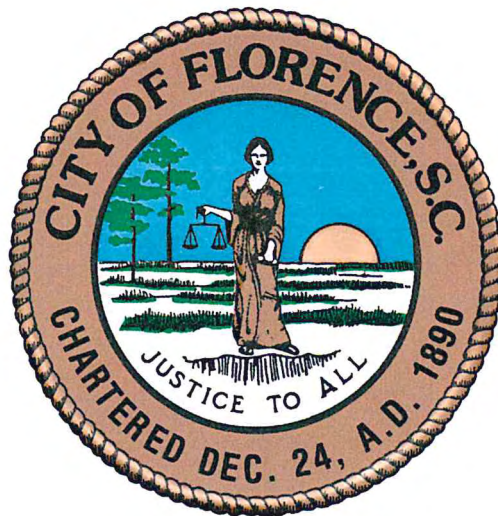


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
JANUARY 12, 2015
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JANUARY 12, 2015 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 W. EVANS STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

*November 24, 2014 - Worksession
December 8, 2015 – Regular Meeting*

IV. HONORS AND RECOGNITIONS

Service Recognitions

*Gary Green – 25 years - Beautification
Jeff Worthington – 25 years – Police
Lanny Thompson – 20 years – Waste Water
Brian Hart – 10 years – Police
Ken Hardee – 10 years – Waste Water
Mike English – 10 years - Engineering*

V. ORDINANCES IN POSITION

a. **Bill No. 2014-39 – Second Reading**

An ordinance to approve a proposed text amendment to Section 2.9-4 of the City of Florence Zoning Ordinance to exclude the United States, the State of South Carolina, and their agencies and political subdivisions from the requirement of applying for and obtaining a Certificate of Appropriateness for activities described therein if the activities are part of a project costing in excess of \$1,000,000.00.

(Councilman Jebaily has made a request that Bill No. 2014-39 be referred back to the Planning Commission and City Staff is in concurrence with his request.)

b. **Bill No. 2014-45 – Second Reading**

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2014, and ending June 30, 2015.

c. **Bill No. 2014-46 – Second Reading**

An Ordinance to annex and zone property owned by James Byron and Rebecca Kay Jones, TMN 90009-02-012.

d. **Bill No. 2014-47 – Second Reading**

An Ordinance to annex and zone property owned by Venugopal Govindappa and Deepthi Jayara, TMN 01221-01-250; John Elwood and Donna Brodie Owens, TMN's 01221-01-150 and 01221-01-151; Stephen C. And Debra L. Orander, TMN 01221-01-208; Stephanie Simmons, TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, TMN 00984-01-027.

e. **Bill No. 2014-48 – Second Reading**

An Ordinance to amend the Planned Development District Ordinance for Magnolia Mall TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 to expand the development plan.

VI. INTRODUCTION OF ORDINANCES

a. **Bill No. 2015-01 – First Reading**

An Ordinance to annex and zone property owned by Rajesh and Renuka Malik, TMP 01221-01-195.

VII. INTRODUCTION OF RESOLUTIONS

a. **Resolution No. 2015-01**

A Resolution for the City of Florence to recognize Royall Elementary for the outstanding achievement of being named a National Blue Ribbon Award school by the U.S. Department of Education.

- b. **Resolution No. 2015-02**
A Resolution for the City of Florence approving an incentive package to encourage the developer team for a project known as "Project Morgan" to develop in a downtown location.
(This Resolution will be discussed in Executive Session.)

VIII. REPORTS TO COUNCIL

- a. **Appointment to Civic Center Commission**
- b. **A request by Councilman Edward Robinson for the City of Florence to co-sponsor the Martin Luther King, Jr. Day event by providing transportation to walkers from the FMU Performing Arts Center to the parking area where the walk begins at Monumental Baptist Church.**
- c. **A request by Councilman Edward Robinson for City Council to appoint a committee to work on the City of Florence becoming an All America City by 2018.**

IX. EXECUTIVE SESSION

- a. **Contractual Matter**
- b. **Legal Matter**

X. ADJOURN

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 24, 2014 – 3:00 P.M.
DR. EDDIE FLOYD FLORENCE TENNIS CENTER
1300 JENNIE O'BRYAN AVENUE
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 3:07 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa M. Ervin; Councilman Robby L. Hill; Councilman Edward Robinson; and Councilman George D. Jebaily.

MEMBERS ABSENT: Councilwoman Octavia Williams-Blake.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mr. Phillip Lookadoo, Director of Planning, Research and Development; Mr. Michael Hemingway, Director of Utilities; and Chief Allen Heidler, Florence Police Department.

Notice of this special meeting was sent to the media informing them of the date, location and time of the meeting. Mr. Gavin Jackson of the Morning News was present for the meeting.

INVOCATION

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

WORKSESSION

A worksession to give final consideration to the Florence Neighborhood Revitalization Plan.

Mr. Drew Griffin, City Manager stated this is the final presentation on the City's Neighborhood Revitalization Strategy Plan. This plan has been put together in conjunction with city staff and the community, City Council, and APD Urban Planning & Management, LLC. There are several reasons why this plan is really important. The number one reason is, that outside of a very important concept for redevelopment, the neighborhood strategy like the City's Comprehensive Plan and the Downtown Master Plan, creates the legal basis that enables the city to move forward with the expenditure of public dollars. In every expenditure of public dollars you have to create the nexus between the expenditure and the public good. The public good in this case can be the removal of slums and blight, economic development and the reinvestment in public facilities that are a part of this plan. But also it is the pure concept of economic development, moving the community forward, making Florence more competitive against other cities in the South, attempting to attract higher paying and better jobs in our communities. Ultimately the children in our community will be able to stay here in Florence, SC and have the opportunity to advance. This planning effort is now at its end. If City Council elects to approve and adopt this plan then that will enable the city to move forward with the revitalization strategy. If that is done then the City enters into the implementation stage of the plan. As reported in the news, the city has the one penny sales tax funds, over \$5 million, that are directed to neighborhoods and the infrastructure, specifically streets. We also have set aside \$3 million to be the incentive base catalyst for the redevelopment strategies as outlined in the plan. There are two strategies: there is the revitalization strategy of certain neighborhoods and then there is the redevelopment strategy of other neighborhoods.

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NOVEMBER 24, 2014 – PAGE 2**

Mr. Jesse Wiles, Chief Executive Officer of APD reported on some of the goals that were set initially, the process followed in putting together this strategy, some of the recommendations and the next steps.

Vision and Goals

Goal 1: To refine a mechanism to stabilize each of the neighborhoods and establish a process for ongoing maintenance.

- Objectives:**
- 1) Create programs that aid in increasing the number of homes and buildings that are compliant with the housing and building codes.
 - 2) Continue work with Code Enforcement to decrease the number of abandoned properties.
 - 3) Devise a Vacant Property and Property Maintenance Ordinance.
 - 4) Encourage and fund infrastructure improvements.
 - 5) Implement a Land Banking program.

Goal 2: Establish a process to build the capacity of existing residents as a means of building long-term sustainability in the neighborhood revitalization initiative.

- Objectives:**
- 1) Conduct capacity building workshops for existing residents and businesses.
 - 2) Tap additional resources for Community Capacity Building

Goal 3: Expand and increase opportunities for affordable housing, homeownership, and rentals.

- Objectives:**
- 1) Assess existing conditions of the homeownership and rental markets.
 - 2) Increase the number of affordable housing options within the Project Area based on what the market can support.

Goal 4: Develop a marketing and rebranding strategy that builds on neighborhood strengths and attracts new families.

- Objectives:**
- 1) Establish gateways in the neighborhoods into and from downtown Florence, with a separate identity for each of the three neighborhoods.
 - 2) Develop common themes that link the neighborhoods and the downtown area.

Goal 5: Leverage the resources of the city through partnerships with the county, federal, state, philanthropic, and private sector agencies.

- Objectives:**
- 1) Encourage city and county capacity building and collaboration.
 - 2) Establish a working relationship with McLeod Health that is beneficial to the neighboring communities and to the medical complex.
 - 3) Identify other potential partners to leverage current funding.

Goal 6: Design a governance structure to guide the implementation of a comprehensive neighborhood revitalization project.

- Objectives:**
- 1) Assess the capacity of government staff to act as a full-time Program Manager.
 - 2) Propose roles and responsibilities of project management agent or agency.

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NOVEMBER 24, 2014 – PAGE 3**

Goal 7: Select areas for redevelopment that will effectively demonstrate the potential for a fully redeveloped neighborhood. Outline the process to expand neighborhood revitalization into other parts of the neighborhoods and into the City of Florence.

- Objectives:**
- 1) Use vacant property as a development resource.
 - 2) Link infrastructure improvements to neighborhood revitalization.
 - 3) Increase opportunities for green space as part of a neighborhood redevelopment strategy.
 - 4) Use design guidelines and the zoning ordinance to establish a framework for new construction and rehabilitation of existing property.
 - 5) Improve existing infrastructure in a manner that expands options for a more walkable neighborhood.

The recommendation in this report outlines a comprehensive Neighborhood Revitalization Strategy as an approach to achieving the goals laid out by the city, community members and community stakeholders during the Neighborhood Action Plan.

A three step approach was used to develop the revitalization strategy: Aggregate, Update and Implement.

The Aggregate step included collecting and reviewing existing conditions for the Project Area including previous plans, demographics, zoning, traffic, and engineering data, and market data. Information was gathered from a variety of sources including the U.S. Census, the City of Florence and Florence County. The information was then reviewed and organized as it pertained to future development opportunities and aligned with the overall project goals.

In the Update step the information gathered through the Aggregate step was verified, updated and used to develop infrastructure and site planning recommendations, market analysis, and policy recommendations. As part of this step a decision-making process was used to select specific areas to be redeveloped as Catalytic Projects. This process took into consideration a variety of criteria including predevelopment steps, market conditions, and proposed and recently completed projects.

The last step, the implement step, outlines recommendations for the City of Florence, and its partners, to achieve the established goal of revitalizing the downtown neighborhoods. The recommendation included the development of financial strategies, long-term management structures, policy recommendations to support existing residents and businesses, and predevelopment steps. The implement step also included the creation of design and financial strategies for the initial Catalytic Projects to help kick start the revitalization of the three neighborhoods.

Stabilization Strategy: The stabilization strategy outlines a multi-pronged approach that addresses safety, code enforcement, existing residents, and business programs. The strategy identifies tools that capitalize on existing programs offered through local and regional governments. It also considers successful best practices recently utilized by other cities with similar challenges, methods that offer a greater impact for concentrating resources, and proposals for leveraging funds in a way that creates sustainable, vibrant communities.

Three programs have been identified as key components to addressing safety: Code Enforcement and Property Maintenance, Housing Incentive Programs for existing property owners, and Crime Prevention through Environmental Design.

Building and housing codes have enormous potential to serve as the front line of defense in communities' efforts to battle blight. To properly address the potential spread of blight, loss of population, and declining property values, the City of Florence should put legal muscle behind the effort to ensure that properties are maintained to a minimum standard that supports community safety, health, and the sustainability of these neighborhoods.

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The use of a Florence Rental Property Registration program would be an important tool for reinforcing a more robust code enforcement system that systematically identifies problem properties and through random or routine inspection encourages landlords to address deferred maintenance and implement good property maintenance practices. Rental registration programs give the City Code Enforcement inspector the authority to inspect the exterior and interior of rental properties on a rotating basis. A database would also be created that allows the city to identify, track, and prioritize the most dangerous problem properties and the most problematic landlords. Rental registration programs would give Florence a tool to identify code problems and intervene earlier in the process before a property deteriorates to the point that it becomes cost prohibitive to repair and a blighting influence on the neighborhood. It is recommended that the City of Florence require registration and inspection of all rental properties regardless of whether the property has a history of code citations.

Revitalization Strategy: The revitalization strategy includes several approaches that address how to best repurpose properties targeted for redevelopment that are located within the Project Area. The strategies identify best practice tools that may capitalize on existing programs and introduce new programs utilized by other cities with similar challenges that can guide the development of new programs.

The three catalytic projects identified are the Pine Street Catalytic Project, the Vista Street Catalytic Project and the Sumter and Alexander Streets Catalytic Project.

