitted the matter to the Department of Justice for pre-clearance. On January 5, 2009, we received a letter from the Department of Justice in which we were informed that no determination regarding the submission for pre-clearance would be made until the referendum election is scheduled.

(b) The attached ordinance is designed to set the date for the election for September 15, 2009 in order to leave time for pre-clearance and the required public notice.

**III. POINTS TO CONSIDER**

(a) The attached ordinance chooses the date of September 15, 2009 in order to allow the following to occur:

(1) The ordinance requires two readings;

(2) The Justice Department must pre-clear the election date and process, and it has sixty (60) days to complete that process after we submit it.

(3) Section 5-15-50 and 7-13-35 require that Public notice of the referendum election be published at least sixty (60) days prior to the election date, and this notice cannot be given prior to receiving the pre-clearance mentioned above.

(b) It is clear that any such change in Florence requires that we both follow the statutory requirements found in Title 5 of the South Carolina Code and that we comply with the requirements of the U.S. Justice Department.

(c) To safely allow for the activities and times set out above, and to allow all interested citizens time to prepare for the referendum, a September 15, 2009 date is about the earliest safe date for the election.

#### **IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

#### **V. ATTACHMENTS**

Copy of the proposed Ordinance 2009-\_\_\_\_.



ORDINANCE NO. 2009-\_\_\_\_\_

**AN ORDINANCE TO ESTABLISH THE DATE FOR THE HOLDING OF THE REFERENDUM CALLED FOR BY ORDINANCE 2008-47 TO DETERMINE WHETHER OR NOT THE CITY OF FLORENCE SHALL AMEND CHAPTER 2 OF ITS CITY CODE TO CHANGE ITS METHOD OF ELECTING THE MAYOR AND CITY COUNCIL MEMBERS FROM PARTISAN ELECTIONS TO NONPARTISAN AND RUN-OFF ELECTION AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.**

**WHEREAS**, City Council duly enacted Ordinance 2008-47 on October 20, 2008 and thereby called for a referendum to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the mayor and city council members from partisan elections to nonpartisan and run-off election as authorized by section 5-15-62 of the south carolina code of laws, and

**WHEREAS**, §5-15-70 of the Code of Laws of South Carolina, 1976, as amended, requires that certain times be established by Ordinance for the conduction of Municipal Elections.

**NOW, THEREFORE, BE IT ORDAINED** By the City Council of the City of Florence at a meeting duly assembled and by the authority thereof:

That the following is hereby established for the Referendum Election called for by Ordinance 2008-47:

1. Referendum Election

The Referendum Election shall be held on September 15, 2009 during voting hours beginning at 7:00 a.m. and concluding at 7:00 p.m., at which time a single question shall be posed to the citizens of the City of Florence as follows:

“Shall the Municipality of Florence amend Chapter 2 of its City Code to change its method of electing its Mayor and Members of Council from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws?”

2. Election Commission

The Referendum Election shall be conducted in accordance with §5-15-100, S . C. Code of Laws, by the Municipal Election Commission, appointed pursuant to §5-5-90, S. C. Code of

Laws. Pursuant to §5-15-145 of the S. C. Code of Laws, the City hereby authorizes the Florence County Election Commission to physically conduct the General Election to include preparation of the ballots, obtaining Voter Registration Lists, appointing and coordinating Poll Managers, handling absentee ballots, preparing voting materials for each precinct, readying voting places, supervising voting places, counting votes, and reporting the results to the Municipal Election Commission. The Municipal Election Commission shall certify the results and address any contests of the results.

3. Notice

Public Notice of the Refendum Election shall be given at least 60 days prior to the election pursuant to §5-15-50 and §7-13-35 of the South Carolina Code of Laws, and the notice shall include the last date one can register to be eligible to vote in the referendum, the date, time and location any hearing on challenged ballots will be held, the time absentee ballots will be counted, and the location of the polling places.

4. Determining Results of the Election

To effect the change to the nonpartisan and run-off election method as authorized by §5-15-62 of the South Carolina Code of Laws, a majority of the votes cast by qualified electors must be “Yes” votes in favor of the change.

5. Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.**

**Approved as to form:**

\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

\_\_\_\_\_  
**Stephen J. Wukela**  
Mayor

**Attest:**

\_\_\_\_\_  
**Dianne M. Rowan**  
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: August 10, 2009  
AGENDA ITEM: First Reading: Amendment to City of Florence Zoning Ordinance  
DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

*Rezone McLeod Regional Medical Center properties to Planned Development District (PDD)*

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- 1. The City of Florence Urban Planning and Development Department received a rezoning application from Design Strategies to rezone multiple McLeod Regional Medical Center properties to Planned Development District. Currently, the properties range in zoning districts from commercial, B-1 through B-3 to Multi-Family Residential District, R-4.*
- 2. Upon reviewing the application, Urban Planning and Development staff recommended approval of the request to the City of Florence Planning Commission.*
- 3. On July 14, 2009, the Planning Commission voted unanimously to recommend approval of the rezoning request.*

III. POINTS TO CONSIDER

- 1. McLeod Regional Medical Center has requested to rezone its properties to PDD so it can proceed with major expansion of its healthcare facilities. This expansion would take place over time, and make the facilities more interconnected and pedestrian friendly.*
- 2. The PDD is a form of development that is characterized by unified site design, a mixture of building types and land uses. It allows for more attractive development and greater use of common open space.*
- 3. The request is in line with the current Land Use Plan. The subject properties are located in an area planned for Industrial Business, which the purpose of which is promoting industrial and business development opportunities.*

IV. OPTIONS:

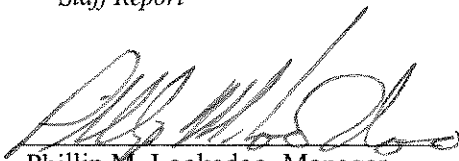
*City Council may:*


- (1) Approve request as presented based on information submitted.*
- (2) Defer request should additional information be needed.*
- (3) Suggest other alternatives.*
- (4) Deny request.*

V. PERSONAL NOTES:

VI. ATTACHMENTS:

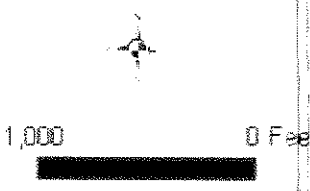

*Map showing the location of the property.  
Zoning Map  
Comprehensive Plan Map  
Staff Report*

  
Phillip M. Lookadoo, Manager  
Urban Planning & Development

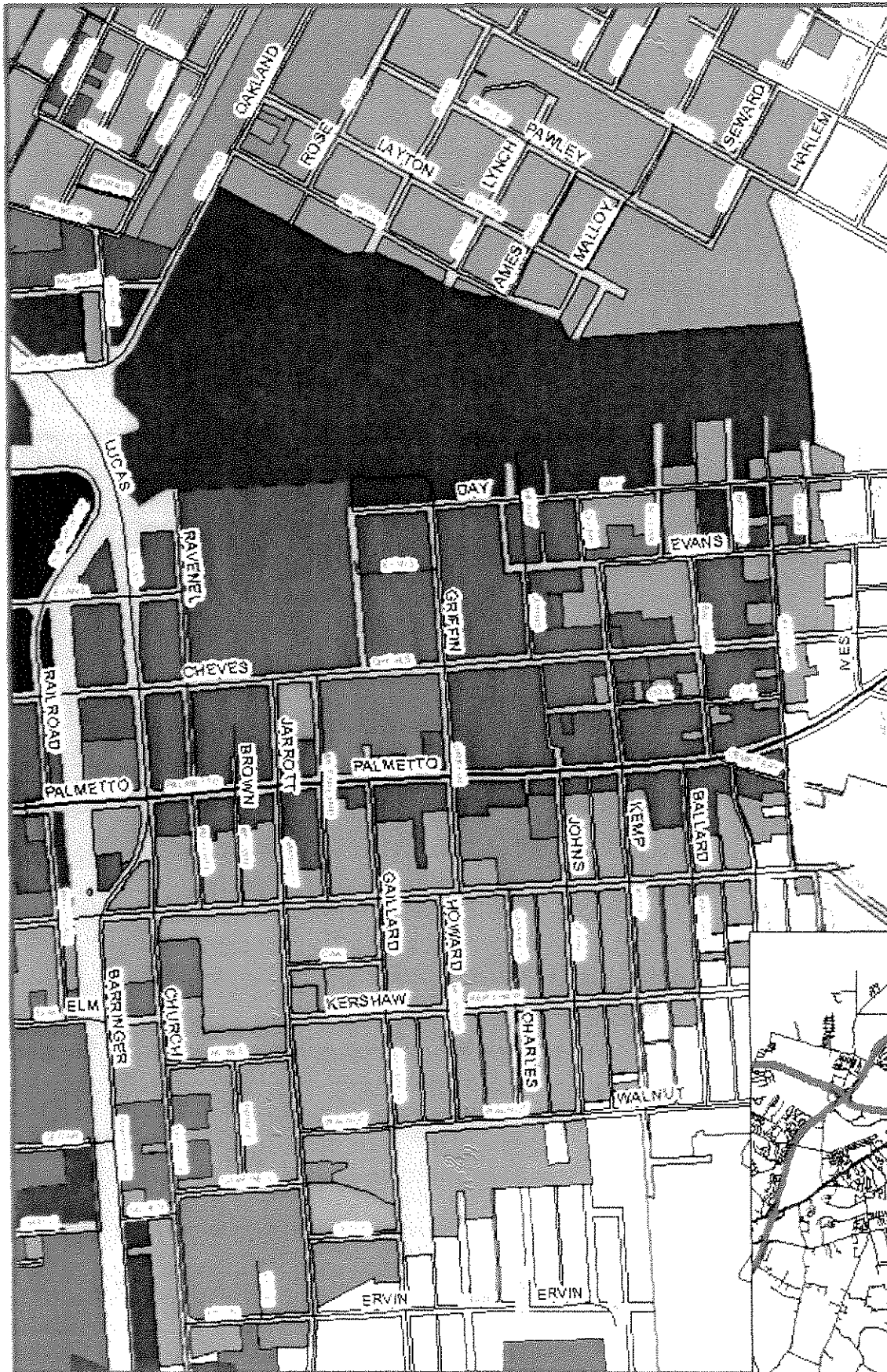
  
David N. Williams  
City Manager

# ZONING MAP

## McLeod Regional Medical Center

Urban Planning & Development Department



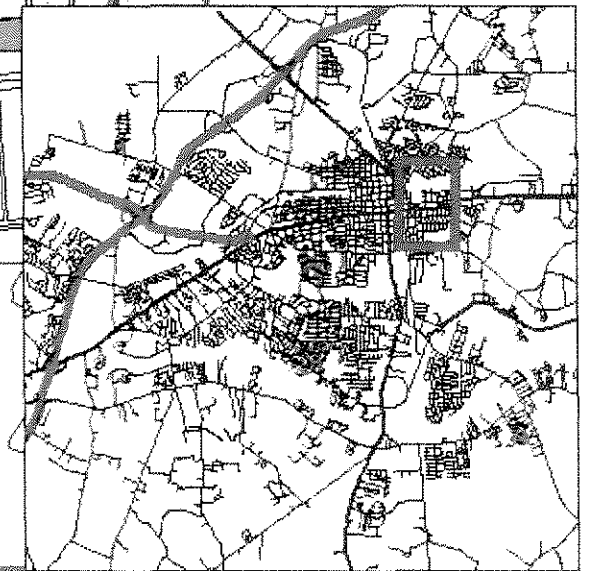
### Legend

#### Roads

- City Maintained
- State Street
- Interstate
- US Highway
- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 8,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned
- City Boundary

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Urban Planning & Development Dept.

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department does not warrant or represent that the data represented on this map or plan is the product of compliance, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. It is without field verification and at the sole risk of the user.



# COMPREHENSIVE MAP PLAN

## Rezoning Request












### McLeod Regional Medical Center



Urban Planning &  
Development Department

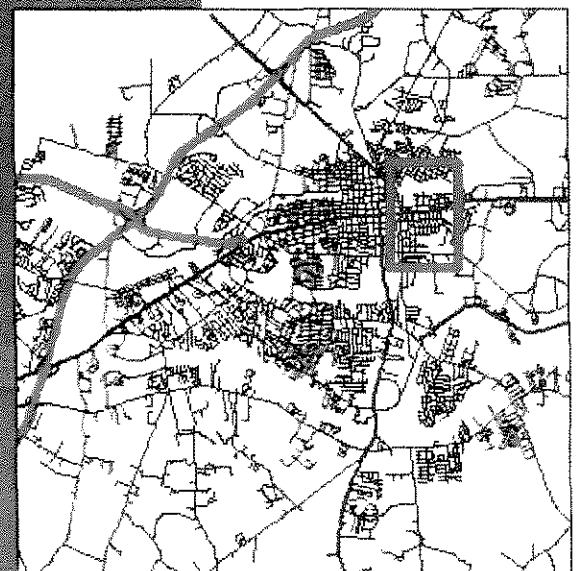
### Legend

#### Land Use Categories

-  DVR
-  EXR
-  HEC
-  HEN
-  IB
-  LEN
-  NC
-  OPN
-  RCN
-  RRL
-  TRN

This map was prepared by:  
City of Florence  
Urban Planning & Development Department

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation, as provided by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy, to the extent that verification is at the sole risk of the user.



## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owner: McLeod Regional Medical Center

Address of Properties: Multiple (see attached)

Tax Parcel Number(s): Multiple (see attached)

Date: July 14, 2009

### GENERAL BACKGROUND DATA

Current Zoning: B-1, B-2, B-3, R-4

Proposed Zoning: Planned Development District (PDD)

Current Use: Healthcare facilities

Proposed Use: Healthcare and related facilities

### DIMENSIONAL REQUIREMENTS

#### Current Zoning \*

#### Proposed Zoning

Lot Area:

Proposed Lot Area: ±120.72 acres

Lot Width

Proposed Lot Width: N/A

Front Setback

Proposed Front Setback: 10

Side Yards

Proposed Side Yards: 10

Rear Yards

Proposed Rear Yards: 10

Max. Height

Proposed Max. Height: Not to exceed existing Pavilion Tower.

Open Space

Proposed Open Space: 15%

\*Comments: There are several existing zoning districts B-1, B-2, B-3 and R-4.

# ZONING PETITION STAFF CHECKLIST

---

## MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

1. Tax records indicate the owner(s) as:  
McLeod Regional Medical Center

This application is submitted by:             the owner listed above  
    an agent for the owner  
    other

If agent or other, what documentation has been provided from owner or is none required?  
A representative from McLeod Regional Medical Center has also signed the rezoning application.

## LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

The request to rezone the property to a Planned Development District, and the proposed uses associated with the McLeod Health expansion are in line with the current Land Use Plan. The Land Use Plan has classified the area as Industrial Business. The objective of such, as stated in the land use element of the Comprehensive Plan, is "to create industrial and business development opportunities and to protect existing industrial and business interest from incompatible development." The expansion that McLeod Health has proposed falls entirely within the guise of industrial and business development opportunities.

Land Use Plan elements that impact the subject property:  
The McLeod Health expansion meets the objective of the Industrial Business classification.

## ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?  
A change in zoning has been requested in order to simplify the permitting process and streamline the layout and design of the proposed McLeod Regional Medical Center expansion project. This will include approximately ±120.72 acres

## ZONING PETITION STAFF CHECKLIST

---

of land owned by McLeod Health, and 218 tax parcels. Proposed development, which will take place in phases over several years, will include expanding existing health facilities (i.e. hospital, office buildings, hospice), adding parking garages, improving infrastructure, and constructing additional healthcare-related uses (see attached narrative). The underlying goal is to make the facilities more interconnected, and establish a pedestrian-friendly environment.

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-6	Railroad
Northeast	Unzoned	Railroad
East	Unzoned	Residential
Southeast	Unzoned	Commercial & Residential
South	B-3	Commercial
Southwest	B-6	Vacant
West	B-4	Commercial
Northwest	B-6	Vacant

3. What are development plans in the area – roads, schools, future commercial development, etc.?

The area primarily consists of McLeod Regional Medical Center facilities. It is also surrounded by single-family residential, churches, and retail development. The McLeod center properties exist along some heavily traveled corridors, specifically Cheves and Palmetto Streets. Although McLeod Health is right outside the Downtown Redevelopment District, Cheves and Palmetto Streets (to the west of South Church Street), will undergo major changes as development associated with the Downtown Revitalization Plan continues to unfold.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?  
No.

5. List some potential uses under existing zoning.

Existing zoning allows for all types of commercial uses such as office space, retail, eating and drinking places, financial institutions, etc.

