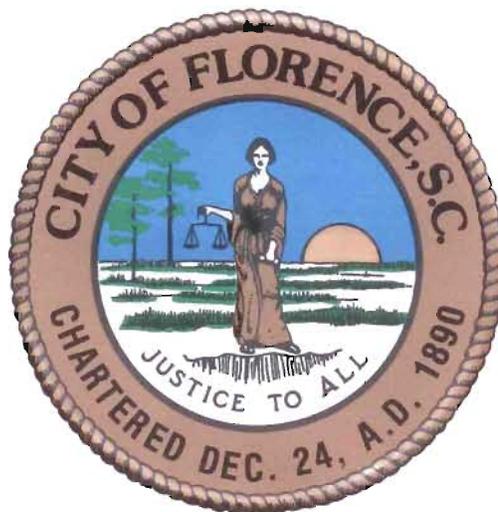


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



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

MONDAY
FEBRUARY 13, 2012
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, FEBRUARY 13, 2012 - 1:00 P.M.

CITY COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604

180 N. IRBY STREET, FLORENCE SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance

III. APPROVAL OF MINUTES

January 5, 2012 – Special Meeting

January 11, 2012 – Regular Meeting

IV. HONORS AND RECOGNITIONS

Service Recognitions

Vicki Suggs – 30 years – Fire Department

Allen Davis – 30 years – Groundwater

Ted Hanna – 25 years – Fire Department

Terry Joyner – 25 years – Stormwater

Russell Davis – 15 years - Sanitation

V. ORDINANCES IN POSITION

a. Bill No. 2012-01 – Second Reading

*An Ordinance to annex and zone property owned by Allyn Simmons,
1312 North Irby Street.*

b. Bill No. 2012-02 – Second Reading

*An Ordinance to annex and zone property owned by James Fleming,
2515 Kingston Drive.*

- c. **Bill No. 2012-03 – Second Reading**
An Ordinance to annex and zone property owned by Thomas Newton, Jr., 2535 Trotter Road.
- d. **Bill No. 2012-05 – Second Reading**
An Ordinance to annex and zone property owned by the City of Florence.
- e. **Bill No. 2012-06 – Second Reading**
An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.4, Table II.

VI. 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. 2012-04 – First Reading**
An Ordinance to annex and zone property owned by Jim Stroud, 3084-3098 S. Cashua Drive.
- c. **Bill No. 2012-08 – First Reading**
An Ordinance amending Chapter 9, Article V, Section 9-80 (c) of the City of Florence Code of Ordinances pertaining to the per month garbage collection fee
- d. **Bill No. 2012-09 – First Reading**
An Ordinance to amend the General Fund and Hospitality Fund budgets for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012.
- e. **Bill No. 2012-10 – First Reading**
An Ordinance to amend the General Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012.
- f. **Bill No. 2012-11 – First Reading**
An Ordinance to revise Chapter 4 of the City Code by deleting Article II Electrical and establishing Article II Maintenance and Appearance Code for downtown Florence.
- g. **Bill No. 2012-12 – First Reading**
An Ordinance authorizing the fourth addendum to the lease with Palmetto Petro, LLC.

VII. INTRODUCTION OF RESOLUTIONS

- a. Resolution No. 2012 – 03**
A Resolution in support of the Municipal Association’s 2012 Legislative Agenda to direct more local decision making to the local elected officials that govern the state’s cities and towns.
- b. Resolution No. 2012 – 04**
A Resolution approving downtown incentives to encourage the revitalization of downtown Florence by existing property owners and potential developers.
- c. Resolution No. 2012 – 05**
A Resolution asking the Housing Authority of Florence to request the funding source of the McGowan Commons to use as many local vendors/workers as feasible for materials, labor and supplies for the construction of that Complex.

VIII. REPORTS TO COUNCIL

- a. Mr. Terry James – to give a report on historical markers for local African-Americans.**
- b. Councilman Robinson –to give a report on state statistics regarding school grades of African-American children.**
- c. A report by Councilman Steve Powers on the meeting of the City County Conference Committee.**

IX. EXECUTIVE SESSION

- a. Contractual Matter**

X. ADJOURN

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
THURSDAY, JANUARY 5, 2012 – 3:00 P.M.
CITY-COUNTY COMPLEX, CITY MANAGER’S CONFERENCE ROOM, #605
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 3:05 p.m. with the following members present: Mayor Pro tem Buddy Brand, Councilwoman Teresa Myers Ervin, Councilman Glynn F. Willis, Councilman Steve Powers and Councilman Ed Robinson. Councilwoman Williams-Blake arrived at 3:33 p.m.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mr. Chuck Pope, Director of Public Works; Mr. Michael Hemingway, Director of Utilities; Mr. Ray Reich, Downtown Development Manager; Mr. Scotty Davis, Director of Community Services; and Chief Anson Shells, Florence Police Department.

MEDIA PRRESENT: Notices of this special meeting were sent to the media informing them of the date, time and place of the meeting. Mr. John Sweeney of the Morning News and Ms. Tonya Brown of WPDE-TV 15 were present.

INVOCATION

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

WORKSESSION

Mayor Wukela stated that at the last Council worksession, members of Council expressed a desire to have an overview of the status of the city, what the priorities of the city are and how these priorities relate to the upcoming budget.

Mr. Drew Griffin, City Manager conveyed that his understanding of the worksession is to provide a forum where staff will propose to City Council certain initiatives and priorities, which will be followed by general discussion, about downtown redevelopment, neighborhood redevelopment, quality of life, public infrastructure (streets, buildings, utilities) and funding issues with the sole intent to provide staff direction in the preparation of the upcoming budget.

Mr. Griffin stated that as a staff person, he feels the Comprehensive Plan adopted by Council is a very effective document. The Comprehensive Plan speaks to things that are essential to the City of Florence that will enable the City to grow in a manner that it needs to. The Plan talks about high quality neighborhoods, re-establishing a city center, improving the entrances into the City, the protection of natural resources, continued economic vigor and economic development, to create policies that will give guidance to expanding the utility infrastructure outside the city’s urban core that will encourage people to develop or redevelop inside the existing utility infrastructure and improved mobility in the form of walking, bicycling, transit and automobiles.

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Attributes that make communities successful are affordability and jobs, diversity (of culture and activities), the development of entertaining and fun things to do, and the promotion or sense of feeling safe, in your neighborhood and in urban spaces.

Affordability – relates to costs associated with doing business. Taxes and fees charged by the city should be reasonable. They should be in the realm of what people are willing and able to pay. Those services should be efficient in delivery and always within mind to the location and retention of business. That is what will enable the city to grow.

Quality of Life – implies recreational or beautification related benefits and services.

Retain and Recruit – the city must invest in the arts, entertainment, parks and greenway development, in order to have high quality jobs. Also it is important to invest in downtown and other declining places; without investment, acceptable economic development will not occur.

Change the environs – to make Florence a more desirable place to invest, live and play.

Downtown must provide entertainment and an urban environment – for young professionals and others and to publicize statistics in a way that they are not incorrectly interpreted.

Educate and communicate – take advantage of current technology at the community level.

Priorities for the City of Florence are: 1) Downtown Redevelopment; 2) Neighborhood Redevelopment; and 3) Quality of Life.

Priority 1 – Downtown Redevelopment

Mr. Griffin stated that Downtown Florence should be the civic and cultural hub of the region. It is essential that the City stays on task and those goals and aspirations not accomplished be achieved.

Staff has written a Maintenance and Appearance Code for the H-1 District in downtown for Council's consideration. The business related incentives that are being recommended to Council to consider and then adopt are: Business Incubator; Façade Grants; Low Interest Loan Pool; Signage Grants; Design Assistance; Business License Grants; Water/Sewer Infrastructure Improvements; and WiFi.

Mr. Griffin asked Mr. Ray Reich, Downtown Development Manager, to speak to Council regarding the proposed incentives.

Mr. Ray Reich, Downtown Development Manager stated that it is proposed that Council follow the Master Plan that has been adopted. Another valuable tool for downtown development is to adopt a Maintenance and Appearance Code. This Code increases the value of everyone's property when buildings are improved.

The first incentive provided would be the business incubator. Traditionally an incubator is only for new businesses to start. However, the City would like to look at this business incubator as being a possible location for businesses that are currently located in buildings where the roof leaks, the HVAC doesn't work, all those different issues, and they want to be in a more desirable location, they want to stay downtown, they are existing businesses. Through an incubator the City gives them an opportunity to get into a better space with exactly the same rent with the hope that as they grow their business, through the incubator, they can then come up to higher rents. Eventually the incubator process or project would stand on its own.

The idea behind a façade grant is to help the business owner with a grant that would pay up to 50% or up to \$10,000 of the cost of exterior improvements to that building, even if the building is vacant. This grant does not greatly enhance the value of these buildings. The goal is to enhance the neighborhood.

The Low Interest Loan Pool is going to be a partnership between the city and local banks. The idea is, not for operational money for a business, but either buying a building or renovating a building. It

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
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is an incentive through low interest rates to get someone to come downtown for their business instead of elsewhere because they can be offered a lower interest rate.

A Signage Grant is something that can be done fairly inexpensive that will make an existing business look nicer. Basically any business can get a \$500 signage grant, which in most cases will pay, if not all of the cost of the sign at least most of the cost. The business owner must agree to do the new sign to current design standards.

Design Assistance is for someone who wants to do a façade project and would like to have an idea of what it will cost. This incentive will provide up to \$500 for an architect to help do a scope of work. Generally the City works with local architects who agree to do part of the design as pro bono.

A Business License Grant is a grant of \$300 given on the cost of a businesses' first year's business license.

Water/Sewer Infrastructure Improvements is an incentive that was recently applied to the hotel/restaurant project to be located in downtown.

WiFi is something that the City would like to do in targeted areas to make the urban environment more conducive to the young professional group.

Downtown Security – Mr. Griffin stated the City needs to change the perception that downtown is unsafe. One way to accomplish this is to have a police presence that is consistent and after hours. There needs to be a partnership between the police and the community. Mr. Griffin would like to see the formation of a Downtown Community Watch and for the City to be more active in the Merchants Association.

Mr. Reich spoke about the camera system that the Police Department has received a grant for. Requests for proposals have been prepared and sent to a number of different security companies throughout the southeast. The grant will not cover all the areas so it has been proposed for a primary area in the H-1 District and six alternate sites. The price ranges from \$50,000 to \$290,000. Mr. Reich stated that a fair price for all the alternates is approximately \$100,000 with the City doing some in-kind labor.

Chief Anson Shells of the Florence Police Department spoke to Council regarding the perception of downtown being unsafe. According to statistics, downtown is one of the safer places in Florence. The neighborhoods around the downtown area have higher numbers of reported incidents. To combat the unsafe perception of downtown, a substation has been established in downtown with a Class III officer assigned to the substation that makes a general presence in the area. Chief Shells stated a full Class I officer is needed who can act as the officer that works with the downtown community much in the same way that the CAT officers work with the neighborhoods.

Mr. Griffin stated the last issue for downtown redevelopment is Streetscapes. Streetscapes have to be attractive and clean. Staff is talking about replacing the public signage; improving city owned street lighting by converting it to Progress Energy lighting; creating significant funds for public art on an annual basis; improved trash collection for downtown; and increased maintenance and improved downtown aesthetics.

Priority 2 – Neighborhood Redevelopment

Mr. Griffin began this section by stating that housing and neighborhood conditions are central to any discussion about city affairs – whether the focus is on economic development downtown, redevelopment, or how we perceive ourselves as a city.

One key to stabilizing neighborhoods is the adoption of the Unified Development Code (UDO). It is a fairly complex document but its principle design is to preserve and enhance existing neighborhoods. The UDO would include Residential Maintenance Codes. The City needs to fund financial assistance programs and policies that promote infill redevelopment in our traditional neighborhoods. There is a need to dedicate annual funding to targeted areas that focus on housing

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infrastructure, street beautification improvements, which may include demotion of dilapidated structures and the concept of Fix-a-Block. Mr. Griffin stated he likes the idea of trying to figure out a way to adopt and fund a rental housing conversion program; increasing code enforcement activities within residential neighborhoods; establishing a Nuisance Abatement or Livability Court and there needs to be continued investment in the City's neighborhood park and trail systems.

Councilman Powers asked if there were plans to address the license fees or license requirements with rental properties. Mr. Griffin responded that until the City addresses that issue it will be considered a business incentive in the City of Florence and should be publicized that the City does not charge a business license fee on the rental of residential or commercial properties.

Priority 3 – Quality of Life

This term is used to express our sense of well-being and our connection to the place we live. In our determination of this measure, we not only take into account employment, but also the built environment, physical and mental health, education, recreation and leisure time, and social belonging.

Like housing, quality of life is central to any discussion regarding the affairs of the City. As a community, we judge ourselves in a manner consistent with how we perceive others judge us.

Issues that need to be addressed are: downtown and neighborhood redevelopment (create policies that enhance private investment); enhance Florence's community character and image (this is within the UDO); preserve historical, cultural, and environmental resources (also within the UDO); enhance the quality of life by providing quality parks, facilities programs, and services in the City (upgrade landscaping, equipment and other amenities in the park system to the degree necessary that all parks are perceived as equal relative to the intended use. Asses the need for a gymnasium as addressed in the Parks and Recreation Annual Plan).

Public Infrastructure

Mr. Griffin stated in general the city has the following public infrastructure mandates: water, sewer, parks, as well as certain storm-drainage systems, and streets and roadways. The City has established utilities to fund water, sewer and storm drainage needs and funds are allocated for the park system. There are no funds allocated for streets and roadways except for pot hole patching. The DOT has not accepted a street into their system in the City of Florence since 1982. There are 263 miles of streets within the City of Florence. 95 of those miles are owned and maintained by the City. The City has very limited funding sources directed at street or sidewalk repair or replacement.

The Florence County Transportation Committee receives approximately \$2,100,000 for street and sidewalk repair. Only 25% of those funds are required to be spent on DOT streets. A portion of those funds are directed at City owned streets or sidewalks.

Florence County assesses a \$30 road and bridge maintenance fee on all vehicles registered in the County. The approximate number of vehicles registered in the City is 25,000.

In addition, the City also has limited resources that could be directed at public transit issues.

Mr. Griffin added that in the past the City used CDBG money and federal sharing money as the primary source of funds for repairing the old streets, principally in the CDBG area. But those funds are now a third of what they were a few years ago.

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Budget Information and Funding Issues

FY 2012 General Fund Revenue Budget by Source

<u>Category</u>	<u>FY 2012</u>	<u>% of Total</u>
Local Taxes	\$ 9,455,000	32.36%
Licenses & Fees	11,070,000	37.89%
Intergovmtl Revenue	1,989,000	6.81%
Charges for Service	1,901,000	6.51%
Fines & Forfeitures	779,000	2.67%
Other Revenues	659,000	2.26%
Interfund Transfers	<u>3,362,000</u>	<u>22.51%</u>
TOTAL	\$ 29,215,000	100%

Revenues for FY 2012 are a little over \$29 million. A third of the budget, \$9 million, comes from local taxes. Business License and Franchise Fees make up \$11 million of the budget. Intergovernmental Revenue, Charges for Service, Fines & Forfeitures, Other Revenues, and Interfund Transfers, combined, are the third largest source of funding.

FY 2012 General Fund Expenditure Budget by Category

<u>Fixed Costs</u>	<u>FY 12 Budget</u>	<u>% of Total</u>
Personnel/Benefits	\$ 20,287,300	69.55%
Departmental Operations	4,813,750	16.48%
Fixed Non Departmental	1,071,900	3.67%
OPEB/Unemployment Comp	604,600	2.07%
Capital Leases	352,600	1.21%
Debt Service	417,100	1.43%
Grants	395,500	1.35%
Property/Liability/Small Claims	<u>335,000</u>	<u>1.15%</u>
Subtotal	\$ 28,277,750	96.79%
 <u>Variable Costs</u>		
Other Capital	\$ 418,250	1.43%
Other Non-Departmental	324,000	1.11%
Community Programs	<u>195,000</u>	<u>0.67%</u>
Subtotal	\$ 937,250	3.21%
TOTAL	\$ 29,215,000	100.0%

Mr. Griffin stated the above chart is broken down into what are those fixed costs relative to the variable costs. Fixed costs are 96.79% of the budget while variable costs are 3.21% of the budget.

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General Fund 5 Year Budget History

<u>Fiscal Year</u>	<u>Budget</u>	<u>% Change</u>
2008	\$ 24,400,000	8.44%
2009	\$ 26,450,000	8.40%
2010	\$ 27,230,000	2.95%
2011	\$ 27,510,000	1.03%
2012	\$ 29,215,000	6.20%
Average Change		5.40%

Mr. Griffin stated that the five year history shows that the general fund budget grew from \$24,400,000 in 2008 to \$29,215,000 for 2012. This growth is interesting because it took place during the recession.

General Fund FY 2008 & 2012 Revenue Budget Comparison

<u>Category</u>	<u>FY 2008</u>	<u>FY 2012</u>	<u>Change</u>	<u>%</u>	<u>Ave. %</u>
Local Taxes	\$ 8,065,000	\$ 9,455,000 _i	\$ 1,390,000	28.87%	5.77%
Business Licenses	6,950,000	7,370,000	420,000	8.72%	1.74%
Franchise Fees	1,865,000	3,700,000	1,834,000	38.11%	7.62%
Intergovernmental Revenue	2,067,500	1,989,000	-78,500	-1.63%	-0.33%
Charges for Service	1,830,000	1,901,000	71,000	1.47%	0.29%
Fines & Forfeitures	822,500	779,000	-43,500	0.90%	-0.18%
Other Revenues	505,000	659,000	154,000	3.20%	0.64%
Interfund Transfers	2,295,000	3,362,000	1,067,000	22.16%	4.43%
TOTAL	\$ 24,400,000	\$ 29,215,000	\$ 4,815,000	100%	

_i Includes debt service tax collections of \$450,000. Percent change without debt service collections would be 21.53% and the average percent change would be 4.31%.

From 2008 to 2012 local taxes increased from \$8,065,000 to \$9,455,000. Business Licenses increased from \$6,950,000 to \$7,370,000. There was a significant increase in Franchise Fees due to an increase in the rate from 3% to 5%. There was a decrease in Intergovernmental Revenues from \$2,067,500 to \$1,989,000 and a slight increase in Charges for Service from \$1,830,000 to \$1,901,000. Fortunately the City had decent growth. \$450,000 of the local taxes for FY 2012 was the 1.8 mills that was passed in support of the fire station equipment, Levy Park improvements and a sanitation truck.

General Fund FY 2008 & 2012 Property Tax Comparison

<u>Fiscal Year</u>	<u>Collections</u>	<u>% Change</u>
2008	\$ 8,172,900	2.75%
2009	\$ 8,577,340	4.95%
2010	\$ 8,766,380	2.20%
2011	\$ 9,345,470 _i	6.61%
2012*	\$ 9,455,000	1.17%

_i Includes debt service tax collections of \$467,660. Percent change without debt service collections would be 1.26%.

*Estimated

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There was an increase from \$8,172,900 to \$9,455,000 from 2008 to 2012. If the money for the debt service associated with those projects, property taxes are increasing right at or a little under inflation.

General Fund FY 2008 & 2012 Business License Comparison

<u>Fiscal Year</u>		<u>Collections</u>	<u>% Change</u>
2008	\$	7,287,906	8.54%
2009	\$	6,766,010	-7.16%
2010	\$	6,984,260	3.23%
2011	\$	6,868,380	-1.66%
2012*	\$	7,000,000	1.92%

*Estimated

It appears that Business License collections is increasing. The decreases in 2009 and 2011 are a result of the recession. In 2012 from the time the budget was adopted, the numbers for business license collections are pretty good.

General Fund FY 2008 & 2012 Franchise Fees Comparison

<u>Fiscal Year</u>		<u>Collections</u>	<u>% Change</u>
2008	\$	2,924,810	57.88%
2009	\$	3,566,880	21.95%
2010	\$	3,496,190	-1.98%
2011	\$	3,479,560	-0.48%
2012*	\$	3,500,000	-0.59%

i-Franchise Fee increase from 3% to 5%

*Estimated

The big increase in Franchise Fee collections took place when the rate was increased to 5% from 3%. The following year's collections are relatively flat.

General Fund FY 2008 & 2012 Hospitality Fees Comparison

<u>Fiscal Year</u>		<u>Collections</u>	<u>% Change</u>
2008	\$	2,799,150	5.19%
2009	\$	2,800,740	.06%
2010	\$	2,841,590	1.46%
2011	\$	2,926,340	2.98%
2012*	\$	2,995,000	2.35%

*Estimated

The City of Florence, much to the surprise of a lot of people, had positive growth in hospitality fee collections.

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General Fund FY 2008 & 2012 Expenditure Budget Comparison

<u>Category</u>	<u>FY 2008</u>	<u>FY 2012</u>	<u>Change</u>	<u>%</u>	<u>Ave. %</u>
Personnel/Benefits	\$ 17,416,000	\$ 20,287,300	\$ 2,871,200	59.63%	11.93%
Dept. Operations	4,235,690	4,833,750	598,060	12.42%	2.48%
Capital	658,800	770,850	112,050	2.33%	0.47%
G.O.Debt Service	0	417,100	417,100	8.66%	1.73%
Other Employee Benefits	40,000	604,600	554,600	11.73%	2.35%
Property/Liability Ins.	355,000	335,000	-20,000	-0.42%	-0.08%
Community Programs	85,000	175,000	90,000	1.87%	0.37%
Non Departmental	1,609,500	1,791,400	181,900	3.78%	0.76%
TOTAL	\$ 24,400,000	\$ 29,215,000	\$ 4,815,000	100%	

Mr. Griffin stated that growth from an expenditure basis occurred essentially by department operations increasing at the rate of inflation. That can be expected because a lot of the city's costs were gasoline, which was very volatile. Electrical costs have gone up greater than inflation. In order to do what the city needs to do we have to buy a product. And those products certainly have an inflationary quotient to them. Also there was a big jump in personnel. Except for personnel and benefits everything is relatively flat over the five year period.

General Fund Budgeted Positions Comparison

<u>Fiscal Year</u>	<u>Budgeted Positions</u>	<u>Notes</u>
2008	345	Athletic Operations transferred back to City from Florence County
2009	357	Two new police officer positions added. Planning Department created, positions added for Barnes Street Facility & Veterans Park
2010	361	Three new police officer positions added; one position added in the Fire Department
2011	387	Ten police officer positions added; 2 nd full time judge position included; twelve firefighter positions and full-time clerical position added in Fire Department; and two full time positions added for Tennis Complex
2012	388	Includes Downtown Development Manager

*43 total positions added between FY 2008 and FY 2012

Since 2008 43 positions have been added. Positions added are 15 police officers; 12 fire fighters; one full time clerical position; two positions were added at the Tennis Complex, one position was added at Barnes Street and the Veterans Park; positions for the Planning Department; and one Downtown Development Manager.

FUNDING ISSUES

Downtown Incentives Funding

SOURCES

***Hospitality Fund: \$335,000**

- *\$210,000 for payoff of REDLG loan used for parking lot & breezeway from Hospitality Fund Balance
- *\$125,000 for FF/Tennis Center operations from funding for Royal Knight building purchase. City will fund incubator operations, freeing up FDDC funds for Royal Knight building purchase.

USES

***General Fund: \$335,000**

- *\$210,000 for façade grants/loan pool from funds made available through payoff of REDLG loan used for parking lot & breezeway funding. Payoff to be made from Hospitality Fund Balance.
- *\$125,000 for incubator operations from funds made available through additional Hospitality Funding of Freedom Florence/Tennis Center operations.

ADDITIONAL SOURCES/USES – General Fund: Up to \$90,000

- *Up to \$90,000 for façade grants/loan pool from General Fund expenditure savings.

Funding the three priorities, Downtown Redevelopment, Neighborhood Redevelopment and Quality of Life, should be relatively easy for Council because staff has identified some hospitality funds that are carryovers from prior projects. Staff is recommending paying for these things using hospitality funds instead of general funds. By using hospitality funds, \$335,000 is essentially freed up from general fund money.

Mr. Jim Peterson, City Attorney reported to Council that he has worked with staff on all of the proposed incentives and has consulted with some of the legal experts in the state regarding this type of program. Although there are things that the City must do to ensure that the programs are done in a lawful manner, Mr. Peterson said he is convinced that all of the incentive programs can be done completely lawfully.

Mr. Griffin continued by saying the \$210,000 for the façade grant loan pool and the \$90,000, that hopefully will be identified in savings from this year's general fund, will create \$300,000 to be used for the proposed downtown incentives. \$125,000 that was set aside for the purchase of the Royal Knight Building will be used for the operations of the business incubator. Staff recommends that the money the Downtown Development Corporation already has for the incubator to be used for the purchase of the Royal Knight Building and the City will take the \$125,000 and move it toward the incubator. Essentially that is \$400,000 directed at redevelopment funding.

NEIGHBORHOOD REDEVELOPMENT FUNDING

***CDBG Fund: \$90,000**

*\$90,000 for neighborhood improvement and redevelopment programs from funds made available through CDBG program income and other unappropriated, unexpended funds from prior year appropriations.

***General Fund and CDBG Fund: ~\$300,000**

*~\$300,000 for neighborhood improvement and redevelopment programs from funds generated through possible land sale.

Mr. Griffin stated that staff has scoured the existing and prior year's CDBG funds and have been able to identify \$90,000 that will be set aside for neighborhood redevelopment projects. Also, there may be an opportunity to sell some city owned land for at least \$300,000. These monies would be used to finance neighborhood redevelopment projects.

QUALITY OF LIFE GOALS

Goals

1. Establish City Objectives.
2. To identify recurring funds to finance these objectives.

***Funding Sources**

- *Hospitality Fund
- *General Fund
- *Millage Increase
- *Grants

Note: Staff would recommend that the identification of recurring funds be included as part of the budgeting process

Mr. Griffin stated city objectives need to be established and then develop the funds that will be used to accomplish those objectives. One possibility would be grant funds. Three sources staff has identified are hospitality funds, a small amount of general funds, and a millage increase.

Mr. Griffin concluded by saying that the priorities are downtown, neighborhood reinvestment, and quality of life, which is reinvestment in the park system and neighborhoods. There needs to be a continual emphasis of creating both a policy and how the police department operates, to push the issue that our neighborhoods and downtown are safe, and do a better job of communicating that to the citizens of Florence and to the economic development community.

DISCUSSION

Councilman Powers suggested a meeting with the existing downtown merchants to let them know what the City is trying to do downtown. The City needs to communicate to them what is proposed.

Mr. Griffin stated that downtown is changing and the traditional business entrepreneur downtown probably feels he is going to lose his business or he is going to have to adapt his business to something brand new that he is unfamiliar with. This negative perception can be addressed and mitigated through communication.