The City of Florence has set aside approximately \$3 million for the implementation of short-term catalytic projects within the Project Area. The primary purpose of the catalytic projects is to initiate revitalization that encourages private sector investment and sends a clear message that the city is committed to reinvesting in its neighborhoods. A total expected cost for the first phase of work is \$3,800,000. This first phase includes:

East Florence – Seven new single-family houses and two owner-occupied restorations on Pine Street.

North Florence – Seven new single-family houses, two owner-occupied restorations and 10 new rental units on Vista Street.

Northwest Florence – One restoration, nine new rental units and 71,000 square feet of new retail on Sumter Street. Development within the Northwest neighborhood would occur at the Irby and Alexander intersections as a means of enhancing two important gateways.

Infrastructure improvements and complete street upgrades are also recommended for each street segment.

Recommended Programs and Policies – The City of Florence has several programs and policies already in place, plus ordinances that have been considered in recent years. The city has made steps in the right direction such as the new Livability Court, the appointment of a key staff person to lead code enforcement inside the Police Department and skilled staff assigned to work closely with community and business leaders.

The programs and policies needed to support an implementation strategy include:

- | | |
|------------------|--|
| Code Enforcement | <ul style="list-style-type: none">* Continue the demolition of buildings determined to be unsafe/unhealthy for human habitation.* Implement proactive code enforcement rather than complaint-based code enforcement.* Create point-of-sale and point-rental inspections that guard against occupying units until all code violation are corrected. |
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|---------------------------------|--|
| Rental Registration | <ul style="list-style-type: none">* Initiate pilot program for all residential rental properties in the Project Area.* Support programs for small-scale owners to improve management and maintenance.* Create program for repeat offenders that penalizes bad property maintenance practices. |
| Homeowner/Rental Rehab Programs | <ul style="list-style-type: none">* Create deferred loan program to assist homeowners in funding the repair of code violations and property maintenance.* Create low-interest-rate loan program to assist small-scale property owners with the repair of code violations and property maintenance.* Provide incentives and technical assistance to property owners that adhere to design standards when new additions or exterior renovations are permitted. |
| Land Assembly | <ul style="list-style-type: none">* Create a local land assembly program and conveyance policies to acquire and dispose of land for the purpose of redevelopment in the Project Area.* Create a land conveyance policy that conveys local, government-held property in a manner that supports neighborhood redevelopment initiatives. |
| Neighborhood Redevelopment | <ul style="list-style-type: none">* Provide incentives to increase the rate of owner-occupied dwellings in targeted neighborhoods.* Create incentives to reduce the risk associated with developing in the Project Area.* Require adherence to design standards for builders and developers using public funding to finance development in the Project Area. |
| Predevelopment Services | <ul style="list-style-type: none">* Develop policies and programs to convey assembled property.* Provide preliminary design services. Also provide marketing and branding services designed to guide the type of redevelopment desired for targeted catalytic projects. |
| Rezoning and Design Guidelines | <ul style="list-style-type: none">* Enact land use and zoning ordinances that establish development standards to reinforce historic development patterns and encourage the development of pedestrian-orientated neighborhoods.* Design/use pattern book and design guidelines. |

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Human Capital
Development

- * Focus on employment and job preparation.
- * Create programs to promote the use of minority-and-woman owned businesses.
- * Provide homeownership counseling and services for senior citizens.

Government Structure

- * Outline roles and responsibilities of key personnel designated to deliver activities for the initiative.
- * Create tracking and reporting systems.
- * Establish overall project objectives and metrics to track progress and ensure accountability.

The Florence Neighborhood Revitalization Strategy addresses an ambitious goal of redeveloping three neighborhoods that have experienced years of very little investment. Initial steps have been taken to begin to transform the neighborhoods including the city's investment in the Parks and Programming Initiative, and most importantly the \$3 million set aside to kick start the Neighborhood Revitalization Strategy.

Councilwoman Ervin made a motion to adopt the Florence Neighborhood Revitalization Plan. Councilman Hill seconded the motion.

Councilman Robinson made a motion to amend the principal motion to defer the adoption of the Plan. Councilman Jebaily seconded the motion to amend.

Voting in favor of deferring was Councilman Robinson, Councilman Jebaily and Mayor Pro tem Brand.

Voting in opposition of deferring were Mayor Wukela, Councilwoman Ervin and Councilman Hill.

The motion to defer failed with a vote of 3 in favor and 3 against.

Voting in favor of the principal motion to adopt the Plan were Mayor Wukela, Councilwoman Ervin and Councilman Hill.

Voting in opposition of the principal motion were Councilman Robinson, Councilman Jebaily and Mayor Pro tem Brand.

The motion to adopt the Plan failed with a vote of 3 in favor and 3 against.

Councilman Jebaily made a motion that the Florence Neighborhood Revitalization Plan be placed on the December 8, 2014 City Council agenda. Mayor Pro tem Brand seconded the motion, which carried unanimously.

ADJOURN

The meeting was adjourned at 4:47 p.m. without objection.

Dated this 12th day of January, 2015.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 8, 2014 – 1:00 P.M.
CITY CENTER COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; Councilman Edward Robinson; Councilwoman Octavia Williams-Blake; and Councilman George D. Jebaily.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Planning, Research and Development; Scotty Davis, Director of Community Services; Thomas Chandler, Director of Finance; Michael Hemingway, Director of Utilities; Chief Allen Heidler, Florence Police Department; and Chuck Pope, Director of Public Works.

MEDIA PRESENT: Mr. Gavin Jackson of the Morning News, Mr. Ken Baker of WMBF TV, Tonya Brown of WPDE TV 15 and Matt Petrillo of WBTW TV 13 were present for the meeting.

Notices of this regularly scheduled meeting were sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and place of the meeting.

INVOCATION

Councilwoman Teresa Myers Ervin 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 November 13, 2014 Special Meeting, the minutes of the November 13, 2014 Swearing In and the minutes of the November 17, 2014 Regular Meeting. Councilwoman Ervin seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Mayor Wukela presented Eric Jacobs of the Police Department with a Certificate of Recognition for completing 20 years of service with the City of Florence.

Michael Mullinax of the Police Department received a Certificate of Recognition from Mayor Wukela for 15 years of service with the City.

Mayor Wukela presented Tammi Durant of the Police Department a Certificate of Recognition for completing 10 years of service.

Johnathan Green was presented a Certificate of Recognition by Mayor Wukela for completing 10 years of service with Waste Water Operations.

APPEARANCE BEFORE COUNCIL

MRS. HOLLY BEAUMIER – TO MAKE A PRESENTATION REGARDING THE FLORENCE CONVENTION AND VISITORS BUREAU.

Mrs. Holly Beaumier reported that the Florence Convention and Visitor's Bureau is the designated entity for promotion of tourism in the Florence area. Tourism is now generating \$281.44 million in economic impact in the Florence area. Because of the tourist that come in and pay taxes but do not make use of services, households in the city and county pay \$409 less in local and state taxes. In the past year, there has been a 5% increase in accommodations taxes. In 2004-05 the City of Florence collected approximately \$200,000 in accommodations taxes. In 2013-14, about \$700,000 was collected. This is a 48% increase since 2004-05.

In closing, Mrs. Beaumier stated she would welcome input from anyone on how the Florence CVB would best make use of the marketing funds and encouraged anyone who would like to contact her, to please do so.

PRESENTATION OF THE CITY OF FLORENCE, SC COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDITED FINANCIAL STATEMENTS BY THE INDEPENDENT CERTIFIED PUBLIC ACCOUNTING FIRM OF BURCH, OXNER, SEALE AND CO., CPA'S PA.

Mr. Tracy Huggins, CPA with Burch, Oxner, Seale reported this past year the City of Florence's budgeted revenues in the General Fund were \$25.8 million. The actual revenues in the General Fund were \$26.7 million, which is an increase over the budget of \$872,000. 61% of the General Fund Revenues come from Local Option Sales Taxes, Business Licenses, and Franchise Fees. Expenditures in the General Fund were \$32 million in budgeted and \$31.8 million actual. This is under budget by \$181,000. The budgeted net other financing sources were \$6.19 million. The actual was \$5.5 million. This resulted in a variance of \$667,000, leaving an excess in the General Fund for the year of \$386,000. The net Fund Balance in the total General Fund is \$11.3 million. \$9.081 million of the \$11.3 million is the unassigned fund balance. There was an increase this year of \$666,300 in the unassigned fund balance. It represents 29% of the City's General Fund Expenditures and there was an increase of 3% over last year.

The operating revenues for the Enterprise Funds (Water and Sewer Funds) and the Stormwater Utility Funds are \$33.4 million. The operating expenses are \$19.9 million. Non operating expenses are \$1.3 million; capital contributions are \$226,000 and there were transfers out of \$2.1 million. The net income in the Enterprise Funds is \$10.255 million.

PUBLIC COMMENTS REGARDING THE FLORENCE NEIGHBORHOOD REVITALIZATION PLAN.

Mayor Wukela stated there were a number of individuals who had signed in to speak regarding the Neighborhood Revitalization Plan. The following persons addressed Council:

Mrs. Sandy Gaskins, Pee Dee Realtors Association stated that after reviewing the Neighborhood Revitalization Strategy a request was made to City Council to allow a representative from the Association to attend a worksession with City Council to address some of the concerns of the Association. Mrs. Gaskins requested that City Council receive the report and not adopt it as a formal policy at this time.

Mr. Nick Kremydas, Chief Executive Officer of the South Carolina Association of Realtors, spoke to Council on behalf of 15,000 realtors statewide and over 320 in the Pee Dee. Mr. Kremydas stated that realtors strongly support the goals of revitalizing residential neighborhoods and increasing

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DECEMBER 8, 2014 – PAGE 3**

opportunities for affordable housing. Mr. Kremydas reported there were two concerns identified in the plan. They are the rental registration requirements and the inspection program that have been recommended. Mr. Kremydas urged the City to focus its code enforcement efforts on problem properties and those neighborhoods where the greatest needs exist instead of implementing additional mandates.

Mr. Mark Nix was in agreement with Mr. Kremydas' remarks and added that these additional mandates would more than likely increase rental rates that would be passed down to the consumer and could result in a loss of affordable housing.

Mr. Gary Dauksch, a realtor, property manager and property owner in one of the areas affected by the revitalization strategy, spoke to Council on behalf of a group of about 50 property managers who collectively own or manage around 1,000 property units in the Florence area. Mr. Dauksch stated this group supports the plans to revitalize these neighborhoods and are not against this in any way. Mr. Dauksch stated the rental inspection plan and the rental registry recommendations were areas of concern for the property managers. Mr. Dauksch feels the mandatory registry and inspections, as outlined, would negatively affect the desired outcome of the plan basically because of the cost to implement these mandates. Mr. Dauksch, as well as, Mr. Kremydas and Mr. Nix would like to be involved with the City in this process going forward.

Mrs. Pat Gibson-Hye-Moore, Chairperson of the East Florence Neighborhood Organization, stated the identified neighborhoods have been waiting too many years to be revitalized and feels it unacceptable that there are individuals who are trying to delay the process from moving forward.

Mr. Dorothy Hines, President of the Williams Heights Community Association, spoke to Council about the condition of some of the houses that are in the neighborhoods that have been targeted for revitalization. Mrs. Hines feels the realtors, property owners and managers should have taken the time to get involved in this process from the beginning. Mrs. Hines stated there have been many community meetings and neighborhood meetings that were open to anyone who wanted to attend.

Pastor Kenneth Kelly from the Center of Hope, stated that everyone deserves an opportunity to have a place to live that is adequate and in good repair.

Mr. Gary Finklea stated he would like to amend the plan to state that the use of a Florence Rental Property Registration Program "may" be one tool that the City considers. Also another change would be to state that the City of Florence "may" consider registration and inspection of rental properties as one way to resolve some of the issues. (The original word in the plan was "shall" and both appear on page 36 of the plan).

A REPORT TO GIVE FINAL CONSIDERATION TO THE FLORENCE NEIGHBORHOOD REVITALIZATION PLAN. MR. JESSE WILES WILL BE PRESENT TO RESPOND TO ANY QUESTIONS.

Mayor Wukela stated the issue before Council is to give final consideration to the Florence Neighborhood Revitalization Plan. This is an aspirational document and is not binding on Council. The request is to adopt the plan as presented by the consultants.