6. List some potential uses under proposed zoning.

The Planned Development District allows for any type of uses that have been approved by City Council. McLeod Health has proposed uses such as office buildings, parking garages, educational facilities, etc. (see attached narrative). Once these uses have been approved, no other uses will be permitted. The approved list of uses is binding as long as the Planned Development Zoning District applies to the land.



## ZONING PETITION STAFF CHECKLIST

---

7. Are any of these uses inappropriate for this location, and if so, why?  
No.
8. What is applicant's stated reason for requesting zoning?  
Over the next few years, McLeod Health proposes major expansion to consist of renovating existing buildings, developing additional healthcare facilities, and improving infrastructure (access roads, parking, utilities, etc.). See attached narrative.
9. What will be the benefits to the surrounding properties?  
Benefits to the surrounding properties, as well as the community, include expanding healthcare services of a major healthcare provider.
- (b) What will be the detriments to the surrounding properties?  
Residential properties may be loss due to the expansion; however, the future land use map has slated the area for Industrial Business. The purpose of this classification is to promote areas for industrial and business development.
10. Is a traffic study required for this petition?  
A traffic study is required for large development projects such as this according to Article V of the Land Development and Subdivision Ordinance. The applicant is proceeding with a traffic and parking study which will be completed prior to application for permits for new construction. Zoning compliances in accordance with this PDD will be issued subsequent to and in compliance with the traffic study to be conducted in conjunction with this request.
- If so, what are the recommendations of the study?  
Staff recommends that the Planned Development District zoning designation contains the requirement that the traffic study be approved prior to the issuance of any zoning compliance permits per Article 5.1.L Review of Study of the Land Development and Subdivision Ordinance.
11. What does the purpose statement of the proposed zoning district say?  
Per Section 1.2 of the City of Florence Zoning Ordinance, the purpose of the Planned Development reads as follows:
- The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.*

## ZONING PETITION STAFF CHECKLIST

---

*Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.*

*In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.*

12. Will this proposal meet the intent of the above purpose statement?

Yes, the proposal will meet the above purpose statement, as well as the Development Standards set forth in Section 2.6-3 and 2.6-4 of the City of Florence Zoning Ordinance. Planned Development requirements such as minimum area, parking, buffer areas, street improvements and common open space have been addressed in the materials submitted by the applicant, and are in compliance with the Zoning Ordinance.

## ZONING PETITION STAFF CHECKLIST

---

### Staff Recommendation

Staff recommends approval of the request to rezone McLeod Regional Medical Center properties to a Planned Development District. The application and supporting documents are in compliance with the Zoning Ordinance. Additionally, rezoning the multiple properties to a Planned Development District will best accommodate proposed expansions.

9 June '09

McLeod Regional Medical Center  
Request for Rezoning to Planned Development District  
City of Florence, SC

**Narrative:**

McLeod Health is underway with the preparation of a Long Range Facility Master Plan for its Hospital Campus in Florence, SC with an intent to create a Master Plan document which has flexibility for future development, and to establish a Pedestrian Friendly, "New Urbanism" approach to future Campus Development. The Hospital property basically lies between Palmetto Street, Cheves Street and the Southern Railway Yard, and extends from west of Church Street to the east intersection of Cheves and Palmetto Streets.

The property owned by McLeod Health is the property for which we request re-zoning to a Planned Development District (PDD) category (see attached map). The site consists of approximately 130 acres of land that is owned by McLeod Health, and includes about 240 tax parcels per City records. A majority of the property is currently zoned B-3 with some parcels zoned as B-2, B-4, R-4 and a few parcels as PD (see attached city zoning map).

McLeod Health anticipates investing in new facilities over the next several years, and to simplify the design and permitting processes, we request a uniform zoning district to allow flexibility for evaluating designs and layouts, as well as potential uses, to meet market conditions in the greater Florence Region.

We anticipate developing facilities such as:

- Medical Office Building(s)
  - Mixed-Use Building(s)
  - Parking Garage(s)
  - Infrastructure Improvements (Roads, Parking, Utilities, etc.)
  - Open Space, Green Space, Streetscape Improvements
  - Medical Education Facilities
  - Hospice House Expansion(s)
  - Continuing Care Retirement Community Facilities
  - Hospital Expansion
  - Satellite Healthcare Facilities
  - Supporting Facilities (Materials Warehouse, Laundry, Physical Plant, Central Energy Plant, etc.)
- ...plus other medical related and support projects.

We propose to follow the requirements of the Zoning Ordinance of the City of Florence, and Land Development and Subdivision Ordinance's, related to developments utilizing the PDD zoning category, but would request the following criteria be adopted by this

PDD for uniformity of New Urbanism Campus and Facility Design for the McLeod Health Facility Campus Development:

- Building Setbacks along Public rights-of-way (ROW) established as 10 feet from the edge of the ROW and from all other property lines.
- Building Height limitations established as not greater than that of the McLeod Pavilion Tower (12 Stories occupied plus mechanical penthouse plus gabled roof) all as approved and coordinated with local FAA Criteria for the Florence Regional Airport.
- Parking Ratio for the McLeod Campus established as an average of 3.0 cars per 1,000 GSF of Occupied Building Floor Area for both existing and new facilities combined.
- Surface Parking Lot layouts, including planting islands as 10% of the parking lot area, for new surface parking lots will comply with Article 4 of the Zoning Ordinance.
- Surface Parking Lot Setbacks along public rights-of-way established as 6 feet from the edge of the ROW.
- Side yards and Rear yards of McLeod property developed for parking purposes abutting residential use or residential zoned properties to be 6 feet with appropriate landscape screen and buffer planting in accordance with Article 4 of the Zoning Ordinance.
- Impervious surface density for the overall McLeod Campus to be a maximum of 85% of the total property, with the balance of the property in open space, green space and landscape buffers.
- Signage will conform to Article 5 of the Zoning Ordinance.
- Commercial and maintenance vehicles shall be allowed within any and all of McLeod properties in the PD District due to the nature of the medical related functions. However, buffering and screening shall apply to vehicular areas that directly abut residential use or residential zoning with a 6 foot buffer setback.
- Primary façade for any proposed parking deck will be brick to blend with the architecture of buildings on campus.
- At public street intersections, the proposed building setback will comply with Zoning Ordinance Section 7.5 Visibility at Intersections
- Maximum height for parking garages adjacent to public rights-of-way shall be 20' above grade.

McLeod Regional Medical Center  
Planned Development District  
May 28, 2009

McLeod Ownership	Tax Map no.	District	Acreage
MMH	90169-03-001	111	0.96 ac.
MMH	90169-02-001	111	3.18 ac.
MRMC	90102-14-013	111	1.59 ac.
MRMC	90102-14-010	111	0.24 ac.
MRMC	90102-14-015	111	0.18 ac.
MRMC	90102-14-006	111	0.14 ac.
MRMC	90102-14-017	111	0.17 ac.
MRMC	90102-15-007	110	0.18 ac.
MRMC	90102-15-013	110	0.75 ac.
MRMC	90102-15-006	110	0.26 ac.
MRMC	90102-15-005	110	0.10 ac.
MRMC	90102-15-010	110	0.27 ac.
MRMC	90102-15-014	110	0.11 ac.
MRMC	90102-15-011	110	0.10 ac.
MRMC	90102-15-002	110	0.01 ac.
MRMC	90102-15-001	110	0.40 ac.
MRMC	90102-16-001	110	0.14 ac.
MRMC	90102-16-002	110	0.19 ac.
MRMC	90102-16-003	110	0.19 ac.
MRMC	90102-16-004	110	0.19 ac.
MRMC	90102-16-022	110	0.06 ac.
MRMC	90102-16-006	110	1.89 ac.
MRMC	90102-16-014	110	0.32 ac.
MRMC	90102-16-015	110	0.32 ac.
MRMC	90102-16-016	110	0.23 ac.
MRMC	90102-16-017	110	0.11 ac.
MRMC	90102-17-007	110	0.95 ac.
MRMC	90102-17-009	110	0.27 ac.
MRMC	90102-17-014	110	0.12 ac.
MRMC	90102-17-016	110	0.12 ac.
MRMC	90102-17-006	110	0.11 ac.
MRMC	90102-17-017	110	0.12 ac.
MRMC	90102-17-005	110	0.11 ac.
MRMC	90102-17-018	110	0.15 ac.
MRMC	90102-17-004	110	0.17 ac.
MRMC	90102-17-019	110	0.10 ac.
MRMC	90102-17-001	110	0.15 ac.
MRMC	90102-17-002	110	0.12 ac.
MRMC	90102-17-003	110	0.08 ac.
MRMC	90102-19-001	110	0.47 ac.
MRMC	90102-19-002	110	7.54 ac.
MRMC	90117-13-001	110	6.82 ac.
MRMC	90117-13-012	110	0.10 ac.
MRMC	90117-13-020	110	0.22 ac.
MRMC	90117-13-013	110	0.09 ac.
MRMC	90117-14-001	110	1.65 ac.
MRMC	90117-14-002	110	2.06 ac.
MRMC	90117-19-001	110	0.36 ac.
MRMC	90117-19-002	110	0.27 ac.
MRMC	90117-19-006	110	0.12 ac.
MRMC	90117-19-008	110	0.12 ac.
MRMC	90117-19-009	110	0.13 ac.
MRMC	90117-19-010	110	0.21 ac.

McLeod Regional Medical Center  
 Planned Development District  
 May 28, 2009

MRMC	90117-19-011	110	0.14 ac.
MRMC	90117-19-012	110	0.15 ac.
MRMC	90117-19-013	110	0.30 ac.
MRMC	90117-19-014	110	0.15 ac.
MRMC	90117-19-015	110	0.15 ac.
MRMC	90117-19-016	110	0.15 ac.
MRMC	90117-19-017	110	0.13 ac.
MRMC	90117-19-018	110	0.12 ac.
MRMC	90117-15-001	110	0.12 ac.
MRMC	90117-15-003	110	0.13 ac.
MRMC	90117-15-005	110	0.10 ac.
MRMC	90117-15-006	110	0.16 ac.
MRMC	90117-15-009	110	0.17 ac.
MRMC	90117-15-010	110	0.16 ac.
MRMC	90117-15-011	110	0.12 ac.
MRMC	90117-15-012	110	0.14 ac.
MRMC	90117-15-013	110	0.17 ac.
MRMC	90117-15-014	110	0.15 ac.
MRMC	90117-15-015	110	0.31 ac.
MRMC	90117-15-016	110	0.15 ac.
MRMC	90117-15-017	110	0.16 ac.
MRMC	90117-15-018	110	0.13 ac.
MRMC	90117-11-001	110	0.31 ac.
MRMC	90117-11-002	110	0.16 ac.
MRMC	90117-11-003	110	0.16 ac.
MRMC	90117-11-004	110	0.16 ac.
MRMC	90117-11-005	110	0.16 ac.
MRMC	90117-11-006	110	0.06 ac.
MRMC	90117-11-021	110	0.23 ac.
MRMC	90117-11-009	110	0.15 ac.
MRMC	90117-11-010	110	0.08 ac.
MRMC	90117-11-011	110	0.09 ac.
MRMC	90117-11-012	110	0.11 ac.
MRMC	90117-11-013	110	0.22 ac.
MRMC	90117-11-014	110	0.05 ac.
MRMC	90117-11-015	110	0.09 ac.
MRMC	90117-11-016	110	0.03 ac.
MRMC	90117-11-017	110	0.33 ac.
MRMC	90117-11-018	110	0.21 ac.
MRMC	90117-11-019	110	0.23 ac.
MRMC	90117-11-020	110	0.21 ac.
MRMC	90117-18-001	110	0.13 ac.
MRMC	90117-18-015	110	0.09 ac.
MRMC	90117-18-002	110	0.25 ac.
MRMC	90117-18-013	110	0.01 ac.
MRMC	90117-18-014	110	0.07 ac.
MRMC	90117-18-004	110	0.17 ac.
MRMC	90117-18-005	110	0.17 ac.
MRMC	90117-18-006	110	0.17 ac.
MRMC	90117-18-008	110	0.34 ac.
MRMC	90117-18-009	110	0.08 ac.
FNS Properties, LLC	90117-16-001	110	0.99 ac.
MRMC	90117-16-002	110	0.43 ac.
MRMC	90117-16-003	110	0.28 ac.

McLeod Regional Medical Center  
 Planned Development District  
 May 28, 2009

MRMC	90117-16-006	110	0.12 ac.
MRMC	90117-16-007	110	0.28 ac.
MRMC	90117-17-016	110	0.15 ac.
MRMC	90117-09-001	110	0.17 ac.
MRMC	90117-09-002	110	0.17 ac.
MRMC	90117-09-003	110	0.18 ac.
MRMC	90117-09-004	110	0.17 ac.
MRMC	90117-09-005	110	0.23 ac.
MRMC	90117-09-006	110	0.09 ac.
MRMC	90117-09-007	110	0.09 ac.
MRMC	90117-09-009	110	0.09 ac.
MRMC	90117-09-022	110	0.17 ac.
MRMC	90117-09-014	110	0.22 ac.
MRMC	90117-09-015	110	0.22 ac.
MRMC	90117-09-016	110	0.16 ac.
MRMC	90117-09-023	110	0.17 ac.
MRMC	90117-09-017	110	0.14 ac.
MRMC	90117-09-018	110	0.25 ac.
MRMC	90117-09-019	110	0.21 ac.
MRMC	90117-09-020	110	0.31 ac.
MRMC	90117-09-010	110	0.62 ac.
MRMC	90117-10-002	110	0.30 ac.
MRMC	90117-10-021	110	0.11 ac.
MRMC	90117-10-003	110	0.23 ac.
MRMC	90117-10-004	110	0.19 ac.
MRMC	90117-10-005	110	0.15 ac.
MRMC	90117-10-006	110	0.15 ac.
MRMC	90117-10-007	110	0.15 ac.
MRMC	90117-10-009	110	0.17 ac.
MRMC	90117-10-020	110	0.16 ac.
MRMC	90117-10-011	110	0.06 ac.
MRMC	90117-10-012	110	0.29 ac.
MRMC	90117-10-013	110	0.26 ac.
MRMC	90117-10-014	110	0.24 ac.
MRMC	90117-10-015	110	0.21 ac.
MRMC	90117-10-016	110	0.23 ac.
MRMC	90117-10-017	110	0.23 ac.
MRMC	90117-10-018	110	0.14 ac.
MRMC	90117-06-003	110	0.15 ac.
MRMC	90117-06-004	110	0.12 ac.
MRMC	90117-06-005	110	0.21 ac.
MRMC	90117-05-002	110	0.17 ac.
MRMC	90117-05-007	110	0.20 ac.
MRMC	90117-05-008	110	0.26 ac.
MRMC	90117-05-005	110	0.53 ac.
MRMC	90117-04-001	110	0.24 ac.
MRMC	90117-04-002	110	0.20 ac.
MRMC	90117-04-003	110	0.18 ac.
MRMC	90117-04-004	110	0.17 ac.
MRMC	90117-04-005	110	0.20 ac.
MRMC	90117-04-006	110	0.18 ac.
MRMC	90117-04-007	110	0.22 ac.
MRMC	90117-04-008	110	0.24 ac.
MRMC	90117-04-009	110	0.16 ac.



McLeod Regional Medical Center  
 Planned Development District  
 May 28, 2009

MRMC	90117-04-010	110	0.27 ac.
MRMC	90117-04-011	110	0.47 ac.
MRMC	90117-04-012	110	0.27 ac.
MRMC	90117-04-013	110	0.25 ac.
MRMC	90117-03-002	110	0.31 ac.
MRMC	90117-03-003	110	0.18 ac.
MRMC	90117-03-006	110	0.24 ac.
MRMC	90117-03-007	110	0.18 ac.
MRMC	90117-03-008	110	0.32 ac.
MRMC	90117-03-013	110	0.16 ac.
MRMC	90117-03-014	110	0.15 ac.
MRMC	90117-03-017	110	0.15 ac.
MRMC	90117-03-015	110	0.15 ac.
MRMC	90116-01-004	110	2.51 ac.
MRMC	90116-01-005	110	0.22 ac.
MRMC	90116-01-061	110	0.12 ac.
MRMC	90116-01-006	110	0.13 ac.
MRMC	90116-01-007	110	0.13 ac.
MRMC	90116-01-011	110	0.14 ac.
MRMC	90116-01-001	110	0.17 ac.
MRMC	90116-01-002	110	1.67 ac.
MRMC	90116-01-062	110	7.83 ac.
MRMC	90117-02-001	110	0.16 ac.
MRMC	90117-02-002	110	0.15 ac.
MRMC	90117-02-003	110	0.16 ac.
MRMC	90117-02-004	110	0.08 ac.
MRMC	90117-02-005	110	0.15 ac.
MRMC	90117-02-006	110	0.15 ac.
MRMC	90117-02-007	110	0.15 ac.
MRMC	90117-02-008	110	0.31 ac.
MRMC	90117-02-009	110	0.12 ac.
MRMC	90117-02-010	110	0.12 ac.
MRMC	90117-02-011	110	0.12 ac.
MRMC	90117-02-012	110	0.12 ac.
MRMC	90117-02-013	110	0.19 ac.
MRMC	90117-02-014	110	0.21 ac.
MRMC	90117-02-015	110	0.21 ac.
MRMC	90117-02-016	110	0.13 ac.
MRMC	90117-02-017	110	0.16 ac.
MRMC	90117-02-018	110	0.15 ac.
MRMC	90117-02-019	110	0.14 ac.
MRMC	90117-02-020	110	0.20 ac.
MRMC	90117-12-001	110	5.48 ac.
MRMC	90117-01-008	110	0.29 ac.
MRMC	90117-01-009	110	0.24 ac.
MRMC	90117-01-010	110	0.23 ac.
MRMC	90117-01-011	110	0.08 ac.
MRMC	90117-01-012	110	0.63 ac.
MRMC	90101-01-040	110	2.02 ac.
MRMC	90102-06-001	110	8.33 ac.
Pee Dee Regional Health	90102-20-001	110	24.58 ac.
MRMC	90102-01-004	110	0.47 ac.
MRMC	90102-01-003	110	0.37 ac.
MRMC	90102-01-002	110	0.45 ac.

