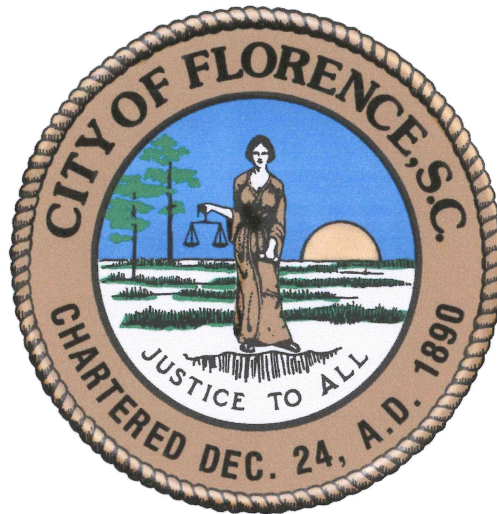


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



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

MONDAY
JANUARY 9, 2012
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JANUARY 9, 2012 - 1:00 P.M.

CITY COUNTY COMPLEX – COUNCIL CHAMBERS – ROOM 604

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance

III. APPROVAL OF MINUTES

December 12, 2011 – Regular Meeting

IV. HONORS AND RECOGNITIONS

a. Service Recognitions

Mike Cook – 15 years – Wastewater

b. Educational Recognition

James Elliott – Passed his “C” Water Certification Examination on December 20, 2011.

V. APPEARANCE BEFORE COUNCIL

a. Mr. Pete Siler and Mr. Bruce Smith – to speak about the Chamber of Commerce’s Building Bridges Program.

b. Ms. Susie Brown, Student Council Advisor and members of the Lester Elementary School Student Council.

VI. ORDINANCES IN POSITION

- a. Bill No. 2011-29 – Second 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 719 Walnut Street, said lot being designated as Tax Parcel 90-118-13-020 in the records of the Florence County Tax Assessor, to be used exclusively for housing a family in accordance with their Transitional Shelter.
- b. Bill No. 2011-30 – Second Reading**
An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.9-4 Actions Requiring A Certificate of Appropriateness.
- c. Bill No. 2011-31 – Second Reading**
An Ordinance to designate 166 South Dargan Street as a local historic resource.
- d. Bill No. 2011-32 – Second Reading**
An Ordinance amending Chapter 13, Article III, Section 13-62 and Section 13-63 of the City of Florence Code of Ordinances pertaining to the duration and frequency of garage sales.

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. 2012 -01 – First Reading**
An Ordinance to annex and zone property owned by Allyn Simmons, 1312 North Irby Street.
- c. Bill No. 2012-02 – First Reading**
An Ordinance to annex and zone property owned by Thomas Newton, Jr., 2515 Kingston Drive.
- d. Bill No. 2012-03 – First Reading**
An Ordinance to annex and zone property owned by Thomas Newton, Jr., 2535 Trotter Road.
- e. Bill No. 2012-04 – First Reading**
An Ordinance to annex and zone property owned by Jim Stroud, 3084 – 3098 S. Cashua Drive.
- f. Bill No. 2012-05 – First Reading**
An Ordinance to annex and zone property owned by the City of Florence.

- g. Bill No. 2012-06 – First Reading**
An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.4, Table II.

VIII. INTRODUCTION OF RESOLUTIONS

- a. Resolution No. 2011-29**
A Resolution to name the Marion Street Fire Station.
- b. Resolution No. 2012-01**
A Resolution to amend Resolution No. 2008-12, which will reallocate \$74,507.85 of CDBG funding to the Boys and Girls Club for roof repairs.
- c. Resolution No. 2012-02**
A Resolution in support of retaining the Area Mail Processing Operations at the Florence Processing and Distribution Facility.

IX. OTHER BUSINESS

- a.** *To receive from Council direction regarding the construction, location and financing of a gymnasium for the City of Florence.*

X. ADJOURN

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

MEMBERS PRESENT: Mayor Wukela called the regular meeting to order at 1:00 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. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mrs. Darene Stankus, Director of Human Resources; Chief Anson Shells, Florence Police Department; Mr. Scotty Davis, Director of Community Services; Chief Randy Osterman, Florence Fire Department; and Mr. Chuck Pope, Director of Public Works; Mr. Thomas Chandler, Director of Finance; Mr. Ray Reich, Downtown Development Manager; Mr. Michael Hemingway, Director of Utilities; and Mr. Phillip Lookadoo, Director of Urban Planning, Research and Development.

MEDIA PRESENT: Notices of this regular meeting of Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. Tucker Mitchell of the Morning News was 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 approve the minutes of the November 14, 2011 Regular Meeting and the minutes of the November 16, 2011 Special Meeting. Councilman Powers seconded the motion, which carried unanimously.

SPECIAL RECOGNITIONS AND HONORS

CITIZEN OF THE MONTH

Councilwoman Teresa Myers Ervin recognized Mrs. Harriett Smith as the Citizen of the Month for December, 2011.

SERVICE RECOGNITIONS

Mayor Wukela recognized Danny Wright for completing 30 years of service with the City of Florence. Danny currently serves as a Firefighter/Driver at Station 4 on W. Palmetto Street.

Mark Mims was recognized for 20 years of service with the Florence Police Department. Mark has served as a patrol officer, training sergeant and presently serves as the Supervisor of the Traffic Unit.

Steven McCormick was recognized for completing 15 years of service with the Florence Fire Department. Steven has worked his way through the ranks and is currently serving as a Captain and is assigned to the ladder truck at the downtown fire station.

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DECEMBER 12, 2011 – PAGE 2**

Felecia Cox has completed 15 years with the City of Florence Police Department. Felecia began her career as a Victim Witness Advocate and is currently an investigator assigned to the Criminal Investigation Division.

Dana Avins began working with the City of Florence on December 18, 2001 and is primarily responsible for the intake and accounting of fines paid for tickets and warrants in City Court.

Mayor Wukela recognized Joe Nida for completing 10 years of service with the Florence Police Department. Joe began working for the City on December 14, 2001 and was promoted to Corporal in December 2008. Joe has worked with the F.B.I., A.T.F., D.E.A., and the U. S. Attorney's Office in an effort to keep Florence safe.

Randolph Robinson was recognized for competing 10 years of service with the City of Florence. Randolph has been employed with the City as a commercial heavy equipment operator. He is an excellent and efficient truck driver for the Sanitation Division, ensuring prompt service to commercial businesses throughout the city.

EDUCATIONAL RECOGNITIONS

Mayor Wukela presented Johnathan Green an educational recognition for receiving his "B" Biological Wastewater Operator Certification.

Daniel Prosser was presented an educational recognition by Mayor Wukela for receiving his "D" Biological Wastewater Operator Certification.

APPEARANCE BEFORE COUNCIL

Mr. John Isgett – to address Council regarding the City's Sign Ordinance

Mr. Isgett requested that he be removed from the agenda.

Mr. Ron Moore – to address Council regarding taxes

Mr. Moore stated that over the last several years there seems to have been, on the part of some council members, an effort to raise millage and taxes upon Florence citizens. Basically, Mr. Moore wanted to give five reasons why now isn't the time to raise taxes.

The first reason is taxes have already gone up. Housing over the nation has gone up in price 1.7% according to national statistics. But in Florence, 3 bedroom single family residence homes have gone down in value 6% year over year. And since 2007 those 3 bedroom homes have gone down 14%. Tax assessments, however, on property values have gone up 3.4% this year.

The second reason is inflation. The government is telling us that over the past twelve months our inflation is under 3%. Independent economists however are saying that it is over 6%.

The third reason Council needs to reconsider tax increases is the unemployment and economic stagnation that we are facing today. Locally, Florence County is 11.4% in its unemployment rate as of the last report. When you add to that, the discouraged workers and the underemployed you are well over 20% and probably approaching 1 in 5 of our neighbors who are really caught in this economic squeeze. It's not the time for City Council to raise taxes.

The fourth reason is that there are some very serious infrastructure needs in the City of Florence. At some point in time the City will have to address that deteriorating system, especially if the downtown and the greater Florence area are to grow. Fortunately the funds have been there to handle all of the emergency situations that the City has faced. But at some point there is going to be a critical mass and the

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Council is going to have to address what to do with that failing infrastructure. Undoubtedly taxes will be presented as a solution for that. Mr. Moore stated his argument is if the City restrains and exercises good judgment and does not place a tax burden upon its citizens now, that when that time comes the citizens of Florence may be understanding and supportive of doing something for the overall infrastructure.

The fifth reason is the National Debt. Right now the United States is the largest nation debtor in the history of the entire world, or \$15 trillion dollars. Over 40 cents of every federal tax dollar is now going to service this national debt. Everyone agrees that that is unsustainable and that if it does continue it is going to be catastrophic. There is going to be a pay day coming soon and when it comes the federal government is going to turn to the citizens to get the tax dollars to pay for it. I think it is a wise council that takes a big view of the big picture and all of the economic pressures that the average family and home owner and citizen and worker in Florence is facing and restrain from raising taxes on a local level, knowing that there is a very uncertain horizon ahead of all of us.

Mr. Moore thanked the four specific councilmen who have consistently opposed tax increases and encouraged them to continue to do so.

Mayor Wukela thanked Mr. Moore for his comments and stated that he feels everyone on Council understands the dire economic situation that we are in as a country. Mayor Wukela pointed out that the City of Florence has perhaps the lowest tax rate for property taxes in the state of South Carolina. On a \$100,000 piece of property in S. C., that is residential, the tax payer pays to the city \$42 annually. That's compared to \$245 that a resident of Charleston would pay. In Anderson residents pay 12 times that. Certainly the City must pay for the infrastructure that is needed. And what this Council is charged with doing is making sure that we provide the services that are necessary at the least cost possible and the most efficient way possible.

Councilman Willis agreed that the City's low tax rate is something to be very proud of. Councilman Willis stated he feels Council should look back at prior Councils that have provided the leadership to accomplish that and challenged this Council to keep that vision and to be a good steward of the taxpayers' dollars.

Councilman Powers spoke about the 6% on commercial property. Councilman Powers stated the businesses are paying more for any and everything they do. Councilman Powers asked Council to really keep an eye on what they do as far as raising taxes and millage.

Mayor Wukela responded that on the 6% rate for a \$350,000 business property in Florence, the tax rate is \$543.90 a year. The comparable piece of property in Anderson pays \$2,625 for the same year. There is no city in the state that pays taxes as low as the City of Florence and the next lowest pays almost 6 times what Florence does on property taxes. Mayor Wukela concluded by saying that is not to say that Council takes taxes lightly and that Council should endeavor to make sure that Florence is still the lowest, but it takes money to run the government and everyone has to understand that.

Councilman Robinson stated he has served on Council 22 ½ years and in those years he has never voted to raise taxes. Councilman Robinson stated that during his tenure when there was an expense that needed to be dealt with and there was discussion to raise taxes, other options were researched and a way was found to get things done without raising taxes. Councilman Robinson stated that based on the Mayor's information the City of Florence has the lowest tax rate and that is something to be proud of and Council should work to maintain that status. The fact that the City of Florence has the lowest tax rate and is one of the most financial stable cities in the whole state is something that could be used to attract businesses to help the City grow and to keep the tax base low.

Councilwoman Ervin stated that when there is a project in view all avenues need to be explored and not have limits. She further stated that if there is a plan in place when issues come up the City will be ready to address them. There is a worksession coming up in January where Council should be looking at all avenues, all possibilities, and if it is determined that a tax increase is not necessary, then there won't be

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one. Councilwoman Ervin concluded by saying that Council needs to look at what is best for the city and to prioritize those needs.

Councilwoman Williams-Blake stated that she certainly is not a proponent of raising taxes and that comments have been made about the 20 plus years that the City didn't have a tax increase. In those 20 plus years without a tax increase it is evident what that has gotten the City. There are schools with sewage problems, schools that were built in the 1940s and the 1950s and are caving in on our children, streets with potholes, abandoned buildings, and houses and neighborhoods, a downtown that is crumbling when other cities around us are building up their downtown. Councilwoman Williams-Blake stated she is in no rush to raise taxes but if raising taxes will improve the quality of life for herself, her children and the citizens of Florence, she would vote for it anytime.

ORDINANCES IN POSITION

BILL NO. 2011-26 –SECOND READING

AN ORDINANCE TO AMEND CODE SECTION 2-24 MEETINGS, ESTABLISHING THAT THE DEADLINE FOR AGENDA ITEM REQUESTS FOR A REGULARLY SCHEDULED MONDAY MEETING, SHALL BE 5:00 P.M. ON THE WEDNESDAY TWELVE DAYS PRECEDING THE REGULARLY SCHEDULED MEETING.

An Ordinance to amend Code Section 2-24 Meetings, establishing that the deadline for agenda item requests for a regularly scheduled Monday meeting shall be 5:00 p.m. on the Wednesday twelve days preceding the regularly scheduled meeting was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-26 on second reading. Councilwoman Ervin seconded the motion, which was unanimously approved.

BILL NO. 2011-27 –SECOND READING

AN ORDINANCE MAKING PROVISION FOR THE TERMS AND CONDITIONS OF AN ISSUE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REFUNDING REVENUE BOND, SERIES 2011, OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$5,000,000 AS AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE ADOPTED OCTOBER 24, 1989; AND OTHER MATTERS RELATING THERETO.

An Ordinance making provision for the terms and conditions of an issue of Combined Waterworks and Sewerage System Refunding Revenue Bond, Series 2011, of the City of Florence, South Carolina, in the aggregate principal amount of not exceeding \$5,000,000 as authorized by a Bond Ordinance of the City of Florence adopted October 24, 1989; and other matters relating thereto was adopted on second reading.

Mr. Thomas Chandler, Director of Finance reported that 7 responses were received to the City's request for proposal for refunding of up to \$5 million. The city received a very favorable rate of 1.558%. Rates ranged from 2.88% down to 1.55%.

Mr. Charlton deSaussure, Bond Attorney reported the seven bids that were received for the refinancing of the water and sewer system debt were from local financial institutions and JP Morgan in New York. The previous interest rates were 3.8% and 3.9%. With this sale, the City will be substituting 3.8% and 3.9% with 1.55%. Mr. deSaussure added that another very nice result of the sale is those earlier bond issues had the debt service reserve fund (which was equal to a year's debt service) and the new lender is not requiring a debt service reserve fund. This means those funds will be released and by flipping them into the refunding reduces the principle amount that the City is borrowing. The second

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ordinance relates to the stormwater bond. That is a revenue bond secured only by stormwater fees and because it has more limited income stream it's not quite as secure as a pledge of water and sewer revenues where you have very high ratings from Moody's and Standard and Poor's. It's also a little longer in terms of what remains outstanding and will go out another 10 years. That interest rate has been reduced from 4.18% to 2.65%.

In regards to the savings the City will realize, on the refunding issue or the water and sewer issue, the savings are \$525,000 for the life of the issue. Over six years that is an average savings of \$85,000 per year. On the stormwater issue the total savings are \$245,000.

Councilman Brand thanked Mr. Chandler and Mr. deSaussure for their work on this issue.

Councilman Brand made a motion to adopt Bill No. 2011-27 and 2011-28 in unison on second reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2011-28 – SECOND READING

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “A FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF THE CITY OF FLORENCE, SOUTH CAROLINA, STORMWATER SYSTEM REVENUE BOND, SERIES 2006, IN THE PRINCIPAL AMOUNT OF \$4,000,000; AND OTHER MATTERS RELATING THERETO.”

An Ordinance amending an Ordinance entitled “A First Supplemental Ordinance Providing for the Issuance and Sale of the City of Florence, South Carolina, Stormwater System Revenue Bond, Series 2006, in the principal amount of \$4,000,000; and other matters relating thereto” was adopted on second reading.

(Please see Bill No. 2011-27 for discussion of this Ordinance).

Councilman Brand made a motion to pass Bill No. 2011-27 and Bill No. 2011-28 in unison. Councilman Powers seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

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.

An Ordinance to rezone 616 South Coit Street, Tax Map 90088-07-038, from B-1, Limited Business to B-2, Convenience Business District was deferred by Council.

Councilman Powers made a motion to defer. Councilwoman Ervin seconded the motion.

Council had a lengthy discussion regarding the concerns of the Timrod Park and surrounding neighborhood with the rezoning of this property. Councilman Willis stated that a new zoning designation of B-2 (A) is being developed and will be presented to Council for consideration. This new designation will take out some of the current uses allowed in the B-2 zoning designation that are a concern to some neighborhoods. Councilman Willis suggested that City Staff reach out to the entire city for their involvement in creating this new zoning designation.

