

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, SEPTEMBER 14, 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**

*Regular Meeting - August 10, 2009*

*Special Meeting - August 13, 2009*

*Special Meeting - August 31, 2009*

**IV. SPECIAL HONORS AND RECOGNITIONS**

*Retirement Recognition*

*Mr. Roosevelt Cain – 28 years – March 30, 1981 – June 30, 2009*

*Service Certificates*

*Rodney Goodman - 15 years of service - Public Works Department*

*Henry Glover - 10 years of service - Fire Department*

*Robin Jett-Williams - 10 years of service - Finance Department*

*Pauline Lucas - 10 years of service - Police Department*

*Karen Acosta - 10 years of service - Police Department*

**V. APPEARANCE BEFORE COUNCIL**

- a. *Mr. Randy Cole, CEO, Circle Park – Councilman Bradham will introduce Mr. Cole*
- b. *Mr. Ed Love, Chairman, Florence County Legislative Day – to address Council regarding the upcoming Legislative Day and to request \$10,000 in funding for the event.*
- c. *Reverend Elaine Baldwin, Rivers Ministries – to address Council regarding “The Pouring”, a ministry event scheduled at the Civic Center on October 4, 2009.*

- d. **Mr. Larry Jackson, Mr. Allie Brooks, and Dr. Imm of the Mayor's Coalition Against Juvenile Crime** – to give a report on data collected regarding the youth.

## **VI. ORDINANCES IN POSITION**

- a. **Bill No. 2009-33 – Second Reading**  
*An Ordinance to repeal Ordinance No. 2008-47 which 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. **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.*
- c. **Bill No. 2009-25 – Second Reading**  
*An Ordinance to rezone multiple properties owned by McLeod Regional Medical Center.*
- d. **Bill No. 2009-26 – Second Reading**  
*An Ordinance to rezone property owned by the City of Florence, 1000 Stockade Drive.*
- e. **Bill No. 2009-29 – Second Reading**  
*An Ordinance to amend Section 2-24 of the City Code to change the rules and order to 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.*

## **VII. INTRODUCTION OF ORDINANCES**

- a. **Bill No. 2009-30 – First Reading**  
*An Ordinance to annex and zone properties located on Old Marion Highway.*
- b. **Bill No. 2009-31 – First Reading**  
*An Ordinance to annex and zone property owned by Hossan Hassan, 2685 Trotter Road.*
- c. **Bill No. 2009-32 – First Reading**  
*An Ordinance to annex and zone property owned by James & Leila Chapman, 607 N. Wiltshire Drive.*

- d. **Bill No. 2009-34 – First Reading**  
*An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2009 and ending June 30, 2010.*
- e. **Bill No. 2009-35 – First Reading**  
*An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2009, and ending June 30, 2010 to provide funding assistance for the construction of an Animal Shelter.*
- f. **Bill No. 2009-36 – First Reading**  
*An Ordinance to amend Section 20-101 of the City Code to change the requirements and procedures for Wrecker Service in the City.*

#### **VIII. INTRODUCTION OF RESOLUTIONS**

- a. **Resolution No. 2009-11**  
*A Resolution to amend the Wrecker Policy*
- b. **Resolution No. 2009-12**  
*A Resolution to correct a typographical error in Ordinance 2008-17 which was adopted April 22, 2008.*

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

- a. **Appointments to Board and Commissions**
  - 1. **Housing Board of Adjustments and Appeals**
- b. **Councilman Bradham – to discuss the Sign Ordinance as relates to temporary signs and banners.**

#### **X. ADJOURN**

**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**

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

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

Notices of this regular meeting were sent to the media informing them of the date, place and time of the meeting. Dwight Dana of the Morning News and Tonya Brown of WBTW-TV-13 were 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.

**APPROVAL OF MINUTES**

Councilman Brand made a motion to approve the minutes of the Special Meeting of July 1, 2009; the minutes of the Special Meeting of July 6, 2009; and the Regular Meeting of July 13, 2009. Councilman Powers seconded the motion, which carried unanimously.

**SPECIAL HONORS AND RECOGNITIONS**

Patricia Bridges was honored by Mayor Wukela for completing 40 years of service with the City of Florence Police Department. Mayor Wukela presented Ms. Bridges with a certificate.

Melvin Godwin received a certificate from Mayor Wukela in recognition of completing 20 years of service with the Police Department.

Mayor Wukela presented Angela Becker a certificate in recognition of completing 20 years of service with the Police Department.

Christopher Walters received a certificate from Mayor Wukela in recognition of completing 20 years of service with the City of Florence Police Department.

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Kevin Coleman was presented a certificate by Mayor Wukela in recognition of completing 10 years of service with the Fire Department.

Mayor Wukela presented a Proclamation of Recognition to Mr. Sammy Lee Abraham for his work in cleaning up his neighborhood and areas all over the City of Florence.

**APPEARANCE BEFORE COUNCIL**

**Ms. Jill Heiden, Vice President for Institutional Advancement with Florence-Darlington Technical College and Mrs. Jennifer Mabry – to make a presentation and request funding for a summer camp.**

Mrs. Jill Heiden spoke briefly about the nuclear energy initiative at Florence-Darlington Technical College and the plans for preparing students to operate the nuclear facilities that will be coming to South Carolina. Mr. Ross Gandy, Director of Advanced Welding Systems at FDTC spoke about the classes that are being offered to prepare students for a career in these facilities.

Ms. Heiden requested funding from the City of Florence in the amount of \$5,000 for the Discovery of Manufacturing Camp that will be held June 2010. Mrs. Jennifer Mabry, Director of Grants and Research at FDTC stated that this camp is designed to help children connect math and science with manufacturing.

Council received this report as information, no action was taken.

**Mr. Peter 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.**

Mr. Pete Mazzaroni presented Council with an update of the activity and progress of the Florence Downtown Development Corporation (FDDC).

The Corporation was formed in 2002 as a quasi-public, 501c3 non-profit organization that is run by a volunteer board. The Board of Directors consists of 22 members; 12 elected and 10 ex-officio members. Funding from the City accounts for approximately 70% of the FDDC's total budget.

Since 2005, as a direct result of the revitalization effort and the Master Plan, downtown Florence has experienced nearly \$70 million in capital investment, not including the Drs. Bruce and Lee Library. Mr. Mazzaroni added that this investment in downtown would not have occurred if not for the FDDC, the support of the City and a plan. Other projects from private money are: The 301 Drive-In; Coit Village; Evans Street Breezeway; the Barnes Street Community Center; The Forum Spa; the Ateyah House; Cumberland United Methodist Church; Florence Little Theater; Francis Marion Performing Arts Center; Coffea Enterprises Development; and the relocation of the Chamber of Commerce to downtown.

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Future and current projects include work on a downtown transit hub in partnership with PDRTA and a business incubator; a Pee Dee Regional Artisans Center in partnership with SC Department of Parks, Recreation and Tourism and a downtown façade master plan project.

In summary, Mr. Mazzaroni stated that downtown revitalization takes an average of 20-25 years. Private investment only occurs if the City is supportive and participating in the process. Public-private partnerships are the key to economic development in downtown.

Councilman Robinson stated he supports the downtown revitalization but has concerns with the African-American community not being inclusive in the process.

Mayor Wukela stated he appreciated the work done by the volunteers that make up the board and for the work done by Mr. Mazzaroni but has concerns with the structure of the organization. The FDDC uses city dollars and has board members that are city employees and city members, as well as members of city council. Mayor Wukela stated he has concerns that the state statutes regarding procurement, bidding and appraisal are being circumvented by the FDDC. The FDDC is a corporation that is funded almost exclusively with city dollars and whose structure is designed to avoid the procurement requirements of state law. Mayor Wukela stated he would like to see the FDDC be a sub-agency of the City of Florence; being funded by the city in exactly the same way. This would alleviate those concerns about city dollars being spent by those other than those responsible to the taxpayers. Mayor Wukela asked Mr. Mazzaroni if he knew how long it would be before the FDDC is not funded by the City. Mayor Wukela compared the FDDC to the Boys and Girls Club as a good example of a private-public partnership.

Mr. Mazzaroni responded that it is the desire of the FDDC to have the city component of their revenue stream to be smaller and smaller. It will never be totally self-sufficient and there will always need to be some sort of connection between the FDDC and the City.

Mayor Pro tem Williams stated when the Master Plan is updated; he would like to see the Bush Recycling property be the first piece redeveloped and for the redevelopment to continue from this site to the center of downtown.

**Mrs. Vanessa Murray-Weldon – to discuss the role of the downtown merchants in the downtown revitalization project.**

Mrs. Murray-Weldon addressed Council with her concern regarding the merchants located in downtown not being included in the revitalization of downtown. Mrs. Weldon stated that the downtown businesses support the revitalization efforts but would like to have the opportunity to present their ideas and suggestions for downtown. Ms. Wilhelmina Lowery, another business owner located in downtown, agreed with Mrs. Weldon that the downtown merchants are not being included in this process.

Councilman Powers encouraged Mrs. Weldon and Ms. Lowery to contact Mr. Douglas Hawkins, president of the Downtown Merchants Association, and speak with him about serving on the board of the Merchants Association.

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**Mr. Tim Norwood – to request funding for the Boy Scouts' Congressman James Clyburn Honorary Dinner.**

Mr. Ken Charles and Mr. Gary Harris, representing the Boys Scouts of America, appeared before Council to inform Council about an event that will be held next week.

Mr. Gary Harris invited Council to a dinner that will be held in honor of Congressman James E. Clyburn. Purchase levels of tables available are: Individual is \$250; Star Table is \$1,500; Life Table is \$3,000; and Eagle Table is \$6,000.

Mayor Stephen Wukela made a motion to authorize the City Manager to purchase a table at the Eagle Level for \$6,000. Councilman Robinson seconded the motion, which carried unanimously.

**Mr. Walter Fleming, CEO of the Pee Dee Community Action Partnership – to make a presentation to Council regarding the Weed and Seed Program.**

Mr. Walter Fleming appeared before Council and gave a report on the status of the Weed and Seed Program. Following the report, Mr. Fleming requested Council give consideration to funding the Weed and Seed Program \$100,000 to maintain the current level of services offered by the program.

Mr. Fleming reported that the University of South Carolina has offered to help with the rent and utilities if funding can be found for other services. Mayor Pro tem Williams is familiar with the offer from the University of South Carolina and recommended that the City help with the rent, utilities and operational expenses and use the money from USC for staffing of the Weed and Seed program.

Councilman Brand requested that Mr. Fleming submit a budget outlining what the money will be used for and how much is needed. Mr. Fleming offered to provide Councilman Brand a budget narrative and a copy of their audits for the past 2-3 years.

Council received this report as information; no action was taken.

**ORDINANCES IN POSITION**

**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.**

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 adopted on second reading.

Councilman Brand made a motion to adopt Bill No. 2009-22 on second reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

(Councilman Robinson was not present for the voting).

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**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.**

An Ordinance to annex and zone property owned by Timothy & Kristine Luce, 2648 Ascot Drive & Harry Stuart & Kristine Mark Markwell, 2657 Trotter Road was adopted on second reading.

Councilman Brand made a motion to adopt Bill No. 2009-23 on second reading. Councilman Powers seconded the motion, which carried unanimously.

(Councilman Robinson was not present for the voting).

**BREAK**

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

Council temporarily adjourned the meeting at 3:23 p.m. for a break.

Council reconvened the regular meeting at 3:30 p.m.

**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.**

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 was deferred until the September 14, 2009 City Council meeting.

Councilman Robinson stated he has spoken with the Committee that has helped him with the Ordinance and based on questions that Council raised at the July 13, 2009 meeting, the Committee would like to meet again and discuss some of the issues raised.

Councilman Robinson made a motion to defer Bill No. 2009-24 until the September 14, 2009 City Council meeting. Councilman Brand seconded the motion, which carried unanimously.



**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.**

Bill No. 2009-04 has been deferred until November, 2009.

**BILL NO. 2009-25 – FIRST READING**

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

An Ordinance to rezone multiple properties owned by McLeod Regional Medical Center was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that a rezoning application has been received 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.

Upon reviewing the application, the Urban Planning and Development staff recommended approval of the request to the City of Florence Planning Commission.

On July 14, 2009, the Planning Commission voted unanimously to recommend approval of the rezoning request.

McLeod Regional Medical Center has requested to rezone its properties to PDD in order to proceed with a major expansion of its healthcare facilities. 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.

The request is in line with the current Land Use Plan. The subject properties are located in an area planned for Industrial Business, the purpose of which is promoting industrial and business development opportunities.

Mrs. Gertrude Hines expressed her concerns to Council regarding the future of the east Florence area and asked Council to consider the property owners in that area and how they will be compensated. Mrs. Hines had a question about the possibility of Imminent Domain and being treated as fairly as possible with the acquisition of property by McLeod. Mrs. Hines' property is surrounded by McLeod owned properties.

Councilman Powers stated that only City Council can enact imminent domain proceedings and that has never been done by City Council. Also, any new development, from here on, inside this PDD will have to go before the Planning Commission and then to City Council for recommendation.

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Mayor Pro tem Williams stated he would like for McLeod to make the community aware of what is taking place in the community and for the people to be treated fairly in the process.

Mr. Dale Locklear, Vice President of Procurement for Construction at McLeod appeared before Council and assured Council that the reason for bringing the PDD forward is to make McLeod accountable to the people. Any development on this property must come before the community at a public hearing where the community will see the plans; it is then presented to the Planning Commission and then comes to City Council for approval. McLeod is prepared to be transparent in their actions. McLeod's goal is to build and enhance the community and to improve the medical care of the people in the community who cannot afford medical care; not to destroy the community. Mr. Locklear suggested that Mrs. Hines contact Mr. Dick Tinsley at McLeod regarding her property.

Councilman Powers made a motion to pass Bill No. 2009-25. Councilman Brand seconded the motion.

Councilwoman Williams-Blake recused herself from voting due to a possible conflict of interest.

Voting aye to pass Bill No. 2009-25 were Councilman Powers, Councilman Brand, Councilman Robinson, Mayor Wukela, Mayor Pro tem Williams, and Councilman Bradham,

**BILL NO. 2009-26 – FIRST READING**

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

An Ordinance to rezone property owned by the City of Florence, 1000 Stockade Drive was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported this is a request submitted by the City of Florence in conjunction with the expansion of the Waste Water Treatment Plant. A public hearing for rezoning was held at the July 14, 2009 Planning Commission meeting and was approved unanimously.

This property is located off of Stockade Drive and is currently zoned RU-1, Rural Community District. The rezoning request is for B-6, Industrial District. The property is shown more specifically on Florence County Tax Map 00178-01-016.

Councilman Brand made a motion to pass Bill No. 2009-26 on first reading. Councilman Bradham seconded the motion, which carried unanimously.

**BILL NO. 2009-27 – FIRST READING**

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

An Ordinance for amendment to a Planned Development District owned by Horne Development was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that this request is an amendment to develop a restaurant facility on the old Wal-Mart property on David McLeod Blvd.

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The property now exists as a vacated Wal-Mart and parking lot on David McLeod Blvd. The amendment to the PDD would approve the site for a Golden Corral restaurant and allow for eating places.

Mayor Pro tem Williams made a motion to pass Bill No. 2009-27 on first reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

**A REPORT BY COUNCILMAN BUDDY BRAND REGARDING THE FINDINGS OF THE CITY COUNCIL BUDGET COMMITTEE.**

Councilman Brand reported that the Committee has met with Mr. Thomas Chandler, Director of Finance and Mr. David Williams, City Manager and have identified ten items that they have concentrated on to locate funding for without raising taxes. The areas the Committee is looking at are: Merit increases for city employees; two additional police officer positions; a new fire station located in South Florence; moving forward with the Levy Park building; the Tennis Center to be funded with non-resident business licenses; \$750,000 will be taken out of the General Fund reserves to fund some of the projects; the Committee will come up with an amount to give the Humane Society for their new building and will work toward turning the building over to the Humane Society for them to operate (the city will still own the building); creating a part-time marketing position for the City; to develop a 3-5 year capital project plan for the City of Florence; and the Committee is looking at some cuts in the different City departments.

Councilman Brand anticipates that the final report will be ready to present to Council at the August 31, 2009 City Council worksession.

Councilman Robinson suggested establishing a city development board to bring businesses into downtown which would provide tax revenue that could be used to fund projects without raising taxes.

**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.**

An Ordinance to amend Ordinance No. 2009-17 to provide for an increase in General Operating Tax Millage in conformance with the requirement of §6-1-320 of the South Carolina Code of Laws was deferred until August 31, 2009.

**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.**

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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 was passed on first reading.

Councilman Brand made a motion to pass Bill No. 2009-29 on first reading. Councilman Powers seconded the motion.

Mayor Pro tem Williams requested that Council be allowed to compare the current Ordinance with the proposed Ordinance before taking any action.

Mayor Pro tem Williams made a motion to defer Bill No. 2009-29. Councilman Robinson seconded the motion.

Voting aye to defer were Mayor Wukela, Councilman Robinson and Mayor Pro tem Williams.

Voting nay to defer were Councilman Powers, Councilman Brand, Councilman Bradham and Councilwoman Williams-Blake.

The motion to defer failed.

Councilman Powers stated that Florence City Council operates under the Council-Manager form of government and the proposed ordinance is to clean up some inconsistencies in the current Code of Ordinances.

Councilman Brand stated that the main points of the proposed Ordinance are:

- \*It gives Council the ability to choose its own presiding officer;
- \*It will identify the edition of Roberts Rules of Order that Council will use;
- \*It will clarify the procedures for voting on motions; clarifying “may” or “shall”;
- \*It will state a clear purpose for those rules;
- \*It will clarify setting the agenda in due time;
- \*It will state when the regular meetings will be held;
- \*It will bring the City’s rules more in line with those of the Municipal Association.

Councilman Robinson stated he could support Bill No. 2009-29 if the presiding officer had the right to accept a motion or not based on the 2/3 rule (it would take five members of Council to pass a motion).

Mayor Wukela asked was the purpose of this change to remove the Mayor as presiding officer?

Councilman Powers stated there was no motion to remove the Mayor as presiding officer and this proposed ordinance is to clean up the City Code to match the State Code.

Councilwoman Williams-Blake stated this relates to the City of Florence having a council-manager form of government with seven council members. Councilwoman Williams-Blake asked Mr. Jim Peterson, City Attorney if it is within City Council’s right to elect a chairman to preside over the council meetings other than the Mayor.

Mr. Peterson responded that from his research and the Attorney General’s opinion that was requested by Council, that under the South Carolina form of government statutes, it is within the ability of Council to elect a chairman, other than the Mayor, if the current ordinance is amended.

Councilwoman Williams-Blake made a motion to amend Councilman Power’s motion to strike subsection 4 under section 1.c. under Rules of Order. Councilman Robinson seconded the motion. The motion to amend was passed unanimously.

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Council adjourned for a break at 5:05 p.m.

Mayor Wukela reconvened the regular meeting at 5:27 p.m.

Councilman Robinson made a motion to amend Section 3(b) – Meetings of Council – such that the reference to give 24 hours notice prior to a special meeting, is amended to read that notice will be given 10 days prior to a special meeting and also include that the 10 day notice requirement can be waived to allow for a 24 hour notice, provided two members of Council do not object. Mayor Pro tem Williams seconded the motion. This motion to amend passed unanimously.

Mayor Pro tem Williams made a motion to add to Bill No. 2009-29 language to repeal Ordinance 2008-47 that provided for a public referendum to be held to determine if the City of Florence would amend Chapter 2 of the City Code regarding its method of electing the Mayor and City Council from Partisan elections to Non-Partisan elections. Councilman Robinson seconded the motion.

Councilwoman Williams-Blake and Councilman Brand objected to adding this amendment to Bill No. 2009-29. Following a discussion, Council agreed to have this issue presented as an independent ordinance following the resolution of Bill No. 2009-29.

Mayor Pro tem Williams withdrew his amendment to Bill No. 2009-29.

Voting aye to pass Bill No. 2009-29 as amended were Councilwoman Williams-Blake, Councilman Powers, Brand and Bradham.

Voting nay were Mayor Wukela, Mayor Pro tem Williams and Councilman Robinson

**INTRODUCTION OF UN-NUMBERED ORDINANCE**

**AN ORDINANCE TO REPEAL ORDINANCE NUMBER 2008-47 ADOPTED OCTOBER 20, 2008 WHICH PROVIDED FOR A PUBLIC REFERENDUM TO BE HELD 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 ELECTION TO THE NONPARTISAN ELECTION AND RUN-OFF ELECTION METHOD AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.**

An Ordinance to repeal Ordinance number 2008-47 adopted October 20, 2008 which provided for a public referendum to be held 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 Election to the Nonpartisan Election and Run-Off Election method as authorized by Section 5-15-62 of the South Carolina Code of Laws was passed on first reading.

Mayor Pro tem Williams made a motion to pass this ordinance on first reading. Councilman Robinson seconded the motion.

Voting aye were Councilman Robinson, Mayor Wukela, Mayor Pro tem Williams, Councilman Bradham and Councilwoman Williams-Blake.

Voting nay were Councilman Powers and Councilman Brand.

**INTRODUCTION OF RESOLUTION**

**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.**

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 was deferred until August 31, 2009.

**REPORTS TO COUNCIL**

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

Mayor Pro tem Williams provided Council with an affidavit regarding his residency as requested by Council at the July 13, 2009 City Council meeting. This is in response to a letter that was written to Mayor Wukela asking if Mayor Pro tem Williams' residency is located within the City limits.

Councilman Brand read the affidavit, of which a copy is attached and made a part of these minutes.