McLeod Regional Medical Center  
 Planned Development District  
 May 28, 2009

MRMC	90102-01-001	110	0.24 ac.
MRMC	90102-20-002	110	2.49 ac.
MRMC	90102-20-003	110	0.02 ac.
<b>Total PDD Acreage</b>			<b>120.72 ac.</b>
<b>McLeod property outside of city limits</b>			
MRMC	90117-17-008	140	0.16 ac.
MRMC	90129-11-011	140	0.44 ac.
MRMC	90129-11-014	140	0.24 ac.
MRMC	90129-11-007	140	0.10 ac.
MRMC	90129-11-008	140	0.69 ac.
MRMC	90129-12-004	140	0.19 ac.
MRMC	90128-04-016	140	4.81 ac.
MRMC	90117-07-002	140	0.16 ac.
MRMC	90117-07-004	140	0.21 ac.
MRMC	90117-07-007	140	0.19 ac.
MRMC	90128-05-002	140	0.21 ac.
MRMC	90128-05-004	140	0.10 ac.
MRMC	90128-05-012	140	0.09 ac.
MRMC	90128-06-001	140	0.27 ac.
MRMC	90128-06-009	140	0.21 ac.
MRMC	90128-06-002	140	0.11 ac.
MRMC	90128-06-003	140	0.40 ac.
MRMC	90128-06-006	140	0.09 ac.
MRMC	90117-08-002	140	0.22 ac.
MRMC	90117-08-006	140	0.18 ac.
<b>Total McLeod property outside of city limits</b>			<b>9.07 ac.</b>

McLeod Regional Medical Center  
Planned Development District Rezoning  
Adjacent Property Owners  
May 28, 2009

Owner	Tax Map no.	Address 1	Address 2
Zion Tabernacle Holiness Church Inc.	90102-14-016	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-018	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-001	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-002	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-003	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-004	265 S. Church St.	Florence, SC 29506
Zion Tabernacle Holiness Church Inc.	90102-14-005	265 S. Church St.	Florence, SC 29506
Ida B. Lyde	90102-15-004	248 S. Ravenel St.	Florence, SC 29506
Ida B. Lyde Green	90102-15-003	248 S. Ravenel St.	Florence, SC 29506
Linda M. McKenzie & Susan M. Stalvey Trustees	90102-15-012	2714 Ivywood Rd.	Florence, SC 29501
Ida B. Lyde	90102-16-021	248 S. Ravenel St.	Florence, SC 29506
Ida B. Lyde	90102-16-020	248 S. Ravenel St.	Florence, SC 29506
Mattie D. Hyman & Robert Lee, Jr.	90102-16-019	P.O. Box 553	Florence, SC 29503
Don K. & Thelma P. Dawson	90102-16-018	226 S. Ravenel St.	Florence, SC 29506
MGL Development Co.	90102-16-005	P.O. Box 4947	Florence, SC 29502
MGL Development Co.	90102-16-023	P.O. Box 4947	Florence, SC 29502
Tommy Goidasis	90102-19-023	813 E. Palmetto St.	Florence, SC 29506
Bishop of Charleston	90117-11-007	St. Ann's Catholic Church	Florence, SC 29501
American Bakeries Company of Florence Inc.	90116-01-004	P.O. Box 1171	Florence, SC 29503
Orie F. Smith	90117-03-001	1107 E. Evans St.	Florence, SC 29506
John & Dorothy A. Baker	90117-03-004	307 Noble St.	Florence, SC 29506
George Bernard Wilson	90117-03-005	423 E. Glendale Drive	Florence, SC 29506
Carrie Mae McClain	90117-03-009	112 Divine St.	Florence, SC 29506
Carrie Mae McClain	90117-03-010	112 Divine St.	Florence, SC 29506
Carrie Mae McClain	90117-03-011	112 Divine St.	Florence, SC 29506
Carolyn McClain	90117-03-012	112 Divine St.	Florence, SC 29506
Annie Ruth Robinson	90117-03-016	P.O. Box 5451	Florence, SC 29502
City of Florence	90117-10-010		
Elbert Belin	90117-10-001	3847 Shady Rd.	Johnsonville, SC 29555
George B. Stokes Jr.	90117-10-008	2311 S. Bay St.	Georgetown, SC 29440
Janice S. Hawkins	90117-10-019	108 Kemp St.	Florence, SC 29506
The Bishop of Charleston	90117-10-022	P. O. Box 818	Charleston, SC 29402
Patricia T. Pigatt Etal.	90117-15-002	1726 N. Norwood Lane	Florence, SC 29506
Margie Stevenson Barr	90117-15-004	6512 Cricket Place	Forestville, MD 20747
Unknown (C/O Sarah Brewer)	90117-15-019	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Unknown (C/O Sarah Brewer)	90117-15-007	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Sarah Brewer (C/O Gertrude Hines)	90117-15-008	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Albert B. Hines III	90117-19-003	P.O. Box 1066	Florence, SC 29503
Albert B. Hines III & Anita Donnacella	90117-19-004	P.O. Box 1066	Florence, SC 29503
Jacqueline Adams-Garshong	90117-19-005	448 Norfolk St.	Mattapan, MA 02126
Vincent Wilson	90117-19-007	700 Lenox Ave. Apt. 16C	New York, NY 10039
Atlantic Coast Line Railroad	90101-01-036		
Monumental Baptist Church	90116-01-008	918 Oakland Ave.	Florence, SC 29506
(C/O Rev. Vandroph Backus & Vera Brown)			
Charles Bethea	90116-01-045	1207 E. Day St.	Florence, SC 29506
Monumental Baptist Church	90116-01-009	918 Oakland Ave.	Florence, SC 29506
(C/O Rev. Vandroph Backus & Vera Brown)			
Estelle Williams (C/O Herbert Samuels)	90116-01-046	1616 N. Gratz St.	Philadelphia, PA 19121
Seaboard System Railroad, Inc. (2 parcels)	90116-01-012	Tax Dept. - 500 Water St.	Jacksonville, FL 32202
Julian & Betty Gillard	90116-01-010	30 Malcolm X Blvd. - Apt 12I	New York, NY 10037

McLeod Regional Medical Center  
Planned Development District Rezoning  
Adjacent Property Owners  
May 28, 2009

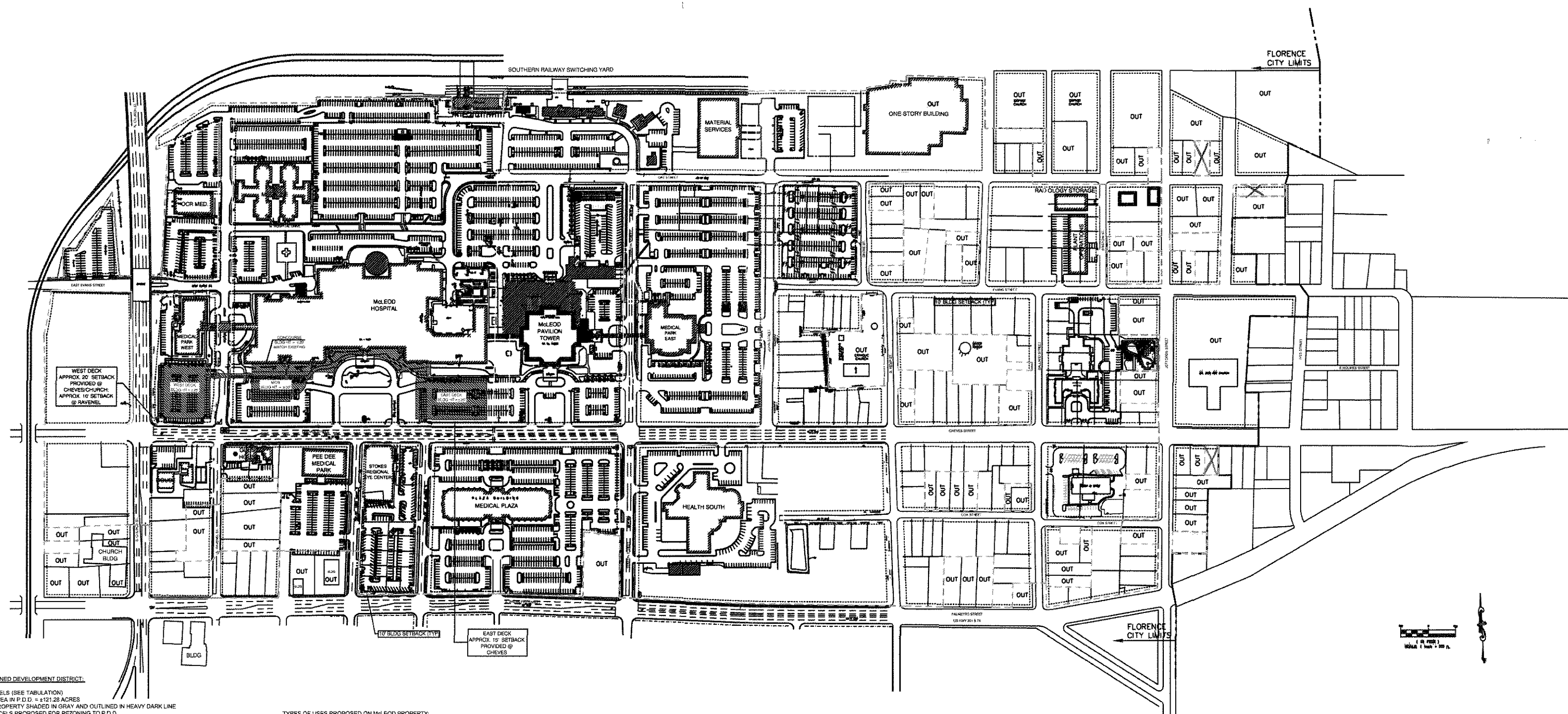
Owner	Tax Map no.	Address 1	Address 2
Julian E. & Betty Jean Gillard	90116-01-050	630 Malcolm X Blvd. - Apt 12	New York, NY 10037
Gladys G. Merritt	90116-01-013	ington Station - 186 W. & 19'	Huntington, NY 11746
Nathaniel Smith	90116-01-014	119 E. Sam Harrell Rd.	Florence, SC 29506
Retha Mae C. Dilbert	90116-01-016	3233 Burleith Ave.	Baltimore, MD 21215
Kathleen C. Frazier (C/O Cheryl D. Reaves)	90117-06-001	1353 E. Evans St.	Florence, SC 29506
Kathleen C. Frazier	90117-05-001	2336 N. Old River Rd.	Pamplico, SC 29583
Betty Sams & Cusaac Thomasina	90117-05-004	107 N. Jeffords St.	Florence, SC 29506
Joan R. Bradley	90117-05-006	2525 TV Rd.	Florence, SC 29501
Kathleen C. Frazier (C/O Cheryl D. Reaves)	90117-06-002	1353 E. Evans St.	Florence, SC 29506
Oza S. Coleman, Etal.	90117-06-006	212 Bonhill Dr.	Fort Washington, MD 20744
Henry Lee Davis	90117-06-007	111 Heard St.	Florence, SC 29506
Norma Jean McBride	90117-06-008	801 W. Sumter St.	Florence, SC 29501
Charlie & Betty R. Davis	90117-09-008	115 S. Jeffords St.	Florence, SC 29506
George & Francis K. Haynesworth	90117-09-021	814 Ranch Rd.	Florence, SC 29506
Richard Gregg Jr. Etal.	90117-09-013	101 S. Jeffords St.	Florence, SC 29506
Mammie M. Morris	90117-09-012	105 S. Jeffords St.	Florence, SC 29506
Sarah Brewer (C/O Gertrude Hines)	90117-18-012	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Gertrude D. Hines	90117-18-011	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Sarah Brewer (C/O Gertrude Hines)	90117-18-010	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Unknown (C/O Sarah Brewer)	90117-18-016	518 Mountain Oaks Parkway	Stone Mountain, GA 30087
Barbara Thompson Robinson	90117-18-007	1743 N. Norwood Lane	Florence, SC 29506
T & C Realty Corp.	90117-17-001	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-002	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-003	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-004	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-005	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-006	P.O. Box 870	Florence, SC 29503
T & C Realty Corp.	90117-17-007	P.O. Box 870	Florence, SC 29503
Doris Bacote Etal. (C/O Yvonne Banks)	90117-17-010	3719 Gable Terrace	Florence, SC 29505
Houston S. Person Jr. & Charles M. Person	90117-17-011	P. O. Box 15246	Quinby, SC 29506
Clara T. Williams Etal.	90117-17-012	706 Green St.	Florence, SC 29501
Willie C. Askins, Jr. & Johnny D. Askins	90117-17-013	1700 W. Price St.	Florence, SC 29501
Willie C. Askins, Jr. & Johnny D. Askins	90117-17-014	1700 W. Price St.	Florence, SC 29501
Julietta A. Perry Etal.	90117-17-015	1643 Lake Wateree Dr.	Florence, SC 29501
Kirk E. Laing	90117-17-017	1512 Poinsett	Florence, SC 29505
Mt. Zion A M E Church of Florence SC Trustees	90117-08-001	811 E. Cheves St.	Florence, SC 29501
James E. Hodge	90117-08-003	2060 NW 29th Ave.	Ft. Lauderdale, FL 33311
Faye Coleman Gray	90117-08-004	P. O. Box 2251	Columbia, SC 29202
Rose Anna S. Williams	90117-08-005	109 S. Ives St.	Florence, SC 29506
Oza Stevenson Coleman	90117-08-007	P. O. Box 2251	Columbia, SC 29221
Moses Boatwright (C/O Patricia Boatwright)	90117-08-008	2414 Oakridge Rd.	Gresham, SC 29546
Oza Stevenson Coleman	90117-08-009	P. O. Box 2251	Columbia, SC 29202
Marvin Wayne Rogers	90116-01-064	2613 E. Spring St.	Florence, SC 29505
Roxanna D. Coleman	90116-01-017	1401 Day St.	Florence, SC 29506
Marvin Wayne Rogers	90116-01-018	2613 E. Spring St.	Florence, SC 29505
Isiah & Martha Ann Harley	90117-07-001	1423 E. Evans St.	Florence, SC 29506
Lillian B. Lawson	90117-07-003	1406 E. Evans St.	Florence, SC 29506
Eugene B. & Amanda E. Gregg Samuel	90117-07-005	2902 Halifax Dr.	Bellevue, NC 68123
Lillian D. Grant	90117-07-006	1114 N. Lewis Lane	Florence, SC 29506
Lillian D. Grant	90117-07-011	1423 E. Evans St.	Florence, SC 29506

McLeod Regional Medical Center  
Planned Development District Rezoning  
Adjacent Property Owners  
May 28, 2009