Councilman Robinson cautioned that sometimes ordinances are made too strict and they cause an adverse affect on neighborhoods and annexations.

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Councilwoman Ervin agreed that there should be better communication with the neighborhoods. Councilman Powers would like for the neighborhood association presidents to be contacted and asked for their involvement in this process.

Voting to defer was unanimous.

BILL NO. 2011-29 – 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 719 WALNUT STREET, SAID LOT BEING DESIGNATED AS TAX PARCEL 90-118-13-020 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, TO BE USED EXCLUSIVELY FOR HOUSING A FAMILY IN ACCORDANCE WITH THEIR TRANSITIONAL SHELTER.

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 719 Walnut Street, said lot being designated as Tax Parcel 90-118-13-020 in the records of the Florence County Tax Assessor, to be used exclusively for housing a family in accordance with their Transitional Shelter was passed on first reading.

Mr. Scotty Davis, Director of Community Services reported to Council that the City has owned the property located at 719 Walnut Street since approximately 1998. The house has been used to assist people when work is being done on their house through the Emergency Rehab program. For the last several years the Community Action Agency has been allowed to use that parcel in conjunction with their Transitional Shelter Program. Council has a partnership with the Community Action Agency that dates back 20 plus years in providing funding for the Transitional Shelter. Several years ago they experienced a burn out and they were allowed to use the house on Walnut Street. They have requested to use this house on a more permanent basis similar to the Touching Lives Program that Council recently adopted. Staff is proposing a five year ordinance that will allow them to lease that property to be used in their Transitional Shelter Program. They will be required to maintain insurance and upkeep on the property and list it as an additional insured property. This would be a five year lease for \$1 per year. After five years, staff will come back to Council to extend the lease.

Councilman Willis made a motion to approve this request and to pass Bill No. 2011-29 on first reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2011-30 – FIRST READING

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.9-4 ACTIONS REQUIRING A CERTIFICATE OF APPROPRIATENESS.

An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.9-4 Actions Requiring A Certificate of Appropriateness was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported when the Design Guidelines and Section 2.9-4 of the Zoning Ordinance that amended the Zoning Ordinance to give the Design Guidelines their relevance, one of the triggers that caused an individual to get a certificate of appropriateness, which is the approval document for the design guidelines, was any request related to land use. Since 2008 the City has had their own Planning Commission, which is the body that reviews and makes recommendations with respect to land use. As staff was were reviewing this section of law, particularly with the request of 616 S. Coit Street, it became evident that this is a section that needed to be amended. Our request to the Planning Commission was to make a recommendation to City Council to remove that trigger from the Ordinance. The request before Council is to remove Section B that states

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all requests related to land use must obtain a Certificate of Appropriateness. Approval of this request will give the function of land use changes to the Planning Commission.

The Planning Commission held a public hearing on November 8, 2011 and voted 7-0 to not require a Certificate of Appropriateness for land use requests.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-30 on first reading. Councilman Powers seconded the motion, which passed unanimously.

BILL NO. 2011-31 – FIRST READING
AN ORDINANCE TO DESIGNATE 166 SOUTH DARGAN AS A LOCAL HISTORIC RESOURCE.

An Ordinance to designate 166 South Dargan as a local historic resource was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported The Historic Preservation Ordinance gives the Design Review Board the charge of inventorying historic properties within the City and nominating them to City Council. Before the Design Review Board was given this authority, the property owner of 166 South Dargan Street was in the process of renovating his building and came upon some issues with the building code. When these properties are designated as a local historic resource, the building official is given the ability to treat that building with some flexibility under Chapter 34 of the International Building Code. Except for requirements specific to life safety they get to make some determinations on a case by case basis whether or not that building has to meet certain requirements. Because that property owner was in the process of renovating their building and came upon some of those issues, specifically it was going require them to add an additional bathroom beyond what would normally be required, they asked staff if there was anything that could be done. In working with the building official they said if the City would dedicate this as a local historic resource, they could address it under Chapter 34. This request came before the Design Review Board and they recommended at their meeting on November 9, 2011, by a vote of 7-0 to recommend this as a local historic resource. In 2007 the Florence City-County Historical Commission designated the property at 166 South Dargan, as well as the entire H-1 Historic District Overlay, as a local historic resource.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-31 on first reading. Councilman Powers seconded the motion

Councilman Robinson stated in order to make intelligent decisions about downtown he has to know what is happening downtown. He stated he does not know what is planned for downtown and would like to meet with the new downtown development manager to get a clearer picture of what is proposed for downtown.

Mr. Drew Griffin, City Manager stated that at the last meeting there was a discussion regarding looking at projects that the city is facing; in particular a gymnasium. A worksession has been set for the first week in January, 2012 to discuss some of these issues. One of those issues will be the downtown development and at that point in time there will be discussion regarding business incentives directed at small businesses. Mr. Griffin added that the discussions will include a funding component for the business incentives. Mr. Griffin reminded Council of plans to have them involved on the front end of the budget process rather than after most of the work is done so that issues can be better discussed before staff makes a formal presentation of the budget in April or May.

Councilman Robinson asked specifically if streetscapes, lighting, and facades for downtown would be discussed, what the cost to the city would be and how it will be accomplished. Also, what will be done to enhance people to come downtown?

Mr. Griffin responded that technically there are no funds set aside for that work. Those will be presented in more defined terms in January. They will be included in a mid-year budget review and will

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be enacted this year. And of course, with the budget there will be another round of issues that staff will talk about when it comes to downtown quality of life and neighborhood redevelopment.

The vote was unanimous to pass Bill No. 2011-31 on first reading.

BILL NO. 2011-32 – FIRST READING

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE III, SECTION 13-62 AND SECTION 13-63 OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO THE DURATION AND FREQUENCY OF GARAGE SALES.

An Ordinance amending Chapter 13, Article III, Section 13-62 and Section 13-63 of the City of Florence Code of Ordinances pertaining to the duration and frequency of garage sales was passed on first reading.

Councilman Willis made a motion to adopt Bill No. 2011-32 on first reading. Mayor Pro tem Brand seconded the motion.

Councilman Willis reported that over the last year some constituents have requested that the City's yard/garage sale ordinance be reviewed. Councilman Willis and staff have reviewed the ordinance and is proposing what he feels is a reasonable change to the existing ordinance. This ordinance compliments the city's residential zoning ordinance in that it puts limitations on what and how commercial activities can occur in a residential area. The existing ordinance allows one garage/yard sale per year for one day. There is a need and desire from citizens to be more involved in yard sales from when the ordinance was originally adopted in 1970. Staff reviewed 17 cities' garage/yard sale ordinances and the City of Florence is the most restrictive of all of them with allowing only one yard sale per year. Staff is proposing to amend the City of Florence's garage/yard sale ordinance to allow 4 garage/yard sales per year, one per quarter with a duration of two days with the exception of Sundays.

The motion to adopt passed unanimously.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2011-26

A RESOLUTION AMENDING RESOLUTION 2001-05 PURSUANT TO SECTION 13-16 OF THE CODE OF ORDINANCES OF THE CITY OF FLORENCE IN ORDER TO ESTABLISH THE RULES OF PROCEDURE AND EVIDENCE TO BE FOLLOWED IN HEARINGS BEFORE CITY COUNCIL REGARDING A REVOCATION OF A BUSINESS LICENSE AND DURING AN APPEAL TO CITY COUNCIL AS A RESULT OF A FINAL ASSESSMENT OR A DENIAL OF A BUSINESS LICENSE.

A Resolution amending Resolution 2001-05 pursuant to Section 13-16 of the Code of Ordinances of the City of Florence in order to establish the rules of procedure and evidence to be followed in hearings before City Council regarding a revocation of a business license and during an appeal to City Council as a result of a final assessment or a denial of a business license was adopted by Council.

Mayor Wukela stated this is necessary as a result of some ordinances that the City has passed that provide for the revocation of business licenses as a penalty. The clearest example of this is the Bath Salts Ordinance that was most recently passed.

Mr. Jim Peterson, City Attorney stated emphasis was brought on this with the passage of the Bath Salts Ordinance, but quite frankly it was needed before. The city has been very fortunate not to have had to become involved in either appeals from business licenses decisions or by any revocation of business licenses. While reviewing the Resolution after the passage of the recent Bath Salts Ordinance it was realized that a Resolution was passed in 2001 where the City had addressed the process in the event

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of an appeal from a decision by the business license official regarding a business license application. However, it was never addressed what process would be utilized if the City were actually going through a revocation of a business license. What is before Council is the exact same Resolution. The additional information is from page 2 through page 5, which simply puts into place the process of how to conduct a hearing before Council should there be an application to revoke a business license.

Councilman Powers made a motion to adopt Resolution No. 2011-26. Councilman Willis seconded the motion, which carried unanimously.

RESOLUTION NO. 2011-27

A RESOLUTION TO DECLARE DECEMBER 2, 2011 AS ARBOR DAY.

A Resolution to declare December 2, 2011 as Arbor Day was adopted by Council.

Councilman Powers made a motion to adopt Resolution No. 2011-27. Councilman Willis seconded the motion, which carried unanimously.

RESOLUTION NO. 2011-28

A RESOLUTION OF RECOGNITION FOR MR. FREDDIE HINES

A Resolution of Recognition for Mr. Freddie Hines was adopted by Council.

Councilman Willis made a motion to adopt Resolution No. 2011-28. Councilwoman Ervin seconded the motion, which passed unanimously.

RESOLUTION NO. 2011-29

A RESOLUTION TO NAME THE MARION STREET FIRE STATION

A Resolution to name the Marion Street Fire Station was deferred by Council.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that a request was received by City Council to consider names for the Marion Street Fire Station. In accordance with the recently adopted naming policy for public facilities, Council referred the request to the Planning Commission as they are now responsible for naming public facilities. Of the names suggested to the Planning Commission by the community residents, the Planning Commission, by unanimous vote of 7-0, is recommending to Council that the Marion Street Fire Station be named either Bland-Hawkins, Quillen or First Six, to honor some of the first African-American employees who served at the Marion Street Fire Station.

Councilman Robinson stated he felt there was some confusion as relates to the committee that submitted the names for the Fire Station. Councilman Robinson stated he would be supportive of any name the committee recommended but he thinks there needs to be a little more discussion with the committee. Councilman Robinson feels it should be named after a particular person or persons. He does not feel that the committee has come to that resolution and based on that would request that Council defer this item until the January meeting to give members of Council an opportunity to meet with the committee to come up with a resolution as to particular names for the Fire Station. Councilman Powers seconded the motion, which carried unanimously.

REPORTS TO COUNCIL

PRESENTATION OF THE CITY OF FLORENCE, SC COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDITED FINANCIAL STATEMENTS BY THE INDEPENDENT CERTIFIED PUBLIC ACCOUNTING FIRM OF WEBSTER ROGERS LLP.

Mr. Bill Gleason of Webster Rogers, LLP, reported to Council the most important thing pertaining to the audit is that the City has a clean and qualified opinion on the financial statements which means that the CAFR fairly presents the financial position of the city. Mr. Gleason pointed out that the budget vs actual in the general fund saw an increase in the fund balance in the amount of \$606,031. This is the seventh straight year the City has had an increase in fund balance and that speaks very well to the position of the City. Mr. Gleason pointed there was a major change in GASB 54 in how the City presents its fund balance in the governmental statements. In the financial statement there is a note that gives a definition of what fund balance is in the designations. It breaks it down between non-spendable, restricted, committed, assigned or unassigned and what those mean. There is also a chart that breaks it all down by fund, listing exactly what is in restricted, committed, assigned and unassigned. Mr. Gleason added that this does provide the city with some good information and shows where the money really is so if there is a question when it comes time to do budgets, it will show why some funds cannot be appropriated from fund balance because they are already committed or restricted. Because of GASB 54 there is a restatement of fund balance. The definition of funds in GASB 54 caused management to reassess how funds were allocated between general funds, special revenue funds and trust funds. As a result, some funds were moved into the general fund that were listed as special revenue funds. Roll cart repair and replacement was moved into special revenue fund out of what was previously rolled in the general fund. Two smaller funds, that are now recognized as trust funds were shown on the financial statements as special revenue funds in the past when they really were just trusts. But this gave an opportunity to sit down and iron things out and so going forward everything is where it should be from here on out. Mr. Gleason stated the last thing he wanted to point out is there is actually an increase in net assets for the water and sewer fund of \$10,090,634. Mr. Gleason cautioned Council when looking at that big number that there is a difference in accounting between the general fund and the proprietary fund. This does not reflect in the net income payments on the City's debt, whereas in the general fund any payments on that debt would be listed as an expenditure.

Mayor Wukela thanked Webster Rogers for their work and added that their report reflects wise fiscal management.

A REPORT FROM THE EVALUATION COMMITTEE ON DESIGNATING A BANK TO PROVIDE BANKING SERVICES TO THE CITY OF FLORENCE.

Mayor Pro tem Buddy Brand reported that a committee of Council, consisting of Councilwoman Teresa Myers Ervin, Councilman Steve Powers and himself, met with Mr. Thomas Chandler, Director of Finance and Mr. Drew Griffin, City Manager, on December 8, 2011 to review proposals submitted by six banks for cash management and the banking services contract. After a thorough review of the proposals the committee unanimously agreed on a recommendation for City Council.

As Chairman of the committee, Mayor Pro tem Brand made a motion to recommend that the City renew the banking services of Wells Fargo for an additional five years. Councilman Willis seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 12, 2011 – PAGE 11**

A REPORT BY A REPRESENTATIVE FROM THE HOUSING AUTHORITY ON THE STATUS OF THE MCGOWAN COMMONS PROJECT.

Mr. Reginald Barner thanked Council for their patience and understanding of the project over the last couple of years. Mr. Barner stated he is delighted to report that Raymond James is the investor for the project and closing will take place this Friday. Two vacant pieces of property in the City of Florence are being developed into a \$5 million dollar, 36 unit townhome development that is going to be able to pay taxes and increase the tax base. At the end of the 15 year tax credit compliance period the City will be able to convert those 36 townhomes into homeownership for individuals in this community. Mr. Barner thanked Drew Griffin for his leadership on this project and for keeping the project on track.

ADJOURN

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

The meeting was adjourned at 2:38 p.m.

Dated this day of January, 2012.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

**VI. a.
Bill No. 2011-29
Second Reading**

DATE: December 12, 2011
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION

An Ordinance for Council's consideration that would authorize the City to lease property located at 719 Walnut Street to the Pee Dee Community Action Agency to be used in their Transitional Shelter Program.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

1. The Pee Dee Community Action Agency sent a letter to staff requesting to use of 719 Walnut Street.
2. The Pee Dee Community Action Agency was allowed to use the house for approximately 3 years when they experienced a fire at their main shelter.
3. The house is not being used by the City of Florence and has been vandalized on several occasions.

III. POINTS TO CONSIDER

1. The Community Action Agency is a non-profit organization that has a Transitional Shelter Program that assists the homeless population.
2. Historically, the City of Florence has assisted the Transitional Shelter by providing them with approximately \$35,000 in funding each year.
3. As required by the City Code of Ordinances, in order to lease city-owned property to the Pee Dee Community Action Agency, Council will need to adopt an Ordinance that will allow the City Manager to execute the necessary documentation to lease the property.

4. 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.
5. The lease will require the Pee Dee Community Action Agency to be solely responsible for the maintenance and upkeep of the property and maintain insurance on the property.

IV. OPTIONS:

City Council may:

1. Approve and adopt the Ordinance as presented.
2. Defer should additional information be needed.
3. Suggest an alternative Ordinance.
4. Deny the Ordinance.


V. PERSONAL NOTES:

VI. ATTACHMENTS

1. Proposed Ordinance
2. Proposed Lease
3. Letter of request for the Community Action Agency



Scotty Davis
Director of Community Services



Andrew H. Griffin
City Manager

ORDINANCE NO. 2012-

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 719 WALNUT STREET, SAID LOT BEING DESIGNATED AS TAX PARCEL 90-118-13-020 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, TO BE USED EXCLUSIVELY FOR HOUSING A FAMILY IN ACCORDANCE WITH THEIR TRANSITIONAL SHELTER.

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, The Pee Dee Community Action Agency has proposed a lease of said property so that it might use the home to house a family pursuant to its Transitional Shelter Program; 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 _____, 2012.

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 _____, 2012, by and between City of Florence, hereinafter referred to as "Lessor", and Pee Dee Community Action Agency 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 719 Walnut 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 herein below.

**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 Transitional Shelter Project.

**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 any way appertaining for a term of five (5) years commencing January 30, 2012, and ending January 30, 2017.