The affidavit stated that Mayor Pro tem Williams 1) owns property and pays taxes on property at 101 E. Roughfork Street, Florence, South Carolina; 2) he is temporarily living at 2705 Hoffmeyer Road, Florence, South Carolina on property purchased by his wife two years ago and is making payments on; 3) Mayor Pro tem Williams considers 101 E. Roughfork Street to be their permanent residence; 4) that Mayor Pro tem Williams and his wife will return to make 101 E. Roughfork Street their permanent residence as soon as litigation involving previous damage to this property is resolved and repairs are completed; and 5) that 2705 Hoffmeyer Road, Florence, South Carolina is Mayor Pro tem Williams' current temporary residence.

**A REPORT REGARDING A CHANGE IN STATUS OF KEEP FLORENCE BEAUTIFUL AND ITS BOARD OF DIRECTORS.**

Mr. Tom Shearin, Special Services Administrator, reported to Council that in August of 2000, Florence City Council adopted a Resolution endorsing and supporting the participation of the City of Florence in the Keep Florence Beautiful program. In September of 2000, former Mayor Frank E. Willis signed an executive order establishing the Keep Florence Beautiful Board of Directors.

The Keep Florence Beautiful Board of Directors are requesting Florence City Council to consider recognizing Keep Florence Beautiful as a formal board/commission of the City of Florence as outlined in

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Chapter 1, Article III of the Code of Ordinances for the City of Florence. The board feels this would provide opportunities for broader public exposure and an expanded pool for consideration of membership.

The consensus of Council was to approve this request. Mayor Wukela requested that an Ordinance be prepared and presented to Council at the September 2009 meeting.

**A REPORT ON PROPOSED CHANGES TO THE CITY OF FLORENCE TRAVEL POLICY.**

Councilman Bradham offered the following amendments to the travel policy for the members of City Council to review and discuss at the August 31, 2009 worksession.

\*Members of City Council will be eligible to receive reimbursement of ordinary travel expenses incurred while attending up to two in-state Municipal Association of South Carolina sponsored conferences per fiscal year with the total cost of the two trips not to exceed \$2,500 per specific member/council seat per fiscal year. Unused funds shall not be available to or transferred to any other council member or carried over to the next fiscal year.

\*Members of City Council will be eligible to receive reimbursement for ordinary travel expenses incurred while attending one National League of Cities sponsored conference per fiscal year and the total cost not to exceed \$2,500 per specific member/council seat per fiscal year. Unused funds shall not be available to or transferred to any other council member or carried over to the next fiscal year.

\*Members of City Council elected or appointed to a National League of Cities sponsored and recognized board or committee, excluding ex-officio position, may request the approval of City Council for one additional trip per fiscal year. Any additional request for travel shall be submitted in writing, along with budgeted expenses, to a formal recognized meeting of City Council prior to any registration for the Council member by City of Florence personnel. Approval shall be decided by a majority vote of City Council.

\*All City Council travel shall be processed through the office of the Clerk to Florence City Council and documented and reconciled in accordance with the City of Florence travel policy.

\*Any City Council members expenses in excess of authorized and approved funding or not accompanied by required documentation shall be the sole responsibility of the respective City Council member and failure to comply will result in unreconciled funds being deducted from the respective City Council members' next payroll check.

Councilman Bradham also expressed concerns with the amount of funding that has been paid to a lobbyist in Washington, DC and what return the City has received from their efforts. Councilman Bradham requested that the lobbyist provide Council, through the Office of the Clerk to Florence City Council and the City Manager, a quarterly report of their activities on behalf of the City of Florence. At a minimum the report should include: funding requests made for the City of Florence; the status of their requests made for the City of Florence; contact made for funding for the City of Florence; results of all contacts made; and the total funding obtained as a result of their activities.

Following a discussion, Councilwoman Williams-Blake renewed her motion from several meetings ago, that the \$30,000 that is budgeted for City Council travel in the 2009-2010 budget, be divided equally among the Council members. A councilmember can either use his allocated amount without any approval of Council or he can seek approval of travel from Council for a trip that does not

**REGULAR MEETING OF FLORENCE CITY COUNCIL**  
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fall under regular City Council guidelines. In addition, the amount allocated to each City Council member is non-transferrable. Councilman Brand seconded the motion.

Councilman Bradham made a motion to amend Councilwoman Williams-Blake's motion to include that the lobbyist is required to make a quarterly report through the Clerk to City Council and the City Manager as to efforts executed on behalf of City Council. Councilman Brand seconded the motion.

Councilman Bradham's amendment passed unanimously.

Councilwoman Williams-Blake's motion passed unanimously.

**COUNCILMAN ROBINSON – TO DISCUSS THE CURRENT WRECKER POLICY FOR THE CITY OF FLORENCE.**

Councilman Robinson stated he had submitted a list of questions to Chief Anson Shells regarding the current wrecker policy for the City of Florence. Councilman Robinson stated that the current policy is being abused by the wrecker drivers.

Two concerns that Councilman Robinson has is the 20 minute time frame to have a car moved and a person not being advised of the fees that the wrecker company is allowed to charge if someone is arrested and their car has to be towed.

After a discussion, Chief Shells stated he will instruct his officers to give the fee schedule of current allowed charges to the wrecker driver and will also provide this information to the driver of the car.

Councilman Powers recommended that the owners of the wrecker services be required to sign that they have received a copy of the ordinance and fee schedule before they are placed on the rotation list.

Chief Shells will make the amendments to the wrecker policy and submit it to Council at the September meeting for their review and possible adoption.

**ADJOURN**

Mayor Pro tem Williams made a motion to adjourn the meeting. Councilman Robinson seconded the motion, which carried unanimously.

The meeting was adjourned at 6:40 p.m.

Dated this \_\_\_\_\_ day of September, 2009.

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

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



STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF FLORENCE      )

AFFIDAVIT


PERSONALLY appeared before me being duly sworn, deposes and says:

1. My full name is Billy Demorris Williams.
2. That I serve on the Florence City Council.
3. That I own property and pay taxes on property at 101 E. Roughfork Street, Florence, South Carolina.
4. That I am temporarily living at 2705 Hoffmeyer Road, Florence, South Carolina, 29502, on property my wife bought two years ago and which she is making payments on.
5. I consider 101 E. Roughfork Street to be our permanent residence.
6. That I will be returning to make 101 E. Roughfork Street as our domicile as soon as litigation involving previous damage to this property is resolved, and repairs are completed.
7. That 2705 Hoffmeyer Road, Florence, South Carolina, 29502, is my current temporary residence.

FURTHER, affiant saith not.

  
BILLY DEMORRIS WILLIAMS

SWORN TO before me this  
30th day of July, 2009.

  
Notary Public for South Carolina  
My Commission expires: 2/29/12

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
THURSDAY, AUGUST 13, 2009 – 6:30 P.M.  
NORTHWEST PARK COMMUNITY CENTER  
INGRAM AND CLEMENTS STREET  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the special meeting to order at 6:30 p.m. with the following members present: Councilman Frank J. Brand, II; Councilman Steve Powers; Councilman Ed Robinson, Mayor Pro tem Billy D. Williams; Councilman Bill Bradham; and Councilwoman Octavia Williams-Blake.

**ALSO PRESENT:** David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; Tom Shearin, Special Services Administrator; Scotty Davis, Director of Community Services; Phillip Lookadoo, Director of Urban Planning and Development; Chief Anson Shells, Florence Police Department; and Thomas Chandler, Director of Finance.

Notices of this regular 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 Williams gave an invocation, which was followed by the Pledge of Allegiance to the American Flag.

**REPORTS TO COUNCIL**

**COUNCILMAN BILLY D. WILLIAMS – INTRODUCED THE FREE CVS/CAREMARK PRESCRIPTION DISCOUNT CARD OFFERED BY THE CITY OF FLORENCE IN COLLABORATION WITH THE NATIONAL LEAGUE OF CITIES.**

Mayor Pro tem Williams gave a brief overview of the prescription discount drug card. This card can be used when purchasing prescription drugs at approximately 25 participating pharmacies throughout the City of Florence and has no restrictions on age, income level or existing health coverage.

**PUBLIC INPUT ON DILAPIDATED BUILDINGS, OVERGROWN LOTS AND ACCUMULATED REFUSE AND DEBRIS WITHIN THE CITY OF FLORENCE.**

Mayor Wukela stated the purpose of this meeting is to receive public input regarding dilapidated buildings, overgrown lots and abandoned buildings within the City of Florence. There are ordinances on the currently on the books that have been looked at and Council is deciding whether to use them or change them. In the last few months, six or seven buildings have been demolished and some overgrown lots have been remedied.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
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Mr. Scotty Davis, Director of Community Services reported that in February 2009, notices were sent to nine property owners. Six or seven of those property owners have cleared those properties. Two or three of the properties are approximately 80-90% complete. As of August, 37 summons have been issued, with seven of the summons being in the North Florence area. Approximately 400 inspections have been done since May 2009 with 250 being completed and 150 with pending action. Bids have been received on properties and 21 will be demolished. In addition 14 overgrown lots will be cleared.

The following residents spoke regarding overgrown lots, abandoned houses and the drug problems in the area.

Ms. Bettie McCrae, a resident of Ingram Street spoke about a ditch on Gladstone Street that needs to be cleaned out.

Ms. Harriett Smith stated she had concerns about the deterioration of West Florence. Ms. Smith lives on Pennsylvania Street and has counted 49 abandoned houses around and in her neighborhood. Storm drains were not properly installed in the area. Ms. Smith asked about the church on the corner that is in disrepair. Ms. Smith is frustrated that nothing seems to be getting accomplished with the abandoned houses.

Ms. Marshall McIver, Codes Enforcement Officer, stated that the City has been working with this property for quite a while. The last name recorded in the tax office was Rev. Parson Finklea but she has been unable to locate him and asked if anyone in the neighborhood knows where he may be to please contact her.

Mr. Eddie Faison thanked the Police Department for all they have done in the area but asked City Council to keep helping the community with the abandoned houses and the drug problems in the area.

Ms. Jackson asked that activities be provided for children to keep them motivated.

Ms. Mary Anderson lives at 805 Carver Street. Ms. Anderson has been trying for years to get someone to take care of the property at 803 Carver Street. The house is dilapidated and the neighborhood has been told it is tied up in heir property. The city does not have anything in place to penalize people who do not take care of their property.

Mayor Pro tem Williams responded that he is familiar with this property but feels he has exhausted all available options to have something done about this property. The only option left is legal action by the City.

Councilman Robinson stated he has been against tearing down these properties. 2400 properties have been identified as in need of some type of action. If these properties are taken down the neighborhood will be lost. Councilman Robinson is advocating that the money that would be spent on taking down these properties, be used to help build up the properties instead.

Ms. Teresa Ervin appeared before Council to bring attention to the vacant homes. The goal of the community is not to have vacant/abandoned homes removed from the neighborhood and then have them replaced with rental property. Another goal is to help people own their homes and have permanent owners and not renters.

Ms. Thomasina Mitchell lives at 1011 Harmony Street. Ms. Mitchell is concerned with the terrible condition of the yard at 1009 Harmony Street.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL**  
**AUGUST 13, 2009 – PAGE 3**

Ms. Gloria Clarkson lives at 408 N. Alexander Street and stated that once the owner of an abandoned house is located, to give them a chance to fix it up, clean it up or lose it and if no one wants a property, offer it to the community.

A resident stated she wants to see people take responsibility for their property. If they do not take care of their property, the City should serve them with the proper notice.

Ms. Gwendlyn Williams asked the status of the store and laundromat at the corner of Lawson and Ingram Streets. Ms. McIver stated that the property is being purchased under contract by someone who lives in New York and she does not know how to resolve this issue if the owner is in New York.

Mayor Wukela stated that Council will have to look into what extent the City is willing to go in and clean up the property and then make the property owner pay.

Ms. Theola Timmons stated she is concerned about the property at 1123 Sumter Street. Trash is being placed by the fence, unbagged, and is being left there for weeks. Ms. Timmons stated that if people would clean up where they live the community would be much better. Ms. Timmons asked how many cars are allowed in the yard with no one driving them.

Mr. Robert Henderson lives at 930 W. Marion Street. Mr. Henderson thanked Council for having this meeting. Mr. Henderson stated that Marion Street is a divided street and he is concerned with cars driving on the wrong side of the street. Mr. Henderson requested that the Police Department warn these motorists that they are driving on the wrong side of the street.

A resident stated she was concerned with the condition of the streets. Also, there are no sidewalks and there are terrible potholes in the streets. The streets need to be repaved.

Mayor Pro tem Williams stated that the streets that have not been completely repaved after the storm drains were installed, will be paved before the fall of the year.

Ms. Evalina Lee lives at 624 Simmons Street and asked what the City could do to have the property across from her house cleaned up. Ms. McIver stated that Mr. Larry Jackson, owner of that property, has been issued five summonses and she is waiting to see when the court date will be.

Ms. Harriett Smith asked about heir property in the area and asked what could be done to clean up heir property. Ms. Smith also asked about a program that the City had at one time that repaired houses.

Mayor Wukela explained the difficulties of dealing with heir property.

Mr. Scotty Davis explained that there is a program for emergency rehabilitation for homeowners that has been in existence for 20-30 years. The rental rehabilitation program was stopped 15-17 years ago. The city does have a homeownership assistance program and will be receiving a \$300,000 grant from the State Housing Finance Development Authority to provide \$15,000 in closing costs and down payments for eligible applicants anywhere in the city limits. The city has also been awarded a grant of \$1 million to purchase foreclosed properties.

Ms. Smith asked about Habitat for Humanity and if they could offer any assistance.

Mayor Wukela stated he has met with Habitat for Humanity and Christmas In April. Habitat builds new houses and Christmas In April helps to rehabilitate properties. Mayor Wukela has also met with Home Depot and they would like to donate plywood and paint to help with those rehabilitation efforts.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL**  
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Mr. Davis reported that there are a number of different organizations that the City is working with to do rehab for homeowners and rental properties. The Community Services Department also works with the City's Public Works Department to have a special clean-up day when those houses are rehabilitated. There are also some local churches that do 10-12 projects a year. There are different churches coming together to see what they can do to rehab houses in the area.

Council unanimously approved taking a short break.

Mayor Pro tem Williams reconvened the meeting.

Ms. Geraldine Timmons lives at 1209 Dixie Street. Ms. Timmons is concerned about the drug problem in the 1100 and 1200 block of Dixie Street. Ms. Timmons also expressed her concerns with the types of houses that are being built in this neighborhood and feels that a different set of rules for building are used for this area.

Mr. Michael Hawkins lives at 909 Harmony Street and stated he concurs with Councilman Robinson in that he does not want to see anyone lose their home. Mr. Hawkins stated that the people of the neighborhood need to take the first step in improving their surroundings. Mr. Hawkins volunteered to help anyone with cleaning up their yard or doing anything else he can help with.

Mrs. Mary Grantham is a property manager in the west Florence area and has difficulty in renting houses in this area because of the drug problems. Mrs. Grantham is very concerned with the drug problem in this area and offered a house, located at 904 Carver Street, to be used as a police substation.

Ms. Dorothy Hines lives at 224 N. Lester Avenue and is concerned with economic development. Ms. Hines asked what City Council's plan is in regards to economic development, especially for the young people. Ms. Hines feels a lot of the problems are linked to the lack of economic development and job opportunities. Ms. Hines added that if the City of Florence receives any of the stimulus funds, that they be disbursed equally throughout the city.

Chief Shells encouraged everyone to come to the regular neighborhood meetings and be involved. Since 2006, the Florence Police Department has had officers working overtime with a gang suppression detail. These officers work additional hours to patrol the streets of Northwest Florence. Chief Shells added that there is a gang problem in Florence and with gangs there is violence and drugs. A Community Action Team (CAT) has been formed that is dedicated to solving problems in the community. These officers will come to the neighborhood meetings, will listen to the problems the neighborhoods are facing and will get to know the people in the community. Chief Shells thanked Mrs. Grantham for her offer and will look into setting up a substation.

County Councilman Al Bradley stated that he would work with the City to try and resolve some of the issues that were raised. About half of his county district is in the city limits. Councilman Bradley stated he has some funds available for paving and he is willing to work with the city to identify roads that need to be paved. Councilman Bradley stated he will present the abandoned house issue to County Council and will seek their help with this issue.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
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Councilman Robinson stated that to build a community it has to start with the community. Councilman Robinson has asked City Council to start a city economic development corporation to bring businesses into the city to create jobs. At the next meeting, Councilman Robinson asked the residents to prioritize what the community wants. Councilman Robinson talked about the proposed Teen Center and what impact it would have on the community and the young people in the community.

Mr. James Bennett, Editor of the Morning News introduced himself to the community and told the residents they could call him at any time if they needed to talk with him about the issues that were discussed at the meeting. Mr. Bennett added that some of the issues that are important to him are equality, literacy, children's issues, education and autism awareness.

The meeting was adjourned at 9:00 p.m.

Dated this \_\_\_\_\_ day of September, 2009.

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

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

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
MONDAY, AUGUST 31, 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. with the following members present: Councilman Frank J. Brand, II; Councilman Steve Powers; Councilman Ed Robinson, Mayor Pro tem Billy D. Williams; Councilman Bill Bradham; and Councilwoman Octavia Williams-Blake.

**ALSO PRESENT:** David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Urban Planning and Development; Scotty Davis, Director of Community Services; Darene Stankus, Director of Human Resources; Chief Anson Shells, Florence Police Department; Drew Griffin, Director of Public Works and Utilities; Thomas Chandler, Director of Finance; and Tom Shearin, Special Services Administrator.

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

**BILL NO. 2009-27 –SECOND READING  
AN ORDINANCE FOR AMENDMENT TO A PLANNED DEVELOPMENT DISTRICT OWNED  
BY HORNE DEVELOPMENT.**

An Ordinance for amendment to a Planned Development District owned by Horne Development was passed on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that at the Planning Commission meeting of August 11, 2009, the Planning Commission voted 7-0 to recommend approval of the rezoning request as submitted.

Councilman Bradham made a motion to adopt Bill No. 2009-27 on second reading. Councilman Powers seconded the motion, which carried unanimously.

**REPORTS TO COUNCIL**

**A REPORT FROM THE BUDGET AND FINANCE COMMITTEE OF COUNCIL**

Councilman Brand reported on the following budget findings:

1. Implementation of a 1% cut across the board in all areas, with the exception of the Police and Fire Departments, would result in a savings of \$272,000. With maintaining the Police and Fire Departments, this results in a net savings of \$139,000.
2. Removing the Teen Center funding of \$400,000 minus \$15,000 for a feasibility study would net a savings of \$385,000.
3. City employees will not receive a merit increase but will receive a cost of living increase and a longevity bonus for a savings of \$155,000.
4. Build a new fire station at a cost of \$1.2 million. This does not include personnel and equipment.
5. The Budget Committee recommends moving forward with the complex at Levy Park.
6. Funding the Tennis Complex through ordinances on out of town business licenses.
7. Taking \$750,000 out of the General Reserve Fund to fund some of the proposed projects.
8. Funding the Animal Shelter \$250,000. After completion of this project, it is the City's goal to turn over all operations to the Florence Area Humane Society and formulate a written detailed contract. The City will build and own the buildings and the land.

The total savings for these findings is \$1.44 million and the expenditures are \$1.45 million. In addition, the Budget Committee feels the City needs a full time marketing person and also feels it is imperative to begin a 3, 5 and 10 year capital project plan for the direction of the City.

Council discussed the following issues:

**New Fire Station:** Mayor Pro tem Williams stated there may be a possibility for the City to have access to the Howe Springs Volunteer Fire Station that is located on Howe Springs Road. If the City is able to use this facility, it would keep the City from having to build a new station and would save the City money. Also there is a grant that the City may be awarded that would help with the staffing of the fire station. Another option the city has is to lease purchase the building of a new fire station.

**Teen Center:** Mayor Pro tem Williams stated that two previous Councils had voted on funding the Teen Center. However, this report deletes the funding for the Teen Center. Mayor Pro tem Williams' question to the Committee was where does this leave the Teen Center. Councilman Brand responded that there are several other projects that are being funded for the children. There are several community centers that offer activities for the youth that are run by the City. Councilman Brand suggested building up the existing centers. Councilman Robinson stated his reasons for having a Teen Center and his



**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
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disappointment that the funding may not be there. Councilman Robinson asked that Council review this at a later date.

**18 New Police Officers:** Since the beginning of the year the City has hired three new police officers under the COPS program for three years. A second additional COPS Grant allowed the City to hire an additional five police officers for three years. This report does not contain any funding to hire additional police officers. Councilman Robinson stated if the curfew ordinance is passed the City will need more police officers and is supportive of the hiring of these 8 officers. Councilman Robinson stated he is concerned with the make-up of the police department as it does not accurately reflect the make-up of the city. Mayor Pro tem Williams stated he gets the same type of calls regarding the Fire Department. Councilman Robinson and Mayor Pro tem Williams stated they would like to see this issue addressed and corrected.

**Parking for the new Performing Arts Center :** Mayor Wukela stated there was nothing in the report to provide for parking for the new Performing Arts Center and asked if there were plans to address this need. Mr. David Williams, City Manager responded that areas have been identified that can contribute space for parking in an amount that is sufficient for the Performing Arts Center, however much of that area will require construction and converting it to a parking area. There will be some cost involved in creating parking spaces on these areas. Councilman Robinson stated there has been discussion regarding a parking deck being located in downtown Florence that will be owned by PDRTA. The money for this parking deck will come from stimulus funds.

