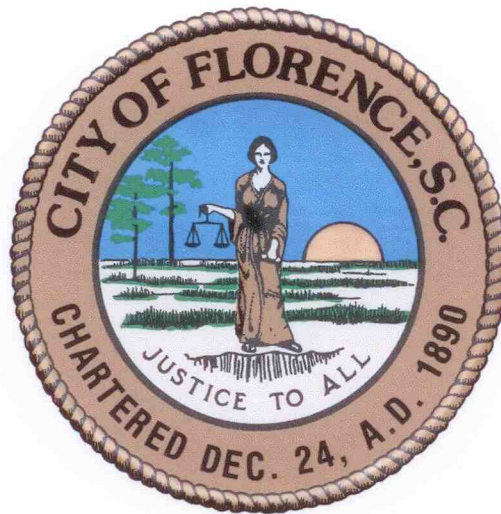


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
ROOM 604, CITY-COUNTY COMPLEX
FLORENCE, SOUTH CAROLINA

MONDAY
OCTOBER 10, 2011
6:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, OCTOBER 10, 2011 - 6:00 P.M.

NORTHWEST PARK COMMUNITY CENTER, 801 CLEMENT STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance

III. APPROVAL OF MINUTES

September 12, 2011 – Regular Meeting

September 21, 2011 – Special Meeting

IV. APPEARANCE BEFORE COUNCIL

a. Mr. John Isgett – to discuss the City’s Sign Ordinance.

V. TO RECEIVE PUBLIC COMMENT

VI. ORDINANCES IN POSITION

a. Bill No. 2011-18 – Second Reading

An Ordinance to amend Section 2-75 of the City Code to provide for two additional members of the City-County Civic Center Commission, one appointed by the Florence City Council and one appointed by the Florence County Council.

b. Bill No. 2011-20 – Second Reading

An Ordinance to amend the Budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2011, and ending June 30, 2012.

c. Bill No. 2011-21 – Second Reading

An Ordinance to annex and zone properties owned by Byrd Estates, Florence School District One, Gary Brown, Ken and Gloria Brown and Michael Brown.

- d. **Bill No. 2011-23 – Second Reading**
An Ordinance adopting new Code Sections 2-200 through 2-207 in order to provide for the establishment of a Downtown Economic Development Incentive Program for the City of Florence.

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2011-24 – First Reading**
An Ordinance to rezone 616 South Coit Street, Tax Map #90088-07-038, from B-1, Limited Business to B-2, Convenience Business District.
- b. **Bill No. 2011-25 – First Reading**
An Ordinance authorizing the City to lease that certain real property consisting of a house and lot in the City of Florence, State of South Carolina known as 510 N. McQueen Street, said lot being designated as Tax Parcel 90072-14-018 in the records of the Florence County Tax Assessor, to King of King Church of God to be used exclusively for housing a family in accordance with the Touching Lives/Homes of Hope Project.

VIII. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2011-20**
A Resolution to declare October as National Domestic Violence Awareness Month.
- b. **Resolution No. 2011-21**
A Resolution to declare October as National Colonial Heritage Month.
- c. **Resolution No. 2011-22**
A Resolution in support of President Barack Obama's Jobs Bill.
- d. **Resolution No. 2011-23**
A Resolution to request the Department of Justice to reject the Voter ID Bill.
- e. **Resolution No. 2011-24**
A Resolution expressing the commitment of the City of Florence to funding the capital construction expense for the M.O.O.R.E. Basketball and Youth Outreach Center.

IX. REPORTS TO COUNCIL

a. Appointments to Boards and Commissions

- 1. 2010 appointment/reappointment to Accommodations Tax Advisory Committee by Councilman Powers**
- 2. 2011 appointments/reappointments to various boards/commissions**

b. A report on a policy to name City owned public buildings and facilities.

c. A report on the recommendations of the Accommodations Tax Advisory Committee.

X. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, SEPTEMBER 12, 2011 - 1:00 P.M.
CITY-COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 1:03 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Steve Powers; Councilman Edward Robinson; Councilwoman Octavia Williams-Blake; and Councilman Glynn Willis.

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

MEDIA PRESENT: Notices of this special meeting of Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. Tucker Mitchell from the Morning News; Ms. Patricia Burkett from WBTW TV-13; and Ms. Tonya Brown from WPDE TV-15 were present for the meeting.

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting which was followed by the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the August 8, 2011 Regular Meeting. Councilman Powers seconded the motion, which carried unanimously.

SPECIAL RECOGNITIONS AND HONORS

KEY TO THE CITY PRESENTATION

Mayor Stephen Wukela presented Ms. Bree Boyce, Miss South Carolina 2011 a Key to the City of Florence along with a Resolution of Recognition in her honor. Bree is a native Florentine and will represent South Carolina in the Miss America Pageant in January 2012.

CITIZEN OF THE MONTH

Mr. David Williams, City Manager was honored by Council as the Citizen of the Month for September, 2011. Mr. Williams will retire from the City on September 30, 2011 after 26 years of service with the last 14 years serving as City Manager.

RETIREMENT AWARD

Mr. Junior M. Turner was recognized for his retirement from the City on August 31, 2011. Mr. Turner retired after 41 years of service with the City. Mr. Ricky Kirkland, Division Manager of Distribution Operations, accepted a retirement plaque on Mr. Turner's behalf.

SERVICE RECOGNITIONS

Mayor Wukela presented Matt Warnix of the Fire Department with a certificate in recognition of his 15 years of service with the City of Florence.

APPEARANCE BEFORE COUNCIL

MR. CHRISTOPHER GOSS, TIMROD PARK NEIGHBORHOOD ASSOCIATION – TO MAKE A COMMUNITY PRESENTATION

Mr. Christopher Goss, Mr. Steve Guyton and Ms. Alicia Connally made a presentation to Council regarding their efforts to preserve the quality of their neighborhood and neighborhoods all over Florence. Mr. Goss stressed that this is a City of Florence issue and not just a Timrod Park issue. Mr. Goss gave a brief history of how one bad house can bring down an entire neighborhood; Mr. Guyton presented a report on the current status of the community, how the community looks now and issues they are having and Ms. Connally talked about some solutions to these issues. Solutions proposed included a property registry, appointing a task force, amending the Permit to Board Ordinance; and education.

Ms. Teena Kyer, Director of the Montessori School located on the corner of Palmetto and Warley Streets spoke to Council regarding her concerns for the neighborhood. Her areas of concern are the abandoned buildings and the lack of upkeep from the adjacent neighbors. Ms. Kyer is also concerned about the adult care home that adjoins their property on Warley Street.

Mayor Wukela requested that Council review this issue and cooperate with the community groups and see if an Ordinance can be developed, passed by Council and enforced to meet these issues.

Councilman Willis stated he supports a livability court and believes it is time to implement one.

Councilwoman Ervin feels that Council needs to hold a worksession and meet with Mr. Scotty Davis, the Community Services Director, who has worked with these issues for years, to find out what would be the best direction to take on this issue.

MS. ELLEN HAMILTON, DIRECTOR OF THE PEE DEE COALITION AGAINST DOMESTIC AND SEXUAL ASSAULT

Ms. Hamilton thanked Council for their support in helping the Coalition to get their start 25 years ago. Ms. Hamilton presented Mayor Wukela a plaque of recognition and thanked Mr. David Williams and City Council for 25 years of support in making the City of Florence a safer more compassionate community.

MS. MORYAH JACKSON, APPRENTICESHIP CAROLINA

Ms. Jackson is an apprenticeship consultant for this region and works with the South Carolina Technical College System. Ms. Jackson works with businesses to help train their workforce. This service is free and all paperwork is handled by Ms. Jackson. What the apprenticeship model does is create a training program that has a federal recognition and also a \$1,000 state tax credit. There are three primary

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2011 – PAGE 3**

components to this: they want to see a scalable wage progression so employees see that there is a salary increase as they gain competency; they also have to have job related education; and on-the-job training. Ms. Jackson requested that Council utilize her services to help Florence grow and to help our state grow.

MR. JOHN ISGETT – TO DISCUSS THE CITY’S SIGN ORDINANCE.

Mr. Isgett was not present for the meeting.

SPECIAL RECOGNITION FOR BB& T AND KEEP FLORENCE BEAUTIFUL FOR THEIR BEAUTIFICATION EFFORTS IN DOWNTOWN FLORENCE.

Councilman Powers recognized Mr. Paul Seward of BB&T and Mr. Bill Pickle of Keep Florence Beautiful for their contributions to the beautification efforts in downtown Florence. BB&T donated \$6,000 for new plants for the City-County Complex. Mr. Pickle designed the layout of the plants and supervised the plantings at the complex.

ORDINANCE IN POSITION

BILL NO. 2011-19 – SECOND READING

AN ORDINANCE AUTHORIZING THE SALE OF A PARCEL OF UNIMPROVED LAND CONTAINING 0.020 ACRE (871 SQUARE FEET), MORE OR LESS, BEING SHOWN ON A MAP PREPARED BY SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION DATED JUNE 29, 2011 AND BEING THE PARCEL DESIGNATED AS TAX MAP 00146-01-083 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

An Ordinance authorizing the sale of a parcel of unimproved land containing 0.020 acre (871 square feet), more or less, being shown on a map prepared by South Carolina Department of Transportation dated June 29, 2011 and being the parcel designated as Tax Map 00146-01-083 in the records of the Florence County Tax Assessor was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-19 on second reading. Councilman Powers seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2011-18 – FIRST READING

AN ORDINANCE TO AMEND SECTION 2-75 OF THE CITY CODE TO PROVIDE FOR TWO ADDITIONAL MEMBERS OF THE CITY-COUNTY CIVIC CENTER COMMISSION, ONE APPOINTED BY THE FLORENCE CITY COUNCIL AND ONE APPOINTED BY THE FLORENCE COUNTY COUNCIL.

An Ordinance to amend Section 2-75 of the City Code to provide for two additional members of the City-County Civic Center Commission, one appointed by the Florence City Council and one appointed by the Florence County Council was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-18 on first reading. Councilman Willis seconded the motion.

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Councilman Powers asked for clarification of the necessity to add another member to this Commission.

Mayor Wukela stated that the necessity comes from an individual who would like to serve on this Commission; however there are no vacancies at this time to accommodate this request. Florence County Council has already approved this Ordinance to add another member to be appointed by County Council.

Voting in favor of Bill No. 2011-18 was Councilwoman Ervin, Councilman Robinson, Mayor Wukela, Mayor Pro tem Brand and Councilman Willis.

Voting in opposition of Bill No. 2011-18 was Councilman Powers and Councilwoman Williams-Blake.

BILL NO. 2011-20 – FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011, AND ENDING JUNE 30, 2012.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011, and ending June 30, 2012 was passed on first reading.

Mr. David N. Williams, City Manager reported to Council that this amendment provides for funds that were budgeted in the past fiscal year but as of June 30, 2011 were still unspent because of necessary time taken to complete a certain project or make certain purchases by June 30th. In order to be able to utilize those funds in the current year it is necessary to amend the current year's budget to bring those funds forward. Those items are detailed in this proposed ordinance.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-20 on first reading. Councilman Willis seconded the motion, which carried unanimously.

BILL NO. 2011-21 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY BYRD ESTATES, FLORENCE SCHOOL DISTRICT ONE, GARY BROWN, KEN AND GLORIA BROWN AND MICHAEL BROWN.

An Ordinance to annex and zone properties owned by Byrd Estates, Florence School District One, Gary Brown, Ken and Gloria Brown and Michael Brown was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that this is a request to annex and zone portions of Tax Map #00099-01-004 as B-3 and #00099-91-003 as R-3. Also there is a request to zone all of Tax Map #00098-01-003, #00098-01-004 and #00098-01-003 as R-3. The request is being made by the property owners: Byrd Estates, Florence School District One, Gary Brown, Ken & Gloria Brown and Michael Brown.

The proposed uses for this property are for a school and residential land use. The request is in compliance with the Comprehensive Plan.

A public hearing for rezoning was held at the September 8th, 2010 Planning Commission meeting and was approved with a vote of 6-0.

Mayor Pro tem Brand made a motion to approve Bill No. 2011-21. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

BILL NO. 2011-22 – FIRST READING

AN ORDINANCE TO ESTABLISH REGULATIONS AND REQUIREMENTS RELATED TO THE SALE, DISTRIBUTION, POSSESSION, OR USE OF SYNTHETIC MARIJUANA AND BATH SALTS WITHIN THE CITY OF FLORENCE.

An Ordinance to establish regulations and requirements related to the sale, distribution, possession, or use of synthetic marijuana and bath salts within the City of Florence was passed on first reading.

Chief Anson Shells introduced Dr. Bill Caughman, Medical Director of Carolinas Hospital System's Emergency Department. Dr. Caughman reported to Council that the hospital has seen a huge increase in the amount of patients that have used bath salts; a chemical compound which is a synthetic or analog of both cocaine and marijuana and falls under the designer drug category. They are different enough, molecularly that they cannot be outlawed. They are outlawed for human consumption in the U.S. but if it's not for human consumption, i.e. bath salts or plant food, it can be used. We are seeing more and more cases of people with longer ICU stays and occasional deaths. This has become near an epidemic in our community. Dr. Caughman expressed his appreciation for any help that Council could give them with this problem.

(An Executive Session was held to receive legal advice on this issue before action was taken).

After the Executive Session, Councilman Willis made a motion to pass Bill No. 2011-22 on first reading. Councilman Powers seconded the motion, which carried unanimously.

EXECUTIVE SESSION

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

Council entered into Executive Session at 2:10 p.m.

Mayor Wukela reconvened the regular meeting at 3:17 p.m.

Mayor Wukela stated that an extensive Executive Session was held in which economic development and legal matters were discussed and legal advice was given by the City Attorney.

BILL NO. 2011-23 – FIRST READING

AN ORDINANCE ADOPTING NEW CODE SECTIONS 2-200 THROUGH 2-207 IN ORDER TO PROVIDE FOR THE ESTABLISHMENT OF A DOWNTOWN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR THE CITY OF FLORENCE.

An Ordinance adopting new Code Sections 2-200 through 2-207 in order to provide for the establishment of a Downtown Economic Development Incentive Program for the City of Florence was passed on first reading.

Council discussed this Ordinance in Executive Session.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-23 on first reading. Councilman Powers seconded the motion, which carried unanimously.

Mr. Drew Griffin, Director of Public Works and Utilities answered Council's questions regarding this program.

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The Downtown Development Manager will be the point of contact but the incentives will come before Council for approval. The incentive program is directed at redevelopment projects. The City will be looking at people potentially coming from the outside, and for people who are Florence area developers who look to the City, the downtown, the CDBG area and the TIF District area to redevelop. The intent of the City is to also provide a listing of incentives directed at the current merchants. These incentives could be low interest loans, façade grants, through the incubator program working with the small business administration and business development incentives. There are actually two layers to the incentive program. This proposed Ordinance relates to the redevelopment level and at a later date there will be another layer that relates to the existing businesses and their redevelopment. Incentive grants at the existing business stock entrepreneur will be presented to Council for consideration to determine which ones are both suitable and affordable.

Councilman Robinson expressed his concerns with the merchants that are currently downtown and what will happen to them if improvements to the surrounding properties increase their property values causing their tax base to increase and possibly resulting in them being displaced. Councilman Robinson asked about the business incubator and how it will be the mechanism to help get businesses started in downtown.

Mr. Griffin agreed that the incubator, or the business development, is an important piece to the success of downtown and would recommend that the city begin talking with the Downtown Merchant Association and with key people downtown to get this started. Mr. Griffin suggested that a worksession be scheduled so that there can be discussion on what the issues and incentives should be for the merchants that are currently downtown.

Councilwoman Williams-Blake stated that one of her concerns regarding the incentives is about the current downtown merchants that are renting their buildings. If their buildings are improved and their rent is increased they could be evicted if they are unable to pay the higher rent. Councilwoman Williams-Blake requested that this be kept in mind during the discussions at the worksession.

Mayor Wukela stated that for some time Council has been desirous of incentivizing private investment, particularly downtown, but also in the surrounding areas. Council has been in discussions with a group of developers who are considering a development and investment of approximately \$4.5 million in a downtown property to create a restaurant and hotel. During these discussions, Council and staff realized that it was best to create a structure for these incentives in Ordinance form. While leaving the exclusive discretion of the council to make the decision on any particular project, it gave Council a format of structure to analyze these requests and gave staff the ability to make recommendations to Council according to these preset recommendations so that future investors could be treated the same. In closing, Mayor Wukela stated that staff and the downtown development manager are very interested in designing low interest loans and façade grants, particularly designed at aiding merchants who might not be eligible for some of these other programs.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-23 on first reading. Councilman Willis seconded the motion, which carried unanimously.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2011-17

A RESOLUTION DECLARING NOVEMBER 1, 2011 AS “EXTRA MILE DAY”.

A Resolution declaring November 1, 2011 as “Extra Mile Day” was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2011-17. Councilman Willis seconded the motion, which carried unanimously.

RESOLUTION NO. 2011-18

A RESOLUTION OF RECOGNITION FOR BREE BOYCE, MISS SOUTH CAROLINA 2011.

A Resolution of recognition for Bree Boyce, Miss South Carolina 2011 was adopted by Council. Mayor Pro tem Brand made a motion to adopt Resolution No. 2011-18. Councilman Powers seconded the motion, which carried unanimously.

RESOLUTION NO. 2011-19

A RESOLUTION DECLARING SEPTEMBER 24, 2011 AS WORLDWIDE DAY OF PLAY.

A Resolution declaring September 24, 2011 as Worldwide Day of Play was adopted by Council. Councilwoman Williams-Blake made a motion to adopt Resolution No. 2011-19. Councilwoman Ervin seconded the motion, which carried unanimously.

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

a. 2010 appointment/reappointment to the Accommodations Tax Advisory Committee by Councilman Robinson.

This item was deferred.

b. 2011 appointments/reappointments to various boards/commissions.

Accommodations Tax Advisory Committee

Councilwoman Williams-Blake made a motion to reappoint Dr. Benjamin Woods to serve on the Accommodations Tax Advisory Committee. Councilwoman Ervin seconded the motion, which carried unanimously.

Dr. Woods was reappointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and expire June 30, 2014

City-County Memorial Stadium Commission

Councilwoman Ervin made a motion to confirm Councilman Powers' recommendation to reappoint Mr. Robert Cooksey to serve on the Memorial Stadium Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Cooksey was reappointed to serve on the City-County Memorial Stadium for a term to begin immediately and expire on June 30, 2016.

City of Florence Design Review Board

Councilman Robinson made a motion to confirm Mayor Wukela's recommendation to reappoint Mr. Billy Poston to serve on the Design Review Board. Councilman Powers seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2011 – PAGE 8**

Mr. Billy Poston was reappointed to serve on the Design Review Board for a term to begin immediately and expire June 30, 2015.

Councilwoman Ervin deferred her appointment to the Design Review Board until the October 10th meeting.

City of Florence Planning Commission

Councilman Robinson made a motion to reappoint Mrs. Dorothy Hines to serve on the Planning Commission. Councilwoman Ervin seconded the motion, which carried unanimously.

Mrs. Dorothy Hines was reappointed to serve on the Planning Commission for a term to begin immediately and expire June 30, 2014.

Mayor Pro tem Brand made a motion to reappoint Mrs. Mildred Welch to serve on the Planning Commission. Councilman Powers seconded the motion, which carried unanimously.

Mrs. Mildred Welch was reappointed to serve on the Planning Commission for a term to begin immediately and expire June 30, 2014.

City of Florence Zoning Board of Appeals

Councilman Willis made a motion to reappoint Ms. Consuella Ferguson to serve on the Board of Zoning Appeals. Councilwoman Ervin seconded the motion, which carried unanimously.

Ms. Consuella Ferguson was reappointed to serve on the Zoning Board of Appeals for a term to begin immediately and expire June 30, 2014.

Councilwoman Williams-Blake deferred her appointment to the Zoning Board of Appeals until the October 10th meeting.