Owner	Tax Map no.	Address 1	Address 2
Willie Lee Phillips Etal.	90117-07-012	1410 Day St.	Florence, SC 29506
Arthur J. Robinson	90117-07-009	12308 Mill Meadow Court	Fairfax, VA 22033
Arthur J. Robinson Etal.	90117-07-010	12308 Mill Meadow Court	Fairfax, VA 22033
William B. Eaddy	90128-04-001	933 Owens Dr.	Scranton, SC 29591
William B. Eaddy	90128-04-002	933 Owens Dr.	Scranton, SC 29591
Mary B. White	90128-04-003	100 N. Ives St.	Florence, SC 29506
Shirley Isaac	90128-04-004	205 Kingston Ct.	Yorktown, VA 23693
Ju;iette A. Perry Etal.	90128-04-005	1643 Lake Wateree Dr.	Florence, SC 29501
Naomi Eaddy	90128-04-018	408 S. Wallace Rd.	Florence, SC 29506
Handy Evans Heirs (C/O Minnie Louise Wright)	90128-04-006	2011 Ferry Ave. Apt. AV23	Camden, NJ 08104
Ministerial Union Cemetary	90128-04-007		
Marie Evelyn G. Small Etal.	90128-05-001	552 W. Vista St.	Florence, SC 29501
Edward Young	90128-05-003	1407 E. Holmes St.	Florence, SC 29506
Hattie P. Lowery (C/O Ulysses W. Lowery)	90128-05-005	3700 Palmer Dr.	Florence, SC 29506
Velice P. Alexander Etal.	90128-05-006	652 E. McIver Rd.	Florence, SC 29506
Lillian B. Lawson	90128-05-007	1406 E. Evans St.	Florence, SC 29506
Wesley Grant, Jr.	90128-05-010	102 S. Ives St.	Florence, SC 29506
A. D. Barr Heirs (C/O Althea Debarr)	90128-05-008	3406 Peachtree Terrace	Decatur, GA 30032
A. D. Barr Heirs (C/O Althea Debarr)	90128-05-009	3406 Peachtree Terrace	Decatur, GA 30032
Wesley Grant, Jr.	90128-05-011	102 S. Ives St.	Florence, SC 29506
Jerry Lewis Small	90128-05-013	1909 N. Tobin Dr.	Florence, SC 29501
Rebecca Haynesworth	90128-06-004	400 Third St.	Florence, SC 29506
James L. Hines Trustee for Juanita Hines	90128-06-005	1400 E. Holmes St.	Florence, SC 29506
Evelina Bradford (C/O Oscar Davis)	90128-06-007	12648 74th Ave South	Seattle, WA 98178
Gregg Haskell Heirs (C/O Olivian E. Clemmons)	90128-06-008	215 University Ave.	Pemberton, NJ 08068
Margaret M. Poston Trustee	90117-22-001	1256 E. Palmetto St.	Florence, SC 29506
Margaret M. Poston Trustee	90117-22-002	1256 E. Palmetto St.	Florence, SC 29506
Margaret M. Poston Trustee	90118-04-001	1256 E. Palmetto St.	Florence, SC 29506
Ella Louise Lucas	90118-04-016	1208 E. Palmetto St.	Florence, SC 29506
Carolina Enterprises Inc.	90118-04-017	P. O. Box 13559	Florence, SC 29504
Troy Hanna	90118-04-022	2649 Plantation Rd.	Johnsonville, SC 29555
Guy Properties, LLC	90118-03-016	E. Independence Blvd. Suite	Charlotte, NC 28205
Stepping Stones Childcare Center, LLC	90118-03-001	1100 E. Palmetto St.	Florence, SC 29506
Sarah Orié Wilds (C/O Ida Wilds Green)	90118-03-017	1104 Elm Grove Ave.	Florence, SC 29506
Sarah Orié Wilds Etal. (C/O Ida Wilds Green)	90118-03-017	1104 Elm Grove Ave.	Florence, SC 29506
Levern Baker	90118-02-001	300 Johns St.	Florence, SC 29506
Carrie Lenora Alberts	90118-02-002	302 Johns St.	Florence, SC 29506
Leroy Cade	90118-02-003	304 Johns St.	Florence, SC 29506
Carrie B. Gregg	90118-02-021	1004 E. Palmetto St.	Florence, SC 29506
Herman F. Greene & Gwenevere Nichols	90118-02-020	87 Moreland St.	Roxbury, MA 02119
Luther K. Williams Etal. (C/O Ada W. Richards)	90118-02-019	537 Underhill Ave.	Bronx, NY 10473
Gail Jordan Herrin	90118-02-018	6965 Waters Edge Dr.	Stone Mountain, GA 30087
Qi Quing & Lin Ye Chen	90118-01-029	408 Wake Robin Ct.	Florence, SC 29505
Qi Quing & Lin Ye Chen	90118-01-002	408 Wake Robin Ct.	Florence, SC 29505
Qi Quing & Lin Ye Chen	90118-01-022	408 Wake Robin Ct.	Florence, SC 29505
George D. Stuckey Etal.	90118-01-021	3699 Hemingway Hwy.	Hemingway, SC 29554
George D. Stuckey Etal.	90118-01-020	3699 Hemingway Hwy.	Hemingway, SC 29554
Carr and Stokes, LLC	90118-01-019	P. O. Box 108	Bishopville, SC 29010
Wendell Sarvis Trustee	90118-01-018	3505 W. Forest Lake Dr.	Florence, SC 29501
Wendell Sarvis Trustee	90118-01-028	3505 W. Forest Lake Dr.	Florence, SC 29501

McLeod Regional Medical Center  
Planned Development District Rezoning  
Adjacent Property Owners  
May 28, 2009

Owner	Tax Map no.	Address 1	Address 2
Felicia R. Smith	90118-01-027	307 S. Johns St.	Florence, SC 29506
Rick's Inc.	90103-07-027	P. O. Box 1802	Florence, SC 29503
Yarborough Auto Parts, Inc.	90103-07-019	810 E. Palmetto St.	Florence, SC 29506
Yarborough Auto Parts	90103-07-016	810 E. Palmetto St.	Florence, SC 29506
Yarborough Auto Parts, Inc.	90103-07-015	810 E. Palmetto St.	Florence, SC 29506
Yarborough Auto Parts, Inc.	90103-07-014	810 E. Palmetto St.	Florence, SC 29506
Yarborough Auto Parts, Inc.	90103-07-013	810 E. Palmetto St.	Florence, SC 29506
Richbourg Enterprises, LLC	90103-06-012	P. O. Box 3455	Florence, SC 29502
Mack Douglas Etal.	90103-06-014	302 McFarland St.	Florence, SC 29506
David & Melvin R. Cooper	90103-06-015	2825 Waughtown St.	Winston Salem, NC 27107
Financial Independence Ministries, LLC	90103-06-011	307 Gaillard St.	Florence, SC 29506
Hopehealth Inc.	90103-05-007	P. O. Box 653	Florence, SC 29503
John D. Orr	90103-04-002	516 E. Palmetto St.	Florence, SC 29506
John D. Orr	90103-04-003	516 E. Palmetto St.	Florence, SC 29506
John D. Orr	90103-04-004	516 E. Palmetto St.	Florence, SC 29506
New Ebenezer Baptist Church Trustees	90103-03-005	307 S. Ravanel St.	Florence, SC 29501
New Ebenezer Baptist Church Trustees	90103-03-006	307 S. Ravanel St.	Florence, SC 29506
New Ebenezer Baptist Church Trustees	90103-03-007	307 S. Ravanel St.	Florence, SC 29506
New Ebenezer Baptist Church Trustees	90103-03-008	307 S. Ravanel St.	Florence, SC 29506
New Ebenezer Baptist Church Deacons & Trustees	90103-03-008	318 E. Palmetto St.	Florence, SC 29501
Moss Enterprises Inc.	90103-02-009	P. O. Box 12089	Florence, SC 29504
New Ebenezer Baptist Church (C/O Rev. LP Graham)	90103-02-010	115 Creek Dr.	Quinby, SC 29501
Security Builders & Associates Inc.	90103-01-011	P. O. Box 149	Florence, SC 29503
Security Builders & Associates Inc.	90103-01-012	P. O. Box 149	Florence, SC 29503
Security Builders & Associates Inc.	90103-01-013	P. O. Box 149	Florence, SC 29503
Security Builders & Associates Inc.	90103-01-014	P. O. Box 149	Florence, SC 29503
Allen Poston	90117-23-001	1256 E. Palmetto St.	Florence, SC 29506
Allen Poston	90117-23-002	1256 E. Palmetto St.	Florence, SC 29506
Allen R. Poston & Margaret M. Holden	90117-23-003	1256 E. Palmetto St.	Florence, SC 29506
Naka LLC	90117-23-004	3821 Bancroft Rd.	Florence, SC 29501
Bruce E. Richbough (Richbough Sales & Rentals)	90117-23-006	2204 2nd Loop Rd. Suite A	Florence, SC 29501



**McLEOD PLANNED DEVELOPMENT DISTRICT:**

- 221 PARCELS (SEE TABULATION)
- TOTAL AREA IN P.D.D. = 4121.28 ACRES

PARCELS & PROPERTY SHADED IN GRAY AND OUTLINED IN HEAVY DARK LINE ARE THE PARCELS PROPOSED FOR REZONING TO P.D.D.

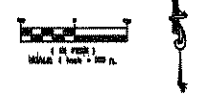
**PROPOSED DEVELOPMENT STANDARDS:**

- 10 FOOT BUILDING SETBACKS AT RIGHT-OF-WAY & ALL PROPERTY LINES
- HEIGHT LIMITATION SAME AS McLEOD PAVILION TOWER
- PARKING RATIO TO BE 3.0 CARS/1000 SF OCCUPIED BUILDING FLOOR AREA (EXISTING & NEW BUILDINGS COMBINED)
- NEW SURFACE PARKING LOTS TO INCLUDE 10% AREA FOR PLANTING ISLANDS
- IMPERVIOUS SURFACE DENSITY TO BE 85% (X) TOTAL PROPERTY
- PARKING LOT SETBACKS TO BE 8 FEET AT RIGHT-OF-WAYS
- McLEOD PROPERTY ABUTTING RESIDENTIAL ZONING OR USE TO BE 6 FOOT BUFFER/SCREENING
- COMMERCIAL AND MAINTENANCE VEHICLES ALLOWED WITHIN McLEOD PROPERTY; 6 FOOT BUFFER/SCREENING IF ADJACENT TO RESIDENTIAL ZONING OR USE

**TYPES OF USES PROPOSED ON McLEOD PROPERTY:**

- MEDICAL OFFICE BUILDING(S)
- MIXED-USE BUILDING(S)
- PARKING GARAGE(S)
- INFRASTRUCTURE IMPROVEMENTS (ROADS, PARKING, UTILITIES, ETC.)
- OPEN SPACE, GREEN SPACE, STREETSCAPE IMPROVEMENTS
- MEDICAL EDUCATION FACILITIES
- HOSPICE HOUSE EXPANSION(S)
- CONTINUING CARE RETIREMENT COMMUNITY FACILITIES
- HOSPITAL EXPANSION
- SATELLITE HEALTHCARE FACILITIES
- SUPPORTING FACILITIES (MATERIALS WAREHOUSE, LAUNDRY, PHYSICAL PLANT, CENTRAL ENERGY PLANT, ETC.)
- PLUS OTHER MEDICAL RELATED AND SUPPORT PROJECTS

FLOOD ZONE N/A



		<b>PROPOSED REZONING PLAN</b>		PREPARED BY: [Name] DATE: JULY 23, 2009 SCALE: 1" = 100'
				C2

**ORDINANCE NO. 2009 - \_\_\_\_\_**

**AN ORDINANCE TO REZONE MULTIPLE PROPERTIES OWNED BY MCLEOD  
REGIONAL MEDICAL CENTER.**

**WHEREAS**, a Public Hearing was held in Room 604 of the City-County Complex on July 14, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, an application by Design Strategies, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be zoned PDD from B-1, B-2, B-3, and R-4:

**The properties requesting zoning amendment are shown more specifically on  
attached map and spreadsheet (approximately 120.72 acres).**

**WHEREAS**, Florence City Council concurs in the aforesaid application, findings and recommendations:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY  
THEREOF:**

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence of the aforesaid property to PDD, Planned Development District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.



**Ordinance No. 2009 - \_\_\_\_\_**  
**Page 2 – August, 2009**

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela  
Mayor

**Attest:**

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** August 10, 2009  
**AGENDA ITEM:** Ordinance  
First Reading  
**DEPARTMENT/DIVISION:** City of Florence Urban Planning & Development Department

---

**I. ISSUE UNDER CONSIDERATION:**

*Rezone 1000 Stockade Dr. (City Waste Water Treatment Plant) from RU-1 Rural Community District to B-6 Industrial District. Tax Map 00178-01-016. The request is being made by the owner, City of Florence.*

Water and Sewer services are already available, no cost to provide utility services.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

*No previous action has been taken on this request. A Public Hearing for rezoning was held at the July 14, 2009 Planning Commission meeting. Planning Commission members voted to approve the request 7-0.*

**III. POINTS TO CONSIDER:**

*This item is being introduced for first reading only.*

**IV. OPTIONS:**


*City Council may:*


- (1) Approve request as presented based on information submitted.*
- (2) Defer request should additional information be needed.*
- (3) Suggest other alternatives.*
- (4) Deny request.*

**V. PERSONAL NOTES:**

**VI. ATTACHMENTS:**

*Map showing the location of the property.  
Zoning Map  
Comprehensive Plan Map  
Staff Report*