Councilwoman Ervin made a motion to adopt the plan as presented. Councilman Hill seconded the motion.

Councilman Robinson made a motion to amend the principal motion to state that this plan is not binding and is in the form of a recommendation and if adopted will be adopted in the form of a recommendation. Councilman Jebaily seconded the motion and added that Mr. Finklea's recommendations be included. The motion passed unanimously.

Councilman Robinson also made a motion to amend the principal motion to follow the normal procedures with regard to noticing of ordinances and that any ordinance on this plan be published to councilmembers 15 days before any vote is required. There was no objection to this amendment.

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DECEMBER 8, 2014 – PAGE 4**

The principal motion made by Councilwoman Ervin and seconded by Councilman Hill to adopt the plan was passed unanimously as amended.

Mayor Wukela recessed the meeting at 2:40 p.m.
Mayor Wukela reconvened the meeting at 2:53 p.m.

ORDINANCES IN POSITION

BILL NO. 2014-36 – SECOND READING
AN ORDINANCE TO APPROVE A PROPOSED TEXT AMENDMENT TO ARTICLE 5, SECTION 5.2 TABLE VII FOR INSTITUTIONAL AND OTHER NON-RESIDENTIAL USES IN RESIDENTIAL ZONING DISTRICTS.

An Ordinance to approve a proposed Text Amendment to Article 5, Section 5.2 Table VII for Institutional and other Non-Residential uses in Residential Zoning Districts was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-36 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2014-37 – SECOND READING
AN ORDINANCE TO AMEND THE ELECTRIC SERVICE AGREEMENT WITH DUKE ENERGY PROGRESS TO PROVIDE FOR PARTICIPATION BY THE CITY OF FLORENCE, SC IN THE “OVERHEAD TO UNDERGROUND CONVERSION PLAN FOR MUNICIPALITIES”.

An Ordinance to amend the electric service agreement with Duke Energy Progress to provide for participation by the City of Florence, SC in the “Overhead to Underground Conversion Plan for Municipalities” was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-37 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2014-38 – SECOND READING
AN ORDINANCE TO DESIGNATE 405 SOUTH COIT STREET, TMN 90075-04-017, AS LOCAL HISTORIC RESOURCE.

An Ordinance to designate 405 South Coit Street, TMN 9075-04-017, as Local Historic Resource was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-38 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2014-39 – SECOND READING

AN ORDINANCE TO APPROVE A PROPOSED TEXT AMENDMENT TO SECTION 2.9-4 OF THE CITY OF FLORENCE ZONING ORDINANCE TO EXCLUDE THE UNITED STATES, THE STATE OF SOUTH CAROLINA, AND THEIR AGENCIES AND POLITICAL SUBDIVISIONS FROM THE REQUIREMENTS OF APPLYING FOR AND OBTAINING A CERTIFICATE OF APPROPRIATENESS FOR ACTIVITIES DESCRIBED THEREIN IF THE ACTIVITIES ARE PART OF A PROJECT COSTING IN EXCESS OF \$1,000,000.00.

An Ordinance to approve a proposed text amendment to Section 2.9-4 of the City of Florence Zoning Ordinance to exclude the United States, the State of South Carolina, and their agencies and political subdivisions from the requirements of applying for and obtaining a Certificate of Appropriateness for activities described therein if the activities are part of a project costing in excess of \$1,000,000.00 was deferred on second reading.

Mayor Pro tem Brand made a motion to defer Bill No. 2014-39 on second reading. Councilman Jebaily seconded the motion, which carried without objection.

BILL NO. 2014-40 – SECOND READING

AN ORDINANCE TO APPROVE A PROPOSED TEXT AMENDMENT TO SECTION 2.9-4 OF THE CITY OF FLORENCE ZONING ORDINANCE TO EXCLUDE THE UNITED STATES, THE STATE OF SOUTH CAROLINA, AND THEIR AGENCIES AND POLITICAL SUBDIVISIONS FROM THE REQUIREMENT OF APPLYING FOR AND OBTAINING A CERTIFICATE OF APPROPRIATENESS FOR ACTIVITIES DESCRIBED HEREIN IF THE ACTIVITIES ARE PART OF A PROJECT COSTING IN EXCESS OF \$1,000,000,000.

An Ordinance to approve a proposed Text Amendment to Section 2.9-4 of the City of Florence Zoning Ordinance to exclude the United States, The State of South Carolina, and their agencies and political subdivisions from the requirement of applying for and obtaining a Certificate of Appropriateness for activities described herein if the activities are part of a project costing in excess of \$1,000,000,000 was deferred on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-40 on second reading. Councilman Hill seconded the motion, which carried unanimously.

BILL NO. 2014-41 – SECOND READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY OLIVIA B. TIMMONS, TMN 90096-03-021.

An Ordinance to annex and zone property owned by Olivia B. Timmons, TMN 90096-03-021 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-41 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

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BILL NO. 2014-42 – SECOND READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LAURA WATSON
BARDI, TMN 00984-01-00.

An Ordinance to annex and zone property owned by Laura Watson Bardi, TMN 00984-01-00 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-42 on second reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

BILL NO. 2014-43 – SECOND READING
AN ORDINANCE TO ANNEX AND ZONE VARIOUS PROPERTIES WITHIN THE WINDSOR
FOREST SUBDIVISION ON ABBY WAY, ALDWICH PLACE, WEST ANDOVER ROAD,
ASCOT DRIVE, BLACKFRIARS COURT, WEST EDGEFIELD ROAD, HONOR COVE, WEST
KESWICK ROAD, WEST NEWCASTLE ROAD, PARSON’S GATE, RAINFORD ROAD,
TROTTER ROAD, WENSLEY COURT, AND WINDSOR FOREST DRIVE, SAID PROPERTIES
BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS
TAX PARCELS: 01221-01-276, 01221-01-277, 01221-01-245, 01221-01-246, 01221-01-273,
01221-01-272, 01221-01-271, 01221-01-270, 01221-01-269, 01221-01-251, 01221-01-252,
01221-01-267, 01221-01-253, 01221-01-266, 01221-01-265, 01221-01-255, 01221-01-258,
01221-01-262, 01221-01-290, 01221-01-292, 01221-01-293, 01221-01-291, 01221-01-097,
01221-01-099, 01221-01-102, 01221-01-145, 01221-01-144, 01221-01-143, 01221-01-146,
01221-01-189, 01221-01-187, 01221-01-190, 01221-01-185, 01221-01-194, 01221-01-182,
01221-01-183, 01221-01-169, 01221-01-299, 01221-01-294, 01221-01-298, 01221-01-295,
01221-01-296, 01221-01-138, 01221-01-141, 01221-01-137, 01221-01-052, 01221-01-054,
01221-01-030, 01221-01-238, 01221-01-182, 01221-01-075, 01221-01-037, 01221-01-024,
01221-01-064, 01221-01-069, 01221-01-210, 01221-01-303, 01221-01-279, 01221-01-300,
01221-01-282, 01221-01-288, 01221-01-160, 01221-01-156, 01221-01-155, 01221-01-220,
01221-01-221, 01221-01-222, 01221-01-218, 01221-01-217, 01221-01-216, 01221-01-215,
01221-01-214, 01221-01-232, 01221-01-154, 01221-01-153, 01221-01-149, 01221-01-202,
01221-01-213, 01221-01-176, 01221-01-223, 01221-01-224, 01221-01-225, 01221-01-127,
01221-01-128, 01221-01-131, 01221-01-132, 01221-01-133, 01221-01-134, 01221-01-136.

An Ordinance to annex and zone various properties within the Windsor Forest Subdivision on Abby Way, Aldwich Place, West Andover Road, Ascot Drive, Blackfriars Court, West Edgefield Road, Honor Cove, West Keswick Road, West Newcastle Road, Parson’s Gate, Rainford Road, Trotter Road, Wensley Court, and Windsor Forest Drive, said properties being specifically designated in the Florence County Tax Records was adopted on second reading

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-43 on second reading. Councilman Jebaily seconded the motion, which carried unanimously.

BILL NO. 2014-44 – SECOND READING

AN ORDINANCE TO APPROVE PROPOSED TEXT CHANGES TO THE CITY OF FLORENCE ZONING ORDINANCE RELATING TO FLOOD HAZARD DISTRICTS TO MAINTAIN COMPLIANCE WITH CURRENT FEMA REGULATIONS AND ADOPT THE REVISED FEMA FLOOD INSURANCE RATE MAPS.

An Ordinance to approve proposed Text Changes to the City of Florence Zoning Ordinance relating to Flood Hazard Districts to maintain compliance with current FEMA Regulations and adopt the revised FEMA Flood Insurance Rate Maps was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-44 on second reading. Councilman Hill seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2014-45 – FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2014, AND ENDING JUNE 30, 2015.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2014, and ending June 30, 2015 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2014-45 on first reading. Councilwoman Ervin seconded the motion, which carried unanimously.

Mr. Thomas Chandler, Director of Finance reported the purpose of the proposed Ordinance is to amend the budget for fiscal year 2014-2015. Funds would be reappropriated from fiscal year 2013-2014 to fiscal year 2014-2015 to incorporate projects or equipment that were not acquired or completed at the end of fiscal year 2013-2014.

In addition, the General Fund budget would be amended to provide for funding from the South Carolina Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects not anticipated in the original FY 2014-15 budget.

Council voted unanimously to pass Bill No. 2014-45.

BILL NO. 2014-46 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JAMES BYRON AND REBECCA KAY JONES, TMN 90009-02-012.

An Ordinance to annex and zone property owned by James Byron and Rebecca Kay Jones, TMN 90009-02-012 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2014-46 on first reading. Councilwoman Ervin seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this is a request by the property owners to annex and zone property located at 202 North Lakewood Drive. The property is shown more specifically on Tax Map 90009-02-012.

A single-family residence is currently developed on this site. City water and sewer services are currently available and there is no cost to extend utility services.

A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting. Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.

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City Staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.
Council voted unanimously to pass Bill No. 2014-46.

BILL NO. 2014-47 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY VENUGOPAL GOVINDAPPA AND DEEPTHI JAYARA, TMN 01221-02-250; JOHN ELWOOD AND DONNA BRODIE OWENS, TMN'S 01221-01-150 AND 01221-01-151; STEPHEN C. AND DEBRA L. ORANDER, TMN 01221-01-208; STEPHANIE SIMMONS, TMN 00984-01-026; AND W. HOWARD AND BETTY CAULDER HYMAN, TMN 00984-01-027.

An Ordinance to annex and zone property owned by Venugopal Govindappa and Deepthi Jayara, TMN 01221-02-250; John Elwood and Donna Brodie Owens, TMN's 01221-01-150 and 01221-01-151; Stephen C. And Debra L. Orander, TMN 01221-01-208; Stephanie Simmons, TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, TMN 00984-01-027 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-47 on first reading. Councilman Jebaily seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that all parcels are either vacant or developed with a single-family dwelling.

City water and sewer services are currently available and there is no cost to extend these services.

A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting.

Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2014-47.

BILL NO. 2014-48 – FIRST READING

AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR MAGNOLIA MALL TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 TO EXPAND THE DEVELOPMENT PLAN.

An Ordinance to amend the Planned Development District Ordinance for Magnolia Mall TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 to expand the Development Plan was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2014-48 on first reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that in the mid to late 1970's, City Council adopted an ordinance that annexed a lot owned by PR Magnolia Mall LLC and zone the property Planned Unit Development-Commercial (PUD-C).

Magnolia Mall would like to amend the PDD Ordinance to allow future development including an expansion of the existing use on parcels identified on Florence County Tax Map Numbers: 00099-01-052; 00099-02-055; and 00099-01-053. Three additional building sites will be created for future development. The proposed uses for the future buildings are retail and/or restaurant.

A Public Hearing to amend the PDD was held at the November 18, 2014 Planning Commission meeting.

Planning Commission members voted 8-0 to recommend the amendment request of the Planned Development District.

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City Staff concurs with the Planning Commission's recommendations to amend the Planned Development District.

Council voted unanimously to pass Bill No. 2014-48.

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS/COMMISSIONS

CIVIC CENTER COMMISSION

Mayor Pro tem Brand requested that the appointment to the Civic Center Commission be deferred. There were no objections.

NEIGHBORHOOD ADVISORY COMMITTEE

Mayor Wukela stated that Councilwoman Williams-Blake has withdrawn from serving on the Neighborhood Advisory Committee to allow for a new appointment.

Chair for the Committee, Councilwoman Teresa Myers Ervin nominated Councilman George Jebaily to serve on the Neighborhood Advisory Committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

CONSIDERATION OF A THIRD CHRISTMAS HOLIDAY FOR CITY EMPLOYEES

Mayor Wukela requested a motion that would allow December 26, 2014 to be designated as a third Christmas holiday for City employees.

Councilwoman Ervin made a motion to allow December 26, 2014 as an additional holiday. Councilman Jebaily seconded the motion, which carried unanimously.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session for the purpose of:
1) discussing negotiations incidence to matters relating to a proposed economic development matter and
2) for the purpose of discussing employment and compensation of city employees on two different grounds. Councilwoman Ervin seconded the motion, which carried unanimously.

Council entered into Executive Session at 3:08 p.m.

Mayor Wukela reconvened the regular meeting at 3:57 p.m.

Mayor Wukela stated Council discussed employment and compensation of various City employees and negotiations incidence to matters related to a proposed economic development.

No action is necessary on the proposed economic development matter.

On behalf of the Judicial Committee of Council, Councilwoman Williams-Blake made a motion to recommend that Mr. Linward Edwards, II be appointed to a two year term as an Associate Judge for the City of Florence. Councilwoman Ervin seconded the motion, which carried unanimously.

Councilwoman Williams-Blake made a motion to renew the City Manager's contract for an additional two years with a one year renewal option under the terms discussed in Executive Session. Councilwoman Ervin seconded the motion, which carried unanimously.

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ADJOURN

Mayor Pro tem Brand made a motion to adjourn the meeting. Without objection the meeting was adjourned at 4:03 p.m.

Dated this 12th day of January, 2015.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

CITY OF FLORENCE COUNCIL MEETING

DATE: January 12, 2015

AGENDA ITEM: Ordinance (Amended)
Second Reading

DEPARTMENT/DIVISION: Planning, Research and Development

ISSUE UNDER CONSIDERATION: Proposed text amendments to Section 2.9. **Florence Downtown Overlay Districts**, by adding Section 2.9-8(F)(4) which would amend the application, review and approval procedures for governmental construction projects in excess of \$1,000,000 which are located within a Florence Downtown Overlay District. This consideration would require an amended second reading to the current Ordinance No. 2014-39.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The City of Florence had previously adopted and published regulations regarding application requirements, review, approval and appeal procedures for governmental construction projects within the Downtown Overlay Districts.
2. The current City of Florence Zoning Ordinance, Section 2.9-4 **Actions Requiring a Certificate of Appropriateness**, provides for an exception to the requirement for a Certificate of Appropriateness for renovations, repairs, additions or changes to landscaping for “major governmental construction projects” if the repairs do not exceed \$1,000,000. This exception is limited to governmental construction projects that had previously received a Certificate of Appropriateness and the initial project was in excess of \$25,000,000 (dollars).
3. On November 17, 2014, first reading was approved amending Section 2.9-4 the City of Florence Zoning Ordinance by providing a new process for the approval of “major governmental construction projects” in excess of \$1,000,000. The amended ordinance upon adoption would require a governmental applicant to provide to the Downtown Planning Coordinator a description of a project in sufficient detail so that the Downtown Planning Coordinator may determine if the project is or is not in substantial compliance with the adopted Design Guidelines. Following the Downtown Planning Coordinator’s determination, the Coordinator would be required to submit a “findings of fact” that the project is or is not in substantial compliance with the intent of the Design Guidelines. The “findings of fact” would become a public record and would be forwarded to designated officials of the City and applying governmental entity. Prior to receiving a “building permit” all governmental projects would be required to be in substantial compliance with the Design Guidelines as previously adopted by the Florence City Council.
4. As part of the discussion on November 17, 2014, clarification and/or additional procedures were requested to be included into an amendment to be considered at the time of second reading and final approval.

POINTS TO CONSIDER:

1. The City's current ordinance allows for an exception to the requirement for a Certificate of Appropriateness for "major governmental construction projects" if the project had previously received a Certificate of Appropriateness and the new project (renovation, repair or changes to landscaping) does not exceed \$1,000,000 (dollars) in total cost.
2. The amended ordinance (which received first reading) removes the above exception and replaces the section with the following procedures:
 - a. All projects regardless of cost are required to submit an application to the City consistent with requirements as detailed in the adopted Design Guidelines.
 - b. All project costs are to be included in the submittal to the City. Those costs should include demolition, construction, signage, lighting, landscaping and utility connections.
 - c. The governmental agency is required to submit to the City, information as deemed necessary by the Downtown Planning Coordinator in sufficient detail to provide an understanding of the project.
 - d. The Downtown Planning Coordinator would review the submittal and make a determination as to whether the project is or is not in substantial compliance with the adopted Design Guidelines.
 - e. The Downtown Planning Coordinator would prepare a "findings of fact" which would provide detailed explanations as to why the project is or is not in substantial compliance with the adopted Design Guidelines.
 - f. The "findings of fact" would become a part of the public record and would be forwarded to designated officials of the City and County as well as the applicant.
 - g. Following the "findings of fact" determination the governmental agency may, if the project is in substantial compliance with the Design Guidelines, obtain a Certificate from the City stating that the project is in substantial compliance with the adopted Design Guidelines. All major governmental construction projects must receive a Certificate prior to obtaining a Building Permit from Florence County.
3. Currently, all applications are reviewed by City Staff and a "Staff Report" narrative is generated which details the applicable sections of the Design Guidelines. The report is made available for public review and is presented to the Design Review Board for their use and consideration.
4. Approval of projects by the Design Review Board and City Staff (small project under \$5,000 and certain emergency repairs) must be based on a neutral review of the elements of a proposed project. The review process must take into consideration the applicable design guidelines within the Overlay District that the project is located. Considerations are given to specific elements – such as use; construction materials (brick, stone, cast stone, roofing materials and trim or accent materials); is the building consistent as to height, massing and orientation; use of shutters, awnings and windows, design of parking and other public spaces; as well as fencing and other


like screening materials. The approval of a project can not be determined by a “subjective” measure or determination as I “like” the project or I “don’t”.

5. As part of the discussion on November 17, 2014, a request for clarification and/or additional procedures were requested to be included into an amendment to be considered at the time of second reading. In consideration of the request, city staff is proposing the following amendment to Section 2.9. It is our recommendation that Section 2.9-8(F) is amended by adding paragraph (4) instead of amending Section 2.9-4(E). The language within the proposed amendment remains essentially the same; however we have added language requiring a mandatory pre-application meeting and a public hearing before the Design Review Board. In addition, this amendment removes any confusion regarding a governmental construction project from being treated as an exception to the Design Guidelines. Specific elements of the amendment are discussed below (amended portions are underlined for reference purposes) :
 - a. All projects regardless of cost are required to submit an application to the City consistent with requirements as detailed in the adopted Design Guidelines.
 - b. All project costs are to be included in the submittal to the City. Those costs should include but would not be limited to the demolition, construction, signage, lighting, landscaping and utility connections associated with the project.
 - c. The governmental agency is required to submit to the City information as deemed by the Downtown Planning Coordinator in sufficient detail to provide an understanding of the project. In addition, the applicant (governmental agency) is required to hold at least one mandatory meeting (prior to completing 50% of design), with the Downtown Planning Coordinator to discuss the scope of the proposed project and to receive information regarding the adopted Design Guidelines and the elements to be considered for substantial compliance.
 - d. Prior to the determination of the proposed project’s substantial compliance with the Design Guidelines by the Downtown Planning Coordinator, the City shall in coordination with the government agency, schedule a public hearing before the Design Review Board to receive public comment. The public hearing shall be scheduled in the same manner as other proposed projects that are given consideration by the Design Review Board.
 - e. Following the Public Hearing the Chairman of the Design Review Board shall provide to the applicant (governmental agency) and the City (within 15 days) a summary of the public comments received during the Public Hearing. All public comments shall be made part of the public record and shall be considered by the Downtown Planning Coordinator during the review of the project for substantial compliance with the Design Guidelines.
 - f. Based upon a review of the public comments the applicant (governmental agency) may amend it’s submittal to the Downtown Planning Coordinator or request that the Downtown Planning Coordinator move forward with the review and determination of the project’s substantial compliance with the adopted Design Guidelines.
 - g. Following notification, the Downtown Planning Coordinator shall complete a review of the submittal and make a determination as to whether the project is or is not in substantial compliance with the adopted Design Guidelines.
 - h. The Downtown Planning Coordinator shall prepare a “findings of fact” providing a detailed explanation as to why the project is or is not in substantial compliance with the adopted Design Guidelines.
 - i. The ‘findings of fact’ shall become a part of the public record and be forwarded to designated officials of the City and County as well as the applicant.

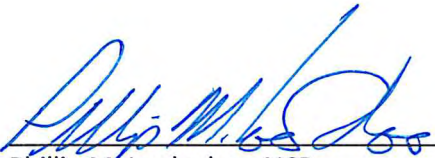
- j. Following the “findings of fact” determination the governmental agency may (if the project is in substantial compliance with the Design Guidelines) obtain a Certificate of Appropriateness from the City, stating that the project is in substantial compliance with the adopted Design Guidelines. All major governmental construction projects must receive a Certificate of Appropriateness prior to obtaining a Building Permit from Florence County.
6. A third option could be for all large governmental construction projects, after the public hearing is held by the Design Review Board and a determination by the Downtown Planning Coordinator of substantial compliance is completed. Is to place the matter before City Council for final consideration. Under this option, Council would only vote to accept or reject the “findings of fact” as presented by the Downtown Planning Coordinator. Should City Council choose this option, Ordinance No. 2014-39 (as amended) would be further amended to include this language.
7. The amended Ordinance(s) as presented does not alter the appeal process for decisions regarding the granting of a Certificate of Appropriateness.
8. City Council may take the following actions:
 1. Adopt or not adopt Second Reading of Ordinance No. 2014-39 (as presented and approved on First Reading November 17, 2014)
 2. Adopt or not adopt on Second Reading an amended Ordinance No. 2014-39, as presented and discussed during the regularly scheduled council meeting dated January 12, 2015.
 3. Take action to defer Second Reading.
 4. Take action to refer the proposed ordinance back to the Planning Commission for further consideration.

ATTACHMENTS

1. Copy of the Ordinance No. 2014-39 (Received First Reading)
2. Copy of the Ordinance No. 2014-39 (Amended)



Andrew H. Griffin
City Manger



Phillip M. Lookadoo, AICP
Director

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND SECTION 2.9-4 OF THE CONSOLIDATED ZONING ORDINANCE TO ESTABLISH A LIMITED EXCEPTION TO THE REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS FOR MAJOR GOVERNMENTAL CONSTRUCTION PROJECTS.

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 W. Evans Street on October 7, 2014 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, we find and conclude that major governmental construction projects are subject to control by various agency requirements that do not exist for private projects and, through the funding process, have been vetted by the legislative or approving body and determined to be in the public interest; and

WHEREAS, the amendments contained herein will assist in the more efficient administration of Section 2.9 of the Consolidated Zoning Ordinance without materially altering the protections rendered from the Design Guidelines; and

WHEREAS, the Florence County-Municipal Planning Commission, and the Florence City Council concur in the aforesaid application and findings;

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

I. That the provisions of Section 2.9-4 of the Consolidated Zoning Ordinance of the City of Florence be, and the same are hereby, amended to read in whole as follows:

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

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

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

(B) All requests related to land use.

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

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

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

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

(2) For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.

(3) In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon receipt of the application, the Downtown Planning Coordinator shall then certify that the project falls within this exception and further certify, by submitting findings of fact, that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, City Manager, Design Review Board Chair and Mayor and City Council. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the Building Official and/or the

Zoning Administrator to issue required permits without a Certificate of Appropriateness.

II. That this Ordinance, and the amendments contained herein, shall become effective immediately upon its approval and adoption.

ADOPTED THIS DAY OF _____, 2014.

Approved as to Form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

**PROPOSED AMENDMENT TO
ORDINANCE NO. 2014-39**

AN ORDINANCE TO AMEND SECTION 2.9 OF THE CONSOLIDATED ZONING ORDINANCE TO ESTABLISH A LIMITED EXCEPTION TO ALLOW THE DOWNTOWN PLANNING COORDINATOR TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR MAJOR GOVERNMENTAL CONSTRUCTION PROJECTS.

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 W. Evans Street on October 7, 2014 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, we find and conclude that major governmental construction projects are subject to control by various agency requirements that do not exist for private projects and, through the funding process, have been vetted by the legislative or approving body and determined to be in the public interest; and

WHEREAS, the amendments contained herein will assist in the more efficient administration of Section 2.9 of the Consolidated Zoning Ordinance without materially altering the protections rendered from the Design Guidelines; and

WHEREAS, the Florence County-Municipal Planning Commission, and the Florence City Council concur in the aforesaid application and findings;

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

I. That the provisions of Section 2.9-8(F) of the Consolidated Zoning Ordinance of the City of Florence be, and the same are hereby, amended to add a new subparagraph (4) which shall read in whole as follows:

(4) A "major governmental construction project" as defined below provided the procedures set forth below are followed.

(a) For the purposes of Section 2.9-8(F)(4), a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.

(b) The procedures required before the Certificate of Appropriateness can be issued by the Downtown Planning Coordinator shall be the following:

i. The governmental agency seeking approval of the project shall schedule and participate in a mandatory pre-application meeting with the Downtown Planning Coordinator. The time for the pre-application meeting can be scheduled at the discretion of the applicant, but it shall be scheduled no later than fifty (50%) percent design completion.

ii. Notice of the project consistent with the requirements of 2.9-8(D) shall be given through publication and “posting” the location of the project w/ information, including the date, time & place of a public hearing before the governmental entity as required in subsection iii below.

iii. After the project has been publically presented and there has been an opportunity for public input through a public hearing before the Design Review Board, the Chairman of the Design Review Board shall submit a formal report of the public hearing with comments to the governmental entity and the Downtown Planning Coordinator¹, and the governmental agency shall decide whether to proceed with the project as being substantially compliant with the applicable Design Guidelines, whether with changes discussed during the public hearing or as originally presented.

iv. The governmental agency, prior to seeking a permit from the Building Official, shall submit a detailed description of the project in line with the requirements under 2.9-8, including cost information establishing that the project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project complies with the Design Guidelines. The Downtown Planning Coordinator, after consideration of the report from the public hearing, shall prepare “findings of fact” to provide a detailed explanation regarding the decision as to the project’s compliance with the Design Guidelines. These findings of fact and the conclusion shall be provided in writing to the applicant, City Council Members, City Attorney, City Manager, Chairman of the Design Review Board, and those members of the public that attended the public hearing and requested to be so notified of the outcome of the application by fully completing the request form as provided by staff at the public hearing. If the Downtown Planning Coordinator determines that the project substantially complies with the Design Guidelines, then the Downtown Planning Coordinator shall issue a Certificate of Appropriateness. If the Downtown Planning Coordinator determines that the project is not substantially in compliance with the Design Guidelines, then the governmental agency shall be notified in writing and may amend the application and resubmit.

¹ The formal report from the Design Review Board regarding the public hearing with comments shall be delivered to the public entity within 15 days after the date of the hearing.

v. Any appeal from the determination of the Downtown Planning Coordinator will be pursuant to Section 2.9-10 of the Zoning Ordinance.

II. That this Ordinance, and the amendments contained herein, shall become effective immediately upon its approval and adoption.

ADOPTED THIS DAY OF _____, 2015.

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 8, 2014
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2014-15 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2013-14 to 2014-15 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, the Water & Sewer Equipment Replacement Fund and the Stormwater Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2013-14.

Additionally, the General Fund budget is being amended to provide for funding from the South Carolina Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects not anticipated in the original FY 2014-15 budget.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2014, AND ENDING JUNE 30, 2015.

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, 2014, and ending June 30, 2015, is hereby amended as follows:

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

100120-790000 Miscellaneous Grants is increased in the amount of \$562,900 to provide for funding from the SC Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects.

100375-435010 From Unappropriated Reserve is increased in the amount of \$1,504,200 from fund balance.

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

10042100-580020 Office Furniture (Police) is funded in the amount of \$2,400 to provide for the miscellaneous office furnishings.

10042100-580030 Office Equipment (Police) is funded in the amount of \$6,700 to provide for the 9 tablet computers for investigators.

10042100-580040 Auto Equipment (Police) is funded in the amount of \$24,000 to provide for a codes enforcement vehicle.

10042100-580060 Other Equipment (Police) is funded in the amount of \$29,300 to provide for in-car camera systems, telecommunications headsets, digital voice recorders, power inverters, and tasers.

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$4,000 to provide for Crime Scene computers.

10042200-550280 Personal Protective Equipment (Fire) is funded in the amount of \$38,500 to provide for 50-55 sets of turn-out gear payment (\$30,000); SCBA Másks (\$3,500); and other miscellaneous protective equipment (\$5,000).

10042200-580010 Buildings & Fixed Equipment (Fire) is funded in the amount of \$40,000 to provide for Station 4 exterior wall and roof repair (\$30,000), and Station 1 bathroom upgrades (\$10,000).

10042200-580020 Office Furniture (Fire) is funded in the amount of \$5,000 to provide replacement of office furnishings at fire stations.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 10042200-580040 Auto Equipment (Fire) is funded in the amount of \$12,000 to provide for brush fire truck skid equipment.
- 10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$50,000 to provide for the replacement of pickup truck # 300 (\$26,000) and pickup truck # 361 (\$24,000).
- 10043020-580060 Other Equipment (Beautification & Facilities) is funded in the amount of \$60,000 to provide for the replacement of mower # 343 (\$12,000); mower # 955 (\$12,000); trailer # 352 (\$3,000); and stump grinder # 381 (\$33,000).
- 10043022-580040 Auto Equipment (Sanitation) is funded in the amount of \$25,000 to provide for the replacement of a pickup truck # 400.
- 10043023-580040 Auto Equipment (Equipment Maintenance) is funded in the amount of \$20,000 to provide for the replacement of pickup truck # 477.
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$8,200 to provide for the replacement of a grease pump (\$1,500); a bumper jack (\$4,500); a transmission jack (\$1,000); and a Mentor Scan System upgrade (\$1,200).
- 10043024-580010 Buildings & Fixed Equipment (Recreation) is funded in the amount of \$10,000 to provide for parks signage.
- 10043024-580040 Auto Equipment (Recreation) is funded in the amount of \$105,000 to provide for the replacement of bus # 921 (\$50,000); van # 925 (\$25,000); and utility vehicle # 100 (\$30,000).
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$46,100 for Timrod Park improvements (\$25,000) and the Jeffries Creek Picnic Shelter (\$21,100).
- 10043024-890000 Miscellaneous Grants (Recreation) is increased in the amount of \$5,000 to provide for grant expenditures related to the Jeffries Creek Picnic Shelter.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$65,000 to provide for Freedom Florence and Tennis Center marketing.
- 10043025-580040 Auto Equipment (Athletic Programs) is funded in the amount of \$25,000 to provide for the replacement of pickup truck # 940.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 10043025-580050 Facility Improvements (Athletic Programs) is funded in the amount of \$101,800 for Freedom Florence Seating Canopy (\$20,000); Gymnastics Center roof replacement (\$12,000); Tennis Center Maintenance Building (\$15,000); and Timrod Park tennis court resurfacing (\$54,800).
- 10043025-580060 Other Equipment (Athletic Programs) is funded in the amount of \$51,000 to provide for the replacement of tractor # 993 (\$25,000); trailer # 971 (\$2,400); ATV # 980 (\$10,900); and ball field drag machine # 994 (\$12,700).
- 10049300-594007 Neighborhood Redevelopment (Non-Departmental) is increased in the amount of \$115,500 to provide additional funding for neighborhood redevelopment projects.
- 10049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the General Fund portion of carpet replacement at the City Center.
- 10049300-594042 Ivanhoe Dr. Resurfacing (Non-Departmental) is funded in the amount of \$220,000 to provide for the SCDOT CTC funding for the street resurfacing of 0.47 miles on Ivanhoe Drive.
- 10049300-594043 Street Resurfacing P027439 (Non-Departmental) is funded in the amount of \$342,900 to provide for the SCDOT CTC funding for the street resurfacing of 1.36 miles on all or a portion of Kingston Drive, Country Creek Road, Oakwood Lane and Woodridge Lane.
- 10049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$28,000 to provide funds for the General Fund portion of the Financial and HR management software conversion and implementation.
- 10049300-594105 McLeod Park Improvements (Non-Departmental) is funded in the amount of \$80,000 to provide for the completion of McLeod Park improvements.
- 10049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$10,000 to provide funds for IT upgrades in the General Fund related to management system software implementation and development.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$13,000 to provide for DHEC grant-funded trail system improvements.
- 10049300-594145 FMU Health Science Building (Non-Departmental) is increased in the amount of \$264,400 to account for 2014 receipts that exceeded the estimated \$1 million to be collected from a designation of 50% of the revenues

FY 2014-2015 Budget Amendment Ordinance (continued)

generated from the "County/Municipality Revenue Fund" portion of the Local Option Sales Tax, approved by City Council on July 8, 2013 in Ordinance No.2013-17.

10049300-594160 Property Acquisitions (Non-Departmental) is funded in the amount of \$233,300 to provide for property acquisition for Neighborhood Redevelopment.

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

200375-435010 From Unappropriated Reserve is funded in the amount of \$1,150,000 from unrestricted net assets.

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

20041506-550510 Meters, Parts & Supplies (Utilities and Licensing) is increased in the amount of \$15,000 to provide for additional iPerl meters.

20041506-580020 Office Furniture (Utilities and Licensing) is funded in the amount of \$3,700 to provide for a replacement safe and storage cabinets.

20041506-580030 Office Equipment (Utilities and Licensing) is increased in the amount of \$2,300 to provide for the purchase of 2 desk top radios and 12 replacement cash drawers.

20041506-580060 Other Equipment (Utilities and Licensing) is funded in the amount of \$29,000 to provide for the purchase of hand held meter reading devices and touch-read wands.

20044040-531000 Professional Services (Engineering) is increased in the amount of \$45,000 to provide for the acquisition of pictometry fly-over services.

20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$407,000 to provide for upgrades to the Calvin Circle Pump Station (\$210,000) and the Rosedale Pump Station (\$197,000).

20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$409,000 to provide for upgrades to the Surface Water Plant electronic operating system (\$189,000), and filter media replacement (\$220,000).

20044043-580050 Facility Improvements (Ground Water) is increased in the amount of \$66,000 to provide for South Florence water treatment plant filter media replacement.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 20049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the W/S Utilities Enterprise Fund portion of carpet replacement at the City Center.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2014-15.
- 20049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$90,000 to provide funds for the W/S Utilities Enterprise Fund portion of the Financial and HR management software conversion and implementation.
- 20049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$7,000 to provide funds for IT upgrades in the W/S Utilities Enterprise Fund related to management system software implementation and development.

Section 5. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$343,500 from unrestricted net assets.

Section 6. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 21041506-580070 Data Processing Equipment (Utilities and Licensing Equipment Replacement) is funded in the amount of \$35,000 to provide funding for the purchase of utility billing computer hardware.
- 21044041-580040 Auto Equipment (Wastewater Treatment Equipment Replacement) is funded in the amount of \$90,000 to provide funding for the replacement of boom truck # 774.
- 21044041-580060 Other Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$28,000 to provide funding for a four wheel drive tractor.
- 21044042-580040 Auto Equipment (Surface Water Equipment Replacement) is increased in the amount of \$18,000 to provide funding for the replacement of utility vehicle # 730.
- 21044043-580060 Other Equipment (Ground Water Equipment Replacement) is increased in the amount of \$80,000 to provide funding for the replacement of and emergency generator.

FY 2014-2015 Budget Amendment Ordinance (continued)

21044044-580010 Buildings and Fixed Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a heat pump replacement.

21044044-580060 Other Equipment (Distribution Operations Equipment Replacement) is increased in the amount of \$85,000 to provide funding for the purchase of a replacement trailer mounted 4" pump (\$20,000); a replacement 6" trash pump (\$20,000); and a replacement 8" trash pump (\$45,000).

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

310375-435010 From Unappropriated Reserve is increased in the amount of \$155,000 from unrestricted net assets.