Councilman Powers made a motion to reappoint Mr. Randolph Hunter to serve on the Zoning Board of Appeals. Councilman Willis seconded the motion, which carried unanimously.

Mr. Hunter was reappointed to serve on the Zoning Board of Appeals for a term to begin immediately and expire June 30, 2014.

Housing Authority Board

Mayor Wukela made a motion to reappoint Ms. Linda Becote to serve on the Housing Authority Board. Councilwoman Ervin seconded the motion, which carried unanimously.

Ms. Linda Becote was reappointed to serve on the Housing Authority Board for a term to begin immediately and expire June 30, 2016.

Veterans Park Committee

Councilwoman Ervin made a motion to reappoint Mr. Michael J. Montrose to serve on the Veterans Park Committee. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Mr. Montrose was reappointed to serve on the Veterans Park Committee for a term to begin immediately and expire June 30, 2016.

Councilman Robinson made a motion to appoint Mr. Donnie Carter to serve on the Veterans Park Committee to complete the unexpired term of Mr. John Howard, who recently resigned from the Committee. Councilman Powers seconded the motion, which carried unanimously.

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Mr. Carter was appointed to serve on the Veterans Park Committee for a term to begin immediately and expire June 30, 2014.

Councilman Robinson made a motion to reappoint Mr. David Phillips to serve on the Veterans Park Committee. Councilman Powers seconded the motion, which carried unanimously.

Mr. Phillips was reappointed to serve on the Veterans Park Committee for a term to begin immediately and expire June 30, 2016.

Mayor Pro tem Brand made a motion to reappoint Mr. Carlton L. Pridgen to serve on the Veterans Park Committee. Councilman Powers seconded the motion, which carried unanimously.

Mr. Carlton Pridgen was reappointed to serve on the Veterans Park Committee for a term to begin immediately and expire June 30, 2016.

A REPORT BY MAYOR PRO TEM BRAND REGARDING A MEETING OF THE BUDGET COMMITTEE.

Mayor Pro tem Brand stated that the committee, consisting of himself, Councilman Powers and Councilwoman Williams-Blake, met to discuss a request for funding from the Pee Dee Community Action Agency in the amount of \$35,000.

Mayor Pro tem Brand requested that he be allowed to speak with the agency prior to discussing whether or not Council will be able to fund their request.

Councilman Robinson stated he felt that based on the quality of the Pee Dee Community Action Agency and the service they provide that their request for \$35,000 should be approved.

Councilman Robinson made a motion that the request for \$35,000 be approved. Councilwoman Ervin seconded the motion.

Council had a lengthy discussion regarding if the funding is available and where it would be taken from.

Mayor Wukela stated that presumably the funding would come out of the general fund or undesignated fund balance and asked Mr. David Williams, City Manager, the status of the fund balance.

Mr. Williams responded there are two choices for funding of a project of this nature. One choice is to reduce funding from something that is already funded and the other would be to take funds from fund balance. Mr. Williams strongly advised Council not to invade the fund balance for things that are not capital or emergency related. The most logical choice is to reduce something else that is already funded in the budget.

Councilman Powers stated he felt the Committee had further work to do on this request and made a motion to recommit the request to the Budget Committee for further investigation to determine, if the request is approved, where the funding would come from. Councilman Willis seconded the motion.

Mayor Pro tem Brand reemphasized what the City Manager had stated that this funding should not come out of the fund balance. Mayor Pro tem Brand stated he feels there are other options already available in the city to help the children at the Weed and Seed facility.

Voting aye on the motion to recommit this issue to the budget committee was Councilman Powers and Councilman Willis.

Voting no to recommit this issue to the budget committee was Mayor Wukela, Councilman Robinson, Mayor Pro tem Brand, Councilwoman Williams-Blake, and Councilwoman Ervin.

Voting aye on the motion to approve the request of \$35,000 was Councilman Robinson and Councilwoman Ervin.

Voting no on the motion to approve the request of \$35,000 was Councilman Willis, Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

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A REQUEST BY REVEREND CLYDE M. ODOM FOR PARTNERSHIP IN THE TOUCHING LIVES PROGRAM.

In Reverend Odom's absence, Ms. Jean Sims appeared before Council to discuss the Touching Lives Program. This program proposes to rent the property at 510 N. McQueen Street for \$1.00 per year for 10 years. At the end of 10 years the property will be returned to the City. The property would be used to house a family. The program works with mainly homeless persons located at the Transitional Shelter to give them hope for the future. There will be criteria for families that are placed in the property. They will be required to maintain employment, set goals, work on obtaining a GED (if they do not have other formal education), be involved with their children and their schools, involved with the community, and receive counseling. This is a good opportunity to help those who have not had much of a chance.

Mr. David Williams, City Manager stated that the City has two relocation houses that have been used when the City was providing emergency rehab to houses in the housing program and a family needed a place to live until the repairs were completed. At present, the relocation houses are not being used. Mr. Williams stated he did not see a downside with the Touching Lives Program using one of these houses. The only concern is the ten year period in the event the program didn't work out and suggested that the City may want to discuss a shorter time period. Also a sample lease agreement was furnished and City staff would like for this to be reviewed by the City Attorney and perhaps modify it to meet the standard City lease agreement.

With those two exceptions, staff can recommend that Council consider this request.

Councilman Powers made a motion to direct staff to investigate this request and evaluate the lease and propose to Council lease language that would be appropriate. Councilwoman Ervin seconded the motion, which carried unanimously.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Councilwoman Williams-Blake seconded the motion which carried unanimously.

The meeting was adjourned at 4:30 p.m.

Dated this 10th day of October, 2011.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
WEDNESDAY, SEPTEMBER 21, 2011 - 4:30 P.M.
CITY MANAGER'S CONFERENCE ROOM, CITY-COUNTY COMPLEX
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 4:30 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Steve Powers; Councilwoman Octavia Williams-Blake; and Councilman Glynn Willis.

MEMBERS ABSENT: Councilman Ed Robinson was unable to attend the meeting.

ALSO PRESENT: Mr. David N. Williams, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. Drew Griffin, Director of Public Works and Utilities; and Mr. James W. Peterson, Jr., City Attorney.

MEDIA PRESENT: Notices of this special meeting of Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. John Sweeney from the Morning News was present for the meeting.

ORDINANCES IN POSITION

BILL NO. 2011-22 – SECOND READING

AN ORDINANCE TO ESTABLISH REGULATIONS AND REQUIREMENTS RELATED TO THE SALE, DISTRIBUTION, POSSESSION, OR USE OF SYNTHETIC MARIJUANA AND BATH SALTS WITHIN THE CITY OF FLORENCE.

An Ordinance to establish regulations and requirements related to the sale, distribution, possession, or use of synthetic marijuana and bath salts within the City of Florence was adopted on second reading.

Councilman Willis made a motion to adopt Bill No. 2011-22 on second reading. Councilman Powers seconded the motion, which carried unanimously.

ADJOURN

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

The meeting was adjourned at 4:33 p.m.

Dated this 10th day of October, 2011.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: July 6, 2011

AGENDA ITEM: Ordinance 2011-___: Amendment to Code Section 2-75 to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION

An ordinance to amend Section 2-75 of the City Code in order to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The attached proposed Ordinance is designed to incorporate the agreement between the City and the County. It carries out the desire to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council.

III. POINTS TO CONSIDER

This amended ordinance makes only one change to the present ordinance. It duplicates the language already adopted by the County in the passage of Ordinance No. 25-2010/11. The purpose of the change is to incorporate the desire of both councils to increase the number of members on the City-County Civic Center Commission by two(2), one to be appointed by each Council.

IV. STAFF RECOMMENDATION

Staff stands ready to carry out the wishes of Council.

V. ATTACHMENTS

Copy of the proposed Ordinance No. 2011-___: Amendment to Code Section 2-75.

ORDINANCE NO. 2011- _____

AN ORDINANCE TO AMEND SECTION 2-75 OF THE CITY CODE TO PROVIDE FOR TWO ADDITIONAL MEMBERS OF THE CITY-COUNTY CIVIC CENTER COMMISSION, ONE APPOINTED BY THE FLORENCE CITY COUNCIL AND ONE APPOINTED BY THE FLORENCE COUNTY COUNCIL.

WHEREAS, the councils of both the City of Florence and the County of Florence are desirous of increasing the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council; and

WHEREAS, the Florence County Council has passed Ordinance No. 25-2010/11 making the change described above;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Florence that Section 2-75 of the City Code for Florence, South Carolina be, and the same is hereby, amended to read verbatim and provide as follows:

Sec. 2-75. Florence City-County Civic Center Commission - Created, Membership, Terms

There is hereby created the Florence City-County Civic Center Commission, which shall consist of eleven (11) voting members and one ex officio, non-voting member. The voting members shall be as follows: Four (4) members shall be residents of the City of Florence, appointed by the Florence City Council, four (4) members shall be residents of Florence County, appointed by the Florence County Council. The Florence City Mayor and Florence County Council Chairman, or their council designee, with the approval of the respective council, shall also serve as voting members. After appointment, the commission shall recommend to the city and county councils the eleventh member to serve a four-year term. The ex officio, non-voting member shall be the civic center director. Effective July 1, 2011, the Commission membership shall be increased by two additional voting members to a total of 13 voting members; one appointee by the City of Florence and one appointee by Florence County, each to serve a four year term commencing on July 1, 2011, in accordance with this Section.

Terms of office for voting members appointed by the Florence City Council and the Florence County Council shall be for four (4) years and until successors are appointed and qualify, except those initially appointed, two (2) members appointed by the city council and two (2) members appointed by county council shall be appointed for two-year terms, and two (2) from each category shall be appointed for four-year terms. The terms of office for the Florence City Mayor and the Florence County Council Chairman shall be perpetual to the person holding that position. Vacancies on the commission shall be filled in the manner of original appointment for the unexpired term. After the eleventh member is appointed and approved by the city and county councils, the commission shall elect a chairman and secretary and such other officers as may be necessary. Members shall be eligible to serve on the commission for two (2) consecutive terms. The members of the commission shall not receive compensation for their services, but may be reimbursed for their actual expenses incurred as members of the commission from any funds appropriated for that purpose.

This Ordinance shall be effective immediately upon its adoption on second reading.

ADOPTED THIS ____ DAY OF _____, 2011.

Stephen J. Wukela
Mayor

Approved as to form:

Attest:

James W. Peterson, Jr.
City Attorney

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: September 12, 2011
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the 2011-12 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

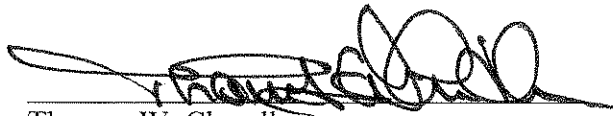
The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2010-11 to 2011-12 to complete transactions which were incomplete at the end of fiscal year 2010-11.

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, 2011, AND
ENDING JUNE 30, 2012.**

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, 2011, and ending June 30, 2012, 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 \$659,600 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:

10-410-0083 Office Machines (City Council) is funded in the amount of \$8,000 to provide for computer equipment for City Council.

10-411-0083 Office Machines (Legal Services) is funded in the amount of \$1,200 to provide for computer equipment for the City Attorney.

10-412-0082 Furniture & Fixtures (Justice & Law) is funded in the amount of \$6,500 to provide for office furnishings for City Court.

10-413-0083 Office Machines (City Manager) is funded in the amount of \$2,300 to provide for computer equipment for the City Manager's office.

10-415-0083 Office Machines (Finance) is funded in the amount of \$4,500 to provide for the replacement of two office computers.

10-416-0083 Office Machines (Personnel) is funded in the amount of \$4,500 to provide for the replacement of two office computers.

10-421-0081 Buildings & Fixed Equipment (Police) is funded in the amount of \$12,000 to provide for building repairs at the North Region Police Station.

10-421-0086 Other Equipment (Police) is increased in the amount of \$19,900 for the purchase of pistols, radar units, a finger printing system, badges and a identification card system for the Police Department.

FY 2011-2012 Budget Amendment Ordinance (continued)

- 10-422-0081 Buildings & Fixed Equipment (Fire) is funded in the amount of \$75,000 to provide for Station 2 kitchen replacement (\$20,000); Station 1 floor replacement (\$10,000); and Station 1 roof replacement (\$45,000).
- 10-422-0085 Machinery & Equipment (Fire) is increased in the amount of \$8,200 to provide for matching grant funds for a rescue strut kit and rescue air bags.
- 10-431-0086 Other Equipment (Streets) is increased in the amount of \$21,800 to provide for the replacement of a brush chipper.
- 10-433-0085 Machines & Equipment (Equipment Maintenance) is funded in the amount of \$6,500 to provide for the acquisition of a replacement tire changing machine.
- 10-451-0030 Tree Beautification (Parks & Leisure Services) is increased in the amount of \$900 to provide tree and miscellaneous plant replacement at the Veterans Park and Tennis Center.
- 10-451-0065 Professional Services (Parks & Leisure Services) is increased in the amount of \$13,300 to provide for Summer Youth Program funding.
- 10-451-0084 Auto Equipment (Parks & Leisure Services) is increased in the amount of \$70,000 to provide for the replacement of pickup truck # 931 (\$20,000); pickup truck # 932 (\$20,000); and seniors van # 923 (\$30,000).
- 10-451-0086 Other Equipment (Parks & Leisure Services) is increased in the amount of \$16,000 for the replacement of mower # 963 (\$10,000); and mower # 992 (\$6,000).
- 10-453-0020 Electricity (Athletic Programs) is increased in the amount of \$54,000 for Tennis Center electricity usage.
- 10-453-0075 Marketing & Promotions (Athletic Programs) is increased in the amount of \$6,000 for marketing and promotions related expenditures not expended by 2010-11 fiscal year end.
- 10-453-0081 Buildings & Fixed Equipment (Athletic Programs) is funded in the amount of \$11,300 to provide for backstop replacement at Freedom Florence.
- 10-453-0084 Auto Equipment (Athletic Programs) is funded in the amount of \$20,000 to provide for replacement of pickup truck # 944.

FY 2011-2012 Budget Amendment Ordinance (continued)

- 10-453-0086 Other Equipment (Athletic Programs) is increased in the amount of \$4,000 for the replacement of trailer # 972.
- 10-453-0087 Upgrade and Painting (Athletic Programs) is funded in the amount of \$4,400 for facility improvements at Freedom Florence.
- 10-463-0065 Professional Services (Urban Planning) is increased in the amount of \$40,300 for uncompleted comprehensive plan development.
- 10-463-0081 Buildings and Fixed Equipment (Urban Planning) is funded in the amount of \$10,000 for the General Fund portion of costs related to building alterations and improvements at the 218 West Evans Street building.
- 10-463-0083 Office Machines (Urban Planning) is funded in the amount of \$2,100 to provide for the purchase of two printers.
- 10-493-0440 Lot Clearing and Demolition (Non-Departmental) is funded in the amount of \$91,500 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 \$21,500 to provide for the General Fund portion of City County Complex projects not completed by 2010-11 fiscal year end.
- 10-493-0520 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated General Fund projects or programs required in FY 2011-12.
- 10-493-0563 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$17,500 to provide for DHEC grant-funded trail system improvements.
- 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.
- 10-493-0595 Management System Software (Non-Departmental) is increased in the amount of \$41,000 to provide additional funds for the General Fund portion of the Financial and HR management software conversion and implementation.

FY 2011-2012 Budget Amendment Ordinance (continued)

10-493-5550 Special Projects (Non-Departmental) is increased in the amount of \$2,500 to provide for the special park events.

Section 3. That the category of revenues of the GF Capital Projects Fund in said budget is hereby amended by the additional appropriations as follows:

12-377-1000 Unappropriated Surplus is funded in the total amount of \$777,700 from undesignated fund balance from the prior fiscal year.

Section 4. That the category of expenses of the GF Capital Projects Fund in said budget is hereby amended as follows:

12-422-0100 Fire Station # 5/Education Center (Fire) is funded in the amount of \$30,000 for completion of projects related to the construction of Fire Station # 5 and Education Center.

12-422-0600 ISO Fire Equipment/Training Facility (Fire) is funded in the amount of \$60,000 for the acquisition of ISO fire equipment and the completion of facility improvements at the Fire Training Center.

12-422-0700 Pumper Equipment (Fire) is funded in the amount of \$54,000 for acquisition of fire pumper equipment.

12-432-0100 Sanitation Trucks (Sanitation) is funded in the amount of \$36,000 for the purchase of remaining items related to the acquisition of two sanitation trucks.

12-451-0200 Levy Park Improvements (Parks & Leisure Services) is funded in the amount of \$182,000 for the completion of Levy Park improvement projects.

12-493-0300 Downtown Parking/Streetscapes (Non-Departmental) is funded in the amount of \$415,700 for the completion of projects related to the construction of a downtown parking lot and related streetscapes.

Section 5. 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 \$280,000 from reservations of retained earnings from the prior fiscal year.

Section 6. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

FY 2011-2012 Budget Amendment Ordinance (continued)

- 20-441-0065 Professional Services (Engineering) is increased in the amount of \$12,000 for the acquisition of GIS software and computer hardware upgrades.
- 20-442-0083 Office Machines (Utility Finance) is funded in the amount of \$9,500 to provide for computer equipment upgrades.
- 20-443-0087 Upgrade & Painting (Wastewater Treatment) is increased in the amount of \$15,000 for the Jody Road Lift Station Upgrade.
- 20-444-0081 Buildings & Fixed Equipment (Surface Water) is funded in the amount of \$30,000 to provide for the replacement of the filter hall floor.
- 20-444-0087 Upgrade & Painting (Surface Water) is increased in the amount of \$35,400 to provide for cleaning of the raw water reservoir.
- 20-445-0069 Well Repairs (Ground Water) is increased in the amount of \$46,000 to provide for repairs to the Pine Street and Jebaily Street wells.
- 20-493-0500 City County Complex Operations (Non-Departmental) is increased in the amount of \$21,500 to provide for the Water & Sewer Enterprise Fund portion of City County Complex projects not completed by 2010-11 fiscal year end.
- 20-493-0520 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2011-12.
- 20-493-0576 IT Upgrade (Non-Departmental) is funded in the amount of \$7,000 to provide additional funds for IT upgrades in the Water & Sewer Utilities Fund.
- 20-493-0595 Management System Software (Non-Departmental) is increased in the amount of \$53,600 to provide additional funds for the Water & Sewer Utilities Enterprise Fund portion of the Financial and HR management software conversion and implementation.

Section 7. 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 \$110,000 from reservations of fund balance from the prior fiscal year.

FY 2011-2012 Budget Amendment Ordinance (continued)

Section 8. That the category of expenditures of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

- 26-465-0125 Downtown Parking (Hospitality Fund General Expenditures) is funded in the amount of \$100,000 for 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.

Section 9. That the category of revenues of the Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 40-377-1000 Unappropriated Surplus is funded in the total amount of \$257,500 from reservations of fund balance from the prior fiscal year.

Section 10. That the category of expenses of the Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 40-441-0081 Buildings & Fixed Equipment (Engineering Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a replacement heat pump.
- 40-441-0086 Other Equipment (Engineering Equipment Replacement) is increased in the amount of \$10,000 to provide funding for the purchase of a GPS Equipment.
- 40-445-0085 Machines and Equipment (Ground Water Production Equipment Replacement) is funded in the amount of \$70,000 to provide funding for the purchase of a replacement for emergency generator # 729A.
- 40-446-0084 Auto Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$85,000 to provide funding for the purchase of a replacement for flatbed truck # 672 (\$45,000) and a replacement for flatbed truck # 687 (\$40,000).
- 40-446-0085 Machines and Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$85,000 to provide funding for the purchase of a replacement for a trailer mounted 4" pump (\$20,000), the purchase of a replacement 6" trash pump (\$20,000), and the purchase of a replacement 8" trash pump (\$45,000).