**A REQUEST FOR FUNDING FROM THE PEE DEE COMMUNITY ACTION PARTNERSHIP REGARDING THE WEED AND SEED PROGRAM.**

Council received a request from the Pee Dee Community Action Partnership regarding funding in the amount of \$100,000 to be used by the Weed and Seed Program.

Councilman Brand stated that the City gives \$10,000 per year for the boxing program and does not know where \$100,000 could be located in the City's budget for this request. Councilman Robinson stated that he talked with Mr. Walter Fleming, Executive Director of the Pee Dee Community Action Partnership and was informed that the Weed and Seed Program is totally out of money and will have to have a commitment from the City of Florence today or will have to close. Mayor Pro tem Williams asked the City Manager to find \$75,000 for the Weed and Seed Program. Ms. Queen Frierson requested Council to consider funding the Weed and Seed Program.

**ADDENDUM TO THE AGENDA**

**INTRODUCTION OF RESOLUTION**

**RESOLUTION NO. 2009-10**

**A RESOLUTION BY THE CITY OF FLORENCE EXPRESSING ITS OPPOSITION TO AND REQUESTING THE UNITED STATES POSTAL SERVICE TO RECONSIDER THE CLOSING OF THE FLORENCE FEDERAL STATION POST OFFICE**

Councilman Powers reported that the Florence Federal Station Post Office is on a list of 710 possible closings. After listening to the concerns of the community at a public meeting, Councilman Powers is proposing this Resolution for Council's consideration in support of keeping the Federal Station Post Office open. Councilman Powers made a motion to pass Resolution No. 2009-10. Councilman Brand seconded the motion.

Mayor Pro tem Williams amended the motion to reflect that a copy of the Resolution be sent to each member of the City's Legislative Delegation asking for their support in keeping this post office open. Councilman Powers seconded the motion to amend. There was unanimous consent for the amendment.

Council voted unanimously to pass Resolution No. 2009-10 as amended.

**EXECUTIVE SESSION**

Councilman Brand made a motion to enter into Executive Session. Mayor Pro tem Williams seconded the motion.

Council entered into Executive Session at 6:07 p.m.

Mayor Wukela reconvened the regular meeting at 6:32 p.m.

Mayor Wukela stated that a contractual matter was discussed in Executive Session.

Councilman Brand made a motion to authorize staff to negotiate a contract for services with Timmonsville, SC relating to their wastewater treatment plant and to assist them on an emergency basis. Councilman Powers seconded the motion, which carried unanimously.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL**  
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**ADJOURN**

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

The meeting was adjourned at 6:33 p.m.

Dated this \_\_\_\_\_ day of September, 2009.

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

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

FLORENCE CITY COUNCIL MEETING

**VI. a.**  
**Bill No. 2009-33**  
**Second Reading**

**DATE:** September 14, 2009

**AGENDA ITEM:** Ordinance – Second Reading

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

An Ordinance to repeal Ordinance No. 2008-47 which 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 of Laws.

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

The attached Ordinance is designed to repeal Ordinance No. 2008-47, eliminating the previous call for a referendum to allow a vote by the registered voters in the City to determine whether to change from partisan to nonpartisan elections. The current ordinance would call for a special referendum to be held within 90 days after pre-clearance by the Department of Justice. If this ordinance repealing 2008-47 is adopted, there will be no referendum, and the Mayor and Council members will continue to be elected in partisan elections.

**III. ATTACHMENTS**

1. Copy of the Proposed Ordinance
2. Copy of Ordinance 2008-47 adopted on October 20, 2008.

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

**AN ORDINANCE TO REPEAL ORDINANCE NUMBER 2008-47 ADOPTED OCTOBER 20, 2008 WHICH PROVIDED FOR A PUBLIC REFERENDUM TO BE HELD 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 ELECTION TO THE NONPARTISAN ELECTION AND RUN-OFF ELECTION METHOD AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.**

**WHEREAS,** City Council has reconsidered its earlier decision to call for a special public referendum pursuant to the provisions of South Carolina Code §5-15-30 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;

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

1. That Ordinance Number 2008-47 previously adopted by City Council on October 20, 2008, is hereby repealed meaning that no referendum will be held and the partisan election system currently in place in the City of Florence for the election of the Mayor and Council members shall remain in effect.
2. This Ordinance shall be effective immediately upon its adoption by City Council on second reading.

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

**Approved as to form:**

\_\_\_\_\_  
**JAMES W. PETERSON, JR.**  
City Attorney

\_\_\_\_\_  
**STEPHEN J. WUKELA**  
Mayor

**Attest:**

\_\_\_\_\_  
**DIANNE M. ROWAN**  
Municipal Clerk

**ORDINANCE NO. 2008 - 47**  
**AS AMENDED ON SECOND READING ON OCTOBER 20, 2008**

**AN ORDINANCE TO PROVIDE FOR A PUBLIC REFERENDUM TO BE HELD 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 ELECTION TO THE NONPARTISAN ELECTION AND RUN-OFF ELECTION METHOD AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.**

**WHEREAS**, it is a goal of the City to encourage more citizens to participate in local government;

**WHEREAS**, nonpartisan elections are specifically authorized by Title 5 of the South Carolina Code of Laws and are the method of election utilized by the vast majority of cities and towns in South Carolina;

**WHEREAS**, many citizens of Florence have approached various members of Council requesting an opportunity for the citizens to determine whether nonpartisan elections would be preferred by the citizens for the election of Mayor and Council Members;

**WHEREAS**, the party primaries being conducted by the local political parties have been an ongoing source of confusion and controversy with the parties coming to the City requiring assistance and funding while indicating their inability to properly conduct such primaries; and

**WHEREAS**, Council has sought and considered public input on this issue at a duly advertised Public Hearing on October 20, 2008.

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

1. That a special public referendum be held pursuant to the provisions of South Carolina Code §5-15-30 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 the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws.

2. That the referendum shall be conducted as soon as possible, in no event more than ninety (90) days after receiving clearance from the United States Department of Justice to hold the referendum, and the referendum shall pose the following question to the citizens of the City of Florence:

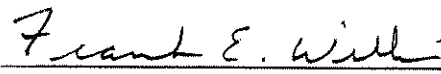
“Shall the Municipality of Florence amend Chapter 2 of its City Code to change its method of electing its Mayor and Members of Council from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws?”

3. To effect the change described above, a majority of the votes cast by the qualified electors in the referendum must be in favor of the change.
4. In all other respects, the ordinances governing elections in the City of Florence shall remain in full force and effect.
5. This ordinance shall be effective immediately upon its adoption by City Council on second reading.

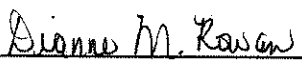
ADOPTED THIS 20th DAY OF October, 2008.

Approved as to form:

  
JAMES W. PETERSON, JR.  
City Attorney

  
FRANK E. WILLIS  
Mayor

Attest:

  
DIANNE M. ROWAN  
Municipal Clerk

ADOPTED ON FIRST READING AT A MEETING OF THE COUNCIL OF THE CITY OF FLORENCE, S. C.
ON <u>10-13-08</u>
2ND <u>10-20-08</u>
<del>3RD</del>
COPY MAILED TO _____
ON _____

**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

VI. c.  
Bill No. 2009-25  
Second Reading

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

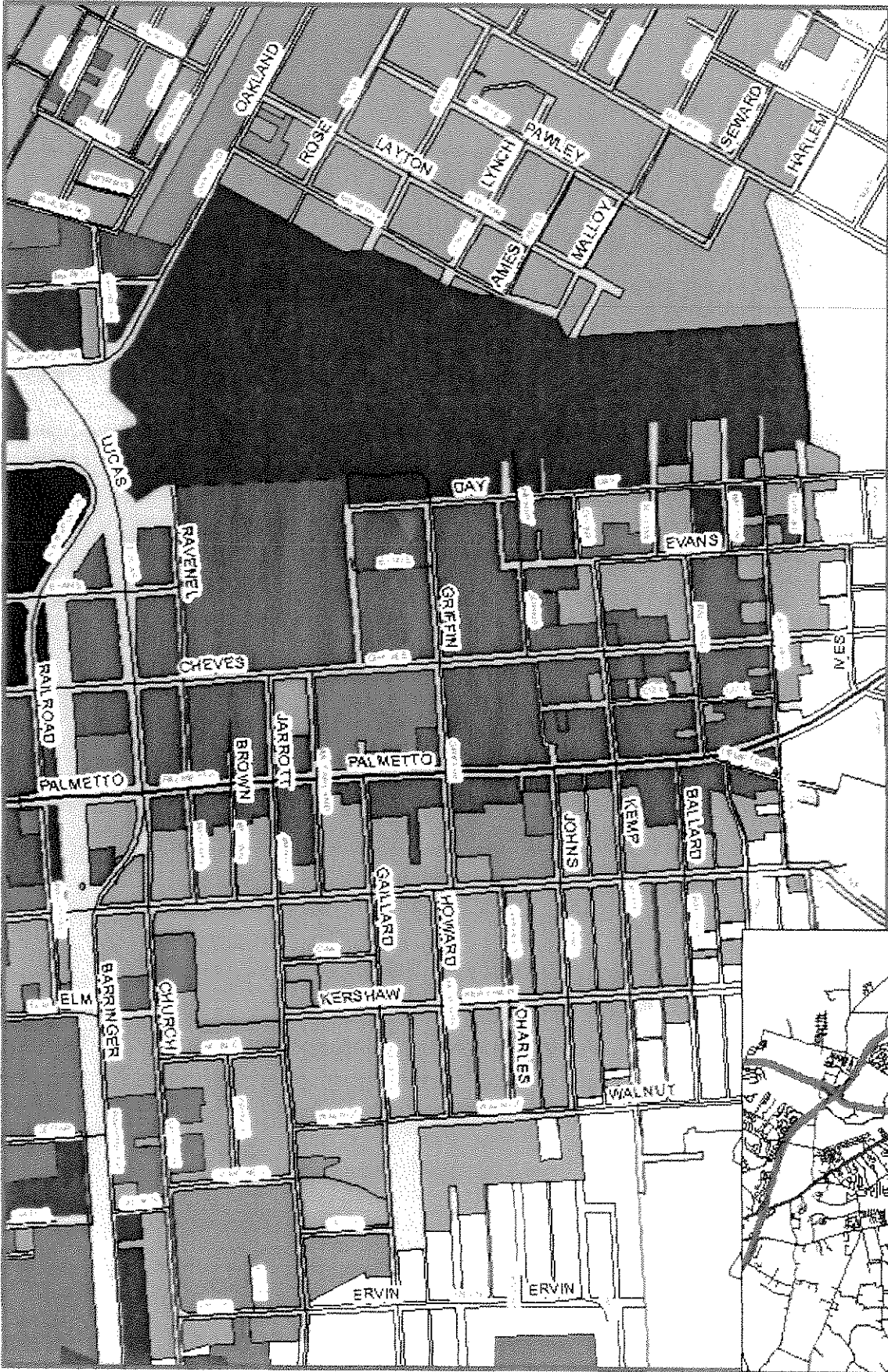
## McLeod Regional Medical Center



1,000 0 Feet



Urban Planning & Development Department



### Legend

#### Roads

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

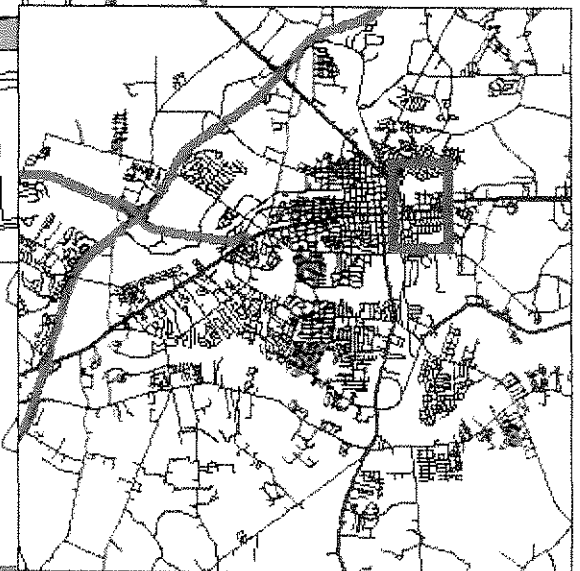
#### Zoning Districts

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 5,000 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 presented 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 express statement as to its accuracy. Its use and any other verifications is at the sole risk of the user.



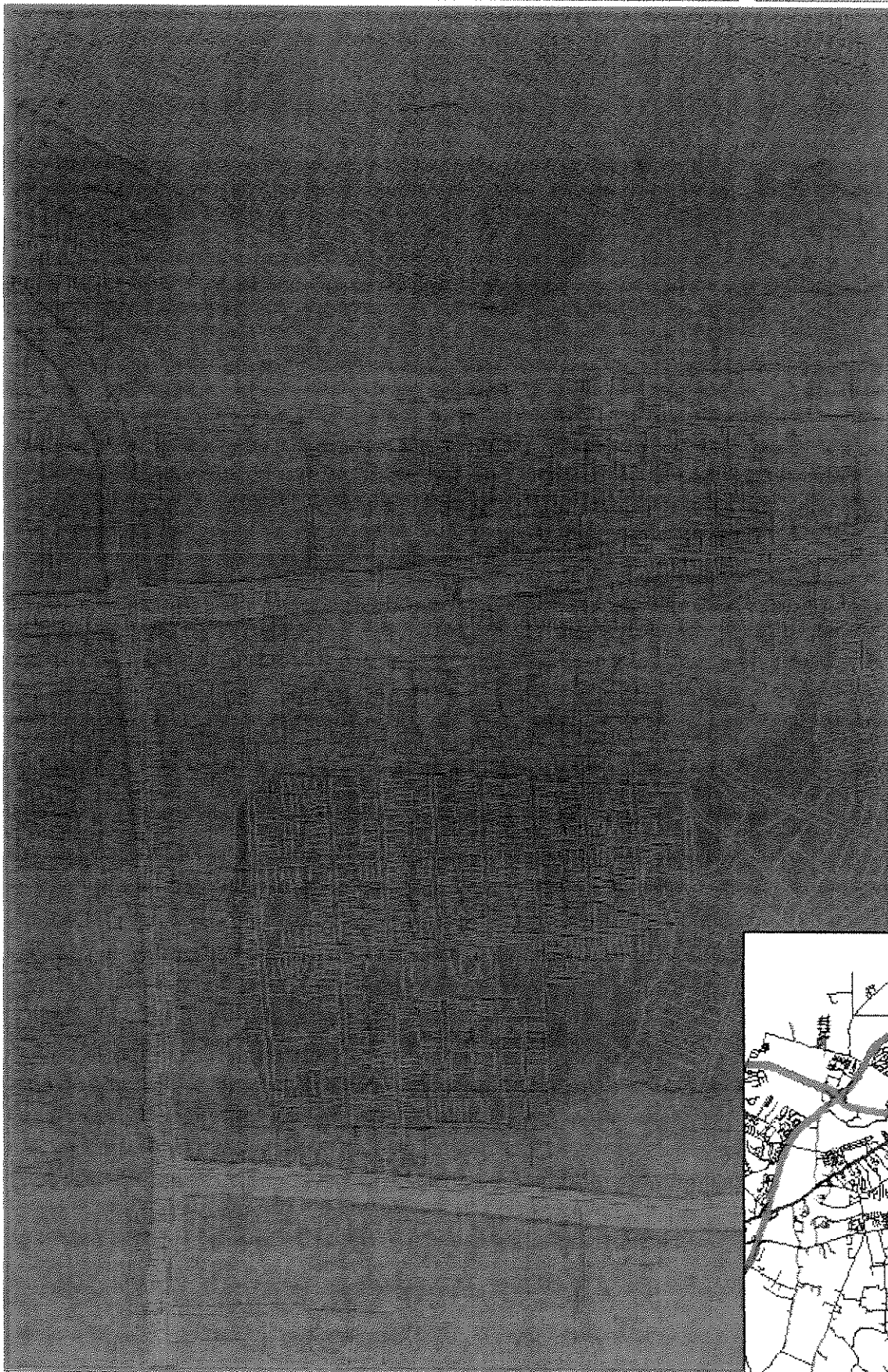
# COMPREHENSIVE MAP PLAN

## Rezoning Request

### McLeod Regional Medical Center














Urban Planning &  
Development Department



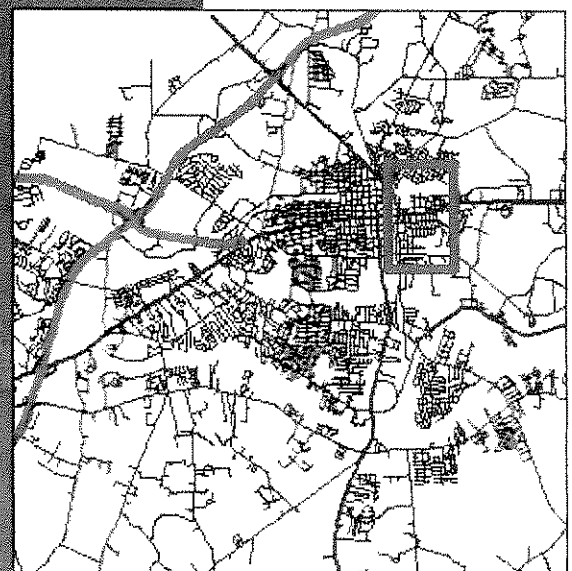
### Legend

#### 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

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## 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

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## 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  $\pm 120.72$  acres

## ZONING PETITION STAFF CHECKLIST

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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

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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

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*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

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### 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.

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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.

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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.

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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><u>Total PDD Acreage</u></b>			<b>120.72 ac.</b>
<b><u>McLeod property outside of city limits</u></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><u>Total McLeod property outside of city limits</u></b>			<b>9.07 ac.</b>

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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 Goildasis	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
Orise 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 121	New York, NY 10037

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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

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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;jette 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 Ori Wilds (C/O Ida Wilds Green)	90118-03-017	1104 Elm Grove Ave.	Florence, SC 29506
Sarah Ori 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