  
Phillip M. Lookadoo, AICP  
Urban Planning and Development Director

  
David N. Williams  
City Manager

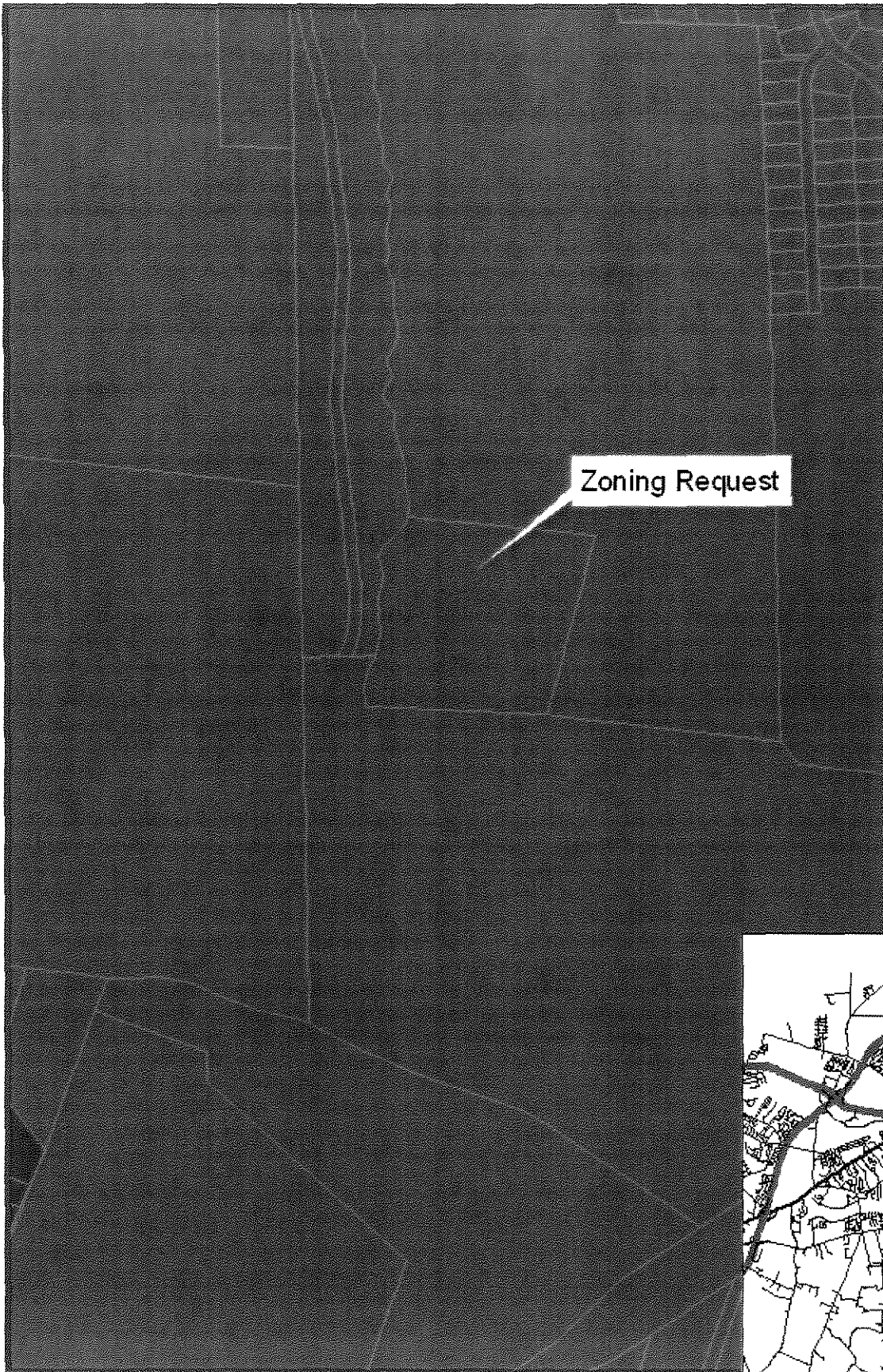
# COMPREHENSIVE MAP PLAN

## Rezoning Request

### Wastewater Treatment Plant














Urban Planning &  
Development Department



### Legend

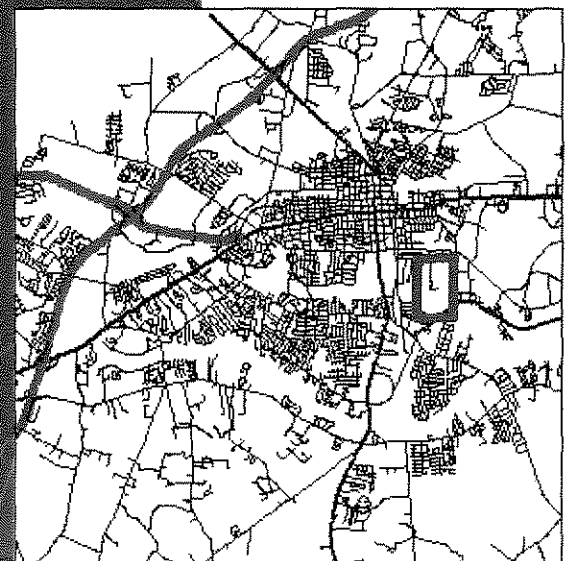
#### Land Use Categories

-  DVR
-  EXR
-  HEC
-  HEN
-  IB
-  LEN
-  NC
-  OPN
-  RCN
-  RRL
-  TRN

Zoning Request

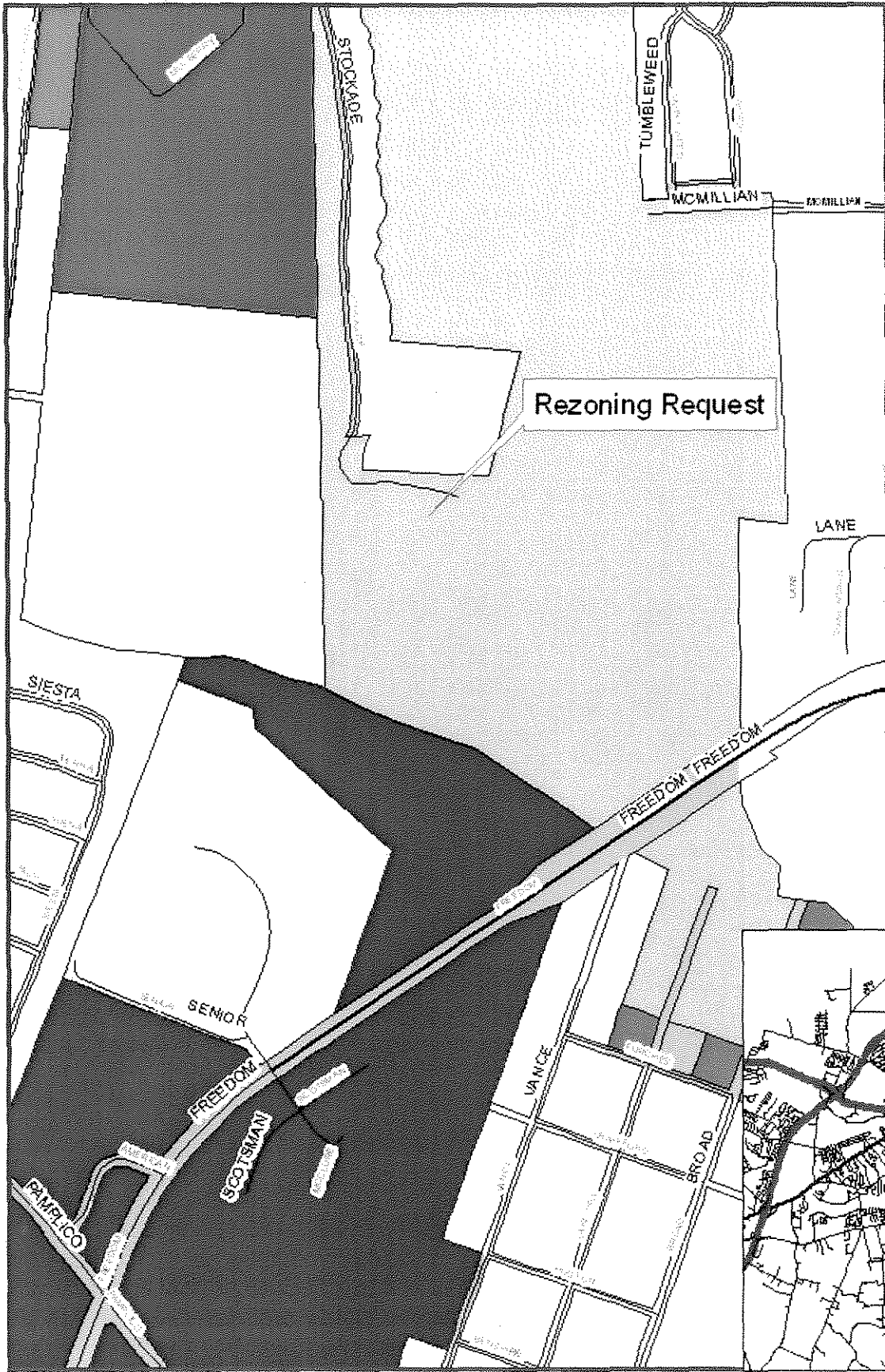
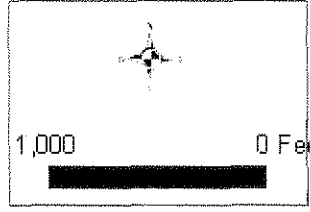
This map was prepared by:  
City of Florence  
Urban Planning & Development Department

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan 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. Its use without field verification is at the sole risk of the user.



# ZONING MAP

## Wastewater Treatment Plant



**Legend**

**Roads**

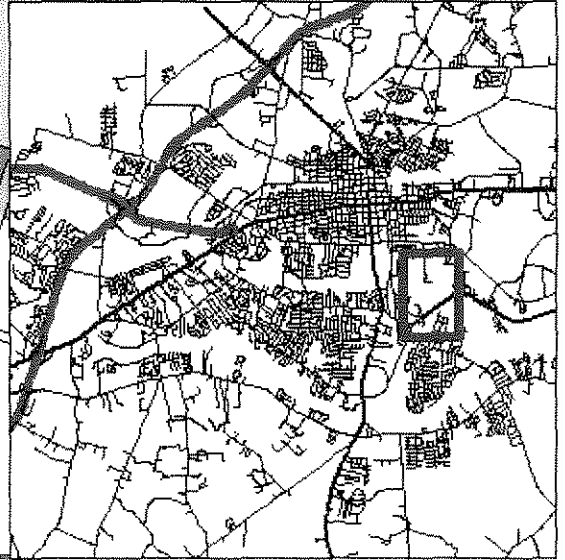
- City Maintained
- State Street
- Interstate
- US Highway

**Zones**

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned
- City Boundary

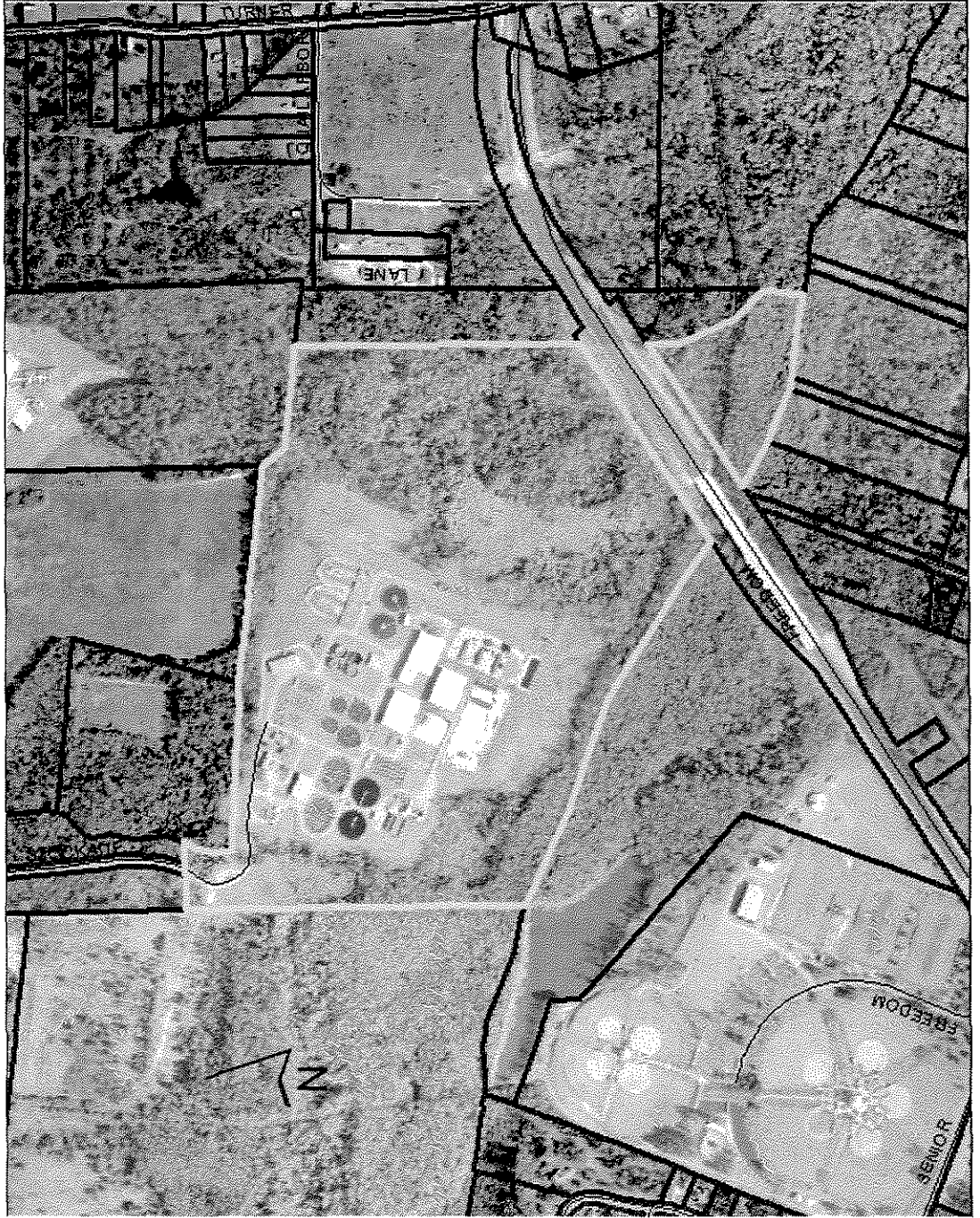
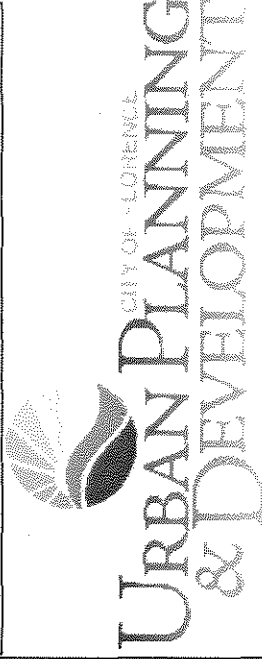
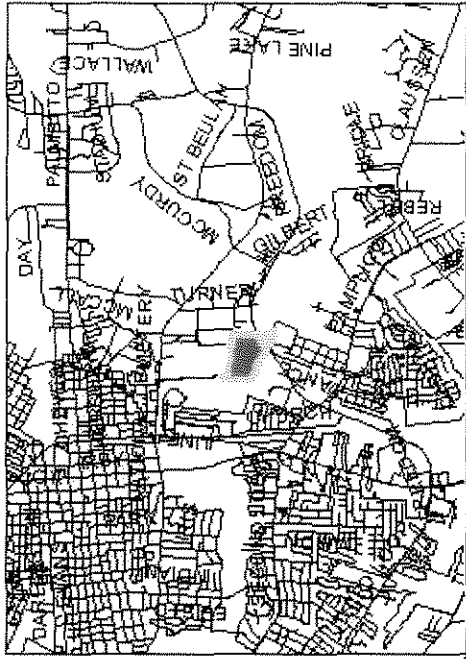
ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Urban Planning & Development Dept.

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan 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. Its use without field verification is at the sole risk of the user.



# WWTP: Current Zoning, City Limits, and Adjoining Land Uses

June 22, 2009



# RE-ZONING REQUEST

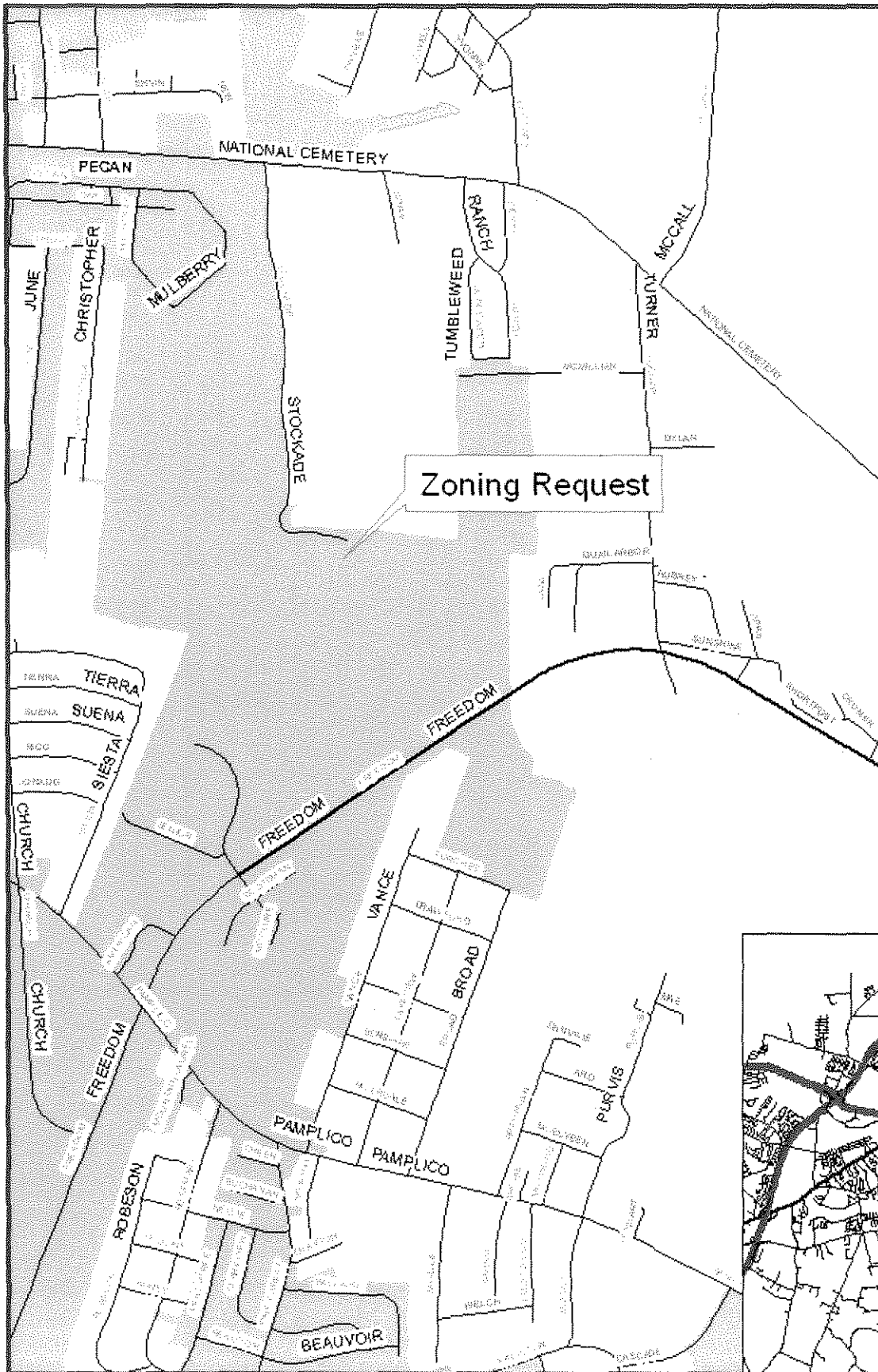
## PC#2009- 10



1,000 0 Feet



Urban Planning & Development Department



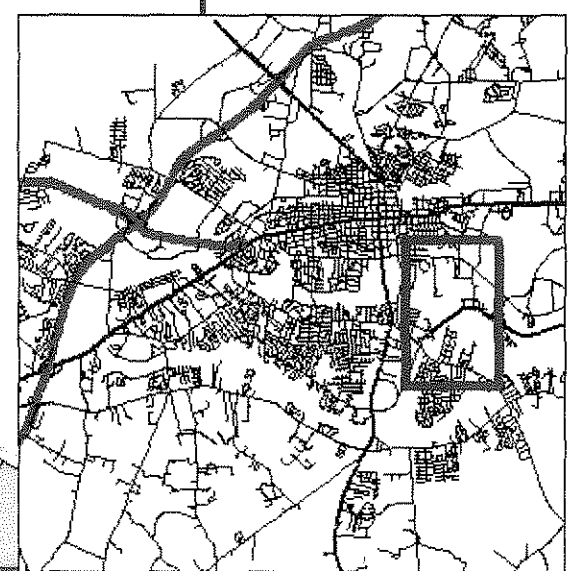
### Legend

#### Roads

- City Maintained
- State Street
- Interstate
- US Highway
- City Boundary

**ORIGINAL PREPARATION**  
 This map was prepared by:  
 City of Florence  
 Urban Planning & Development Department

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



# ZONING PETITION STAFF CHECKLIST

---

## IDENTIFYING DATA

Name of Owner: City of Florence

Address of Property: 1000 Stockade Dr.