(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: Pee Dee Community Action Agency.

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 Transitional Shelter Program

The Lessee may sublet the leased premises to a family pursuant to the Pee Dee Community Action – Transitional Shelter.

ARTICLE
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

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 January, 2012.

IN THE PRESENCE OF:

(As to Lessor)

LESSOR:

City of Florence

By: _____ (Seal)

IN THE PRESENCE OF:

(As to Lessee)

LESSEE:

Pee Dee Community Action Agency

By: _____ (Seal)



Rev. Robert Cooper, Sr.
Chairman, Board of Directors

Walter Fleming, Jr.
Executive Director

Scotty Davis
180 N. Joby Street
Florence SC, 29501

Dear Mr. Davis,

The Pee Dee Community Action Partnership would like to request the house on 719 Walnut Street to provide housing for homeless families. This will expand our efforts to combat homelessness. Our goal is to take the less out of homeless.

I would also like to thank the City for your assistance a couple of years ago when we experienced a fire at the Shelter. We will be responsible for maintaining the upkeep and maintenance on the house as well as insurance.

Thank you for your cooperation.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Walter Fleming, Jr.", is written over a horizontal line.

Walter Fleming,
Executive Director

Serving: Florence / Marion / Dillon Counties

2685 S. Irby Street • Post Office Box 12670 • Florence, SC 29505
Office: (843) 678-3400 • Fax: (843) 678-3404 • Email: Flopdcaa@aol.com

FLORENCE CITY COUNCIL MEETING

VI. b.
Bill No. 2011-30
Second Reading

DATE: December 12, 2011

AGENDA ITEM: First Reading, Text amendment to the Zoning Ordinance

DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

Text amendment to Article 2, Section 2.9-4 (B) of the Zoning Ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On November 8, 2011, Planning Commission held a public hearing on this matter. Planning Commissioners recommended 7-0 to not require Certificates of Appropriateness for land use requests.

III. POINTS TO CONSIDER

1. The Design Review Board issues Certificates of Appropriateness for rehabilitation projects occurring in the Overlay Districts.
2. When the Downtown Overlay Districts Ordinance was adopted, land use changes were also included as an item requiring a Certificate of Appropriateness.
3. Land use changes are a function of Planning Commission and must be adopted by Council, therefore a text amendment is proposed to Section 2.9-4 (B) of the Zoning Ordinance.

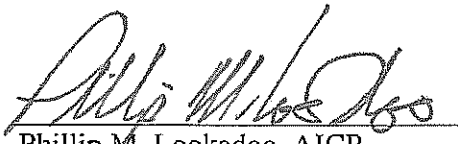
IV. OPTIONS

City Council may:

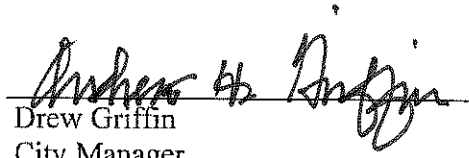
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

IV. ATTACHMENTS

1. Ordinance
2. Staff Report



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Drew Griffin
City Manager

**STAFF REPORT
TO THE
CITY OF FLORENCE PLANNING COMMISSION**

CASE NO: PC# 2011-11

DATE: November 8, 2011

SUBJECT: Proposed text amendment to Article 2, Section 2.9-4 (B) of the Zoning Ordinance

STAFF ANALYSIS

The Design Review Board is a board of appointed stakeholders given the responsibility of reviewing projects within the Downtown Redevelopment District. Such projects include but are not limited to new construction, demolition, renovation and rehabilitation of existing buildings, and landscaping. The Board uses the City of Florence Design Guidelines to guide their decision making, and choose successful design principles that will create a unified identity and an attractive appearance for the Florence Downtown Overlay Districts.

To carry out these goals, property owners are required to obtain a Certificate of Appropriateness for projects occurring in any of the Overlay Districts. However, when the Downtown Overlay Districts Ordinance was prepared, land use changes were also included as an item requiring a Certificate of Appropriateness. Because land use changes have always been a function of Planning Commission and must be adopted by the governing body, a text amendment is proposed to Section 2.9-4 of the Zoning Ordinance.

The proposed text amendment would no longer require land use requests to obtain a Certificate of Appropriateness. Therefore, the proposed amendment would remove Item B from Section 2.9-4 as cited below:

Sec. 2.9-4. Actions Requiring a Certificate of Appropriateness

Within any of the designated overlay districts established herein, an application must be submitted to the Design Review Board through the Downtown Planning Coordinator and a Certificate of Appropriateness issued before any of the following activities can be undertaken, unless such activity falls within the "major governmental construction" exception set out in (E) below:

(A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.

~~(B) All requests related to land use.~~

(C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height

(D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.

(E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstance involving major governmental construction projects.

(1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county or city) and for which the total costs of the initial construction exceeds Twenty Five Million and no/100th (\$25,000,000.00) Dollars.

(2) For a "major governmental construction project" as defined above, a Certificate of Appropriateness is required for the initial construction of the project; however, no Certificate of Appropriateness is required for future renovations, repairs, additions or changes to landscaping unless both the cost thereof exceeds One Million and no/100th (\$1,000,000.00) Dollars and it impacts the exterior view of the project.

ORDINANCE NO. 2011-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.9-4. ACTIONS REQUIRING A CERTIFICATE OF APPROPRIATENESS:

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on November 8, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, land use changes were included in the Zoning Ordinance as an item requiring a Certificate of Appropriateness;

WHEREAS, land use changes are a function of Planning Commission and must be adopted by Council, therefore a text amendment is proposed to Section 2.9-4 of the Zoning Ordinance;

WHEREAS, Planning Commission recommended by unanimous vote, 7-0, to amend the text as follows:

Sec. 2.9-4. Actions Requiring a Certificate of Appropriateness

Within any of the designated overlay districts established herein, an application must be submitted to the Design Review Board through the Downtown Planning Coordinator and a Certificate of Appropriateness issued before any of the following activities can be undertaken, unless such activity falls within the "major governmental construction" exception set out in (E) below:

(A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.

~~*(B) All requests related to land use.*~~

(C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height

(D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.

(E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstance involving major governmental construction projects.

(1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county or city) and for which the total costs of the initial construction exceeds Twenty Five Million and no/100th (\$25,000,000.00) Dollars.

(2) For a "major governmental construction project" as defined above, a Certificate of Appropriateness is required for the initial construction of the project; however, no Certificate of Appropriateness is required for future renovations, repairs, additions or changes to landscaping unless both the cost thereof exceeds One Million and no/100th (\$1,000,000.00) Dollars and it impacts the exterior view of the project.

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 Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

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

VI. c.
Bill No. 2011-31
Second Reading

DATE: December 12, 2011

AGENDA ITEM: First Reading, Designate Property as Local Historic Resource

DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

Designate 166 South Dargan Street as a Local Historic Resource.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On November 9, 2011, the Design Review Board held a public hearing on this matter. Board members voted 7-0 to designate 166 South Dargan Street as a local historic resource.

III. POINTS TO CONSIDER

1. In January 2011, City Council adopted an Historic Preservation Ordinance in accordance with the Certified Local Government process.
2. The Ordinance was later amended to establish the Design Review Board as the Board of Historical Review.
3. The Design Review Board has been given the authority to review requests for historic designation within Florence City limits. The Board must then recommend to Council individual properties and/or entire districts to be designated as local historic resources.

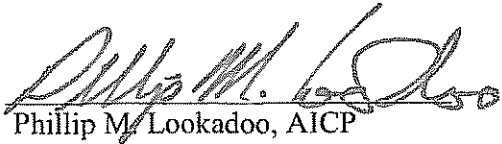
IV. OPTIONS

City Council may:

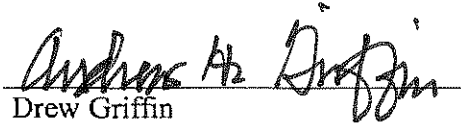
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

IV. ATTACHMENTS

1. Ordinance
2. Staff Report



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Drew Griffin
City Manager

- (2) **Criteria for Historic Designation.** *A property may be designated historic if it:*
- (a) *has significant inherent character, interest, or value as part of the development or heritage of the community, state, or nation; or*
 - (b) *is the site of an event significant in history; or*
 - (c) *is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation; or*
 - (d) *exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation; or*
 - (e) *individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering; or*
 - (f) *is the work of a designer whose work has influenced significantly the development of the community, state or nation; or*
 - (g) *contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or*
 - (h) *is part of or related to a square or other distinctive element of community planning; or*
 - (i) *represents an established and familiar visual feature of the neighborhood or community; or*
 - (j) *has yielded, or may be likely to yield, information important in pre-history or history.*

Peggy Brown has requested that her property be designated as a local historic resource. According to the tax record, the building was constructed in 1936. In reference to the above criteria, a, e and j most apply to her structure. It is also important to note that in 2007 the Florence City/County Historical Commission designated Ms. Brown's property, as well as the entire H-1 Historic District Overlay, as a local historic resource.

Ms. Brown seeks historic significance for her property because it is an important part of how Downtown Florence has developed over time. Additionally, historic property designation also allows the building official greater flexibility when inspecting historic buildings for International Building Code compliance. This in turn may reduce renovation costs and requirements.

In Ms. Brown's case, she is currently in the process of renovating her building for a coffee shop. That Certificate of Appropriateness request came before this Board in December 2009. The façade will be restored to reveal more of its historic character (see rendering included with this report). For instance, the storefront currently has an angled entrance; so it is being remodeled to remove the angle, and level off the entrance to make it flush. A center service door and two faux side doors will replace the existing glass front. The rest of the exterior will remain untouched.

In order to allow a quicker and smoother permitting process, Ms. Brown requests this historic designation sooner rather than later. She has submitted to staff a written statement waiving the sixty day notice requirement. It is staff's hope that eventually all the properties within the H-1 Overlay District will be designated as local historic resources. However, due to the time-sensitive nature of Ms. Brown's project, only her building is being considered at this time.

ORDINANCE NO. 2011-_____

AN ORDINANCE TO DESIGNATE 166 SOUTH DARGAN STREET AS A LOCAL HISTORIC RESOURCE:

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on November 9, 2011 at 2:00 P.M. before the City of Florence Design Review Board and notice of said hearing was duly given;

WHEREAS, the Design Review Board had been established, per Ordinance, to also serve as the Board of Historical Review;

WHEREAS, the Board has been given the authority to review requests within Florence City limits for historic designation;

WHEREAS, the Board recommended by unanimous vote, 7-0, to designate 166 South Dargan Street as a local historic resource:

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.
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

VI. d.
Bill No. 2011-32
Second Reading

DATE: December 12, 2011
AGENDA ITEM: Ordinance – First Reading
SPONSORED BY: Council Member Glynn Willis
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance amending Sections 13-62 and 13-63 of the City of Florence, SC Code of Ordinances pertaining to the duration and frequency of garage sales held in the city limits.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER


- A. The City's code of ordinances currently restricts the number of garage sales held within the city limits to one day per year per house or residence.
- B. Based on a recent staff survey, a number of municipalities in the state provide for garage sales to be held on more than one day per event and more than one time per year.
- C. Numerous requests have been received through the years to increase the number of days per year that garage sales may be held in the City of Florence.
- D. South Carolina Department of Revenue (SCDOR) regulations provide that persons who make sales at a garage sale no more than once per calendar quarter are not required to obtain a retail license from the state.
- E. It is reasonable that the City's ordinance should reflect the position of SCDOR for retail licensing by limiting the number of garage sale licenses allowed per calendar year to one per quarter for any one family unit, location, lot or premises.


IV. STAFF RECOMMENDATION

Approval and adoption of the proposed ordinance.

V. ATTACHMENTS

- A. Proposed amending ordinance
- B. Current ordinance
- C. SCDOR Retail License information


Thomas W. Chandler
Finance Director


Andrew H. Griffin
City Manager

ORDINANCE NO. 2011-_____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE III, SECTION 13-62 AND SECTION 13-63 OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO THE DURATION AND FREQUENCY OF GARAGE SALES

WHEREAS, Chapter 13, Article III of the City of Florence Code of Ordinances (“the Code”) regulates the duration and frequency of garage sales within the City limits; and

WHEREAS, Section 13-62 of the Code provides that a garage sale shall be allowed for one day only; and

WHEREAS, Section 13-63 of the Code provides that a license for a garage sale shall not be issued at any one house or residence more than once in any twelve month period; and

WHEREAS, the duration and frequency of garage sales allowed in the City of Florence is more restrictive than the duration and frequency regulations of municipalities in surrounding areas and around the state, and

WHEREAS, the restriction to one garage sale per year tends to result in the disregard of the current requirements; and

WHEREAS, South Carolina Department of Revenue regulations provide that persons who make sales at a garage sale no more than once per calendar quarter are not required to obtain a retail license from the state; and

WHEREAS, residents of the City frequently request holding garage sales in greater duration and frequency than one day per year.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Florence, South Carolina that Section 13-62 and 13-63 of the City of Florence Code of Ordinances be amended to read as follows:

Sec. 13-62. Same-Hours; duration.

A garage sale shall be limited to the hours between 7:00 a.m. and 5:00 p.m.

Sec. 13-63. Same-Frequency of conducting.

The maximum period of each garage sale license is two (2) consecutive days. No Sunday sales shall be allowed. The maximum number of licenses allowed per calendar year is one per quarter for any one family unit, location, lot or premises.

ADOPTED THIS _____ DAY OF _____, 2011.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

ARTICLE III. GARAGE AND RUMMAGE SALES

Sec. 13-60. Garage sale—Defined.

The term "garage sale" as used in this article shall mean household or personal effects on public display in a garage, carport or yard for purchase by others.
(Code 1973, § 25-52)

Sec. 13-61. Same—License required; fee.

It shall be unlawful to conduct a garage sale without first obtaining a license therefor from the license inspector and paying therefor a fee of five dollars (\$5.00).
(Code 1973, § 25-53)

Sec. 13-62. Same—Hours; duration.

A garage sale shall be limited to the hours of 7:00 a.m. to 5:00 p.m. and shall be allowed for one day only.
(Code 1973, § 25-54)

Sec. 13-63. Same—Frequency of conducting.

A license for a garage sale shall not be issued to any person for use at any one house or residence more than once in any twelve (12) month period.
(Code 1973, § 25-55)

Sec. 13-64. Same—Acquiring merchandise for purpose.

A person securing a license under this article shall be prohibited from purchasing or bartering merchandise for the express purpose of selling it in a garage sale.
(Code 1973, § 25-56)

Sec. 13-65. Rummage sale—Defined.

A rummage sale shall constitute a sale of household or personal effects or homemade foodstuffs for charitable or religious purposes.
(Code 1973, § 25-57)

Sec. 13-66. Same—License required; fee.

It shall be unlawful to conduct a rummage sale without first obtaining a license therefor from the license inspector and paying therefor a fee of five dollars (\$5.00).
(Code 1973, § 25-58)

Sec. 13-67. Same—Qualifications of licensee.

Issuance of licenses for rummage sales shall be limited to eleemosynary organizations for charitable or religious purposes.
(Code 1973, § 25-59)

Secs. 13-68, 13-69. - Reserved.



Retail License Information

Taxes and Licenses:

[Alcohol Beverage Licensing](#)
[Bingo](#)
[Business Registration Forms](#)
[Corporate](#)
[Estate Tax](#)
[Fiduciary](#)
[Individual Income](#)
[Miscellaneous](#)
[Motor Fuel](#)
[Partnership](#)
[Property](#)
[Sales and Use](#)
[Tax Credits](#)
[Withholding](#)
[Other Taxes](#)
[Nexus Filing Requirements](#)
[Voluntary Disclosure Program](#)
[P & I Calculator](#)

Law and Policy:

[S.C. Codes](#)
[S.C. Regulations](#)
[A.G. Opinions](#)
[Dept. Advisory Opinions](#)

DOR Services:

[Electronic Services](#)
[News Releases](#)
[Publications](#)
[Tax Workshops](#)
[Links to Other Sites](#)

Compliance:

[Debtors Corner](#)
[GEAR](#)

About DOR:

[DOR Administration](#)
[Strategic Plan](#)
[Contact Information](#)

Retail License Information

Every person who engages in business in this state as a retailer must obtain a retail license before making any sales. This includes sales made via the internet and persons who make infrequent sales in this state. If you have more than one business outlet, you must have a separate retail license for each location.