**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:**

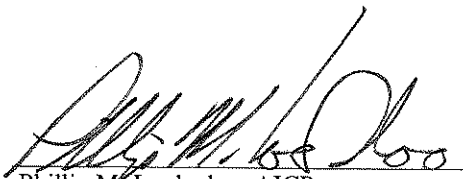
*City Council may:*

- (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

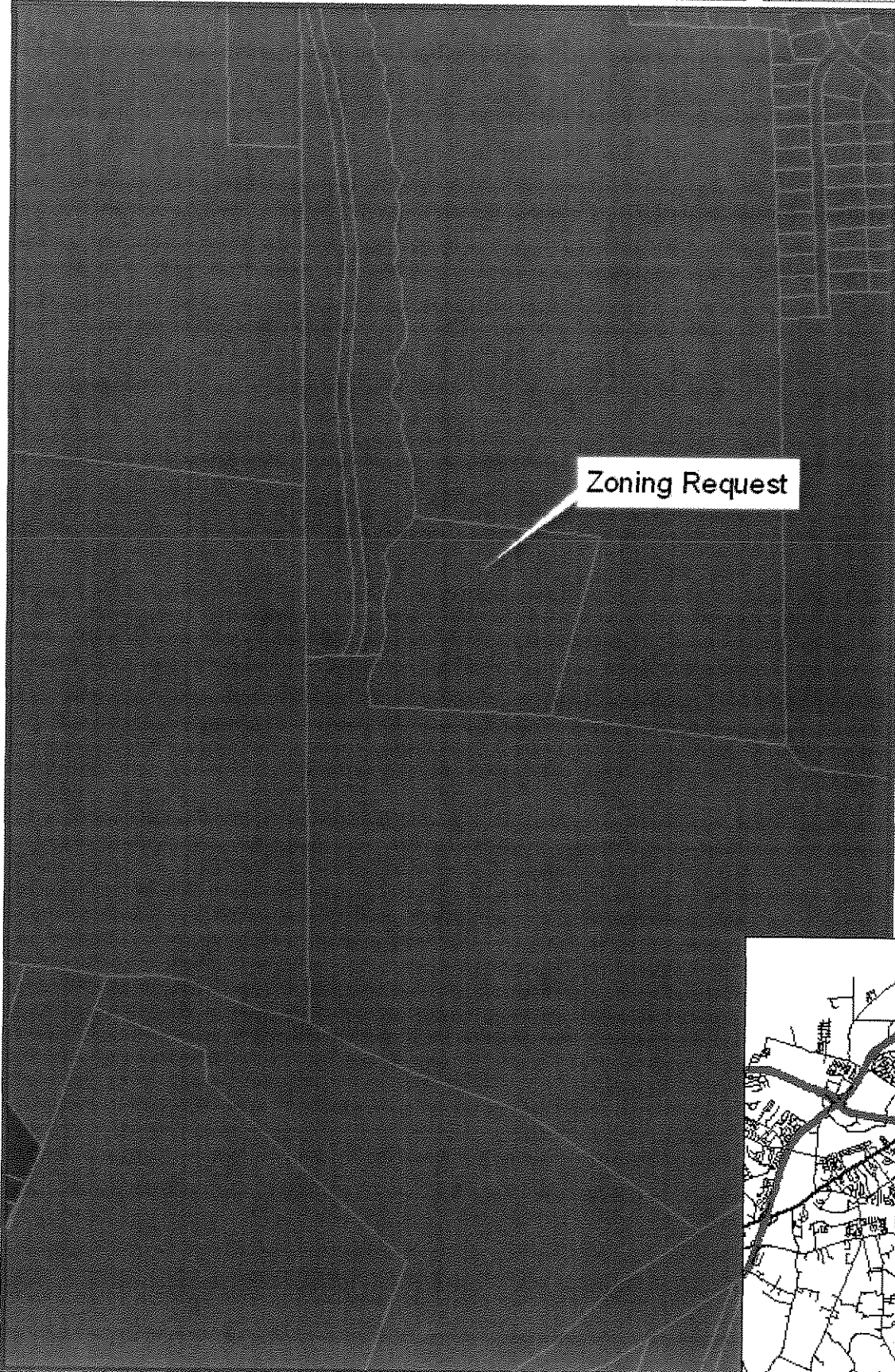
# COMPREHENSIVE MAP PLAN

## Rezoning Request

### Wastewater Treatment Plant














Urban Planning &  
Development Department



### Legend

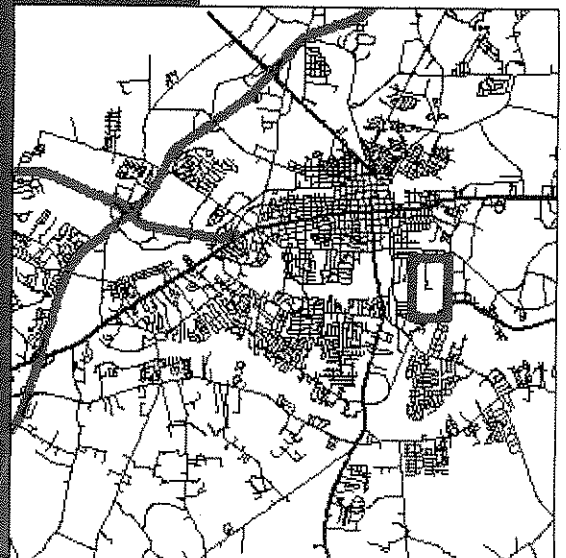
#### Land Use Categories

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

Zoning Request

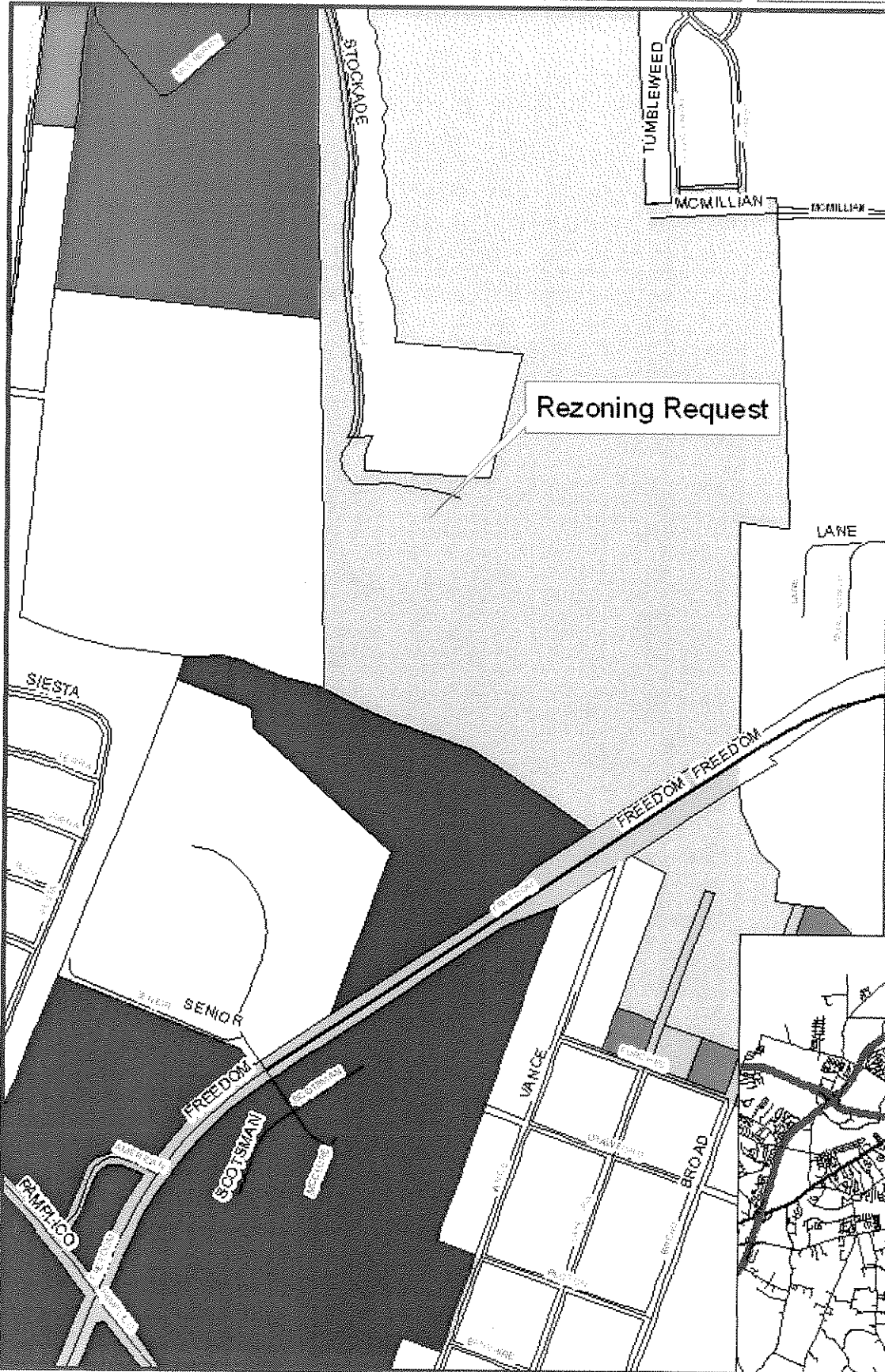
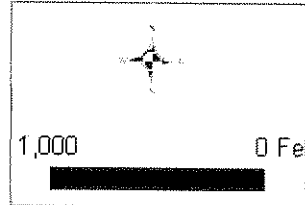
This map was prepared by:  
City of Florence  
Urban Planning & Development Department

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# ZONING MAP

## Wastewater Treatment Plant



**Legend**

**Roads**

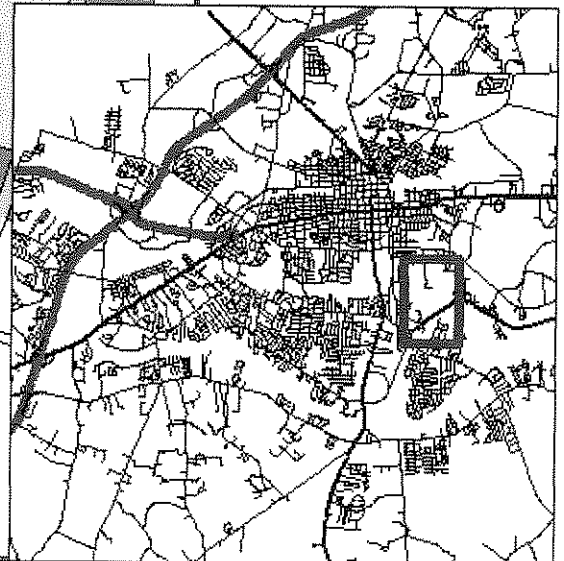
- City Maintained
- State Street
- Interstate
- US Highway

**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

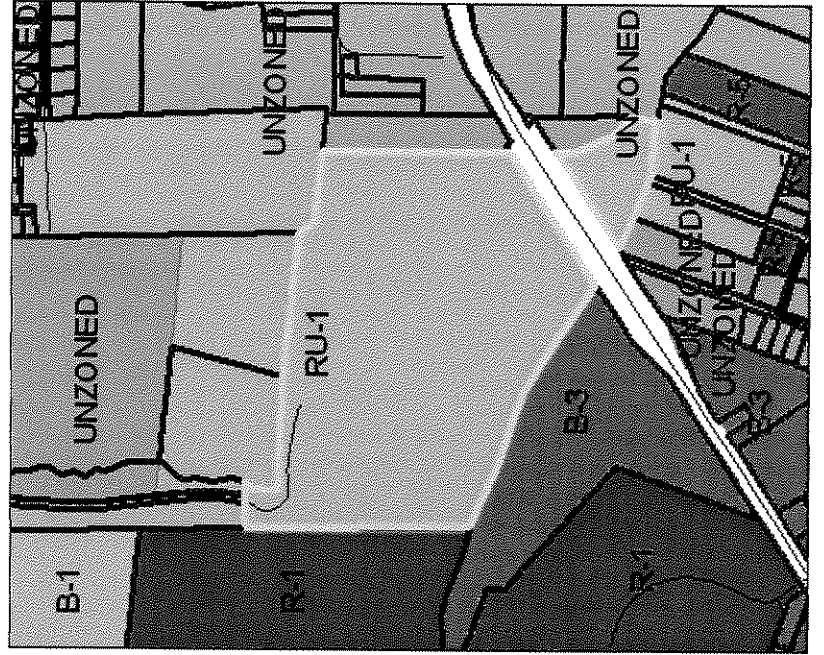
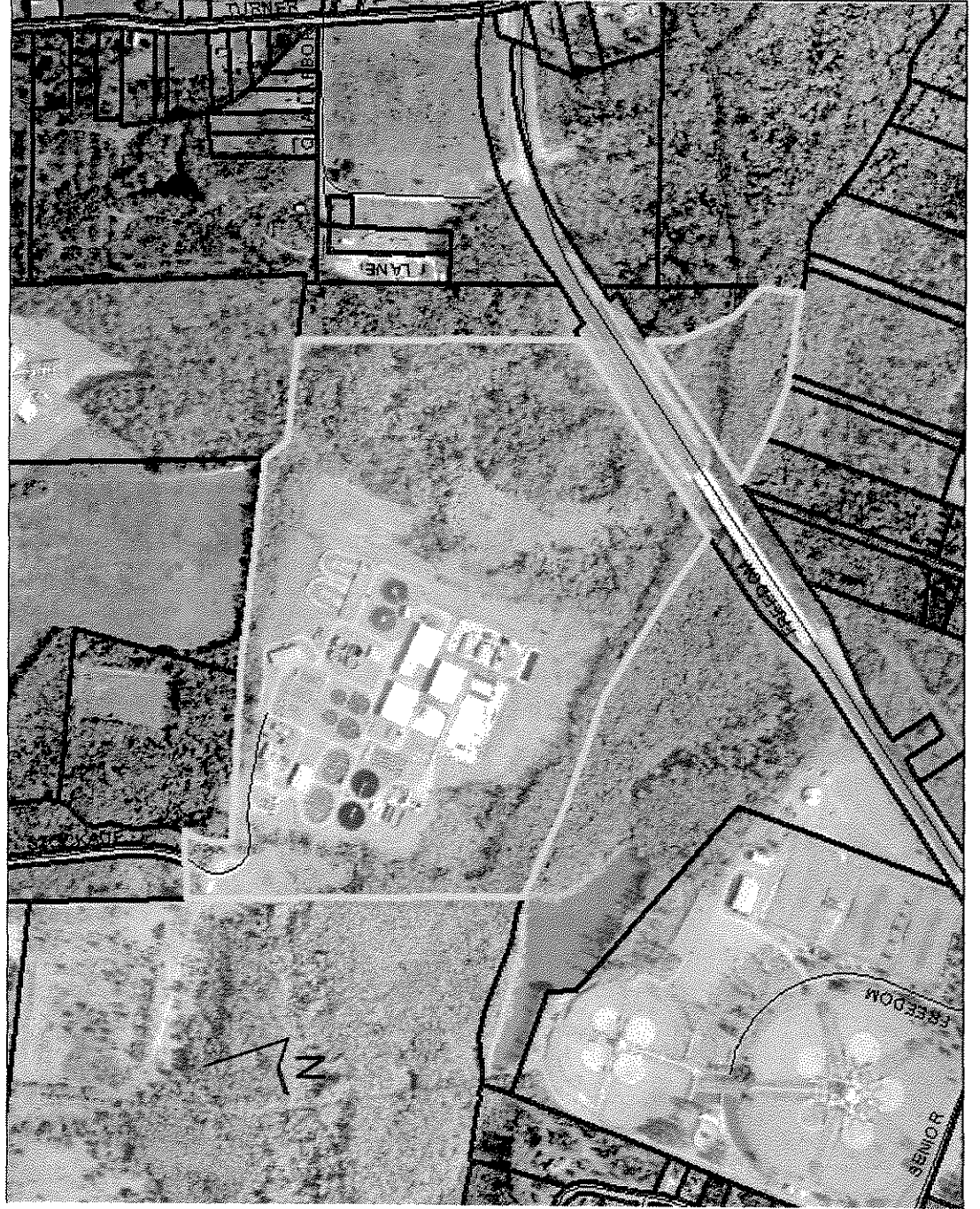
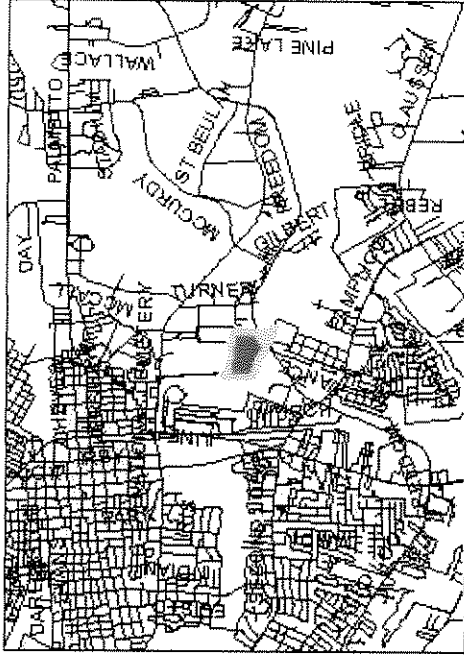
ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Urban Planning & Development Dept.

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

June 22, 2009



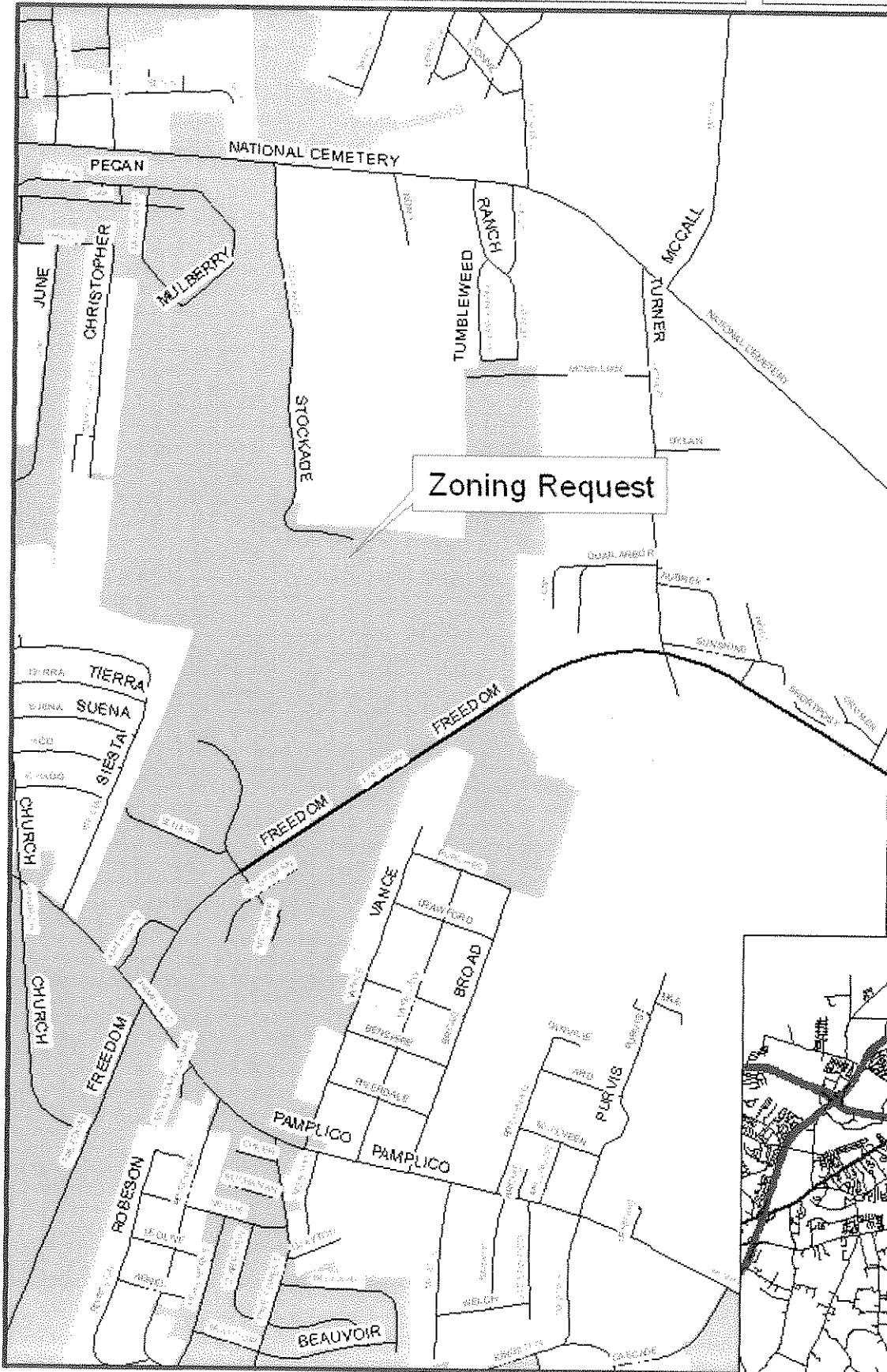
# RE- ZONING REQUEST PC#2009- 10



1,000 0 Feet



Urban Planning & Development Department



## Legend

### Roads

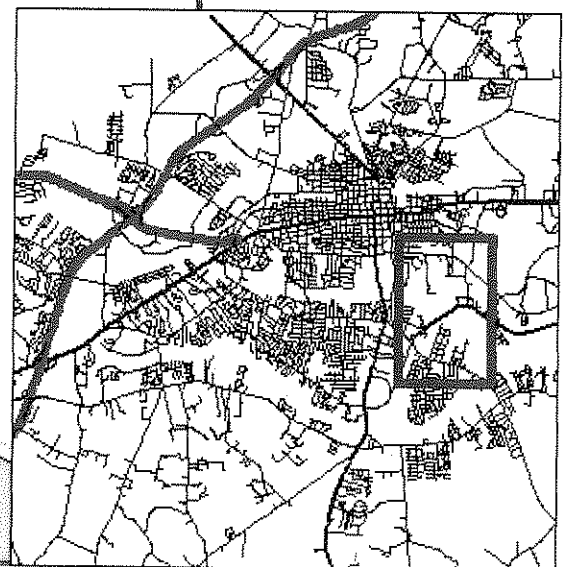
- City Maintained
- State Street
- Interstate
- US Highway
- City Boundary

### ORIGINAL PREPARATION

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

### DISCLAIMER:

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# ZONING PETITION STAFF CHECKLIST

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## 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

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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

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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

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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.

**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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 4, 2009

**AGENDA ITEM:** Ordinance No. 2009-\_\_\_\_ (As Amended on First Reading)

**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) stating a clear purpose for the rules and procedures;
- (4) clarifying the process for setting the agenda;
- (5) 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

- (6) bringing our rules into line more closely with the Model Rules suggested by the Municipal Association.

(d) At first reading on August 10, 2009, council made two amendments to the proposed ordinance. These amendments are reflected in the attached ordinance and covered the following changes:

- (1) The paragraph designated as 1(c)(4) covering specific changes related to “putting the question” under Robert’s Rules was eliminated.
- (2) Paragraph 3(b) was changed to require 10 days notice to council of a special meeting unless the 10 day requirement is waived by council, and the waiver cannot occur if 2 or more council members object. The changes to paragraph 3(b) are highlighted in yellow on the attached ordinance.

### **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-\_\_\_\_ with changes to reflect amendments made on first reading..



**ORDINANCE NO. 2009-\_\_\_\_\_**  
**(As Amended on First Reading on August 10, 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.

## **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 provide at least 10 days notice prior to a special meeting to all members of council, and the clerk shall, at least 24 hours prior to a special meeting, post notice and agenda on the bulletin board and give notice to all persons, organizations, and news media which request notification. The requirement established above for 10 days notice of a special meeting to all council members may be waived by council provided two (2) or more members of council do not object to said waiver. In the event that said 10 day notice requirement is waived by council, the municipal clerk shall, at least 24 hours prior to a special meeting, post notice and agenda on the bulletin board and give notice to all available council members and to 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

**VII. a.**  
**Bill No. 2009-30**  
**First Reading**

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** September 14, 2009

**AGENDA ITEM:** Ordinance  
First Reading

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

---

**I. ISSUE UNDER CONSIDERATION:**

*Request to annex and zone properties owned by Florence School District One (Wilson High School) and a 10' strip of property along Old Marion Highway from unzoned to RU-1, Rural Community District into the City of Florence. Tax Maps 00175-01-216 & 00176-01-13(10' strip only).*

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

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

*A Public Hearing for zoning was held at the August 11, 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

## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owners: Florence School District one and

Address of Properties: 1411 Old Marion Hwy

Tax Parcel Number(s): 00175-01-216 & 00176-01-13(10' strip only).