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

31044060-580040 Auto Equipment (Stormwater Operations Equipment Replacement) is increased in the amount of \$155,000 to provide funding for the replacement of dump truck # 832.

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

400375-435010 From Unappropriated Reserve is funded in the amount of \$15,000 from fund balance.

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

40049900-598045 Downtown Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$15,000 for downtown beautification and improvements.

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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

FY 2014-2015 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2014.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: December 8, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 202 North Lakewood Drive, Tax Map Number 90009-02-012, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owners, James Byron and Rebecca Kay Jones.

II. POINTS TO CONSIDER:

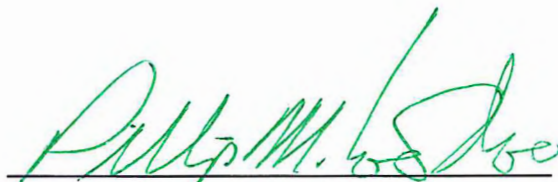
- (1) Request is being considered for first reading.
- (2) A single-family residence is currently developed on the site.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

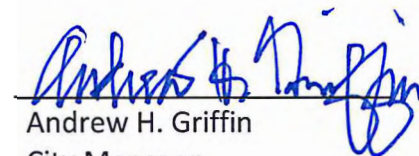
- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form



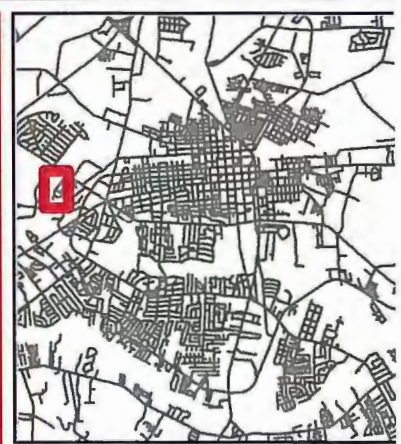
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP: 90009-02-012



Legend

- Road Segment
- Parcels
- City Limits

Water

- Main
- Hydrant

Sewer

- Manhole
- Pressurized Main
- Gravity Main



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

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 202 Lakewood Dr.
90009-02-012

3. Annexation is being sought for the following purposes:

*★ To be connected to residential sewer lines
 sewer lines*

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>5</u>
Race	<u>Black</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

★ Date 10-16-14 James B. Jones
 Petitioner

★ Date 10-16-14 Rebecca Jones
 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/17/14</u>	<u>SSD</u>

ORDINANCE NO. 2014 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JAMES BYRON AND REBECCA KAY JONES, TMN 90009-02-012

WHEREAS, a Public Hearing was held in the Council Chambers on November 18, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by James Byron and Rebecca Kay Jones, owners of TMN 90009-02-012, 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 property requesting annexation is shown more specifically on Florence County Tax Map 90009, block 02, parcel 012 (0.51 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2015

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: December 8, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A request to annex and zone various properties within the Windsor Forest and Grove Park Subdivisions owned by Venugopal Govindappa and Deepthi Jayara, TMN 01221-01-250; John Elwood and Donna Brodie Owens, TMN's 01221-01-150 and 01221-01-151; Stephen C. and Debra L. Orander, TMN 01221-01-208; Stephanie Simmons, TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, TMN 00984-01-027.

II. POINTS TO CONSIDER:

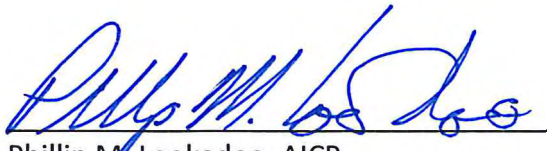
- (1) Request is being considered for first reading.
- (2) All parcels are either vacant or developed with a single-family dwelling.
- (3) City water and sewer service is currently available; there is no cost to extend water or sewer service.
- (4) A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation forms



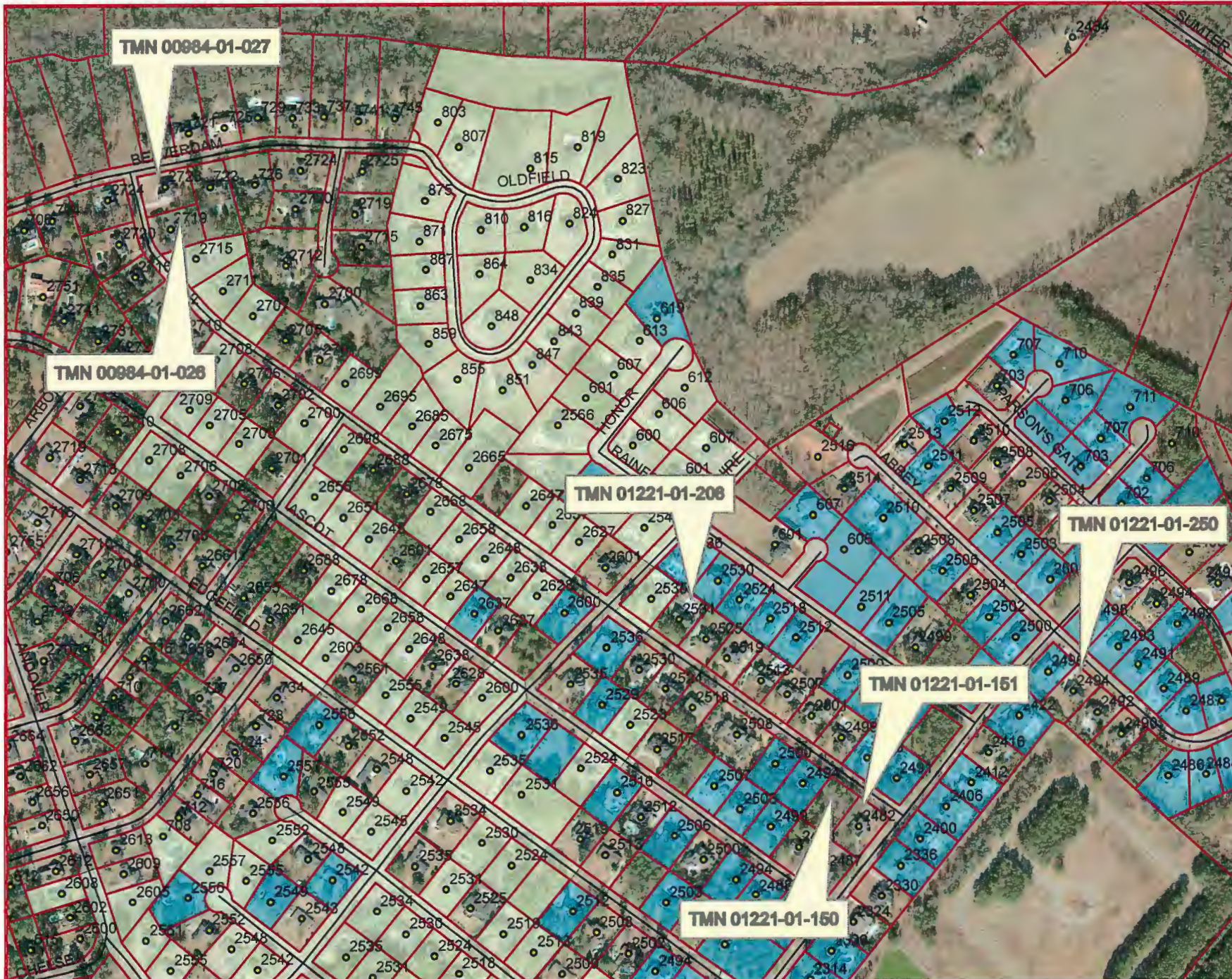
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

Windsor Forest and Grove Park Annexation Petitions



Legend

- Parcels
- Road Segment
- Address
- City Limits
- Pending Annexations



PLANNING, RESEARCH & DEVELOPMENT

A DIVISION OF THE CITY OF FLORENCE
 1000 W. UNIVERSITY BLVD., SUITE 100
 FLORENCE, SC 29502
 TEL: 803.669.2200
 WWW.FLORENCE-SC.COM

DISCLAIMER:
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STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

- 3. Annexation is being sought for the following purposes:

City Services

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>4</u>
Race	<u> </u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 10/3/14

Deepthi Jayaraj *D. Jayaraj*
Petitioner

Date 10/3/14

Venugopal Govindappa
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/6/14</u>	<u>SEP</u>

2482 Trotter

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 2482 Trotter Rd
01221-01-151

- 3. Annexation is being sought for the following purposes:

★ ENHANCED BENEFITS of "CITY" POLICE/FIRE PROTECTION; WASTE MANAGEMENT

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>2</u>
Race	<u>WHITE</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

★ Date 10/6/14

John Elwood Owens
 Petitioner

★ Date 10/6/14

Donna Owens
 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/8/14</u>	<u>JAP</u>

Vacant Parcel

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioners desire to annex the property more particularly described below:

Florence County Tax Map 01221-01-150

3. Annexation is being sought for the following purposes:



ENHANCED BENEFITS of "CITY" POLICE/FIRE PROTECTION; WASTE MANAGEMENT

4. That the petitioners request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	N/A
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____



Date 10/6/14

John Edward Owens
Petitioner



Date 10/6/14

Quenna B Owens
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 10/18/14	58

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 01221-01-208

★ 3. Annexation is being sought for the following purposes:
 TO HAVE CITY SERVICES

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>3</u>
Race	<u>W</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 10/8/14

[Signature]
Petitioner

★ Date 10/8/14

[Signature]
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/10/14</u>	<u>SBD</u>

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

2719 Trotter Rd.
00984 - 01-026

★

- 3. Annexation is being sought for the following purposes:
The neighborhood has been moving toward annexation for several years in hopes of receiving police protection, etc.
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>1</u>
Race	<u>White</u>
Total 18 and Over	<u>1</u>
Total Registered to Vote	<u>1</u>

★

Date 10/7/14

Stephanie C. Simmons
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/10/14</u>	<u>SBD</u>

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

- 3. Annexation is being sought for the following purposes:

City Service

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>2</u>
Race	<u>2 W</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 12-02-14

Betty C. Hyman
Petitioner

Date 12-02-14

W. Howard Hyman
Petitioner

Certification as to ownership on the date of petition:

FOR OFFICAL USE ONLY

Date 12/02/14

JRD

ORDINANCE NO. 2014 _____

AN ORDINANCE TO ANNEX AND ZONE VARIOUS PROPERTIES WITHIN THE WINDSOR FOREST SUBDIVISION OWNED BY VENUGOPAL GOVINDAPPA AND DEEPTHI JAYARA, TMN 01221-01-250; JOHN ELWOOD AND DONNA BRODIE OWENS, TMN'S 01221-01-150 AND 01221-01-151; STEPHEN C. AND DEBRA L. ORANDER, TMN 01221-01-208; STEPHANIE SIMMONS, TMN 00984-01-026; AND W. HOWARD AND BETTY CAULDER HYMAN, TMN 00984-01-027.

WHEREAS, a Public Hearing was held in the Council Chambers on November 18, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, applications by Venugopal Govindappa and Deepthi Jayara, owners of TMN 01221-01-250; John Elwood and Donna Brodie Owens, owners of TMN's 01221-01-150 and 01221-01-151; Stephen C. and Debra L. Orander, owners of TMN 01221-01-208; Stephanie Simmons, owner of TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, owners of TMN 00984-01-027, were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 250 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 150 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 151 (0.61 Acres); Florence County Tax Map 01221, block 01, parcel 208 (0.55 Acres); Florence County Tax Map 00984, block 01, parcel 026 (0.63 Acres); Florence County Tax Map 00984, block 01, parcel 027 (0.65 Acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid properties and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2015

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: December 8, 2014

AGENDA ITEM: First Reading, Ordinance to Amend PDD Ordinance for Magnolia Mall

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Request to amend Planned Development District Ordinance for Magnolia Mall TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 to expand the development plan.