How to Get a Retail License

Apply for the retail license on Form [SCTC-111](#), Business Tax Registration Form, available at all Department of Revenue taxpayer service centers or on South Carolina Business One Stop (SCBOS) at the SCDOR Homepage. The fee for each permanent retail license is \$50. If an outstanding debt exists for state taxes, the retail license will not be issued until the taxes are paid.

Purchaser's Certificate of Registration - A purchaser's certificate of registration is required for someone who does not make retail sales but who purchases tangible personal property from outside this state to store, use or consume in South Carolina. Those licensed as retailers do not need a purchaser's certificate of registration. Apply for the certificate on Form [SCTC-111](#).

Temporary license - A temporary retail license is available to transient retailers making sales in this state for no more than 30 consecutive days. The fee for the temporary license is \$50.

Artists and crafters - Artists and crafters selling at arts and crafts shows and festivals products they have created or assembled may obtain a permanent retail license for \$20. Apply for this special license on [Form 110](#), Retail License Application for Artists and Craftsmen.

Transient sales - If you have no permanent retail location, you can obtain a transient retail license which will allow you to make sales throughout the state, but in only one location at a time.

Note: Temporary transient included under retail license.

Nonresident retailers - Nonresident retailers with a physical presence in South Carolina must obtain a retail license to do business in this state. A nonresident retailer is one who does not have a business location in this state, but solicits business from South Carolina residents by means of sales representatives, manufacturers' agents, catalogs, advertising or other means.



Flea market and yard sales - Persons who make sales at a flea market or at a yard sale no more than once a calendar quarter, are not required to obtain a retail license.

Charitable organizations - Certain non-profit, charitable organizations are exempt from the sales and use tax on sales made for charitable purposes and are not required to obtain a retail license. Application for the exemption must be made on Form ST-387. Purchases made by the organization for its own use are taxable.

Special events sales - Retailers making sales at special events, which include promotional shows, trade shows, fairs or carnivals for which an admission fee is required, or festivals listed in Parks and Recreation's calendar of events, and last less than 12 consecutive days, are not required to obtain a retail license. Instead, retailers are required to file a special event tax return for sales made at the event. The return must be filed within five days after the completion of the event. However, qualified PRT festivals are not required to file a special event return. Enforcement will be applied statewide.

Note: ABL does require a retail license number for further information please see ABL section.

Purchasing a Business

If you buy a business, all taxes that may be owed by the previous owner are considered to be due at the time of the sale of the fixtures and equipment. The taxes owed are a lien against the business inventory and equipment. You cannot obtain a retail license until the tax is paid. You can request a Certificate of Compliance by completing the form in the link below.

[/NR/rdonlyres/E590C4EC-1250-419B-98E7-0653BDDDD8BF2/0/C268.pdf](#)

New Location

If you move to a new location within the same county, you maintain your same retail license number but you should request an updated license to show your new address. If you move to a new location outside the county, you will be assigned a new retail license number. The \$50 license fee is not charged when the business location changes.

Closing Your Business

If you close your business, you should file a final tax return with the Department of Revenue and return your retail license. This will prevent you from getting unnecessary notices and bills for unpaid taxes.

FLORENCE CITY COUNCIL MEETING

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

DATE: December 12, 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. Also, on October 12, 2011, the Design Review Board held a public hearing and voted 4-2 in favor of the rezoning request.

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.
5. The applicant, Mr. Gary Finklea, submitted a letter requesting that a new zoning district be created.
6. City Council deferred first reading of the item at their November 14, 2011 regular meeting to give staff and the Planning Commission an opportunity to research and recommend a solution which could include a new zoning district.
7. Staff recommends developing a new Zoning District that complies with the Comprehensive Plan.
8. Staff requests deferral in order to give Planning Commission opportunity to review and recommend new zoning district.

IV. OPTIONS

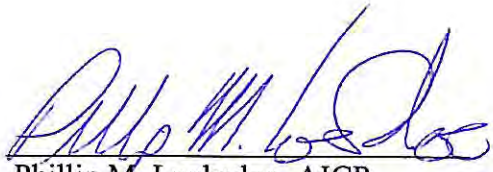
City Council may:

1. Defer the matter to the regular January City Council Meeting.
2. Approve the request as presented based on the information submitted.

3. 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 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
 X 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?

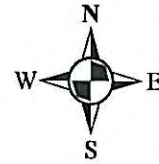
B-2 Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential 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?

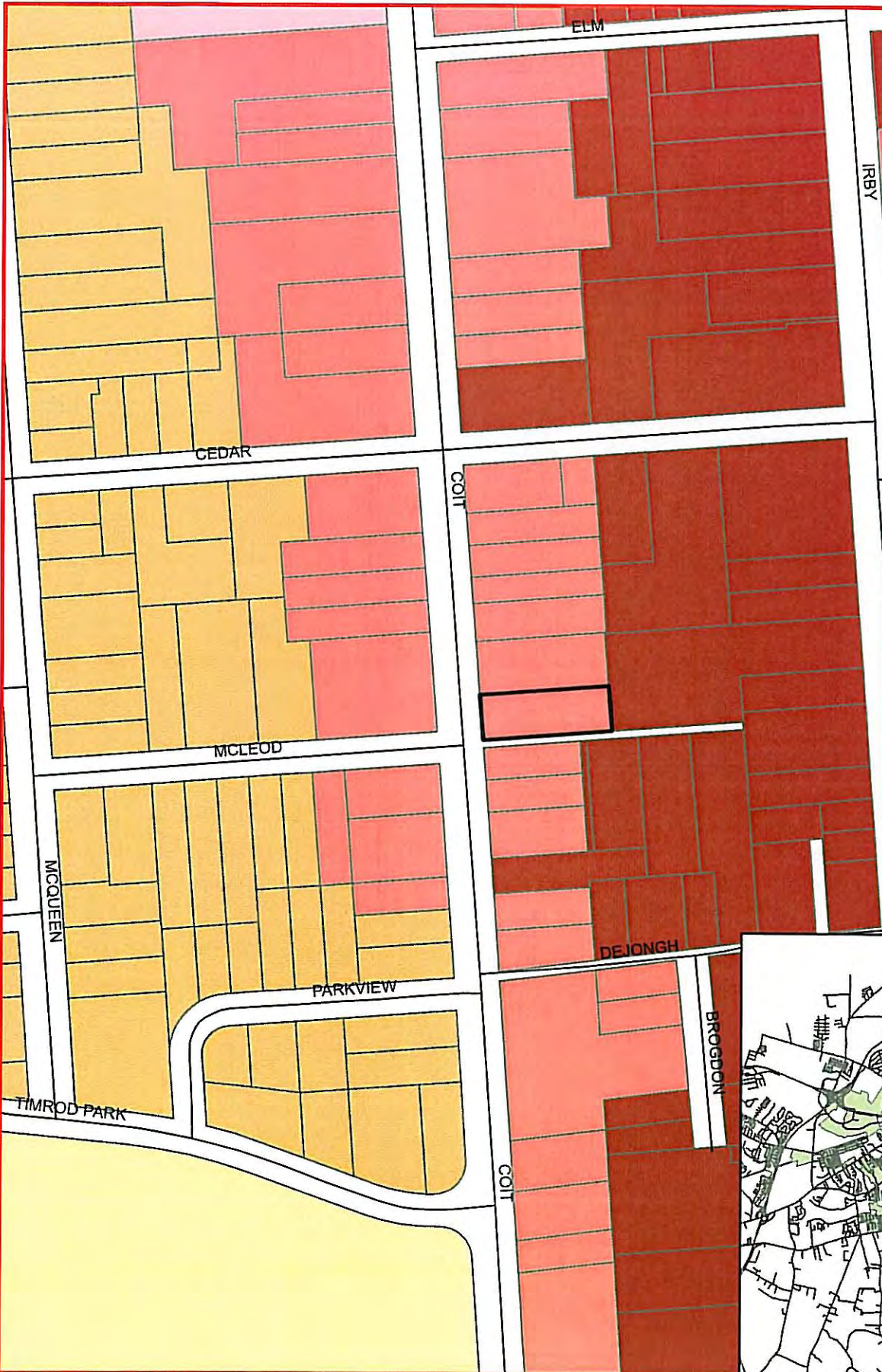
Staff recommends that this property be rezoned. The B-2 Zoning District would meet the intended purpose statement above. It would also meet the intent of the Downtown Future Land Use Designation, and would allow a greater number of uses that can serve the abutting neighborhood. Additionally, B-2 zoning 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.

ZONING MAP



Urban Planning & Development Department



Legend

- Re-zone request
- RoadSegment
- Parcels

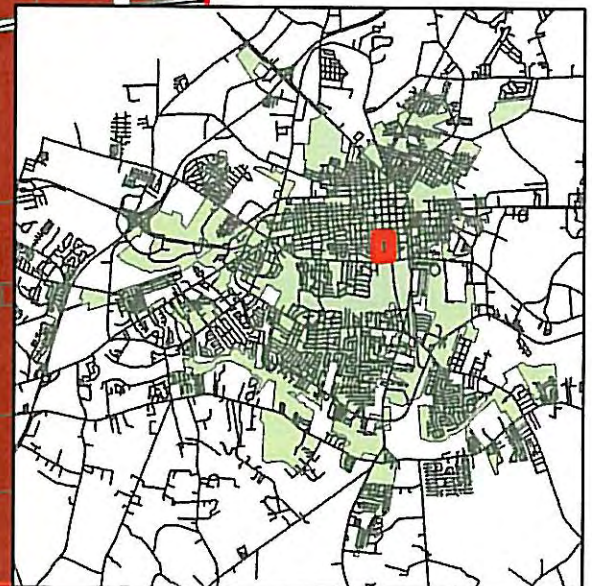
Zoning

ZONECODE

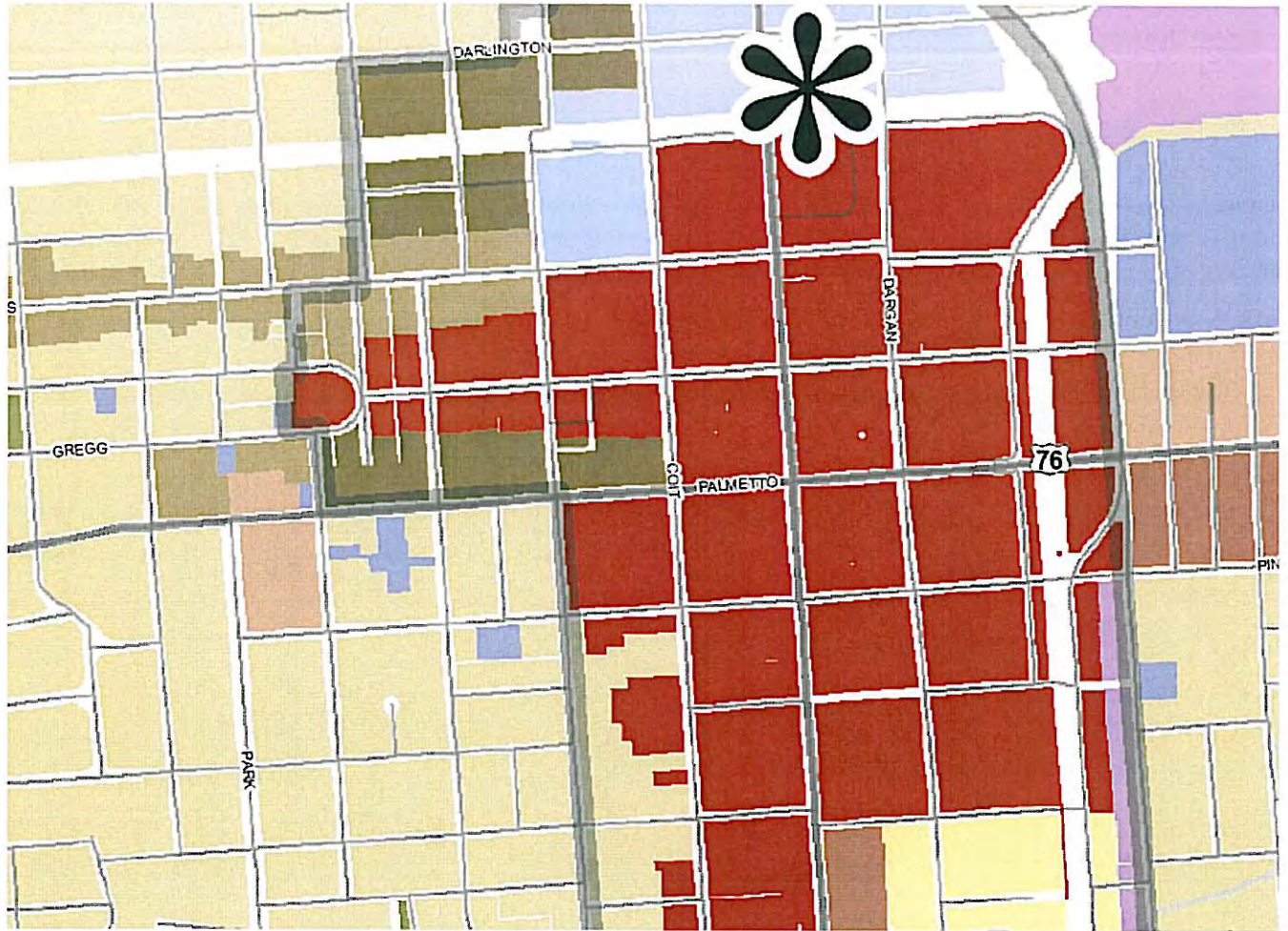
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY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

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

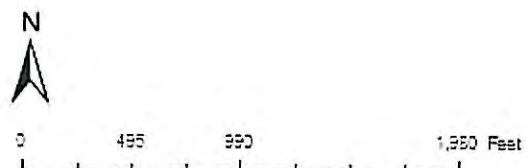
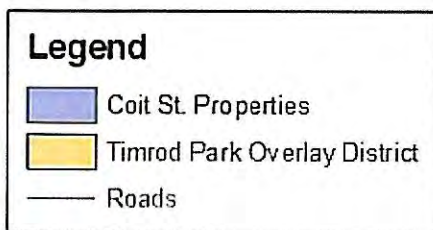
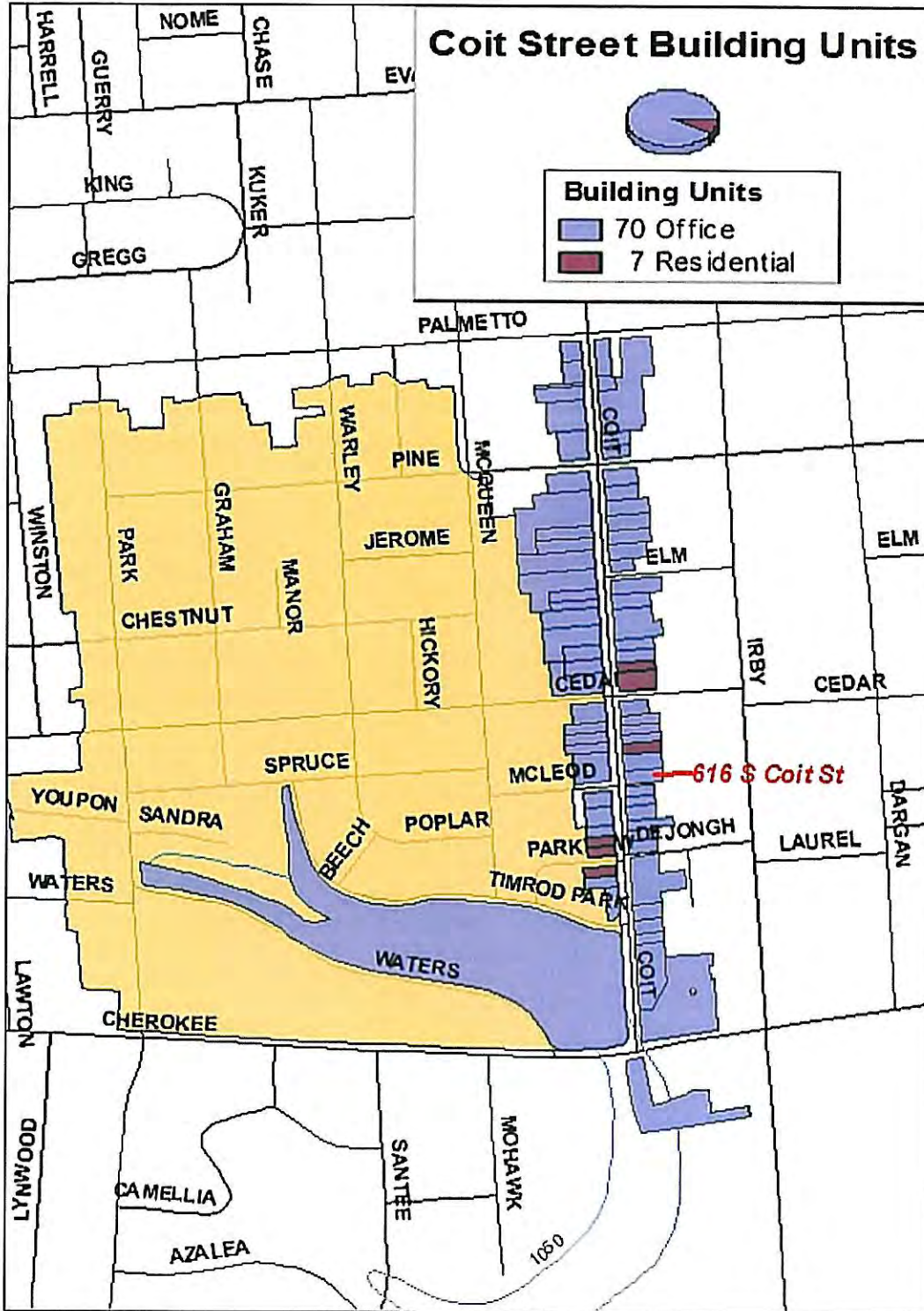
DISCLAIMER:
The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation as produced by others. It is provided for information purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Future Land Use Map



Coit St. Residential vs. Commercial Properties



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	N	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.