Tax Parcel Number(s): 00178-01-016

Date: 6/15/2009

## GENERAL BACKGROUND DATA

Current Zoning:  
RU-1 Rural Community

Proposed Zoning:  
B-6 Industrial District

Current Use:  
Waste Water Treatment Plant

Proposed Use:  
WWTP (No Change)

## DIMENSIONAL REQUIREMENTS (ft)

### Current RU-1 Zoning

### Proposed B-6 Zoning

Lot Area: 15,000

Proposed Lot Area: 10,000

Lot Width: 100

Proposed Lot Width: 100

Front Setback: 35

Proposed Front Setback: 35

Side Yards: 5

Proposed Side Yards: 10

Rear Yards: 30

Proposed Rear Yards: 25

Max. Height: 38

Proposed Max. Height: None\*

Open Space: 60%

Proposed Open Space: 55%

\*Comments: No maximum height; provided side and rear setbacks shall increase by one foot for each two feet in height over 35 feet (Sec 2.5 Table III).

## MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain?

Yes

Are there any known zoning violations on this site?

No

If so, explain:

## ZONING PETITION STAFF CHECKLIST

---

Tax records indicate the owner(s) are:

This application is submitted by:             the owners listed above  
    an agent for the owner  
    other

If agent or other, what documentation has been provided from owner or is none required?

### LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

Yes: current Rural Community RU-1 zoning differs from the Land Use Plan's Industrial Business classification for the property. The requested zoning change from Rural Community RU-1 to Industrial District B-6 will coincide with the Land Use Plan.

Land Use Plan elements that impact the subject property:

Current Land Use Plan identifies the area as Industrial Business. The present waste water treatment land use will continue and conforms to the Land Use Plan.

### ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?  
Proposed improvements to the WWTP have been planned for. The current RU-1 zoning does not classify waste water treatment as a permitted land use. A re-zoning to B-6 would more closely resemble the Land Use Plan as well bring the existing land use into conformance with zoning, thereby allowing for expansion.



## ZONING PETITION STAFF CHECKLIST

---

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	RU1	Undeveloped/ Historic Site of Civil War Stockade
Northeast	RU1	Undeveloped
East	Unzoned	Undeveloped
Southeast	RU1	Undeveloped
South	B-3	Undeveloped
Southwest	B-3	Undeveloped
West	R-1	Undeveloped
Northwest	R-1	Undeveloped

3. What are development plans in the area – roads, schools, future commercial development, etc.?  
 There are no current plans to development the adjacent undeveloped areas. The current land use of the property has been unchanged since the facility’s construction. Waste water treatment facilities are essential to City infrastructure and require expansion as the population grows and as treatment technology advances.
4. Is there a reason the current land use cannot continue to be feasible as it now exists?  
 Yes. A plan to expand the facility requires zoning approval. The current RU-1 does not permit waste water treatment as a land use. Improvements to the facility surpass the 10% allowable expansion for a non conforming use (Sec 7.9-2). The B-6 zoning district has similar setback requirements to RU-1 and permits waste water collection and treatment.
5. List some potential uses under existing zoning.  
 RU-1 is restrictive to mostly agricultural uses. Water supply and collection systems are permitted in RU-1, however the treatment of waste water is not as per the current zoning ordinance. (Sec 2.3 Table II)
6. List some potential uses under proposed zoning.  
 The City of Florence waste water management facility has been in operation for decades and will continue to serve the regions waste water treatment demands. The B-6 district would permit industrial manufacturing, warehousing, utility service operations, and other such uses not typically located in, but are essential to urban centers. (Sec 2.3 Table II)

## ZONING PETITION STAFF CHECKLIST

---

7. Are any of these uses inappropriate for this location, and if so, why?

No

8. What is applicant's stated reason for requesting zoning?

The zoning request is associated with maintaining conformance to the zoning ordinance in conjunction with improving the City's Waste Water Treatment Plant.

9. (a) What will be the benefits to the surrounding properties?

Since the existing use will not change, there will be no affect on surrounding properties. Improvements to the facility will include new technologies to reduce potential health affects from chemical releases as well as incorporate enclosed digestors to reduce odor.

(b) What will be the detriments to the surrounding properties?

NA

10. Is a traffic study required for this petition?

No

If so, what are the recommendations of the study?

NA

11. What does the purpose statement of the proposed zoning district say?

"The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs."  
Section 1.2, Zoning Ordinance of the City of Florence

12. Will this proposal meet the intent of the above purpose statement?

Yes

### Staff recommendation

Staff recommend approval as the request is in conformance with the Comprehensive Plan Land Use map.

ORDINANCE NO. 2009 - \_\_\_\_\_

**AN ORDINANCE TO REZONE PROPERTY OWNED BY THE CITY OF FLORENCE,  
1000 STOCKADE DRIVE**

**WHEREAS**, a Public Hearing was held in Room 604 of the City-County Complex on July 14, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, an application by the City of Florence, owner of 1000 Stockade Drive , was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be zoned B-6 from R-1:

**The properties requesting zoning amendment is shown more specifically on  
Florence County Tax Map 00178, Block 01, Parcel 016. (97.8 acres)**

**WHEREAS**, Florence City Council concurs in the aforesaid application, findings and recommendations:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:**

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence of the aforesaid property to B-6, Industrial District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.

Approved as to form:

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela  
Mayor

Attest:

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** August 10, 2009

**AGENDA ITEM:** Ordinance  
First Reading

**DEPARTMENT/DIVISION:** City of Florence Urban Planning & Development Department

---

**I. ISSUE UNDER CONSIDERATION:**

*Request to approve an amendment to a Planned Development District at 2530 David McLeod Blvd. Tax Map 00099-01-066 & 093*

Water and Sewer services are already available, no cost to provide utility services.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

*No previous action has been taken on this request. A Public Hearing for the amendment to PDD will take place August 11, 2009 at the Planning Commission meeting.*

**III. POINTS TO CONSIDER:**

*This item is being introduced for first reading only.*

**IV. OPTIONS:**

*City Council may:*

- (1) Approve request as presented based on information submitted.*
- (2) Defer request should additional information be needed.*
- (3) Suggest other alternatives.*
- (4) Deny request.*

**V. PERSONAL NOTES:**

**VI. ATTACHMENTS:**

*Map showing the location of the property.*  
*Zoning Map*  
*Comprehensive Plan Map*  
*Staff Report*



Phillip M. Lookadoo, AICP  
Urban Planning and Development Director



David N. Williams  
City Manager

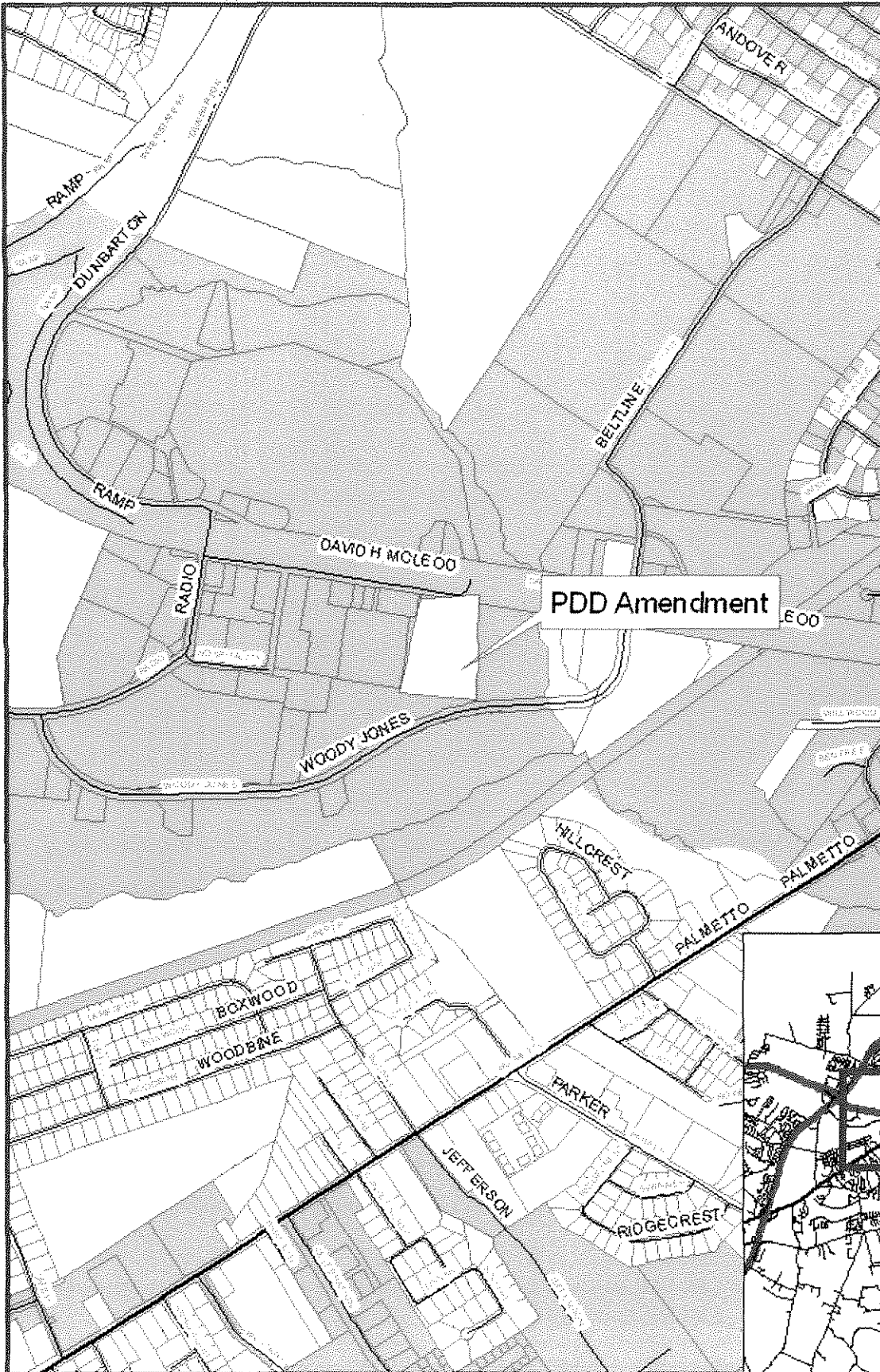
# LOCATION MAP

## PDD Amendment

### 2530 David McLeod Blvd



Urban Planning & Development Department

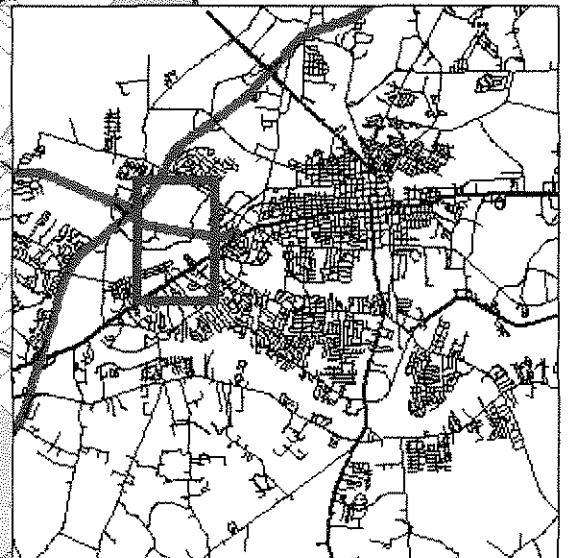


### Legend

City Boundary

This map was prepared by:  
City of Florence  
Urban Planning & Development Department

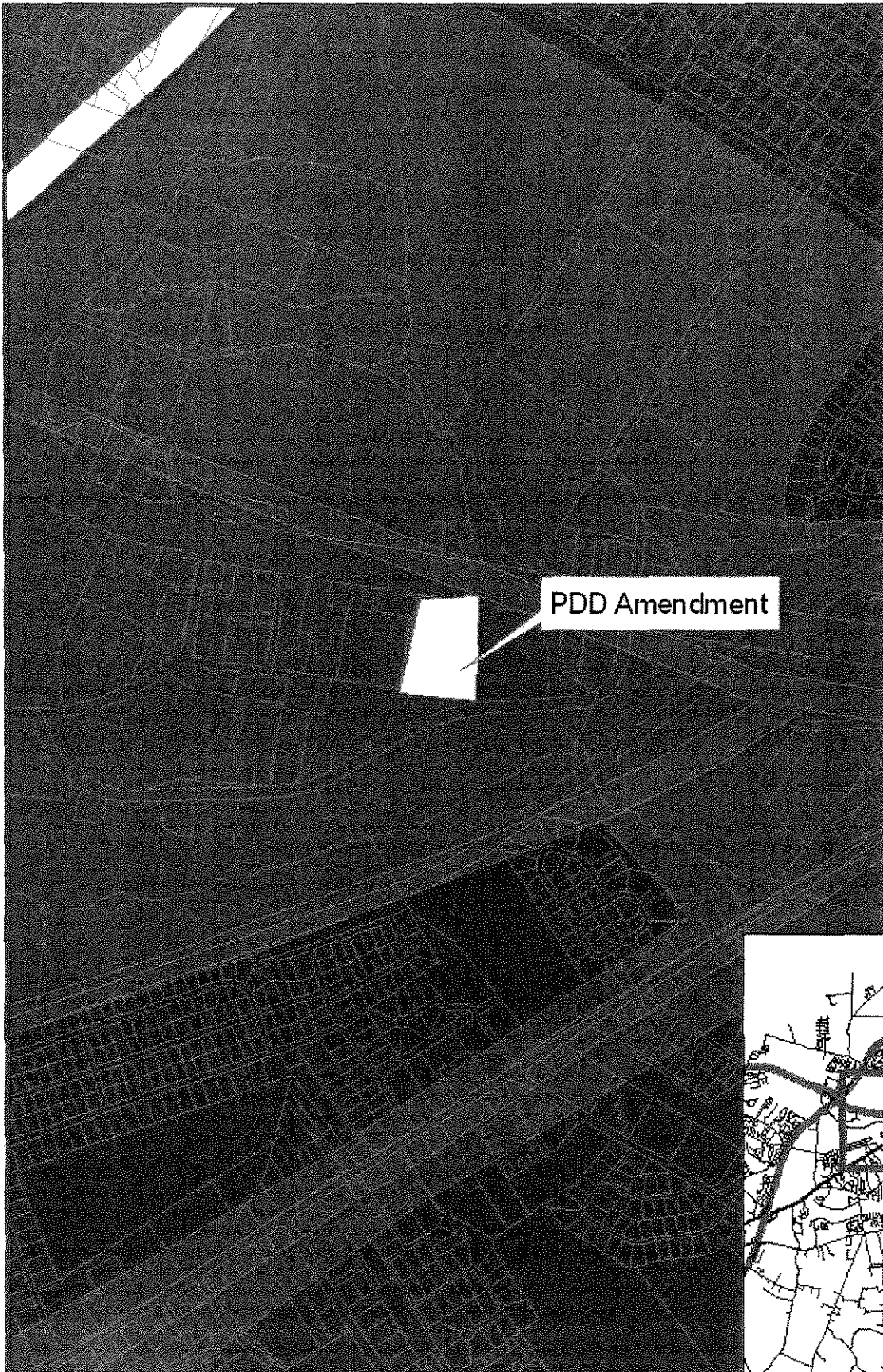
**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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



# COMPREHENSIVE MAP PLAN PDD Amendment 2530 David McLeod Blvd














Urban Planning & Development Department



## Legend

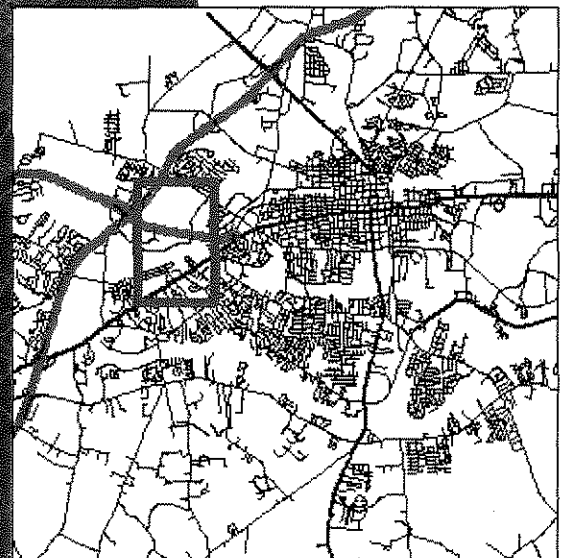
### Land Use Categories

-  DVR
-  EXR
-  HEC
-  HEN
-  IB
-  LEN
-  NC
-  OPN
-  RCN
-  RRL
-  TRN

PDD Amendment

This map was prepared by:  
City of Florence  
Urban Planning & Development Department

**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan 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. Its use without field verification is at the sole risk of the user.



# ZONING MAP PDD AMENDMENT PC#2009-12

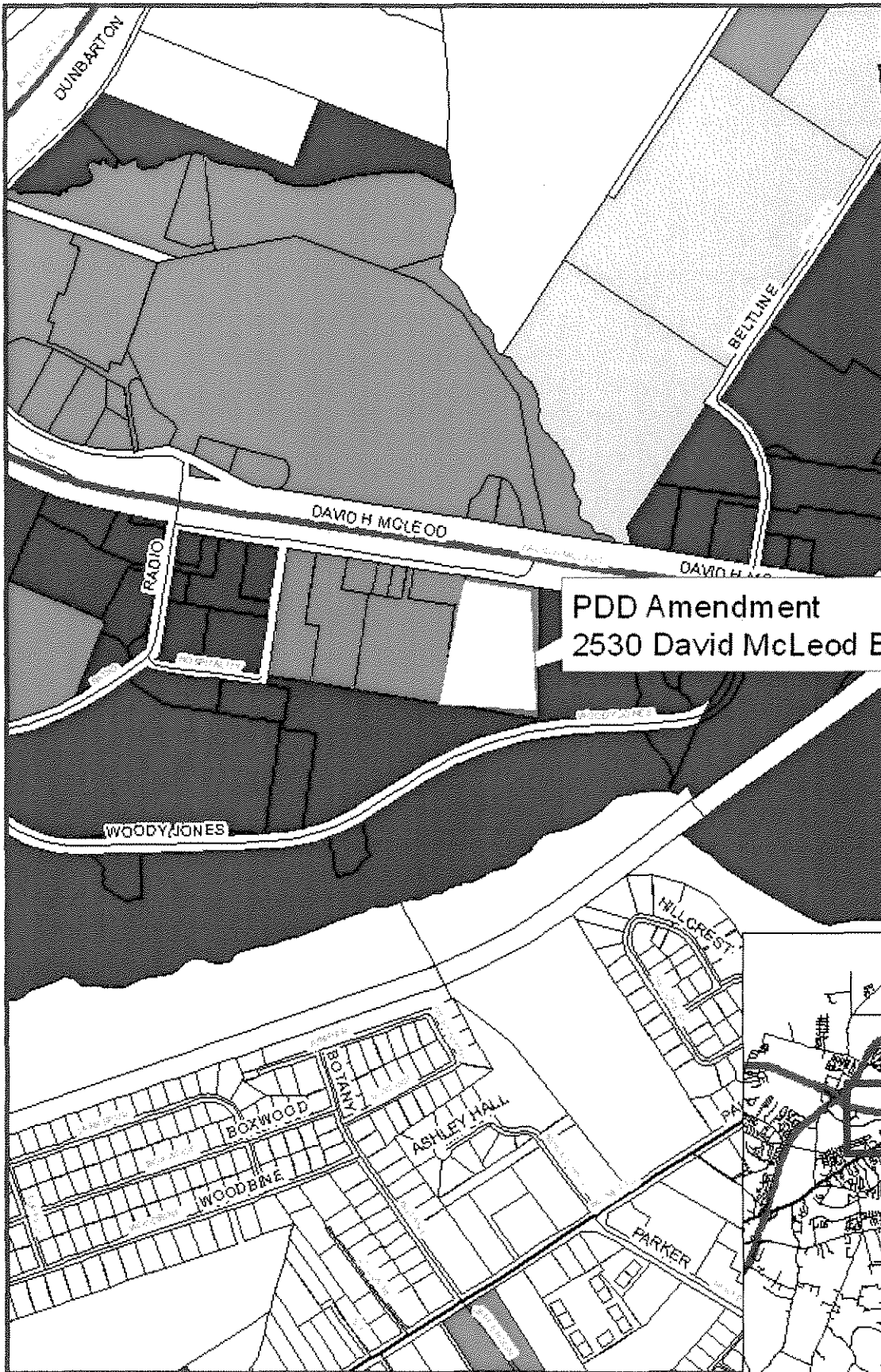


1,000

0 Feet



Urban Planning &  
Development Department



**PDD Amendment  
2530 David McLeod Blvd**

## Legend

### Roads

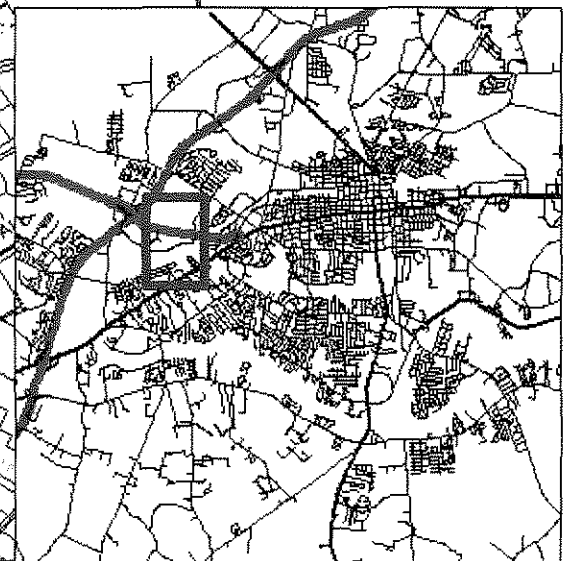
- City Maintained
- State Street
- ▬ Interstate
- ▬ US Highway

### zoning

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Urban Planning & Development Department  
February 17, 2009  
Aug 01, 2008

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





**ZONING PETITION STAFF CHECKLIST**

**IDENTIFYING DATA**

Name of Owner: Horne Development

Address of Properties: 2530 David McLeod Blvd

Tax Parcel Number(s): 00099-01-066 & 093

Date: July 21, 2009

**GENERAL BACKGROUND DATA**

Current Zoning: PDD                      Proposed Zoning: Amendment to PDD, no change in zoning

Current Use: Retail                      Proposed Use(s): Retail & Eating Place

**DIMENSIONAL REQUIREMENTS**

Current Zoning

Proposed Zoning

Lot Area:                      Proposed Lot Area: No Change

Lot Width                      Proposed Lot Width: No Change

Front Setback                      Proposed Front Setback: No Change

Side Yards                      Proposed Side Yards: No Change

Rear Yards                      Proposed Rear Yards: No Change

Max. Height                      Proposed Max. Height: No Change

Open Space                      Proposed Open Space: No Change

Comments:

# ZONING PETITION STAFF CHECKLIST

---

## MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as:

This application is submitted by:         the owner listed above  
    an agent for the owner  
    other

If agent or other, what documentation has been provided from owner or is none required?

## LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No, there is no change in zoning. The Current Land Use Plan and proposed amendments to the PDD coincide for planned commercial use. David McLeod BLVD is major thoroughfare and gateway into the City. The land use plan recognizes the importance of this corridor as a commercial and retail outlet due to the proximity of I-20 & I-95

Land Use Plan elements that impact the subject property:

The objective of the Industrial–Business designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interest from incompatible development. Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure (existing or planned).

## ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?  
The property exists as a vacated Wall Mart and expansive parking lot. The amendment to the PDD would approve the site for Golden Corral and amend the PDD use to eating places.

## ZONING PETITION STAFF CHECKLIST

---

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
	607 N. Wiltshire / 2685 Trotter	
North	PDD	Commercial
Northeast	PDD	Commercial
East	B-3	Undeveloped
Southeast	B-3	Undeveloped
South	B-3	Undeveloped
Southwest	B-3	Undeveloped
West	PDD	Commercial
Northwest	PDD	Commercial

3. What are development plans in the area – roads, schools, future commercial development, etc.?

The area has existing retail and food services place with new construction occurring along Woody Jones. Commercial retail continues to locate in the area which services the entire Pee Dee Region.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?

No.

5. List some potential uses under existing zoning.

The site would not change. The current PDD would allow for only commercial retail services. Redevelopment or demolition of the existing Wall Mart structure would be required to suit commercial activity.

6. List some potential uses under proposed zoning.

The amendment to the PDD would allow for a restaurant site and thus eating places as a permitted use. Commercial retail would remain as a permitted use.

7. Are any of these uses inappropriate for this location, and if so, why?

No.

8. (a) What is applicant's stated reason for requesting zoning?

The Amendment to PDD request is associated with the construction of a Golden Corral Restaurant.

9. (a) What will be the benefits to the surrounding properties?

Per the City of Florence Zoning Ordinance, the only uses that may be developed are those permitted in the PDD zoning district. The properties will be subject to the City of Florence codes and regulations.

## ZONING PETITION STAFF CHECKLIST

---

- (b) What will be the detriments to the surrounding properties?  
NA

10. Is a traffic study required for this petition?

No. The area is accessed from several points along David McLeod. The eating place would be the primary use of the property as the old Wall Mart building is unoccupied.

If so, what are the recommendations of the study?

NA

11. What does the purpose statement of the proposed zoning district say?

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

12. Will this proposal meet the intent of the above purpose statement?

Yes.

**ORDINANCE NO. 2009 - \_\_\_\_\_**

**AN ORDINANCE FOR AMENDMENT TO A PLANNED DEVELOPMENT DISTRICT OWNED BY HORNE DEVELOPMENT.**

**WHEREAS**, an application by Horne Development, owner of 2530 David McLeod Blvd., was presented requesting an amendment to the Planned Development District to allow for siting of an eating place:

**The properties requesting zoning amendment are shown more specifically on Florence County Tax Map 00099, Block 01, Parcel 066 & 093. (10 acres)**

**WHEREAS**, Florence City Council concurs in the aforesaid application, findings and recommendations:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:**

1. That an Ordinance is hereby adopted by amending the Planned Development District located at 2530 David McLeod Blvd. to approve the PDD site plan with the addition of an eating place.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

**Ordinance No. 2009 - \_\_\_\_\_**  
**Page 2 – August, 2009**

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr.  
**City Attorney**

\_\_\_\_\_  
Stephen J. Wukela  
**Mayor**

**Attest:**

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GOLDEN CORRAL, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF GOLDEN CORRAL, INC. IS STRICTLY PROHIBITED.

GC11M.9.0 PROTOTYPE RIGHT HAND LOCAL BUSINESS AND RESTAURANT DEVELOPMENT FLORENCE, SOUTH CAROLINA  
 Drawing: PDD SITE PLAN AMENDMENT



Revisions

THRU	ADDENDUM

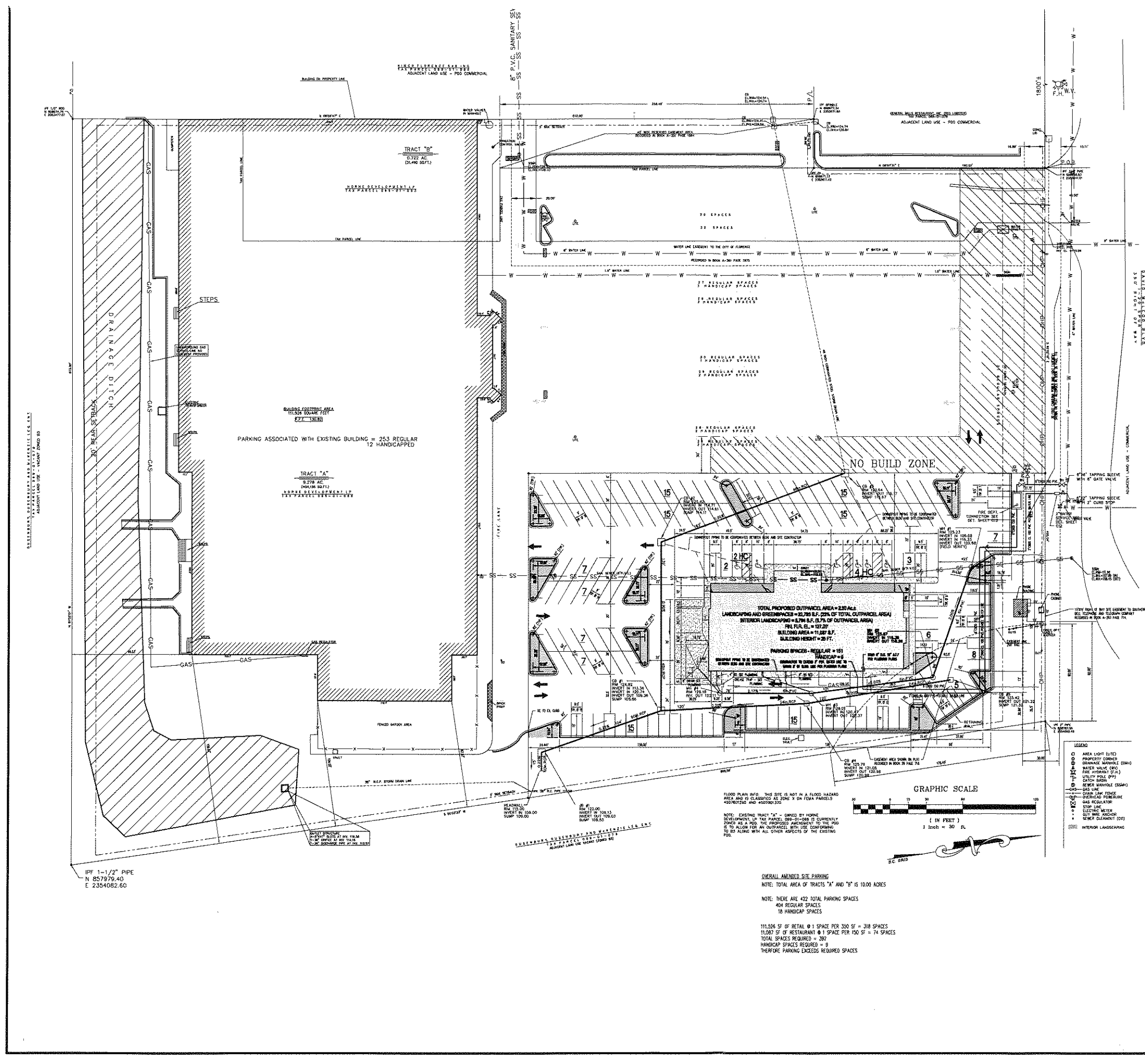
PROJECT DATE: 6/11/09

DRAWN BY:

CHECKED BY:

Sheet No.

C17



**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 10, 2009

**AGENDA ITEM:** Ordinance – First Reading

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

An ordinance to amend Ordinance No. 2009-17, the City's budget ordinance for FY 2009-10, to provide for an increase in tax millage for the fiscal year beginning July 1, 2009.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

No previous action has been taken on this ordinance.

**III. POINTS TO CONSIDER**

- South Carolina law establishes a millage restriction on local governments for each year equal to the increase in the average 12 month Consumer Price Index (CPI) for the most recent 12 month period, plus the percentage increase in the previous year in the population of the entity as determined by the Office of Research and Statistics (ORS) of the State Budget and Control Board.
- Based on information provided by the ORS, the consumer price index (CPI) increased 3.8% from calendar year 2007 to calendar 2008, and the population in the City of Florence increased 0.2% from 2007 to 2008. State law provides that the combined total of these two components yields a millage cap of 4% for the City of Florence for Fiscal Year 2009-10.

**V. ATTACHMENTS**

Proposed ordinance.