II. POINTS TO CONSIDER

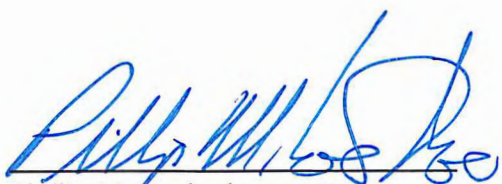
- (1) In the mid to late 1970's, City Council adopted an ordinance that annexed a lot owned by PR Magnolia LLC and zoned the property Planned Unit Development-Commercial (PUD-C).
- (2) The Magnolia Mall would like to amend the PDD Ordinance for Magnolia Mall to allow future development including an expansion of the existing use on parcels identified as Florence County tax map numbers 00099-01-052; 00099-01-100; 00099-01-055 and 00099-01-053. Three (3) additional building sites will be created for future development. The proposed uses for the future buildings are retail and/or restaurant. (See Attachment 4).

III. CURRENT STATUS/PREVIOUS ACTION TAKEN

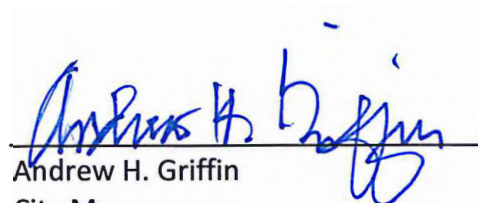
- (1) No previous action has been taken by City Council on this request.
- (2) A Public Hearing to amend the PDD was held at the November 18, 2014 Planning Commission meeting.
- (3) Planning Commission members voted 8-0 to recommend the amendment request of the Planned Development District.
- (4) City staff concurs with City of Florence Planning Commission's recommendation to amend the Planned Development District.

IV. ATTACHMENTS

- (1) Ordinance
- (2) Location Map
- (3) Existing site plan
- (4) Proposed Site Plan
- (5) Proposed Landscape Plan



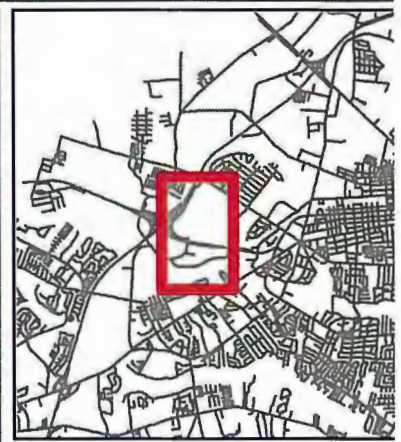
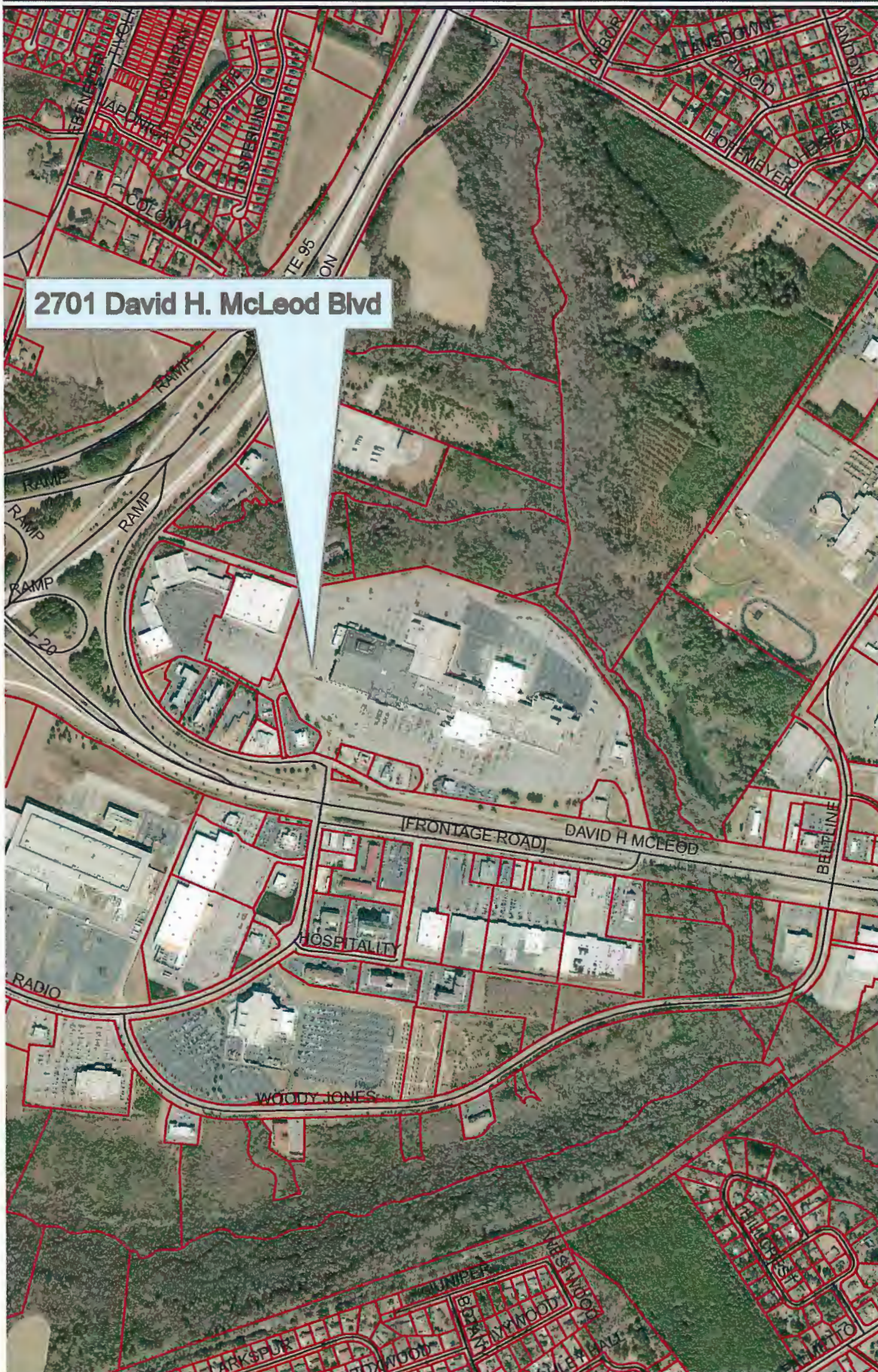
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

2701 David H. McLeod



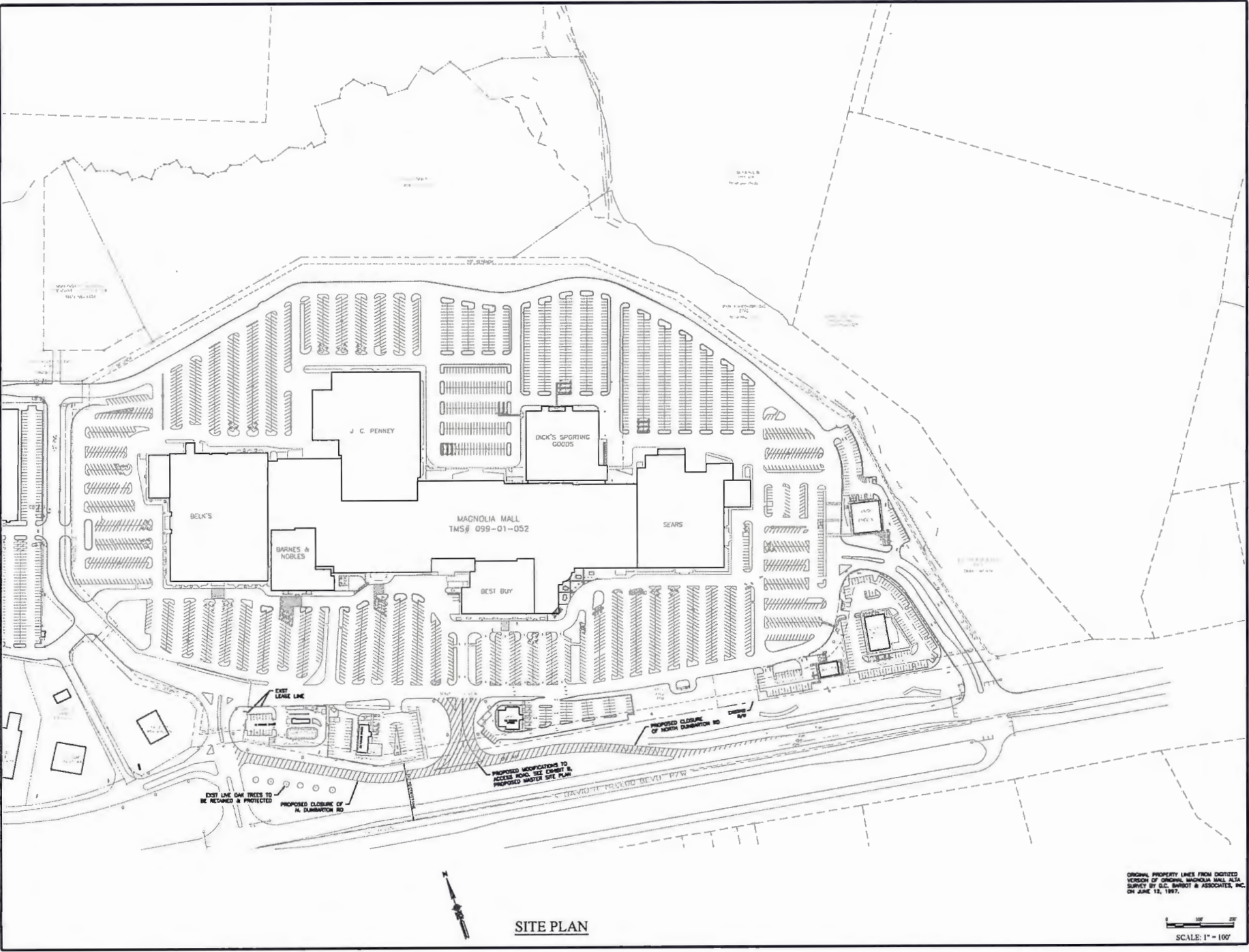
Legend

- Parcels
- RoadSegment



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

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF DAVIS & FLOYD ARCHITECTURAL & ENVIRONMENTAL SERVICES, INC. (DAVIS & FLOYD). NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER AND ANY INSTRUMENT WILL BE SUBJECT TO LEGAL ACTION.



SITE PLAN

ORIGINAL PROPERTY LINES FROM DIGITIZED
 VERSION OF ORIGINAL MAGNOLIA MALL, A/E/A
 SURVEY BY D.E. BARROT & ASSOCIATES, INC.
 ON JUNE 12, 1997.

SCALE: 1" = 100'