Date: July 28, 2009

### GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: RU-1, Rural Community

Current Use: High School and Agricultural Use

Proposed Use: No changes from existing uses

### DIMENSIONAL REQUIREMENTS

Current Zoning/Unzoned

Proposed Zoning

Lot Area:

Proposed Lot Area: 15,000

Lot Width

Proposed Lot Width: 100'

Front Setback

Proposed Front Setback: 35'

Side Yards

Proposed Side Yards: 10'

Rear Yards

Proposed Rear Yards: 30'

Max. Height

Proposed Max. Height: 38'

Open Space

Proposed Open Space: 40%

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: Florence School District One and Harry Heard Etal

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?  
*Documents have been submitted giving the agents authority to sign on behalf of the owners.*

## 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 developing residential use and institutional uses in support of and compatible with residential development, e.g. school, churches, recreation facilities. The proposed zoning of Rural Community Resource supports this objective and conserves rural characteristics and resources and maintain a balanced rural-urban environment*

Land Use Plan elements that impact the subject property:

*The objective of this designation is to prohibit development which would compromise or infringe on single-family site built and manufactured dwellings, agricultural uses, small scale retail uses, agricultural related industrial uses and institutional uses. Current uses, as they exist are in compliance with the Land Use designation.*



# ZONING PETITION STAFF CHECKLIST

## ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?  
*Annexation into the City requires a zoning classification compatible with neighboring zoning and land use.*

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

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1(Town of Quinby)	Residential Subdivison
Northeast	Unzoned	Single-Family Res
East	Unzoned	Agricultural
Southeast	Unzoned	Agricultural
South	Unzoned	Agricultural
Southwest	R-2(City of Florence)	Undeveloped
West	RU-1(Town of Quinby)	Single Family Res
Northwest	Unzoned	Agricultural

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

*There are no development plans at this time. A sidewalk has recently been installed to connect the high school to Oakland Avenue and nearby residential areas.*

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 several properties in question are currently unzoned, any use would be permitted under the Florence County Zoning Ordinance.*

6. List some potential uses under proposed zoning.

*The primary uses permitted under the proposed zoning are single-family site built and manufactured dwellings, agricultural uses, small scale retail uses, agricultural related industrial uses, institutional uses such as school, churches and recreational uses.*

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.*

## ZONING PETITION STAFF CHECKLIST

---

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 RU-1 zoning district. The properties will be subject to the City of Florence codes and regulations.*

(b) What will be the detriments to the surrounding properties?  
*None*

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?  
*Most areas shown on the Plan Map generally are outside the path of projected development, characteristically rural and predominately undeveloped or in agricultural use at this time. Moreover, few changes to these areas are anticipated during the life of this Plan, provided urban sprawl is kept in check. The retention of open lands, and wetlands which make up a large part of this area, are essential for clean air, water, wildlife, many natural cycles, and a balanced environment among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. These areas also provide a **rural environment** preferred by many people over subdivisions and higher density urban or community settings.*

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

### Staff Recommendation

Staff recommends approval of this zoning request as the existing uses on the properties in question are compatible with the Comprehensive Plan.

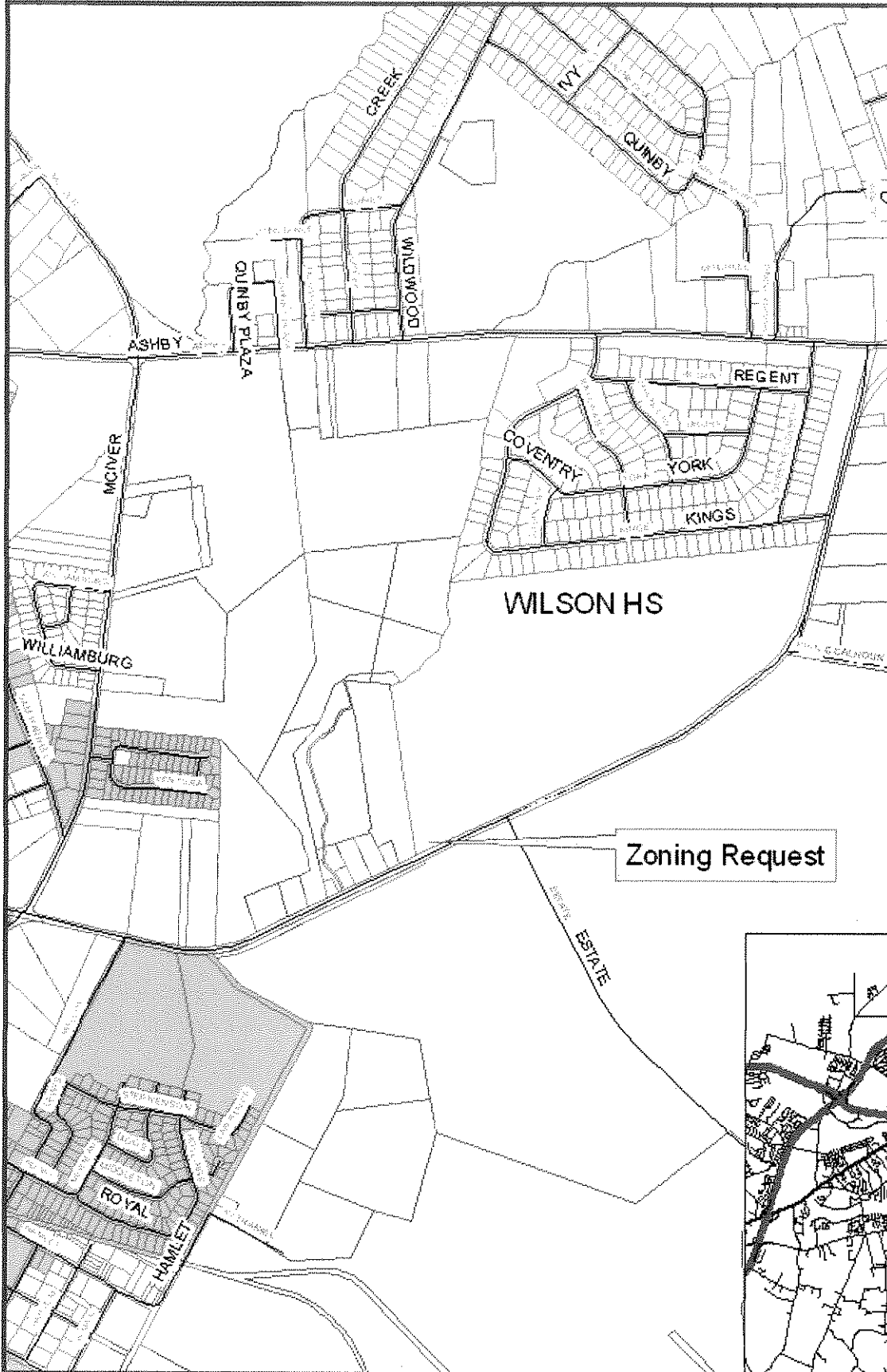
# LOCATION MAP

## 1411 OLD MARION HWY & 10' STRIP

### PC# 2009-16



Urban Planning &  
Development Department

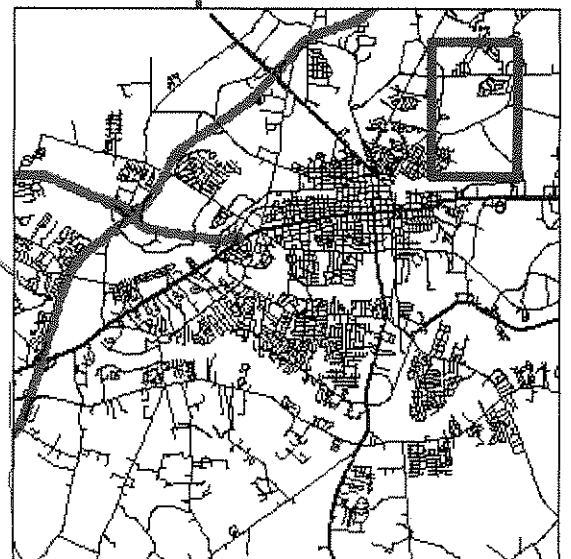


### Legend

City Boundary

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

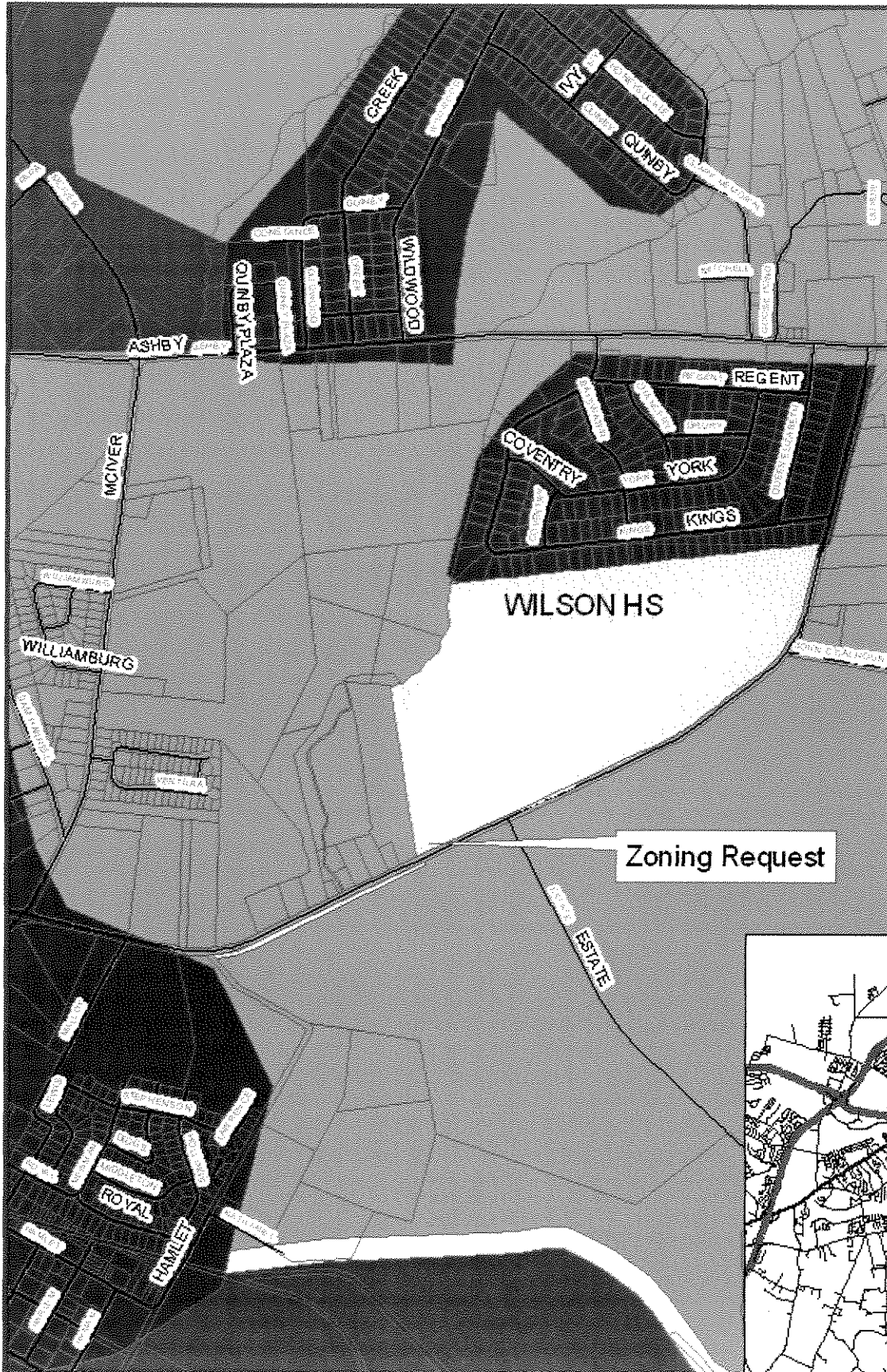
**DISCLAIMER:**  
The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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



# COMPREHENSIVE PLAN MAP 1411 OLD MARION HWY & 10' STRIP PC# 2009-16



Urban Planning &  
Development Department

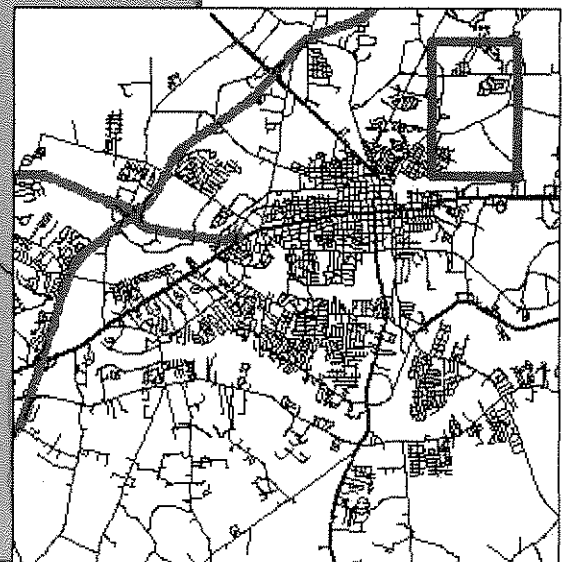


## Legend

- DVR
- Existing Residential
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- RCN
- RRL
- TRN

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

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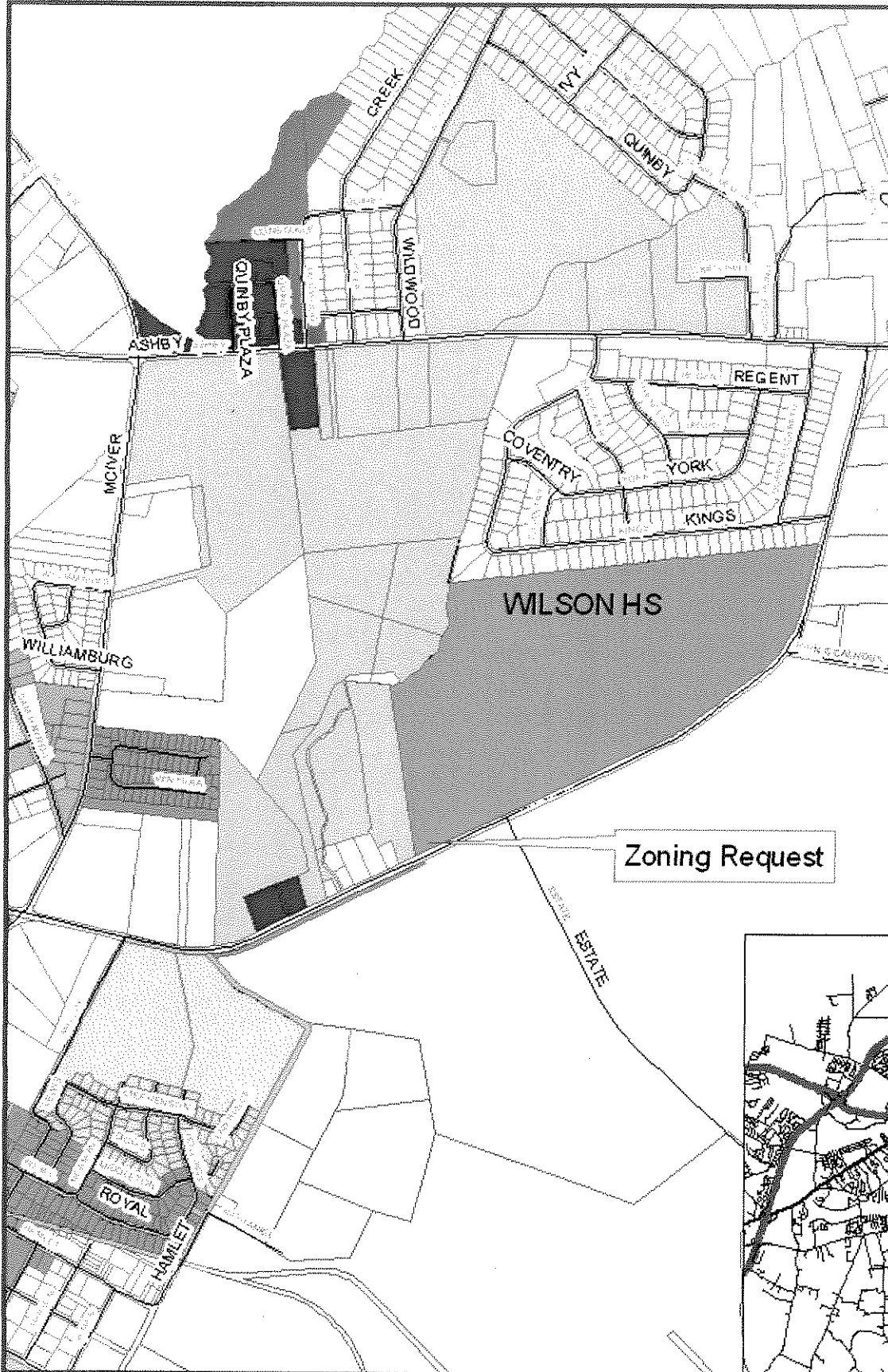
# ZONING MAP

## 1411 OLD MARION HWY & 10' STRIP

### PC# 2009-16



Urban Planning & Development Department

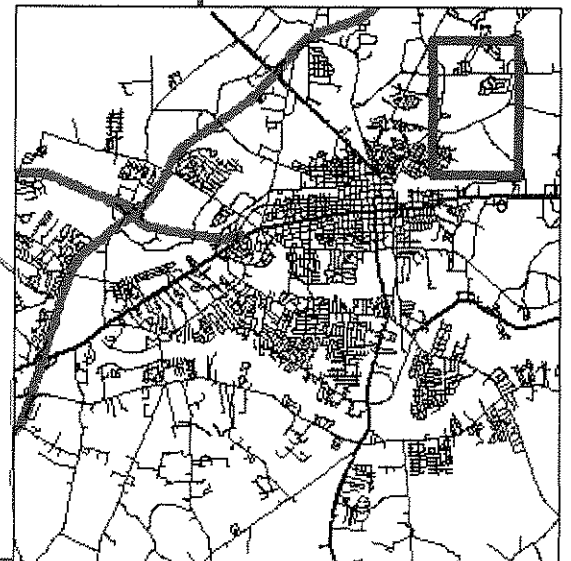


#### Legend

- 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

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

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTIES LOCATED ON OLD MARION HIGHWAY.**

**WHEREAS**, a Public Hearing was held in Room 603 of the City-County Complex on August 11, 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 Florence School District One and Harry H. Heard Etal owners of properties on Old Marion Highway was 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 RU-1, Rural Community District:

**The properties requesting annexation are shown more specifically on Florence County Tax Map 00175-01-216 (Wilson High School) and 00176-01-013 (10' strip, approximately 2,000' in length, o to link to the existing city limits).**

**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 RU-1, Rural Community 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**

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

**Approved as to form:**

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

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

**Attest:**

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

**VII. b.**  
**Bill No. 2009-31**  
**First Reading**

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** September 14, 2009

**AGENDA ITEM:** Ordinance  
First Reading

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

---

**I. ISSUE UNDER CONSIDERATION:**

*Request to annex and zone 2685 Trotter Road from unzoned to R-1, Single-Family Residential District, pending annexation into the City of Florence. Tax Map 00984-01-018. The request is being made by the owners, Hossan Hassan.*

*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 August 11, 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:**