FY 2011-2012 Budget Amendment Ordinance (continued)

Section 11. 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 _____, 2011.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

VI. c.
Bill No. 2011-21
Second Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: September 12, 2011

AGENDA ITEM: Ordinance
First Reading

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

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone portions of Tax Map #00099-01-004 as B-3 and #00099-01-003 as R-3. Also a request to zone all of Tax Map #00098-01-003, #00098-01-004 and #00098-01-093 as R-3. See attached plats. The request is being made by the property owners: Byrd Estates, Florence School district One, Gary Brown, Ken & Gloria Brown, & Michael Brown.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the September 8th, 2010 Planning Commission meeting. Planning Commission members voted to approve the request 6-0.

III. POINTS TO CONSIDER:

This item is being introduced for first reading only.

IV. OPTIONS:

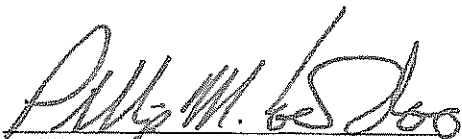
City Council may:

- (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

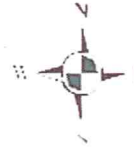


Phillip M. Lookadoo, AICP
Urban Planning and Development Director

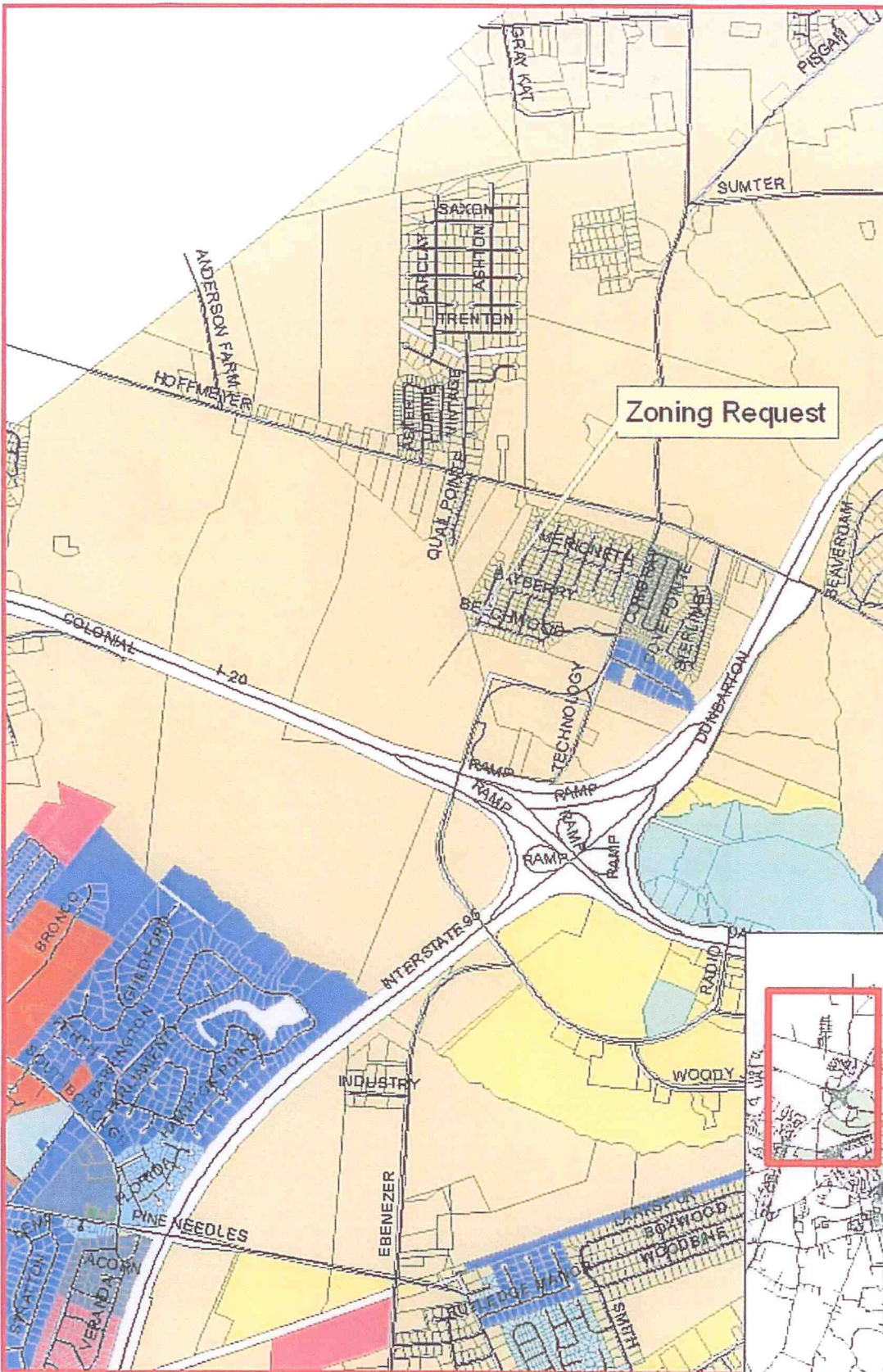


David N. Williams
City Manager

ZONING MAP



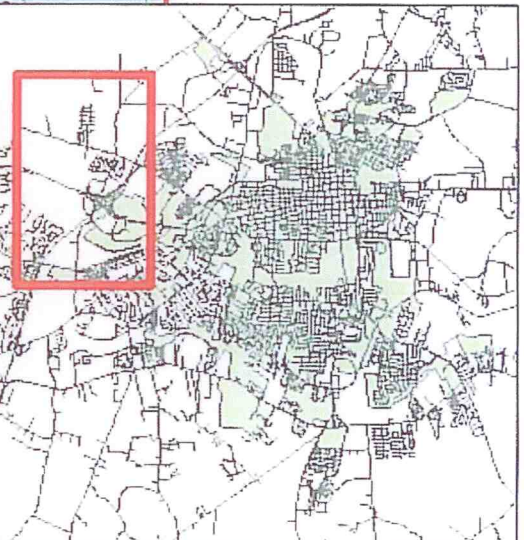
Urban Planning & Development Department

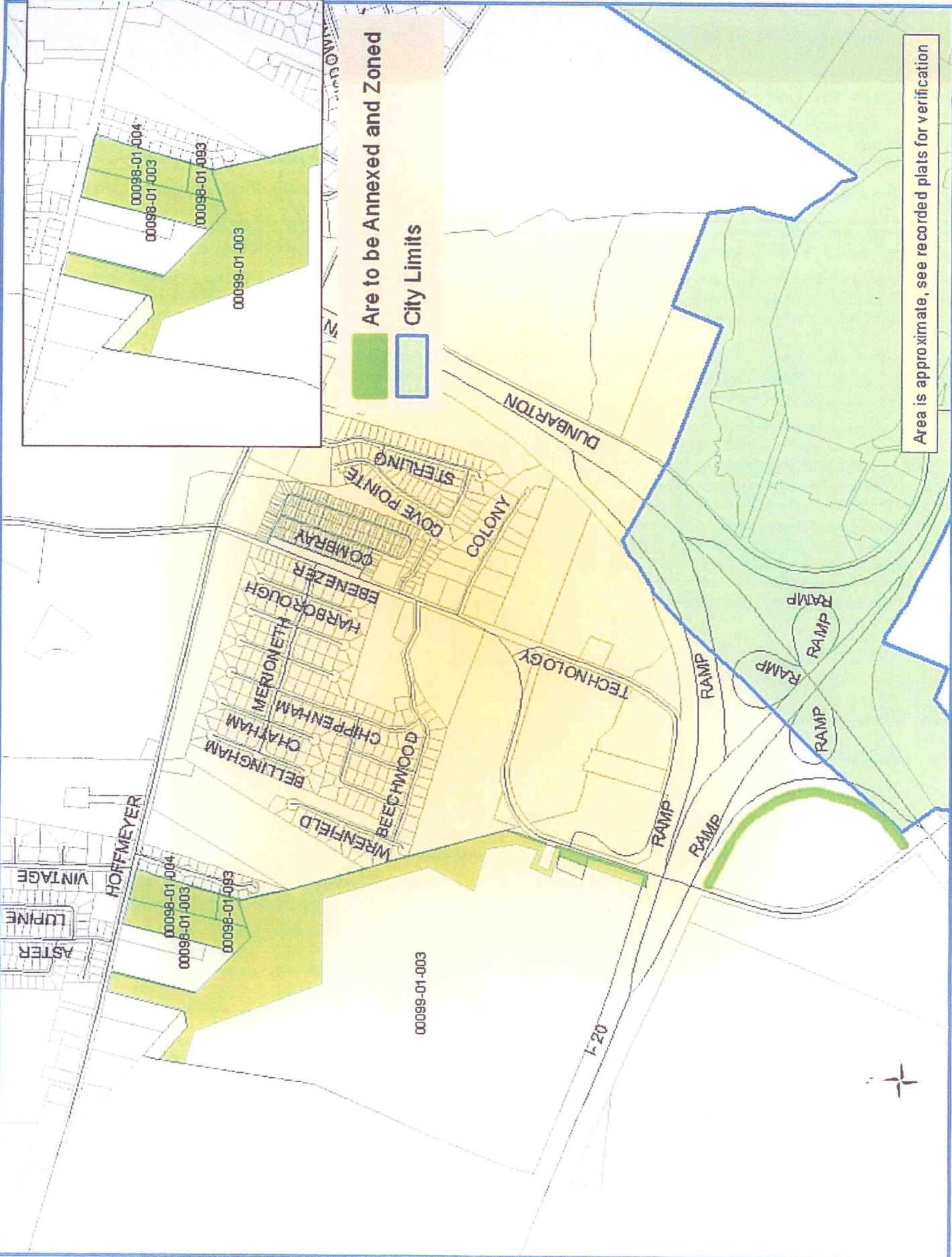


- Legend**
- Road Segment
 - Parcels
- Zoning**
- ZONE CODE**
- B-1, LIMITED
 - B-2, CONVENIENCE
 - B-3 GENERAL
 - B-4, CENTRAL
 - B-5, OFFICE-LIGHT INDUSTRIAL
 - B-6, INDUSTRIAL
 - PD, PLANNED DEVELOPMENT
 - R-1, SINGLE-FAMILY, LARGE LOTS
 - R-2, SINGLE-FAMILY, MEDIUM LOTS
 - R-3, SINGLE-FAMILY, SMALL LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - R-5, MULTI-FAMILY
 - RU-1, COMMUNITY
 - RU-2, RESOURCE
 - UNZONED

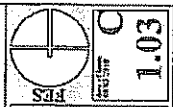
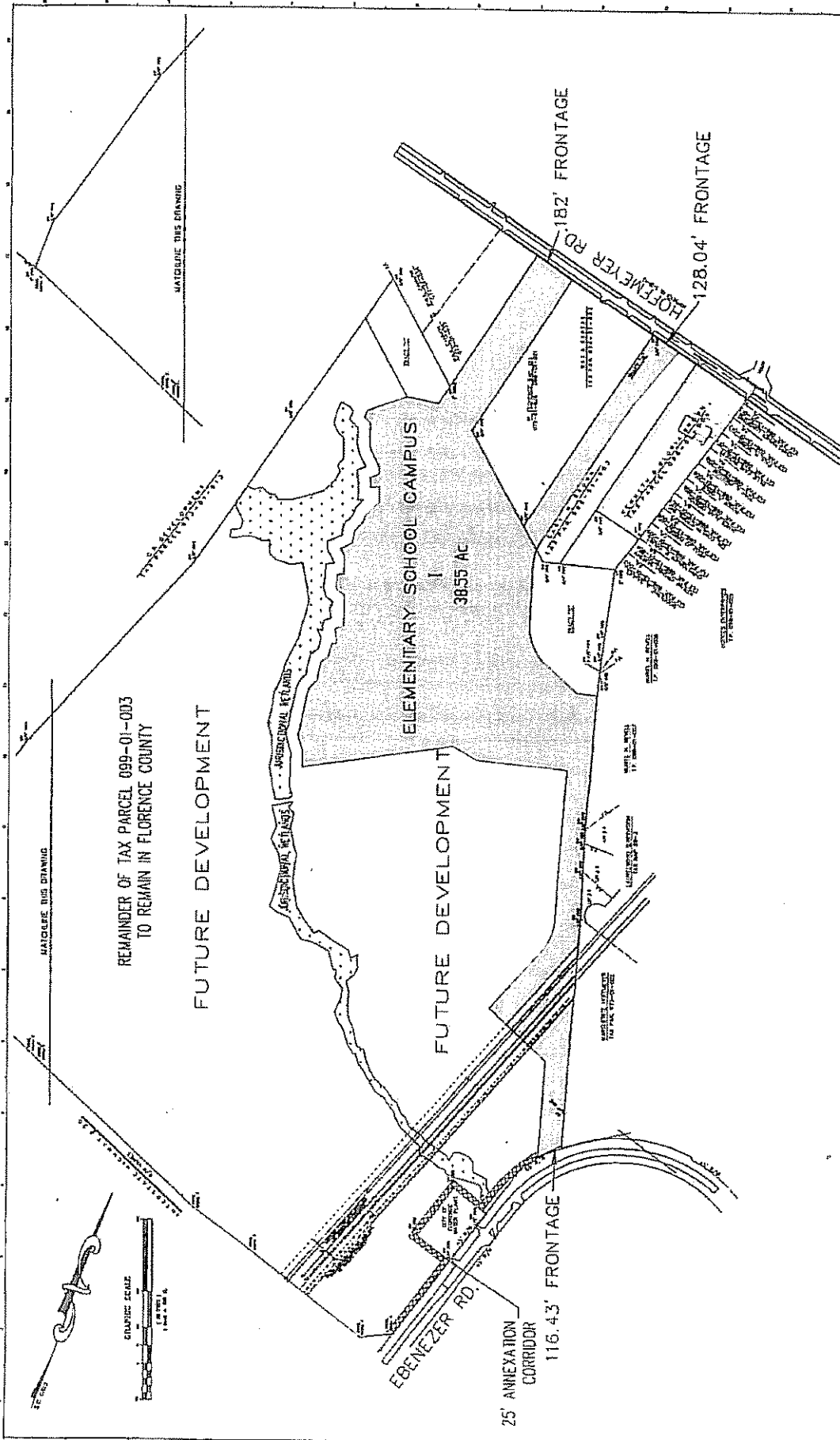
ORIGINAL PREPARATION
 The map was prepared by:
 City of Florence
 Urban Planning & Development Department

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.





Area is approximate, see recorded plats for verification



Property Annexation for Florence School District 1 Florence, South Carolina

C. ANNEXATION PLAN
 1.03 | P. #112

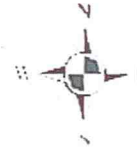
Civil Engineer David L. Johnson, P.E. License No. 12345	Surveyor James A. Smith, P.S. License No. 67890
Planning Engineer Thomas J. Anderson License No. 11111	Civil Engineer Robert K. Lee License No. 22222

1.03

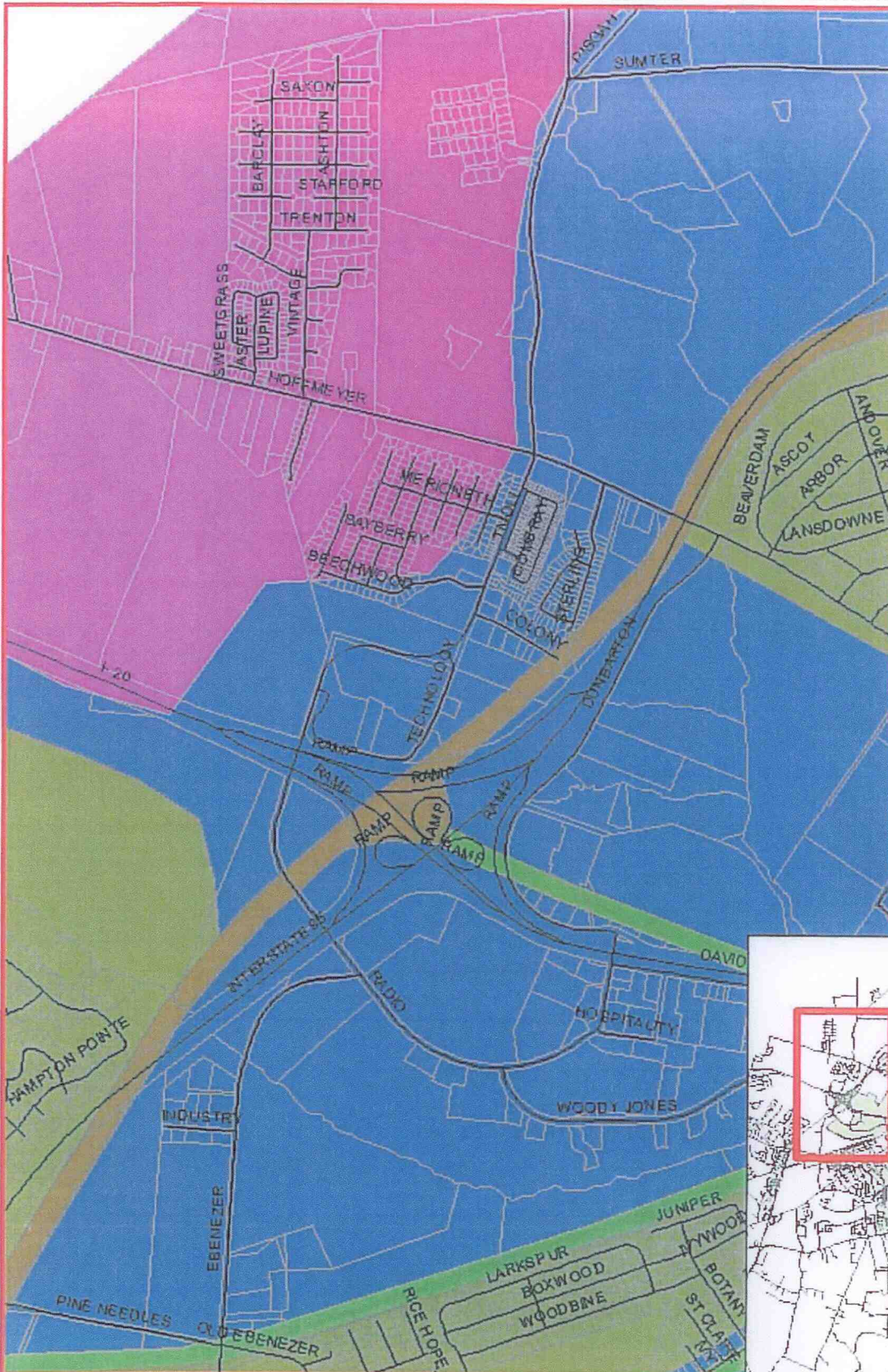
Area Requesting Annexation into the City of Florence



Future Land Use



Urban Planning &
Development Department

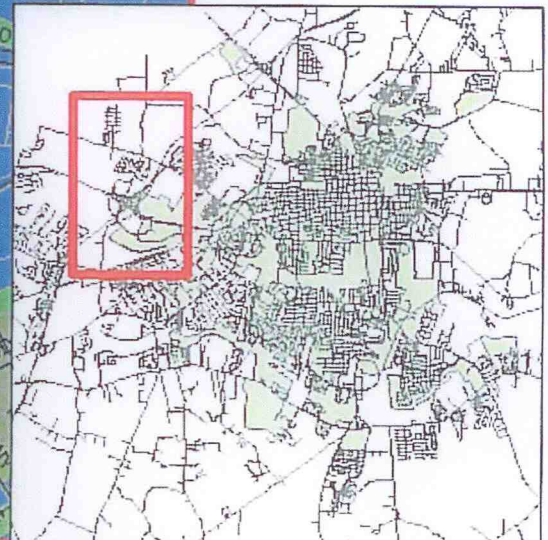


Legend

- RoadSegment
- ▭ Parcels
- Land_Use_Future_Vismor
- LU CLASS**
- DVR
- EXR
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- RCN
- RRL
- TRN

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

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ZONING PETITION STAFF CHECKLIST

PC#2010-13

IDENTIFYING DATA

Name of Owners: Byrd Properties, Florence School District One, Ken & Gloria Brown, Michael Brown, & Gary Brown

Address of Properties: TBD

Tax Parcel Number(s): Tax Map #00099-01-004 as B-3 and #00099-01-003 as R-3. Also a request to zone all of Tax Map #00098-01-003, #00098-01-004 and #00098-01-093 as R-3.