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Mayor Pro tem Brand asked if there had been an opportunity to look at any costs associated with the Museum and the Judicial Center that is proposed for downtown that the City would be responsible for.

Mr. Griffin responded the only costs he is aware of as relates to the Museum would be the things that are important to downtown development: increased beautification and better street lighting, which will be a part of next year's budget. At this time the concept for the Judicial Center has not been finalized, therefore there are no costs that the City is aware of associated with this project. As part of the TIF infrastructure rework, the city will upsize the water lines to ensure that adequate water supply and pressure is available to a business downtown if they need to install a sprinkler system to meet the fire codes.

Councilwoman Ervin stated one of the issues that she wanted more information on was the proposed gymnasium.

Mr. Griffin stated if City Council gave their approval to move forward with the gymnasium project, it would take approximately a year and a half from start to finish. One of the first things needed is to go through the budget and source out the funding. If Staff is directed to do so, the City Manager would also contact Bruce & Lee Foundation, Francis Marion University, Florence School District One, and Florence County to see what, if any, their level of participation would be in this project. Depending on the level of funding it may be necessary for a millage increase to bridge a funding gap.

Councilwoman Williams-Blake asked if the gymnasium would have space available for senior citizens activities and programs.

Mr. Griffin stated staff was looking at a 23,000 square foot facility that would be purely a gym. It would have two full size courts, side by side with an area between them that could be used for intramural play. If other components are added, such as a senior center, it would raise the cost significantly. There is a senior center proposed in the long range plan of the Parks and Beautification Annual Plan for Iola Jones Park.

Councilwoman Ervin stated Council needs to give direction to the City Manager to move forward with talking to the different groups and to start with the planning phase of the gym.

Mayor Wukela agreed with Councilwoman Ervin and added that for Mr. Griffin to be able to negotiate with these entities they have to know that the city is serious about its commitment for a gym.

Mayor Pro tem Brand stated there are areas all over town that are in need of a gymnasium and it could be that, with the help of the Bruce & Lee Foundation, Francis Marion University, Florence County, the School District and others, the city may be able to build two or three gyms.

Councilman Robinson stated he has no problems with a gymnasium but strongly feels there needs to be an educational component. By educational component, Councilman Robinson explained it would be a program where the children could learn dance, write plays, or form a community chorale, to list just a few activities.

Mayor Wukela stated that one of the biggest costs of this project is the operational aspect. Mayor Wukela feels that the City is in an ideal position if the City is able to expend the capital expenditure and step away and let the school district operate the gym.

In closing, Councilwoman Ervin stated she felt Council needs to agree to give the City Manager direction to start with the research to determine what is best for the City of Florence.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
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ADJOURN

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

The meeting was adjourned at 5:16 p.m.

Dated this 13th day of February, 2012.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JANUARY 9, 2012 - 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 1:05 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; 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 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. No one from the media was present for the meeting.

INVOCATION

Councilman Glynn F. Willis gave the invocation for the meeting. The Pledge of Allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the Regular Meeting of December 12, 2011. Councilman Powers seconded the motion, which carried unanimously.

LESTER ELEMENTARY SCHOOL STUDENT COUNCIL

Mayor Wukela welcomed the members of the Lester Elementary School Student Council to the City Council meeting and asked the officers to stand and introduce themselves and thanked them for attending the meeting.

HONORS AND RECOGNITIONS

Mike Cook was recognized by Mayor Wukela for completing 15 years of service with the City. Mike is the Chief Laboratory Operator for the Wastewater Treatment Management Facility. He is responsible for maintaining the City's Environmental Laboratory Certification through the S. C. Department of Health and Environmental Control, as well as conducting the federal EPA required audit. Mike also is responsible for the general laboratory training of City Staff at the wastewater facility. Mike was awarded the Pee Dee District Water Environmental Association Annual Laboratory Operator of the Year Award for 2011.

Mayor Wukela presented James Elliott an educational recognition for successfully passing the "C" Water Certification Examination on December 20, 2011.

REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 9, 2012 – PAGE 2

APPEARANCE BEFORE COUNCIL

MR. PETE SILER AND MR. BRUCE SMITH – TO SPEAK ABOUT THE CHAMBER OF COMMERCE’S BUILDING BRIDGES PROGRAM.

Council was invited to attend the Chamber of Commerce’s 2012 Building Bridges Program that will begin on Monday, February 27, 2012 and run through Monday, March 26, 2012. This is the 10th year of the program and nearly 1,000 have attended over the past 10 years. The sessions are held every Monday from 4 p.m. until 7 p.m. at the Poynor Adult Education Center.

MS. SUSIE BROWN, STUDENT COUNCIL ADVISOR AND MEMBERS OF THE LESTER ELEMENTARY SCHOOL STUDENT COUNCIL.

Ms. Brown stated that the purpose of their visit is to give the students a chance to see how the business of the city is handled and how the process can relate to their Student Council.

ORDINANCES IN POSITION

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.

An Ordinance authorizing the City to lease that certain real property consisting of a house and lot in the City of Florence, 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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-29 on second reading. Councilman Powers seconded the motion, which carried unanimously.

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.

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

Councilman Powers made a motion to adopt Bill No. 2011-30 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

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

An Ordinance to designate 166 South Dargan Street as a local historic resource was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-31 on second reading. Councilman Powers seconded the motion, which carried unanimously.

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.

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 amended adopted on second reading.

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

Councilman Willis stated he had received additional input from the community since first reading on this Ordinance and made a motion to amend the propose Ordinance to allow for four events per year with a minimum of 30 days between events. Mayor Pro tem Brand seconded the motion.

The motion to amend passed unanimously.

The motion on the principle motion passed 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 on first reading.

Councilman Powers made a motion to defer. Councilman Willis seconded the motion, which carried unanimously.

BILL NO. 2012-01 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ALLYN SIMMONS, 1312 NORTH IRBY STREET.

An Ordinance to annex and zone property owned by Allyn Simmons, 1312 North Irby Street was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this is an annexation request for 1312 N. Irby Street. The Planning Commission heard this request on December 13, 2011. City Staff recommended an R-4 Multi-Family Residential District, Limited for this property. This recommendation was made based on the other properties located in the area, their dimensional sizes and requirements and their close association to R-4. The property is currently being used as a single family residence.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 9, 2012 – PAGE 4**

At the Planning Commission meeting held on December 13, 2011, the members voted 8-0 to approve the request.

Mayor Pro tem Brand made a motion to pass Bill No. 2012-01 on first reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-02 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JAMES FLEMING, 2515 KINGSTON DRIVE.

An Ordinance to annex and zone property owned by James Fleming, 2515 Kingston Drive was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this is a rezoning request that is associated with an annexation petition. The recommended zoning district is R-1, Single Family Residential District.

A public hearing for rezoning was held on December 13, 2011 at the Planning Commission meeting. The Planning Commission members voted 8-0 to approve the request. City Staff recommended an R-1, Single Family Residential District based on the surrounding zoning, land use and dimensions of the parcel and requirements.

Mayor Pro tem Brand made a motion to pass Bill No. 2012-02 on first reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

BILL NO. 2012-03 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THOMAS NEWTON, JR., 2535 TROTTER ROAD.

An Ordinance to annex and zone property owned by Thomas Newton, Jr., 2535 Trotter Road was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this is a request by Mr. Thomas Newton, Jr. to annex and zone property located at 2535 Trotter Road, shown more specifically on Tax Map 01221-01-029. Based on the adjacent parcels, the size and character, city staff is recommending that this parcel be zoned R-1.

On December 13, 2011, the Planning Commission members voted 8-0 in favor of the recommendation.

Mayor Pro tem Brand made a motion to pass Bill No. 2012-03 on first reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-04 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JIM STROUD, 3084-3098 S. CASHUA DRIVE.

An Ordinance to annex and zone property owned by Jim Stroud, 3084-3098 S. Cashua Drive was deferred on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this property is identified by Tax Map 00101-01-021 and is a request to annex and zone property located at 3084-3098 S. Cashua Drive. The request is being made by the owner, Mr. Jim Stroud.

Staff reviewed the request, which was to annex and then zone the property to R-5 based on its existing use. When staff looked at the surrounding properties, particularly on the south side of Cashua, staff felt it was more appropriate for it to be zoned R-3, because it had more of a neighborhood character.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 9, 2012 – PAGE 5**

The applicant was present at the meeting and requested that a compromise be made and rezone the property to R-4. The Planning Commission reviewed that request and the members were amenable to that request. The Planning Commission members voted 7-1 to recommend that the property be zoned R-4.

Mayor Pro tem Brand made a motion to pass Bill No. 2012-04 on first reading. Councilman Powers seconded the motion.

During the discussion of the different zoning designations of R-3, R-4, and R5 and what is allowed in each designation, Councilman Willis stated that if Council approved this property to be zoned R-3 or R-4, and the property was lost, it would become non-forming. Councilman Willis stated he did not support annexing someone into the city as non-conforming.

Mayor Pro tem Brand withdrew his motion so that staff can conduct research to see if this property can meet the standard as a townhome and be recorded as such, which would allow for an R-3 zoning designation.

Councilman Willis made a motion to defer Bill No. 2012-04. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2012-05 - FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE CITY OF FLORENCE.

An Ordinance to annex and zone property owned by the City of Florence was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that when staff reviewed the application they found several properties ranging in size from a portion of an acre, that would hold a pump station to 14 acres that is vacant land association with the SWIMM project. When the recommendations were made for the zoning districts, in most cases, staff looked at the current zoning classification and recommended it remain that particular zoning classification.

No previous action has been taken on this request. A public hearing for rezoning was held at the December 13, 2011 Planning Commission meeting. Zoning classifications were recommended by city staff for each parcel. The Planning Commission members voted 8-0 to approve the request.

Mayor Pro tem Brand made a motion to pass Bill No. 2012-05 on first reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-06 – FIRST READING

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.4, TABLE II.

An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.4, Table II was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning, Research and Development reported to Council the proposed text amendment originates from a previous request to rezone 616 South Coit Street. In an attempt to reach a compromise between community residents and the property owner of 616 South Coit Street, the creation of a new zoning district has been requested. On November 14, 2011, City Council deferred first reading on rezoning 616 South Coit Street so that the Planning Commission and city staff could research and recommend a new zoning district. On December 13, 2011, the Planning Commission recommended creating a new zoning district to be named B-1(A). This new district would be a compromise between B-1 and B-2 and would permit some additional neighborhood-friendly uses not currently permitted in the B-1, Limited Business District. These uses would also comply with the future land use plan and proposed zoning designation as found in the recently adopted Comprehensive Plan.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
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On December 13, 2011, the Planning Commission reviewed this recommendation and voted 8-0 to approve the text amendment establishing a new B-1 (A) Zoning District.

Councilman Willis explained that this is a new zoning district and in order for the property at 616 South Coit Street to be designated as B-1(A), the owner would have to request the property be zoned B-1(A).

Councilman Powers made a motion to pass Bill No. 2012-06 on first reading. Councilman Robinson seconded the motion, which carried unanimously.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2011-29

A RESOLUTION TO NAME THE MARION STREET FIRE STATION

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

Mayor Wukela reminded Council that this matter was deferred from the January meeting. At the January meeting, the Planning Commission recommended two alternatives for names for the Marion Street Fire Station. The first alternative was “First Six” and the second alternative was “Bland-Hawkins-Quillen”. This was deferred so that Council could be sure that this is what the committee wanted.

Councilman Robinson stated he met with the committee and based on the meeting the committee felt the fire station should have name recognition instead of “First Six”. The committee has proposed that the Marion Street Fire Station be named after the first six African-American firemen that were hired for this station, “**D**(aniels) **H**(awkins) **Q**(uillen) **S**(anders) **S**(ims) **S**(mall). The first letter of each name would be capitalized followed by the remainder of the name in lowercase letters and placed on the fire station. Also, the committee has requested that a plaque with all nine names of the first African-American firefighters that served at this station be displayed inside the station. An additional request was made that a picture of the nine firefighters be incorporated into the design of the plaque.

Mr. Robert Jones, Chairperson of the Committee, confirmed that the committee has requested that the station be named “DHQSSS”.

Councilman Robinson made a motion that this request be approved. Councilwoman Ervin seconded the motion.

Mayor Pro tem Brand stated he supports the placement of a plaque with the nine firefighters listed but would like to see the fire station bear a name and not initials. Councilwoman Williams-Blake agreed with Mayor Pro tem Brand.

Councilman Brand asked if this could be referred back to the committee to see if maybe the station could be called the Daniels Fire Station and then list all the other names on a plaque that would be displayed inside the station.

Councilman Robinson stated he did not support this because he did not like picking just one name because all of the other names are just as important. This way everyone is recognized.

Councilwoman Ervin supported the request for the Marion Street Fire Station to be named the Daniels Hawkins Quillen Sanders Sims Smalls Fire Station and to have the City Manager and the Fire Station to come up with a common name.

Voting in favor of the request of the committee to name the Marion Street Fire Station the Daniels Quillen Hawkins Sanders Sims Smalls Fire Station were Councilwoman Ervin, Mayor Wukela, Councilman Robinson and Councilman Powers.

Voting in opposition to the request was Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

Resolution No. 2011-29 was adopted with a vote of 4-3.

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.

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 was adopted by Council.

Mr. Scotty Davis, Director of Community Services reported that in 2008 the Boys and Girls Club asked Council to fund \$75,000 for roof repairs to their facility. City staff identified approximately \$75,000 in unexpended CDBG funding that could be allocated for this request. City Council unanimously passed Resolution No. 2008-12 on October 20, 2008 that reallocated \$74,507.85 in unexpended CDBG funding for the roof repair of the Boys and Girls Club.

CDBG regulations require that the City utilize a formal bidding process whenever CDBG dollars are used in a project. The Boys and Girls Club repaired the roof without incorporating the necessary CDBG procurement language, therefore staff could not utilize CDBG funding for repairs to the roof.

The FY 2011-2012 budget has \$100,000 budgeted for playground equipment at Timrod Park. Staff is requesting to use \$75,000 of these funds to repair the roof at the Boys and Girls Club. These funds can be used for an eligible CDBG project, such as the roof repair for the Boys and Girls Club. Staff will then purchase \$75,000 of playground equipment with CDBG funding that was originally set aside for the roof repair at the Boys and Girls Club.

Councilman Powers made a motion to adopt Resolution No. 2012-01. Mayor Pro tem Brand seconded the motion, which carried unanimously.

RESOLUTION NO. 2012-02

A RESOLUTION IN SUPPORT OF RETAINING THE AREA MAIL PROCESSING OPERATIONS AT THE FLORENCE PROCESSING AND DISTRIBUTION FACILITY.

Councilman Powers made a motion to adopt Resolution No. 2012-02. Mayor Pro tem Brand seconded the motion.

Councilman Powers attended the public hearing that was held on December 9, 2011 regarding the possible loss of the area mail processing operations at the main post office in Florence. One of the proposed changes is that first class mail would be delivered in two to three days instead of being delivered the next day. The proposed Resolution opposes the consolidation of the Florence Processing and Distribution Facility with the Columbia Processing and Distribution Center.

Council voted unanimously in adoption of Resolution No. 2012-02.

OTHER BUSINESS

TO RECEIVE FROM COUNCIL DIRECTION REGARDING THE CONSTRUCTION, LOCATION AND FINANCING OF A GYMNASIUM FOR THE CITY OF FLORENCE.

Mayor Wukela stated that in October, 2011 a Resolution was presented for Council's consideration with regards to the construction and commitment of Council for a basketball center. Members of Council requested more time to vet this issue and it was deferred from October until now. There have been two worksessions of Council since then. One worksession was dedicated exclusively to the basketball facility and the second worksession was more budget oriented with regards to the priorities the city has.

Councilwoman Ervin stated that at this point, since Council is not united enough on the gymnasium, she would like to make a motion to instruct the city manager to take the next 90 days to

**REGULAR MEETING OF FLORENCE CITY COUNCIL
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come up with a financial feasibility study for Council as well as seek partnerships to see who will be willing to partner with the City so that funding can be established for capital and operations of the gymnasium. Also, bring back a budget showing if a millage increase is necessary, how much of a millage increase would be required or if there is other funding that can be used. Councilwoman Ervin stated she would like the complete packet for Council within 90 days.

Mayor Pro tem Brand stated he would like to instruct the city manager and his staff to work with Florence School District One (FSD1), the Bruce Lee Foundation, Francis Marion University, The Boys and Girls Club, and Florence County to form a committee. This committee would look at what could be done all over the community. Depending on what the committee finds, two or three gyms could be recommended. Mayor Pro tem Brand stated he feels Council should look at a bigger picture and not just one or two gyms. Also, Council needs to look at the whole community because this is just not about one particular area; this is about the entire City of Florence.

Mayor Wukela stated he supports the motion to do whatever is necessary, including a millage increase, if that is what is necessary, to build and operate a basketball complex and to direct the city manager to take the steps necessary to make that happen. For that reason, Mayor Wukela seconded Councilwoman Ervin's motion and asked the other members to support and vote in favor of it. Mayor Wukela added that it has to be clear to the other entities what the City's commitment is.

Councilwoman Ervin replied that she wants the city manager to look at all avenues and let Council know what would be the most cost effective approach, if other funding is available and if a millage increase is necessary, how much of an increase.

Councilman Willis added he would like for staff to look at the history of the City's low millage rates and how the City has performed through this economic slowdown as compared to other cities that have higher millage rates.

Councilman Robinson stated that at the last worksession, three priorities were presented to Council. The first was downtown redevelopment; the second was neighborhood redevelopment and the third was quality of life. Councilman Robinson would like for Council and staff to meet again and re-prioritize these issues. Councilman Robinson would like to see the gymnasium as the first priority.

Councilman Robinson made a motion to defer this issue until Council and Staff can meet and re-prioritize how the city will move forward.

Mayor Wukela asked if there was a second to Councilman Robinson's motion.

Councilwoman Ervin asked Councilman Robinson if his request to meet again could be done separate from her motion because she views this particular activity as different from what is contained in her original motion.

Councilman Robinson withdrew his motion and after Council votes on the motion made by Councilwoman Ervin, he will restate his motion to re-prioritize.

Mayor Pro tem Brand asked if Councilwoman Ervin's motion could state "and/or complexes" (more than one) in lieu of gymnasium complex.

Councilwoman Ervin stated that instead of gymnasium she would use the term "multi-purpose center".

Councilman Robinson affirmed that he would not support a gym without a component that would allow for the children to exploit their talents and that education has always been first and foremost with him. Councilman Robinson feels that black children are behind in mental capacities and a recreational facility without an educational component is not acceptable.

Councilman Powers made a motion to amend the principle motion to instruct the City Manager to move forward with discussions with the entities named and seek funding on a facility or facilities and seek funding or cooperation from those entities. Mayor Pro tem Brand seconded the motion.

Voting in favor of the amendment were Councilman Powers and Mayor Pro tem Brand.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 9, 2012 – PAGE 9**

Voting in opposition to the amendment were Councilwoman Ervin, Councilman Robinson, Mayor Wukela, Councilwoman Williams-Blake and Councilman Willis.

The motion to amend failed 2-5.

Councilwoman Williams-Blake stated that a gym is needed and a way to pay for it needs to be determined. She supports the motion to let the City Manager study this issue and bring a plan back to Council.

Council voted unanimously on the motion made by Councilwoman Ervin.

Councilman Robinson made a motion to re-prioritize what has already been prioritized.

Councilman Robinson would like to see the gymnasium be the first priority, the second priority would be the neighborhood redevelopment and downtown redevelopment would be the third priority.

Councilwoman Ervin seconded the motion.

Voting in favor of the motion to re-prioritize were Councilman Robinson and Councilwoman Ervin.

Voting in opposition of the motion to re-prioritize were Councilman Powers, Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

The motion to re-prioritize failed 2-5.

ADJOURN

Mayor Pro tem Brand made a motion to adjourn the meeting. There was no objection.
The meeting was adjourned at 3:10 p.m.

Dated this 13th day of February, 2012.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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.

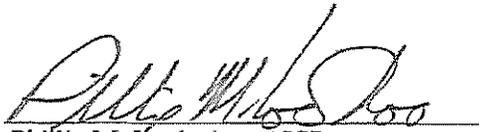
IV. OPTIONS:

City Council may:

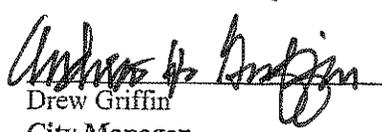
- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

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

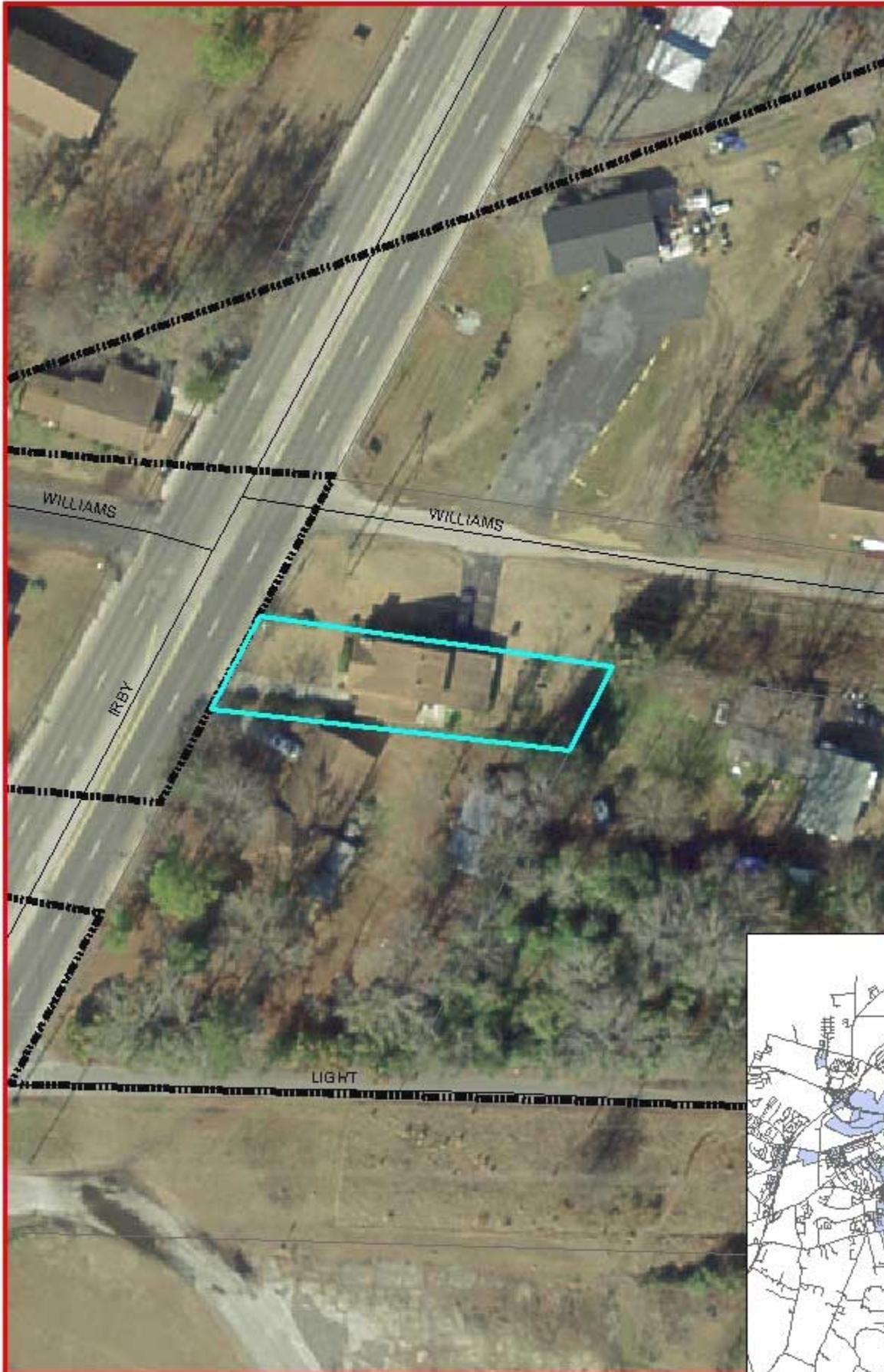


Drew Griffin
City Manager

1312 Irby Location



Urban Planning &
Development Department



Legend

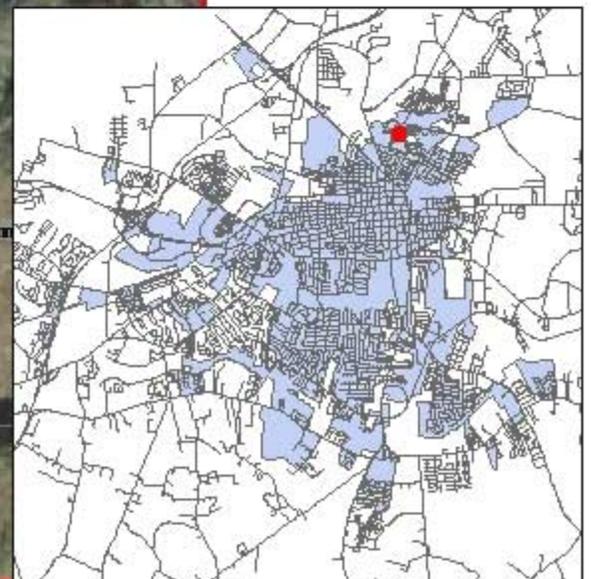
-  Zoning Request
-  City Limits

ORIGINAL PREPARATION

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

DISCLAIMER:

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ZONING DISTRICTS



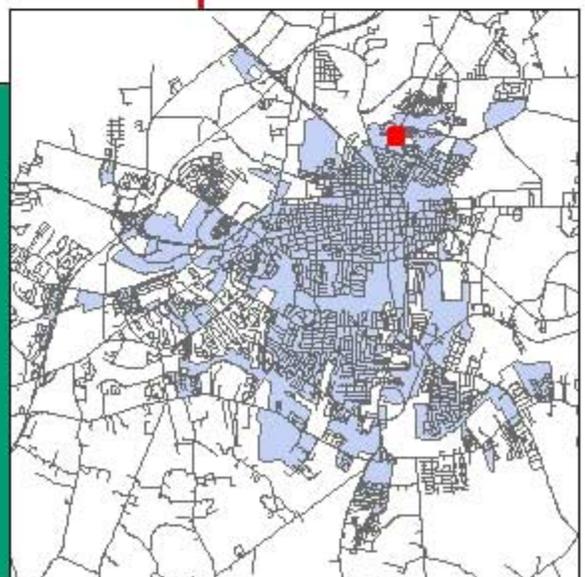
Urban Planning & Development Department



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

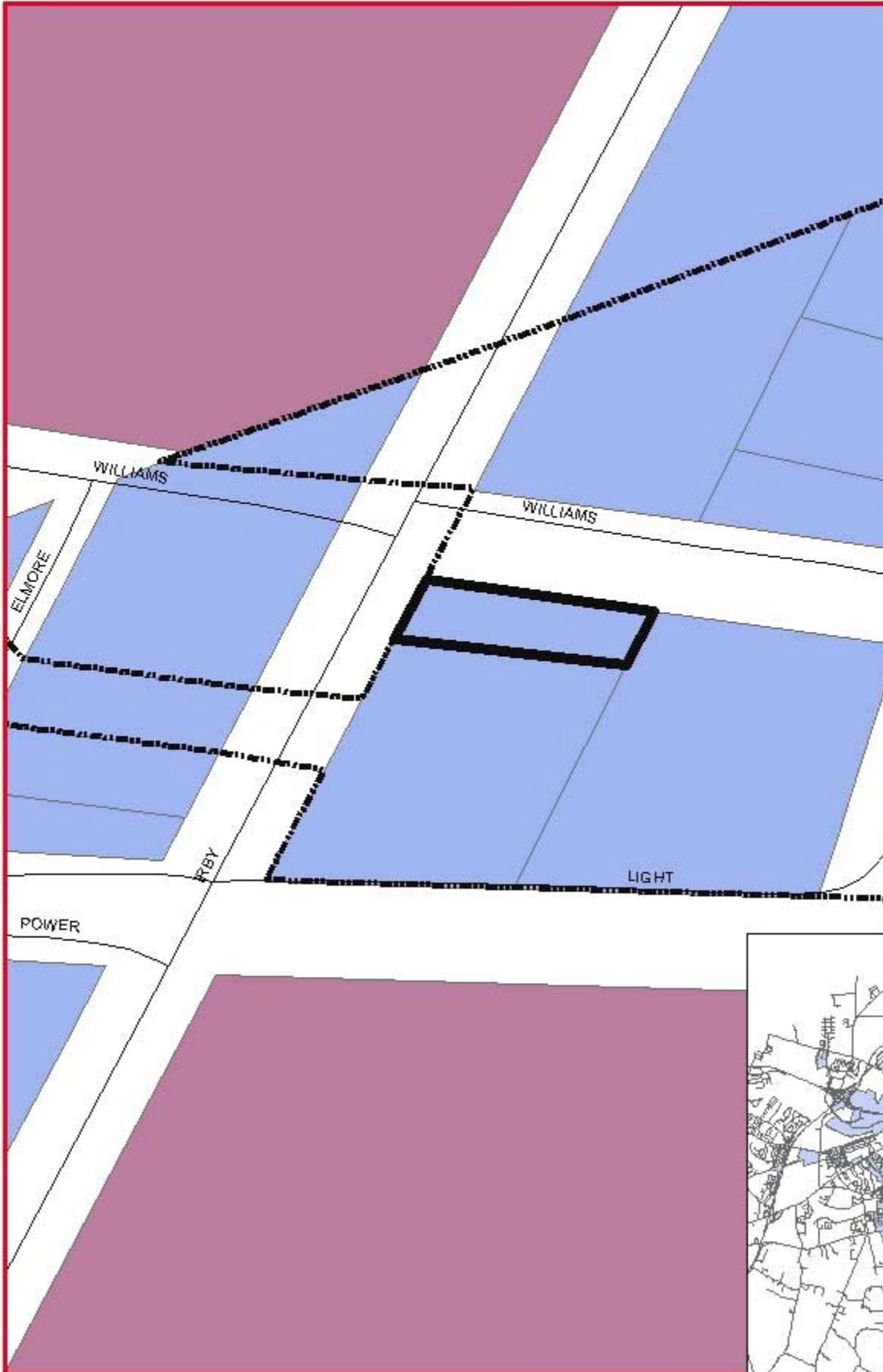
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FUTURE LAND USE



Urban Planning &
Development Department



Legend

- Zoning Request
- City Limits
- Future Land Use 2011

Future

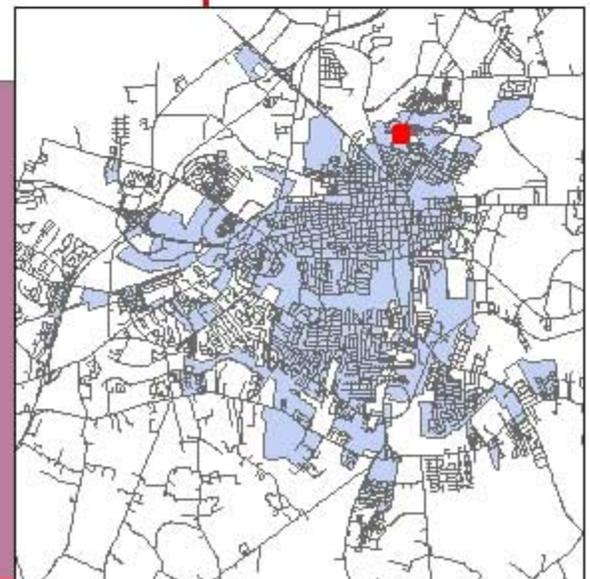
- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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: 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 B-4**

Location Address: **1212 N. IRBY STREET**

Public Hearing Date: **DECEMBER 12, 2010**

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

City-County Complex, Room 604
180 N. Hwy 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.

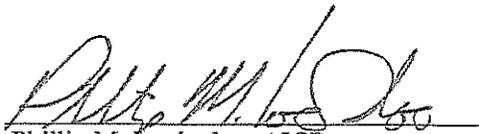
IV. OPTIONS:

City Council may:

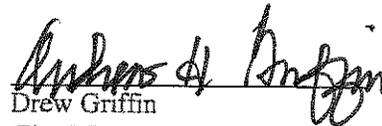
- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

V. ATTACHMENTS:

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



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

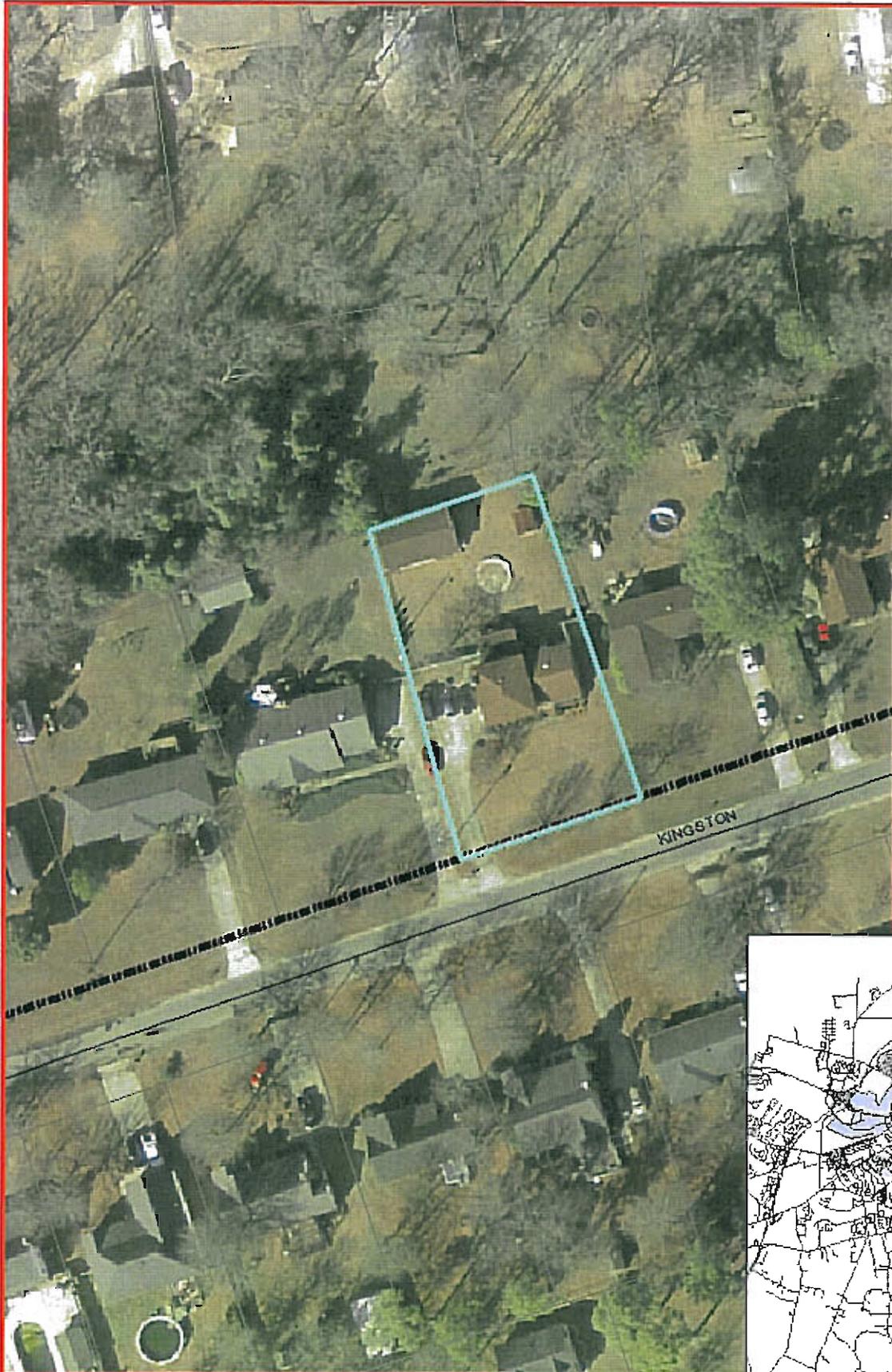


Drew Griffin
City Manager

2515 Kingston Location



Urban Planning &
Development Department

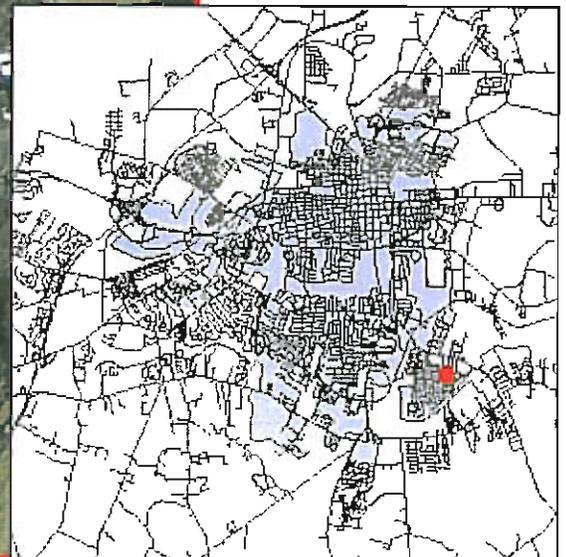


Legend

- Zoning Request
- City Limits

ORIGINAL PREPARATION
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Urban Planning & Development Department

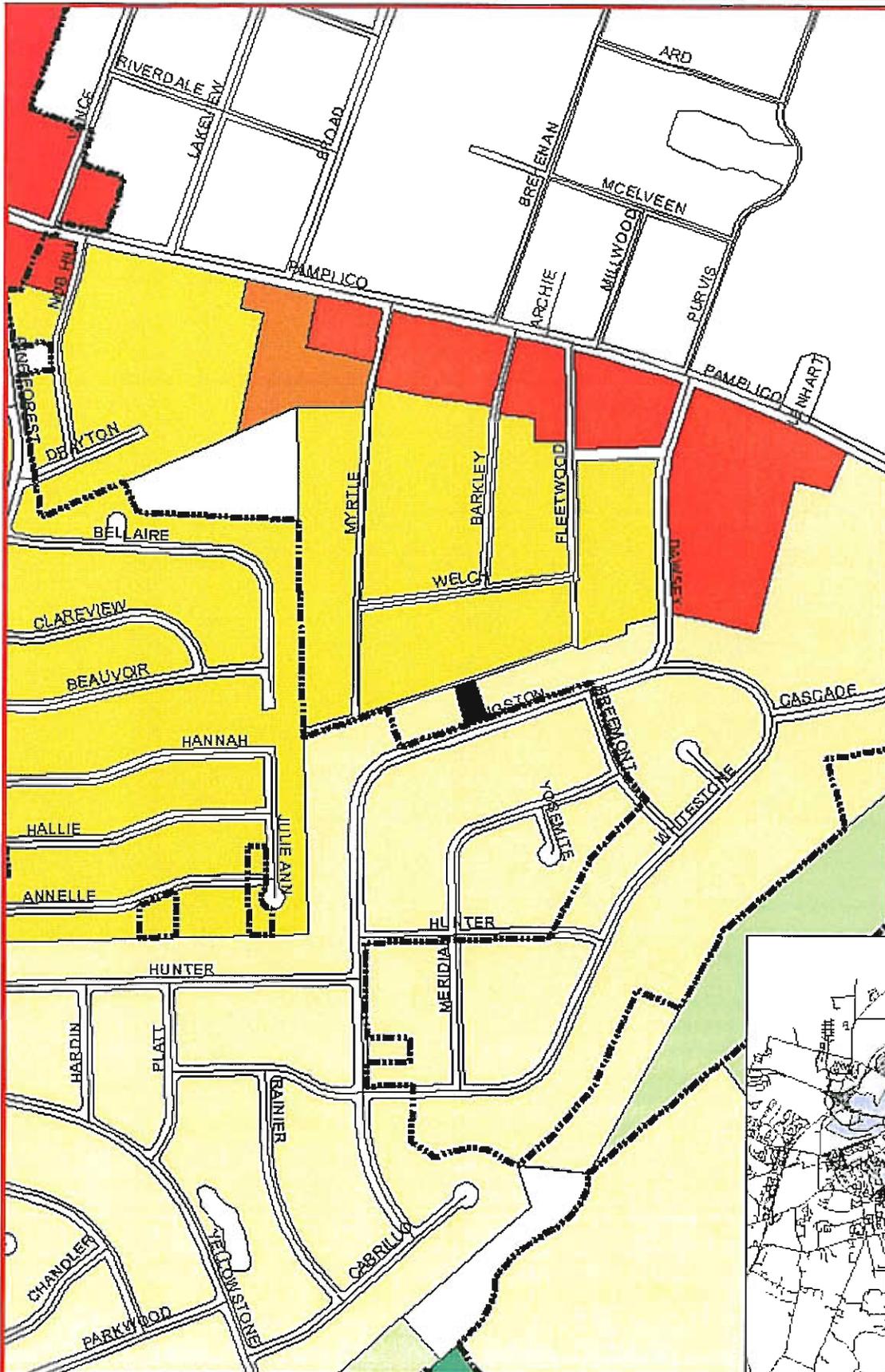
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ZONING DISTRICTS



Urban Planning &
Development Department

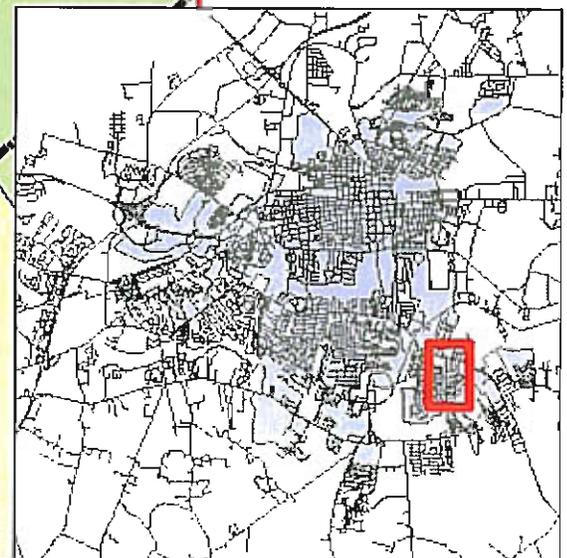


Legend

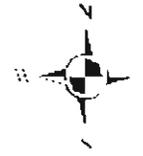
- Zoning Request
- City Limits
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL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

ORIGINAL PREPARATION
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Urban Planning & Development Department

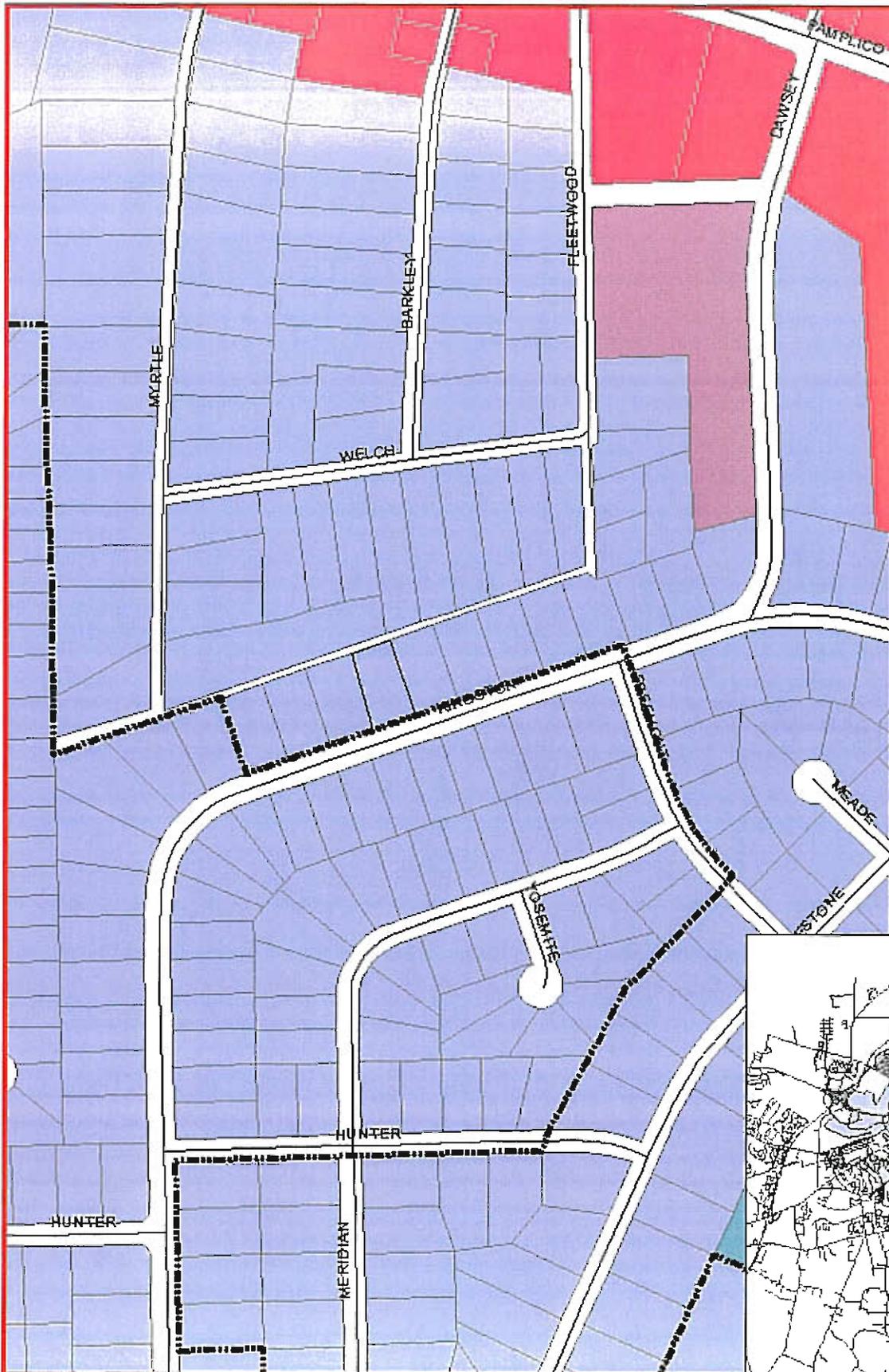
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FUTURE LAND USE



Urban Planning & Development Department



Legend

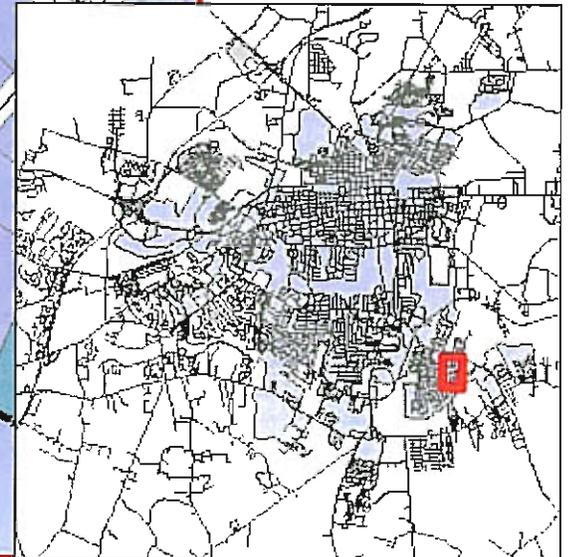
- Zoning Request
- City Limits
- Future Land Use 2011**

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
 THE MAP WAS PREPARED BY:
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 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
100 N. 1st St.
FLORENCE, SC 29501
CITY & COUNTY DEPT.
PLANNING & ZONING
CITY-COUNTY COMPLEX, ROOM 108
100 N. 1st 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

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.

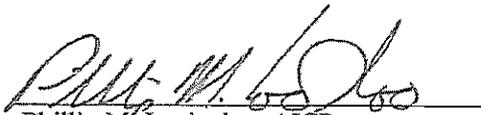
IV. OPTIONS:

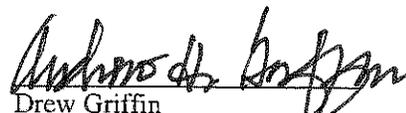
City Council may:

- (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

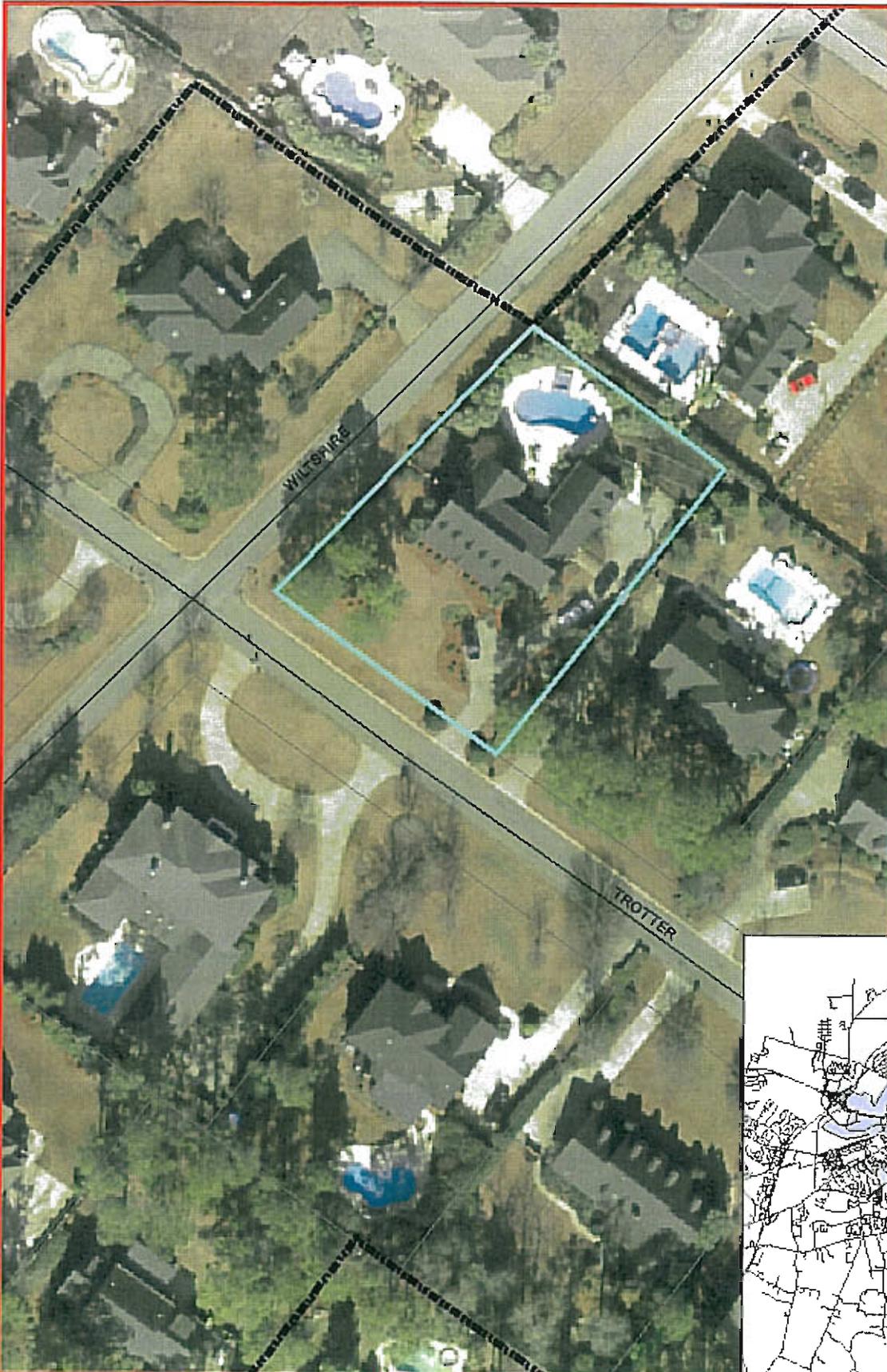

Phillip M. Lookadoo, AICP
Planning, Research, & Development Director


Drew Griffin
City Manager

2535 Trotter Location



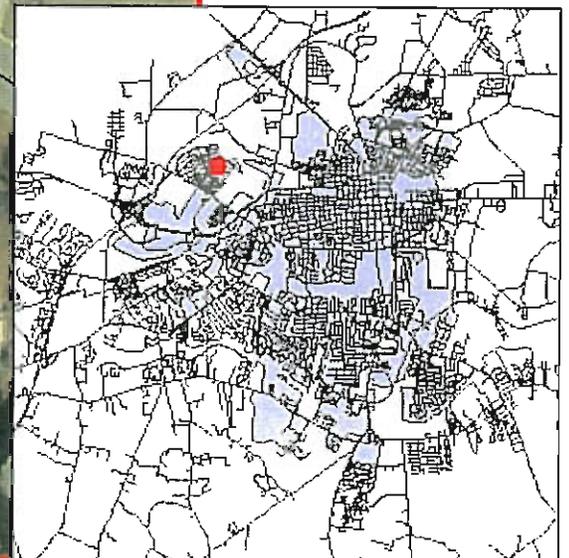
Urban Planning &
Development Department



Legend
[Blue Outline] Zoning Request
[Black Dashed Line] City Limits

ORIGINAL PREPARATION
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City of Florence
Urban Planning & Development Department

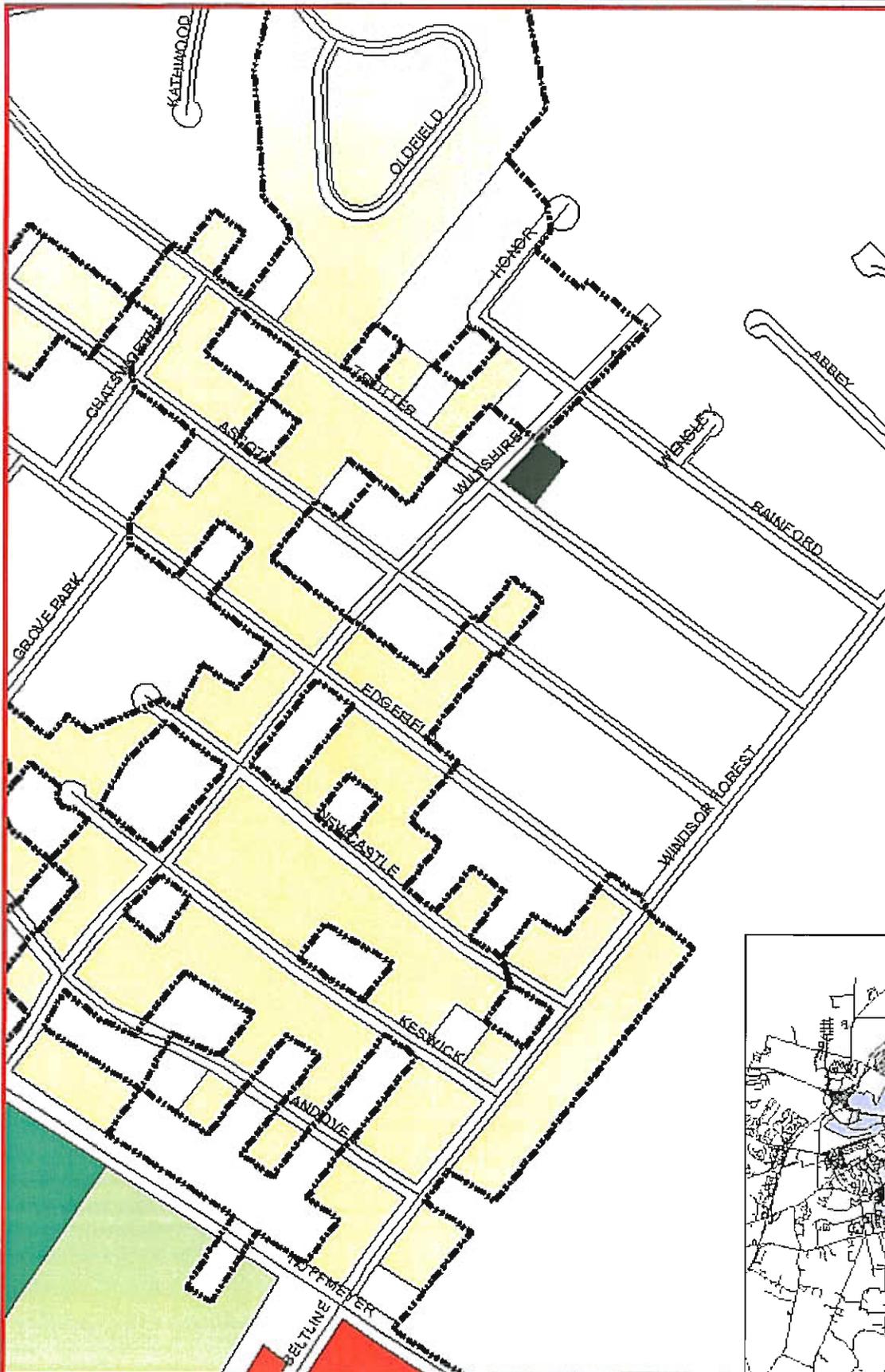
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ZONING DISTRICTS



Urban Planning & Development Department

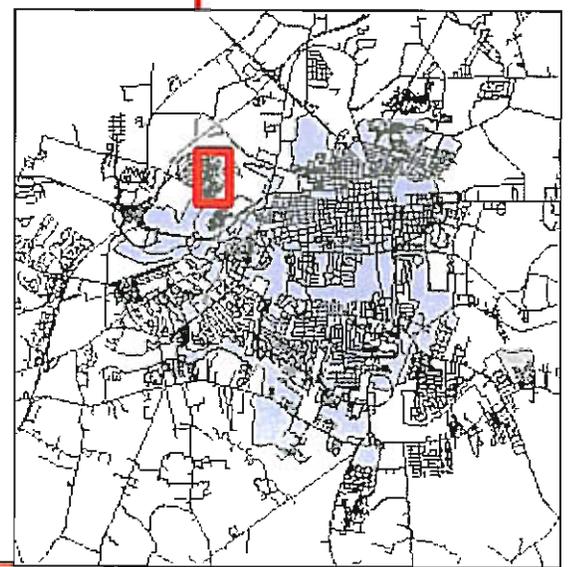


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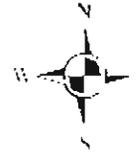
- Zoning Request
- City Limits
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE LIGHT INDUSTRIAL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

ORIGINAL PREPARATION
 This map was prepared by:
 City of Florence
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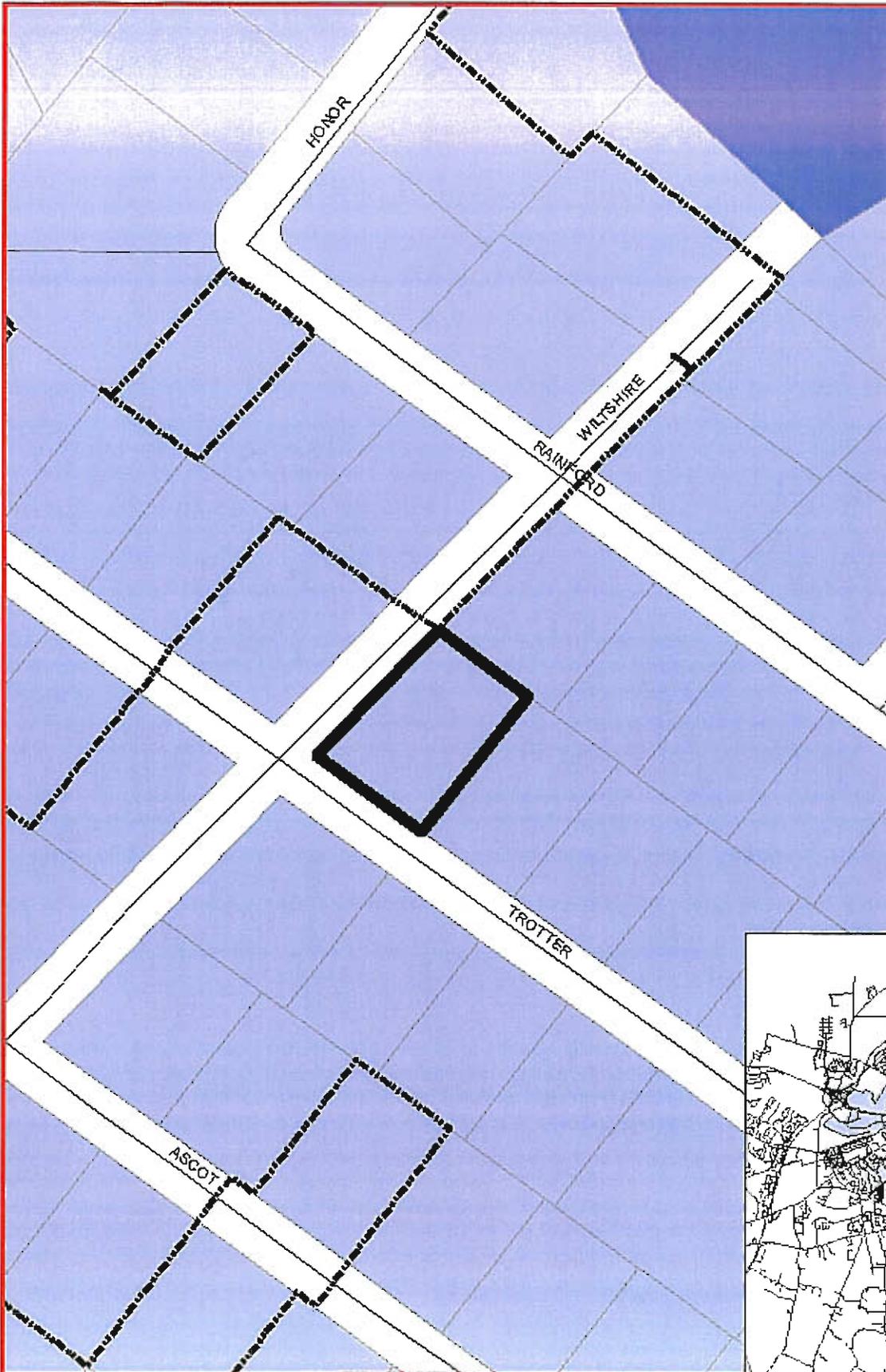
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FUTURE LAND USE



Urban Planning &
Development Department



Legend

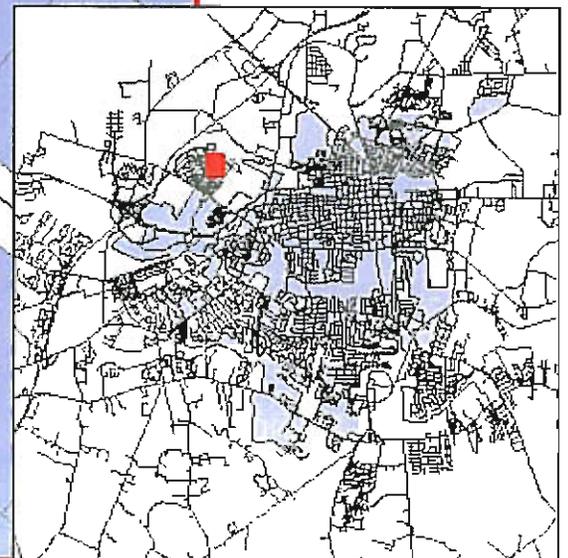
- Zoning Request
- City Limits
- Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
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- Residential Transition
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ORIGINAL PREPARATION
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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.



PUBLIC

City of Florence

Nature of Request: **ZONING A-1**

Location Address: **7055 TROFFER STREET**

Public Hearing Date: **DECEMBER 13 2011**

Public Hearing Time: **5:00 PM**

Meeting 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

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 multiple properties owned by the City of Florence. The proposed zoning classification pending annexation are found in the attached staff report and referenced on 9 maps.

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 zoning classification for each parcel found in the staff report. Planning Commission members voted 8-0 to approve the request.

IV. OPTIONS:

City Council may:

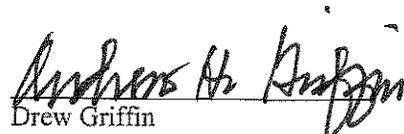
- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

V. ATTACHMENTS:

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



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



Drew Griffin
City Manager

City Annexation Map 9



Urban Planning &
Development Department

00153-01-247

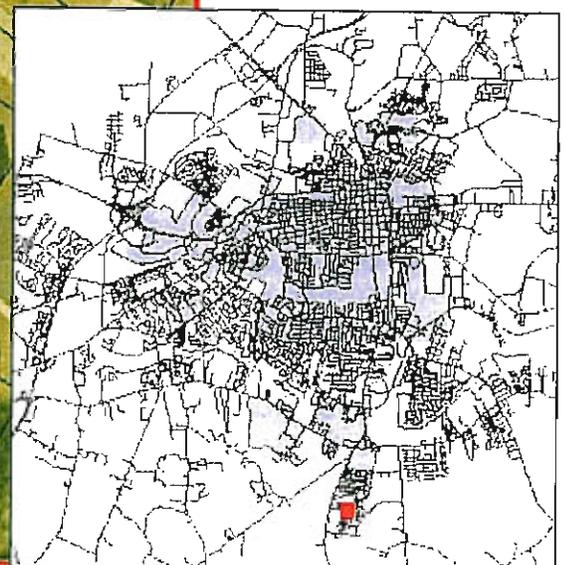


Legend

- Zoning Request
- City Limits

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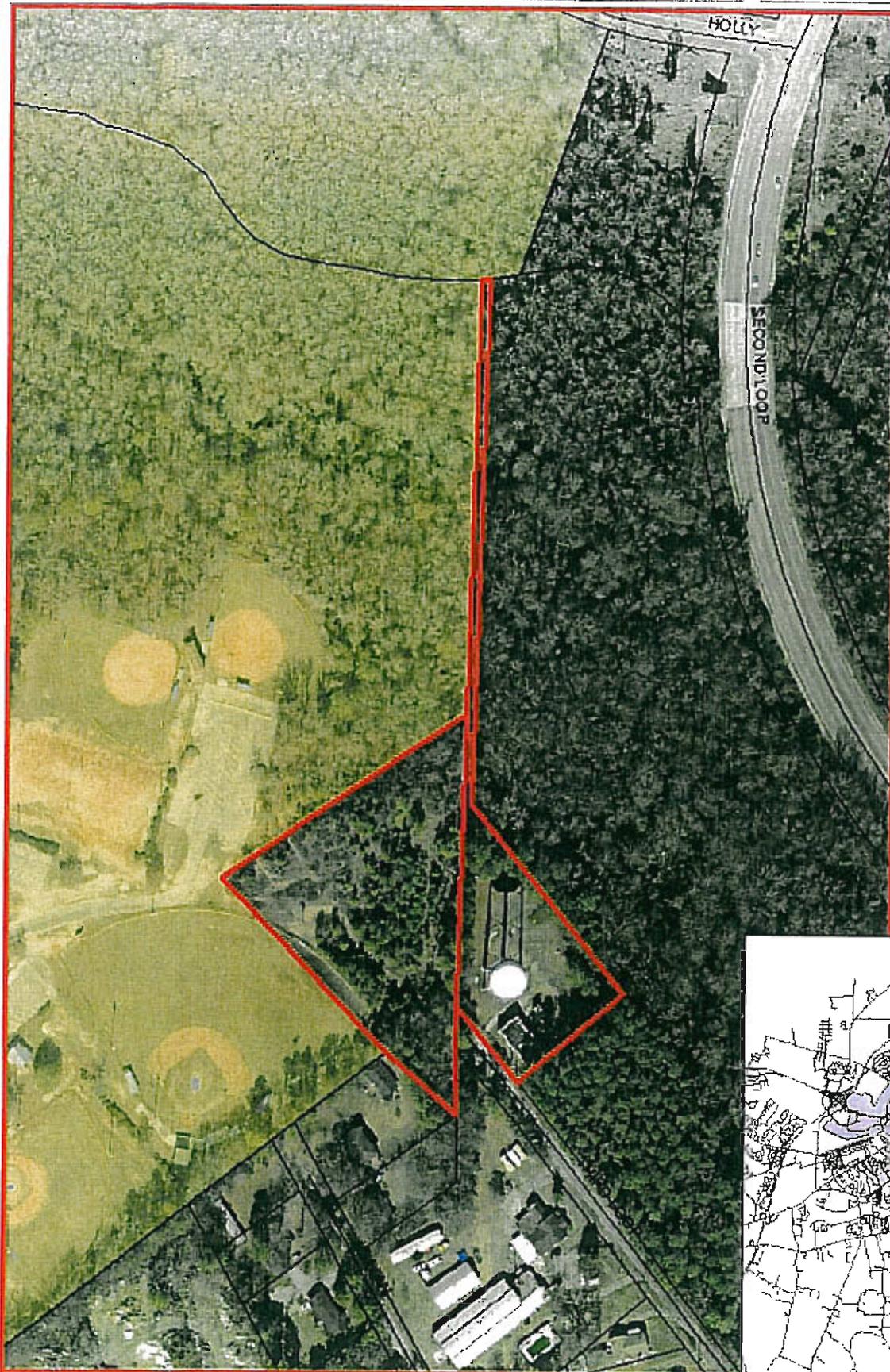


City Annexation Map 2 3.7 Acres



Urban Planning &
Development Department

90012-01-037
90012-01-038

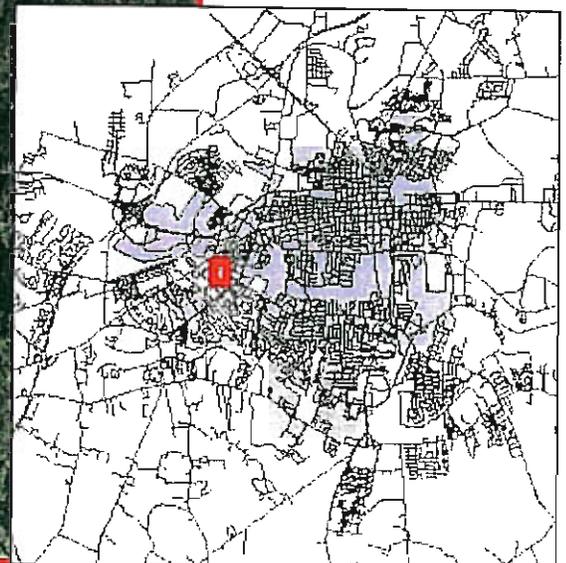


Legend

-  City Limits
-  Annexation Request

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City Annexation Map 3 0.01 Acres



Urban Planning &
Development Department

90044-10-043

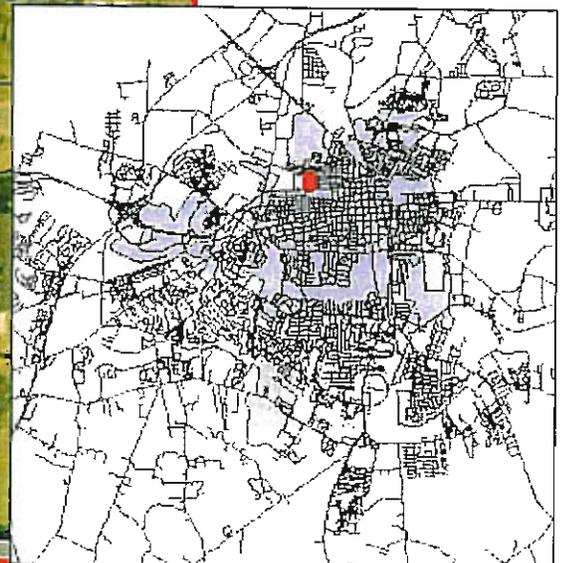


Legend

- City Limits
- Annexation Request

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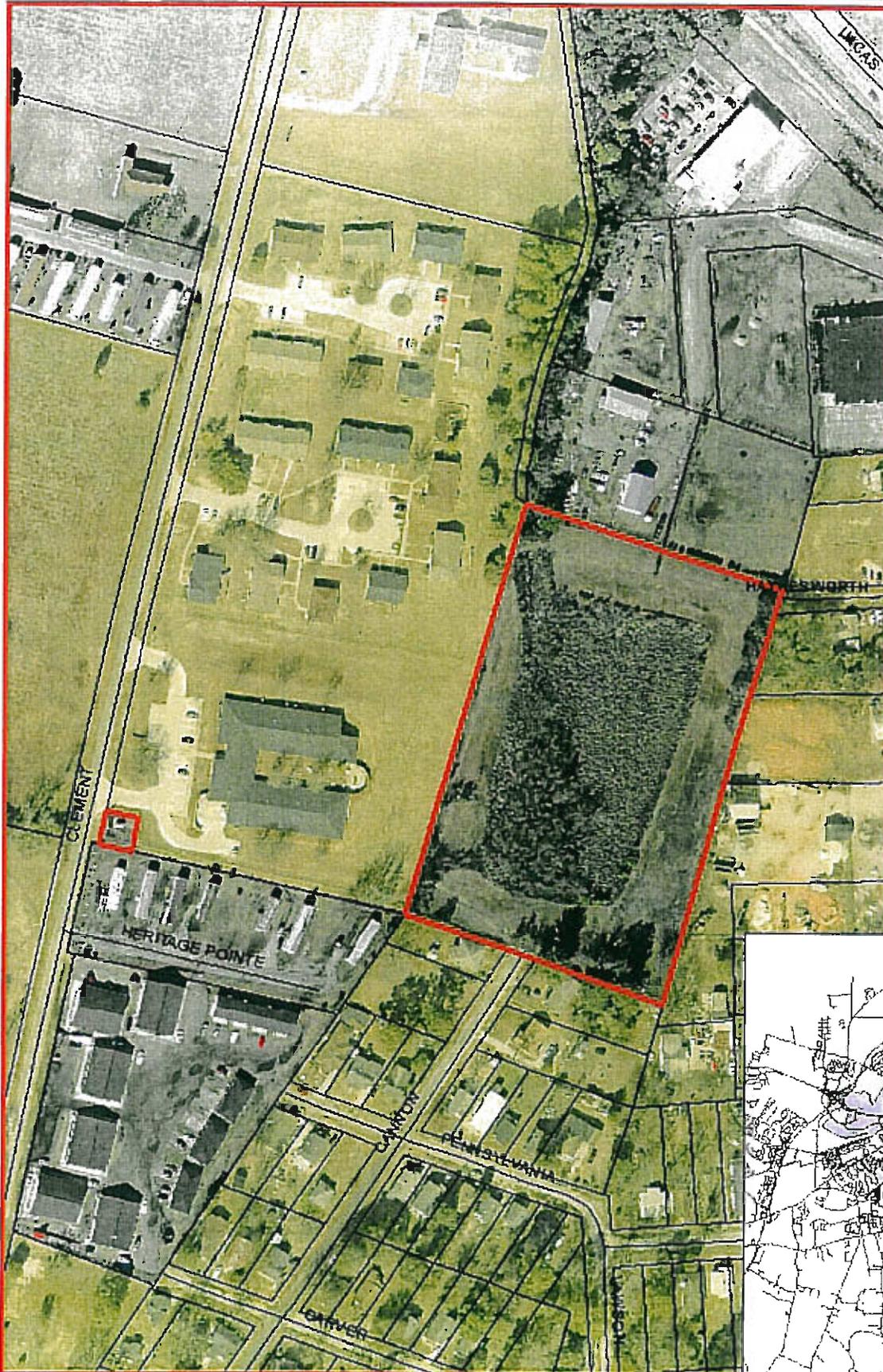


City Annexation Map 4 5.20 Acres



Urban Planning &
Development Department

00147-01-063
00147-01-068

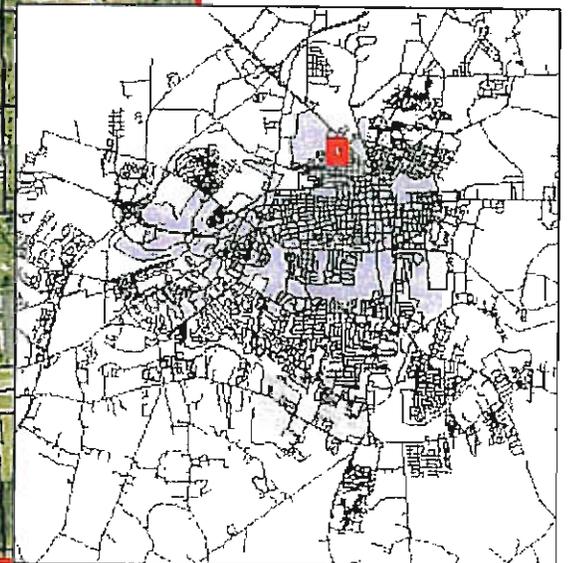


Legend

- City Limits
- Annexation Request

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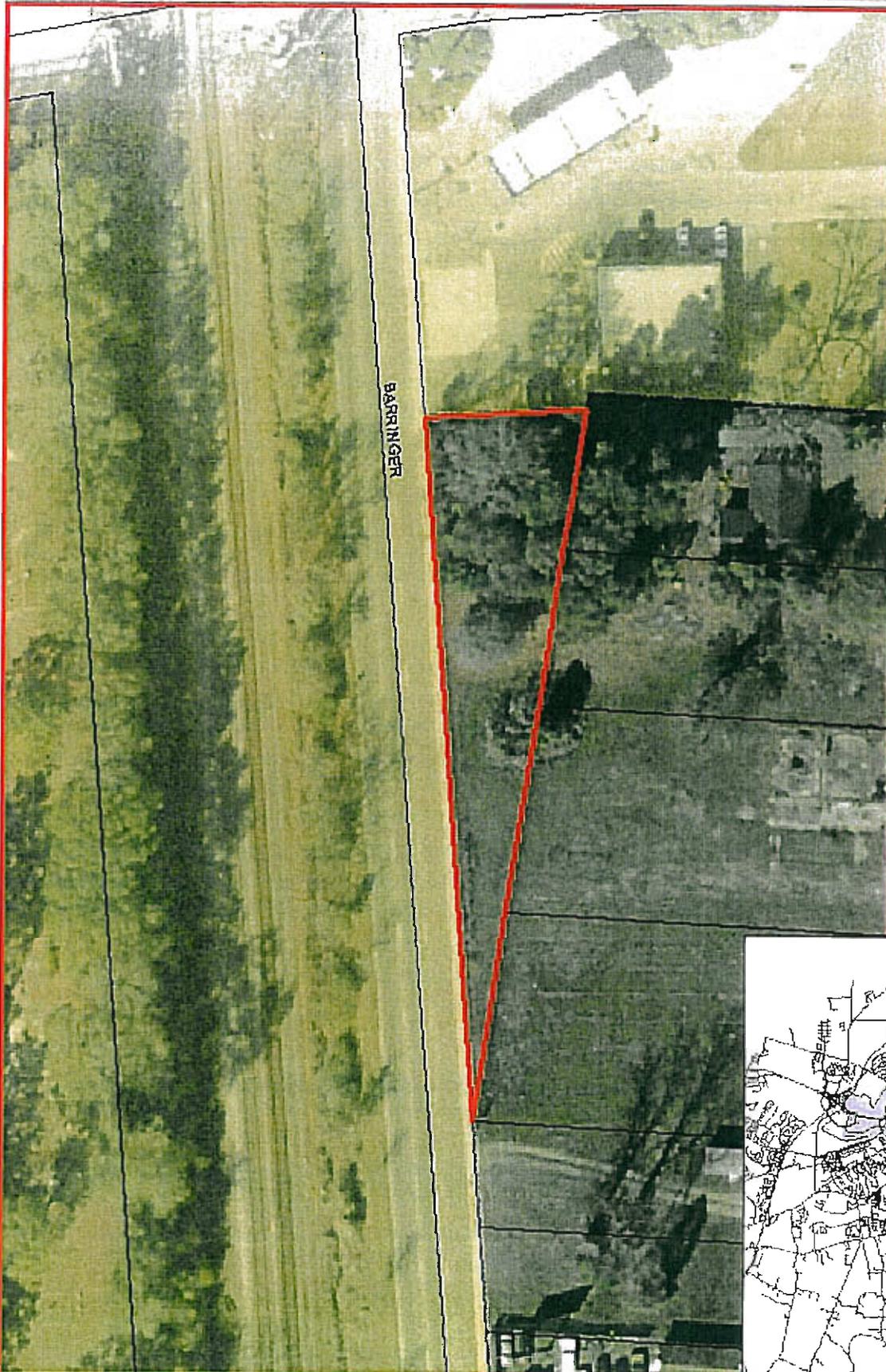


City Annexation Map 5 0.30 Acres



Urban Planning &
Development Department

90105-01-017

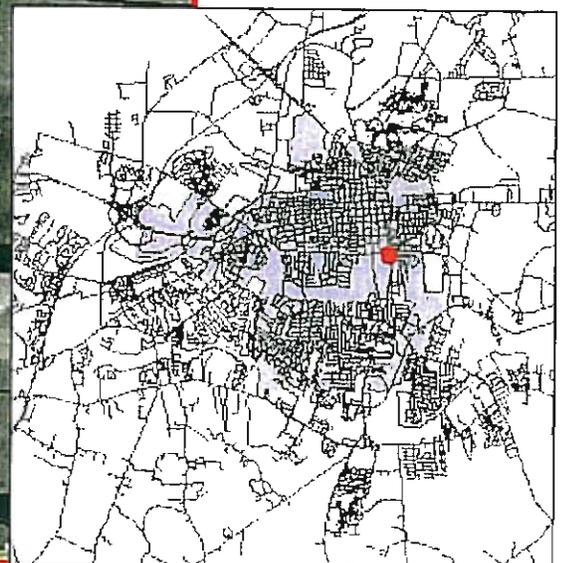


Legend

-  City Limits
-  Annexation Request

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City Annexation Map 6



Urban Planning &
Development Department



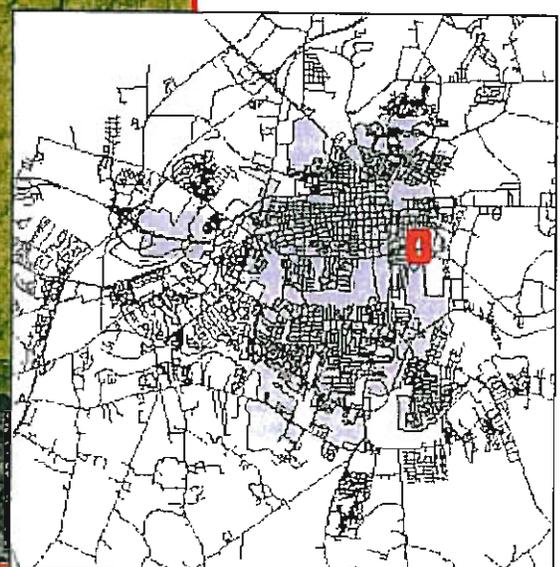
- 90119-01-003, 90119-01-025
- 90119-04-001, 90119-04-002
- 90119-04-003, 90119-04-004
- 90119-04-005, 90119-04-008
- 90119-04-009, 90119-04-010
- 90119-04-011, 90119-04-012
- 90119-04-013, 90119-04-014
- 90119-04-015, 90119-05-001
- 90119-05-002, 90119-05-003
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- 90119-07-007, 90119-07-008
- 90119-08-001, 90119-08-002
- 90119-08-003, 90119-08-004
- 90119-08-005, 90119-08-006
- 90119-08-007,

Legend

- Zoning Request
- City Limits

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City Annexation Map 7



Urban Planning &
Development Department

00180-01-034
00180-01-145

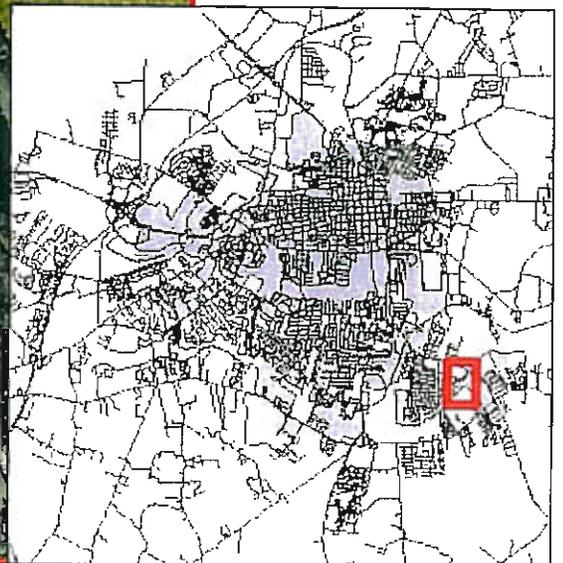


Legend

- Zoning Request
- City Limits

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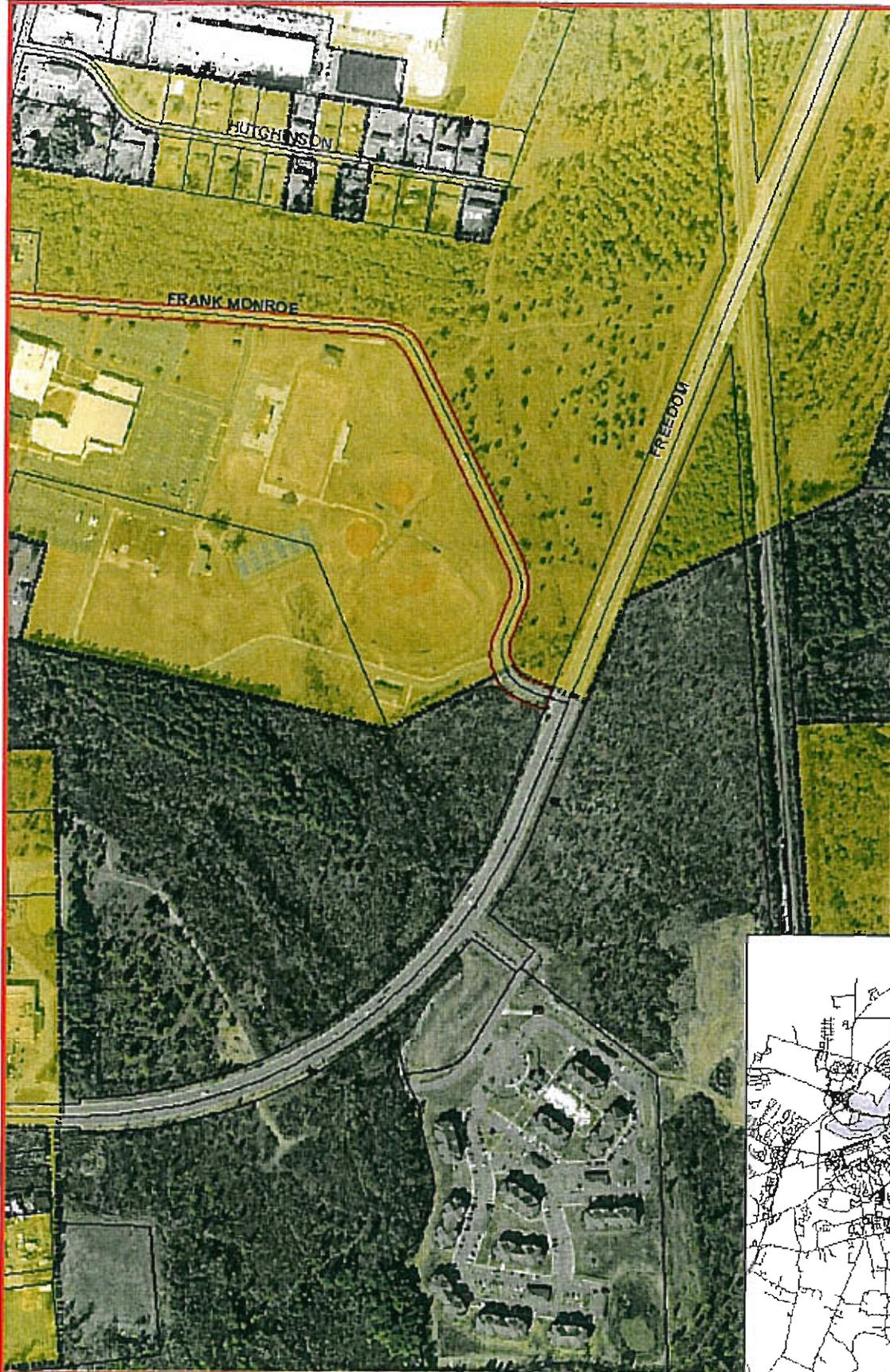


City Annexation Map 8



Urban Planning &
Development Department

00150-01-092

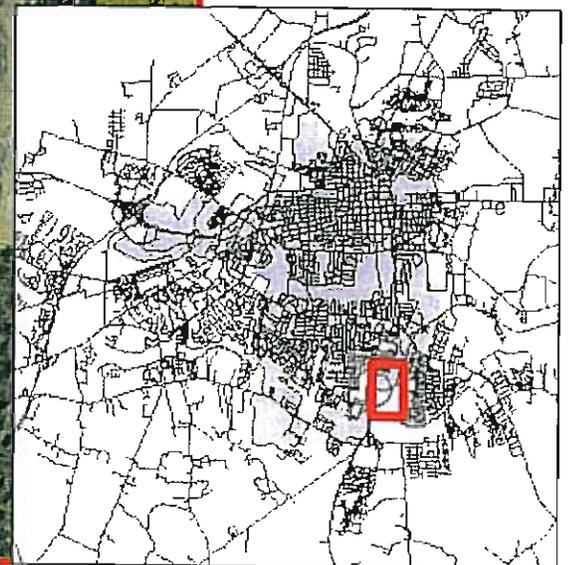


Legend

- Zoning Request
- City Limits

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: City of Florence

Address of Properties: see attached maps

Tax Parcel Number(s): 00074-01-018, 90012-01-037 thru 38, 90012-01-038, 90044-10-043, 00147-01-068, 00147-01-063, 90105-01-017, 90119-08-001 thru 007, 90119-07-002 thru 008, 90119-06-001 thru 009, 90119-05-001 thru 005, 90119-04-001 thru 005, 90119-04-008 thru 015, 90119-01-025, 90119-01-003, 00180-01-145, 00180-01-034, southeast portion 00150-01-092 road onto Freedom Blvd., & 00153-01-247.

Date: December 13, 2011

GENERAL BACKGROUND DATA

Cities may own and possess real property within and outside their corporate limits, SC Code 5-7-40. The City of Florence is the current owner of land adjacent to the city limits eligible for annexation, SC Code 5-3-150(3). The total area is approximately 34 acres.

Map 6 comprises the largest portion of parcels, approximately 15 acres. There are no immediate plans for development. The remaining parcels included in this zoning request are either ump station sites, stormwater ponds, or other remnant parcels owned by the city.

Map	TMS	Use	Acres	Current Zoning	Adjacent Use	Zoning Recommendation	Future Land Use
1	00074-01-018	utility	0.01	R-3	residential	R-3	Neighborhood Conservation
2	90012-01-037	park	2.33	unzoned	park	RU-1	Parks and Open Space
2	90012-01-038	water tower	1.37	unzoned	natural	RU-1	Public and Institutional
3	90044-10-043	utility	0.01	R-3a	residential	R-3	Neighborhood Conservation
4	00147-01-063	vacant	5.15	R-4	residential	R-4	Neighborhood Conservation
4	00147-01-068	utility	0.05	R-5	residential	R-5	Neighborhood Conservation
5	90105-01-017	vacant	0.30	unzoned	vacant	R-2	Neighborhood Conservation
6	90119-01-003	natural	2.89	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-01-025	natural	0.27	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-001	natural	0.09	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-002	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-003	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-004	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-005	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation

ZONING PETITION STAFF CHECKLIST

6	90119-04-008	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-009	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-010	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-011	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-012	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-013	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-014	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-015	natural	0.10	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-001	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-002	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-003	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-004	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-005	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-001	natural	0.41	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-002	natural	0.42	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-003	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-004	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-005	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-006	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-007	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-008	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-009	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-002	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-003	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-004	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-005	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-006	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-007	natural	0.32	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-008	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-001	natural	0.29	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-002	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-003	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-004	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-005	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-006	natural	0.21	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-007	natural	0.22	unzoned	natural	RU-1	Neighborhood Conservation
7	00180-01-034	natural	6.30	R-1	residential	R-1	Residential Suburban
7	00180-01-145	utility	0.17	R-3	vacant	R-3	Neighborhood Conservation
8	00150-01-092	road	3.92	unzoned	recreation	B-3	Neighborhood Conservation
9	00153-01-247	utility	0.07	B-2	residential	B-2	Neighborhood Conservation

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: City of Florence

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; review of the current land uses and Future Land Use map found the proposed zoning districts adequately supports the existing uses and are in conformance with the Future Land Use Plan

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.
2. Is there a reason the current land use cannot continue to be feasible as it now exists?
No.
3. What is applicant's stated reason for requesting zoning?
The zoning request is associated with annexation into the City of Florence.
4. What will be the benefits or detriments to the surrounding properties?
There is no discernible benefit or detriment to adjacent property owners. The areas that are currently zoned in the county will be zoned in the city. Unzoned portions in the county will be zoned in the city thereby providing adjacent land owners with zoning protection on the currently city owned properties.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

Staff recommend approval of the aforementioned requests for zoning classification per parcel. The request is in conformance with the Comprehensive Plan Land Use map and the character of adjacent land uses.

ORDINANCE NO. 2012 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 503 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 the City of Florence owner of multiple properties adjacent to the city limits 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 following zoning district classifications:

The properties requesting annexation are shown more specifically on Florence County Tax Map Numbers and referenced by attached location maps. Map 1: 00074-01-018 to R-3. Map 2: 90012-01-037 thru 38 to RU-1. Map 3: 90044-10-043 to R-3. Map 4: 00147-01-068 to R-5 & 00147-01-063 to R-4. Map 5: 90105-01-017 to R-2. Map 6: 90119-08-001 thru 007 to RU-1, 90119-07-002 thru 008 to RU-1, 90119-06-001 thru 009 to RU-1, 90119-05-001 thru 005 to RU-1, 90119-04-001 thru 005 to RU-1, 90119-04-008 thru 015 to RU-1, 90119-01-025 to RU-1, & 90119-01-003 to RU-1. Map 7: 00180-01-145 to R-3 & 00180-01-034 to R-1. Map 8: southeast portion 00150-01-092 road onto Freedom Blvd. to B-3. Map 9: 00153-01-247 to B-2.

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 as described 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

FLORENCE CITY COUNCIL MEETING

DATE: January 9, 2011
AGENDA ITEM: First Reading, Text amendment to the Zoning Ordinance
DEPARTMENT/DIVISION: Planning, Research and Development

I. ISSUE UNDER CONSIDERATION

Text amendment to Article 2, Section 2.4, Table II of the Zoning Ordinance creating a new zoning district.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On December 13, 2011, Planning Commission held public hearing on this matter. Planning Commissioners recommended 8-0 to approve the text amendment establishing a new B-1(A) Zoning District.

III. POINTS TO CONSIDER

1. The proposed text amendment originates from a previous request to rezone 616 South Coit Street.
2. In an attempt to reach a compromise between community residents and the 616 South Coit Street property owner, Mr. Gary Finklea wrote a letter requesting that a new zoning district be created.
3. On November 14th, City Council deferred first reading on rezoning 616 South Coit Street so that Planning Commission would have an opportunity to review and recommend a new zoning district.
4. On December 13th, Planning Commission recommended creating a new zoning district to be named B-1(A). This new district would permit some additional neighborhood-friendly uses not currently permitted in the B-1, Limited Business District.
5. These uses would also comply with the future land use plan and proposed zoning designation as found in the recently adopted Comprehensive Plan.

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. Lockadoo, AICP
Planning, Research and Development Director



Drew Griffin
City Manager

ZONING PETITION STAFF CHECKLIST

PC#2011-18

December 13, 2011

BACKGROUND

This staff report is a continuation of the 616 South Coit Street rezoning request. The applicant, Gary Finklea, made application to rezone 616 South Coit Street, Tax Map Number 90088-07-038, from B-1, Limited Business District to B-2, Convenience Business District. Mr. Finklea submitted the request acting as the agent for the property owner, Katmar Properties, LLC. Katmar Properties wanted to rezone the property to B-2 in order to allow a greater flexibility of uses. There had been various business owners wanting to lease the space, but because of the limited uses permitted in the B-1 Zoning District, they could not. Therefore, the applicant, on behalf of the property owner, requested rezoning.

Planning Commission held public hearing on this matter on September 13, 2011. During that time, two residents from the Timrod Park Neighborhood spoke in opposition to the request. Because Coit Street serves as a buffer between high-intensity uses along Irby Street and the Timrod Park residences, the opposition stemmed from the impact rezoning may have on the residential properties. Some of the concerns mentioned were perceived adverse affects of uses like a boarding house or gas station; confusion about the Future Land Use Map designation; and, the potential for the rezoning to erode sense of community within Timrod Park.

Staff recommended approval of the rezoning request. Staff's recommendation was based on the rezoning meeting the intended purpose statement for the B-2 Zoning District, as referenced in the Zoning Ordinance:

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.

Also, the request meets the intent of the Downtown Future Land Use Designation, allowing additional uses that could serve the abutting neighborhood. Lastly, B-2 zoning complements the transition that has already occurred in the area without hampering any residential properties that remain.

In a 6-2 vote, Planning Commission recommended approval of the rezoning request. The item then went to the October 10, 2011 City Council meeting. Council deferred first reading on the matter so that the Design Review Board (DRB) could hold public hearing. Although the DRB holding public hearing on land use requests is in the process of being amended, rezoning 616 South Coit Street was required to go before this Board because it is within the D-1, Redevelopment Overlay District. DRB voted 4-2 to approve the rezoning request.

ZONING PETITION STAFF CHECKLIST

Prior to the request going to City Council a second time, Mr. Finklea submitted a letter asking that a new zoning district be created. A new district would permit some additional uses that would allow the flexibility of uses the property owner seeks, and the neighborhood preservation that some of the Timrod Park Neighborhood residents desire. Therefore at the November 14, 2011 City Council meeting, Council deferred first reading again so that Planning Commission can review and recommend a new zoning district.

Staff proposes that the new zoning district be named B-1(A). Some of the neighborhood convenience uses currently not permitted in the B-1, Limited Business District, would be permitted under this new district. These uses would also comply with the future land use and zoning designation as found in the recently adopted Comprehensive Plan. See recommended uses below:

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

	NAICS	B-1	B-1A	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	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112										
Livestock, except feedlots	112111	N	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	N	P	P	None
Forestry	11531	N	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	N	P	N	P	None
Sector 22: Utilities											
Electric, gas, & sanitary services	221										
Electric	2211										
Generation	22111	N	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	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131										
Storage/Treatment	22131	N	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	P	1.0 per 500 s.f. GFA
Sewerage systems	22132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA

ZONING PETITION STAFF CHECKLIST

Sector 23: Construction												
Bldg. Construction – general contract & operative builders	233	N	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	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA	
Special Trade Contractors	235	N	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	N	P	N	P	1.0 per 500 s.f. GFA	
Beverage & Tobacco	312	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Textile mill products	313	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Textile Product Mills	314	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Apparel	315	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Leather & allied products	316	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Wood products	321	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Paper & allied products	322	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Petroleum products	324	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Chemical products	325	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
	NAICS	B-1	B-1A	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	N	P	N	P	1.0 per 500 s.f. GFA	
Nonmetallic Mineral products	327	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Primary Metal Industry	331	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Fabricated metal products	332	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Machinery	333	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Computer & Electronic Products	334	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Electrical equipment, Appliances & components	335	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Transportation equipment	336	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Furniture & related products	337	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA	
Misc. manufacturing Indus.	339	N	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	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	N	C	N	N	1.0 per 5,000 s.f. GFA	
Wholesale trade-nondurable goods	422	N	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	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Automotive dealers	4411	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Other motor vehicle dealers	4412	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Automotive parts	4413	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Furniture & home furnishings	442	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Electronics & Appliances	443	N	P	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	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA	
Paint & wallpaper	44412	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Hardware stores (Sec. 3.13)	44413	N	P	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	P	1.0 per 350 s.f. GFA	
Food stores (3.13)	445	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA	

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Bear, Wine, & Liquor stores (Sec 3.13)	4453	N	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	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	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Miscellaneous retail	45399	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	N	P	N	P	P	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	N	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	N	P	P	P	P	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	P	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	N	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	N	P	P	P	P	P	N	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	N	P	P	P	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	N	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA

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Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	P	P	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	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	N	P	P	P	P	N	N		1.0 per storage units
Rental & Leasing Services	532	N	N	N	P	P	P	P	N	N		1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	P	N	N	C	N		1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing												
Professional, Scientific, Technical Svcs.	541	N	N	P	P	P	P	N	P	N		1.0 per 300 s.f. GFA
Display advertising – Signs	54185											
Legal services	5411	P	P	P	P	P	P	N	P	N		1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	P	N	N		1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	P	N	N	P	N		1.0 per 500 s.f. GFA
Sector 54: Professional, Scientific, Technical Services – cont'd												
Photographic studios, portraits	54192	P	P	P	P	P	N	N	N	N		1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	N	P	N	N	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	P	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-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2		Off-Street Parking Requirements
Landscape services	56173	N	P	P	P	N	P	P	P	P		1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	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	P	N	N	N	N		1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	P	N	N	P	P		2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	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	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	P	N	N		5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	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	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	P	N	N	N		1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	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	P	N	P	N		1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	P	N	N	N		0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	P	N	P	P		0.4 per bed
Nursing Care Facilities	623	N	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	P	N	P	P		0.4 per bed
Social Services	624	N	N	N	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	N	P	P	P	N	N	N		
Rehabilitation services	6243	N	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	P		1.0 per 200 s.f. GFA

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Sector 71: Arts, Entertainment, and Recreation											
Performing Arts & Spectator Sports	711	N	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar institutions	712	P	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	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	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	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	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-1A	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	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast Inns (Sec. 3.3)	721191	C	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	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	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	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	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	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	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA

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Religious, fraternal, professional, political, civic, business organizations	813	P	P	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	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	P	N	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	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	N	P	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	N	P	P	N	P	N	P	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	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	N	P	P	P	P	N	N	N	
National Security & Internal Affairs	92B	N	N	N	P	P	P	P	N	N	N	
Residential Uses												
Site Built Dwellings	NA											
	NAICS	B-1	B-1A	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	P	N	N	N	P	P		None
Duplex	NA	N	N	N	N	N	N	N	P	N		2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	N	P	C	P	N	N	N		1.5 spaces per unit
Rooming & Boarding houses	72131	N	N	P	P	P	N	N	N	N		1.0 spaces per bedroom
Manufactured Dwellings	NA											
Residential designed (Sec. 3.4)	NA	N	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	N	C	C		2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	N		2.0 spaces per unit
Modular Homes	NA	P	P	P	P	N	N	N	P	P		2.0 spaces per unit
Accessory Uses to Residential Uses												
Bathhouses & cabanas	NA	P	P	P	P	N	NA	NA	P	P		None
Domestic animal shelters	NA	P	P	P	P	N	NA	NA	P	P		None
Non-commercial greenhouses	NA	P	P	P	P	P	NA	NA	P	P		None
Private garage & carport	NA	P	P	P	P	P	NA	NA	P	P		None
Storage building	NA	P	P	P	P	P	NA	NA	P	P		None
Swimming pool, tennis courts	NA	P	P	P	P	P	NA	NA	P	P		None
Auxiliary shed, workshop	NA	P	P	P	P	N	NA	NA	P	P		None
Home occupation (Sec. 3.8)	NA	P	P	P	P	P	NA	NA	C	C		None
Horticulture, gardening	NA	P	P	P	P	P	NA	NA	P	P		None
Family day care home	NA	P	P	P	P	P	NA	NA	P	P		None
Satellite dishes, etc.	NA	P	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	P		None
Open storage (Sec. 3.18)	NA	N	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	C		None

Notes:

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

ORDINANCE NO. 2011-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.4, TABLE II.

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, this text amendment originates from Mr. Gary Finklea requesting that a new zoning district be created;

WHEREAS, the text amendment establishes a new B-1(A) Zoning District that permits additional neighborhood-friendly uses not currently permitted in the B-1, Limited Business District;

WHEREAS, Planning Commission recommended by unanimous vote, 8-0, to amend the text as follows:

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

	NAICS	B-1	B-1A	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	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112										
Livestock, except feedlots	112111	N	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	N	P	P	None
Forestry	11531	N	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	N	P	N	P	None
Sector 22: Utilities											
Electric, gas, & sanitary services	221										
Electric	2211										
Generation	22111	N	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	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131										
Storage/Treatment	22131	N	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	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	N	P	N	P	P	N	P		1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	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	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	N	P	N	N	P	N	N		1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	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	N	P	N	P		1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	N	P	P	N	P		1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	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	N	P	N	P		1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	N	P	P	N	P		1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	N	P	P	N	P		1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	N	P	P	N	P		1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	N	P	P	N	P		1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	N	P	N	P		1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	N	P	N	P	P	N	P		1.0 per 500 s.f. GFA
Misc. manufacturing indus.	339	N	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	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	N	C	N	N		1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	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	N	P	P	N	N	N	N		1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	N	P	P	N	N	N	N		1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	N	P	P	N	N	N	N		1.0 per 600 s.f. GFA
Automotive parts	4413	N	N	P	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	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	N	P	N	N	N	P	N		1.0 per 1,000 s.f. GFA

Paint & wallpaper	44412	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	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	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	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	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	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	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Miscellaneous retail	45399	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	N	P	N	P	P	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	N	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	N	P	P	P	P	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	P	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	N	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	N	P	P	P	P	P	N	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	N	P	P	P	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	N	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA

Security & commodity contracts, financial investments	523	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	P	P	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	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	N	P	P	P	P	P	N	N	1.0 per storage units
Rental & Leasing Services	532	N	N	N	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	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	N	P	P	P	P	P	N	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185											
Legal services	5411	P	P	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	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	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary Services	54194	N	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	P	P	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	P	1.0 per 750 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2		Off-Street Parking Requirements
Landscape services	56173	N	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	N	C	N	N	C	N	C	N	1.0 per 500 s.f. GFA
Sector 61: Educational Services												
Educational Services	6117	P	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	P	N	N	P	P		2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	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	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	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	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	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	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	N	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care Facilities	623	N	N	N	P	N	N	N	N	P	P	1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	P	P	N	P	P	0.4 per bed
Social Services	624	N	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, Food & Housing &	6242	N	N	N	P	P	P	P	N	N	N	

Emergency & Relief services												
Rehabilitation services	6243	N	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	P	1.0 per 200 s.f. GFA	
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts & Spectator Sports	711	N	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA	
Performing Art Companies	7111	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA	
Spectator Sports	7112	N	N	N	P	P	N	N	N	N	By individual review	
Museums, Historical sites, & Similar Institutions	712	P	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	N	P	N	N	N	N	N	By individual review	
Amusement Parks & Arcades	71311	N	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	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA	
Golf courses & Country Clubs	71391	N	N	N	P	N	P	P	N	P	5.0 per hole	
Marinas	71392	N	N	N	N	N	P	P	P	P	1.0 per slip	
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area	
Physical fitness facilities	71394	N	P	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA	
Bowling centers	71395	N	N	N	P	P	N	N	N	N	5.0 per lane	
Coin operated amusement non-cash payouts	71399	N	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA	
All other Amusement & Recreational Industries	71399	N	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-1A	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	N	P	P	P	N	N	N	1.0 per rental unit	
Bed and Breakfast Inns (Sec. 3.3)	721191	C	C	N	P	P	P	N	C	C	1.5 per bedroom	
Camps & recreational vehicle parks	721191	N	N	N	C	N	N	N	N	C	Not applicable	
Rooming & boarding houses, dormitories, group housing	72121	N	N	N	P	N	N	N	N	N	1.0 per bedroom	
Eating Places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA	
Drinking Places (Sec. 3.20)	7224	N	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	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA	
Car washes (multiple bays)	811192	N	N	N	P	N	N	N	N	N	None	
Other Repair (Sec. 3.13)	8112-4	N	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA	
Shoe repair, shoe shine shops	81143	N	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	P	N	N	P	N	2.5 per chair basin	
Tattoo Facilities (Sec. 3.23)	812199	N	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA	
Funeral Homes & Services	81221	P	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly	
Cemeteries	81221	N	N	N	P	N	N	N	P	P	None	
Crematories	81222	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA	
Laundry & Dry Cleaning Services	8123	N	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	P	N	N	P	N	1.0 per 250 s.f. GFA	
Pet Care	81291	N	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA	
Automotive parking lots & garages	81293	N	N	P	P	P	P	P	N	N	None	
Sexually oriented business (Sec. 3.15)	81299	N	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA	

All other personal services	81299	N	P	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	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	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	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	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	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	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	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GPA
Ad. of environ. Quality & housing prog.	924-5	P	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	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	N	P	P	P	P	N	N	

Residential Uses

Site Built Dwellings	NA										
	NAICS	B-1	B-1A	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	P	N	N	N	P	P	None
Duplex	NA	N	N	N	N	N	N	N	P	N	2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	N	P	C	P	N	N	N	1.5 spaces per unit
Rooming & Boarding houses	72131	N	N	P	P	P	N	N	N	N	1.0 spaces per bedroom
Manufactured Dwellings	NA										
Residential designed (Sec. 3.4)	NA	N	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	N	C	C	2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular Homes	NA	P	P	P	P	N	N	N	P	P	2.0 spaces per unit

Accessory Uses to Residential Uses

Bathhouses & cabanas	NA	P	P	P	P	N	NA	NA	P	P	None
Domestic animal shelters	NA	P	P	P	P	N	NA	NA	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	P	NA	NA	P	P	None
Private garage & carport	NA	P	P	P	P	P	NA	NA	P	P	None
Storage building	NA	P	P	P	P	P	NA	NA	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	P	NA	NA	P	P	None
Auxiliary shed, workshop	NA	P	P	P	P	N	NA	NA	P	P	None
Home occupation (Sec. 3.8)	NA	P	P	P	P	P	NA	NA	C	C	None
Horticulture, gardening	NA	P	P	P	P	P	NA	NA	P	P	None
Family day care home	NA	P	P	P	P	P	NA	NA	P	P	None
Satellite dishes, etc.	NA	P	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	P	None
Open storage (Sec. 3.18)	NA	N	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	C	None
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Notes:

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

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?

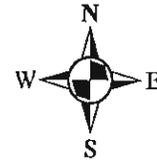
B-2 Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential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

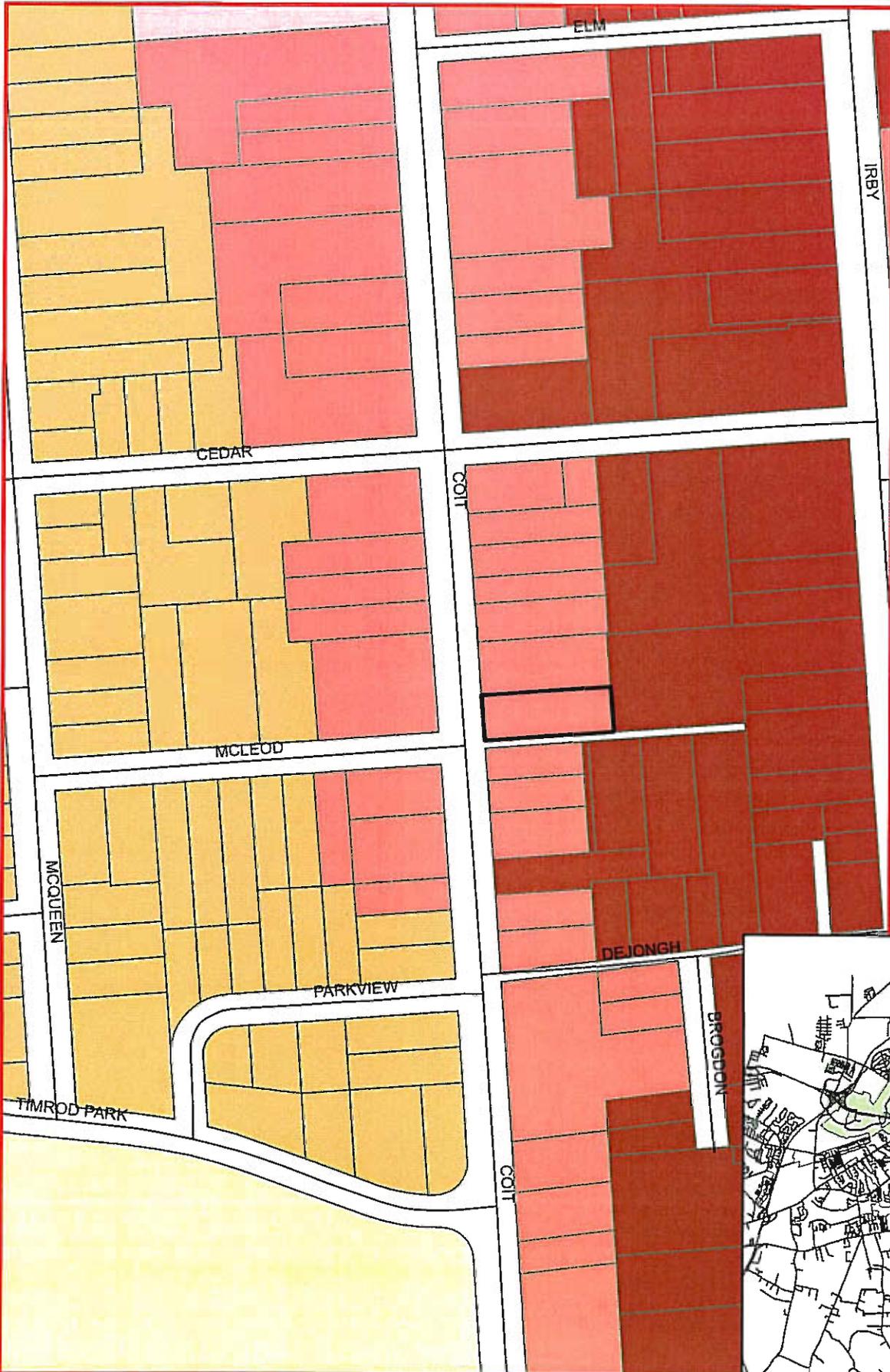
Staff recommends that this property be rezoned. The B-2 Zoning District would meet the intended purpose statement above. It would also meet the intent of the Downtown Future Land Use Designation, and would allow a greater number of uses that can serve the abutting neighborhood. Additionally, B-2 zoning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

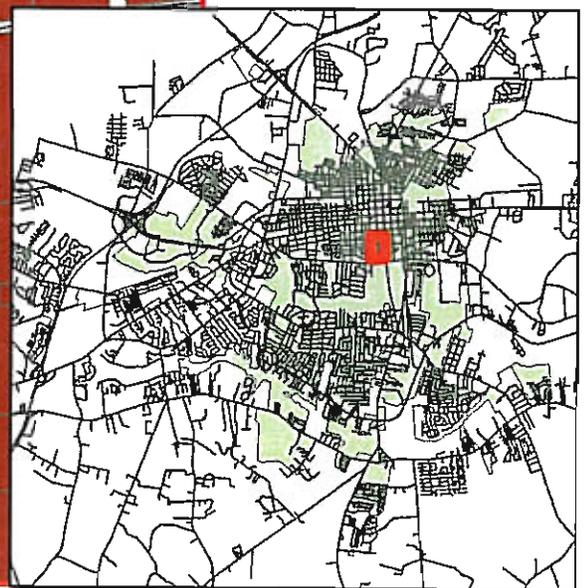
Zoning

ZONECODE

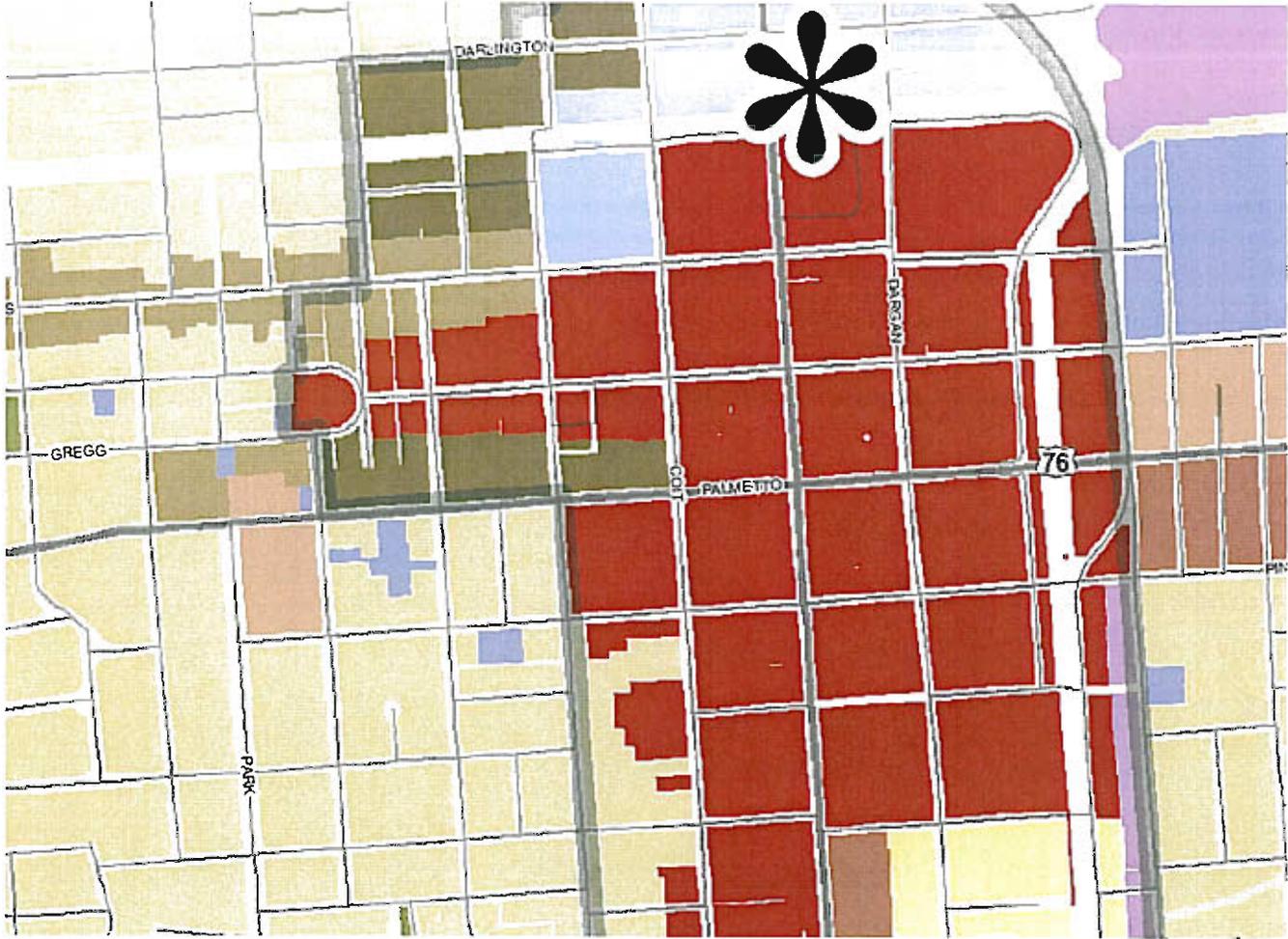
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY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

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

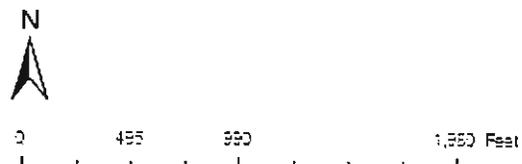
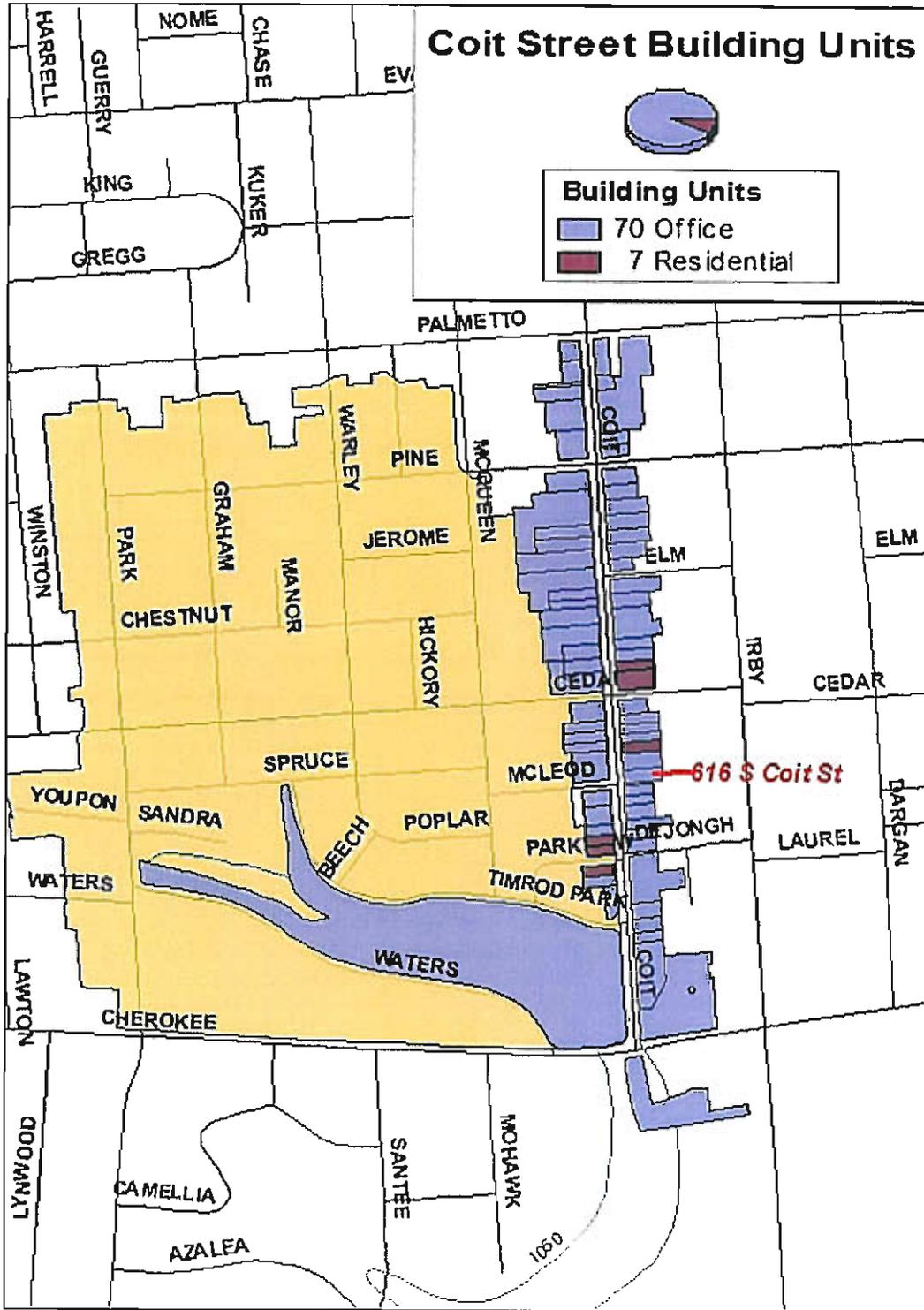
DISCLAIMER:
 The City of Florence Urban Planning and Development Department data represented on this map or plan is the product of compilation or es produced by others. It is provided for information purposes only and the City of Florence makes n- representation as to its accuracy. Its use without field 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	NA										
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



B. CLAUD BROWN, P.C.

PARKING FOR
WORKERS
AND
MEMBERS

08/31/2011



08/31/2011



MCLEOD ALLEY 200

MELBY

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 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.

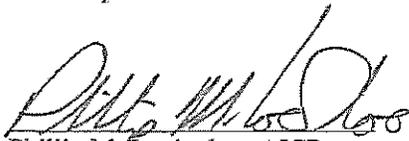
IV. OPTIONS:

City Council may:

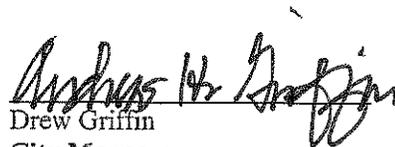
- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

V. ATTACHMENTS:

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



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

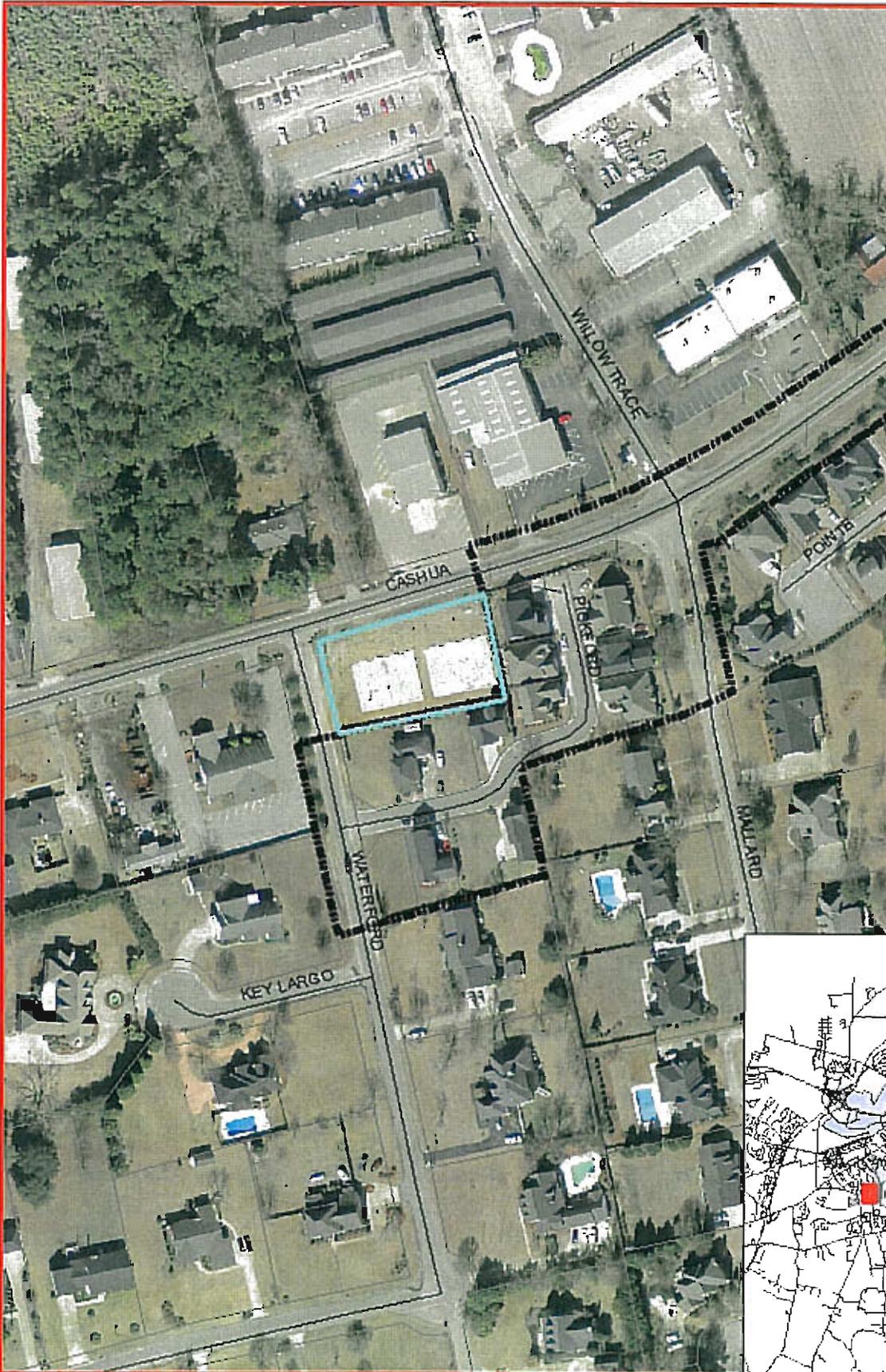


Drew Griffin
City Manager

3084-3098 S. Cashua Location



Urban Planning &
Development Department

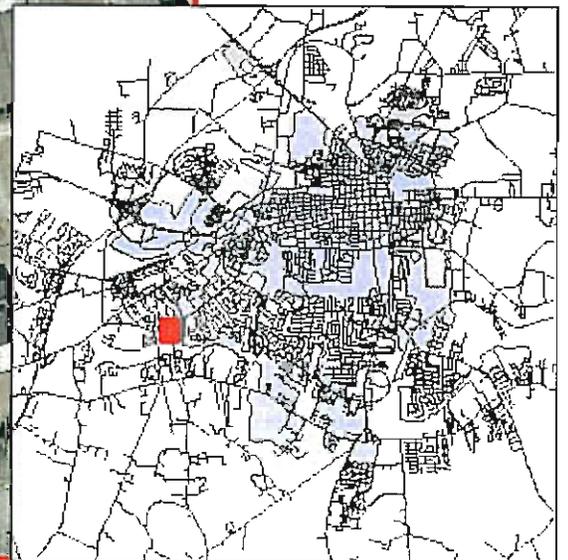


Legend

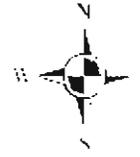
-  Zoning Request
-  City Limits

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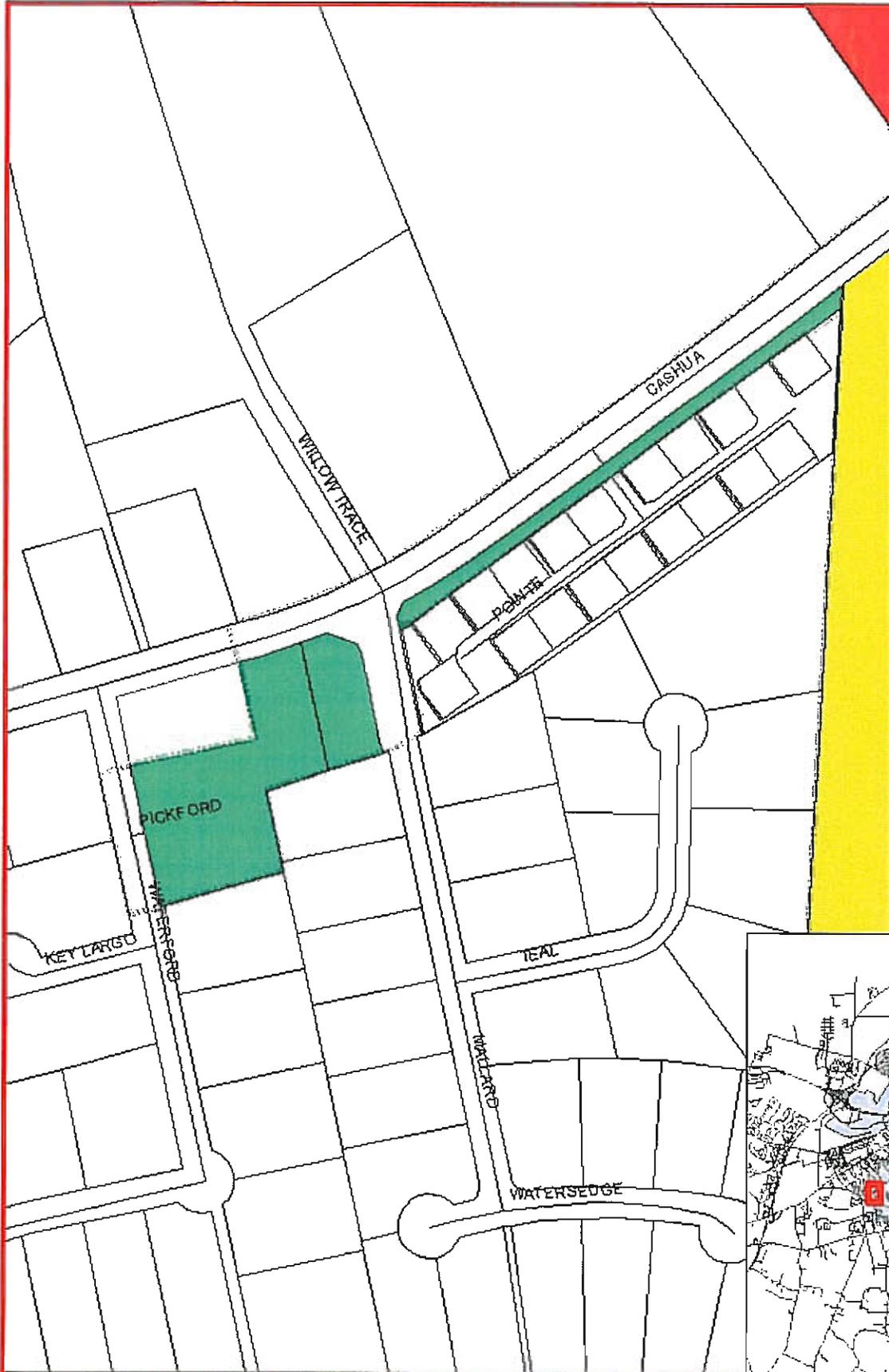
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3084-3098 S. Cashua Rd. Zoning Map



Urban Planning &
Development Department

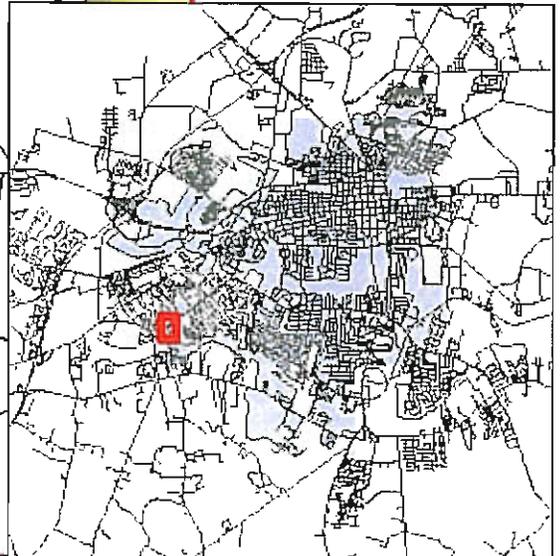


Legend

- 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

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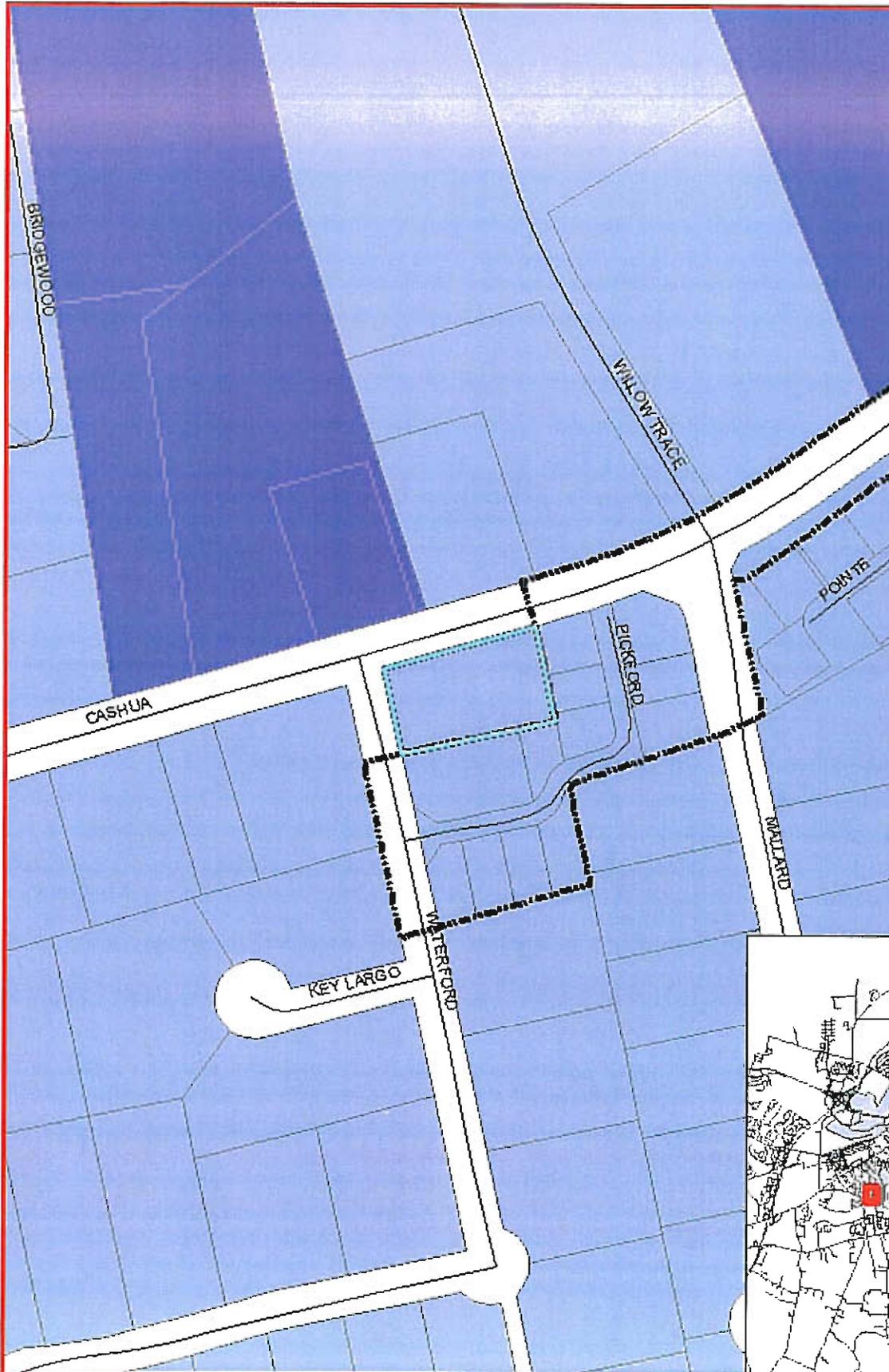
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Future Land Use



Urban Planning &
Development Department



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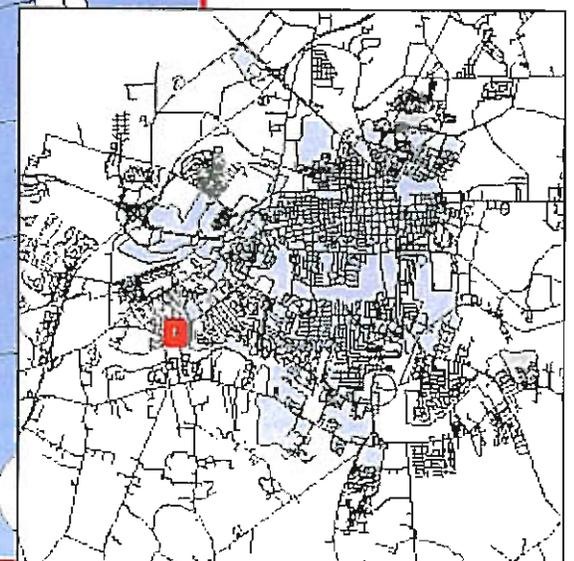
- Zoning Request
- City Limits
- Future Land Use 2011

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

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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

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.

1600 sq ft
3 BR 2 1/2 Bath
Kitchen • Tile Floors
Granite Counter Tops
\$125000
843-472-0390
843-229-8391



PUBLIC
City of Florence
Public Hearing
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

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance amending Section 9-80 (c) of the City of Florence, SC Code of Ordinances pertaining to the City's seventy-five cent (\$0.75) per month garbage collection fee.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The City's code of ordinances currently provides for a per month collection fee of \$0.75 from each user of the rollcart collection system. The ordinance states that the fee is to cover the costs associated with the repair and replacement of rollcarts within the City.

III. POINTS TO CONSIDER

A. The \$0.75 monthly garbage collection fee is collected and accounted for by the City in a Special Revenue Fund separate from the General Fund.

B. This fee has been used by the City exclusively for the repair and replacement of rollcarts and recycling bins.

C. When this fee was adopted no provision was made for use of these funds for the repair and replacement of other capital equipment that is equally essential to the collection of residential garbage such as sanitation trucks. Therefore, all such repairs and replacements have been funded from the General Fund.

D. It is reasonable that the City's ordinance should be revised to provide that this monthly fee should be used not only for the repair and replacement of rollcarts and recycling bins, but also for repair and replacement of other capital equipment for residential garbage collection (i.e., sanitation trucks, etc.).

IV. STAFF RECOMMENDATION

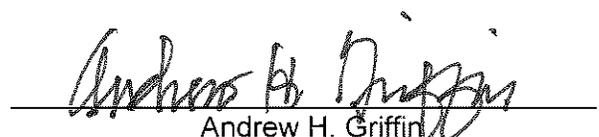
Approval and adoption of the proposed ordinance.

V. ATTACHMENTS

- A. Proposed amending ordinance
- B. Current ordinance



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2012-_____

AN ORDINANCE AMENDING CHAPTER 9, ARTICLE V, SECTION 9-80 (c) OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO THE PER MONTH GARBAGE COLLECTION FEE

WHEREAS, Chapter 9, Article V, Section 9-80 (c) of the City of Florence Code of Ordinances (“the Code”) provides for a seventy-five (\$0.75) per month garbage collection fee to cover costs associated with the repair and replacement of rollcarts within the municipal limits of the City; and

WHEREAS, no provision was made for use of these funds for the repair and replacement of other capital equipment equally essential to the collection of residential garbage, and

WHEREAS, all such repairs and replacements to other sanitation collection capital equipment, including sanitation trucks, have been funded from the General Fund; and

WHEREAS, it is deemed appropriate that the City’s ordinance should be revised to provide that this monthly fee should be used not only for the repair and replacement of rollcarts and recycling bins, but also for repair and replacement of other capital equipment for residential garbage collection.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Florence, South Carolina that Chapter 9, Article V, Section 9-80 (c) of the City of Florence Code of Ordinances be amended to read as follows:

Sec. 13-63. Monthly fee—Generally; exception.

There shall be an additional seventy-five cent (\$0.75) per month garbage collection fee for each commercial and residential user of the rollcart collection system within the municipal limits of the city to cover costs associated with the repair and replacements of rollcarts, recycling bins, and residential garbage collection capital equipment.

ADOPTED THIS _____ DAY OF _____, 2012.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the FY 2011-12 City of Florence General Fund and Hospitality Fee Fund Budgets.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

The objective of the proposed ordinance is to amend both the General Fund and Hospitality Fund budgets for FY 2011-12 as follows:

- A. The General Fund is being amended to include grant revenues and related expenditures which, during the course of the current fiscal year, the grant funds have been or are anticipated to be received and expended but were not included as part of the original budget ordinance.
- B. The Hospitality Fund budget is being amended to include revenue from Unappropriated Surplus and offsetting expenditures to provide for building demolition and construction of a breezeway access from Dargan Street to the City's recently constructed parking lot.
- C. The Hospitality Fund budget is being further amended to include revenue from Unappropriated Surplus and offsetting expenditures for the payoff of a REDLG loan used for the breezeway construction on Irby Street. Funding made available from the release of REDLG loan collateralization in the General Fund will be used to finance a downtown incentive package discussed by City Council in their January 5, 2012 work session.

IV. STAFF RECOMMENDATION

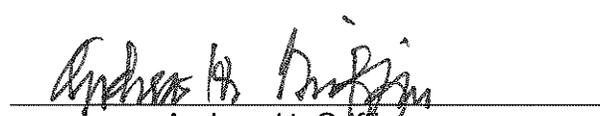
Approval and adoption of the proposed ordinance.

VI. ATTACHMENTS

Copy of the proposed ordinance.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE GENERAL FUND AND HOSPITALITY FUND BUDGETS FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012, is hereby amended as follows:

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

100120-790000 Miscellaneous Grants is increased in the amount of \$131,000 to provide for grant funds from Smoke Free Florence and the Drs. Bruce and Lee Foundation.

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

10049300-574110 Smoke-Free Florence Grant Expenses (Non-Departmental) is funded in the amount of \$30,000 to provide for grant-funded expenditures related to the advertising and promotion of Smoke-Free Florence.

10049300-574120 Tennis Center Capital Expenses (Non-Departmental) is funded in the amount of \$101,000 to provide for Bruce and Lee Foundation grant funded expenditures for additional capital equipment and facilities at the Florence Tennis Center.

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

400390-435010 Unappropriated Surplus is increased in the total amount of \$307,000 from reservations of fund balance from the prior fiscal year.

Section 4. That the expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

400-598040 Downtown Parking/Streetscapes (Hospitality Fund Expenditures) is increased in the amount of \$150,000 to provide funding for capital expenses related to downtown improvements.

400-598070 REDLG Loan Repayment (Hospitality Fund Expenditures) is increased in the amount of \$157,000 to pay off REDLG loan used for the Irby Street breezeway.

FY 2011-2012 Budget Amendment Ordinance (continued)

Section 5. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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

ADOPTED THIS _____ DAY OF _____, 2012.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the FY 2011-12 City of Florence General Fund Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.

Based on a midyear review of projections in the General Fund for FY 2011-12, budget reductions are proposed in the revenues and expenditures to ensure that the City maintains a realistic and balanced budget wherein revenues and expenditures are appropriately aligned.

IV. STAFF RECOMMENDATION

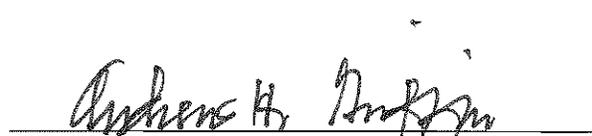
Approval and adoption of the proposed ordinance.

VI. ATTACHMENTS

Copy of the proposed ordinance and a summary of recommended revenue budget reductions by category and expenditure budget reductions by department.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

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

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012, is hereby amended as follows:

Section 1. That the revenues of the General Fund in said budget is hereby amended by revising line item appropriations in all categories for a net reduction in total General Fund revenues of \$591,000.

Section 2. That the expenditures of the General Fund in said budget is hereby amended by revising departmental and non-departmental expenditures for a net reduction in total General Fund expenditures of \$591,000.

A summary of recommended revenue budget reductions by category and expenditure budget reductions by department is attached hereto and is incorporated by reference as a permanent part of this Ordinance.

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

ADOPTED THIS _____ DAY OF _____, 2012.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

MID-YEAR REVIEW SUMMARY				
FISCAL YEAR 2011-12				
100 GENERAL FUND				
REVENUES				
CATEGORY	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
Property Taxes	100100	\$9,455,000	\$20,500	\$9,475,500
Licenses and Fees	100110	\$11,070,000	(\$385,000)	\$10,685,000
Governmental Reimbursements	100120	\$1,989,000	(\$79,000)	\$1,910,000
Charges for Services	100130	\$1,901,000	(\$19,500)	\$1,881,500
Fines and Forfeitures	100140	\$779,000	(\$160,000)	\$619,000
Investment Earnings	100300	\$20,000	(\$8,000)	\$12,000
Miscellaneous Revenues	100325	\$1,298,600	\$45,000	\$1,343,600
Transfers	100390	\$3,362,000	(\$5,000)	\$3,357,000
TOTAL REVENUES		\$29,874,600	(\$591,000)	\$29,283,600
EXPENDITURES				
DEPARTMENT	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
City Council	41000	\$297,420	\$2,060	\$299,480
City Court	41200	\$466,910	\$31,240	\$498,150
City Manager	41300	\$588,350	(\$225,120)	\$363,230
Finance and Accounting	41501	\$793,450	(\$41,770)	\$751,680
HR/Risk Management	41600	\$477,850	(\$7,020)	\$470,830
Community Services	41900	\$460,420	(\$33,910)	\$426,510
Police	42110	\$9,230,760	(\$300,940)	\$8,929,820
Legal	42111	\$172,730	(\$5,480)	\$167,250
Fire	42200	\$5,313,320	(\$14,480)	\$5,298,840
Beautification and Facilities Maintenance	43020	\$1,502,580	\$91,900	\$1,594,480
Sanitation	43022	\$2,902,350	(\$86,510)	\$2,815,840
Equipment Maintenance	43023	\$419,390	(\$5,720)	\$413,670
Recreation Programs	43024	\$1,838,630	(\$27,250)	\$1,811,380
Athletic Programs	43025	\$1,164,050	\$1,010	\$1,165,060
Planning Research and Development	46300	\$591,390	\$25,490	\$616,880
Debt Service	47000	\$417,100	\$0	\$417,100
Other Employee Benefits	49000	\$604,600	\$0	\$604,600
General Insurance/Claims	49100	\$335,000	\$29,000	\$364,000
Community Programs	49200	\$195,000	(\$45,000)	\$150,000
Nondepartmental	49300	\$2,103,300	\$21,500	\$2,124,800
TOTAL EXPENDITURES		\$29,874,600	(\$591,000)	\$29,283,600
EXCESS REVENUES/(EXPENDITURES)		\$0	\$0	\$0

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012

AGENDA ITEM: Introduction of Ordinances

DEPARTMENT/DIVISION: City Manager's Office/Downtown Economic
Development

ISSUE UNDER CONSIDERATION:

An ordinance to revise Chapter 4 of the City Code by deleting Article II Electrical and establishing Article II Maintenance and Appearance. This proposed ordinance establishes maintenance and appearance codes for the H-1 Florence Historic Overlay District.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Over the past 10 years the City of Florence has completed a number of studies and developed a Downtown Master Plan which specifies and recommended a number of actions to cause the redevelopment of downtown Florence.
2. The implementation schedule for the Downtown Master Plan as contained in the Comprehensive Plan calls for the drafting and adoption of property maintenance codes.
3. A draft of the proposed property and maintenance codes have been discussed and provided to the UDO/Stormwater Advisory Board.
4. A draft of the proposed property and maintenance codes were discussed and provide to members of City Council during a work session dated January 5, 2012.
5. A draft of the proposed property and maintenance codes were presented and discussed before owners and merchants of the H-1 Historic Overlay District on January 25, 2012.

POINTS TO CONSIDER:

1. Many of the buildings located in downtown Florence are underutilized and are currently in a state of disrepair with declining tax values.
2. In general, property and maintenance codes start the process of stabilizing property values within a given area or district.

3. In addition, property and maintenance codes provide for investor confidence by helping to protect the value of new projects against the blighting influence of vacant or abandon buildings.
4. An application of more rigorous code enforcement with property and appearance codes will assist in the protection of the current inventory of buildings within downtown Florence. As properties improve, tax values for downtown properties will begin to increase and it is more likely that other investments will follow. As property values increase the City is in a better position to activate the TIF District.
5. The City recognizes that code enforcement activity is not singly the answer to ending disinvestment in downtown Florence. Increased code enforcement must be balance with grant programs and other business related incentives that assists business owners in compliance or reduces uncertainly associated with new projects.
6. To that end the City is also proposing a list of business related incentives as well as funding to finance the proposed incentives.

STAFF RECOMMENDATION:

Staff recommends the adoption of the proposed Ordinance.

ATTACHMENTS:

Copy of the proposed Ordinance.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2012- _____

AN ORDINANCE TO REVISE CHAPTER 4 OF THE CITY CODE BY DELETING ARTICLE II ELECTRICAL AND ESTABLISHING ARTICLE II MAINTENANCE AND APPEARANCE CODE FOR DOWNTOWN FLORENCE.

WHEREAS, S.C. Code grants municipalities the authority to adopt codes and other regulatory means directed at redevelopment and the limitation of blighted conditions within specific areas of a municipality; and

WHEREAS, the City has completed a downtown master plan which found the downtown core business district to have elements of blight and in need of additional consideration to assist in removing the blighted conditions; and

WHEREAS, the Comprehensive Plan for the City of Florence establishes both programs and specific projects directed at assisting the redevelopment of downtown Florence, which includes the adoption of maintenance and appearance codes;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council for the City of Florence that Article II Electrical is hereby deleted in its entirety and that Article II Maintenance and Appearance is established.

ARTICLE II. MAINTENANCE AND APPREANCE

4-10. Purpose.

It is the purpose of the provisions of this Code to provide a practical method whereby buildings or structures, which diminish property values or detract from the appropriate appearance of the Florence Downtown Historic District, may be required to be repaired. The Downtown Historic District is deemed by the City of Florence to require supplemental regulations because of its special economic importance. This area is deemed to constitute an "overlay zone" as defined in S.C. Code 6-29-720(C). The provisions of this Code are cumulative, and in addition to any other remedy provided by law, including the current editions of standard codes adopted by the City of Florence.

Sec 4-11. Scope.

The provisions of this Code shall apply to all commercial buildings or structures whether occupied or vacant within the designated area. The City Manager or his designee shall be responsible for carrying out the provisions of this Article.

Sec. 4-12. Boundaries of the Florence Historic District.

The boundaries and parcels of the Florence Historic District shall be the same as the H-1 Florence Historic Overlay District.

Sec. 4-13. Responsibilities of the Florence Design Review Board.

In matters related to this Article the rules and procedures governing the approval of repairs or work shall be the Design Guidelines for Downtown Florence.

Sec. 4-14. General duties and responsibilities of the owner.

It shall be the duty and responsibility of the owner to ensure that buildings and structures affected by this Article are maintained and repaired per the following:

- (a) The exterior of the structure is to be maintained in good repair. In general, the term good repair shall mean that the structure(s) shall be free from broken glass from exposed windows; failed, failing or unattached gutter systems; failed or failing exposed wood elements that are either an architectural feature, a structural element, or placed on the structure for some other purpose; and/or other failed or failing plastic, metal, brick, stone or other building materials found on the exterior of the structure(s).
- (b) All structures and decorative elements of building fronts, sides and rears shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials or as approved.
- (c) Structures at the rear of buildings, attached or unattached to the principal structure, which are structurally deficient, shall be repaired or demolished upon approval.
- (d) All extraneous elements on building walls and roofs and surrounding premises which serve no useful or aesthetic purpose, such as empty electrical or other conduits, unused sign brackets, etc., shall be removed.
- (e) If the building is used for storage, the contents shall be masked from view of the public from the street right-of-way, public parking lots, or pedestrian corridors.

- (f) If the building is unoccupied, the owner shall cause the building to be maintained in such a way as to prevent it from looking abandoned. In general, it is the intent of this paragraph to cause the building to blend in with other occupied buildings within the immediate area. In addition, the building shall remain broom clean with all debris and other waste removed from inside the building.
- (g) The owner shall also be responsible for compliance with other sections of the City Code as they relate to nuisances and the abatement of nuisance conditions.

4-15. Specific duties and responsibilities of the owner.

- (a) *Walls* – In the event that a wall of a building has become exposed as a result of demolition of adjacent buildings, all doors, windows, vents or other similar openings exposed by the demolition must be either restored or closed. It shall be the responsibility of the property owner or agent causing the exposure of the wall to make required repairs and bring the building into compliance. Additional work required and time schedule allowed shall be the following:
 - a. The removal of any protruding or loose materials.
 - b. The owner or agent causing the exposure shall submit an application and schedule for compliance to the City within sixty (60) days of demolition.
- (b) *Windows* – In general, all windows shall be in good repair. For the purpose of this section, the term good repair shall mean that windows are tight fitting and have sashes of proper size and design. In addition, sashes with rotten wood, broken joints, or broken or loose mullions shall be replaced. Good repair shall also mean that exposed wood is sealed or otherwise protected and that the window is free of broken or cracked glass. For windows that are four (4) square feet or larger and are broken, the following rule shall apply:

A glass pane is not required to be replaced, if the largest single portion of the pane which is free of cracks, is 80% or greater of the total surface area of the glass pane.

 - a. First-floor - Existing windows shall be maintained as windows, complete with sills, lintels, frame and glass, unless changes are specifically approved by the Design Review Board.
 - b. Upper floor(s) - Existing windows may be closed as approved by the Design Review Board.
 - c. Signage and display windows – The following regulations shall apply to window advertising and/or display window space:

- i. No more than 25% of a storefront window may be covered by advertising signs. This restriction shall not apply to signs permanently painted on or etched into the window that serve as the business' identification sign.
 - ii. The interior area of enclosed display window space(s) shall be maintained in a manner free of dirt, debris and clutter. If the display window space is not enclosed, the area measured from the bottom of the window to 24 inches inside the building shall be considered the display window space.
 - iii. Temporary signage shall not be placed on the exterior of any building or structure. All temporary signage must be on the inside of the window and shall be considered when calculating the 25% allowance for window signage. For the purpose of this section temporary signage shall be defined by the City of Florence Zoning Code and/or the Design Guidelines.
 - iv. All other signage shall be in conformity with the City of Florence Zoning Code and/or the Design Guidelines.
 - d. Allowable exceptions - The following exceptions for window treatments are available if approved by the Design Review Board.
 - i. Upper Story Windows -
 - 1. Use of inoperable glass inserts.
 - 2. Use of painted wooden shutters.
 - 3. Use of public art.
 - 4. Other options as approved.
 - ii. Alley Windows -
 - 1. Use of painted wooden shutters.
 - 2. Other options as approved.
 - iii. Back Streets –
 - 1. Use of painted wooden shutters.
 - 2. Other options as approved.
- (c) *Protection of exterior surfaces and facades* - All exterior surfaces which require painting or sealing to protect the underlying surface(s) from deterioration shall be so painted or sealed. As a matter of regulation, when 25% or more of the aggregate exterior surface of any wall face has peeling or flaking paint the entire area shall be repainted. An exception to this regulation may be granted by the City where the owner or owner representative, as a matter of design maintains the underlying paint, advertising sign or art work in a satisfactory manner.
- (d) *Advertising structures, signs, and awnings* - All advertising structures and awnings and their accompanying supporting members shall be maintained in good repair and

shall be in compliance with the development codes for the City of Florence. Non complying signs, billboards, marquees, or awnings shall, together with their supporting members, be removed. It is the intent of this section, to cause the removal of all abandon signs or like structures within the H-1 District.

For awnings or marquees which are made of cloth, plastic or similar material, such awnings, or marquees shall be maintained so as not to show evidence of excessive tearing, ripping, and unsightly conditions. For the purpose of this section, excessive tearing shall be defined as a tear in excess of six (6) inches in length. In the event that the awning covering has been removed, the supporting members may remain in place for a period not to exceed four (4) months if the intent is to replace the covering.

- (e) *Cornices* – All cornices shall be structurally sound and maintained/protected. Rotten or weakened portions shall be removed and/or replaced to match as close as possible the original patterns as approved by the Design Review Board.
- (f) *Downspouts* – Sheet metal gutters and downspouts shall be functional, replaced or repaired as necessary and shall be properly located and securely installed.

Sec. 4-16. Notice of violation and penalties.

Any violation of the provisions of this Article is hereby declared a public nuisance and shall be corrected or abated as required by this Article. Further, violation(s) of this Article shall be subject to the provisions of the Florence City Code governing such nuisances, including reimbursing the city for any costs incurred in removing, abating or remedying said nuisance. When an owner is found to be in violation of this Article, the city may serve upon such person a written notice stating the nature of the violation.

Within thirty (30) days from the date of receipt of the notice of violaiton, the owner shall submit to the City a plan for the satisfactory correction of the violation - which shall include acceptable milestones and other remedies to abate the violation. Within two weeks of submittal, the City shall review the correction plan and respond in writing to the owner of its acceptance, rejection, or recommended modification(s) to the plan.

Upon acceptance of the plan by the City the owner shall abate the public nuisance in a manner consistent with the approved plan. The City's duly appointed official may amend the plan, upon a written request by the owner or the owner's representative. All amendments shall be in writing and upon acceptance by the city shall be made part of the accepted correction plan. A phased schedule approach toward compliance may be acceptable. However, if a phased schedule approach is proposed it shall not exceed 36 months from the date of acceptance by the City.

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

DATE: February 6, 2012
AGENDA ITEM: Ordinance No. 2012-
DEPARTMENT/DIVISION: City Manager / City Attorney

I. ISSUE UNDER CONSIDERATION

As approved by City Council this past fall, staff has prepared a Fourth Addendum to the Lease with Palmetto Petro which permanently amends the Lease by both changing the rent charged and by changing the description of the property being leased to the company operating Palmetto Petro. This ordinance approves the revised lease provisions.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

This ordinance comes before Council for first reading on February 13, 2012. If passed on first reading, it will be back on the agenda for the next Council Meeting.