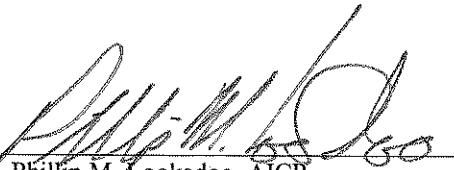
*City Council may:*

- (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



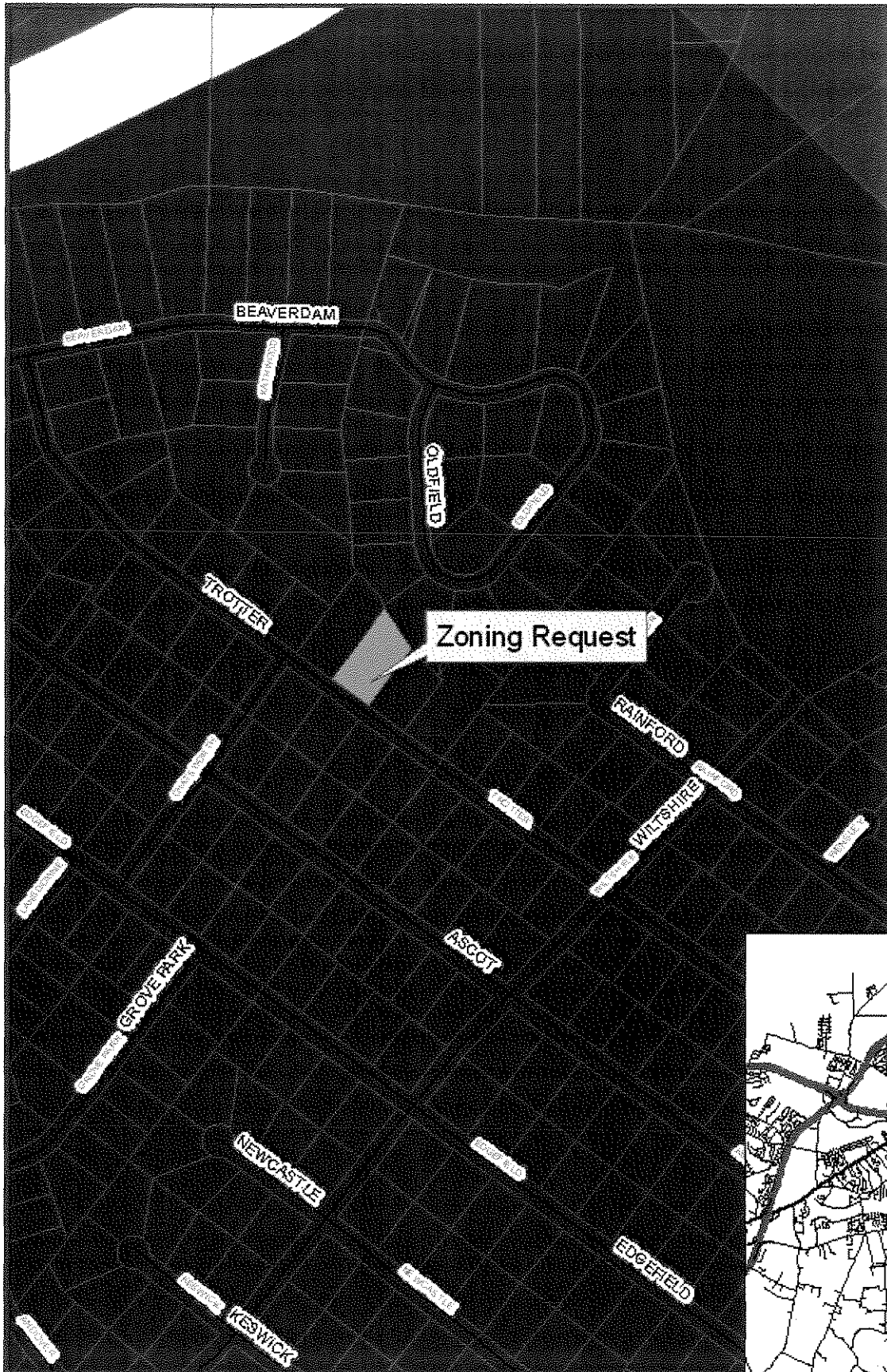
# COMPREHENSIVE PLAN MAP

## 2685 TROTTER RD

### PC# 2009-14



Urban Planning &  
Development Department

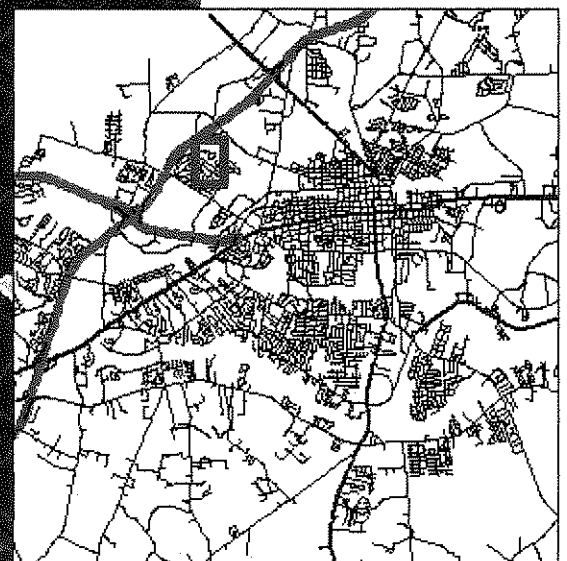


### Legend

- DVR
- Existing Residential
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- RCN
- RRL
- TRN

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

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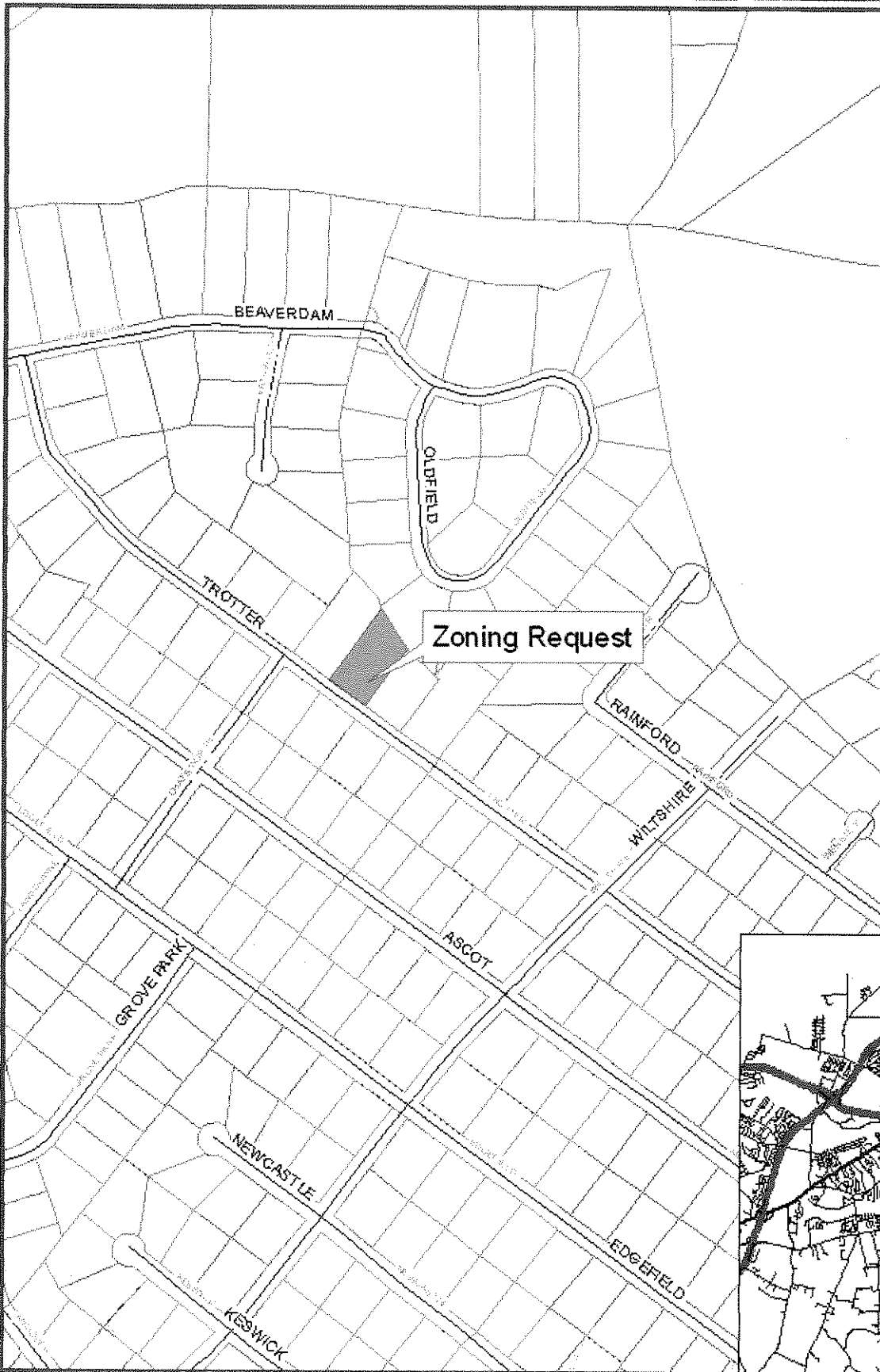
# ZONING MAP

## 2685 TROTTER RD

### PC# 2009-14



Urban Planning &  
Development Department



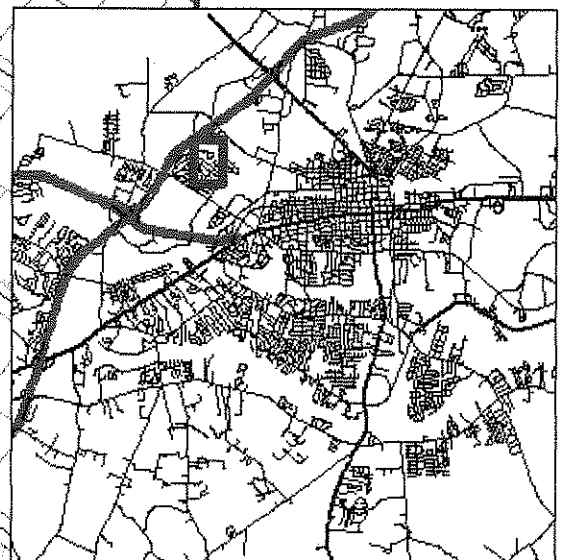
### Legend

#### Planning.DBO.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

This map was prepared by:  
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## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owner: James & Leila Chapman & Hossan Hassan

Address of Properties: 607 N. Wiltshire & 2685 Trotter

Tax Parcel Number(s): 01221-01-243 & 00984-01-018

Date: July 21, 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:

Tax records indicate the owner(s) as: James & Leila Chapman (607 N. Wiltshire ) & Hossan Hassan (2685 Trotter)

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?

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?

607 N. Wiltshire / 2685 Trotter

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

## ZONING PETITION STAFF CHECKLIST

---

Staff recommendation

Staff recommend approval as the request is in conformance with the Comprehensive Plan Land Use map and the single-family residential uses are in keeping with the neighborhood.

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY HOSSAN HASSAN, 2685 TROTTER ROAD.**

**WHEREAS**, a Public Hearing was held in Room 603 of the City-County Complex on August 11, 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 Hossan Hassan, owner of 2685 Trotter Road was 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 00984, block 01, parcel 018. (0.74 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 Rowan  
**Municipal Clerk**

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** September 14, 2009

**AGENDA ITEM:** Ordinance  
First Reading

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

---

**I. ISSUE UNDER CONSIDERATION:**

*Request to annex and zone 607 N. Wiltshire Drive from unzoned to R-1, Single-Family Residential District, pending annexation into the City of Florence. Tax Map 01221-01-243. The request is being made by the owners, James & Leila Chapman.*

*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 August 11, 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:**

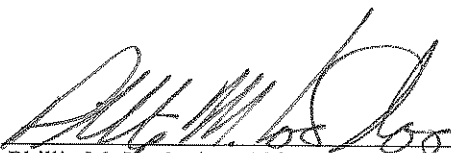
*City Council may:*

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

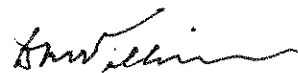
**V. PERSONAL NOTES:**

**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

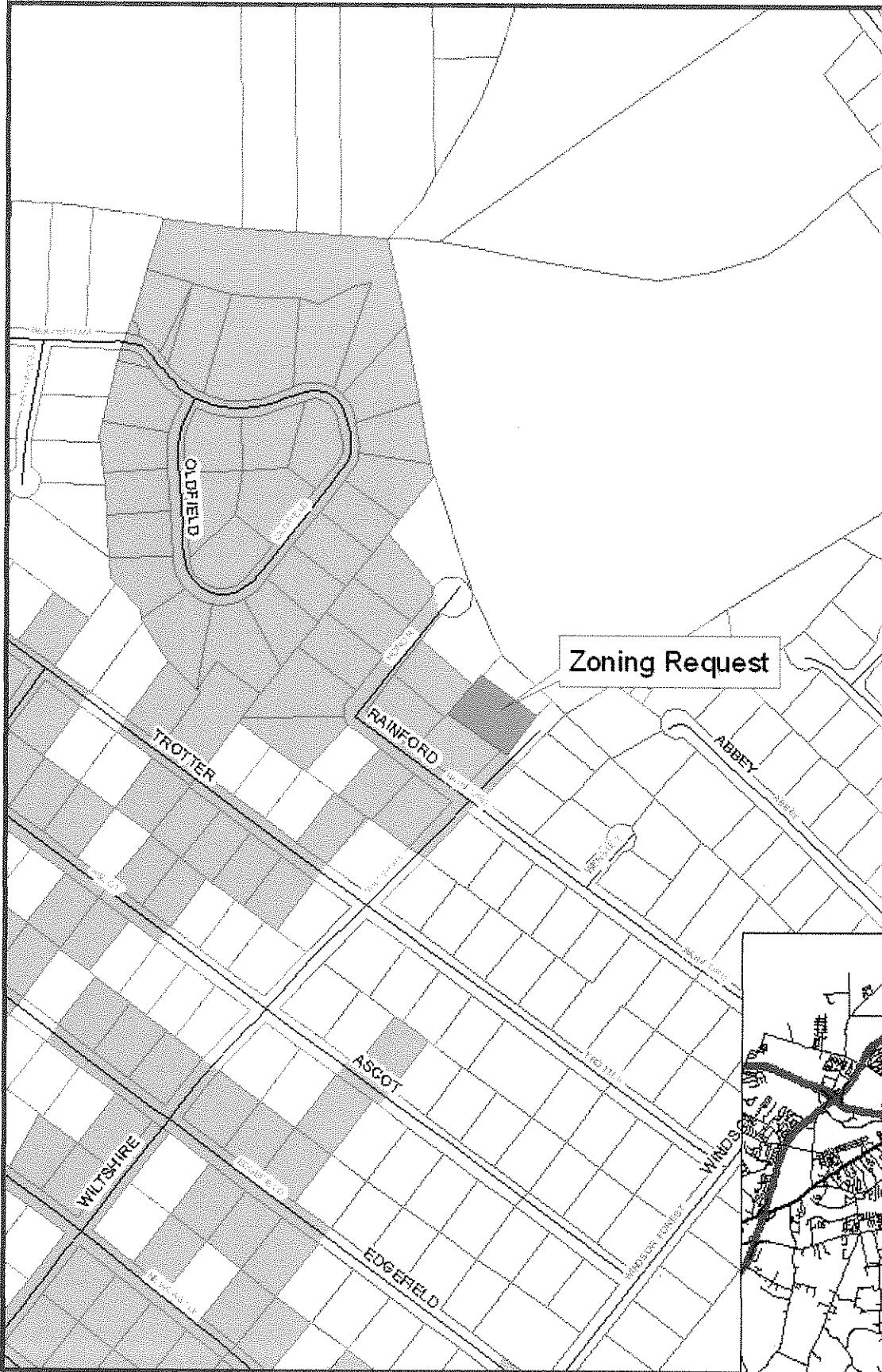


David N. Williams  
City Manager


# LOCATION MAP 607 N.WILTSHIRE RD PC# 2009-15



Urban Planning &  
Development Department

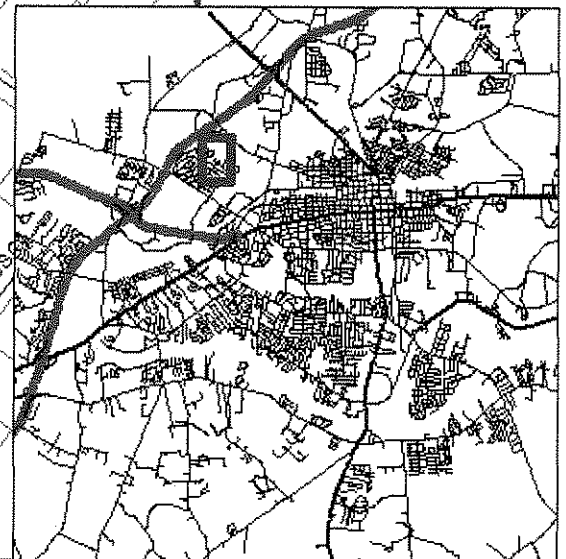


## Legend

 City Boundary

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

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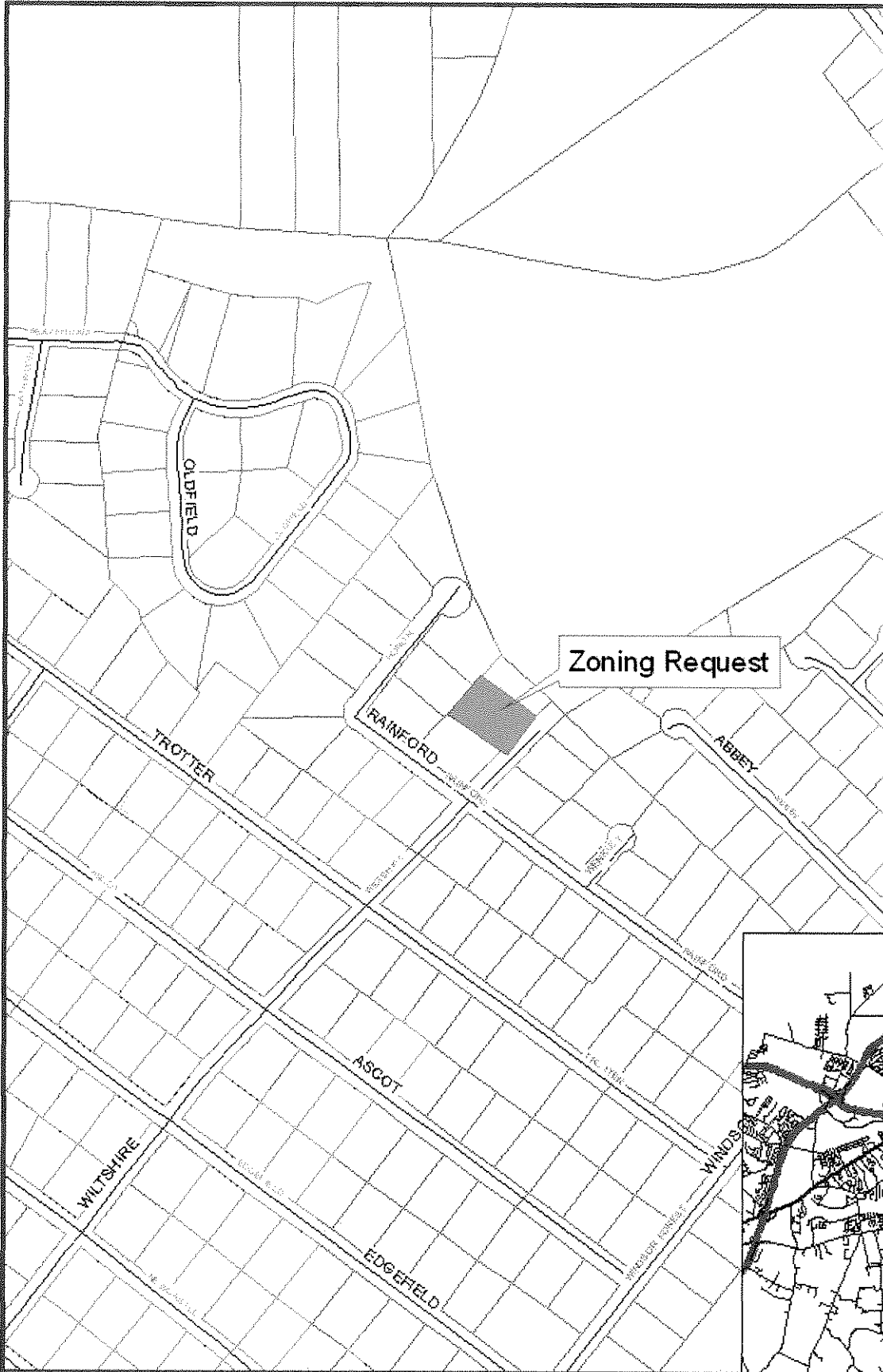
# ZONING MAP

## 607 N.WILTSHIRE RD

### PC# 2009-15



Urban Planning &  
Development Department

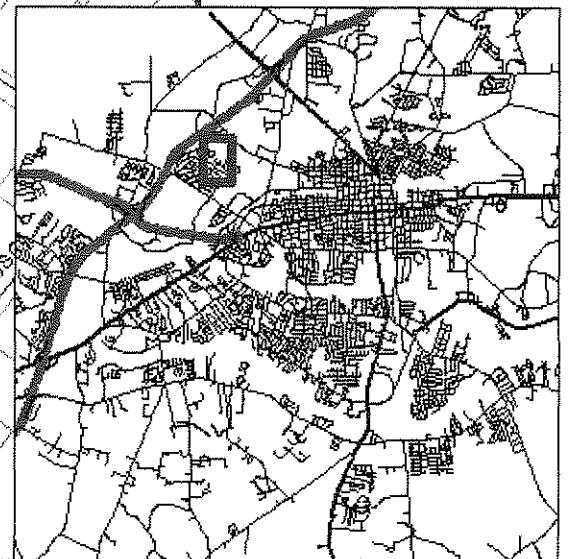


#### Legend

- 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

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.