Date: September 8th, 2010

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: Single-Family Residential (R-3) & Commercial (B-3).

Current Use: Vacant

Proposed Use: School & Residential land use

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed R-3 Zoning

Lot Area:

Proposed Lot Area: 6,000

Lot Width

Proposed Lot Width: 50

Front Setback

Proposed Front Setback: 25

Side Yards

Proposed Side Yards: 5

Rear Yards

Proposed Rear Yards: 25

Max. Height

Proposed Max. Height: 38

Open Space

Proposed Open Space: 55%

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: Byrd Properties, Florence School District One, Ken & Gloria Brown, Michael Brown, & Gary Brown

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?
The zoning

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. The 25' B-3 strip is located in IB land use classification and is along an interstate overpass.

Land Use Plan elements that impact the subject property:

The objective of the DVR designation is to promote and accommodate in an orderly manner residential development in areas so designated.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. . What changes have, or are, occurring in the area to justify a change in zoning?
The zoning request is combined with an annexation request for incorporation into the municipal boundaries. Zoning classifications are required for land within the City.

ZONING PETITION STAFF CHECKLIST

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

The applicant's property is located in an unincorporated area with no adjacent zoning.
3. What are development plans in the area – roads, schools, future commercial development, etc.?

The area is part of an ongoing plan proposing residential land uses including residential dwellings and educational facilities.
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.
6. List some potential uses under proposed zoning.

The primary use permitted under the proposed zoning is residential. Recreational and educational support uses are also permitted.
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 and the extension of City water and sewer.
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-3 zoning district. The properties will be subject to the City of Florence codes and regulations. The development pattern of residential uses conforms to the future land use plan.

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

NA

ZONING PETITION STAFF CHECKLIST

10. Is a traffic study required for this petition?
No development plans have been submitted. The request for zoning classification will require that the development plans conform to zoning and traffic study determination will be made upon receipt of the development plan.
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.

Staff recommendation

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

ORDINANCE NO. 2011 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY BYRD ESTATES, FLORENCE SCHOOL DISTRICT ONE, GARY BROWN, KEN & GLORIA BROWN, & MICHAEL BROWN.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on September 8, 2010 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Byrd Estates, Florence School district One, Gary Brown, Ken & Gloria Brown, & Michael Brown respective owners of Tax Maps #00099-01-004, #00099-01-003, #00098-01-003, #00098-01-004 and #00098-01-093. 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 classifications (see attached map):

**Portions of 00099-01-004 zone to B-3
Portions of 00099-01-003 zone to R-3
00098-01-003 zone to R-3
00099-01-004 zone to R-3
00098-01-098 zone to R-3**

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 annexing into the City Limits of the City of Florence the aforesaid properties and amending the Zoning Atlas to the aforesaid zoning classifications.
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 _____, 2011

Ordinance No. 2011 - _____
Page 2 – September, 2011

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VI. d.
Bill No. 2011-23
Second Reading

DATE: September 7, 2011

AGENDA ITEM: An Ordinance adopting new Code Sections 2-200 Through 2-207 in order to provide for the establishment of a Downtown Economic Development Incentive Program for the City Of Florence

DEPARTMENT/DIVISION: City Staff and City Attorney

I. ISSUE UNDER CONSIDERATION

This Ordinance follows the "Anderson Model" discussed at the meeting on August 11. The ordinance has been designed to accomplish the following specific goals:

1. Establish the mechanism needed for Council to consider and approve applications for incentives on a case-by-case basis;
2. Establish the minimum requirements that must be met before Council will approve an application for incentive;
3. Establish a set of criteria that Council will consider on a case-by-case basis in determining whether to approve an incentive for a project that meets the minimum pre-requisites, and the amount of any such incentive.
4. Establish the administrative criteria and the terms of delivery of incentives granted.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

At the last council meeting, after receiving a briefing and legal advice, Council requested that staff develop an incentive package ordinance for the September Council Meeting following the outline provided by staff and the city attorney.

III. POINTS TO CONSIDER

1. It is important to note that the Ordinance and the resulting Downtown Economic Development Incentive Program specifically do not address the anticipated low interest loan pool and facade grant program that Mr. Reich has described. These programs will be designed to assist smaller projects than those addressed in this package and will not be limited by the criteria and requirements discussed in this Downtown Economic Development Incentive Program.
2. Assuming that Council passes the ordinance attached, or something close to it, then, using the program established by the ordinance, applications for incentives will come

before Council on a case-by-case basis and Council, after applying the requirements and criteria set out in the ordinance, will address the application for incentive by resolution.

IV. OPTIONS

1. Approve the Ordinance as presented on first reading.
2. Amend the Ordinance to accomplish the same goals.
3. Defeat the Ordinance.

IV. ATTACHMENTS

Proposed Ordinance 2011-_____

ORDINANCE NO. 2011-_____

AN ORDINANCE ADOPTING NEW CODE SECTIONS 2-200 THROUGH 2-207 IN ORDER TO PROVIDE FOR THE ESTABLISHMENT OF A DOWNTOWN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR THE CITY OF FLORENCE

WHEREAS, the City Council (the "Council") of the City of Florence, South Carolina recognizes that it is necessary and in the best interests of the City of Florence to encourage the economic development and redevelopment of the downtown area of the City and to provide for the increased benefit and prosperity of its citizens;

WHEREAS, the Council desires to facilitate business growth in designated areas;

WHEREAS, the Council may from time to time identify designated areas that correspond with the City's adopted master plans and/or redevelopment plans, with such plans identifying the need for both public and private investment to ensure success;

WHEREAS, it is the desire of the Council to create new tools to encourage private capital investment and reinvestment in any of the designated areas that may be specifically identified;

WHEREAS, the establishment of an economic development program that recognizes the benefits and economic impact of new investment will contribute to the health and stability of the City and in furtherance of the various adopted goals and plans of the City; and

WHEREAS, the Council of the City of Florence, South Carolina, hereby finds and determines:

(a) The City of Florence, South Carolina (the "City"), is an incorporated municipality located in Florence County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution and the laws of the State of South Carolina, including the powers enumerated in S.C. Code § 5-7-30.

(b) Council is mindful of the criteria set forth by the South Carolina Supreme Court in *Byrd v. Florence County* in determining when industrial development constitutes a public purpose. In that case, as further developed in *Nichols v. South Carolina Research Authority*, the South Carolina Supreme Court formulated a four-point standard to include (1) the ultimate goal or benefit to the public, (2) whether public or private parties will be the primary beneficiaries, (3) the speculative nature of the project and (4) the probability that the public interest will be ultimately served.

(c) While recognizing that the provision of incentives to private developers has some benefit to the private developers, the purpose of this incentive program is to benefit the citizens of the City by encouraging revitalization and redevelopment of the downtown area thereby bringing about great positive direct economic impact upon the City, indirect economic impact upon the City by attracting additional businesses, investment and patronage into the downtown, and through enhancing quality of life and enjoyment issues by restoring the historic downtown area of Florence. Council has therefore applied the four-part test formulated by the Supreme Court to the incentive program to ensure that Council's decision on individual incentive applications will be based upon consideration of proper objective criteria.

(d) The criteria and requirements under the incentive program are designed to make sure that decisions by Council will properly weigh the benefit to the public and the established goals of the City for effective redevelopment of the downtown area and to ensure that the benefit to the public greatly outweighs any private benefit resulting from any incentive granted.

(e) As repeatedly stated in both the City's Comprehensive Plan and the Master Plan for downtown revitalization, the provision of significant incentives to encourage investment in downtown properties is essential for the success of these programs.

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:

Section 1. Enactment. The provisions contained in the attached Exhibit A shall be, and are hereby enacted by the City of Florence, and they shall be titled "Downtown Economic Development Incentive Program" and contained in Chapter 2 of the City Code. The attached exhibit is fully incorporated herein by reference.

Section 2. Codification. The Municipal Code Corporation as codifier of the City of Florence Code shall, in consultation with the City Attorney of Florence, have discretion to make such adjustments in the numbering and sequencing of the article numbers and sections numbers as will reasonably assure compliance with standard practices in codification and to codify the new provisions as soon as feasible after their effective dates.

Section 3. Severability. If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such as holding shall not affect the applicability thereof to any persons, property or circumstances.

Section 4. Effective Date. This Ordinance shall become effective immediately upon its approval and adoption on Second Reading.

ADOPTED THIS ____ DAY OF _____, 2011.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

EXHIBIT A

ARTICLE IV – DOWNTOWN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Sec. 2-200. – Title.

Sec. 2-201. – Authority.

Sec. 2-202. – Purpose.

Sec. 2-203. – Definitions.

Sec. 2-204. – Applicability.

Sec. 2-205. – General eligibility criteria.

Sec. 2-206. – Specific eligibility criteria.

Sec. 2-207. – Administrative criteria and terms of delivery.

Sec. 2-200. – Title.

This ordinance shall be titled the “Downtown Economic Development Incentive Program”.

Sec. 2-201. – Authority.

The Downtown Economic Development Incentive Program is enacted pursuant to the powers conferred upon the municipality.

Sec. 2-202. – Purpose.

The purpose of the Downtown Economic Development Incentive Program is to allow public support of economic projects to foster, promote, and enhance economic development efforts in areas in which development is challenged by blight, history, and changes in growth patterns over the years. The purpose of the article is to allow and establish criteria for the City of Florence to enter into an agreement with a person, firm or corporation who/that undertake/s a development project consistent with the city’s adopted master plan for the downtown area and/or redevelopment plans and the provisions herein and to provide the criteria to be considered by City Council in its analysis of projects seeking incentives.

Sec. 2-203. – Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Capital investment. Capital investment is defined as an activity that adds value to the city's tax base by the acquisition and/or improvement of real property.

Development. Development is defined as the activity of improving a real property to the extent of adding value to the tax base through real property improvements, and the creation and/or retention of employment opportunities.

Cumulative capital investment. Cumulative capital investment is defined as meeting the capital investment in the development of multiple real properties during a maximum period of three years.

Tax increment finance district (TIF). The TIF is defined as the downtown tax increment finance district. The geographical boundaries of the applicable area shall remain after expiration of the TIF.

Incentive. Incentive shall be defined as a grant of any inducement having monetary value by the City of Florence that is offered to a person, firm, or corporation to pursue a development that encourages private investment and/or the creation/retention of jobs. The incentive may also include grants from other public entities that the City of Florence may be able to obtain.

Real property value. Real property value is defined according to the value assigned by the Florence County Tax Assessor's Office.

Incremental increase. Incremental increase is the difference in the real property value at the beginning of the incentive period and the real property value upon completion of the first taxable year of occupancy of the new development.

Sec. 2-204. – Applicability.

The city council may, at its discretion and on a case-by-case basis, and according to available funding, enter into an agreement with a person, firm or corporation for the purpose of providing an economic development incentive.

The provision of incentive/s shall be made only after an agreement has been entered into between the person, firm, or corporation setting forth the particulars of the development and the incentives. Such agreement shall be executed upon approval by resolution of the city council.

Sec. 2-205. – General eligibility criteria.

The following criteria shall be considered in the analysis of the eligibility of any proposed project for incentives hereunder and in determining the size and type of incentives to be approved:

- a) The proposed project must be consistent with an adopted City of Florence Master Plan and/or Redevelopment Plan.
- b) The proposed project must be located within the Historic Overlay District, within the TIF District as specifically identified and designated by the city council, or within the CDBG Area of the City of Florence.

- c) The proposed project must have a minimum threshold investment which may be comprised of a combination of physical improvements and acquisition costs, and such threshold investment may be comprised of a single real property investment or a cumulative investment. The amount of any incentive approved shall take into account the size of the *cumulative capital investment* involved in the proposed project, the anticipated economic impact of the project, and the anticipated revenue impact on the City of Florence.
- d) The proposed project must be for one or more of the following:
 - 1. Retail uses as identified in Zoning Ordinance of the City of Florence;
 - 2. Tourism and hospitality-related business or activity;
 - 3. Cultural arts activities and associated businesses;
 - 4. Corporate headquarters and financial institutions;
 - 5. Research and development;
 - 6. High technology growth business;
 - 7. Residential uses as designated in the specific eligibility criteria in Sec. 2-206 below;
 - 8. Other uses as may be determined by the City of Florence which carry out the intent of this ordinance and as are identified more specifically according to the adopted master plans and/or redevelopment plans applicable in the respective areas.

Sec. 2-206. – Specific eligibility criteria.

Within the designated areas identified below, in addition to the general criteria set out in Section 2-205, City Council shall consider the specific requirements and criteria enumerated in the chart below which are designed to address the needs of the specific geographic areas and the respective master plan and/or redevelopment plan pertaining to the designated areas.

Designated Areas	Requirements / Specific Criteria
Historic Overlay District	(a) Threshold investment as described in Sec. 2-205(c) of at least \$250,000.00 in the Historic Overlay District. ¹ (b) Whether the proposed project calls for redevelopment of historical properties in accordance with criteria established by the Secretary of the Interior Standards for the Treatment of Historic Properties. (c) The extent to which the proposed project

¹ The minimum threshold investment requirements set out in this chart for each of the eligible districts shall not apply to the low interest loan pool and the façade grant program that may be established by the city later.

	<p>further the goals for the redevelopment of the Historic District as established in the Master Plan and in the Ordinances establishing and governing the H-1 Overlay District.</p> <p>(d) The extent to which the proposed project positively impacts the <i>real property value</i> of the parcels involved, results in an <i>incremental increase</i> in the district, and results in increased revenues for the City.</p> <p>(e) The risk being assumed by the developer to undertake the proposed project given the status of the redevelopment efforts in the district.</p> <p>(f) The anticipated positive impact on surrounding properties and the area in general.</p> <p>(g) The anticipated retention of or creation of jobs involved in the proposed project provided and the pay level of such jobs.</p> <p>(h) Whether residential development proposals are in compliance with the Master Plan adopted by the City and create market rate housing.</p>
<p>TIF District - Outside Historic District designated above</p>	<p>(a) Threshold investment as described in Sec. 2-205(c) of at least \$1,000,000.00.²</p> <p>(b) The project shall be for commercial development or for residential development involving multiple residential units.</p> <p>(c) The extent to which the proposed project furthers the goals for the redevelopment of the downtown area as established in the Master Plan and in the Ordinances establishing and governing the overlay district in which the project is located.</p> <p>(c) The extent to which the proposed project positively impacts the <i>real property value</i> of the parcels involved and results in an <i>incremental increase</i> in the district, and results in increased revenues for the City.</p> <p>(d) The risk being assumed by the developer to undertake the proposed project given the status of the redevelopment efforts in the district.</p> <p>(e) The anticipated positive impact on surrounding parcels.</p> <p>(f) The anticipated retention of or creation of jobs</p>

² See Footnote 1.

	<p>involved in the proposed project and the pay level of such jobs.</p> <p>(g) Whether residential development proposals are in compliance with the Master Plan adopted by the City and create market rate housing.</p>
CDBG Area – Outside the Historic District	<p>(a) Threshold investment as described in Sec. 2-205(c) of at least \$500,000.00.³</p> <p>(b) The project shall be for commercial development or for residential development involving multiple residential units.</p> <p>(c) The extent to which the proposed project furthers the goals for the redevelopment of the CDBG area as established in the CDBG 5-Year Comprehensive Plan and in the Ordinances establishing and governing any overlay district in which the project is located.</p> <p>(d) The extent to which the proposed project positively impacts the <i>real property value</i> of the parcels involved and results in an <i>incremental increase</i> in the district, and results in increased revenues for the City.</p> <p>(e) The risk being assumed by the developer to undertake the proposed project given the status of the redevelopment efforts in the district.</p> <p>(f) The anticipated positive impact on surrounding parcels.</p> <p>(g) The anticipated retention of or creation of jobs involved in the proposed project and the pay level of such jobs.</p>

Sec. 2-207. – Administrative criteria and terms of delivery.

- a) The person, firm, or corporation must apply for the economic development incentive program, provide sufficient documentation on the development, provide a letter of credit or other evidence satisfactory to the City showing financial viability of the proposed project, and agree to furnish good faith estimates on projected sales tax, assessed valuation, and other information as may be needed to determine the incentives that may be provided and the amount of the incentive.
- b) The incentive amount shall be determined based upon the amount of the capital investment and new revenue generated as a result of the capital investment as calculated over a period not to exceed twenty years. The incentive term shall

³ See Footnote Number 1.

commence with the issuance of the certificate of occupancy, issuance of a business license, and/or other criteria corresponding to the eligibility factors. The incentive shall require annual monitoring by the City of Florence to ensure continued program compliance; monitoring during the incentive period shall include benchmarks such as, but not limited to, the completion of the first taxable year of occupancy and first year of operation of the identified business use; benchmarks shall be monitored for each year of the incentive period.

- c) The total incentive amount shall not be greater than the value received by the city and derived from the capital investment during the term of the incentive.
- d) The City of Florence may, in its discretion, extend the incentive time period if deemed warranted based upon the continuing benefit created by the investment.
- e) The City of Florence may increase or decrease the amount of the incentive based upon actual development and real property values as determined through the monitoring process.
- f) If at any time during the incentive period the development's use does not meet the eligibility criteria, then the city may deem the agreement null and void.
- g) If at any time during the incentive period the development is sold, the benefits of the incentive may be assigned to the new owner only upon written consent of the city. Consent by the City will not be withheld unreasonably.
- h) If at any time during the incentive period the real property value is appealed, then the incentive amount may be renegotiated or voided.
- i) The administration of this program shall be the responsibility of the Downtown Development Office.

FLORENCE CITY COUNCIL MEETING

VII. a.
Bill No. 2011-24
First Reading

DATE: October 10, 2011

AGENDA ITEM: First Reading, Ordinance to amend the Zoning Ordinance

DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

Request to rezone 616 South Coit Street, TM# 90088-07-038, from B-1, Limited Business District to B-2, Convenience Business District.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On September 13, 2011, Planning Commission held a public hearing on this matter. Planning Commissioners recommended approval of Staff's recommendation, 6-2, to rezone the property to B-2, Convenience Business District.

III. POINTS TO CONSIDER

- 1. The B-2 rezoning request was made to permit a greater flexibility of uses at this location.*
- 2. This property is currently surrounded by B-1 and B-3 Zoning Districts.*
- 3. The request to rezone the property to B-2, Convenience Business District, is consistent with the recently adopted Future Land Use Map;*
- 4. Coit Street serves as a buffer between high-intensity commercial properties fronting Irby Street and the Timrod Park Overlay District.*


IV. OPTIONS

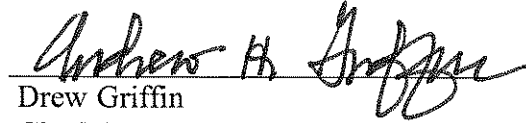
City Council may:

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

IV. ATTACHMENTS

- 1. Ordinance*
- 2. Staff Report*
- 3. Zoning, Future Land Use, and Coit St. Properties Maps*
- 4. Section 2.4, Table II of the Zoning Ordinance*
- 5. Site Pictures*

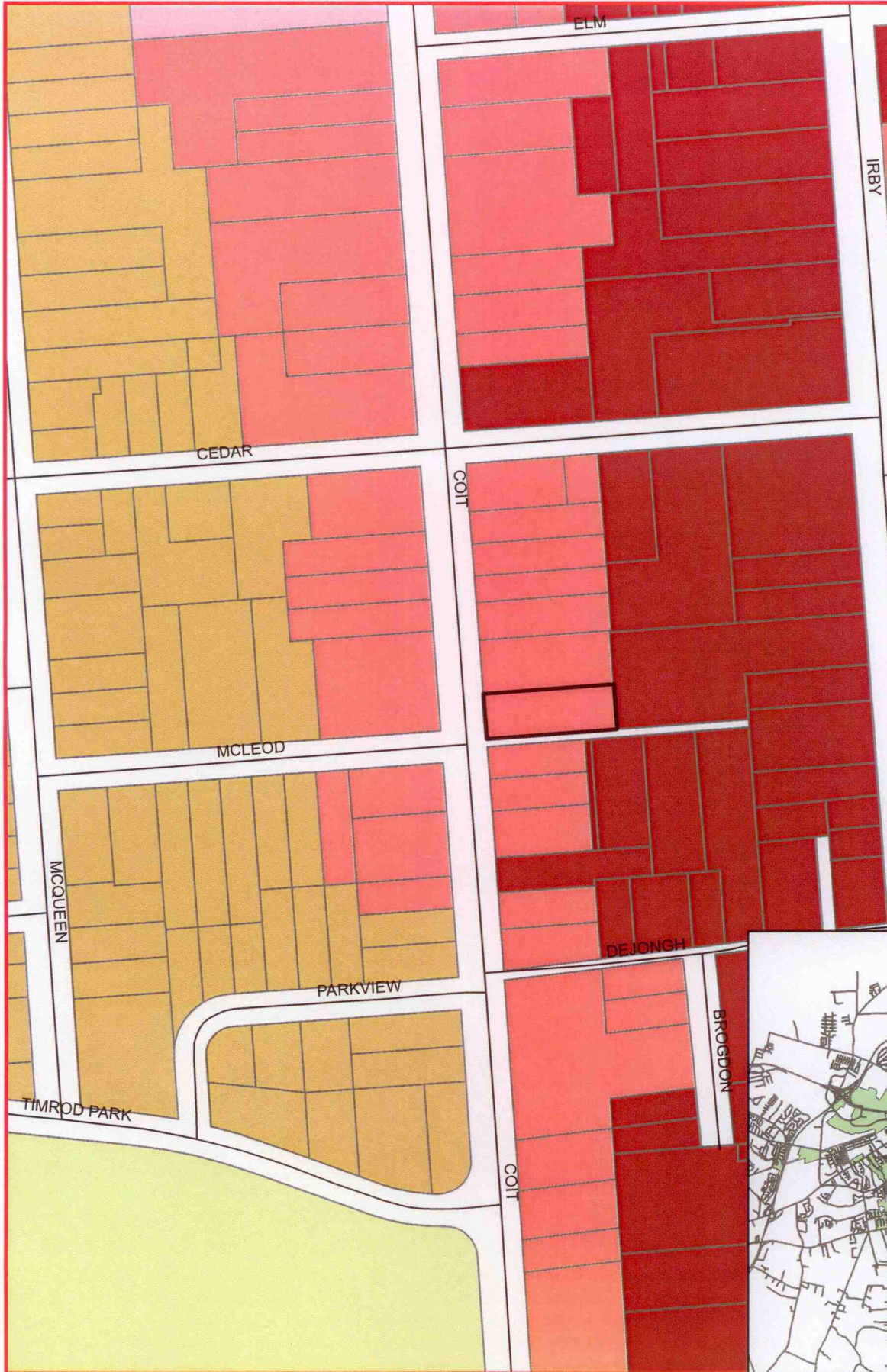

Phillip M. Lookadoo, AICP
Urban Planning & Development Director


Drew Griffin
City Manager

ZONING MAP



Urban Planning &
Development Department



Legend

- Re-zone request
- RoadSegment
- Parcels

Zoning

ZONECODE

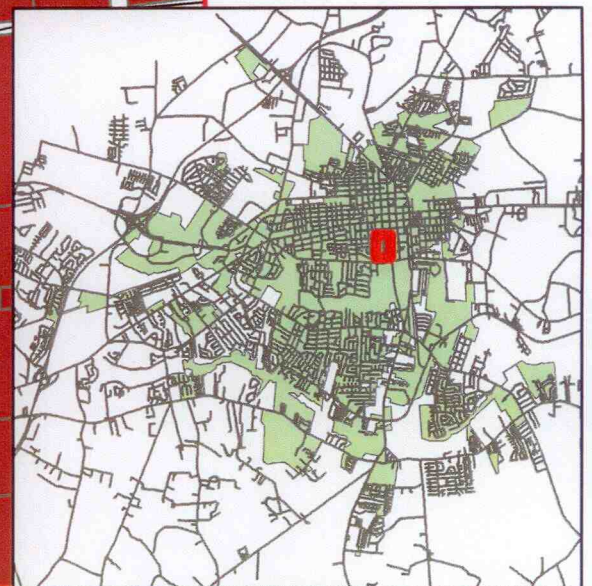
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

ORIGINAL PREPARATION

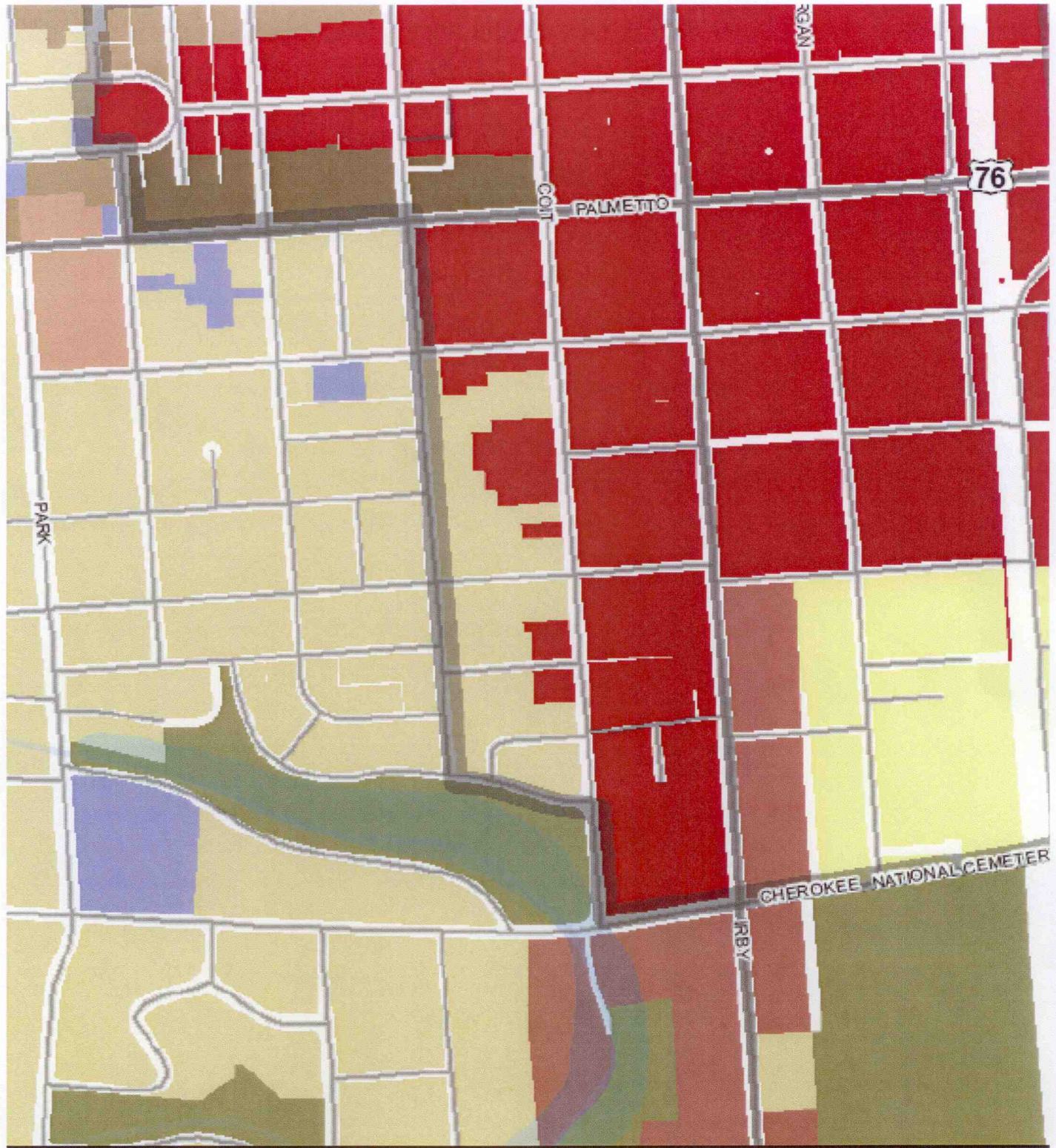
This map was prepared by:
City of Florence
Urban Planning & Development Department

DISCLAIMER:

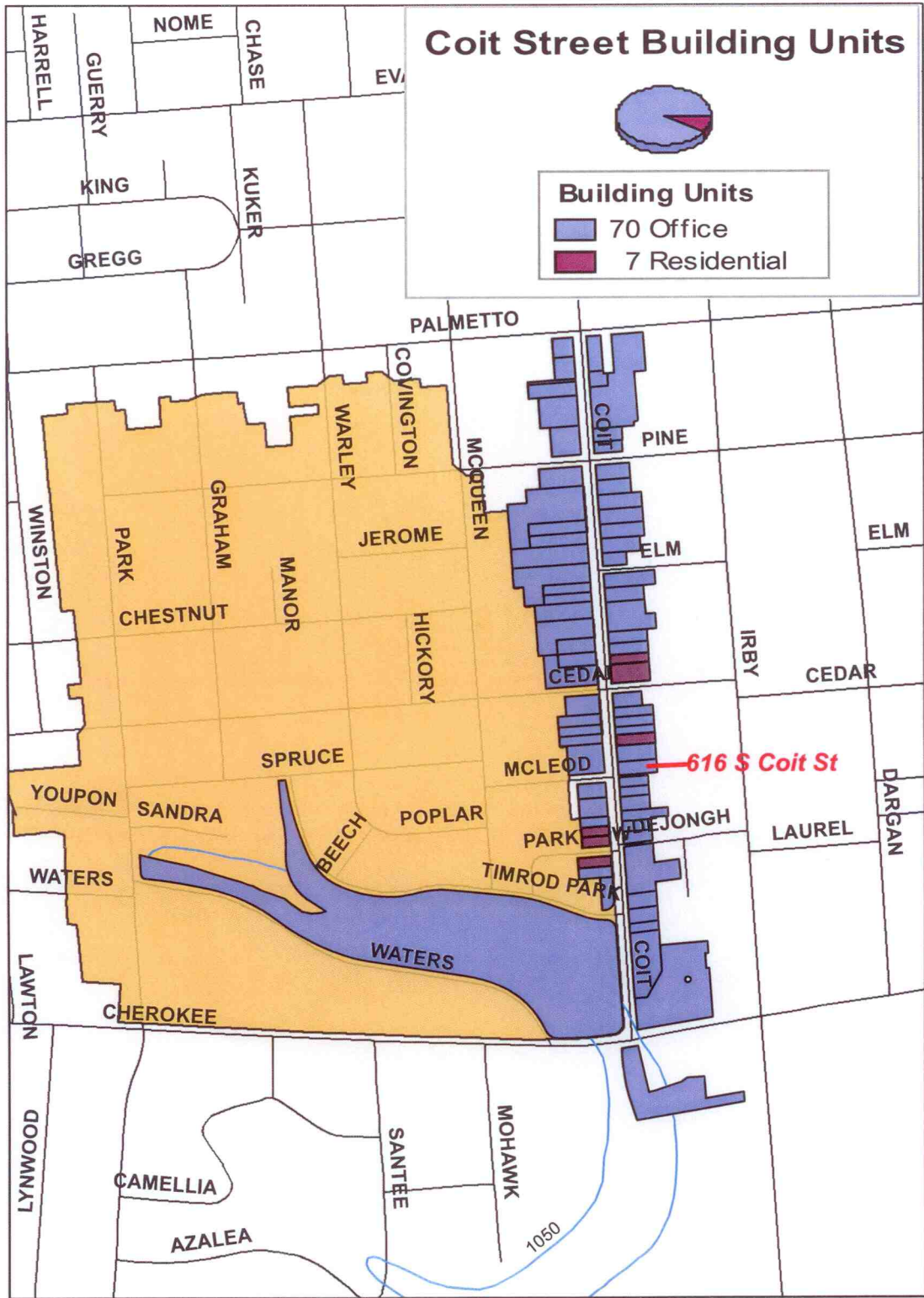
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Future Land Use

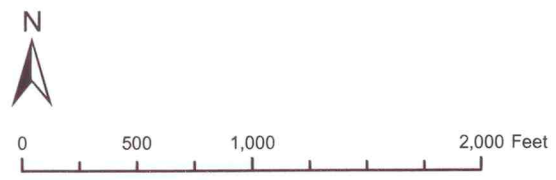


Coit St. Residential vs. Commercial Properties



Legend

- Coit St. Properties
- Timrod Park Overlay District
- Roads



Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting										
Agricultural Production, crops	111	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112									
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining										
Mining	212	N	N	N	N	N	P	N	P	None
Sector 22: Utilities										
Electric, gas, & sanitary services	221									
Electric	2211									
Generation	22111	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131									
Storage/Treatment	22131	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132									
Collection	22132	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction										
Bldg. Construction – general contract & operative builders	233	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing										
Food	311	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 31-33: Manufacturing – cont'd										
Plastic & Rubber	326	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing Indus.	339	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade										
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade										
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444									
Building materials & supplies	4441	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking

											Requirements
Miscellaneous retail	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	P	P	P	P	P	N	P	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	C	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Real Estate	531	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per storage units
Rental & Leasing Services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	N	N	C	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	N	1.0 per 300 s.f. GFA
Display advertising – Signs	54185	See Article V									
Legal services	5411	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 54: Professional, Scientific, Technical Services – cont'd											
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises											
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Landscape services	56173	N	P	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	C	N	N	C	N	C	1.0 per 500 s.f. GFA
Sector 61: Educational Services										
Educational Services	6117	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	N	N	P	P	2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	N	N	P	P	5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	N	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance										
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care Facilities	623	N	N	P	N	N	N	P	P	1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	N	P	P	0.4 per bed
Social Services	624	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	P	P	P	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation										
Performing Arts & Spectator Sports	711	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation – cont'd										
Amusement, Gambling, & Recreation	713	N	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	N	P	N	N	N	N	N	By individual review
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA

Sector 72: Accommodation and Food Services	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Accommodations	721									
Hotels & motels	72111	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast Inns (Sec. 3.3)	721191	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)										
Auto repair & maintenance (Sec. 3.13)	8111	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & Laundry services	812									
Personal Care Services	81221	N	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	N	N	N	N	1.0 per 500 s.f. GFA
Sector 92: Public Administration										
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	

Residential Uses											
Site Built Dwellings	NA										
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements	
Single-family detached	NA	P	P	P	N	N	N	P	P	None	
Duplex	NA	N	N	N	N	N	N	P	N	2.0 spaces per unit	
Multi-family, apts. (Sec. 3.19)	NA	N	N	P	C	P	N	N	N	1.5 spaces per unit	
Rooming & Boarding houses	72131	N	P	P	P	N	N	N	N	1.0 spaces per bedroom	
Manufactured Dwellings											
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit	
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit	
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	2.0 spaces per unit	
Modular Homes	NA	P	P	P	N	N	N	P	P	2.0 spaces per unit	
Accessory Uses to Residential Uses											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	None	
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	None	
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	None	
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	None	
Storage building	NA	P	P	P	P	NA	NA	P	P	None	
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	None	
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	None	
Home occupation (Sec. 3.8)	NA	P	P	P	P	NA	NA	C	C	None	
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	None	
Family day care home	NA	P	P	P	P	NA	NA	P	P	None	
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	None	
Accessory Uses to Residential Uses											
Buildings, structures	NA	P	P	P	P	P	P	P	P	None	
Open storage (Sec. 3.18)	NA	N	N	C	N	C	C	C	N	None	
Temporary Uses											
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	None	

Notes:

- a. Off street parking is not required in the B-4 District.



08/31/2011



B. CHAD BROWN, P.C.

PARKING FOR WHESEMENT AND MCKISSICK

08/31/2011



08/31/2011

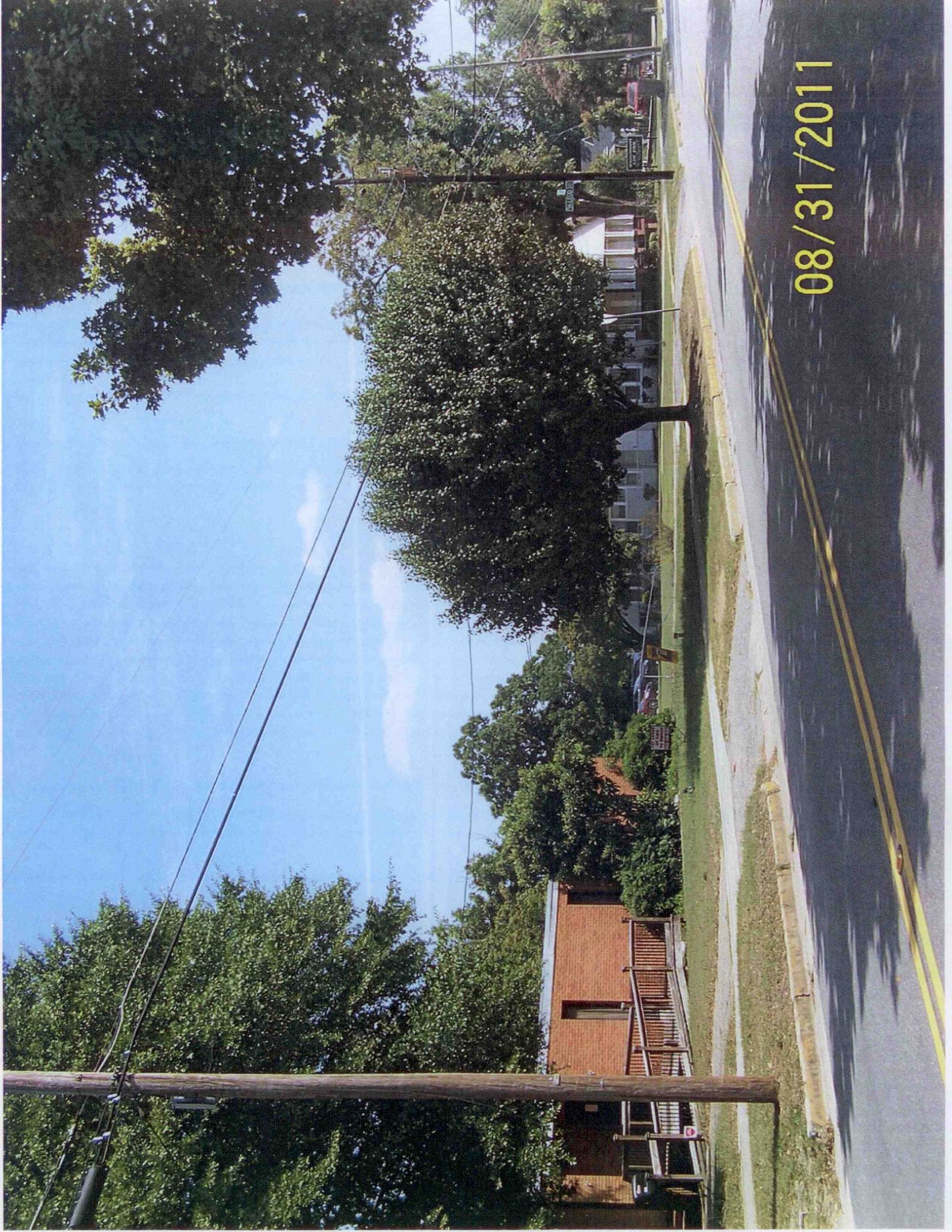
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MCLEOD VALLEY



08/31/2011

616



08/31/2011

ZONING PETITION STAFF CHECKLIST

PC#2011-10

September 13, 2011

IDENTIFYING DATA

Name of Owner: Katmar Properties, LLC
Address: 616 South Coit Street
Tax Parcel Number(s): 90088-07-038
Proposed Zoning Change: B-2, Convenience Business District
Current Use: Vacant – previous use was law office
Proposed Use: Undetermined

BACKGROUND

The applicant has submitted an application to rezone 616 South Coit Street from B-1, Limited Business District to B-2, Convenience Business District. The applicant, Gary Finklea, has been designated as the agent to represent the property owner's request. In the past, the property owner has been approached by others wanting to operate various businesses not permitted at that location because of the zoning district. Therefore, the applicant, on behalf of the property owner, has requested rezoning in order to allow a greater flexibility of uses. Currently, the property is vacant and is listed for sale.

Some permitted uses under the B-2 Zoning District not permitted in the B-1 Zoning District include limited retail uses, restaurants, beauty salons and barber shops, and dry cleaners. A complete list of allowable uses is included with this staff report.

ZONING REQUIREMENTS

If the rezoning request were to be approved, additional zoning requirements would include compliance with the off-street parking and buffering regulations, and if necessary, interior upfit as required by the International Building Code.

MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No

Are there any known zoning violations on this site? No

Tax records indicate the owner(s) is/are: Katmar Properties, LLC

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

ZONING PETITION STAFF CHECKLIST

LAND USE PLAN CONFORMANCE

The Future Land Use Plan designates this parcel and the surrounding area as Downtown. A B-2 zoning district would conform to the Future Land Use Plan, as the Downtown designation is a proposed mixed-use district. See description below:

Table 2.5: Florence Zoning Districts (from the Comprehensive Plan)

<i>Future Land Use</i>	<i>Zoning District Name</i>	<i>Character</i>	<i>Description</i>
<i>Downtown Central</i>	<i>Central Business District (CBD)</i>	<i>Urban</i>	<i>Development, redevelopment, and reuse of residential, commercial, and mixed-use buildings downtown. Zoning regulations will include design standards for specific sub-areas referenced in the Downtown Master Plan as Cultural Campus, Irby Street Financial, and Cheves Street Hospitality.</i>

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?

This area is largely in a state of transition. It primarily consists of professional office uses. Coit Street is a buffer between the high-intensity commercial properties fronting Irby Street and the Timrod Park Neighborhood. Properties along Coit Street are mostly zoned B-1, but there are a handful of lots zoned B-3. Two of these are in the vicinity of 616 South Coit; the others are closer to the Palmetto Street intersection.

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

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-1	Vacant
Northeast	B-3	Greyhound parking and loading
East	B-3	Greyhound parking and loading
Southeast	B-3	Church
South	B-1	Vacant lot for Whisenhunt parking
Southwest	B-1	Medical office
West	B-1	Construction office
Northwest	B-1	Construction office parking

ZONING PETITION STAFF CHECKLIST

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

There are no development plans currently on file for this area.

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

The current land use is practical for the area.

5. List some potential uses under existing zoning.

The B-1 Zoning District currently permits by right florists, professional offices, and limited service uses. A complete list of uses has been included with this staff report, *Section 2.4 – Table II* of the Zoning Ordinance.

6. List some potential uses under proposed zoning.

Some uses that would be permitted under the B-2 Zoning District include limited retail, restaurants, automotive repair shops, beauty and barber shops, nail salons and dry cleaners.

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

There may be some uses that could adversely impact the area with traffic congestion and other nuisances, but that would be restricted by off-street parking requirements that must be met for each potential use. Additionally, the purpose of the B-2 Zoning District is to meet expedient commercial and service needs generated by neighborhoods (see item 11 below).

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

The applicant would like greater flexibility of uses. As of yet, a specific use has not been determined.

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

The proposed may allow some uses that could be beneficial to the area.

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

The proposed change may also allow some uses that could be detrimental to the area.

10. Is a traffic study required for this petition?

ZONING PETITION STAFF CHECKLIST

The rezoning application does not meet the requirements of a traffic study as stated in the Land Development and Subdivision Ordinance, Article 5.1-G.

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

B-2 Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

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

Staff recommends that this property be rezoned. The B-2 Zoning District would meet the intended purpose statement above. It would also meet the intent of the Downtown Future Land Use Designation, and would allow a greater number of uses that can serve the abutting neighborhood. Additionally, B-2 zoning complements the transition that has already occurred in the area without hampering any residential properties that may remain.

Please note the following included with this staff report: Zoning Map, Future Land Use Map, Coit St. vs. Commercial Properties Map, *Section 2.4, Table II: Schedule of Permitted and Conditional Uses* of the City of Florence Zoning Ordinance and site pictures.

ORDINANCE NO. 2011-_____

AN ORDINANCE TO REZONE 616 South Coit Street, TM# 90088-07-038, from B-1, Limited Business to B-2, Convenience Business District:

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on September 13, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the property owner made application to rezone 616 South Coit Street from B-1, Limited Business to B-2, Convenience Business District;

WHEREAS, the rezoning request was made to allow a greater flexibility of uses;

WHEREAS, Planning Commission recommended rezoning the property to B-2, Convenience Business District.

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 for the aforesaid property to B-2, Convenience Business District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2011

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VII. b.
Bill No. 2011-25
First Reading

DATE: October 10, 2011

AGENDA ITEM: Ordinance

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: An Ordinance for Council's consideration that would authorize the City to lease property located at 510 N. McQueen Street to the King of Kings Church of God to be used in the Touching Lives/Homes of Hope Project.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Ms. Jean Sims appeared before Council at the September 12, 2011 City Council meeting on behalf of Reverend Clyde Odom to give an overview of the Touching Lives/Homes of Hope Project.
2. Reverend Odom is requesting that the City lease the property located at 510 N. McQueen Street to the King of Kings Church of God to be used in their Touching Lives/Homes of Hope Project.
3. The above referenced property is not currently occupied or being used.
4. A sample lease was presented for Council's consideration.
5. Council requested staff to investigate the request and to have the City Attorney evaluate the lease and, if necessary, modify the sample lease to meet the standard City lease agreement.

POINTS TO CONSIDER:

1. As required by the City Code of Ordinances, in order to lease city-owned property to the King of Kings Church of God, Council will need to adopt an Ordinance that will allow the City Manager to execute the necessary documentation to lease the property.
2. The initial lease would be for five (5) years and shall be automatically renewed for one additional term of five (5) years under the same terms and conditions.

ATTACHMENTS:

1. Proposed Ordinance
2. Proposed Lease



Andrew H. Griffin
City Manager

ORDINANCE NO. 2011-___

AN ORDINANCE AUTHORIZING THE CITY TO LEASE THAT CERTAIN REAL PROPERTY CONSISTING OF A HOUSE AND LOT IN THE CITY OF FLORENCE, STATE OF SOUTH CAROLINA KNOWN AS 510 N. McQUEEN STREET, SAID LOT BEING DESIGNATED AS TAX PARCEL 90072-14-018 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, TO KING OF KING CHURCH OF GOD TO BE USED EXCLUSIVELY FOR HOUSING A FAMILY IN ACCORDANCE WITH THE TOUCHING LIVES/HOMES OF HOPE PROJECT.

WHEREAS, the above referenced parcel of land is owned by the City of Florence, but is not currently occupied or being actively used; and

WHEREAS, King of King Church of God has proposed a lease of said property so that it might use the home to house a family pursuant to its Touching Lives/Homes for Hope Project; and

WHEREAS, it is hereby determined that the leasing of said property for use in this program will accomplish the goal of the City to provide good and affordable housing to deserving but financially challenged families and is in the best interest of the City of Florence and to the benefit of the citizens of the City of Florence;

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, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary documentation to lease the property described above, including but not limited to the Lease attached hereto as Exhibit "A".
2. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence, South Carolina.

ADOPTED THIS _____ DAY OF _____, 2011.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE) LEASE

This lease entered into this ____ day of _____, 2011, by and between City of Florence, hereinafter referred to as "Lessor", and King of Kings Church of God, hereinafter referred to as "Lessee".

ARTICLE I
Premises

The Lessor hereby leases unto the Lessee and the Lessee does hereby accept and rent from the Lessor that certain real property consisting of a house and lot in the City of Florence, State of South Carolina known as 510 N. McQueen Street. The premises are being leased in an "as is" condition and any structural changes, relocation of walls or other modifications shall be at the expense of the Lessee and upon the written consent of the Lessor, as set out hereinbelow.

ARTICLE II
Use of Premises

The premises shall not be used for any illegal purposes, nor in violation of any valid regulation of any governmental body, nor in any manner to create any nuisance or trespass. The Lessee shall use the premises for housing for a family in accordance with the Touching Lives/Homes of Hope Project as described to City Council at the Meeting on September 12, 2011.

ARTICLE III
Term and Renewal

(a) The Lessee to have and to hold the said premises, together with all singular improvements, appurtenances, rights, privileges and easements thereunto belonging or in anyway appertaining for a term of five (5) years commencing December 1, 2011, and ending November 30, 2016.

(b) This Lease shall automatically renew for one additional term of five (5) years under the same terms and conditions set forth herein unless either Lessor or Lessee notifies the other in writing of their intent not to renew by no later than June 1, 2016.

ARTICLE IV
Rental

Lessee shall pay to Lessor during the term of Lease the amount of One and no/100 (\$1.00) Dollar per year in rent, the receipt of said rent being hereby acknowledged by Lessor.

ARTICLE V
Place of Payment and Notices

Unless notified in writing to the contrary by the Lessor, all payments and notices hereunder by Lessee shall be made to the Lessor at:

Office of the City Manager
City-County Complex
180 N. Irby Street
Florence, South Carolina 29501.

The address and contact for Lessee, Unless notified in writing to the contrary by the Lessee, shall be:

King of Kings Church of God

ARTICLE VI
Quiet Possession

Lessor covenants and warrants that if Lessee discharges the obligation herein set forth to be performed by the Lessee, the Lessee shall have and enjoy during the term of this lease the quiet and undisturbed possession of the leased premises together with all appurtenances thereto without hindrance from the Lessor.

ARTICLE VII
Subletting Pursuant to the Touching Lives/Homes of Hope Project

The Lessee may sublet the leased premises to a family pursuant to the Touching Lives/Homes of Hope Project without the written consent of the Lessor.

ARTICLE VIII
Taxes

It is understood and agreed by and between the parties hereto that in each year during the term of this lease the Lessee shall be responsible for payment of any city and county ad valorem taxes due on said premises.

ARTICLE IX
Insurance

Lessor will during the term of this lease, keep the building on the leased premises insured by a responsible and reputable insurance company against loss or damage by fire and extended coverage. Lessee shall be solely responsible for maintaining proper and adequate insurance upon the contents of said building and upon all its property located within the said building. Lessee shall further maintain general liability coverage with limits of not less than One Million and no/100 (\$1,000,000.00) Dollars, protecting itself and the Lessor herein from liability for injuries to persons or property which may occur upon the leased premises.

ARTICLE X
Improvements and Repairs

Lessee shall keep and maintain the interior and exterior of said building including, but not limited to, wiring, plumbing, heating and air conditioning, the interior and exterior walls, equipment, and roof at its own expense and shall keep the same in good order and repair. All glass, including windows and doors, of the building shall be the responsibility of the Lessee. At the end of the lease term shall surrender such premises and improvements in good condition to the Lessor with normal wear and tear excepted.

ARTICLE XI
Damage and Destruction

Should the whole or any part of the building or other improvements on the leased premises be partially or totally destroyed by fire or other cause, if Lessor determines that repair or replacement of the building is financially unwise and not in the best interest of either or both parties to this lease, the Lessor shall have the option of notifying the Lessee that it will not repair or replace the building and in such event this lease shall terminate as of the date of such damage or destruction.

ARTICLE XII
Indemnity

Lessor shall not be liable to Lessee or to any other person for any personal injury, loss or damage to any personal property in or upon the leased premises and Lessee assumes all liability for or on account of any such injury, loss or damage and shall save the Lessor harmless therefrom.

ARTICLE XIII
Title to Improvements

In the event of default or termination of this lease for any reason, either at the end of said lease or during the term of said lease, all improvements constructed upon the leased premises shall become the property of the Lessor.

ARTICLE XIV
Default

Every provision of this lease is a condition and covenant on the part of the Lessee and Lessor and failure to comply with any of said provisions shall constitute default and shall give the Lessor the right of cancellation of this lease in the following manner:

- (a) Upon notice of Lessee's default in any other condition of this lease, the Lessor shall give the Lessee written notice of such default and if such default continues for a period of thirty (30) days following the receipt of said notice by the Lessee, the Lessor shall have the full right at its election to enter the leased premises and building thereon and take immediate possession thereof.
- (b) In the event the Lessee shall have filed against it or for it a petition in bankruptcy alleging insolvency for reorganization or for appointment of a receiver or any proceeding of a similar type the Lessor shall have the right to cancel this lease in the manner described heretofore as though a provision of this lease had been violated by the Lessee and default had occurred.

ARTICLE XV
Ordinances

The Lessee shall at its own cost and expense, promptly observe and comply with all

laws, rules, orders, ordinances and regulations of the federal, state, and city government and any and all of their departments and bureaus including all environmental regulations, and will use no part of said premises in any manner so as to create a nuisance or for any unlawful purpose.

ARTICLE XVI
Paragraph Headings

The headings used herein for each paragraph are used only for convenience and are not intended to explain the nature or contents of each paragraph.

ARTICLE XVII
No Estate in Land

This contract shall create the relationship of landlord and tenant between the Lessor and Lessee; no estate shall pass out of the Lessor; the Lessee has only a usufruct, not subject to levy and sale.

ARTICLE XVIII
Holding over

If the Lessee remains in possession after expiration of the terms hereof, with the Lessor's acquiescence and without any distinct agreement of parties, the Lessee shall be a tenant at will, and there shall be no renewal of this lease by operation of law.

ARTICLE XIX
Save Harmless

The Lessee shall be liable for and shall hold the Lessor harmless in respect of damage or injury to the leased premises, or the person or property of the Lessor, or anyone else, if due to act of neglect of the Lessee or anyone under its control or its employ.

ARTICLE XX
Amendment

It is hereby agreed that none of the terms or conditions of this lease may be changed or amended except by written agreement signed by all parties hereto.

ARTICLE XXI
Binding Effect

All parties hereto agree that this lease shall be binding upon each respective party and their heirs, successors and assigns.

ARTICLE XXII
Entire Agreement

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herewith shall be of any force or effect.

All rights, powers and privileges conferred hereunder upon the parties hereto shall be cumulative but not restrictive to those given by law.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this _____ day of September, 2011.

IN THE PRESENCE OF:

LESSOR:
City of Florence

By: _____ (Seal)

(As to Lessor)

IN THE PRESENCE OF:

LESSEE:
King of Kings Church of God

By: _____ (Seal)

(As to Lessee)

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY APPEARED before me _____
and made oath that (s)he saw the within named City of Florence by its City Manager sign,
seal and deliver the within written lease for the uses and purposes therein mentioned; and that
the deponent with _____ witnessed the execution thereof.

SWORN before me this ____ day
of September, 2011.

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY APPEARED before me _____
and made oath that (s)he saw the within named King of Kings Church of God sign, seal and
deliver the within written lease for the uses and purposes therein mentioned; and that the
deponent with _____ witnessed the execution thereof.

SWORN before me this ____ day
of September, 2011.

Notary Public for South Carolina
My Commission Expires: _____

FLORENCE CITY COUNCIL MEETING

VIII. a.
Resolution No.
2011-20

DATE: October 10, 2011

AGENDA ITEM: Resolution No. 2011-20

DEPARTMENT/DIVISION: City Council

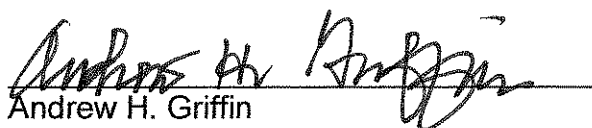
ISSUE UNDER CONSIDERATION: A Resolution for Council's consideration to declare the month of October, 2011 as National Domestic Violence Awareness Month in the City of Florence.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. No previous action has been taken.

ATTACHMENTS:

1. Proposed Resolution


Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-20

WHEREAS, The crime of domestic violence violates an individual's privacy and dignity, security and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse including abuse to children and the elderly; and

WHEREAS, the problems of domestic violence are not confined to any group or groups of people, but cut across all economic, racial and societal barriers, and are supported by societal indifferences; and

WHEREAS, the impact of domestic violence is wide ranging, directly effecting individuals and society as a whole, here in this community, throughout the United States and the world; and

WHEREAS, it is battered women themselves who have been in the forefront of efforts to bring peace and equality to the home.

NOW, THEREFORE, BE IT RESOLVED, that in recognition of the important work done by domestic violence programs, the City Council of the City of Florence, South Carolina, hereby declares the month of October, 2011 to be

NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH

in Florence, South Carolina and urge all citizens to actively participate in the scheduled activities and programs to work toward improving victim safety and holding perpetrators of domestic abuse accountable for their actions against individual victims and our society as a whole.

AND IT IS SO RESOLVED, this 10th day of October, 2011.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

VIII. b
Resolution No.
2011-21

DATE: October 10, 2011

AGENDA ITEM: Resolution No. 2011-21

DEPARTMENT/DIVISION: City Council

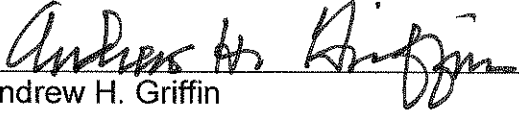
ISSUE UNDER CONSIDERATION: A Resolution for Council's consideration to declare the month of October, 2011 as National Colonial Heritage Month in the City of Florence.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. No previous action has been taken.

ATTACHMENTS:

1. Proposed Resolution



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-21

WHEREAS, The Pee Dee Chapter of the National Society Colonial Dames XVII Century of Florence, South Carolina, is locally sponsoring National Colonial Heritage Month during the month of October, 2011; and

WHEREAS, National Colonial Heritage Month brings to mind the first courageous settlers who arrived in America and who determined the direction for the formation of our country; and

WHEREAS, the members of this Society, by virtue of their lineal descent from those early arrivals, feel an obligation to work for the preservation of the priceless legacy that these early arrivals left to all American citizens; and

WHEREAS, they continue to convey the true meaning of the inheritance by reminding us that our privilege to live in a free country has stemmed from "loving our country, obeying its laws, respecting its flag and defending it against all enemies".

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Florence, South Carolina that the month of October, 2011 be declared

NATIONAL COLONIAL HERITAGE MONTH

in the City of Florence and we encourage all citizens of the City of Florence to observe this month as a means of reinforcing the priceless legacy that we inherit with our citizenship, in order to help preserve our rich culture and heritage with deep respect for the principles upon which our great country was founded.

AND IT IS SO RESOLVED, this 10th day of October, 2011.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

VIII. c.
Resolution No.
2011-22

DATE: October 10, 2011

AGENDA ITEM: Resolution No. 2011-22

DEPARTMENT/DIVISION: City Council


ISSUE UNDER CONSIDERATION: A Resolution for Council's consideration to support President Barack Obama's Jobs Bill.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. No previous action has been taken.

ATTACHMENTS:

1. Proposed Resolution



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-22

- WHEREAS,** the unemployment rate for this nation is 9.1%; and
- WHEREAS,** the unemployment rate for the state of South Carolina is 11.1%; and
- WHEREAS,** South Carolina is 47th in unemployment in the nation; and
- WHEREAS,** Florence has an unemployment rate of 11.6%; and
- WHEREAS,** this rate is well above the national average; and
- WHEREAS,** President Barack Obama has introduced a “Jobs Bill” that will possibly employ millions throughout the country, state and city immediately.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Florence, South Carolina, in meeting duly assembled and by the authority thereof that we support President Barack Obama’s “Jobs Bill”.

AND IT IS SO RESOLVED, this 10th day of October, 2011.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

VIII. d.
Resolution No.
2011-23

DATE: October 10, 2011

AGENDA ITEM: Resolution No. 2011-23

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Resolution for Council's consideration to request the Department of Justice to reject the Voter ID Bill.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. No previous action has been taken.

ATTACHMENTS:

1. Proposed Resolution



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-23

- WHEREAS,** Governor Haley has signed a Voter ID Bill for the state of South Carolina; and
- WHEREAS,** the Voting Rights Act of 1965 (42 U.S.C. §§ 1973-1973aa-6) is a landmark piece of national legislation in the United States that outlawed discriminatory voting practices that had been responsible for the widespread disenfranchisement of African Americans in the U.S.; and
- WHEREAS,** this Voter ID Bill is a means of circumventing the Voting Rights Act of 1965; and
- WHEREAS,** there is no reason to impose this bill on the tax payers of South Carolina except that it impedes as well as disenfranchises the voting process; and
- WHEREAS,** it will have an adverse affect on more than 178,000 South Carolinians; and
- WHEREAS,** this bill will place an extra financial burden on the state that is already heavily burdened financially; and
- WHEREAS,** the City Council of the City of Florence feels that this bill is not good for the state as well as contradicts the Voting Rights Act of 1965; notwithstanding the fact that it has racial overtones.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Florence, South Carolina, in meeting duly assembled and by the authority thereof that the City Council of the City of Florence, South Carolina respectfully asks the Department of Justice to reject this Bill as the Law of the Land for the State of South Carolina.

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: October 10, 2011

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: To give consideration to a Resolution committing the City of Florence to fund a capital construction expense for a basketball gym and youth outreach center.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. During a City Council Meeting held on February 8, 2010, Mr. Terry James and Mr. Danny Ellerbe, representatives of the Florence Youth Basketball League (a City sponsored league), appeared before Council and requested that the City consider funding the construction of a gym that will accommodate the league's present and future needs.
2. During a City Council Meeting held on March 8, 2010, the Parks and Beautification Commission presented the annual plan which included the future construction of a basketball gym (five year goal) in support of the Florence Youth Basketball League.
3. No official action has been taken.

POINTS TO CONSIDER:

1. Prior to the passage of the Point of Sale Bill, millage increases were limited to the prior calendar year's average Consumer Price Index increase plus the percentage increase in the city's previous year population. For the City of Florence this would have limited the City to a millage increase of 16.8% or 9.2 mills for the current fiscal year.
2. With the passage of the Point of Sale Bill, a compromise allows local governments to "bank" or use in one year - up to the previous three years' total increases plus the current year increase. For the City of Florence this would provide an estimated millage increase of approximately 23.2% or 12.46 mills for next year. The 23.2% increase for next year assumes a growth of 2% of CPI and population growth for the City Florence.
3. The Point of Sale Bill is not limited to only capital related projects but may also be used for operating costs.
4. For capital projects funded with debt service millage, the City is not subject to millage caps.
5. However, the City is capped (without a public referendum) to a debt limit of 8% of the Taxable Assessed Value of all property within the municipal limits. The current debt limit is estimated at \$12,727,000.
6. During FY 2010 – 2011, City Council approved a budget that included a debt service capital millage increase of 3 mills for \$5,345,000 of total bonded debt.

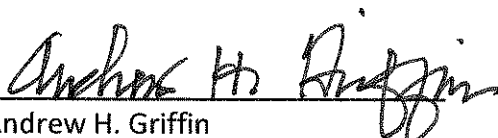
7. Given that action, the City has a net bonded debt limit (without a public referendum) of approximately \$7,382,000.
8. During FY 2010 – 2011, as noted above Council approved a capital plan that included a specific list of projects which are now substantially complete. In the consideration of the capital plan the City did discuss but chose to forego the following: two sanitation trucks, land and building acquisition and demolition (Bush Site property), lola Jones Park improvements, and housing redevelopment projects.
9. The value of a mill for the City of Florence is approximately \$150,000, therefore if the City applied the full 12.46 mills the City would generate approximately \$1,869,000.
10. Per the attached information, construction costs associated with a basketball facility is estimated at approximately \$5,000,000.
11. It is estimated that the bonded debt for a \$5,000,000 project would be approximately \$450,000/annual payment (15 years) or 3 mills.
12. The resolution proposes the following name for the Facility – M.O.O.R.E Basketball and Youth Outreach Center. Ms. Pearl Moore is a 1979 graduate of Francis Marion University and a member of the Women’s Basketball Hall of Fame with strong ties to the Florence community.
13. The City’s Florence Youth Basketball League continues to grow and now serves up to 380 youth. The City through the basketball league conducts both a winter and summer programs for youth aged 5 through 17.

STAFF RECOMMENDATION:

Staff stands ready to carry out Council’s action.

ATTACHMENTS:

1. Resolution No. 2011 – 24.
2. Sketch and cost estimate of the proposed building.
3. An executive summary of the proposed programs and mission statement for the facility.



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-_____

A RESOLUTION EXPRESSING THE COMMITMENT OF THE CITY OF FLORENCE TO FUNDING THE CAPITAL CONSTRUCTION EXPENSE FOR THE M.O.O.R.E. BASKETBALL AND YOUTH OUTREACH CENTER

WHEREAS, the City Council recognizes the urgent need to provide productive and educational activity for the young people of our community in order to instill in them fitness, discipline, character, and a positive sense of self; and

WHEREAS, the City Council recognizes the usefulness of sports activities particularly when combined with academic tutoring and mentoring towards achieving that end; and

WHEREAS, the City Council is desirous of providing a basketball and youth outreach center that can be used as a center for such positive activities that serves the needs of the City and the School District; and

WHEREAS, the City Council is desirous of partnering with other entities including, Florence School District One and Francis Marion University, towards achieving that end; and

WHEREAS, the City Council recognizes that Ms. Pearl Moore, a 1979 graduate of Francis Marion University and recent inductee into the Women's Basketball Hall of Fame, epitomizes the athletic and academic success that the Council hopes to foster in the young people of this community, and Council is desirous of both honoring and partnering with her towards the success of the efforts of training, educating, and mentoring young people of this community described above; and

WHEREAS, it is the City Council's earnest hope that by committing to fund the capital construction cost of such a basketball and youth outreach center the City may persuade Florence School District One and Francis Marion University to partner with the City in assuming the operational costs, in providing a location for the facility, and in participating in the design of the facility.

NOW, THEREFORE, BE IT RESOLVED, BY MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, that

The City is hereby committed to funding the capital construction cost of a basketball and youth outreach center as described in Exhibit A attached, which is incorporated herein by reference.

THAT, the City Council hereby directs City Manager, with the aid of a committee of City Council, to negotiate with Florence School District One and Francis Marion University regarding their potential assumption of the cost of operating the facility, their potential provision of a location for the facility, and in their potential participation in the design of the facility.

THAT, the City Council hereby directs the City Manager, upon the successful completion of negotiations with Florence School District One and Francis Marion University, to prepare documents necessary for the approval of the Council to arrange a funding mechanism for the capital cost of the facility including, as necessary, any millage assessment and/or bond issuance.

AND IT IS SO RESOLVED, this ___ day of _____, 2011.

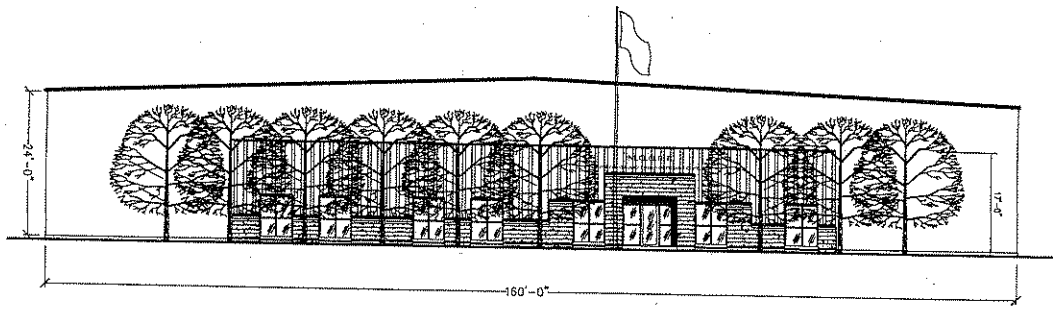
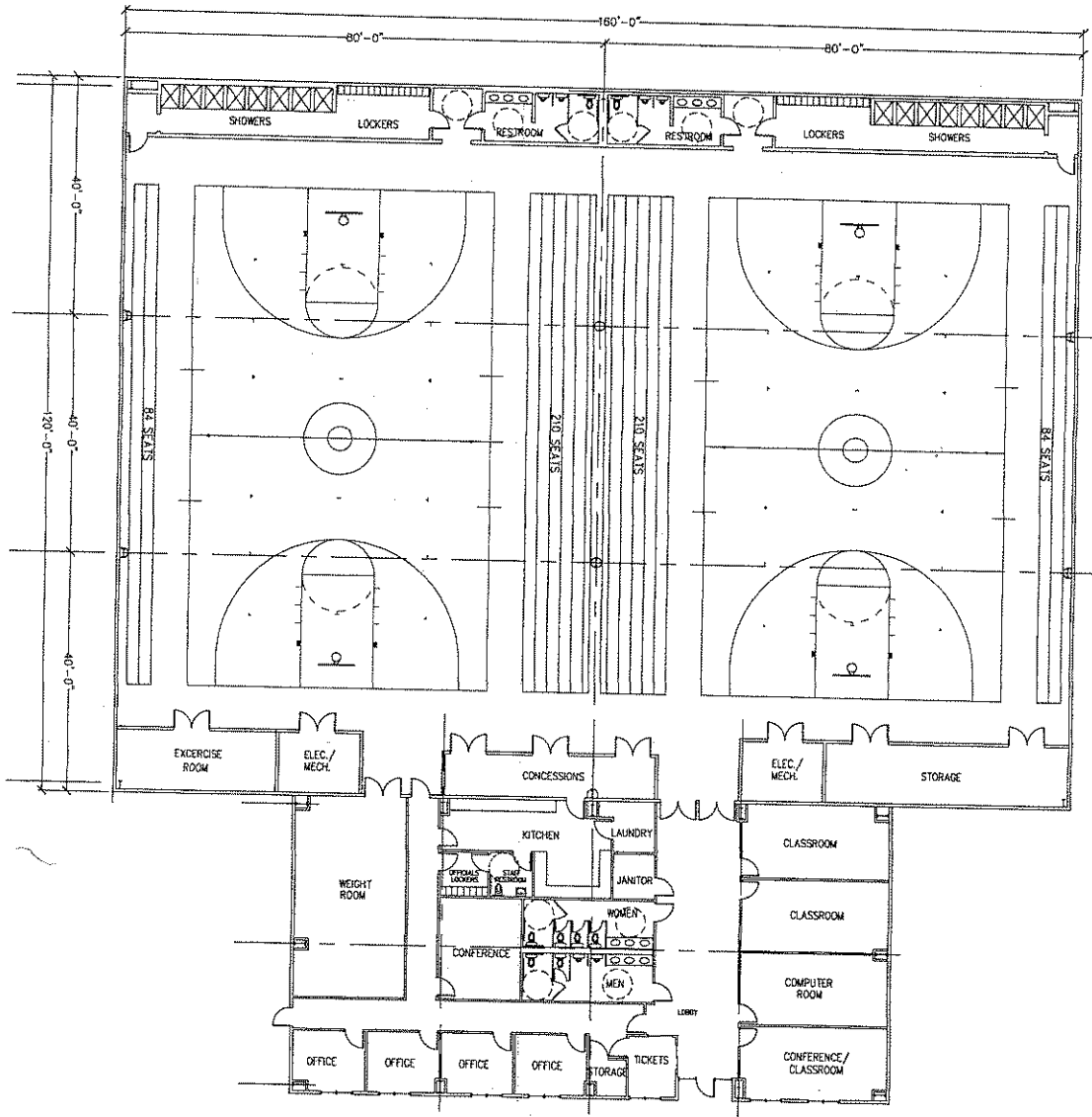
APPROVED AS TO FORM:

JAMES W. PETERSON, JR.

**STEPHEN J. WUKELA
MAYOR**

ATTEST:

**DIANNE M. ROWAN
MUNICIPAL CLERK**



M.O.O.R.E BASKETBALL AND YOUTH OUTREACH CENTER

Motivating and Optimizing Opportunities to Reach Excellence

AUGUST 2011
REVISED

PRELIMINARY BUDGET
M.O.O.R.E BASKETBALL AND YOUTH OUTREACH CENTER – 24,200 sq. ft.
AUGUST 24, 2011

Building Cost	\$3,146,000.00
• Locker Room upfits	\$ 70,000.00
• Gymnasium wood floor	\$ 160,000.00
• Bleachers 588 seats	\$ 60,000.00
Site Development Cost	<u>\$ 629,200.00</u>
Total Construction Cost	\$4,065,200.00
Fees, Testing, Surveys, Miscellaneous	<u>\$ 487,824.00</u>
Subtotal	\$4,553,024.00
Contingency/Inflation at 10%	<u>\$ 455,302.00</u>
Total	\$5,008,326.00

*Note: The above estimate is based on today's cost. I have assumed water and sewer to the site.



M.O.O.R.E. BASKETBALL AND YOUTH OUTREACH CENTER

Motivating and Optimizing Opportunities to Reach Excellence

EXECUTIVE SUMMARY

M.O.O.R.E. (Motivating and Optimizing Opportunities to Reach Excellence) Basketball and Youth Outreach Center will coach male and female teens ranging from eight to eighteen years of age in the sport of basketball. Basketball will be used as a tool to help capture the interest of our youth while promoting awareness and helping to bring neighbors and communities together.

It will be our goal to get into the heads of our young people which will enable us to learn more about their home and outside environment which will allow for a better understanding of their individual needs as it relates to the educational process and a structured discipline and mentoring regime.

Our youth will not only be coached in basketball, but will receive academic tutoring, mentoring and help with career development in order that they are prepared not only in the sport of basketball but also in the classroom as well as their community.

In order for our young people to succeed in life, they must possess a positive outlook into their future. We will strive to motivate and instill team play, trust, discipline, character and a positive sense of self.

The M.O.O.R.E. Basketball and Youth Outreach Center will assist as a feeder for our young men and women into Francis Marion University and other local colleges.

MISSION STATEMENT

Heighten interest and enthusiasm of teens to the importance of becoming productive citizens through effective mentoring and active engagement with their peers and adults while enhancing their skill of basketball.

VISION STATEMENT

It is the vision of M.O.O.R.E. (Motivating and Optimizing Opportunities to Reach Excellence) Basketball and Youth Outreach Center to coach and mentor our teens through the active sport of basketball while strengthening and developing their level of team play, trust, discipline, character, self-esteem and prepare them through active engagement within the community to become productive adults.

GOALS

The M.O.O.R.E. Basketball and Youth Outreach Center will teach its young people to **PLAY HARD**. We will be competitors without equal. Mentors, tutors, coaches and students will strive to make sure that no one prepares more thoroughly or works more diligently to become successful.

We will **PLAY SMART**. Everyone must strive meticulously to fulfill the educational needs of each young person to optimize their chance of reaching their potential of excellence while teaching them never to accept less. We will strive to feed each participant into their next level of success.

CARE. We will work together and go through the everyday effort necessary. As we work together we will develop a camaraderie that will force us and our young people to truly care about the entire team. When this happens, the team will do everything possible not to let each other down.

THINK. We will teach our young people to always think about the risk and reward involved in each decision we make.

TRY. We will try our very best, every time. The M.O.O.R.E. Basketball and Youth Outreach Center will always strive to make sure that no one prepares more thoroughly or diligently to become successful in everything we do.

While our coaches will always strive to win, it must be understood that the greater goal is to teach players some life-long lessons that they can use long after the ball stops bouncing.

Basketball will provide an avenue for social mobility and open doors to colleges players may not have thought of, gain admission to schools they may have not gotten into, get financial assistance to attend those schools and connect them with others who can help them after graduation. Players should begin to prepare for this early and make sure their academics as well as their attitudes are in order.

BASKETBALL BREAKTHROUGH:

Through basketball we will strive to keep our young people focused, motivated and playing hard.

On the very first day, we will establish our expectations and establish their role within the team.

We will show our players that they matter. The most effective way for getting young people to work hard for you and themselves, is to let them know that you sincerely care about them.

It is imperative that we show interest in their lives outside of basketball. We will get to know our players as individuals. Time will be spent talking to them one on one. It is important to let them know that they are important to us on and off the basketball court.

All of our actions will be model motivated. We will verbalize our philosophy so that our players will know what to expect and what to strive for.

An example of this is that is we tell our players that the best rebounders will be starters, then all of the players will pick up on that and strive to become good rebounders.

We will offer verbal rewards. Rewards grab attention—players and people love compliments. Whether we are running beginner basketball drills or drills that require more skill, praise will be given for improvement and for working hard.

Permissions will sometimes be rewarded based on outstanding efforts or reaching set goals. The permissions will be earned throughout practices and totaled up at the end. Permission could result in one less lap, suicide or other conditioning drill.

At all times, we will coach the success of the team. It is more fun to win together than it is to win alone and basketball is a team sport. It is pertinent that we remind players on a constant basis through our actions and words that they are a team. This will motivate them to work together for success.

By knowing each player's strength and weakness, we will be more able to keep an eye out for potential conflicts and enforce a team attitude.

Visualization is a valuable coaching tool and it is the one skill that all athletes can take away from their sport, no matter what level they perform at and use this skill to attain success the rest of their lives.

We will teach our players to visualize reaching their goals. Visualization teaches focus. It teaches planning, executing and succeeding. Each day we will ask our players to visualize a play that they're having difficulty perfecting, a shot they need to work on, or executing the drill of their choice.

It is important for us not to discipline or punish for poor or inappropriate behavior, but rather to discipline with the intent to teach our players and young people how to conduct themselves appropriately.

It is necessary that we discipline with consistency. If it is unacceptable to be late to practice then all who are late to practice must receive the same consequences no matter what.

Goals must also be set so that they know what to focus on and what they are striving for. Instead of setting prestigious statistics like scoring the most points, instead set goals such as team rebounds, defensive stats or low number of turnovers.

It will be important that we know what motivates some players and realize that the same thing may not motivate other players. We want to get to know our players as individuals and to know how they will respond individually and as a team to motivational tactics.

POSITIVE YOUTH OUTREACH:

Youth outreach is a policy perspective that emphasizes providing services and opportunities to support young people in developing a sense of competence, usefulness, belonging and empowerment. The youth outreach approach works best when communities are involved in creating a continuum of services and opportunities that our young people need to grow into happy, healthy and productive adults.

Youth outreach must be about people, programs, institutions and systems that provide youth with the supports and opportunities they need to empower themselves. Our youth outreach strategies will focus on giving young people the chance to form relationships with caring adults, build skills, exercise leadership and help their communities.

- Youth will be viewed as a valued and respected asset to society;
- Policies and programs will focus on the developmental needs and involve youth as partners rather than clients;
- Families, schools and communities will be engaged in developing environments that support youth;
- Youth will be involved in activities that will enhance their skills, competence, connections, character, confidence and contribution to society;
- Youth will be engaged in activities that promote self-understanding, self-worth, and a sense of belonging and resiliency;
- Youth will be given an opportunity to be involved in a meaningful way;
- Youth will receive a consistent system of positive reinforcement for desired behavior.

**IX. a. 1.
Report To Council
Appointments to Boards
and Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011

AGENDA ITEM: Report To Council

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION:

There is one appointment/reappointment for the 2010-2011 Accommodations Tax Advisory Committee.

ACCOMMODATIONS TAX ADVISORY COMMITTEE

7 Members	Initial Appt.	Term	Exp. Date	Qualifications	Notes
Henry H. Hepburn	July 1, 2006	3 years	6/30/2012	General	
Sylvia A. Perkins	Dec. 16, 1996	3 years	6/30/2012	Hospitality/Lodging	
Margaret Nash	July 1, 2006	3 years	6/30/2012	General	
Steven Doulaveris	Oct. 19, 1998	3 years	6/30/2013	Hospitality	
David Frazier, Jr.	Oct. 11, 2004	3 years	6/30/2010	Hospitality	Would like to be reappointed
Lyles C. Lyles	Mar. 14, 2011	3 years	6/30/2013	Hospitality/Lodging	
Benjamin Woods	Nov. 8, 1993	3 years	6/30/2014	Cultural	

Four (4) of the seven (7) members are to be designated as hospitality industry representatives, two (2) of which must be from the lodging sector of the hospitality industry of the municipality receiving the revenue. One member must be designated from the cultural organizations of the municipality or county receiving the revenue. Terms of office are for three (3) years.

CITY OF
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OFFICE OF THE CITY MANAGER
CITY-COUNTY COMPLEX AA
180 NORTH IRBY STREET
FLORENCE, SC
29501-3456
PHONE (843) 665-3113
FAX (843) 665-3110

May 5, 2010

Mr. David Frazier, Jr.
111 Kuker Street
Florence, SC 29501

Dear Mr. Frazier:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2010. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Committee. Please return this letter to our office and keep the enclosed copy for your records.

We appreciate your past service to the City of Florence and would welcome your continued service.

If you have any questions, please feel free to contact me.

Sincerely,

Dianne M. Rowan

Dianne M. Rowan
Municipal Clerk

I would like to continue to serve on the Accommodations Tax Advisory Committee.

I do not want to serve on the Accommodations Tax Advisory Committee.

David Frazier, Jr.
Mr. David Frazier, Jr.

**IX. a. 2.
Report To Council
Appointments to Boards
and Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011

AGENDA ITEM: Report To Council

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION:

There two appointments/reappointments remaining for the 2011-2012 Boards and Commissions.

SCHEDULE OF COUNCIL APPOINTMENTS TO BOARDS AND COMMISSIONS - JULY 2011-JUNE 2012

	District 1		District 2		District 3		At-Large 1		At-Large 2		At-Large 3	
	Ervin		Robinson		Brand		Willis		Wms-Blake		Powers	
Accommodations Tax Advisory Committee												
City-County Agriculture Commission												
City-County Building Commission												
City-County Civic Center Commission												
City-County Historical Commission												
City-County Memorial Stadium Commission												
City-County Museum Commission												
City of Florence Design Review Board - 1 Vacancy	X											
City of Florence Planning Commission												
City of Florence Zoning Board of Appeals - 1 Vacancy									X			
FLATS Committee												
Housing Authority Board												
Parks & Beautification Commission												
Pee Dee Regional Airport Authority												
Veterans Park Committee												
Pee Dee Regional Transportation Authority												

Pee Dee Regional Transportation Authority

CITY OF FLORENCE DESIGN REVIEW BOARD

10 Members	Initial Appt.	Term	Exp. Date	Attendance	Qualifications	Notes
Cary Andrews, Chmn	Sept. 26, 2005	4 yrs.	6/30/2012		Professional Engineer	
George J. Wilds	Jan. 13, 2009	4 yrs.	6/30/2013		Bus. Comm. or Ind. within downtown Central District	
Cedrick Brigman	Sept. 26, 2005	4 yrs.	6/30/2013		Bus. Comm. or Ind. within downtown Central District	
Gary Brown	Sept. 26, 2005	4 yrs.	6/30/2012		Professional Architect	
Julia Buyck	Sept. 26, 2005	4 yrs.	6/30/2013		At-Large Resident	
Johnny Mashack	Sept. 26, 2005	4 yrs.	6/30/2012		Landscape Design	
Nathaniel Mitchell	Sept. 26, 2005	4 yrs.	6/30/2013		At-Large Resident	
Billy Poston	Oct. 17, 2005	4 yrs.	6/30/2015		Qual.in Comm. & Residential Real Property or Real Estate	Would like to be reappointed
John M. Scott, III	Sept. 26, 2005	4 yrs.	6/30/2012		Actively engaged in Business, Commerce or Industry	
Vacancy		4 yrs.	6/30/2011		General Contractor	

Composed of ten (10) members appointed by the Mayor and City Council and one (1) member from City staff, who shall be the City Manager or the City Manager's designee. Membership shall be composed as follows: One (1) profession architect; one (1) person either specifically qualified by reason of education, training, or experience in the financing of commercial and residential real property or in the area of real estate; one (1) person actively engaged in business, commerce, or industry; one (1) commercial general contractor licensed by the State of South Carolina; one (1) professional structural engineer; one (1) person specifically qualified by reason of education, training or experience in landscape design; one (1) member of City staff who shall be either the City Manager of a staff member designated in writing by the City Manager; two (2) at-large residents of the City of Florence and two (2) persons actively engaged in business, commerce, or industry within the Downtown Central District. At all times at least six (6) members of the Design Review Board shall be residents of the City of Florence. Members may be appointed to succeed themselves up to a maximum of three (3) full terms. Terms of office shall be for four (4) years.



APPLICATION FOR BOARDS AND COMMISSIONS
 CITY OF FLORENCE
 SOUTH CAROLINA

Board or Commission for which you are applying: <i>City of Florence Design Review Board</i>			
Your Name (Last, First, Middle) <i>Campbell, Richard Thomas</i>		County <i>Florence</i>	Council District <i>District 3</i>
Residential Address <i>107 S. Homestead Dr.</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>Same</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Your Occupation - Title <i>Barista</i>	Business Phone <i>843-292-0729</i>	Residence Phone <i>843-669-0735</i>	
Employer Name <i>Starbucks</i>	E-Mail Address <i>CampbellArmando@aol.com</i>		
Employer Address <i>1933 W. Palmetto St.</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>

General Qualifications

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

Why would you like to serve?
Having lived in and around Florence my whole life, I feel it is my duty to do my part and offer my input to the future welfare of this area.

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

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

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:
N/A

Are you involved in any Community Activities? If so, please list:
Not currently

What are your goals and objectives if appointed to the Commission/Board?
My goal is to gain government experience and provide insight into the processes of helping the good of all citizens of Florence.

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

[Signature]
 Signature

8/10/11
 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:	<i>8-11-2011</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying:			
PLANS AND REVIEW BOARD			
Your Name (Last, First, Middle)	County	Council District	
DOZIER GILBERT K.	FLORENCE	DISTRICT 1	
Residential Address	City	State	Zip Code
716 RICE HOPE COVE	FLORENCE	South Carolina	29501
Mailing Address	City	State	Zip Code
P.O. BOX 102	FLORENCE	South Carolina	29503
Your Occupation - Title	Business Phone	Residence Phone	
GENERAL CONTRACTOR/BUSINESSMAN	(843)992-5082	(843)667-0167	
Employer Name		E-Mail Address	
SELF EMPLOYED / GILFO, INC.		FJDOZIER@aol.com	
Employer Address	City	State	Zip Code
275 WEST DARLINGTON STREET	FLORENCE	South Carolina	29501

General Qualifications

Are you a resident of the City? Yes No How Long? OVER 25 YEARS

Why would you like to serve? I BELIEVE THAT I CAN BRING SOME POSITIVE AND HELPFUL INSIGHT TO THIS BOARD.

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:
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:
HAVE IN THE PAST BUT NOT AT PRESENT

What are your goals and objectives if appointed to the Commission/Board?
TO TRY AND HELP TO BRING REASONABLE AND WORKABLE SOLUTIONS TO THIS TASK.

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

Gilbert K. Dozier
 Signature

Sept. 22, 2011
 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:	<u>Sept. 26, 2011</u>
Appointed to:	
Date:	

CITY OF FLORENCE ZONING BOARD OF APPEALS

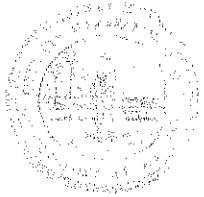
7 Members	Initial Appt.	Term	Exp.Date	Qualifications	Notes
Isaiah Harley, SR.	May 19, 2011	3 yrs.	6/30/2013		
Consuella Ferguson	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Mary C. Hepburn	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Charles Howard, Jr.	July 1, 2008	3 yrs.	6/30/2012		
Randolph Hunter, Jr	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Larry Chewning	July 1, 2008	3 yrs.	6/30/2013		
Kathryn Wilcox	July 1, 2008	3 yrs.	6/30/2012		

Composed of seven members appointed by Council.

Term of office shall be for three (3) years.

CITY OF
FLORENCE

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OFFICE OF THE CITY MANAGER
CITY-COUNTY COMPLEX AA
180 NORTH IRBY STREET
FLORENCE, SC
29501-3456
PHONE (843) 665-3113
FAX (843) 665-3110

April 15, 2011

Mrs. Mary C. Hepburn
707 Maynard Avenue
Florence, SC 29505

Dear Mrs. Hepburn:

Our records indicate that your term on the City of Florence Board of Zoning Appeals expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

Handwritten signature of David N. Williams.

David N. Williams
City Manager

I would like to continue to serve on the City of Florence Board of Zoning Appeals.

I do not want to serve on the City of Florence Board of Zoning Appeals.

Handwritten signature of Mrs. Mary C. Hepburn.
Mrs. Mary C. Hepburn

A CITY OF
CHARACTER

IX. b.

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011

AGENDA ITEM: To consider a policy to name City owned public buildings and facilities.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. During a previous Council Meeting, City Council was requested to give consideration to name the Marion Street Fire Station. The request also included a recommendation that African American employees who had served the City as firemen be recognized or considered in the naming of the Fire Station.
2. Following the request it was generally recognized that the City, except in the case for Recreational or Park facilities, did not have a process in place to name public facilities.

POINTS TO CONSIDER:

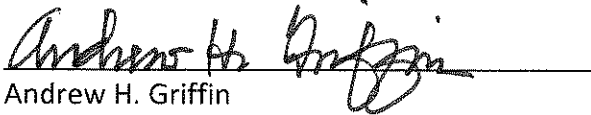
1. It is suggested that the Planning Commission, in the absence of another Commission appointed by City Council which is sanctioned to name or recommend a name of a public facility, be given the responsibility of recommending to City Council a name for a particular public facility.
2. The Planning Commission currently acts as a recommending body to City Council.
3. In general, the Commission is charged to make recommendations or decisions regarding the development of land and land use, which includes the naming of public streets and other publicly dedicated land or infrastructure.
4. The process currently used by the Planning Commission to determine land use issues is well established and involves public notices, public meetings and/or public hearings.
5. In concept, the process would be relatively straight forward. When it is determined that a publicly owned building should be named the City would refer the matter to the Planning Department. The Planning Department would through the defined process for other issues before the Planning Commission publicly advertise and provide to the Planning Commission information regarding the naming of the publicly owned facility.
6. The Planning Commission would then consider the matter and recommend back to City Council no more than three associated names for the facility.
7. The matter would then be placed on the agenda of a City Council meeting for final determination.

STAFF RECOMMENDATION:

By motion approve the attached policy statement regarding the naming of publicly owned buildings.

ATTACHMENTS:

1. Draft policy statement.


Andrew H. Griffin
City Manager

City of Florence

Policy on Building and Facility Naming

PURPOSE:

Where the City of Florence may wish to confer a specific name or name change on a given building, facility, place or natural feature within the city limits, the following policy is adopted.

POLICY:

1. The City Council shall designate the names of city buildings, public places, facilities and natural features by resolution. At the request of the City Council and prior to any final action by the Council, the Planning Commission, unless authority and responsibility is specifically given to a separate commission, shall consider a name or the consideration of a name change for a specific building, public place, facility or natural feature at a regularly scheduled and advertised meeting of the City Council.
2. The recommendation shall include one to three naming possibilities or a recommendation that the building, public place, facility or natural feature not be named.
3. This policy is not to preclude City Council from granting authority and responsibility to a new or existing commission to name a building, public place, facility or natural feature.

PROCEDURE:

1. City Council shall, by its own action or request by a citizen or citizen group, refer the naming of a building, public place, facility or natural feature to the Planning Commission for review and recommendation.
2. The Planning Commission, through staff of the City of Florence Department of Urban Planning and Development staff, receive naming requests and possibilities from City of Florence Department Directors and interested citizens or citizen groups.
3. The Planning Commission, prior to taking final action to make a recommendation to City Council, shall advertise and hold a public meeting regarding the naming of a building, public place, facility or natural feature.

CRITERIA:

1. City of Florence employees actively employed at the time of the naming of a building, public place, facility or natural feature shall not be considered.

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011
AGENDA ITEM: Reports to Council
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Appropriation of Accommodations Tax funds for FY 2011-2012.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action taken.

III. POINTS TO CONSIDER


The recommendations of the Accommodations Tax Advisory Committee are attached.

IV. OPTIONS

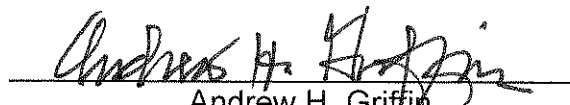
- a. Approve the recommendation of the Advisory Committee.
- b. Adjust appropriations.

V. ATTACHMENTS

Memo from Accommodations Tax Advisory Committee with Attachments 1, 2, 3 & 4.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager



City of Florence, SC Memorandum

To: Mayor Wukela and Members of City Council

From: City of Florence Accommodations Tax Advisory Committee

Subject: Funding Recommendations for FY 2011-2012

Date: October 10, 2011

The Accommodations Tax Advisory Committee held meetings in August and September 2011 for the purpose of receiving and evaluating Accommodations Tax funding requests for fiscal year 2011-2012. Requests were received from twenty-four (24) organizations requesting "65% funds" and one (1) organization requesting "30% funding."

The Committee has studied these requests carefully, closely examining the critical needs expressed by the representatives of the requesting agencies, and evaluating the impact these agencies have on the tourism in the Florence community.

Preliminary projections indicate that approximately \$310,000 of the "65% funds" will be available for allocation to requesting agencies and an additional \$138,000 for tourism promotion in the "30% funds."

The Accommodations Tax Advisory Committee is again recommending to City Council that the 2011-2012 appropriations to the various arts organizations be routed through the Florence Area Arts Alliance to enable that organization to receive additional grant funding through the South Carolina Arts Commission. The Florence Area Arts Alliance will then disburse the Accommodations Tax funds directly to the funded arts organizations in the amounts appropriated by City Council. This arrangement enables the Arts Alliance to substantially increase its level of grant funding from the South Carolina Arts Commission for its Small Grants Program which benefits a large number of arts organizations in the Florence area. The organizations which will be funded in this manner include: **The Masterworks Choir, Florence Little Theatre, eBushua Foundation, Florence Symphony Orchestra, Florence Museum, Sankofa Festival, SC Dance Theatre, and the Arts International Festival** in addition to the independent funding of the Florence Area Arts Alliance.

Attached you will find the Accommodations Tax Request for FY 2011-2012 report listing all organizations requesting funds for this year; the amount of funding received by these organizations for FY 2010-11; the amount of funds requested by the organizations for FY 2011-12; and the recommendations of the Advisory Committee (**Attachment 1**). You will also find attached an Accommodations Tax Financial Report for fiscal year ending June 30, 2011 (**Attachment 2**). In addition, an Accommodations Tax Projection of Receipts for FY 2011-12 is included for your information (**Attachment 3**). Also enclosed is a copy of the public notice printed in the local newspaper providing information concerning application for Accommodations Tax Funding (**Attachment 4**).

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS AND APPROPRIATIONS REPORT
FISCAL YEAR 2011-2012**

	ORGANIZATION	Appropriated 2010-11	Requested 2011-12	Committee Recommended ¹	Appropriated 2011-12
A. 30% Funds for Tourism Promotion					
1.	Florence Convention & Visitors Bureau	<u>\$126,000</u>	<u>\$135,000</u>	<u>\$138,000</u> ²	
B. 65% Funds					
1.	Florence Regional Arts Alliance	\$8,000	\$10,000	\$6,100	
2.	The Masterworks Choir, Inc.	\$4,800	\$5,000	\$3,500	
3.	Florence Little Theatre	\$12,200	\$15,000	\$11,100	
4.	eBushua Foundation	\$4,800	\$10,000	\$3,100	
5.	Florence Symphony Orchestra	\$6,800	\$10,000	\$6,100	
6.	Florence Museum	\$5,000	\$5,000	\$4,800	
7.	Arts International Festival	\$18,600	\$40,000	\$14,100	
8.	Sankofa Festival	\$6,000	\$50,000	\$3,500	
9.	SC Dance Theatre	\$4,600	\$5,000	\$3,900	
10.	Carolina Classic Basketball Tournament	\$7,800	\$8,000	\$6,500	
11.	Freedom Florence & Tennis Center	\$40,000	\$40,000	\$31,300	
12.	Florence Convention & Visitors Bureau	\$73,700	\$110,000	\$76,500	
13.	May Fly Air Show	\$0	\$26,000	\$19,900	
14.	Florence Tennis Association	\$10,000	\$20,000	\$9,800	
15.	Florence Pecan Festival	\$17,800	\$35,000	\$14,000	
16.	Florence City-County Civic Center	\$49,000	\$89,250	\$46,400	
17.	Florence International Basketball Tournament	\$12,000	\$16,500	\$11,100	
18.	Car Haulers Parade	\$6,400	\$10,000	\$5,250	
19.	Florence Area Sports Council	\$25,000	\$15,000	\$11,200	
20.	Pee Dee Tourism Commission	\$12,500	\$20,000	\$10,900	
21.	Martin Luther King March and Rally	\$0	\$7,500	\$1,400	
22.	SC Senior Sports Classis	\$0	\$5,000	\$1,850	

CITY OF FLORENCE, SC
 ACCOMMODATIONS TAX REQUESTS AND APPROPRIATIONS REPORT
 FISCAL YEAR 2011-2012

ORGANIZATION	Appropriated 2010-11	Requested 2011-12	Committee Recommended ¹	Appropriated 2011-12
23 Pee Dee Arts	\$0	\$25,000	\$6,100	
24. Art Trail Gallery	\$0	\$5,000	\$1,600	
Total -- 65% Funds	<u>\$325,000</u>	<u>\$582,250</u>	<u>\$310,000</u>	<u>\$0</u>

Note 1: Including carryover funds from FY 2010-11, it is anticipated that the amount available for distribution to the requesting the agencies of "65% funds" will be approximately \$310,000. The "30% funds" for tourism promotion is estimated to be approximately \$138,000.

Note 2: The "30% funds" appropriation to the Florence Convention & Visitors Bureau includes \$15,000 designated specifically to the Civic Center for tourism marketing and promotion expenses, and an additional \$9,000 for a Business Development Fund to help promote the Civic Center for educational, religious, and other conferences.

**City of Florence, SC
Accommodations Tax Financial Report
Fiscal Year Ending June 30, 2011**

Total Accommodations Funds Received	\$460,920.52
Plus Carryover Funds from Prior Year	\$51,963.34
Plus Interest Earned on Carryover Funds	\$3.87
Less General Fund Standard Allocation	<u>-\$25,000.00</u>
Balance	\$487,887.73
Less 5% Funds Paid to General Fund	-\$21,796.03
Less 30% Funds Paid for Advertising/Promotion	-\$130,776.16
Balance = 65% Funds Available for Tourism	\$335,315.55
Less Appropriations Paid to Tourism Agencies	<u>-\$325,000.00</u>
TOTAL Year End Balance	\$10,315.55

**City of Florence, SC
Accommodations Tax
Projections for FY 2011-12**

Accommodations Tax Funds Projected	\$486,500.00
Less \$25,000 to General Fund	-\$25,000.00
Subtotal	\$461,500.00
Less 5% of Balance to General Fund	-\$23,075.00
Less 30% of balance to Advertising/Promotion	-\$138,450.00
Balance for 65% Funds Distribution	\$299,975.00
Plus Carryover from Prior Year	\$10,315.55
Total Available for Tourism Expenditures	\$310,290.55

**City of Florence, SC
PUBLIC NOTICE**

The City of Florence has 2011-2012 Accommodations Tax application packets available for distribution to agencies with a not-for-profit designation interested in applying for funding. Requests for application packets should be addressed to Finance Director, City of Florence, City-County Complex BB, Room 602, Florence, South Carolina 29501, Telephone 665-3162. **Applications must be received by the Finance Director no later than Friday, July 29, 2011 to be eligible for funding consideration.**

The above ad was printed in the Morning News on July 10, 2011.