III. POINTS TO CONSIDER

(a) Section 5-7-260(6) of the South Carolina Code of Laws and Section 2-26(8) of the Code of Ordinances for the City of Florence provides, in pertinent part, that property owned by the City can be leased only after approval by ordinance. Since this property is presently subject to a leasehold interest, and the Fourth Addendum to the Lease materially changes both the description of the property being leased (reduces the property subject to the lease) and the rent charged for the balance of the Lease, this action requires the passage of an ordinance. The proposed Ordinance is attached as Attachment A.

(b) The property presently being leased to Palmetto Petro, LLC under the Lease is described on Attachment B hereto. The Lessee (tenant) has requested that the rent called for under the Lease be reduced from the \$5,000.00 per month designated in the Lease, and to accomplish this, the Lessee is willing to significantly reduce the amount of property being leased. The property proposed to be leased to Palmetto Petro, LLC under the Fourth Addendum to the Lease is described on Attachment C hereto.

(c) Pursuant to the discussions with Council in the fall, staff has finalized an agreement which reduces the property leased to the property described on Attachment B

hereto and reduces the monthly rental as authorized by Council. The Plat referred to in the new description of the leased premises is attached as Attachment C hereto.

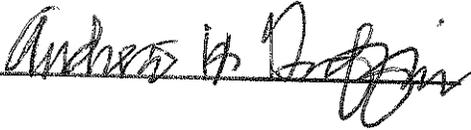
(d) If Council decides it is in the City's best interest to amend the Lease of the subject property, the proposed ordinance should be considered on first reading.

IV. STAFF RECOMMENDATION

Staff recommends approval of the Ordinance authorizing the Fourth Addendum of the Lease and stands ready to proceed in accordance with council's wishes.

V. ATTACHMENTS

- (a) Attachment A is a copy of the proposed ordinance with attached exhibit.
- (b) Attachment B is the description of the property presently being leased to Palmetto Petro, LLC under the Lease.
- (c) Attachment C is the description of the reduced property to be leased to Palmetto Petro, LLC under the Fourth Addendum of the Lease.



ATTACHMENT A

Proposed Ordinance

ORDINANCE NO. 2012-

AN ORDINANCE AUTHORIZING THE FOURTH ADDENDUM TO THE LEASE WITH PALMETTO PETRO, LLC TO ADJUST BOTH THE PROPERTY LEASED AND THE RENT CHARGED WITH RESPECT TO THE PARCEL LOCATED AT THE CORNER OF N. IRBY STREET AND DARLINGTON STREET FOR PARCEL A, WHICH IS A LOT AS SHOWN ON A PLAT FOR ERNEST L. PENNELL MADE BY ERVIN ENGINEERING CO., INC. DATED JUNE 14, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR FLORENCE COUNTY IN PLAT BOOK 34 AT PAGE 414, SAID LOT BEING DESIGNATED AS TAX PARCEL 90086-02-003 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, AND FOR PARCEL B, WHICH IS A LOT DESIGNATED AS LOTS 120, 121, 103, 104, AND THE WESTERNMOST PORTION OF LOT 105 AS SHOWN ON A PLAT FOR ERNEST L. PENNELL AND CROMWELL C. RAWLS, III MADE BY LIND, HICKS AND ASSOCIATES, SURVEYORS, INC. DATED MARCH 20, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR FLORENCE COUNTY IN PLAT BOOK 76 AT PAGE 228, SAID LOT BEING DESIGNATED AS TAX PARCEL 90086-02-004 AND 005 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

WHEREAS, Asset Holdings Trust, LLC previously gave said property to the City subject to a leasehold interest held by Palmetto Petro, LLC; and

WHEREAS, Palmetto Petro has requested that the rent charged under the Lease be reduced and the property subject to the Lease be reduced; and

WHEREAS, it is hereby determined that the reduction of the rent by reducing the size of the premises leased to Palmetto Petro, LLC greatly increases the potential for the property continuing as an ongoing business in the downtown area while freeing up significant property for use by the City or for possible lease by the City to an additional tenant, thereby making the change one that 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 enter into the Fourth Addendum to the Lease with Palmetto Petro, LLC, a copy of said Fourth Addendum being attached hereto as Attachment 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

leased is hereby changed by substituting the Exhibit "A-1" attached hereto and incorporated herein by reference for the original Exhibit "A", this new Exhibit "A-1" now constituting the description of the leased premises.

2. Paragraph 2 of the original Lease, as amended, is hereby further amended by removing Paragraph 2 in its entirety and substituting the following as the new Paragraph 2:

Rental. The rental of the Premises shall be payable in equal monthly installments in advance on the first day of each month during the term of this Lease. In the event that the initial term does not commence on the first day of a month, the first payment shall be prorated on a daily basis. The monthly rental for the Lease effective December 1, 2011 shall be Two Thousand Five Hundred and no/100th (\$2,500.00) Dollars per month plus real estate taxes on the leased premises and upkeep, including repairs. The rental upon the renewal on March 1, 2015, if exercised, shall increase to Three Thousand Five Hundred and no/100th (\$3,500.00) Dollars per month on the leased premises and upkeep, including repairs, for the additional five (5) year period authorized by Paragraph 1 of the Lease. Furthermore, in consideration of the rental reductions set out herein, Palmetto Petro, LLC agrees that any future requests by it to amend the rental amounts under this Lease must include an agreement to pay an administrative and legal fee to offset the costs incurred by the City to consider its request.

3. Except for the change to Exhibit "A-1" for the description of the Leased premises and the amendment of Paragraph 2 set out in detail above, all remaining provisions of the original Lease, as amended by the Addendums dated May 6, 2010, March, ___, 2011, August 2, 2011, and the Amendment dated November 1, 2010, shall remain in full force and effect.

WITNESSES:

CITY OF FLORENCE, Successor Lessor

By: _____
ANDREW H. GRIFFIN, City Manager

PALMETTO PETRO, LLC, Lessee

By: _____
THAKOR PATEL

By: _____
RUPESH PATEL

THAKOR PATEL, Personal Guarantor

RUPESH PATEL, Personal Guarantor

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PERSONALLY appeared before me the undersigned witness who, being duly sworn, says that she saw the within The City of Florence by its authorized officer, sign, and deliver the within Addendum to Lease and that (s)he with the other witness , whose signature appears above, witnessed the execution thereof.

SWORN to before me this
____ day of _____, 2012

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PERSONALLY appeared before me the undersigned witness who, being duly sworn, says that she saw the within Palmetto Petro, LLC, by its authorized officers, sign, and deliver the within Addendum to Lease and that (s)he with the other witness , whose signature appears above, witnessed the execution thereof.

SWORN to before me this
____ day of _____, 2012

Notary Public for South Carolina
My Commission Expires: _____

Exhibit "A-1"

Primary Leased Premises

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying, and being in the City and County of Florence, State of South Carolina, shown and designated as "Parcel A" containing 1.03 acres on a plat for the City of Florence by Gregory A. Brown, P. L. S., dated January 27, 2012 and recorded in Plat Book ___ at Page ___ in the Office of the Clerk of Court for Florence County, reference being made to the above mentioned plat for a more thorough and complete description of said property.

Non-Exclusive Easement for Access, Parking and Solid Waste Collection

A non-exclusive easement and right-of-way for the purpose of parking, ingress and egress, and the maintenance of a solid waste collection location on and across that certain piece, parcel or lot of land, with improvements thereon, situate, lying, and being in the City and County of Florence, State of South Carolina, shown and designated as "Access, Parking and Solid Waste Collection Easement" on a plat for the City of Florence by Gregory A. Brown, P. L. S., dated January 27, 2012 and recorded in Plat Book ___ at Page ___ in the Office of the Clerk of Court for Florence County, reference being made to the above mentioned plat for a more thorough and complete description of the property subject to the non-exclusive easement. This easement being leased for the term of the Lease shall allow the Lessee to use and maintain the current parking as lined on the pavement and to use and maintain the current location for the solid waste collection site thereon, but the Lessee may not in any way expand the parking or the solid waste collection site without first obtaining written permission from the City of Florence.

Non-Exclusive Easement for Ingress and Egress

A non-exclusive easement and right-of-way for the sole purpose of ingress and egress on and across that certain piece, parcel or lot of land, with improvements thereon, situate, lying, and being in the City and County of Florence, State of South Carolina, shown and designated as "Parcel B" containing 1.30 acres on a plat for the City of Florence by Gregory A. Brown, P. L. S., dated January 27, 2012 and recorded in Plat Book ___ at Page ___ in the Office of the Clerk of Court for Florence County, reference being made to the above mentioned plat for a more thorough and complete description of the property subject to the non-exclusive easement. This easement being leased for the term of the Lease shall allow the Lessee the

non-exclusive use of said Parcel B for ingress and egress to and from the primary leased premises described above, but in no case may the Lessee's use of Parcel B limit or restrict the full use of said Parcel B by the City of Florence or its successors and assigns.

The parcels described herein were conveyed to the Grantor herein by Drs. Bruce and Lee Foundation by deed dated December 23, 2009 and recorded December 30, 2009, in Deed Book B-282, Page 1689, Office of the Clerk of Court, Florence County, S.C.

Property Address: 247 N. Irby Street, Florence, South Carolina

ATTACHMENT B

PARCEL A: All that certain piece, parcel or lot of land lying, being and situate in the City and County of Florence, State of South Carolina, shown and designated as 0.8865 acres, on a plat for Ernest L. Pennell by Ervin Engineering Co., dated June 14, 1989 and recorded in Plat Book 34 at Page 414 in the Office of the Clerk of Court for Florence County whereon said parcel is shown as bounded on the North by West Darlington Street whereon it fronts and measures 149.84 feet; on the East by North Irby Street whereon it measures 257.34 feet; on the South by lands designated Zion Tabernacle Holiness Church and Hams Feed & Seed whereon it measures 149.88 feet; and on the West by land designated Zion Tabernacle Holiness Church whereon it measures the aggregate distance of 258.06 feet. Reference being made to the above mentioned plat for a more thorough and complete description.

PARCEL B: That certain piece, parcel or lot of land situate, lying and being in the City of Florence, County of Florence, State of South Carolina, on the South side of West Darlington Street, and designated as Lots 120, 121, 103, 104 and the westernmost portion of Lot 105, as shown on a plat of Lind, Hicks & Associates, Surveyors, Inc., dated March 20, 2001 made for Ernest L. Pennell and Cromwell C. Rawls, III, and being recorded in the Office of the Clerk of Court for Florence County in Plat Book 76 at Page 228; said parcel being more particularly described as follows: Commencing at an iron pin at a point which marks the boundary separating the subject parcel and Lot 119 on the south side of Darlington Street and running along the south side of Darlington Street east for a distance of 74.96 feet to an iron pin; continuing east for a distance of 74.35 feet to an iron pin; thence south for a distance of 198.23 feet to an iron pin; continuing south for a distance of 59.90 feet to an iron pin; thence east for a distance of 25 feet to an iron pin; thence south for a distance of 139.96 feet to an iron pin; thence west for a distance of 175.49 feet to an iron pin; thence north for a distance of 200.01 feet to an iron pin; and continuing north for a distance of 198.86 feet to the starting position. Said parcel being bounded as follows: on the North by Darlington Street; on the East by Lot No. 122, being other property now or formerly of Ernest Pennell and Cromwell C. Rawls, III; and by the remaining portion of Lot No. 105, being the property of Michael Ballenger, et al; on the South by the right-of-way of C.S.X. Railroad Company; and on the West by Lots Nos. 102 and 119, being property of Hugh L. Willcox, Jr., as shown on the above referenced plat. Reference being made thereto for a more complete description.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil gas rights, crops, timber, all diversion payments or third party payments made to crop producers and existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described.

PARCELS A and B were conveyed to the Grantor herein by Drs. Bruce and Lee Foundation by deed dated December 23, 2009 and recorded December 30, 2009, in Deed Book B-282, Page 1689, Office of the Clerk of Court, Florence County, S.C.

Tax Map No. 90086-02-003 (Parcel A)
90086-02-004 and 005 (Parcel B)

Property Address: 247 N. Irby Street, Florence, South Carolina

non-exclusive use of said Parcel B for ingress and egress to and from the primary leased premises described above, but in no case may the Lessee's use of Parcel B limit or restrict the full use of said Parcel B by the City of Florence or its successors and assigns.

The parcels described herein were conveyed to the Grantor herein by Drs. Bruce and Lee Foundation by deed dated December 23, 2009 and recorded December 30, 2009, in Deed Book B-282, Page 1689, Office of the Clerk of Court, Florence County, S.C.

Property Address: 247 N. Irby Street, Florence, South Carolina

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012

AGENDA ITEM: Introduction of Resolution – Councilman Glynn F. Willis

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION

A Resolution in support of the Municipal Association's 2012 Legislative Agenda to direct more local decision making to the local elected officials that govern the state's cities and towns.

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

RESOLUTION NO. 2012-03

**A RESOLUTION IN SUPPORT OF THE MUNICIPAL ASSOCIATION'S 2012
LEGISLATIVE AGENDA TO DIRECT MORE LOCAL DECISION MAKING TO THE
LOCAL ELECTED OFFICIALS THAT GOVERN THE STATE'S CITIES AND TOWNS**

- WHEREAS,** Cities and towns in South Carolina are the government closest to the people providing the core services residents and businesses demand for a high quality of life; and
- WHEREAS,** residents and businesses want their local city and town councils to have the flexibility to make decisions that are best for their communities while also being held accountable by their residents to spend wisely and govern locally; and
- WHEREAS,** cities and towns support increasing the economic strength of the state to enable job creation for residents and encourage business development and success; and
- WHEREAS,** the Municipal Association board of directors approved the 2012 legislative agenda that supports local elected leaders making decisions based on local needs and priorities; and
- WHEREAS,** the legislative agenda is based around three legislative principles of promoting economic growth, enhancing a positive quality of life; and encouraging local accountability and fiscal responsibility that support the core functions of government that cities and towns provide; and
- WHEREAS,** enclave annexation, municipal capital project sales tax, fully funding the Local Government Fund and rehabilitating abandoned buildings are the four major legislative issues that local elected leaders determined can have the greatest impact on their hometowns;
- WHEREAS,** the agenda also focuses on fiscal, economic development, infrastructure and public safety issues that are important to cities and towns of all sizes in all parts of the state; and
- WHEREAS,** the City of Florence fully supports the agenda set forth by the Municipal Association of SC board of directors for cities and towns to govern locally for residents.

BE IT THEREFORE RESOLVED that the Council of the City of Florence affirms on this day, February 13, 2012, its support for the Municipal Association's 2012 legislative agenda to direct more local decision making to the local elected officials that govern the state's 269 cities and towns.

RESOLVED THIS 13th DAY OF FEBRUARY, 2012.

Approved as to form:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012

AGENDA ITEM: Resolution

DEPARTMENT: City Manager's Office/Downtown Economic Development

ISSUE UNDER CONSIDERATION

Adoption of a Resolution which would authorize the implementation of various property and business financial incentives within the H-1 Florence Historic District.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Over the past 10 years the City of Florence has completed a number of studies and developed a Downtown Master Plan which specifies and recommended a number of actions to cause the redevelopment of the Florence Downtown.
2. The implementation schedule for the Downtown Master Plan as contained in the Comprehensive Plan calls for the adoption of certain property and business related incentives to help facilitate the redevelopment effort for downtown Florence.
3. A draft of the proposed property and business incentives were provided to City Council during a work session dated January 5, 2012.
4. This is the initial consideration of a Resolution authorizing the implementation of property and business related incentives for Downtown Florence.

POINTS TO CONSIDER

1. The Downtown Master Plan has as a priority the creation of financial incentives as a catalyst for revitalization.
2. The Florence Historic District is deemed by the City of Florence to require special incentives because of its special economic importance. This area is deemed to constitute an "overlay zone" as defined in S.C. Code 6-29-720 (C).
3. The current blighted conditions of the Historic District are a result of over thirty years of disinvestment. It has been explained to the City by a number of downtown redevelopment specialists that without financial incentives to property owners or developers disinvestment will continue and the negative condition of blight will lead to the lost buildings and businesses.

Therefore, incentives are also necessary to assist in the recruitment of new commercial enterprises and the retention of existing businesses..

4. The practice of providing various incentives as a catalyst for the revitalization is a common practice in downtown areas throughout the country. Virtually all areas with revitalized downtowns have utilized incentives as a critical tool to accomplish revitalization.
5. Initial funding for the proposed incentives has been identified from the existing budget. No additional taxes or fees will need to be assessed at this time to fund these incentives.

III. STAFF RECOMMENDATION

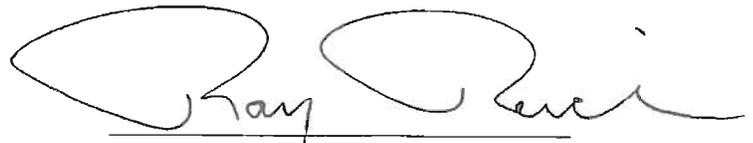
Staff recommends that Council approve the Resolution adopting various incentives for Downtown Florence.

IV. ATTACHMENTS:

Copy of the proposed Resolution.



Andrew H. Griffin
City Manager



Ray Reich
Downtown Development Manager

RESOLUTION NO. 2012-

A RESOLUTION APPROVING DOWNTOWN INCENTIVES TO ENCOURAGE THE REVITALIZATION OF DOWNTOWN FLORENCE BY EXISTING PROPERTY OWNERS AND POTENTIAL DEVELOPERS.

Incident to adoption of this Resolution, City Council ("Council") makes the following findings of fact:

1. As reflected by earlier action of this Council through the approval of the Comprehensive Plan and the Master Plan for the redevelopment of the downtown area, the downtown redevelopment effort is an essential and highly beneficial process for the City.
2. Council is mindful of the criteria set forth by the South Carolina Supreme Court in *Byrd v. Florence County* in determining when industrial development constitutes a public purpose. In that case, as further developed in *Nichols v. South Carolina Research Authority*, the South Carolina Supreme Court formulated a four-point standard to include (1) the ultimate goal or benefit to the public, (2) whether public or private parties will be the primary beneficiaries, (3) the speculative nature of the project and (4) the probability that the public interest will be ultimately served.
3. While recognizing that the provision of incentives to private property owners and developers has some benefit to the private developers, the purpose of this incentive is to benefit the citizens of the City by encouraging revitalization and redevelopment of the downtown area thereby bringing about great positive direct economic impact upon the City, indirect economic impact upon the City by attracting additional businesses, investment and patronage into the downtown, and through enhancing quality of life and enjoyment issues by restoring the historic downtown area of Florence. Council has therefore applied the four-part test formulated by the Supreme Court to the attached list of approved incentives to be offered and has determined that points 1, 2, 3 and 4 are satisfied as described in paragraphs 3, 4 and 5 herein. Furthermore, each project applying for these incentives will be assessed based upon these criteria to insure that the factors are met.
4. The benefit to the public by providing these incentives greatly outweighs the private benefit, and this Council is convinced that the

utilization of funds for downtown incentives, which will largely be recouped over future years through increased property taxes, business license fees, utility revenues, increased tourism and improved quality of life for citizens of Florence, will serve great public purpose.

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

NOW, THEREFORE, BASED UPON THE FINDINGS OF FACT SET OUT ABOVE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA AS FOLLOWS:

- a. The City hereby adopts and approves the downtown incentives set out on Exhibit A hereto as possible incentives to be offered conditioned upon fund availability.
- b. The City Manager is hereby authorized and directed to proceed with whatever actions as may be necessary to carry out the actions authorized herein.

AND IT IS SO RESOLVED this ____ day of February, 2012.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

ATTEST:

DIANNE M. ROWAN
Municipal Clerk

EXHIBIT A

DOWNTOWN FLORENCE INCENTIVES Effective February, 2012

The City of Florence desires to encourage appropriate redevelopment work within the City's Historic Overlay District (H1) and to support the effort to preserve buildings, structures and cultural artifacts which have significant historic value. To assist in these goals, the City provides or coordinates financial incentives to qualified projects undertaken in the Historic Overlay District (H1). Unless otherwise noted, the incentives are only available for properties in the H1 District. To be eligible for the financial incentives of the new District, a development must be fully compatible with, and meet all requirements of the Historic Overlay District.

Incentive funding is limited, and the incentives shall be suspended when funding has been depleted. Upon the availability of additional funding, the incentives shall be restored.

Available incentives shall include the following:

Façade Grant Program:

Grants of up to \$10,000 shall be provided to property owners or tenants to improve the exterior appearance and functionality of the facades of buildings. Grants require a minimum of a 50% match by the property owners.

Sign Grant Program:

A grant of up to \$500 to provide business signage on the exterior of buildings. All signs must be approved by the Design Review Board and be compatible with the historic character of the overlay district. No match is required.

Design Assistance Grant:

Grants up to \$500 will be provided for architectural work required to create scope of work or design services for building facades. No match is required.

Low Interest Loan Pool Program:

Low interest loans of up to \$250,000 are available for property purchase or building renovations. The program is in partnership with local financial institutions and borrowers must meet the loan credit and underwriting requirements of the participating bank. 40% of the loan will be at a fixed 2% per annum rate with 15 year amortization, 50% shall be at 1% under prime with a floor of 4%. The remaining 10% will be the required equity by the borrower. The terms of this program are subject to change.

Micro-Enterprise Loan Program (MELP)

A micro-loan program providing loans up to \$15,000. The loan can be used for building renovation or for operational purposes.

USDA Loan Programs:

USDA Rural Development has several different low interest loan programs available. The Downtown Development Office will work with property owners and developers in assessing if a USDA loan is appropriate for their project. USDA programs include:

Business & Industry (B&I) Guaranteed Loan Programs
Rural Economic Development Loan Program (REDL)

Federal & State Historic Preservation Tax Credits:

The National Park Service in cooperation with the IRS provides financial incentives in the form of tax credits for the renovation of qualifying historic properties. A Federal income tax credit equal to 20% of rehabilitation costs and a SC State tax credit equal to 10% of the rehabilitation costs is available for work on qualifying buildings. In general, each dollar of tax credit earned reduces the amount of federal and state income taxes owed by the investor by one dollar. The Downtown Development Office will work with property owners and developers in assessing if tax credits are appropriate for their project and assist them in working with qualified architects and tax credit consultants.

Bailey Bill:

The SC Legislature permits local entities assess qualifying historic buildings on the pre-rehabilitation fair market value for the length of the special assessment. The period can be up to 20 years and the length of time is set by the local government. Because the downtown Florence district is a Tax Increment Financing (TIF) District, the use of the incentive will not typically apply and when utilized must receive the approval of both the City and County Councils. The Bailey Bill incentive may be considered for the H1 District and any eligible historic property in the D1 District.

Federal Income Tax Incentives for Easement Donations:

Rehabilitation work is not required for this incentive. The incentive is based on the charitable contribution of a partial interest in a historic property (i.e. easement) to a government or nonprofit organization. When donors donate partial interests—or easements---on historic buildings, they pledge to preserve significant historic features and agree to obtain the easement holder’s consent before making alterations.

Business License Credit

Businesses locating in the H1 District will receive a \$300.00 credit towards their first year business license fees. If their first year liability is less than \$300.00, any remaining credit balance will be carried forward to the second year.

Business License Exemption for Property Management Firms:

Lessors of nonresidential buildings, apartment buildings, dwellings other than apartment buildings, and real estate not otherwise classified by the North American Industry Classification System (NAICS) are specifically excluded from the City of Florence Business License Ordinance requirement for obtaining and paying a fee for an annual business license.

Other Incentives:

City Council may, at its discretion, modify the available incentives as conditions or specific projects warrant in accordance with Sections 2-200 through 2-207 of the City of Florence Code.

Utility Incentives:

The following utility incentives shall be made available to projects involving the renovation of a structure in which the renovation investment is equal to, or greater than, 30% of the value of the renovated building and to projects involving the construction of a new building. The incentives for those qualifying projects shall be as follows:

(a) **Waiving of all solid waste charges for bulk containers for five years:**

For five years from the date of the certificate of occupancy for a new or renovated building as defined above, the City will waive all solid waste charges for bulk containers. In addition to the general findings of fact which justify all of the incentives outlined in this Resolution, the finding that the central location of the district, when combined with the limited space available within the district for bulk containers, further justify the offering of this particular incentive.

(b) **Reduction in initial water and sewer connection fees:**

The City of Florence shall provide a 50% reduction in initial water and sewer connection fees (physical tap and unit contributory loading fees).

(c) **Reimbursement for costs to connect building to the City's water, sanitary sewer or storm sewer system:**

The City shall provide a direct reimbursement for actual construction costs (not connection fees discussed above) necessary to connect the new or renovated building to the City's water, sanitary sewer or storm sewer system; provided, that the reimbursement will not exceed \$25,000. Reimbursement will be available to the developer when the certificate of occupancy is issued.

Note: No monthly fees for water, sewer or storm drainage will be waived or discounted.

FLORENCE CITY COUNCIL MEETING

DATE: February 13, 2012

AGENDA ITEM: Introduction of Resolution

DEPARTMENT/DIVISION: City Council/ Councilman Ed Robinson

I. ISSUE UNDER CONSIDERATION

A Resolution asking the Housing Authority of Florence to request the funding source of the McGowan Commons to use as many local vendors/workers as feasible for materials, labor and supplies for the construction of that complex.

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

RESOLUTION NO. 2012 – 05

A RESOLUTION ASKING THE HOUSING AUTHORITY OF FLORENCE TO REQUEST THE FUNDING SOURCE OF THE MCGOWAN COMMONS TO USE AS MANY LOCAL VENDORS/WORKERS AS FEASIBLE FOR MATERIALS, LABOR AND SUPPLIES FOR THE CONSTRUCTION OF THAT COMPLEX

- Whereas,** the city will contribute approximately one million dollars in in-kind and cash for that project; and
- Whereas,** the city of Florence vigorously supports our local vendors/workers ; and
- Whereas,** the unemployment for the City of Florence is at 11%; and
- Whereas,** the City of Florence is working extra hard to reduce this rate; and
- Whereas,** it is the desire of the City Council of the City of Florence that the selected contractor use as many local vendors/workers as feasible; and
- Whereas,** the City of Florence has a minority procurement policy; and
- Whereas,** it is the desire that all projects that the City of Florence have significant investments, that the city's minority procurement policy is used or one that is equitable.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Florence, South Carolina, in meeting duly assembled and by the authority thereof, that we support the use of local vendors/workers as well as adhering to the Minority Procurement policy or comparable policy as it relates to hiring for the construction of McGowan Commons in Florence, South Carolina.

Resolved this 13th day of February, 2012.

Approved as to form:

James W. Peterson, Jr. City Attorney

Stephen J. Wukela, Mayor

Attest:

Dianne M. Rowan, Municipal Clerk