616

08/31/2011



D. CLAY BROWN, P.C.

PARKING FOR
WHISENANT
AND
MCKISSICK

08/31/2011



08/31/2011



McLEOD ALLEY
200

McLEOD

08/31/2011



08/31/2011

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

CITY OF FLORENCE COUNCIL MEETING

DATE: January 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 1312 North Irby St. Drive from unzoned to R-4 Multi-Family Residential District, Limited, pending annexation into the City of Florence. Tax Map 90098-01-003. The request is being made by the owner, Allyn Simmons.

Water service is available. Sewer service is not available and will not be extended to the property at the cost of the city.

II. POINTS TO CONSIDER:

This item is being introduced for first reading only.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the December 13, 2012 Planning Commission meeting. City Staff recommended R-4 Multi-Family Residential District, Limited. Planning Commission members voted 8-0 to approve the request.

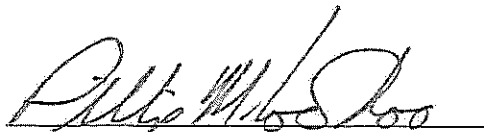
IV. OPTIONS:

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. ATTACHMENTS:

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



Phillip M. Lookadoo, AICP
Urban Planning and Development Director

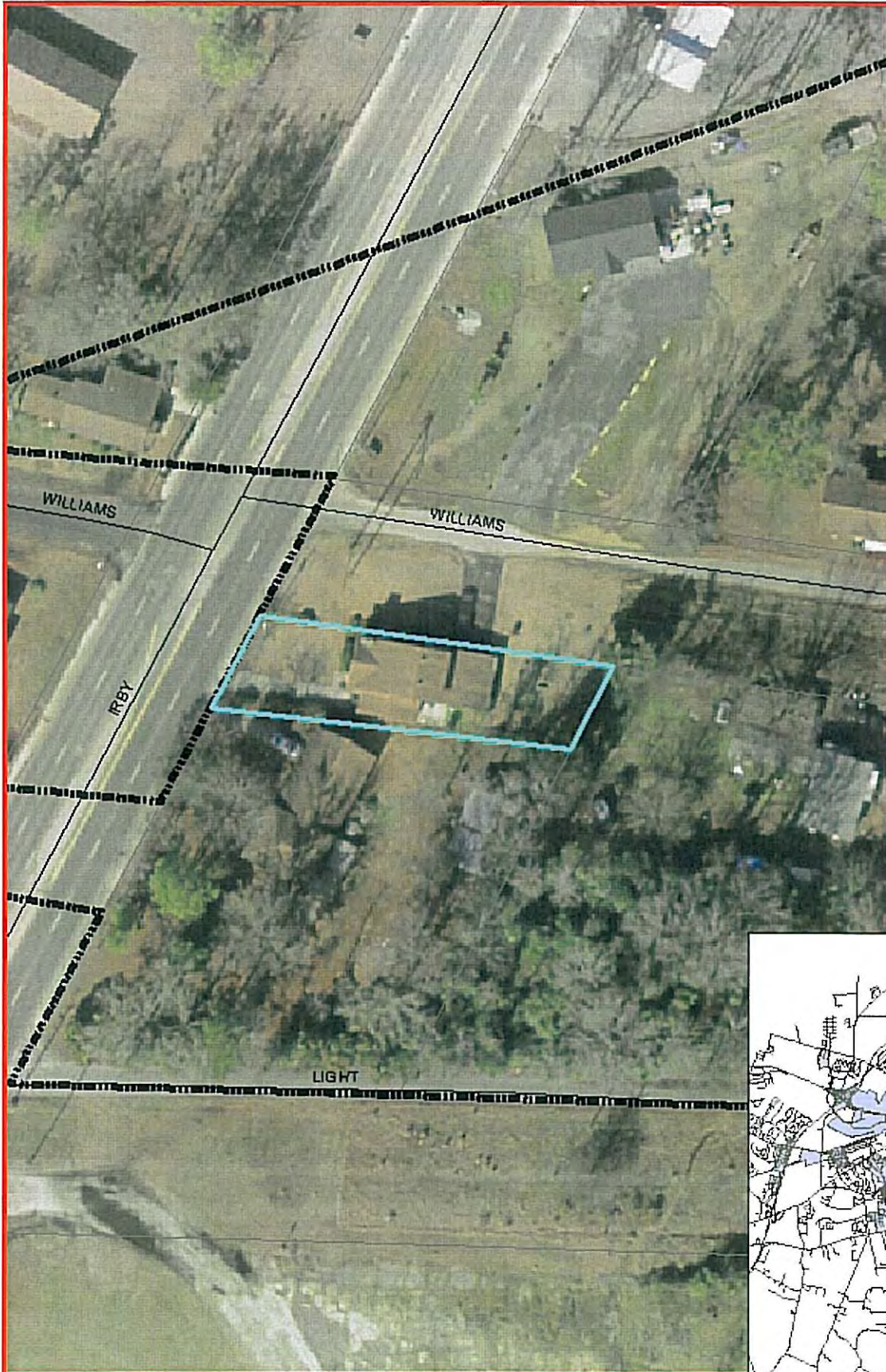


Drew Griffin
City Manager

1312 Irby Location



Urban Planning &
Development Department

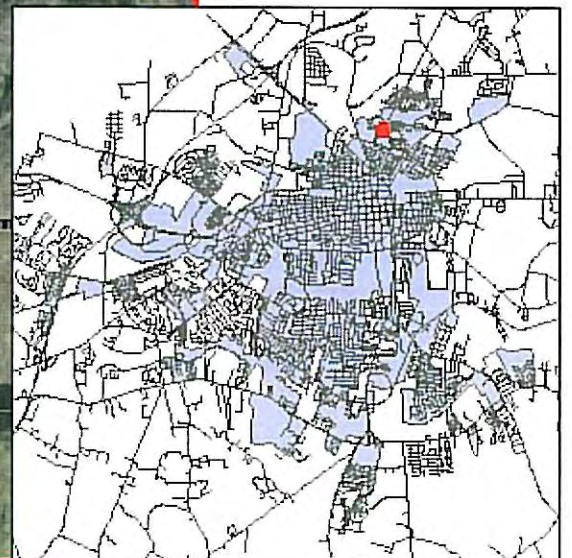


Legend

- Zoning Request
- City Limits

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ZONING DISTRICTS



Urban Planning &
Development Department

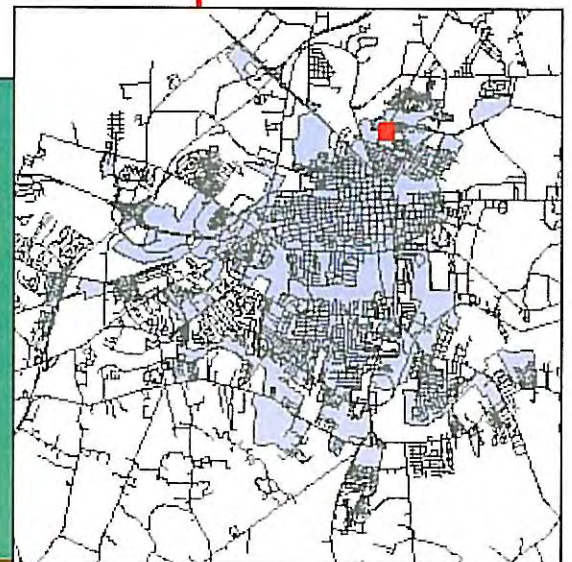


Legend

- Zoning Request
- City Limits
- 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
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

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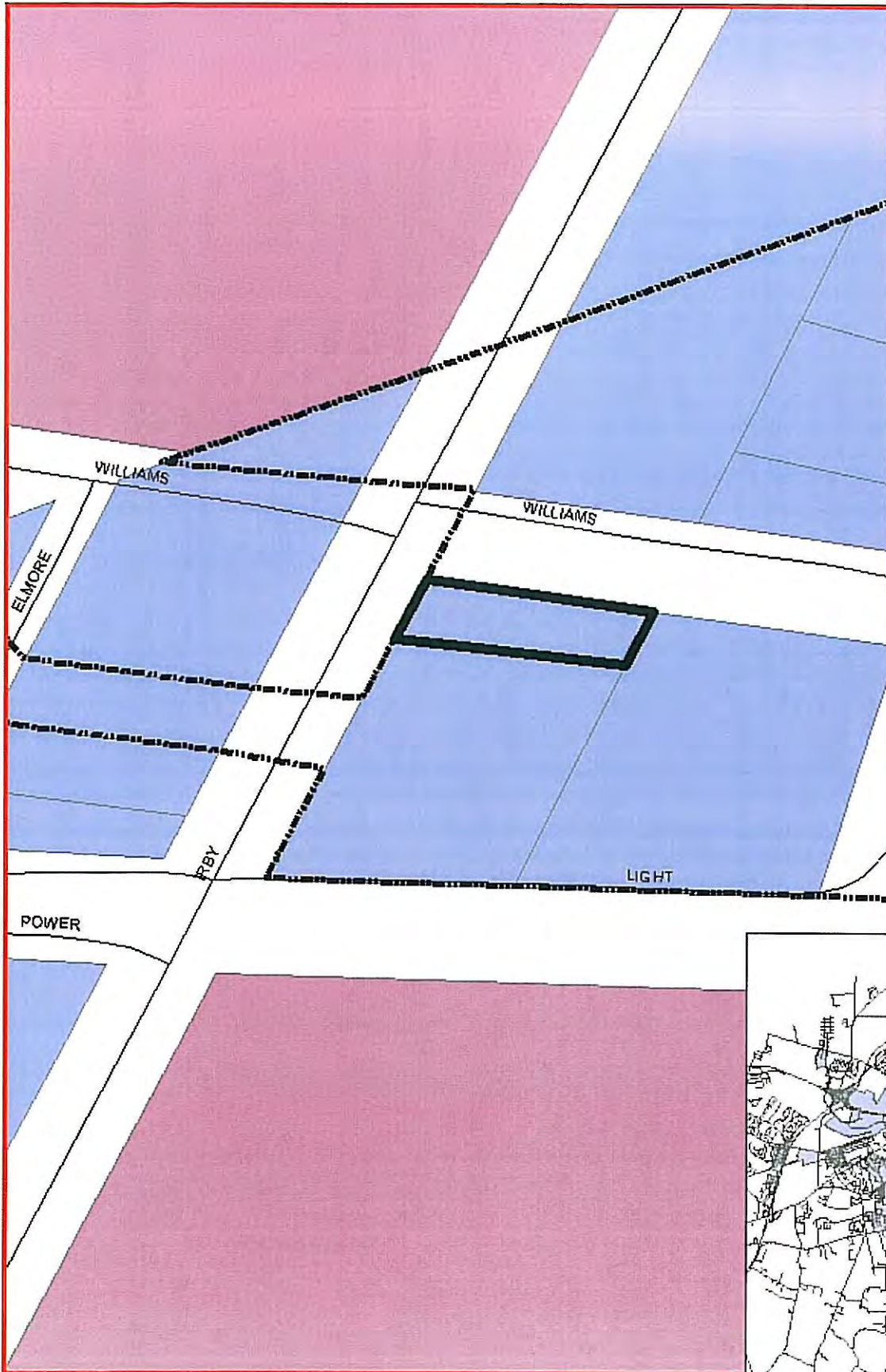
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FUTURE LAND USE



Urban Planning &
Development Department



Legend

- Zoning Request
- City Limits
- Future Land Use 2011

Future

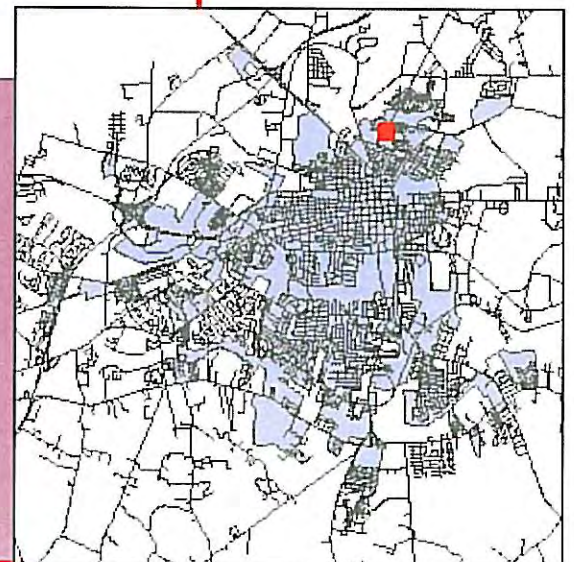
- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

ORIGINAL PREPARATION
This map was prepared by:
City of Florence

Urban Planning & Development Department

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Allyn Simmons

Address of Properties: 1312 N. Irby St.

Tax Parcel Number(s): 90098-01-003

Date: December 13, 2011

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: R-4 Multi Family Residential, Limited

Current Use: Residential

Proposed Use: Residential

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area:

Proposed Lot Area: 7,000

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 feet

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: Margaret Davis

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?

Applicant will provide a recorded deed to substantiate ownership prior to placement before City Council. The applicant Mrs. Simmons stated she is heir to the deceased Margaret Davis and submitted the estate records granting ownership of the property to the applicant.

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 adopted Land Use Plan Future Land Use is Neighborhood Conservation.

Land Use Plan elements that impact the subject property:

The objective of this designation is to protect the character and function of established neighborhoods depending on existing lot size.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
The zoning request coincides with a request for annexation. The incorporation of the parcel requires assigning a city zoning classification.

ZONING PETITION STAFF CHECKLIST

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

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Unzoned	Single-Family Residential
Northeast	Unzoned	Single-Family Residential
East	Unzoned	Single-Family Residential
Southeast	Unzoned	Single-Family Residential
South	Unzoned	Single-Family Residential
Southwest	Unzoned	Single Family Residential
West	R-2	Single Family Residential
Northwest	Unzoned	Single Family Residential

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

There are no immediate development plans for the area.

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 land use is residential. Accessory and residential support uses relevant to residential dwellings 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.

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-4 zoning district. The property will be subject to the City of Florence codes and regulations.

- (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.

If so, what are the recommendations of the study?

NA

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

R-4 Multi-Family Residential District, Limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

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

Yes.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

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

PUBLIC

City of Florence

Nature of Request: **ZONE TO R-4**

Location Address: **1312 N. LIBBY STREET**

Public Hearing Date: **DECEMBER 13, 2011**

Public Hearing Time: **6:30 PM**

City-County Complex, Room 604
180 N. Libby Street

HEARING
843-665-2047

11/23/2011

ORDINANCE NO. 2012 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ALLYN SIMMONS, 1312 NORTH IRBY STREET.

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

WHEREAS, an application by Allyn Simmons, owner of 1312 North Irby Street was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-4, Multi-Family Residential District, Limited:

The properties requesting annexation are shown more specifically on Florence County Tax Map 90098, block 01, parcel 003. (0.17 Acres)

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

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and zoning the aforesaid properties to R-4, Multi-Family Residential District, and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2012

Ordinance No. 2012 - _____
Page 2 – January, 2012

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: January 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 2515 Kingston Drive from County Zoned R-1 to City of Florence R-1 Single Family Residential District zoning classification, pending annexation into the City of Florence. Tax Map 01801-04-014. The request is being made by the owner, James Fleming

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

II. POINTS TO CONSIDER:

This item is being introduced for first reading only.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the December 13, 2012 Planning Commission meeting. City Staff recommended R-1 Single Family Residential District. Planning Commission members voted to approve the request 8-0.