DATE	12/20/14
BY	DAVIS & FLOYD
PROJECT	MAGNOLIA MALL
CLIENT	TRISTAR
LOCATION	10000 N. DUMMINGTON RD., FLORENCE, SC

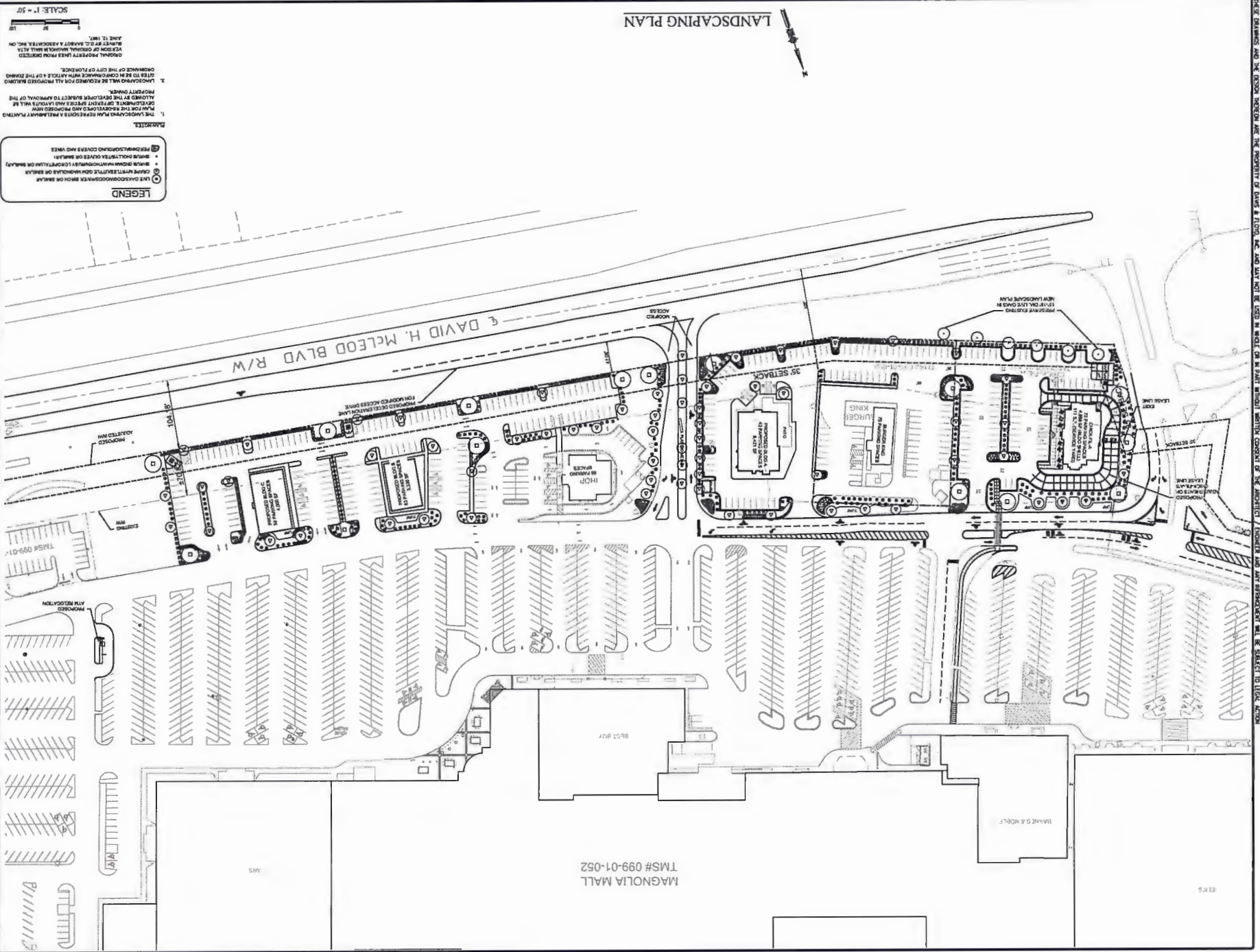
EXISTING MASTER SITE PLAN

IN MAGNOLIA, SC
 PROJECT NO. 14102
 FLORENCE, SOUTH CAROLINA
 PROJECT AMENDMENT - MAGNOLIA MALL 2014

DAVIS & FLOYD
 Engineering
 Architecture
 Environmental & Laboratory Services
 ONE WOODBURN • FLORENCE • SC 29502 • 803.662.4400

FOR PLANNING
 APPROVAL ONLY
 PRELIMINARY
 CONCEPT
 NOT FOR DESIGN

LANDSCAPING PLAN



SCALE: 1" = 50'

- PLANNOTES**
1. THE LANDSCAPING PLAN REPRESENTS A PRELIMINARY PLANING PLAN FOR THE PROPOSED AND PROPOSED NEW DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FLORENCE.
 2. LANDSCAPING SHALL BE ACQUIRED FOR ALL PROPOSED BUILDING PROJECTS.
 3. ORIGINAL PROJECTS SHALL BE COMPLETED WITHIN THE TIME FRAME OF THE CITY OF FLORENCE.

- LEGEND**
- 1. SET BACKS/SCREENERS SHALL BE SHOWN ON ALL BUILDINGS.
 - 2. SET BACKS/SCREENERS SHALL BE SHOWN ON ALL BUILDINGS.
 - 3. SET BACKS/SCREENERS SHALL BE SHOWN ON ALL BUILDINGS.

EXHIBIT C

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROPOSED MASTER LANDSCAPING PLAN	11/20/21		

PROPOSED MASTER LANDSCAPING PLAN

PR. WOODRUFF, LLC
 1500 W. 10TH ST.
 FLORENCE, SOUTH CAROLINA
 POB MEMPHIS - MEMPHIS, TN 38104

DAVIS Engineering
FLOYD Architecture
 Environmental & Laboratory Services
 GREENWOOD • SPANGLER • HICKORY • GREENVILLE

FOR PLANNING
 APPROVAL ONLY
 PRELIMINARY
 PLAN
 NOT FOR DESIGN

MAGNOLIA MALL
 TMS# 099-01-052

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR MAGNOLIA MALL TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 TO EXPAND THE DEVELOPMENT PLAN:

WHEREAS, a Public Hearing was held in City Council Chambers on November 20, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, The PR Magnolia, LLC made application to amend Planned Development District Ordinance to update the development plan to allow the proposed future development consisting of an expansion of the existing use on TMS#: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053, and the addition of three (3) buildings with parking and the uses to be retail and/or restaurant.

WHEREAS, the request was made for further expansion of Magnolia Mall;

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 Planned Development District Ordinance to update the development plan to allow the proposed future development consisting of an expansion of the existing use on TMS# 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053, and the addition of three (3) buildings with parking and the uses to be retail and/or restaurant.
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 _____, 2015

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 12, 2015

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2535 Ascot Drive, Tax Map Number 01221-01-195, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owners, Rajesh and Renuka Malik.

II. POINTS TO CONSIDER:

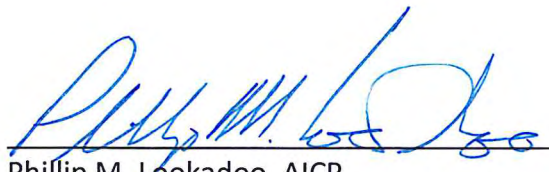
- (1) Request is being considered for first reading.
- (2) A single-family residence is currently developed on the site.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the December 9, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 7-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form



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



Andrew H. Griffin
City Manager

Location Map

TMP: 01221-01-195



Legend

- RoadSegment
- ▭ Parcels
- ▭ City Limits

- Water**
- Main
- ⊕ Standard Hydrant
- Post Hydrant

- Sewer**
- ⊗ Manhole
- Pressurized Main
- Gravity Main



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

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 01221-01-195

- 3. Annexation is being sought for the following purposes:
★ Trash Services, WATER Bill reduction
 quick emergency response.
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>3</u>
Race	<u> </u>
Total 18 and Over	<u>3</u>
Total Registered to Vote	<u>3</u>

★
Date 10/24/2014

[Signature]
Petitioner

★
Date 10-24-2014

Reena Malik
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/27/14</u>	<u>JRB</u>

ORDINANCE NO. 2015 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY RAJESH AND RENUKA MALIK, TMN 01221-01-195

WHEREAS, a Public Hearing was held in the Council Chambers on December 9, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Rajesh and Renuka Malik, owners of TMN 01221-01-195 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 property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 195 (0.64 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2015 - _____
Page 2 – February, 2015

ADOPTED THIS _____ DAY OF _____, 2015

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 12, 2015
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Administration

I. ISSUE UNDER CONSIDERATION

A resolution for the City of Florence to recognize Royall Elementary School for the outstanding achievement of being named a National Blue Ribbon school by the U.S. Department of Education.

CURRENT STATUS/PREVIOUS ACTION TAKEN

This is the initial consideration by City Council of this resolution.

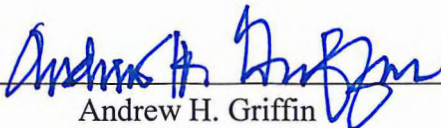
II. POINTS TO CONSIDER

- A. Royall Elementary School is a Florence School District One school in the city limits of Florence.
- B. Royall Elementary has a student population of which 61% is classified as disadvantaged.
- C. Royall Elementary has received a National Blue Ribbon Award from the U.S. Department of Education. This program recognizes public and private schools for their overall academic excellence and progress in closing achievement gaps among students from disadvantaged backgrounds.

III. PERSONAL NOTES

IV. ATTACHMENTS

Resolution No. 2015-01 A Resolution for the City of Florence to recognize Royall Elementary School for their outstanding achievement and designation as a 2014 National Blue Ribbon Award School.



Andrew H. Griffin
City Manager

RESOLUTION 2015 – 01

A RESOLUTION FOR THE CITY OF FLORENCE TO RECOGNIZE ROYALL ELEMENTARY FOR THE OUTSTANDING ACHIEVEMENT OF BEING NAMED A NATIONAL BLUE RIBBON AWARD SCHOOL BY THE U.S. DEPARTMENT OF EDUCATION.

WHEREAS, in 1982, the U.S. Department of Education created the National Blue Ribbon Schools Program to recognize public and private schools for their overall academic excellence or their progress in closing achievement gaps among students from disadvantaged backgrounds; and,

WHEREAS, A total of 337 schools are being recognized nationwide for overall academic excellence or progress made in closing achievement gaps among student subgroups; and,

WHEREAS, Royall Elementary School is a Florence School District One school in the city limits of Florence with a 61% student population classified as disadvantaged; and

WHEREAS, through hard work and dedication, students, teachers, and administrators at Royall Elementary School have met annual yearly progress goals designated by the program as well as attained high achievement scores; and,

WHEREAS, Royall Elementary is one of six schools in South Carolina to receive the prestigious National Blue Ribbon Award from the U.S. Department of Education;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE:

The City of Florence recognizes Royall Elementary School for their outstanding achievement and designation as a 2014 National Blue Ribbon Award School.

RESOLVED THIS ____ DAY OF January, 2015.

Approved as to form:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

**VIII. a.
Appointment to
Civic Center Commission**

FLORENCE CITY COUNCIL

DATE: January 12, 2015

AGENDA ITEM: Report To Council/Boards and Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Civic Center Commission.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The Civic Center Commission has one vacancy as of June 30, 2014.

III. ATTACHMENTS:

Letter from existing board member indicating that he would like to be reappointed
Any applications received

Civic Center Commission

One Vacancy and One Re/Appointment

Current Board Member

**Councilmember to make
Appointment**

Mr. Michael Scott Long

Would like to be reappointed

Councilman Brand

Attachments:

Letter of Interest from current board member

Applications Received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

April 15, 2014

Mr. Michael Scott Long
1414 Hunter Street
Florence, SC 29505

Dear Mr. Long:

Our records indicate that your term on the Civic Center Commission will expire on June 30, 2014. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Commission. Please return this letter to our office and keep the enclosed copy for your records.

Thank you for your past service to the City of Florence. Your time and effort are deeply appreciated.

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

Sincerely,

Drew Griffin
City Manager

I would like to continue to serve on the Civic Center Commission.

I do not want to serve on the Civic Center Commission.

Mr. Michael Scott Long

FLORENCE CITY COUNCIL MEETING

DATE: January 12, 2015
AGENDA ITEM: Report to Council
DEPARTMENT/DIVISION: City Administration

I. ISSUE UNDER CONSIDERATION

Request by Councilman Edward Robinson for the City of Florence to co-sponsor the Martin Luther King, Jr. Day event by providing transportation to walkers from the Francis Marion University Performing Arts Center back to the parking area where the walk begins at Monumental Baptist Church.

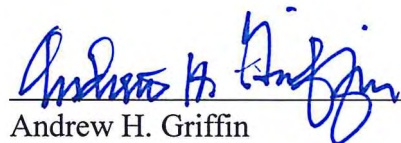
CURRENT STATUS/PREVIOUS ACTION TAKEN

In prior years the City of Florence has co-sponsored this event by use of the city stage.

II. POINTS TO CONSIDER

- A. The City has supported this event in prior years.
- B. The City of Florence makes an effort to support community-wide events.

III. PERSONAL NOTES:



Andrew H. Griffin
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: January 12, 2015
AGENDA ITEM: Report to Council
DEPARTMENT/DIVISION: City Administration

I. ISSUE UNDER CONSIDERATION

Request by Councilman Edward Robinson for City Council to appoint a committee to work on the City of Florence becoming an All America City by 2018.

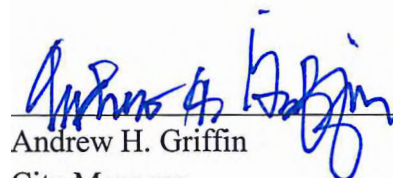
CURRENT STATUS/PREVIOUS ACTION TAKEN

The City of Florence was previously named an All America City in 1965.

II. POINTS TO CONSIDER

- A. The application process for All America City would require a community effort and the committee could organize and direct this process.
- B. The current momentum within our community would support this process, and make the City of Florence a viable applicant for this honor.

III. PERSONAL NOTES:



Andrew H. Griffin
City Manager