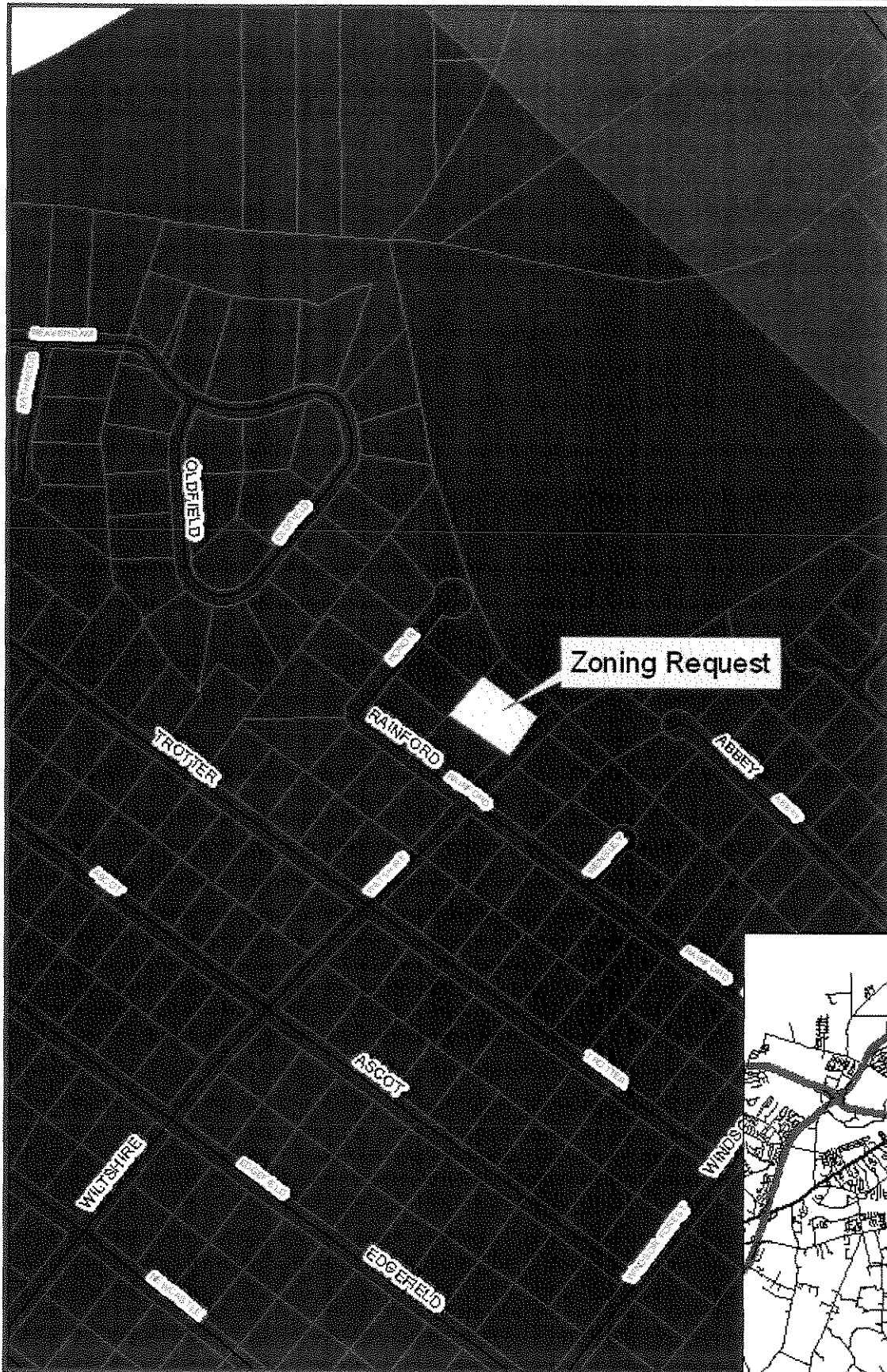
# COMPREHENSIVE PLAN MAP

## 607 N.WILTSHIRE RD












### PC# 2009-15



Urban Planning &  
Development Department

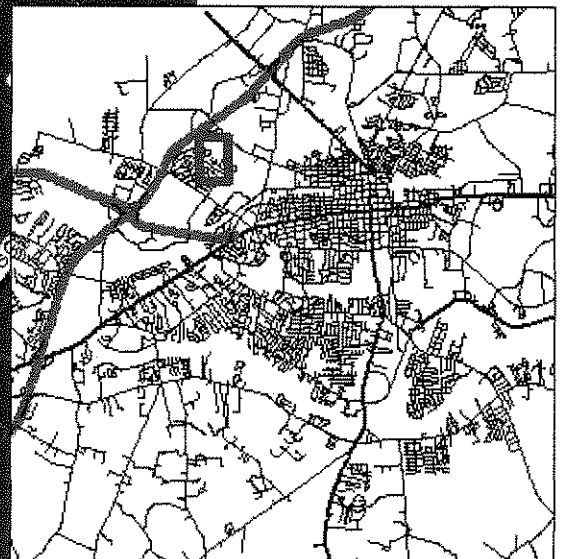


### Legend

-  DVR
-  Existing Residential
-  HEC
-  HEN
-  IB
-  LEN
-  NC
-  OPN
-  RCN
-  RRL
-  TRN

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## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owner: James & Leila Chapman & Hossan Hassan

Address of Properties: 607 N. Wiltshire & 2685 Trotter

Tax Parcel Number(s): 01221-01-243 & 00984-01-018

Date: July 21, 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

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## 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: James & Leila Chapman (607 N. Wiltshire ) & Hossan Hassan (2685 Trotter)

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?

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

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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	Unzoned / R-1	Single Family Residential
Northeast	Unzoned/R-1	Single-Family Residential
East	Unzoned/ R-1	Single-Family Residential
Southeast	Unzoned / Unzoned	Single-Family Residential
South	R-1/ Unzoned	Single-Family Residential
Southwest	R-1/ R-1	Single Family Residential
West	R-1/ Unzoned	Single Family Residential
Northwest	Unzoned / Unzoned	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

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(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.

## ZONING PETITION STAFF CHECKLIST

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Staff recommendation

Staff recommend approval as the request is in conformance with the Comprehensive Plan Land Use map and the single-family residential uses are in keeping with the neighborhood.

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JAMES & LEILA CHAPMAN, 607 N. WILTSHIRE DRIVE.**

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on August 11, 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 James & Leila Chapman, owner of 607 N. Wiltshire Drive was 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 243. (0.68 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

Ordinance No. 2009 - \_\_\_\_\_  
Page 2 – September, 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:** September 14, 2009  
**AGENDA ITEM:** Ordinance – First Reading  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

Amendment to the 2009-2010 City of Florence Budget.

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

No previous action has been taken on this ordinance.

**III. POINTS TO CONSIDER**

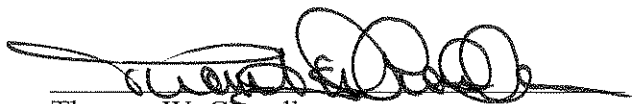
The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2008-09 to 2009-10 to complete transactions which were incomplete at the end of fiscal year 2008-09. Additional funds are also being budgeted as revenues and expenditures which, during the course of the current fiscal year, have been or are anticipated to be received and expended but were not included as part of the original budget ordinance.


**IV. STAFF RECOMMENDATION**

Approval and adoption of the proposed ordinance.

**VI. ATTACHMENTS**

Copy of the proposed ordinance.

  
\_\_\_\_\_  
Thomas W. Chandler  
Finance Director

  
\_\_\_\_\_  
David N. Williams  
City Manager

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

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE,  
SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2009, AND  
ENDING JUNE 30, 2010.**

**BE IT ORDAINED** by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2009, and ending June 30, 2010, is hereby amended as follows:

**Section 1.** That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 10-336-0200      Miscellaneous Grants is increased in the amount of \$82,800 to provide for anticipated EPA Brownfields assessment grant funds.
- 10-377-1000      Unappropriated Surplus is funded in the amount of \$990,100 from undesignated fund balance.

**Section 2.** That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 10-419-0084      Auto Equipment (Community Services) is funded in the amount of \$23,000 to provide for a vehicle for the Community Development Specialist.
- 10-432-0032      Landfill Services (Sanitation) is increased in the amount of \$30,000 to fund a negotiated fuel surcharge for Waste Management.
- 10-432-0084      Auto Equipment (Sanitation) is increased in the amount of \$202,000 to provide for the acquisition of a scheduled replacement sanitation truck # 412.
- 10-451-0030      Tree Beautification (Parks & Leisure Services) is increased in the amount of \$10,000 to provide tree and miscellaneous plant replacement at the Veterans Park.
- 10-451-0065      Professional Services (Parks & Leisure Services) is increased in the amount of \$23,500 to provide for Summer Youth Program funding.
- 10-451-0079      Grant Expenditures (Parks & Leisure Services) is increased in the amount of \$35,000 for Southbrook Park playground (\$15,000) equipment and fencing at Freedom Florence (\$20,000).

**FY 2009-2010 Budget Amendment Ordinance (continued)**

- 10-451-0086 Other Equipment (Parks & Leisure Services) is funded in the amount of \$6,000 for the replacement of mower # 992.
- 10-453-0075 Marketing & Promotions (Athletic Programs) is increased in the amount of \$2,200 for marketing and promotions related expenditures not expended by 2008-09 fiscal year end.
- 10-453-0086 Other Equipment (Athletic Programs) is funded in the amount of \$18,600 for the purchase of a turf top dressing attachment (\$14,600) and a replacement of golf cart # 970 (\$4,000).
- 10-453-0087 Upgrade and Painting (Athletic Programs) is funded in the amount of \$6,500 for painting at Freedom Florence.
- 10-463-0065 Professional Services (Urban Planning) is increased in the amount of \$300,000 for the development of a comprehensive plan.
- 10-463-0081 Buildings and Fixed Equipment (Urban Planning) is funded in the amount of \$6,700 for costs related to improvements and replacement to windows at the 218 West Evans Street building.
- 10-493-0440 Lot Clearing and Demolition (Non-Departmental) is funded in the amount of \$217,000 to provide for the clearing and demolition of lots and abandoned structures within the city limits.
- 10-493-0500 City County Complex Operations (Non-Departmental) is increased in the amount of \$17,000 to provide the General Fund portion of an emergency generator for the Complex not acquired by 2008-09 fiscal year end.
- 10-493-0563 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$17,700 to provide for DHEC grant-funded trail system improvements.
- 10-493-0549 EPA Assessment Grant 2006 (Non-Departmental) is funded in the amount of \$82,800 to provide for grant-funded Brownfields assessment expenditures.
- 10-493-0572 SC Land Acquisition Grant Match (Non-Departmental) is funded in the amount of \$12,900 to provide matching funds for the grant acquisition of land for trail and green space development.
- 10-493-0576 IT Upgrade (Non-Departmental) is funded in the amount of \$22,000 to provide additional funds for the General Fund

**FY 2009-2010 Budget Amendment Ordinance (continued)**

portion of citywide IT upgrades.

10-493-0520 Contingency Fund (Non-Departmental) is increased in the amount of \$40,000 to provide for contingency funding for unanticipated General Fund projects or programs required in FY 2009-10.

**Section 3.** That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

20-377-1000 Unappropriated Surplus is funded in the total amount of \$296,100 from reservations of retained earnings from the prior fiscal year.

**Section 4.** That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

20-441-0065 Professional Services (Engineering) is increased in the amount of \$21,000 to for uncompleted engineering consulting services for NPDES Phase II Stormwater compliance and engineering consulting services for Stormwater Utility billing program maintenance

20-442-0081 Buildings and Fixed Equipment (Utility Finance) is funded in the amount of \$6,000 for Utility Finance Division building security improvements at 218 West Evans Street.

20-442-0083 Office Machines (Utility Finance) is funded in the amount of \$3,500 for the purchase of a high volume cross-cut shredder.

20-442-0086 Buildings & Fixed Equipment (Utility Finance) is funded in the amount of \$14,000 for the acquisition of inventory monitoring equipment.

20-443-0027 Machine and Equipment Repairs (Wastewater Treatment) is increased in the amount of \$53,300 to provide for various pump station repairs (\$25,000); shaft repair for basin numbers 1 and 2 (\$15,000); and replacement of the Middle Swamp pump (\$13,300).

20-443-0071 Special Departmental Supplies (Wastewater Treatment) is increased in the amount of \$25,000 for the purchase of UV materials used in the treatment process.

20-445-0069 Well Repairs (Groundwater Operations) is increased in the amount of \$26,000 for repairs to the Wallace Gregg well.



**FY 2009-2010 Budget Amendment Ordinance (continued)**

- 20-446-0085      Machines & Equipment (Distribution Operations) is funded in the amount of \$41,300 for the purchase of a fusing machine (\$26,300), and jackhammers and water pumps (\$15,000).
- 20-493-0500      City County Complex Operations (Non-Departmental) is increased in the amount of \$17,000 to provide the W/S Enterprise Fund portion of an emergency generator for the Complex not acquired by 2008-09 fiscal year end.
- 20-493-0576      IT Upgrade (Non-Departmental) is funded in the amount of \$39,000 to provide additional funds for the W/S Enterprise Fund portion of citywide IT upgrades.
- 20-493-0520      Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated for water and sewer facilities maintenance and improvements required in FY 2009-10.

**Section 5.**      That the category of revenues of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

- 26-377-1000      Unappropriated Surplus is increased in the total amount of \$273,200 from reservations of fund balance from the prior fiscal year.

**Section 6.**      That the category of expenditures of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

- 26-465-0120      Downtown Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$137,200 to provide funding for capital expenses related to downtown improvements.
- 26-465-0125      Downtown Parking (Hospitality Fund General Expenditures) is funded in the amount of \$83,000 for the downtown parking capital expenses.
- 26-465-0140      Timrod Park Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$10,000 for Timrod Park capital improvements.
- 26-465-0160      Celebration Boulevard Traffic Signal (Hospitality Fund General Expenditures) is funded in the amount of \$43,000 for the addition of a traffic signal at Celebration Boulevard.

**Section 7.**      That the category of revenues of the Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

**FY 2009-2010 Budget Amendment Ordinance (continued)**

40-377-1000 Unappropriated Surplus is funded in the total amount of \$525,000 from reservations of fund balance from the prior fiscal year.

**Section 8.** That the category of expenses of the Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

40-441-0083 Office Machines (Engineering Equipment Replacement) is increased in the amount of \$18,000 to provide funding for the purchase of a plotter (\$10,000) and a large format copier (\$8,000).

40-443-0084 Auto Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$25,000 to provide funding for the purchase of a replacement for a full size pickup # 731.

40-443-0085 Machines & Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$12,000 to provide funding for the purchase of a 6" trash pump.

40-445-0084 Auto Equipment (Ground Water Production Equipment Replacement) is increased in the amount of \$19,000 to provide funding for the purchase of a replacement for a full size pickup # 703.

40-445-0085 Machines & Equipment (Ground Water Production Equipment Replacement) is funded in the amount of \$100,000 to provide funding for the purchase of a replacement emergency generator.

40-446-0085 Machines and Equipment (Distribution Operations Equipment Replacement) is increased in the amount of \$20,000 to provide funding for the purchase of a replacement for a trailer mounted 4" pump.

40-446-0086 Other Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$27,000 to provide funding for the purchase of a replacement 6" trash pump (\$20,000) and a flashing arrow board (\$7,000).

40-448-0084 Auto Equipment (Collection Operations Equipment Replacement) is increased in the amount of \$304,000 to provide funding for the purchase of a replacement for a sewer rod truck # 679 (\$56,000) and a replacement for a wash/vacuum truck (\$248,000).

**FY 2009-2010 Budget Amendment Ordinance (continued)**

**Section 9.** That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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.**

**Approved as to form:**

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

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

**Attest:**

\_\_\_\_\_  
Diane Rowan  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 14, 2009  
**AGENDA ITEM:** Ordinance – First Reading  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

Amendment to the 2009-2010 City of Florence Budget.

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

No previous action has been taken on this ordinance.

**III. POINTS TO CONSIDER**

The objective of the proposed ordinance is provide funds for assistance in the construction of a new animal shelter.

**IV. STAFF RECOMMENDATION**


Approval and adoption of the proposed ordinance.

**VI. ATTACHMENTS**

Copy of the proposed ordinance.



Thomas W. Chandler  
Finance Director



David N. Williams  
City Manager

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE,  
SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2009, AND  
ENDING JUNE 30, 2010 TO PROVIDE FUNDING ASSISTNANCE FOR THE  
CONSTRUCTION OF AN ANIMAL SHELTER**

**BE IT ORDAINED** by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2009, and ending June 30, 2010, is hereby amended as follows:

**Section 1.** That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

10-377-1000 Unappropriated Surplus is funded in the amount of \$250,000 from undesignated fund balance.

**Section 2.** That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

10-493-0590 Animal Shelter Construction (Non-Departmental) is funded in the amount of \$250,000 to provide for funding assistance for the construction of a new animal shelter.

**Section 3.** That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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.**

**Approved as to form:**

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

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

**Attest:**

\_\_\_\_\_  
Diane Rowan  
Municipal Clerk

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 14, 2009  
**AGENDA ITEM:** Ordinance No. 2009- and Resolution No. 2009-  
**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

The amendment of the "Wrecker Policy" of the City using an ordinance to amend §20-101 of the City Code and a Resolution to amend the detailed "Wrecker Policy" of the City as previously adopted by resolution dated December 15, 1986 and amended by Resolutions 92-13 and 2004-02 to update the requirements and procedures for wrecker service in the city. Since both the ordinance and the resolution relate to the City's "Wrecker Policy", both are being addressed together as one agenda item. It will, however, require separate motions and actions by Council, one on the ordinance and one on the resolution.

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

- (a) Section 20-101 of the City Code was adopted by council on December 15, 1986 to establish the general requirements and procedures for wreckers within the City.
- (b) On December 15, 1986, Council also adopted a Resolution which established a more detailed "Wrecker Policy" for the City by filling in the details of a policy which was consistent with the more general requirements embodied in §20-101 of the Code.
- (c) Through the years, the "Wrecker Policy" has been amended twice , once in 1992 and once in 2004, by Resolutions 92-13 and 2004-02. Both of these changes remained consistent with the more general requirements embodied in §20-101 of the Code and were properly accomplished by resolution.
- (d) Council has now suggested a change in the response time requirement for wrecker services utilized in the City by increasing the allowed response time from twenty (20) minutes to thirty (30) minutes. The response time requirement is found

in Code §20-101, and, therefore, a change must be done by an amendment to the ordinance. Additionally, while reviewing the policy, it was determined that the language related to the triggering device for applying the maximum charges should be changed to reflect more accurately that these caps on charges apply only when a "...vehicle is towed at the request of the City of Florence Police Department...". This change requires an amendment to the detailed "Wrecker Policy" established by resolution.

### **III. POINTS TO CONSIDER**

- (a) The ordinance requires two readings, but the resolution requires only one reading.
- (b) While both the ordinance and the resolution relate to the "Wrecker Policy" these are separate action items, each requiring adoption after proper motion and second.
- (c) There is nothing to prevent Council's passage of the ordinance for first reading and the resolution for final reading on the same day.
- (d) The new language accomplishing the changes is highlighted in yellow on the attachments only for the purpose of drawing Council's attention to the changed language. This highlighting will not be used in the final document after adoption.

### **IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

### **V. ATTACHMENTS**

- (a) Copy of the proposed Ordinance 2009-\_\_\_\_\_ (With Highlighting)
- (b) Copy of the proposed Resolution No. 2009-\_\_\_\_\_ (With Highlighting)

**ORDINANCE NO, 2009- \_\_\_\_\_**

**AN ORDINANCE TO AMEND SECTION 20-101 OF THE CITY CODE TO CHANGE THE REQUIREMENTS AND PROCEDURES FOR WRECKER SERVICE IN THE CITY.**

**WHEREAS**, Article III of Chapter 20 of the Code of Ordinances of the City of Florence addresses and establishes the rules and regulations for wreckers and towing services within the City; and

**WHEREAS**, it is in the best interest of the City of Florence and its citizens to make a change to the time of arrival requirements found in Section 20-101 and to clarify the relationship between the ordinance and the more detailed Wrecker Policy established by Resolution dated December 15, 1986 and amended by subsequent Resolutions dated June 22, 1992, April 12, 2004, and September 14, 2009;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Florence that Section 20-101 of the City Code for Florence, South Carolina be amended to state the following, the changed portions being highlighted:

**Section 20-101. Requirements and Procedures for Wrecker Service.**

- (a) All wrecker services shall comply with the following requirements and procedures:
- (1) Arrive at the scene within a reasonable period of time after having been notified to do so by the police department, or when requesting service, reasonable time shall be interpreted as thirty (30) minutes after contact has been made with the wrecker company.
  - (2) Obey lawful orders given to wrecker drivers and attendants by any police officer investigating the accident.
  - (3) Fill out an impound report sheet furnished by the Florence Police Department when towing a vehicle from an accident scene or a disabled vehicle.
  - (4) It shall be the duty of every wrecker driver picking up wrecked/disabled vehicles to clear the city's streets of any and all debris, parts, or glass.
- (b) In recognition that, from time to time, the detailed "Wrecker Policy" of the City needs to be changed, City Council hereby asserts and reaffirms its continuing plan to establish a detailed "Wrecker Policy" by resolution and to amend that "Wrecker Policy" by resolution so long as the policy is consistent with the requirements of this ordinance.



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

**VIII. a.  
Resolution  
No. 2009-11**

**FLORENCE CITY COUNCIL MEETING**

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

**I. ISSUE UNDER CONSIDERATION**

The amendment of the “Wrecker Policy” of the City using an ordinance to amend §20-101 of the City Code and a Resolution to amend the detailed “Wrecker Policy” of the City as previously adopted by resolution dated December 15, 1986 and amended by Resolutions 92-13 and 2004-02 to update the requirements and procedures for wrecker service in the city. Since both the ordinance and the resolution relate to the City’s “Wrecker Policy”, both are being addressed together as one agenda item. It will, however, require separate motions and actions by Council, one on the ordinance and one on the resolution.

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

- (a) Section 20-101 of the City Code was adopted by council on December 15, 1986 to establish the general requirements and procedures for wreckers within the City.
- (b) On December 15, 1986, Council also adopted a Resolution which established a more detailed “Wrecker Policy” for the City by filling in the details of a policy which was consistent with the more general requirements embodied in §20-101 of the Code.
- (c) Through the years, the “Wrecker Policy” has been amended twice , once in 1992 and once in 2004, by Resolutions 92-13 and 2004-02. Both of these changes remained consistent with the more general requirements embodied in §20-101 of the Code and were properly accomplished by resolution.
- (d) Council has now suggested a change in the response time requirement for wrecker services utilized in the City by increasing the allowed response time from twenty (20) minutes to thirty (30) minutes. The response time requirement is found

in Code §20-101, and, therefore, a change must be done by an amendment to the ordinance. Additionally, while reviewing the policy, it was determined that the language related to the triggering device for applying the maximum charges should be changed to reflect more accurately that these caps on charges apply only when a "...vehicle is towed at the request of the City of Florence Police Department...". This change requires an amendment to the detailed "Wrecker Policy" established by resolution.