IV. OPTIONS:

City Council may:

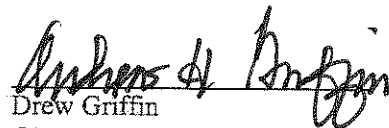
- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

V. ATTACHMENTS:

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



Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Drew Griffin
City Manager

2515 Kingston Location



Urban Planning &
Development Department

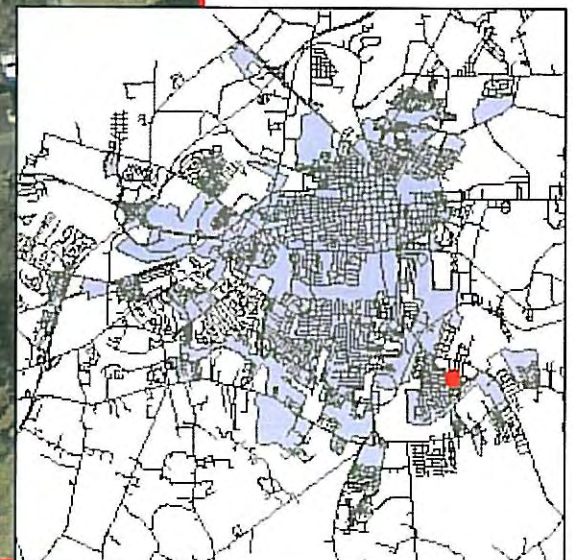


Legend

- Zoning Request
- City Limits

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

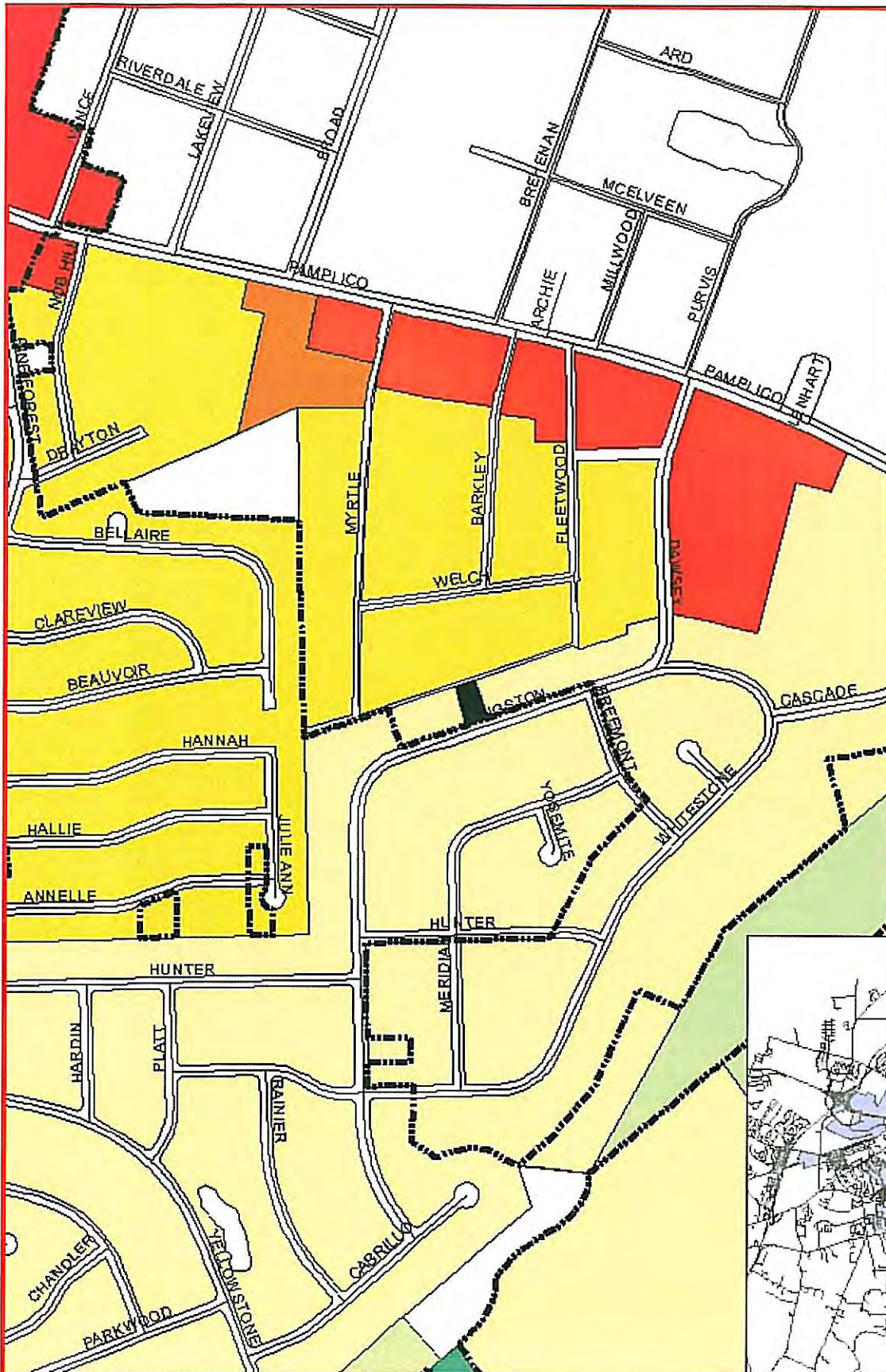
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ZONING DISTRICTS



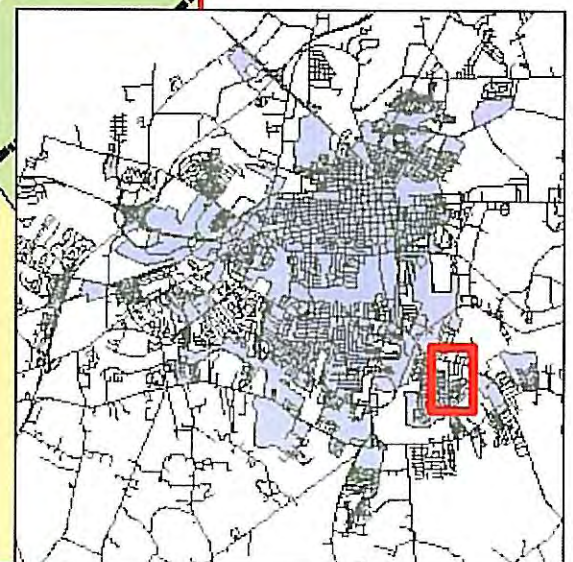
Urban Planning & Development Department



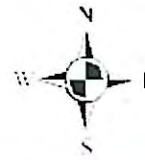
- Legend**
- Zoning Request
 - City Limits
 - R-1, SINGLE FAMILY, LARGE LOTS
 - R-2, SINGLE FAMILY, MEDIUM LOTS
 - R-3, SINGLE FAMILY, SMALL LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - R-5, MULTI FAMILY
 - PD, PLANNED DEVELOPMENT
 - B-1, LIMITED
 - B-2, CONVENIENCE
 - B-3, GENERAL
 - B-4, CENTRAL
 - B-5, OFFICE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

ORIGINAL PREPARATION
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 City of Florence
 Urban Planning & Development Department

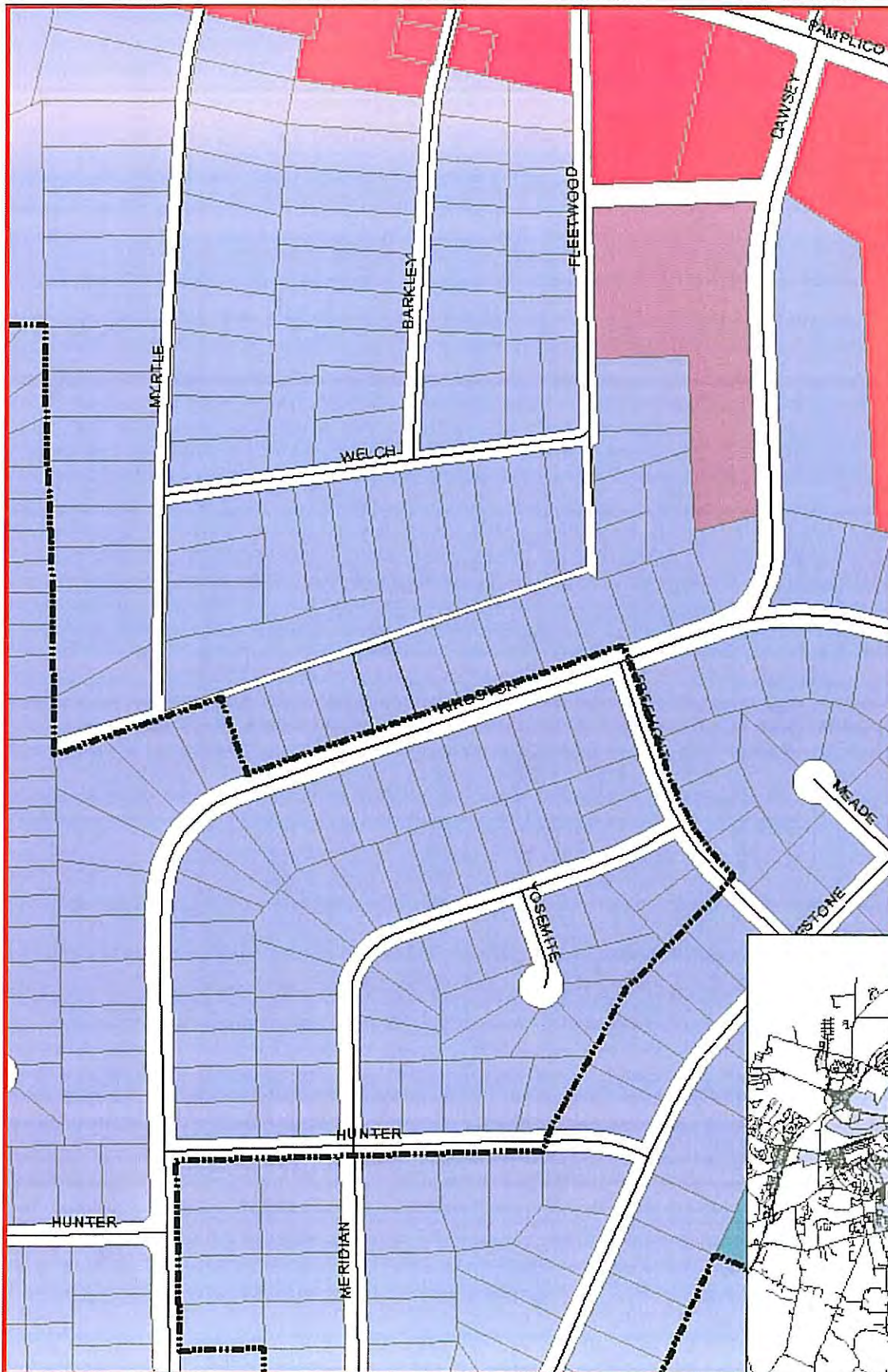
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FUTURE LAND USE



Urban Planning &
Development Department



Legend

- Zoning Request
- City Limits

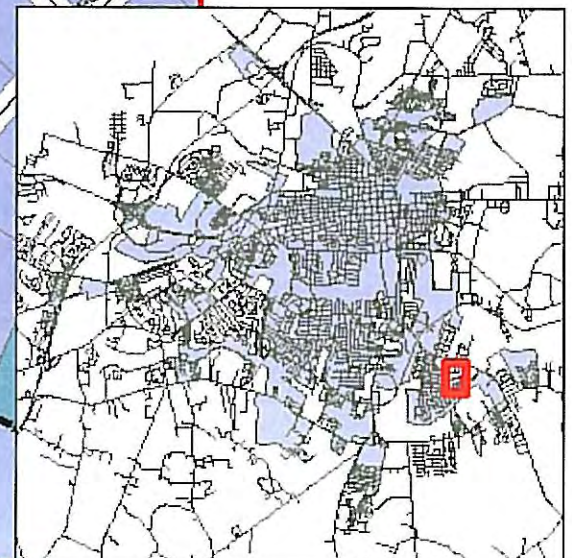
Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: James Fleming

Address of Properties: 2515 Kingston Road

Tax Parcel Number(s): 01801-04-014

Date: December 13, 2011

GENERAL BACKGROUND DATA

Current Zoning: R-1 Single Family

Proposed Zoning: R-1 Single Family Residential

Current Use: Residential

Proposed Use: Residential

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area: 15,000

Proposed Lot Area: 15,000

Lot Width: 100

Proposed Lot Width: 100

Front Setback: 25

Proposed Front Setback: 25

Side Yards: 10

Proposed Side Yards: 10

Rear Yards: 30

Proposed Rear Yards: 30

Max. Height: 38 feet

Proposed Max. Height: 38 feet

Open Space: 60%

Proposed Open Space: 60%

Comments: Zoning classification and requirements are common due to adoption of the Florence County Zoning Ordinance, July 2008.

ZONING PETITION STAFF CHECKLIST

MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as: James Fleming

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

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

LAND USE PLAN CONFORMANCE

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

No; the adopted Land Use Plan Future Land Use is Neighborhood Conservation.

Land Use Plan elements that impact the subject property:

The objective of this designation is to protect the character and function of established neighborhoods depending on existing lot size.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
The zoning request coincides with a request for annexation. The incorporation of the parcel requires assigning a city zoning classification.

ZONING PETITION STAFF CHECKLIST

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

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-2	Single-Family Residential
Northeast	R-2	Single-Family Residential
East	R-1	Single-Family Residential
Southeast	R-1	Single-Family Residential
South	R-1	Single-Family Residential
Southwest	R-1	Single Family Residential
West	R-1	Single Family Residential
Northwest	R-2	Single Family Residential

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

The subdivision has recently been developed as a single-family neighborhood.

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

No.

5. List some potential uses under existing zoning.

The primary land use permitted is single-family dwelling. Accessory and residential support uses relevant to single-family dwellings are also permitted.

6. List some potential uses under proposed zoning.

The primary land use permitted is single-family dwelling. Accessory and residential support uses relevant to single-family dwellings 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.

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

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

- (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.

If so, what are the recommendations of the study?

NA

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

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

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

Yes.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

Staff recommend approval for the R-1 zoning classification as the request is in conformance with the Comprehensive Plan Land Use map and the residential character is keeping with the neighborhood.



PUBLIC
City of Florence
Nature of Request: **ITEM TO BE**
Location Address: **ITEM # 1007808**
Public Hearing Date: **DEC 16, 2011**
City-County Complex, Room 604
100 N. 6th Street
HEARING
843-665-2047

11/23/2011

ORDINANCE NO. 2012 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THOMAS NEWTON JR., 2515 KINGSTON DRIVE.

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

WHEREAS, an application by James Fleming owner of 2515 Drive was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01801, block 04, parcel 014. (0.39 Acres)

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

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

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

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

ADOPTED THIS _____ DAY OF _____, 2012

Ordinance No. 2012 - _____
Page 2 – January, 2012

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

**VII. d.
Bill No. 2012-03
First Reading**

CITY OF FLORENCE COUNCIL MEETING

DATE: January 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 2535 Trotter Road from unzoned to R-1 Single Family Residential District, pending annexation into the City of Florence. Tax Map 01221-01-029. The request is being made by the owner, Thomas Newton Jr.

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

II. POINTS TO CONSIDER:

This item is being introduced for first reading only.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the December 13, 2012 Planning Commission meeting. City Staff recommended R-1 Single Family Residential District. Planning Commission members voted to approve the request 8-0.