**ORDINANCE NO. 2009-\_\_\_\_\_**

**AN ORDINANCE TO AMEND ORDINANCE NO. 2009-17 TO PROVIDE FOR AN INCREASE IN GENERAL OPERATING TAX MILLAGE IN CONFORMANCE WITH THE REQUIREMENTS OF §6-1-320 OF THE SOUTH CAROLINA CODE OF LAWS**

**WHEREAS**, the South Carolina Code of Laws in §6-1-320 provides that a local governing body may increase the millage rate imposed for general operating purposes above the rate imposed for such purposes for the preceding tax year only to the extent of the increase in the average of the twelve monthly consumer price indices for the most recent twelve-month period consisting of January through December of the preceding calendar year, plus the percentage increase in the previous year in the population of the entity as determined by the Office of Research and Statistics of the State Budget and Control Board; and

**WHEREAS**, based on information provided by the Office of Research and Statistics of the State Budget and Control Board in April 2009, the consumer price index (CPI) increased 3.8% from calendar year 2007 to calendar 2008, and the population in the City of Florence increased 0.2% from 2007 to 2008; and

**WHEREAS**, pursuant to the state code of laws section referenced above, the combined total of these two components yields a millage cap of 4% for the City of Florence for Fiscal Year 2009-10; and

**WHEREAS**, the City Council has deemed it necessary and prudent to increase the general operating millage of the City of Florence to provide additional revenues to defray costs related to significant impending needs;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Florence, South Carolina that the general operating millage rate for the City of Florence, SC shall be increased in accordance with and in the maximum annual amount allowed by South Carolina Code of Laws §6-1-320, for the fiscal year beginning July 1, 2009 by 4% or 2.2 mills.

**BE IT FURTHER ORDAINED** that Section 2 of Ordinance No.2009-17, adopted as the City's budget ordinance for FY 2009-10, be amended to read as follows:

**Section 2**

That a tax to cover the period from July 1, 2009 through June 30, 2010, in an amount stated is and shall be levied, collected, and paid into the treasury of the City of Florence for the use and service thereof. A tax of fifty seven and one-tenths (57.1) mills upon each dollar (\$1.00) in assessed value of real estate and personal property of every applicable description owned and used in the City of Florence, South Carolina is and shall be levied and paid into the City treasury for the credit to the City of Florence for the corporate purposes, permanent improvements and for the purpose of paying current expenses of said municipality. Such a tax is levied on such property as is assessed for taxation for County and State purposes.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall become effective upon adoption.

**FY 2009-10 Budget Amendment Ordinance – Continued**

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr.  
**City Attorney**

\_\_\_\_\_  
Stephen J. Wukela  
**Mayor**

**Attest:**

\_\_\_\_\_  
Dianne Rowan  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 4, 2009  
**AGENDA ITEM:** Ordinance No. 2009-\_\_\_\_\_  
**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

An ordinance to amend §2-24 of the City Code to update the rules and order of business to be used by city council under the Council-Manager form of government, to bring the rules more in line with the Model Rules suggested by the Municipal Association, and to address and clarify inconsistencies that have developed over the years.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

(a) S. C. Code Ann. §5-7-250 (1976) requires council to determine its own rules and order of business, and §5-7-260 through §5-7-290 provide for the form, method of adoption, and codification of ordinances.

(b) Section 2-24 of the City Code was adopted by council and amended over the years in an effort to establish its rules and procedures.

(c) This amendment is proposed to §2-24 to update the rules and procedures and to incorporate certain specific changes which include the following:

- (1) giving council the ability to choose its own presiding officer;
- (2) identifying the specific version of Robert's Rules used by council;
- (3) clarifying the procedure for voting on motions and "putting the question" to resolve issues previously experienced by council;
- (4) stating a clear purpose for the rules and procedures;
- (5) clarifying the process for setting the agenda;

- (6) updating the ordinance to clearly set the schedule for regular meetings in compliance with the actual practice that has been used for many years; and
- (7) bringing our rules into line more closely with the Model Rules suggested by the Municipal Association.

**III. POINTS TO CONSIDER**

The ordinance requires two readings.

**IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

**V. ATTACHMENTS**

Copy of the proposed Ordinance 2009-\_\_\_\_.

**ORDINANCE NO. 2009- \_\_\_\_\_**

**AN ORDINANCE TO AMEND SECTION 2-24 OF THE CITY CODE TO CHANGE THE RULES AND ORDER OF BUSINESS TO BE USED BY CITY COUNCIL IN ORDER TO ENABLE COUNCIL TO TRANSACT BUSINESS WITH EFFICIENCY WHILE PROTECTING THE RIGHTS OF ALL PERSONS WHETHER IN THE MAJORITY OR IN THE MINORITY.**

**WHEREAS**, S. C. Code Ann. §5-7-250 (1976) requires council to determine its own rules and order of business, and §5-7-260 through §5-7-290 provide for the form, method of adoption, and codification of ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Florence that Section 2-24 of the City Code for Florence, South Carolina be repealed and amended completely to state the following and to adopt the following rules of order:

**Section 2-24. Meetings.**

**1. Quorum and rules of order.**

(a) *Quorum.* A majority of council members serving constitutes a quorum for the conduct of business at any meeting. A member present but disqualified from voting on a question by state law due to a conflict of interest shall be counted for purposes of a quorum.

(b) *Presiding Officer.* Normally the mayor, or in the mayor's absence, the mayor pro tempore, shall preside at any meeting. Notwithstanding this normal procedure, however, city council may, upon motion passed by a majority of all council members serving, elect a council chairperson and vice-chairperson who shall then serve as presiding officer at all future meetings until either changed by similar vote of council or until the next general or special election at which any member of council, including the mayor, is elected and takes office, whichever occurs first. In the event that the mayor or mayor pro tempore (or the chairperson or vice-chairperson if selected as described above), is not in attendance or is ineligible to preside at any meeting, the members present shall elect a member to preside at such meeting.

(c) *Rules of Order.*

(1) The purpose of city council adopting rules of order to enable council to transact business with speed and efficiency while protecting the rights of all persons whether in the majority or in the minority. Arbitrary technical rules must not prevent council from

accomplishing the business of the public. It is, therefore, the intent of council that common sense and courtesy be applied when enforcing the rules of order and procedure so that the will of the majority of council may be achieved while insuring that all positions are heard and considered.

(2) Except as otherwise required by state law or this code, all proceedings shall be governed by Robert's Rules of Order, Newly Revised 10<sup>th</sup> Edition (hereinafter referred to as "Robert's Rules"), and the city attorney shall act as parliamentarian. Questions of order shall be decided by the presiding officer without debate, subject to appeal to the council.

(3) The rules governing debate embodied in §43 of Robert's Rules, including, but not limited to, the rules relating to the maximum time for speeches and debate contained therein, are hereby specifically adopted by council.

(4) The provisions found in §4 of Robert's Rules entitled "The Handling of a Motion" are adopted verbatim except that the sentence found on page 43 of said rules order the heading of "Putting the Question" which reads "When the debate appears to have closed, the chair may ask, 'Are you ready for the question?'" is hereby changed to read "When the debate appears to have closed, the chair shall ask, 'Are you ready for the question?"". Additionally, upon debate ending, either by all members ceasing to debate or as a result of the expiration of time limitations set forth in §43 of Robert's Rules, the chair shall put the question.

## **2. Agenda.**

Matters to be considered by council at a regular or special meeting shall be placed on a written agenda prepared by the City Manager, distributed to the media, and publicly posted by the municipal clerk at least 24 hours prior to the meeting. The deadline for agenda item requests for a regularly scheduled Monday meeting is 1:00 p.m. on the Wednesday immediately preceding the regularly scheduled meeting. If a scheduled meeting is not on Monday, then the deadline for agenda item requests is 1:00 p.m. on the day that is three (3) business days prior to the meeting. Matters not on the agenda may be considered upon request of a member unless two members object.

## **3. Meetings of Council.**

(a) Regular meetings of council shall be held at 1:00 p.m. on the second Monday in each month unless changed by majority vote of members present at any regular or special meeting.

(b) Special meetings of council may be held on the call of the Mayor or a majority of members of council. The municipal clerk shall, at least 24 hours prior to a special meeting,

meeting, post notice and agenda on the bulletin board and give notice to all available members of council, persons, organizations, and news media which request notification.

(c) All regular and special meetings of council shall be open to the public.

#### **4. Executive sessions.**

(a) By majority vote in a public meeting, council may hold an executive session as permitted by the South Carolina Freedom of Information Act, S.C. Code 30-4-70.

(b) No vote or formal action shall be taken in executive session except to adjourn or return to public session.

(c) Minutes of executive sessions shall not be taken unless required by majority vote of council. Minutes of executive sessions shall not be public records.

(d) It shall be unlawful for a member of council or person in attendance to disclose to another person or make public the substance of a matter discussed in executive session.

#### **5. Voting requirements.**

(a) All actions of council shall be by majority vote of members present at a public meeting, including suspension of a rule of order, provided that an ordinance amending rules of order shall be adopted by a majority of members serving. No proxy, mail, telephonic, facsimile, electronic or absentee vote may be cast.

(b) Every member of council present, including the mayor or presiding member, shall vote on every question except when required to refrain from voting by State law.

(c) A roll call vote may be required by any member of council.

(d) The vote on every question shall be recorded in the minutes.

(e) No member of council may leave the council chamber while in public session without permission of the presiding officer.

#### **6. Motions.**

(a) A motion may be made orally or in writing; however, a motion shall be reduced to writing at the request of any member of council.

(b) If no motion is made regarding an item on the agenda after the presiding officer has called for a motion three (3) consecutive times, the proposal shall be considered defeated.

(c) A motion to reconsider must be made by a member who voted with the majority, and it must be made at the same or next succeeding meeting.

(d) A substitute motion may be made only for purposes of restating and clarifying a pending motion and amendments; it may not be used to introduce a new or alternative proposal.

**7. Minutes of meetings.**

The municipal clerk shall keep minutes of all public meetings which shall be a matter of permanent public record. At each regular council meeting the minutes of the previous meeting must be presented for approval. Minutes do not constitute the official record of a meeting until approved by council. A member of council may place a written expression of position on a matter in the minutes by delivering it to the city manager not later than the next regular meeting.

**8. Appearance of citizens.**

Any citizen of the municipality may speak at a regular meeting on a matter pertaining to municipal services and operation, except personnel matters. Citizens desiring to speak must notify the city manager in writing prior to the beginning of the meeting stating the subject and purpose for speaking. Each person who gives notice may speak at a time designated by the presiding officer and may be limited to a five (5) minute presentation at the discretion of the presiding officer.

**9. Attorney to attend; parliamentarian; duties.**

The city attorney shall attend all meetings of council unless excused by council or the city manager. The attorney shall act as parliamentarian, prepare ordinances and resolutions, review all ordinances, resolutions and documents presented to council and give opinions on questions of procedure, form, and law to members of council.

**10. Clerk to attend; duties.**

The municipal clerk is ex officio clerk of council. The clerk shall give notices of meetings, post agenda, attend regular and special meetings, record votes of council, keep minutes of council meetings, and perform such other duties as may be assigned by the city manager.



This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

---

**Stephen J. Wukela**  
**Mayor**

**Approved as to form:**

**Attest:**

---

**James W. Peterson, Jr.**  
**City Attorney**

---

**Dianne M. Rowan**  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 10, 2009

**AGENDA ITEM:** A Resolution of Intent to Issue General Obligation Bonds

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

A resolution of City Council declaring the intent of the City of Florence, SC to issue general obligation bonds to defray the cost of certain General Fund related capital improvements, and to impose millage beginning in FY 2010-11 in an amount necessary to pay annual principal and interest on such obligations, currently estimated to be approximately 4 mills.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

No previous action taken

**IV. ATTACHMENTS**

Resolution of intent to issue general obligation bonds.

RESOLUTION 2009-\_\_\_\_\_

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, MAKING DECLARATION OF INTENT TO ISSUE BONDS TO DEFRAY THE COST OF CAPITAL IMPROVEMENTS PURSUANT TO UNITED STATES TREASURY DEPARTMENT, INTERNAL REVENUE SERVICE, REGULATION 1.150-2**

**WHEREAS**, the City Council of the City of Florence, South Carolina ("City Council") is the governing body of the City of Florence, South Carolina (the "City"); and

**WHEREAS**, City Council intends to issue bonds to defray the cost of capital improvements in the fiscal year commencing July 1, 2009, for the general welfare of the City including, but not limited to, construction of a fire station and acquisition of related apparatus and equipment, construction assistance for an animal shelter, Levy Park improvements, downtown parking and other downtown related improvements, replacement sanitation trucks, replacement firefighting apparatus and equipment, a fire service truck and other ISO related equipment, and capital expenses related to housing redevelopment and property acquisitions (the "Project"); and

**WHEREAS**, City Council finds that depending upon when the bonds may be issued in fiscal year 2010, funds for the Project might be advanced from the General Fund with the expectation that the proceeds of the bonds received as reimbursement will immediately be deposited to the General Fund to replenish this account; and

**WHEREAS**, City Council is mindful of the fact that, in order for the use of federally tax-exempt obligation proceeds to be considered "expended" for purposes of United States Treasury Department Internal Revenue Service Regulation 1.150-2 ("Reg. 1.150-2") when used to reimburse the City for expenditures made prior to the issuance of the obligations, certain conditions including the making of a declaration of intent to reimburse such expenditures must be met; and

**WHEREAS**, with the intent of supplementing, but not to supersede, any prior declarations of intent of City Council with respect to the Project, City Council desires to make such declaration of intent;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:**

That the declaration of intent to reimburse expenditures on the Project with the proceeds of federally tax-exempt obligations not exceeding \$7,705,000 pursuant to Reg. 1.150-2 is hereby made, and that the Clerk of City Council is hereby directed to maintain a copy of this declaration in the files and records of City Council. In addition, Council hereby agrees to impose millage beginning in FY 2010-11 in an amount necessary to pay annual principal and interest on such obligations, currently estimated to be approximately 4 mills.

**DONE IN MEETING DULY ASSEMBLED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009.**

**Approved as to form:**

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela  
Mayor

**Attest:**

\_\_\_\_\_  
Dianne Rowan  
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: August 10, 2009

AGENDA ITEM: Reports to Council

DEPARTMENT/DIVISION: City Manager – Special Services Division

I. ISSUE UNDER CONSIDERATION

Change in Status of Keep Florence Beautiful and its Board of Directors

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. On August 23, 2000, Florence City Council adopted Resolution No. 2000-05 endorsing and supporting the participation of the City of Florence in the Keep America Beautiful system.
- B. As a result of City Council's action, Former Mayor Frank Willis signed an executive order on September 26, 2000 establishing the authority and power of the Keep Florence Beautiful Board of Directors of the City of Florence.
- C. The initial membership of the Keep Florence Beautiful Board of Directors was appointed by the Mayor and included certain ex-officio members. Subsequent candidates for membership have been recommended by the Board subject to approval by the Mayor.

III. POINTS TO CONSIDER

- A. Keep Florence Beautiful is rapidly approaching its ninth anniversary and with that the Board of Directors respectfully requests the Florence City Council to consider recognizing Keep Florence Beautiful as a formal board/commission of the City of Florence as outlined in Chapter 1, Article III of the Code of Ordinances, City of Florence, South Carolina.
- B. The Board of Directors feels this form of recognition would provide opportunities for broader public exposure and an expanded pool for consideration of membership.

IV. OPTIONS

- A. Instruct staff to prepare an ordinance amending the applicable sections of the Code of Ordinances, City of Florence, South Carolina to effect the requested change in status of Keep Florence Beautiful and its Board of Directors.
- B. Instruct staff to take other action.
- C. Take no action.

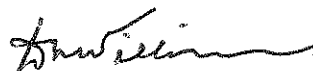
V. STAFF RECOMMENDATION

Instruct staff to prepare an ordinance amending the applicable sections of the Code of Ordinances, City of Florence, South Carolina to effect the requested change in status of Keep Florence Beautiful and its Board of Directors.



---

Thomas B. J. Shearin, CPA  
Special Services Administrator



---

David N. Williams  
City Manager

**IX. d.  
City Council  
Budget Committee**

FLORENCE CITY COUNCIL MEETING

DATE: August 10, 2009

AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION: City Council – Councilman Brand

I. ISSUE UNDER CONSIDERATION

City Council Budget Committee

II. CURRENT STATUS

Councilman Brand will provide a report from the City Council Budget Committee

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 10, 2009

**AGENDA ITEM:** Report to Council

**DEPARTMENT/DIVISION:** City Council – Councilman Robinson

**I. ISSUE UNDER CONSIDERATION**

To discuss the current Wrecker Policy for the City of Florence

**II. CURRENT STATUS**

Councilman Robinson will lead the discussion concerning the current wrecker policy as it may relate to the following items:

1. Why does the car have to be towed?
2. Right to release car to designee of person being arrested.
3. How much time is allowed to have the car moved?
4. Right to have choice of wrecker service.
5. Explain Fee (How much and price per day)
6. Have person sign that they have been informed of rights
7. What happens to police in they do not comply (internal discussion) ?