### **III. POINTS TO CONSIDER**

- (a) The ordinance requires two readings, but the resolution requires only one reading.
- (b) While both the ordinance and the resolution relate to the "Wrecker Policy" these are separate action items, each requiring adoption after proper motion and second.
- (c) There is nothing to prevent Council's passage of the ordinance for first reading and the resolution for final reading on the same day.
- (d) The new language accomplishing the changes is highlighted in yellow on the attachments only for the purpose of drawing Council's attention to the changed language. This highlighting will not be used in the final document after adoption.

### **IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

### **V. ATTACHMENTS**

- (a) Copy of the proposed Ordinance 2009-\_\_\_\_. (With Highlighting)
- (b) Copy of the proposed Resolution No. 2009-\_\_\_\_. (With Highlighting)

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

**WHEREAS**, on December 15, 1986, the City Council of the City of Florence adopted a wrecker policy and incorporated by reference Section 20 Article III of the code of ordinances of the City of Florence;

**WHEREAS**, on June 22, 1992, the City Council passed Resolution 92-13 amending certain sections of the City's wrecker policy;

**WHEREAS**, on April 12, 2004, the City Council passed Resolution 2004-02 amending Section 7 of the City's wrecker policy; and

**WHEREAS**, the City of Florence desires to further amend the wrecker policy;

**NOW, THEREFORE**, be it resolved by the City Council of Florence, duly assembled, that Section 7, Paragraphs (a), of the wrecker policy be amended to read as follows, the changed language being highlighted:

*Section 7. Wrecker and storage charges.*

(a) A maximum charge of \$80.00 dollars shall be made for the use of the wrecker when a vehicle is towed at the request of the City of Florence Police Department. Provided a maximum charge of \$100.00 dollars shall be allowed when a dolly is required. A corresponding additional charge may be made if the vehicle is flipped over and must be righted or is on a bank or sloping terrain. If the owner of such vehicle appears before his vehicle is towed away and makes claim to his vehicle after the wrecker has been ordered to remove such vehicle, the vehicle may be released to the owner upon settlement with the wrecker service, provided the owner shall satisfy all charges against the vehicle at police headquarters. A maximum charge of \$150.00 dollars per hour shall be made for each heavy duty wrecker. Provided this section shall apply only to those wrecker owner/operators who apply for police rotation as specified in Sections 2 and 3 in this policy.

All remaining sections of the City's wrecker policy shall remain unchanged and in full force and effect.

**AND IT IS SO RESOLVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2009.**

Approved as to form:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
City Attorney

\_\_\_\_\_  
STEPHEN J. WUKELA  
Mayor

Attest:

\_\_\_\_\_  
DIANNE M. ROWAN  
Municipal Clerk

**VIII. b.  
Resolution  
No. 2009-12**

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** September 14, 2009

**AGENDA ITEM:** Resolution

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

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**I. ISSUE UNDER CONSIDERATION:**

*A resolution to correct a typographic error in Ordinance 2008-17 approved on April 22, 2008.*

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

*Ordinance 2008-17 to rezone property on Howe Springs Road to a PDD-Planned Development District was approved on April 22, 2008 and contained an error relating to the front setbacks. The ordinance stated a 30 foot front setback and should have been a 15 foot setback as shown on the approved site plan.*

*The original ordinance was signed by Mayor Frank Willis, the resolution states that the corrected ordinance will be signed by current Mayor Stephen Wukela.*

**III. POINTS TO CONSIDER:**

*The error should be corrected to conform to the approved site plan for the Planned Development District.*

**IV. OPTIONS:**

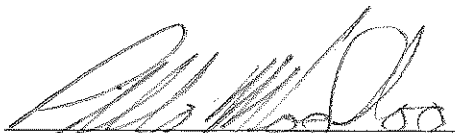
*City Council may:*

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

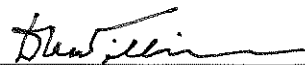
**V. PERSONAL NOTES:**

**VI. ATTACHMENTS:**

*Corrected Ordinance 2008-17  
Resolution  
Planned Development District site plan*



Phillip M. Lookadoo, AICP  
Urban Planning and Development Director



David N. Williams  
City Manager

State of South Carolina)

County of Florence )

Resolution # R 2009-\_\_\_\_\_

WHEREAS, the City of Florence approved ordinance 2008-17 on April 22, 2008 to rezone property on Howe Springs Road to PDD, Planned Development District and;

WHEREAS, a typographic error was made in the said document and;

WHEREAS, this resolution seeks to correct the error by replacing "30 feet front setback" by "15 front setback" to be consistent with the approved site plan and;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Florence that this error be corrected and the corrected ordinance 2008-17 be signed by the current mayor, Stephen J. Wukela.

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

Approved as to form:

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

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

Attest:

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

**ORDINANCE NO. 2008- 17**

**AN ORDINANCE TO REZONE 4 +/- ACRES OF PROPERTY OWNED BY HUGH WILLCOX LOCATED ON HOWE SPRINGS ROAD TO PD, PLANNED DEVELOPMENT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.**

**WHEREAS**, a Public Hearing was held in Room 803 of the City-County Complex on March 25, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

**WHEREAS**, Article IX, Section 9.5, entitled "Administrative Procedures, Actions" of the Consolidated Zoning Ordinance for the City of Florence adopted April 19, 1999, provides a procedure for amending the Official Zoning Map of the City of Florence; and

**WHEREAS**, an application by Scott A Redinger, a Designated Agent of Hugh Willcox for property located on Howe Springs Road, Florence County was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be changed from R-5, Multi-Family Residential to PD, Planned Development District and described as follows:

**A portion of property shown on Florence County Tax Map No. 152, Block 01, Parcel 115 consisting of 4 +/- acres**

**WHEREAS**, the Florence County/Municipal Planning Commission and 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 re-zoning the aforesaid properties to PD, Planned Development.

I. A 4 +/- acre portion of property located on Howe Springs Road and owned by Hugh Willcox is hereby zoned to PD, in accordance with the attached development plan and identified by the following tax map block and parcel numbers:

152-01-115

II. The Planned Development rezoning shall be with the following conditions:

Allowed Uses (NAICS):

19 Duplex buildings, 38 units total (81411)

1 Office building (531311)

1 Community Building (531120)

Lot Setback Requirements:

Minimum 15 feet Front Setback  
Minimum 5 feet Side Setback  
Minimum 15 feet Rear Setback

Road Configuration:

Road to be approximately 600 feet with a hammerhead / Cul-de-sac hybrid for emergency turnaround at the end  
36 parking spaces  
10 handicap assessable parking spaces

Signs

Compliant with B-3 zoning

No home occupations allowed

No other accessory structures allowed

III. Said property being officially rezoned to the classification Planned Development (PD) and the official Zoning Map of the City of Florence is so amended to reflect said change.

2. That this Ordinance shall become effective upon its approval and adoption this 22nd day of April, 2008 by the City Council of the City of Florence and posting of this amendment in the official **Zoning Atlas**.

**ADOPTED THIS** 22 **DAY OF** April, 2008.

**Approved as to form:**

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

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

**Attest:**

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



STATE OF SOUTH CAROLINA)

)

AFFIDAVIT OF WILLIAM C. ERVIN, JR.

COUNTY OF FLORENCE )

**PERSONALLY APPEARED BEFORE ME**, William C. Ervin, Jr., P.E.,

who, being duly sworn, deposes and says:

1. My name is William C. Ervin, Jr., and I am a professional engineer practicing civil engineering with Ervin Engineering Co., Inc. in Florence, SC.
2. Our firm served as the site design engineer for the Planned Development of the four (4) acre parcel owned by Hugh L. Willcox, Jr., which is designated in the Florence County tax records as tax parcel 152-01-115, said parcel having been zoned as a Planned Development by Ordinance No. 2008-17 adopted on April 22, 2008.
3. It has come to my attention that the ordinance approving this planned development contains a clerical error that was carried over from the original Site Plan I prepared, a copy of said original Site Plan being attached hereto as Exhibit "A".
4. As originally drawn, and as seen on Exhibit "A", the plan shows a 15' setback line for both the front and the rear; however, through a typographical error, the front setback line, which scales to 15', was improperly labeled with the words "30' Setback". This typographical error was carried over to Ordinance No. 2008-17 in Paragraph 1(I) under the heading of "Lot Setback Requirements".
5. In order to correct this clerical error, I have prepared a new Site Plan which is attached hereto as Exhibit "B". This Site Plan is the identical drawing as the original

plan except that the words "15' Setback" have been substituted for the words "30' Setback" in order to correct the typographical error.

6. The Site Plan as originally drawn has not changed at all, and it met all requirements throughout the process.

  
WILLIAM C. ERVIN, JR., P.E.

SWORN to before me this  
9 day of September, 2009.

Wanda M. Daley  
Notary Public for South Carolina  
My Commission Expires: 1-24-2013



**IX. a.  
Appointments to  
Housing Board**

**FLORENCE CITY COUNCIL**

**DATE:** September 14, 2009

**AGENDA ITEM:** Appointments to Housing Board of Adjustments and Appeals

**DEPARTMENT/DIVISION:** Administration/City Council

**ISSUE UNDER CONSIDERATION:** To fill vacancies on this Board

**ATTACHEMENTS:**

- 1) A copy of the completed applications

**HOUSING BOARD OF ADJUSTMENTS AND APPEALS**

**Five Vacancies  
September 14, 2009**

**There are five vacancies on the Housing Board of Adjustments and Appeals**

**Ms. Peggy M. Collins** – Is interested in being appointed.

**Dr. Roger A. Davis** - Is interested in being appointed.

**Mr. Gilbert K. Dozier** - Is interested in being appointed.

**Ms. Teresa Myers Ervin** - Is interested in being appointed.

**Mr. James D. Kennedy** - Is interested in being appointed.

**Mr. David A. Richardson, Jr.** - Is interested in being appointed.

**Mr. Singletary** - Is interested in being appointed.

## **HOUSING BOARD OF ADJUSTMENTS AND APPEALS**

The Board shall consist of five (5) members, composed of one real estate broker, one physician, one architect, engineer or general contractor, one building materials dealer, and one member at large from the homeowners of the governed area. The board shall be appointed by the City Council.

In the event it would not be possible to fill the membership of the board in all categories listed above, the council may select the remaining membership from business and professional residents of the governed area.

Of the members first appointed, two (2) shall be appointed for a term of one (1) year, two (2) for a term of two (2) years, one (1) for a term of three (3) years, and thereafter they shall be appointed for terms of four (4) years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Continued absence of any member from regular meetings of the board shall, at the discretion of the city council, render any such member liable to immediate removal from office.



**APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA**

<b>Board or Commission for which you are applying:</b> Housing Board of Adjustments And Appeals			
<b>Your Name (Last, First, Middle):</b> Collins, Peggy M.		<b>County:</b> Florence	<b>Council District:</b>
<b>Residential Address:</b> 602 Cherokee Road		<b>City:</b> Florence	<b>State:</b> South Carolina <b>Zip Code:</b> 29501
<b>Mailing Address:</b>		<b>City:</b>	<b>State:</b> South Carolina <b>Zip Code:</b>
<b>Your Occupation - Title:</b> Real Estate Broker		<b>Business Phone:</b> 843 667 4156	<b>Residence Phone:</b> 843 662 0103
<b>Employer Name:</b> Prudential Segars Realty		<b>E-Mail Address:</b> peggy@thecollinsteam.com	
<b>Employer Address:</b> 419 South Coit Street		<b>City:</b> Florence	<b>State:</b> South Carolina <b>Zip Code:</b> 29501

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 6 years

Why would you like to serve?

To aid in the fiduciary responsibilities for the citizens of Florence and to enhance the community for all.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:  
No

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:  
No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:  
No

Are you involved in any Community Activities? If so, please list:  
Cooks for Christ

What are your goals and objectives if appointed to the Commission/Board? I would like to see the abandoned properties and lots around town cleaned up to make the area a safer place and to enhance the beauty of Florence. I also want to make sure that the true intent and meaning of the Housing Codes or any of its regulations have not been misconstrued or wrongly interpreted. I certify that the information above is true and correct. Information on this form will be considered public information.

Peggy Collins  
Signature

3/3/09  
Date

**RETURN COMPLETED FORM TO:**  
Office of the City Clerk  
City of Florence  
City County Complex AA  
180 N. Irby Street  
Florence, SC 29501  
Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

<b>Board or Commission for which you are applying:</b> Housing Board of Adjustments And Appeals			
<b>Your Name (Last, First, Middle)</b> DAVIS, ROGER ALLEN		<b>County</b> FLORENCE	
<b>Residential Address</b> 615 ASCOT DR.		<b>City</b> FLORENCE	<b>State</b> South Carolina
<b>Mailing Address</b>		<b>City</b>	<b>Zip Code</b> 29501
<b>Your Occupation - Title</b> PHYSICIAN		<b>Business Phone</b> 843-665-1555	<b>Residence Phone</b> 843-465-1555
<b>Employer Name</b>		<b>E-Mail Address</b> rod1118091.msn.com	
<b>Employer Address</b>		<b>City</b>	<b>State</b> South Carolina
			<b>Zip Code</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? \_\_\_\_\_

Why would you like to serve?  
 TO IMPROVE THE COMMUNITY AT LARGE

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:  
 NO.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:  
 NO.

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:  
 NO

Are you involved in any Community Activities? If so, please list:  
 \_\_\_\_\_

What are your goals and objectives if appointed to the Commission/Board?  
 TO INSURE FAIR + BALANCED PROCEEDINGS

I certify that the information above is true and correct. Information on this form will be considered public information.

*Roger A. Davis M.D.*  
 Signature

March 2, 2009  
 Date

**RETURN COMPLETED FORM TO:**

Office of the City Clerk  
 City of Florence  
 City County Complex AA  
 180 N. Irby Street  
 Florence, SC 29501  
 Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	





APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: Housing Board of Adjustments And Appeals			
Your Name (Last, First, Middle) GILBERT KELLY DOZIER		County FLORENCE	Council District AT LARGE DIST.
Residential Address 716 RICE HOPE COVE		City FLORENCE	State South Carolina
Mailing Address P.O. BOX 102		City FLORENCE	Zip Code 29501
Your Occupation - Title BUSINESS OWNER (President)		Business Phone (843)662-0123	Residence Phone (843)667-0167
Employer Name GILFO, INC.		E-Mail Address	
Employer Address 275 WEST DARLINGTON STREET		City FLORENCE	State South Carolina
			Zip Code 29501

General Qualifications

Are you a resident of the City?  Yes  No How Long? 28 YEARS

Why would you like to serve?

I believe that (with this appointment) I will be able to help provide a service that will go a long way in helping to create a better living and business environment in the City of Florence

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:  
(NO)

Served on Board of Directors for PDRTA

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

Served on Board of Directors for PDRTA

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

(NO)

Are you involved in any Community Activities? If so, please list:

At present none outside of my church.

What are your goals and objectives if appointed to the Commission/Board?

To help to remove as soon as possible and as much as possible any blighted properties that are unfit for human habitation

I certify that the information above is true and correct. Information on this form will be considered public information.

*Gilbert Kelly Dozier*  
Signature

*March 10, 2009*  
Date

RETURN COMPLETED FORM TO:

Office of the City Clerk  
City of Florence  
City County Complex AA  
180 N. Irby Street  
Florence, SC 29501  
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	3-10-09
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <b>HOUSING BOARD OF ADJUSTMENTS AND APPEALS</b>			
Your Name (Last, First, Middle) <b>ERVIN, TERESA MYERS</b>		County <b>FLORENCE</b>	Council District <b>Dist. 1</b>
Residential Address <b>926 GLADSTONE ST.</b>		City <b>FLORENCE</b>	State <b>South Carolina</b>
Mailing Address <b>926 GLADSTONE ST.</b>		City <b>FLORENCE</b>	Zip Code <b>29501</b>
Your Occupation - Title <b>REGISTERED NURSE &amp; REALTOR</b>		Business Phone <b>843-260-6537</b>	Residence Phone <b>843-667-8780</b>
Employer Name <b>MCLEOD HEALTH &amp; CENTURY 21 KING, INC</b>		E-Mail Address <b>teresamervin@gmail.com</b>	
Employer Address <b>555 E. CHEVES ST.</b>		City <b>FLORENCE</b>	Zip Code <b>29506</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 46 yrs.

Why would you like to serve?  
I would like to serve because I love being a part of Florence, S.C. It is my desire to see Florence grow and prosper.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:  
NO, I DO NOT.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:  
NO, I HAVE NOT.

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:  
I AM NOT CURRENTLY IN A POSITION WITH ANY ORGANIZATION OR BOARD, BUT IN 1997 I WAS IN THE NWFNC AS SECRETARY AND THE GROUP RECEIVED CDBG FUNDS.

Are you involved in any Community Activities? If so, please list:  
I AM A MEMBER OF THE NORTH WEST FLORENCE NEIGHBORHOOD COMMUNITY WATCH GROUP. I AM AN ASSOCIATE MINISTER AT SOUTHWEST BAPTIST CHURCH. A MEMBER OF WFHS BAND BOOSTERS

What are your goals and objectives if appointed to the Commission/Board?  
TO ASSIST WITH THE FACILITATION OF EQUITABLE APPEALS REGARDING VACANT AND ABANDONED PROPERTIES, WHILE IMPROVING THE CITY OF FLORENCE.

I certify that the information above is true and correct. **Information on this form will be considered public information.**

Teresa Ervin  
 Signature

03-17-09  
 Date

**RETURN COMPLETED FORM TO:**  
 Office of the City Clerk  
 City of Florence, City County Complex AA,  
 180 N. Irby Street, Florence, SC 29501  
 Fax: 843-665-3110

<b>FOR OFFICE USE ONLY</b>	
Received:	<u>3-19-09</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Housing Board of Appeal</i>			
Your Name (Last, First, Middle) <i>Kennedy, James D.</i>		County	Council District
Residential Address <i>1108 Lawerance Drive</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>same P.O. Box 6441</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29502</i>
Your Occupation - Title <i>Contractor (self employed)</i>	Business Phone <i>667-1970</i>	Residence Phone <i>Same</i>	
Employer Name	E-Mail Address <i>James Kennedy 54@gmail.com</i>		
Employer Address	City	State <i>South Carolina</i>	Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *45 years*

Why would you like to serve?

*I have a long love for my city and a lifetime of experience in carpentry and construction.*

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:

*NO*

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

*NO*

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

*NO*

Are you involved in any Community Activities? If so, please list:

*Need and Seed*

What are your goals and objectives if appointed to the Commission/Board?

*To be dependable, fair, concerned and honest*

I certify that the information above is true and correct. Information on this form will be considered public information.

Signature 

Date *March 27, 2009*

**RETURN COMPLETED FORM TO:**

Office of the City Clerk  
City of Florence, City County Complex AA,  
180 N. Irby Street, Florence, SC 29501  
Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	<i>4-2-2009</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: Housing Board of Adjustments And Appeals			
Your Name (Last, First, Middle) Richardson, Jr., David, Aubrey		County Florence	
Residential Address 2137 Pathway Ct.		City Effingham	State South Carolina
Mailing Address Same		City Effingham	Zip Code 29541
Your Occupation - Title Assistant Solicitor		Business Phone 843-665-3091	Residence Phone 843-407-4122
Employer Name 12th Judicial Circuit Solicitor's Office		E-Mail Address Darich81@aol.com	
Employer Address 180 N. Irby St MSC-Q		City Florence	Zip Code 29501

General Qualifications

Are you a resident of the City?  Yes  No How Long? 10 mths

Why would you like to serve?

To improve ~~the~~ aesthetics and safety in the City of Florence

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:

NO

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

NO

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

NO

Are you involved in any Community Activities? If so, please list:

Currently acting as President of a temporary board for the neighborhood ass. of "Womack Gardens" in hopes to establish the neighborhood association

What are your goals and objectives if appointed to the Commission/Board?

To act in the best interest of the city, specifically with regard to crime/ gang prevention

I certify that the information above is true and correct. Information on this form will be considered public information.

Signature

2-3-09  
Date

RETURN COMPLETED FORM TO:

Office of the City Clerk  
City of Florence  
City County Complex AA  
180 N. Irby Street  
Florence, SC 29501  
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	2-9-09
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>BOARD OF HOUSING ADJUSTMENTS &amp; APPEALS</b>			
Your Name (Last, First, Middle) <b>SINGLETARY</b>		County <b>FLORENCE</b>	Council District
Residential Address <b>508 OAK ST.</b>		City <b>Florence</b>	State <b>SC</b> South Carolina
Mailing Address <b>P.O. Box 12064</b>		City <b>Florence</b>	State <b>SC</b> South Carolina
Your Occupation - Title <b>Retired</b>		Business Phone	Residence Phone <b>843-317-6920</b>
Employer Name <b>N/A</b>		E-Mail Address	
Employer Address <b>N/A</b>		City	State <b>South Carolina</b>
			Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? **36**

Why would you like to serve?

**I WANT TO MAKE A DIFFERENCE FOR THE RESIDENTS OF THE CITY**

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:

**NO**

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

**NO**

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

**NO**

Are you involved in any Community Activities? If so, please list:

**NO**

What are your goals and objectives if appointed to the Commission/Board?

**MY GOALS TO MAKE SURE THE RIGHTS OF EVERY CITIZEN IS MET.**

I certify that the information above is true and correct. Information on this form will be considered public information.

**[Signature]**  
Signature

**5/20/09**  
Date

**RETURN COMPLETED FORM TO:**

Office of the City Clerk  
City of Florence  
City County Complex AA  
180 N. Irby Street  
Florence, SC 29501  
Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	