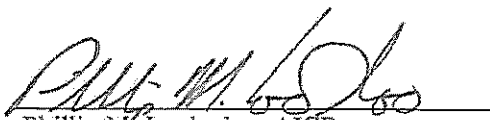
IV. OPTIONS:

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. ATTACHMENTS:

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

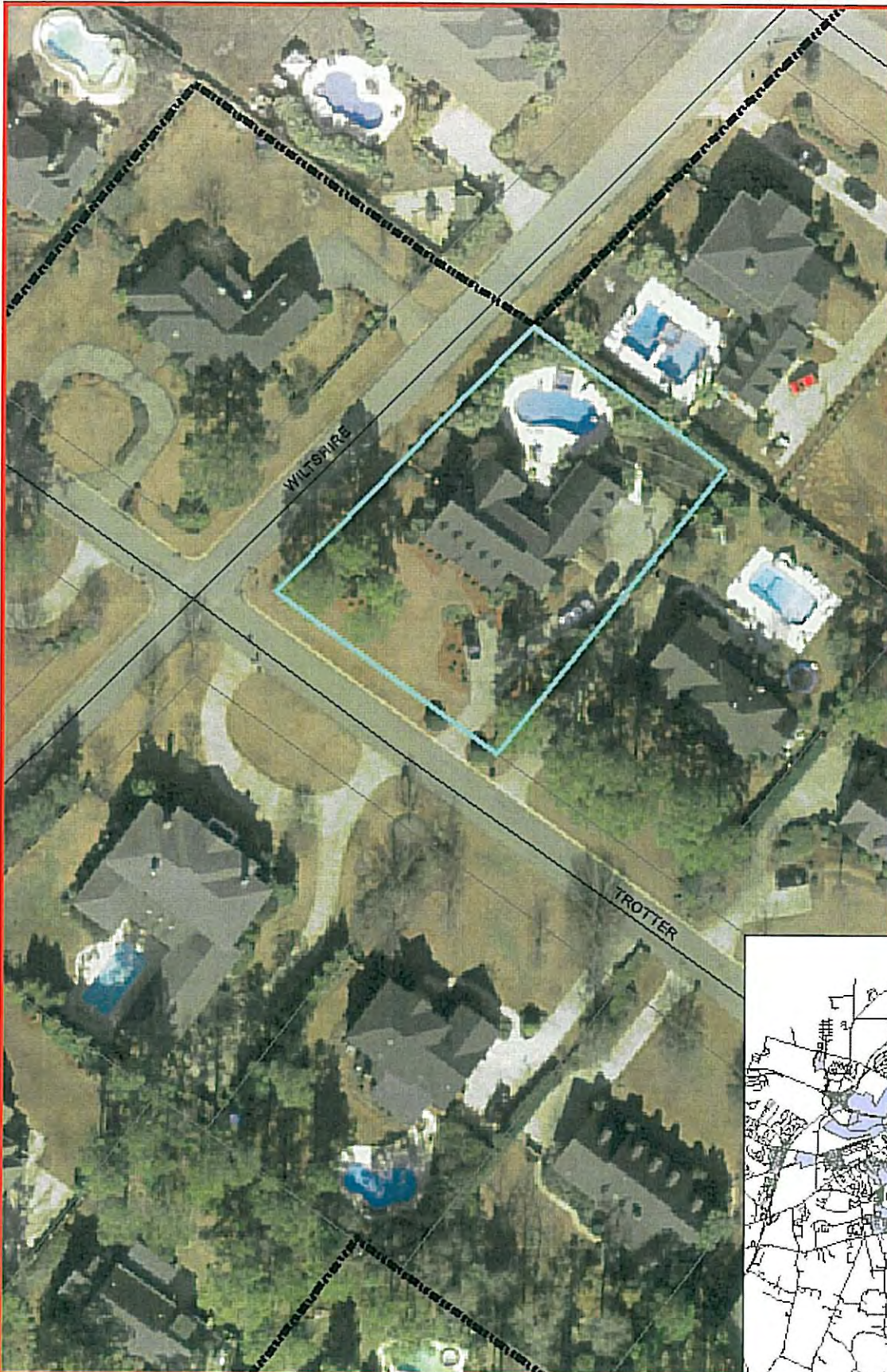

Phillip M. Lookadoo, AICP
Planning, Research, & Development Director


Drew Griffin
City Manager

2535 Trotter Location



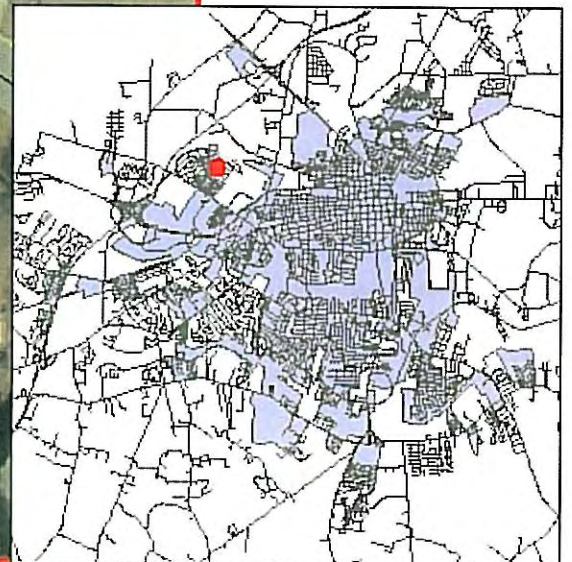
Urban Planning &
Development Department



- Legend**
- Zoning Request
 - City Limits

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Urban Planning & Development Department

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ZONING DISTRICTS



Urban Planning & Development Department

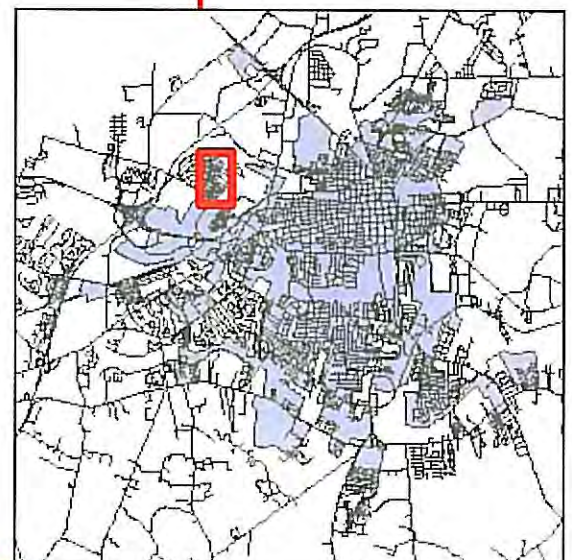


Legend

- Zoning Request
- City Limits
- 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
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

ORIGINAL PREPARATION
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 City of Florence
 Urban Planning & Development Department

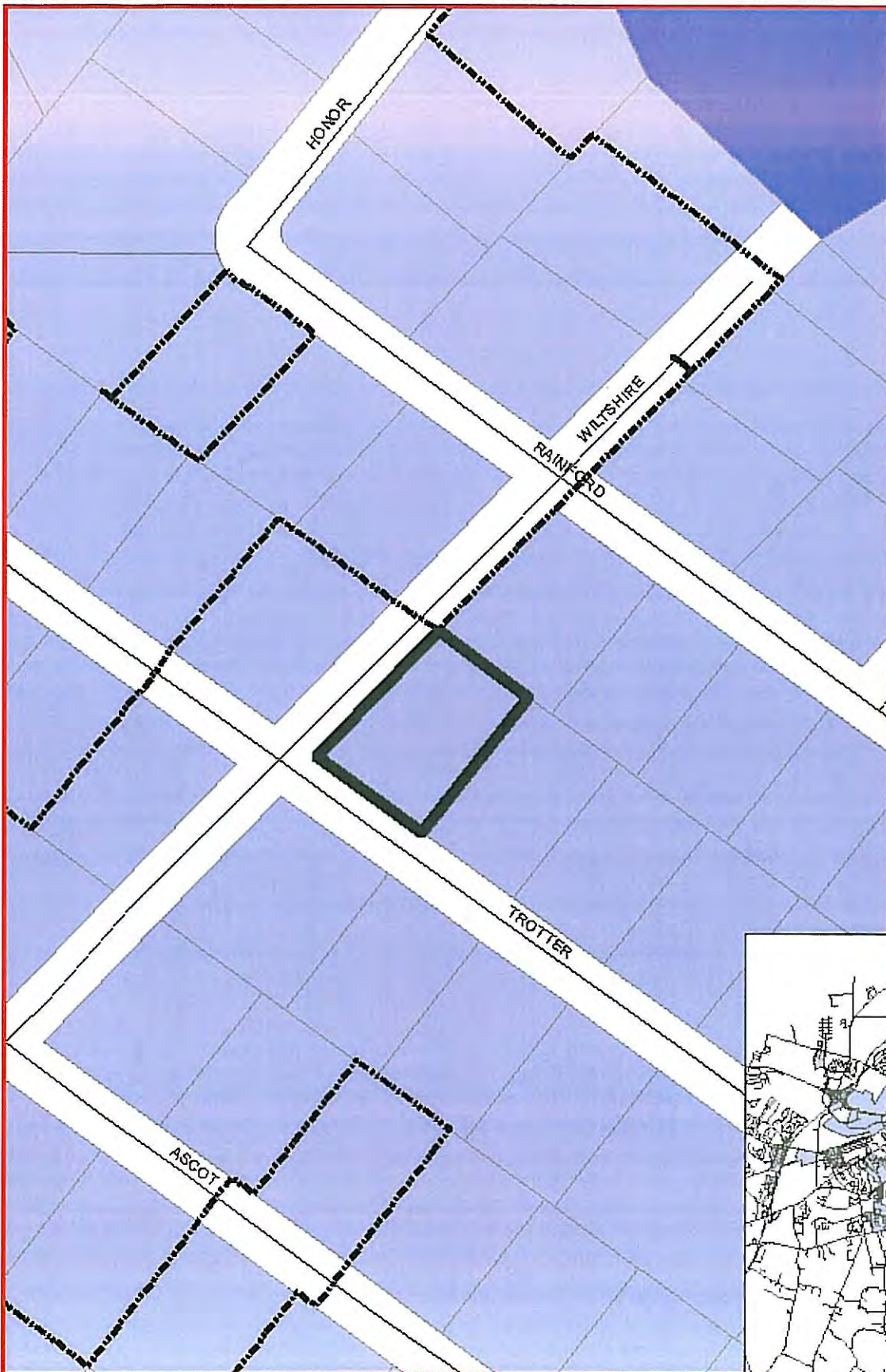
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FUTURE LAND USE



Urban Planning & Development Department



Legend

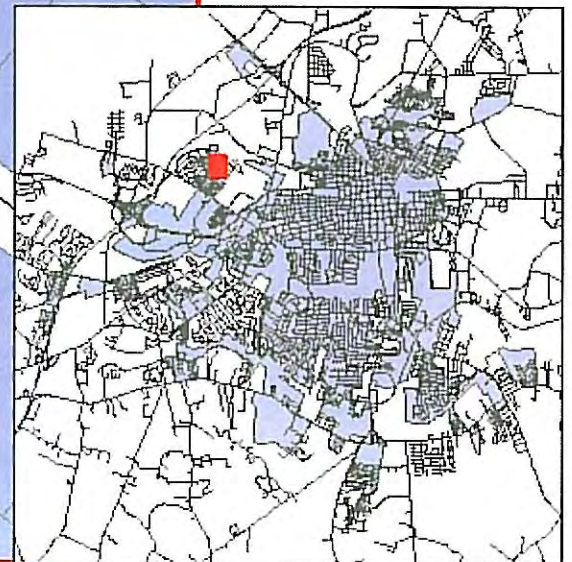
- Zoning Request
- City Limits
- Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

ORIGINAL PREPARATION
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 City of Florence
 Urban Planning & Development Department

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Thomas Newton Jr.

Address of Properties: 2535 Trotter Road

Tax Parcel Number(s): 01221-01-209

Date: December 13, 2011

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: R-1 Single Family Residential

Current Use: Residential

Proposed Use: Residential

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area:

Proposed Lot Area: 15,000

Lot Width

Proposed Lot Width: 100

Front Setback

Proposed Front Setback: 25

Side Yards

Proposed Side Yards: 10

Rear Yards

Proposed Rear Yards: 30

Max. Height

Proposed Max. Height: 38 feet

Open Space

Proposed Open Space: 60%

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: Thomas Newton Jr.

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

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

LAND USE PLAN CONFORMANCE

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

No; the adopted Land Use Plan Future Land Use is Neighborhood Conservation.

Land Use Plan elements that impact the subject property:

The objective of this designation is to protect the character and function of established neighborhoods depending on existing lot size.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
The zoning request coincides with a request for annexation. The incorporation of the parcel requires assigning a city zoning classification.

ZONING PETITION STAFF CHECKLIST

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

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

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

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

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

No.

5. List some potential uses under existing zoning.

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

6. List some potential uses under proposed zoning.

The primary land use is single-family dwelling. Accessory and residential support uses relevant to single-family dwellings 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.

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

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

ZONING PETITION STAFF CHECKLIST

- (b) What will be the detriments to the surrounding properties?
NA
10. Is a traffic study required for this petition?
No.
If so, what are the recommendations of the study?
NA
11. What does the purpose statement of the proposed zoning district say?
Single-family Residential Districts “are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.” Section 1.2, Zoning Ordinance of the City of Florence
12. Will this proposal meet the intent of the above purpose statement?
Yes.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

Staff recommend approval for the R-1 zoning classification as the request is in conformance with the Comprehensive Plan Land Use map and the residential character is keeping with the neighborhood.



2535

PUBLIC

City of Florence

Nature of Request: **ZONE TO R-1**

Location Address: **2535 TROTTER STREET**

Public Hearing Date: **DECEMBER 13 2011**

Public Hearing Time: **6:30 PM**

Hearing Location:
**City-County Complex, Room 604
180 N. Irby Street**

**HEARING
843-665-2047**

11/23/2011

ORDINANCE NO. 2012_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THOMAS NEWTON JR., 2535 TROTTER ROAD.

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

WHEREAS, an application by Thomas Newton Jr., owner of 2535 Trotter Road was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 209. (0.59 Acres)

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

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

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

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

ADOPTED THIS _____ DAY OF _____, 2012

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

VII. e.
Bill No. 2012-04
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: January 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 3084-3098 S. Cashua Drive from unzoned to R-5 Multi-Family Residential District, pending annexation into the City of Florence. Tax Map 00101-01-021. The request is being made by the owner, Jim Stroud.

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

II. POINTS TO CONSIDER:

This item is being introduced for first reading only.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the December 13, 2012 Planning Commission meeting. City Staff recommended R-3 Single Family Residential District. Planning Commission members voted 7-1 to recommend the property be zoned R-4 Multi-Family Residential District, Limited.

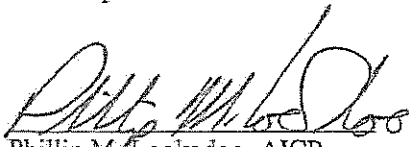
IV. OPTIONS:

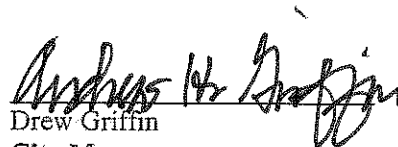
City Council may:

- (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. ATTACHMENTS:

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

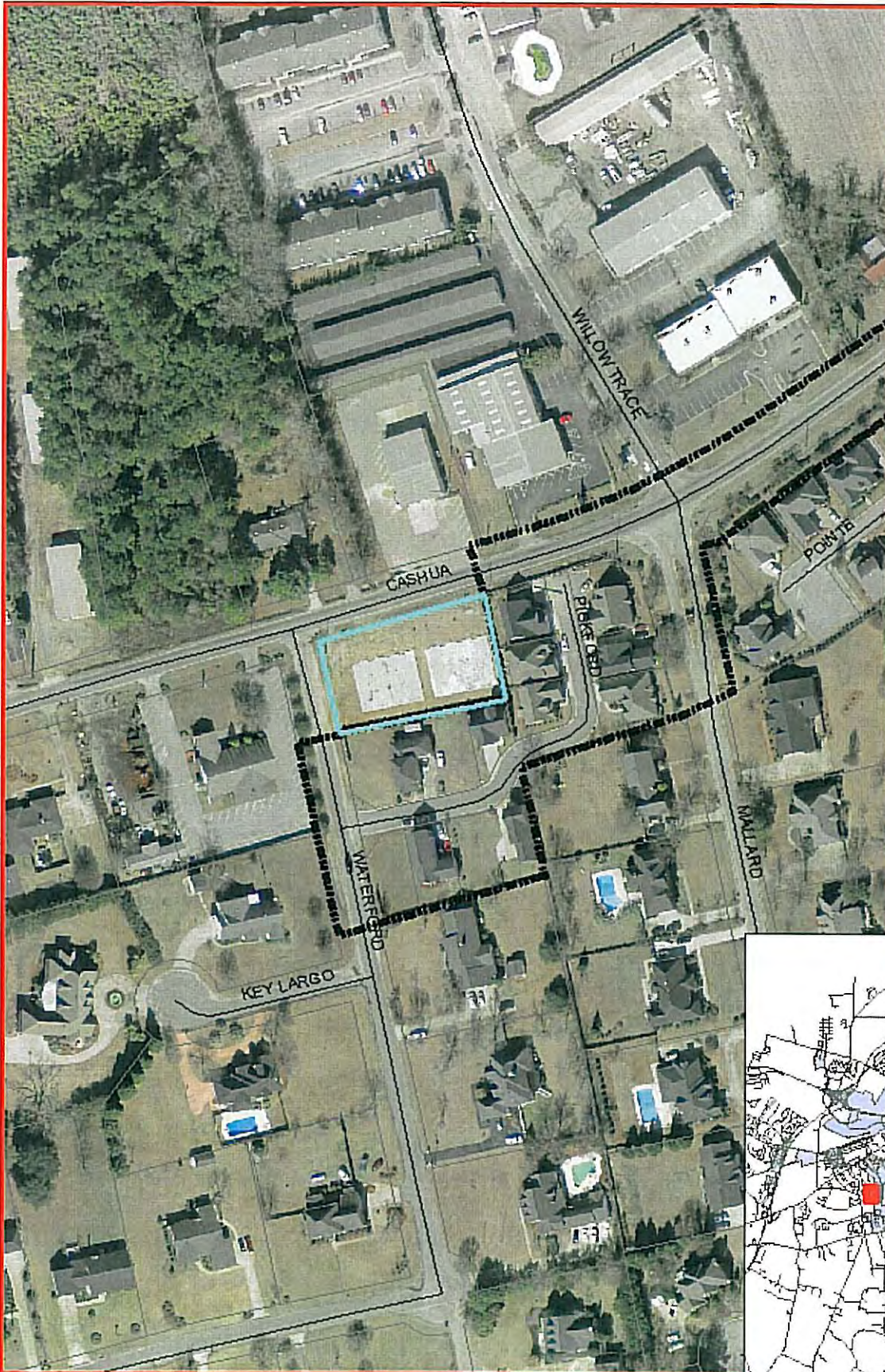

Phillip M. Lookadoo, AICP
Planning, Research, & Development Director


Drew Griffin
City Manager

3084-3098 S. Cashua Location



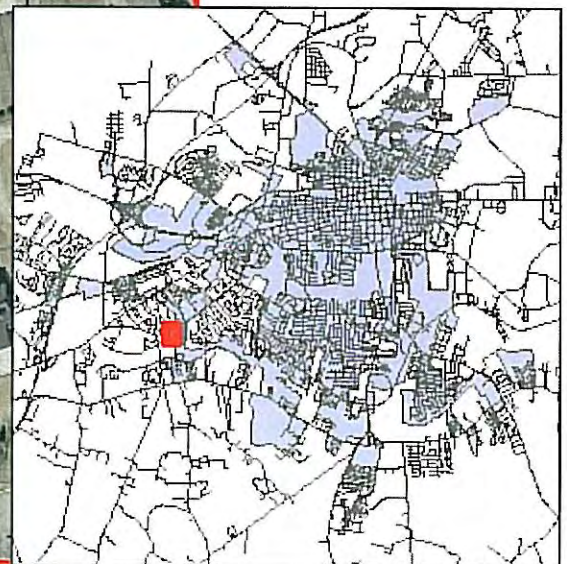
Urban Planning &
Development Department



Legend
[Blue dashed box] Zoning Request
[Black dashed line] City Limits

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

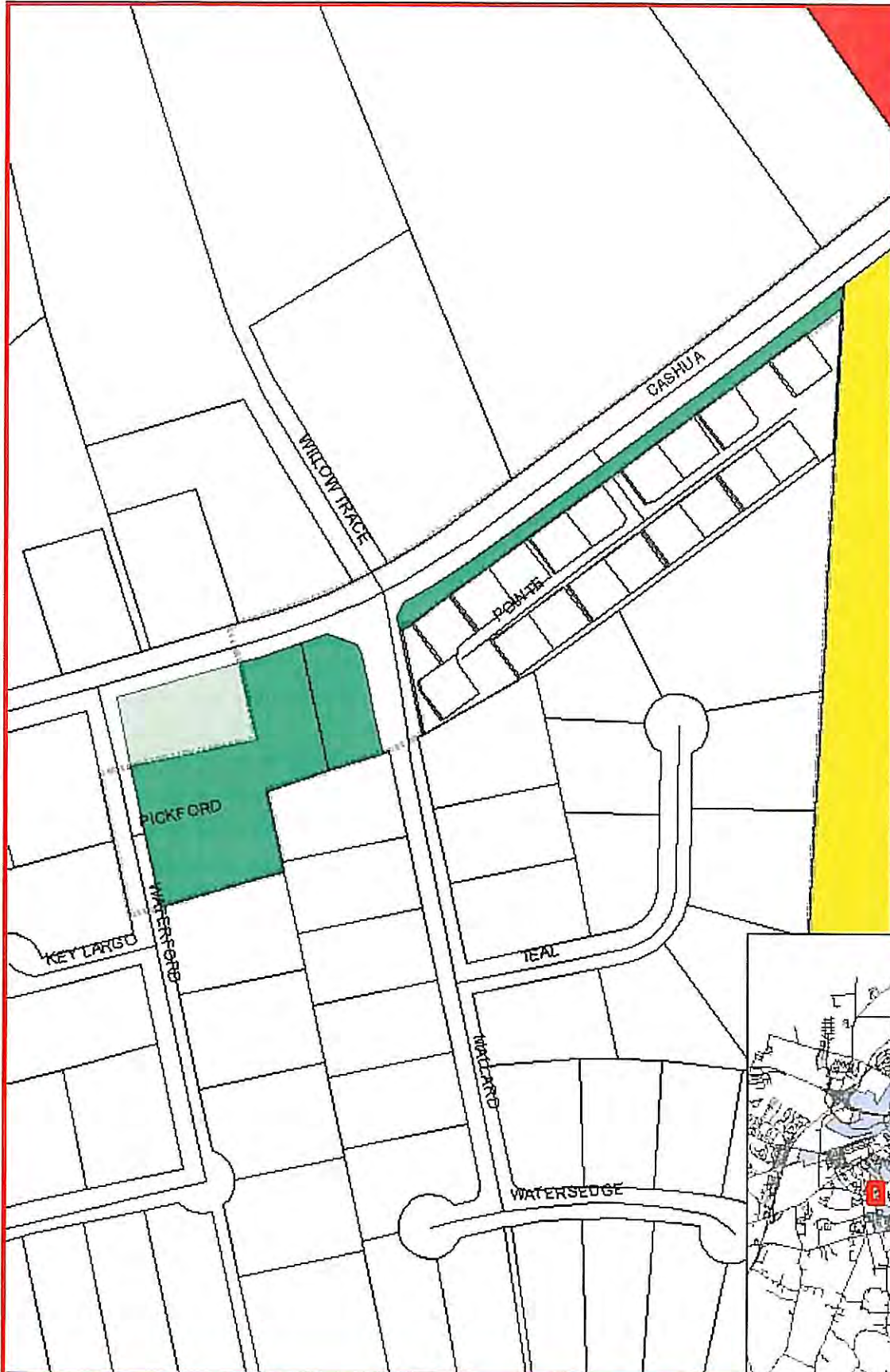
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3084-3098 S. Cashua Rd. Zoning Map



Urban Planning &
Development Department

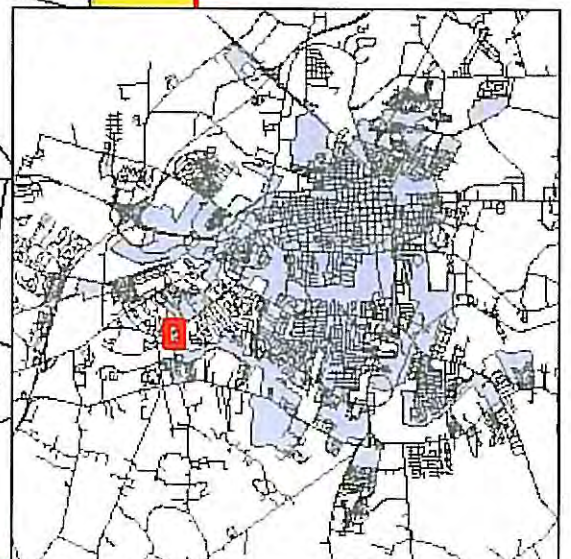


Legend

- City Limits
- Zoning Request
- 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
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

ORIGINAL PREPARATION
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Urban Planning & Development Department

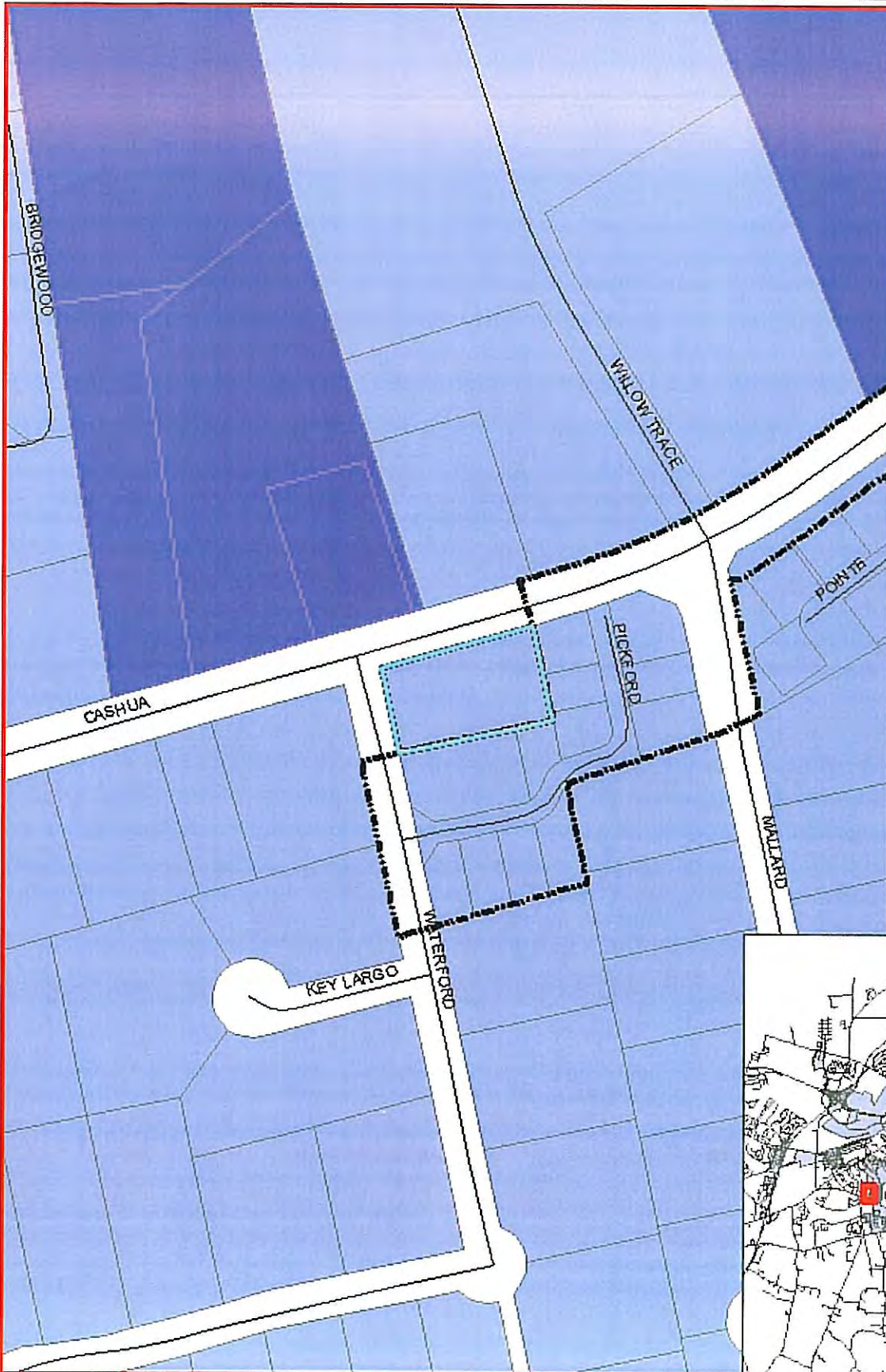
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Future Land Use



Urban Planning &
Development Department



Legend

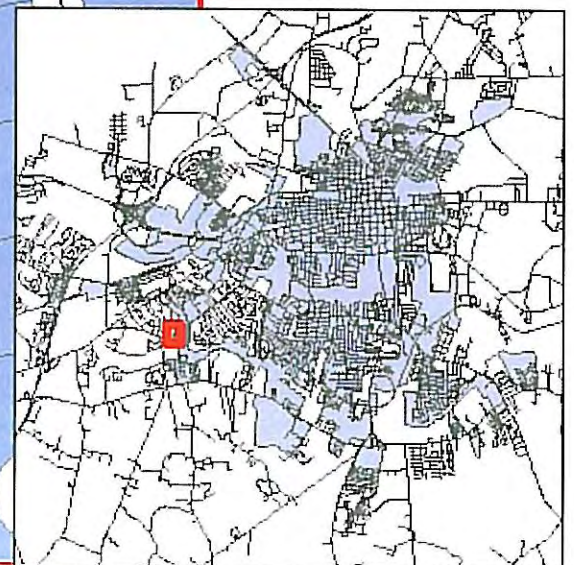
- Zoning Request
- City Limits
- Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

ORIGINAL PREPARATION
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Urban Planning & Development Department

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Jim Stroud

Address of Properties: 3084- 3098 S. Cashua Dr.

Tax Parcel Number(s): 00101-01-021

Date: December 13, 2011

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: R-5 Multi-Family Residential

Current Use: Quadplex

Proposed Use: Quadplex

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed 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: 20

Max. Height

Proposed Max. Height: 4 stories

Open Space

Proposed Open Space: 30%

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: Jim Stroud

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

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

LAND USE PLAN CONFORMANCE

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

Yes; the adopted Future Land Use Plan is for Neighborhood Conservation. The applicants requested R-5 zoning allows for more intense residential uses than recommended in Neighborhood Conservation.

Land Use Plan elements that impact the subject property:

The objective of this designation is to protect the character and function of established neighborhoods depending on existing lot size. The adjacent NC properties are single family in character on south side of S. Cashua Dr.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
The zoning request coincides with a request for annexation. The incorporation of the parcel requires assigning a city zoning classification.

ZONING PETITION STAFF CHECKLIST

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

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

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

Florence Area Transportation Study (FLATS) policy members have approved funding for the widening of S. Cashua Dr. The plans or anticipated start time have not been determined. A public hearing will be scheduled in Spring of 2012.

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.

R-5 is intended to provide for residential development at higher densities. R-5 is the only residential zoning district which permits multi-family housing.

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

Yes. There are several multi-family developments in close proximity on the north side of S. Cashua Dr. permitted under R-5 that are inappropriate for the character south of S. Cashua Dr.

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

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

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

The property will be subject to the City of Florence codes and regulations.

ZONING PETITION STAFF CHECKLIST

- (b) What will be the detriments to the surrounding properties?
Future development of non compatible higher density residential uses
may be permitted in R-5

10. Is a traffic study required for this petition?

No.

If so, what are the recommendations of the study?

NA

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

R-5 Multi-Family Residential District: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

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

Yes.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

Staff recommend a **R-3** zoning classification. The Comprehensive Plan Land Use map designates the area as NC. R-3 encourages softer residential uses than permitted under R-5 that appear to be more in character with the adjacent properties on the south side of S. Cashua Dr.

Lakewood
Town Homes
1600 sq. ft.
3 BR 2.5 Bath
Jacuzzi • Tile Floors
Granite Counter Tops
\$1250.00
843.472.0390
843.229.8391

3092

PUBLIC
City of Florence
Notice of Proposed
PLUM TO 6
Location Address: **2004 37TH S. CASANOVA**
Public Hearing: **DECEMBER 12, 2011**
City-County Complex, Room 634
180 N. City Street
HEARING
843-665-2047

11/23/2011

ORDINANCE NO. 2012_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JIM STROUD, 3084-3098 S. CASHUA DRIVE.

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

WHEREAS, an application by Jim Stroud, owner of 3084-3098 S. Cashua Drive was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-4, Multi-Family Residential District, Limited:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00101, block 01, parcel 021. (0.53 Acres)

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

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and zoning the aforesaid properties to R-4, Multi-Family Residential District, and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2012

Ordinance No. 2012 - _____
Page 2 – January, 2012

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk