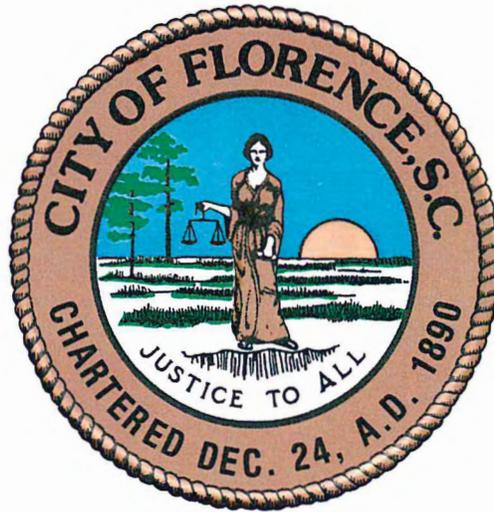


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
FEBRUARY 9, 2015
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, FEBRUARY 9, 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

January 12, 2015 – Regular Meeting

IV. HONORS AND RECOGNITIONS

Service Recognitions

Charles Page – 30 years – Stormwater Operations

Ken Hardee – 10 years – Waste Water

John Powell – 10 years – Police

V. APPEARANCE BEFORE COUNCIL

a. Lester Elementary School Student Council – Ms. Susie Brown, Advisor

b. Ms. Uschi Jeffcoat, Executive Director, Florence Regional Arts Alliance

VI. ORDINANCES IN POSITION

a. Bill No. 2015-01 – Second Reading

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

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2015-02 – First Reading**
An Ordinance to annex and zone property owned by William D. and Tiffany K. Doulaveris, said property being specifically designated in the Florence County Tax Records as Tax Parcel 01221-01-278.
- b. Bill No. 2015-03 – First Reading**
An Ordinance to annex and zone property owned by Stroud Holdings, LLC, said property being specifically designated in the Florence County Tax Records as Tax 01-01-732, 00101-01-733, 00101-01-734, 00101-01-735, 00101-01-736, 00101-01-737, 00101-01-738, 00101-01-739, and a portion of Tax Parcel 00101-01-021.

VIII. INTRODUCTION OF RESOLUTION

- a. Resolution No. 2015 - 03**
A Resolution for the City of Florence approving an incentive package regarding downtown business redevelopment and historic building grant program.

IX. REPORTS TO COUNCIL

- a. Appointments to Boards and Commissions**
- b. Mayor Pro tem Buddy Brand – to discuss and introduce to Council “Help Florence Flourish”.**
- c. A request by Pee Dee Healthy Start for funding in the amount of \$10,000 to assist in bridge funding to “keep the doors open” while efforts continue to secure other funding.**

X. EXECUTIVE SESSION

- a. Contractual Matter (2)**

XI. ADJOURN

**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**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the regular meeting to order at 1:05 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; Chuck Pope, Director of Public Works; Chief Randy Osterman, Florence Fire Department; and Mr. Ray Reich, Downtown Development Manager.

MEDIA PRESENT: Mr. Gavin Jackson of the Morning News, Mr. Ken Baker of WMBF TV, Ms. Tonya Brown of WPDE TV 15, Mr. Nick Sturdivant of WBTW TV 13, and Mr. Larry Smith of the Community Times 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 24, 2014 Special Meeting and the minutes of the December 8, 2014 Regular Meeting. Councilman Hill seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Mayor Wukela presented Gary Green a Certificate of Recognition for completing 25 years of service with the City of Florence.

Jeff Worthington received a Certificate of Recognition from Mayor Wukela for 25 years of service with the City.

Mayor Wukela presented Lanny Thompson a Certificate of Recognition for completing 20 years of service with the City of Florence.

Brian Hart received a Certificate of Recognition for completing 10 years of service with the City of Florence.

Mayor Wukela presented Mike English a Certificate of Recognition for completing 10 years of service with the City.

ORDINANCES IN POSITION

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 adopted on second reading.

Mayor Wukela stated that he would urge Council to adopt this Ordinance. It has been approved by the Planning Commission, after a public hearing was held, on a 6-1 vote in favor of the ordinance. The purpose of the Design Review Board is to provide a public voice in the redevelopment of property in the Historic District. However, where the developer is a government entity, the government has a voice by definition in the redevelopment of property. An example of this is the Health Sciences Facility. City council voted on two occasions by a vote of 6-1 to move forward with that project. The property was conveyed to Francis Marion University, which is a state agency. The University Board, elected by the General Assembly, voted to move forward with the project. The University held public meetings to receive comment on the design. Because Francis Marion University is a state agency, it was required to present its plan to the Joint Bond Review Committee, which is a committee of the General Assembly. The design of the Health Sciences Facility was approved by the Joint Bond Review Committee. It then went to the Budget and Control Board, which is chaired by the Governor, and also was approved. This project and other governmental projects like it are critical to downtown. It is critical that they move forward expeditiously. Several private projects hinge upon the success and expeditious movement of this project. Mayor Wukela requested that Council not delay the Health Sciences Facility development and not to delay other governmental entity developments. This does not apply to private entity development; these projects should continue to go before the Design Review Board.

Councilman Jebaily made a motion to refer Bill No. 2014-39 back to the Planning Commission. Councilman Robinson seconded the motion.

Councilman Jebaily stated that he had been contacted by several people in the community regarding this Ordinance, stating their concern of why government entities should not have to go through the same process on a design that the public entities go through. The issue related to this Ordinance is allowing for the public to have their say on proposed projects that will come before the Design Review Board and determine if the project meets the Design Guidelines. This Ordinance would allow for the requirement to be removed for any government entity.

There are two ordinances being presented for Council's consideration. The first is the original ordinance that received first reading in December, 2014. The second is a proposed amendment to that ordinance. Council has the following options regarding Bill No. 2014-39. The option before Council regarding the motion to refer is an option that says with the amendment being discussed, the motion is to refer this matter back to the Planning Commission for them to reconsider it and make another recommendation to Council. If Council decides not to refer the matter back to the Planning Commission, with no other motion being made, the assumption is that the first motion made would be made for second

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 12, 2015 – PAGE 3**

reading on the ordinance that was passed in December, 2014. Then if a motion was made to amend that ordinance there would be a motion to amend it to include the amended language.

Mr. Cary Andrews, Mr. Steve Powers and Mr. Murray Jordan spoke against the adoption of Bill No. 2014-39.

Voting in favor of referring were Councilman Jebaily, Councilwoman Williams-Blake and Councilman Robinson.

Voting against referring were Mayor Wukela, Councilman Hill, Councilwoman Ervin and Mayor Pro tem Brand.

The motion to refer failed with a vote of 3 in favor and 4 against.

Mayor Wukela made a motion to adopt on second reading Bill No. 2014-39 without amendment, except that to direct staff to create a standard operating procedure in line with the amendments but that the standard operating procedure not require repeat public comment as in the instance of the Health Sciences Facility where the public body in that case, the University, has already convened a meeting to receive public comment. Mayor Pro tem Brand seconded the motion.

Councilman Jebaily made a motion to defer this matter to the next meeting to allow city staff the opportunity to create a standard operating procedure in line with the amendments as stated in the previous motion by Mayor Wukela. This motion would allow for the Ordinance to be presented to Council for their review in its completed version before being voted on. Councilman Robinson seconded the motion.

Voting in favor of deferring were Councilman Jebaily and Councilman Robinson.

Voting against deferring were Mayor Wukela, Councilman Hill, Councilwoman Ervin, Mayor Pro tem Brand and Councilwoman Williams-Blake.

The motion to defer failed with a vote of 2 in favor and 5 against.

Councilman Jebaily made a motion to amend Bill No. 2014-39 that passed first reading in December, 2014 to instead be the amended ordinance that is before Council today. Councilman Robinson seconded the motion.

Voting in favor of the motion were Councilman Jebaily and Councilman Robinson.

Voting against the motion were Mayor Wukela, Councilman Hill, Councilwoman Ervin, Mayor Pro tem Brand and Councilwoman Williams-Blake.

The motion to amend failed with a vote of 2 in favor and 5 against.

Voting in favor of the motion to adopt Bill No. 2014-39 that was passed on first reading in December, 2014 with the proviso as previously stated by Mayor Wukela were Mayor Wukela, Councilman Hill, Councilwoman Ervin, Mayor Pro tem Brand and Councilwoman Williams-Blake.

Voting against the motion was Councilman Robinson and Councilman Jebaily.

The motion passed with a vote of 5 in favor and 2 against.

Councilman Robinson left the meeting at 2:30 p.m.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-45 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

(Councilman Robinson was not present for the vote.)

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.

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

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-46 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.
(Councilman Robinson was not present for the vote.)

BILL NO. 2014-47 – SECOND 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, TNM 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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-47 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.
(Councilman Robinson was not present for the vote.)

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2014-48 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.
(Councilman Robinson was not present for the vote.)

INTRODUCTION OF ORDINANCES

BILL NO. 2015-01 – FIRST READING

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

An Ordinance to annex and zone property owned by Rajesh and Renuka Malik, TMP 01221-01-015 was passed on first reading.

Councilwoman Williams-Blake made a motion to pass Bill No. 2015-01 on first reading. Mayor Pro tem Brand seconded the motion.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 12, 2015 – PAGE 5**

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this is a request to annex property located at 2535 Ascot Drive, Tax Map Number 01221-01-195. The request is being made by the property owners, Rajesh and Renuka Malik.

A single-family residence is currently developed on the 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 December 9, 2014 Planning Commission meeting. Planning Commission members voted 7-0 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. 2015-01 on first reading.
(Councilman Robinson was not present for the vote.)

INTRODUCTION OF RESOLUTIONS

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.

Councilwoman Octavia Williams-Blake read Resolution No. 2015-01.

Councilwoman Williams-Blake made a motion to adopt Resolution No. 2015-01. Without objection the Resolution was adopted.

Mrs. Julie Smith, Principal of Royall Elementary School was presented Resolution No. 2015-01 by Councilwoman Williams-Blake on behalf of Florence City Council.

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.

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 was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2015-02. Councilman Jebaily seconded the motion, which carried unanimously.

(For discussion please see Executive Session.)

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS/COMMISSIONS

CIVIC CENTER COMMISSION

Mayor Pro tem Brand requested that this item be deferred. There was no objection.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 12, 2015 – PAGE 6**

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.

In Councilman Robinson's absence, Councilwoman Ervin made a motion to approve a request 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. Mayor Pro tem Brand seconded the motion, which carried unanimously.

(Councilman Robinson was not present for the vote.)

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.

Councilman Robinson withdrew this request from the agenda.

COMMITTEE APPOINTMENTS

FLATS COMMITTEE

Mayor Wukela made a motion to appoint Councilwoman Ervin to serve on the FLATS Committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

CITY COUNTY CONFERENCE COMMITTEE

Mayor Wukela made a motion to appoint Councilman Hill to serve on the City County Conference Committee and also that Mayor Pro tem Brand serve as Chairman of the Committee for the City. Councilman Hill seconded the motion, which carried unanimously.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion for Council to enter into Executive Session.

Mr. Jim Peterson, City Attorney stated the purpose of the Executive Session is to discuss negotiations incident to matters relating to a proposed economic development in the downtown area (Contractual Matter) and to also discuss the potential acquisition of properties within the downtown area for further economic development (Legal Matter).

Councilman Hill seconded the motion, which carried unanimously.

Council entered into Executive Session at 2:37 p.m.

Councilman Robinson returned to the meeting at 2:50 p.m.

Mayor Wukela reconvened the regular meeting at 3:38 p.m.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 12, 2015 – PAGE 7**

As relates to the Legal Matter listed for Executive Session, Mayor Wukela made a motion to grant staff the authority to continue negotiations on certain parcels in the downtown area and, if necessary, to exercise eminent domain on the following parcels: Tax Map Numbers 90167-02-013; 90168-02-033; and 90170-01-012. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mayor Wukela stated the economic development matter discussed in Executive Session (refer to Resolution No. 2015-02) is a project that will locate a business in the BoSmith Building, located at the northeast corner of Evans and Irby Streets. It is a \$4.8 million total investment representing \$4.1 million in real property investment and \$700,000 in personal property investment. It will bring 60 well paying service-related jobs and have a \$30 million economic impact. The incentive is up to \$625,000 representing \$585,250 as part of which a portion is the purchase of the building itself and the payment over five years of \$60,050 of an annual grant beginning 2017 for five years. The total grant comes to a total of up to \$625,000.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2015-02. Councilman Jebaily seconded the motion, which carried unanimously.

The Art Trail Gallery is currently located in the BoSmith Building and will have to move to accommodate the new business that will be moving into the BoSmith Building. It is very much the desire of Council for the Art Trail Gallery to continue to be successful and to hopefully find them a permanent home. Councilman Hill made a motion for a committee of Council to be formed to search out an alternate location for the Art Trail Gallery to be chaired by Councilman Jebaily with Councilwoman Williams-Blake and Mayor Pro tem Brand serving on the committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

ADJOURN

Councilman Hill made a motion to adjourn the meeting. Without objection, the meeting was adjourned at 3:42 p.m.

Dated this 9th day of February, 2015.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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:

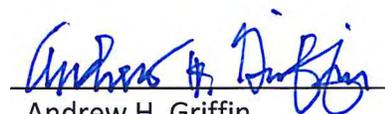
- (1) No previous action has been taken by City Council on this request.

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

- Road Segment
- 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 OFFICIAL USE ONLY

Date 10/27/14

[Signature]

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

**VII. a.
Bill No. 2015-02
First Reading**

CITY OF FLORENCE COUNCIL MEETING

DATE: February 9, 2015

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2490 Parson's Gate, Tax Map Number 01221-01-278, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, William D. Doulaveris.

II. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The lot is currently vacant.
- (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 January 13, 2015 Planning Commission meeting.
- (5) Planning Commission members voted 5-0 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.

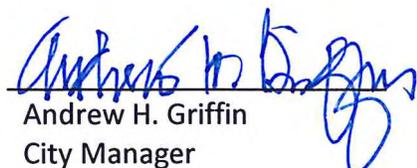
III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

IV. ATTACHMENTS:

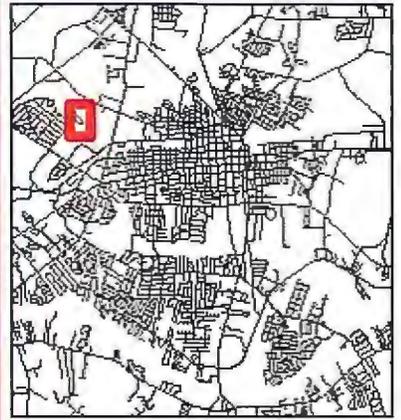
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map

TMP: 01221-01-278



Legend

- RoadSegment
- Parcels
- City Limits

Water

- Main
- ◆ Standard Hydrant
- Post Hydrant

Sewer

- Manhole
- Pressurized Main
- Gravity Main



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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 petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 01221-01-278
2490 PARSONS GATE

3. Annexation is being sought for the following purposes:

For 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>w</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

*Proposed
residents
site not
currently
developed*

Date 12-9-14

[Signature]
Petitioner William Doulaueris

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>12-12-14</u> <i>[Signature]</i>	_____

ORDINANCE NO. 2015 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY WILLIAM D. DOULAVERIS, TMN 01221-01-278

WHEREAS, a Public Hearing was held in the Council Chambers on January 13, 2015 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by William D. Doulaveris, owner of TMN 01221-01-278, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property 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 278 (0.63 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: February 9, 2015

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located at 3084, 3086, 3088, 3090, 3092, 3094, 3096, and 3098 S. Cashua Drive, Tax Map Numbers 00101-01-732 to 739 and a portion of TMN 00101-01-021, into the City of Florence and zone to R-3, Single-Family Residential District. The request is being made by the property owner, Stroud Holdings, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The applicant had previously requested annexation of the property in late 2011 and the request was denied in early 2012 because of the nonconformities of the development with City Development codes.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The applicant has petitioned annexation of the aforementioned properties excluding a one (1) foot strip of land along Waterford Drive.
- (3) The larger parcel containing the parking lot and green space is designated as TMN 00101-01-021. The individual townhouses are designated as TMN's 00101-01-732 to 739 (see attached plat).
- (4) The Cashua Drive widening project will take 12.5 ft of this property along the property's frontage. The widening will add to and increase the non-conformities of the site. The lot is currently fully developed, making site alteration difficult.
- (5) City water and sewer services are currently available; there is no cost to extend utility services.
- (6) A Public Hearing for zoning was held at the January 13, 2015 Planning Commission meeting.
- (7) The applicant had requested R-5, Multi-Family zoning.
- (8) Staff recommended an R-3, Single Family Residential District, to protect and preserve the residential character of the adjacent neighborhoods.
- (9) Planning Commission members voted 5-0 to recommend the zoning of R-3, Single-Family Residential District.
- (10) The applicant was in agreement with the R-3 zoning designation.

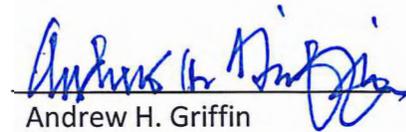
- (11) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-3, Single-Family Residential District.

IV. ATTACHMENTS:

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



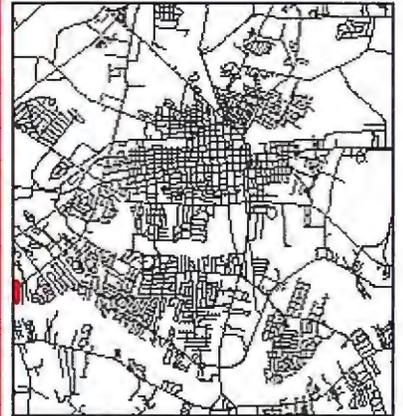
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP: 00101-01-021 and 00101-01-732 to 739



Legend

- Road Segment
- Parcels
- City Limits

Water

- Main
- ◆ Standard Hydrant
- Post Hydrant

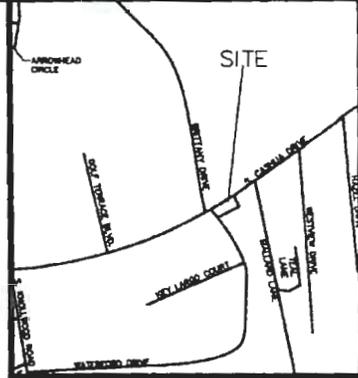
Sewer

- Manhole
- Pressurized Main
- Gravity Main

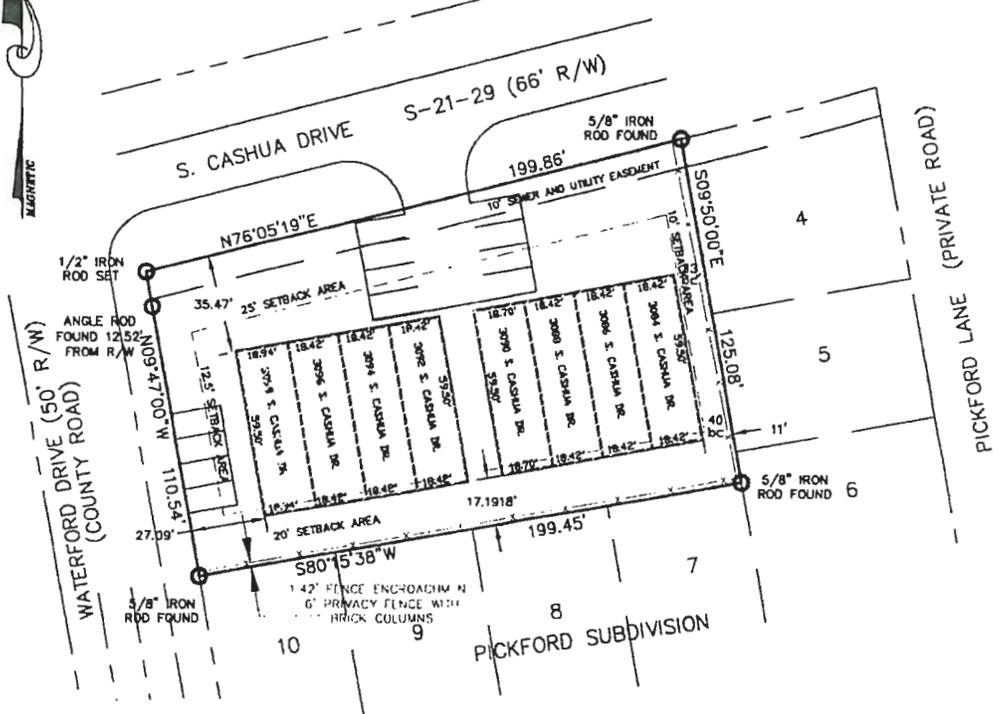


DISCLAIMER:
The City of Florence Urban Planning and Development Department data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification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

2012 FEB -8 AM 9:11
 CLOCK IN CANCELED
 NOT RECORDED
 12:57
 FLOOR CITY, SC FLOOR CITY, SC



THIS PROPERTY DESIGNATED AS
 MAP 101 BLOCK 01 PARCEL 732-739
 ON FLORENCE COUNTY TAX MAPS
 SPLIT FROM 101-01-021
 FLORENCE COUNTY TAX ASSESSOR
 OWNERSHIP CHANGES
 SUBJECT TO RECORDING



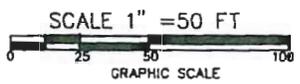
FLORENCE COUNTY
 SOUTH CAROLINA

PLAT

99-119

OF 0.54 ACRES LOCATED NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING THAT PROPERTY SHOWN AS TAX PARCEL 101-00-01-021 AND A PORTION OF PLAT BOOK B, PAGE 148. SURVEYED FOR:

STROUD HOLDINGS, LLC



○ DENOTES 1/2" IRON ROD AT CORNER UNLESS NOTED OTHERWISE

DATE: 01/11/2012 JOB NO: 07414F FLD BK: 244 PAGE: 71 REF JOB NO: TM#: 101-00-01-021

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0117D, EFFECTIVE DATE DECEMBER 16, 2004 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.
 NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.
 4340 ALLIGATOR ROAD
 U.S. HIGHWAY 76 & ALLIGATOR ROAD
 TIMMONSVILLE, S.C. 29161
 PHONE (843) 346-3302
 FAX (843) 346-5802
 email davidn@nesbittsurveying.com

DAVID A. NESBITT RLS NO 7623



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 00101-01-021 and 732 to 739
excluding a one foot strip of land along Waterford Drive

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

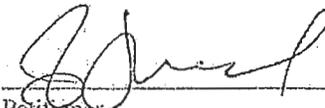
To receive city services

- 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.

	ESTIMATED ONLY
Total Residents	<u>20</u>
Race	<u>6 white/14 black</u>
Total 18 and Over	<u>16</u>
Total Registered to Vote	<u>unknown</u>

Date 12-1-14



Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition: Date <u>01/05/2015</u> 	FOR OFFICAL USE ONLY _____
--	-------------------------------

ORDINANCE NO. 2015 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY STROUD HOLDINGS, LLC, TAX MAP NUMBERS 00101-01-732, 00101-01-733, 00101-01-734, 00101-01-735, 00101-01-736, 00101-01-737, 00101-01-738, 00101-01-01-739, AND A PORTION OF TAX MAP NUMBER 00101-01-021

WHEREAS, a Public Hearing was held in the Council Chambers on January 13, 2015 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Jim Stroud Holdings, LLC, was presented requesting incorporation of certain parcels of land owned by Jim Stroud Holdings, LLC and identified below into 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 also amending the City of Florence Zoning Atlas by adding the zoning district classification of R-3, Single-Family Residential District to the same parcels identified as follows:

Florence County Tax Map 00101, block 01, parcel 732 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 733 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 734 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 735 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 736 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 737 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 738 (0.03 acres); Florence County Tax Map 00101, block 01, parcel 739 (0.03 acres); and the portion of Florence County Tax Map 00101, block 01, parcel 021 (0.54 acres); excluding the one foot strip of this parcel adjacent to Waterford Drive;

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

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2015

AGENDA ITEM: Resolution 2015-03 approving additional downtown business redevelopment and historical building incentives to those previously adopted in Resolution 2012-04 to continue to encourage the revitalization of downtown Florence by existing property owners, tenants, and potential developers.

DEPARTMENT/DIVISION: City Staff, and City Attorney

I. ISSUE UNDER CONSIDERATION

Should the City add three additional incentive programs for the H-1 District to allow for Historic Building Maintenance Grants, Interior Up-fit and Maintenance Grants, and Rent Subsidy Grants in order to encourage and incentivize property owners to take steps to up-fit existing properties and to do roof maintenance on existing properties, to assist existing tenants in remaining in the downtown area, and to assist business start-ups originating out of the North Dargan Innovation Center in locating within the H-1 District?

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(a) City Code Sections 2-200 through 2-207 were adopted by the passage of Ordinance No. 2011-23 in October, 2011. The ordinance was designed to accomplish the following specific goals:

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

(b) In February, 2012, City Council adopted Resolution No. 2012-04 to establish certain incentives available in the H-1 Overlay District.

(c) The present incentives offered do not assist property owners needing to up-fit the interior of existing properties or needing to do maintenance on existing properties to prevent water

intrusion. In addition, there are no incentives available to assist existing tenants to remaining in the downtown area, or to assist business start-ups originating out of the North Dargan Innovation Center in locating within the H-1 District

III. POINTS TO CONSIDER

(a) These new incentives would reach needs and applicants not covered under the present incentives offered.

(b) The funding of the incentives will be determined by council based upon the availability of funds.

(c) Each grant will be awarded by Council with recommendations from a staff review committee comprised of the Downtown Development Manager, the City Manager, Finance Director, and the Planning Director.

IV. OPTIONS

(a) Approve the Resolution as presented on first reading.

(b) Amend the Resolution to accomplish the same goals.

(c) Defeat the Resolution.

IV. ATTACHMENTS

Proposed Resolution 2015-03

RESOLUTION NO. 2015-03

A RESOLUTION APPROVING ADDITIONAL DOWNTOWN BUSINESS REDEVELOPMENT AND HISTORICAL BUILDING INCENTIVES TO THOSE PREVIOUSLY ADOPTED IN RESOLUTION 2012-04 TO CONTINUE TO ENCOURAGE THE REVITALIZATION OF DOWNTOWN FLORENCE BY EXISTING PROPERTY OWNERS, TENANTS, AND POTENTIAL DEVELOPERS.

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

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

revenues, increased tourism and improved quality of life for citizens of Florence, will serve great public purpose.

5. As repeatedly stated in both the City's Comprehensive Plan and the Master Plan for downtown revitalization, the provision of significant incentives to encourage investment in downtown properties is essential for the success of these programs, and such incentives have been expressly authorized pursuant to Chapter Two, Article IV, Sections 2-200 through 2-207, of the Florence City Code of Ordinances entitled Downtown Economic Development Incentive Program adopted by City Council on October 10, 2011.
6. In February, 2012, City Council adopted Resolution No. 2012-04 to establish incentives available in the H-1 Overlay District, and, upon reviewing the success of said incentive program, Council concludes that additional incentives as outlined herein are in the best interest of the citizens of Florence and meet all of the criteria set forth above.

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

- a. The City hereby adopts and approves the downtown incentives set out on Exhibit A hereto as possible incentives in addition to those previously established by Resolution No. 2012-04 to be offered conditioned upon fund availability.
- b. The City Manager is hereby authorized and directed to proceed with whatever actions as may be necessary to carry out the actions authorized herein.

AND IT IS SO RESOLVED this ____ day of February, 2015.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

ATTEST:

DIANNE M. ROWAN
Municipal Clerk

EXHIBIT A

ADDITIONAL DOWNTOWN FLORENCE INCENTIVES Downtown Business Redevelopment and Historic Building Grant Programs

Effective February, 2015

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

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

The Downtown Business Redevelopment and Historic Building Grant program is designed to make available redevelopment funding for small projects that typically do not meet the threshold investment requirements specified in Chapter Two, Article IV, Sections 2-200 through 2-207, of the Florence City Code of Ordinances entitled Downtown Economic Development Incentive Program adopted by City Council on October 10, 2011. This incentive program is specifically designed to assist existing businesses and/or business enterprises. The Program is similar to other incentive programs offered by the City in that individual grant awards must meet the criteria set forth by the South Carolina Supreme Court in *Byrd v. Florence County* in determining when industrial development constitutes a public purpose as well as *Nichols v. South Carolina Research Authority*.

Available incentives shall include the following:

Historic Building Maintenance Grant:

This Grant opportunity is directed at existing buildings located within the H-1 Florence Historic District. The Grant is to be used only for repairs that will stop the intrusion of water into a historic building. All buildings within the H-1 District are eligible. However, priority will be given to those buildings either listed as contributing member to the National Register boundary within the Downtown Area or listed as a historic building by the South Carolina Department of Archives and History National Register. The grant shall not be used to comply with the City's façade grant program or used to comply with the City's maintenance and appearance codes.

The Grant is specifically designed to provide funding to include items such as roof repair or the replacement or repair of other exterior elements (non-architectural) that are allowing rain to enter the building and damage the interior structure of the building. Therefore, a proposed project should “fix” the deficiency causing the deterioration of the interior of the building.

Interior Up-fit and Maintenance Grants:

This Grant opportunity is directed at existing or new businesses located within the H-1 Florence Historic District. The Grant is to be used only for repairs or up-fits to the interior of a building that will either repair or restore original architectural or structural elements of the building or up-fits that cause the building to be “retail ready”. Generally, all up-fits must be permanent improvements to the building and may include but not be limited to display windows; new construction such as bathrooms or changing areas; certain electrical, mechanical and plumbing work; and interior repairs to walls, windows and flooring. The grant is intended to cause interior spaces to become “retail ready” within the Historic District. In determining priority among grant applicants emphasis shall be given to the degree the project preserves or establishes “historic” or other like architectural features in the interior of the building.

Rent Subsidy Grants:

This Grant opportunity is directed at supporting business activities within the H-1 Florence Historic District. To be eligible for this Grant a tenant must fall into one of the following categories: (a) a tenant which was located in the H-1 District as of January 1, 2015 when “significant redevelopment activity”¹ occurs at the location which results in at least a 50% increase in the rent being charged; (b) a tenant that is a business start-up originating out of the North Dargan Innovation Center. Rent Subsidy Grants shall not be greater than fifty (50%) percent of the rent payment and are limited to the first two years of operation. The total Subsidy Grant may not exceed the maximum grant amount.

Other Incentives:

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

Eligibility Requirements:

The Downtown Business Redevelopment and Historic Building Grant program is designed to encourage projects that typically do not meet the threshold investment

¹ For the purpose of this Resolution, “significant redevelopment activity” is defined as redevelopment activity on a property that results in at least a fifty (50%) percent increase in the appraised value of the property and improvements on the Florence County Tax records.

requirements specified in Florence City Code of Ordinance. Chapter 2, Article IV, Downtown Economic Development Incentive Program; Sections 2-205(3) and 2-206, of the City Code of Ordinance establishes eligibility criteria associated with downtown incentive grants. These general criteria contained in Section 2-205, exclusive of subparagraph (3), shall determine the eligibility of any proposed redevelopment project. However, as mandated by South Carolina statutes, prior to approval the City shall take into account the elements and scope of the project as well as the anticipated economic impact and the anticipated revenue impact on the City of Florence.

An applicant is not eligible to apply if the applicant had previously received an economic development incentive from the City pursuant to Section 2-200 through 2-207 of the Code of Ordinance for Florence. In addition, due to funding limitations, an applicant may only receive one of the three Downtown Business Redevelopment and Historic Building Grants offered.

The applicant must be using the building for the operation of a business or have a lease pending with a qualified tenant. Where applicable, a copy of the lease shall be included with an application.

The applicant must provide sufficient documentation/detail to provide an understanding of the project. Documentation may include but is not limited to building plans (architectural, electrical, plumbing, or mechanical); business development plans; photographs or other evidence that gives a description of work; pending or executed leases; description of a scope of work from a contractor with pricing information. In all cases, the appropriate city staff shall determine when sufficient documentation is available to make a recommendation regarding the grant request.

Grant Application Guidelines:

Where applicable, the grant application must include at least three recent price quotes for the proposed work from licensed contractors. After the grant is awarded and approved work is underway the City shall either reimburse the successful applicant after the City has inspected and approved the specified work or reimburse the contractor directly.

City Staff Review and City Council Approval of Grants:

All grant awards will be made by City Council after a review and recommendation by City staff. The staff review committee shall be comprised of the Downtown Development Manager, the City Manager, Finance Director, and the Planning Director. This committee will use a scoring system to determine the grant recipients and make a recommendation to City Council. The scoring system shall use and be directly tied to the general eligibility criteria associated with other downtown incentive grant programs. The staff review committee shall

make their recommendation based upon available funding and the eligibility criteria pursuant to Section 2-200 through 2-207 of the Code of Ordinance for Florence. In addition to the general eligibility criteria noted above the following criteria shall also be taken into consideration:

- contribution that the development will make toward increased employment and earnings within the City
- increase in property tax revenues within the City
- increase in sales tax/fee revenues within the City
- preservation of key historical or architecturally significant buildings within the City
- extent to which the proposed business/project may meet a desired or unique niche in the marketplace and helps diversify the economy of the City.

Maximum Grant:

The maximum grant amount received shall be Thirty Thousand Dollars (\$30,000). No business location will be eligible to receive a grant award more than once every three years.

No match is required for any grant in this program; however, if the recipient sells the subject property to the City of Florence at any future date, any grant funds received from the City under a Historic Building Maintenance Grant or Interior Up-fit and Maintenance Grants shall be deducted from the selling price. Grants hereunder are not transferrable to a new business or business location except with express written permission of the City of Florence. By order of priority, grants shall be recommended using the following priority list:

1. Retail Trade (Sectors 44-45 in the NAICS listings) and Accommodation and Food Services (Sector 72 in the NAICS listings);
2. Professional, Scientific, and Technical Services (Sector 54 in the NAICS listings); and
3. Finance and Insurance (Sector 52 in the NAICS listings).

The amount allocated annually by the City to this grant program is limited. Once all funds have been expended in a given fiscal year, no additional applications will be accepted in that year. All grant years stand alone, and an application submitted and not funded in any given year must be resubmitted in the following year. Grant applications shall be considered on a quarterly basis and are due to the City by the second week of the first month of the quarter beginning each January. Awards shall be made by the City on a quarterly basis by or before the end of the third month of each quarter. Priority will be given to those buildings or business locations that

have not received a prior Downtown Business Redevelopment and Historic Building grant.

Any projects that involve visible exterior changes to a building must be approved by the Architectural Design Review Board. In the event that a grant is awarded and the project does not meet the design standards, the City of Florence reserves the right to revoke the grant.

Funding shall be determined by the Florence City Council on an annual basis.

**IX. a.
Appointments to
Boards/Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2015

AGENDA ITEM: Report to Council/Boards and Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for City Boards and/or Commissions

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

There are three boards/commissions that have vacancies

III. ATTACHEMENTS:

Letters from existing board members indicating if they want to continue to serve
Any applications received

Civic Center Commission

One Re/Appointment

Current Board Member

Mr. Michael Scott Long

Would like to be
reappointed

Councilmember to make appointment

Mayor Pro tem Brand

Attachment:

Letter of interest from current board member



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

Design Review Board

Two Appointments

Current Board Member

Mr. Johnny Mashack

Mr. Cary Andrews

Councilmember to make appointment

Mayor Pro tem Brand

Councilman Jebaily

Veterans Park Committee

One Appointment

Current Board Member

Vacancy

Councilmember to make appointment

Councilwoman Williams-Blake

**IX. c.
Pee Dee Healthy
Start**

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2015

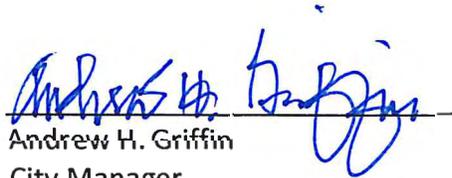
AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: Funding Request

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Pee Dee Healthy Start began in 1991 as a response to high rates of infant mortality, low birth weight infants, and inadequate health care for women of childbearing age in the Pee Dee rural counties of South Carolina.
2. In June 2012, a federal grant was awarded to Pee Dee Healthy Start to provide healthy start services to women and children up to age 2 in Florence County.
3. Federal funding was not awarded to Pee Dee Healthy Start for 2015 to continue services to this vulnerable population in Florence County.
4. Pee Dee Healthy Start is requesting funding in the amount of \$10,000 to assist in bridge funding while efforts are continued to secure other funding.



Andrew H. Griffin
City Manager



City of Florence, South Carolina
APPLICATION FOR DIRECT ASSISTANCE GRANT FUNDING
Fiscal Year 2014-2015

The City of Florence, SC Application for Direct Assistance Grant Funding must be completed by any organization/event/project requesting direct assistance funding from the City. All information requested below must be provided and a copy of financial statements and a budget must be included as part of the application process.

Amount Requested: \$ 10,000.00

CITY OF FLORENCE USE ONLY
Date Funding Requested: Jan. 16, 2015
Date Application Received: Feb. 2, 2015

A. Name of applicant organization/event/project: Pee Dee Healthy Start
Name of fiscal agent, if applicable (enter "Same" if the fiscal agent is the same as applicant): Madie Robinson, Executive Director

B. Is applicant or fiscal agent non-profit? Yes [X] No [] If yes, indicate legal non-profit status: Pee Dee Healthy Start -- a sub-set of the Community Action Agency is a 501(c) organization

C. Describe below the purpose, goals, and/or mission of the organization/project/event.
Purpose: To respond to high infant mortality rates, low birth weight rates, and inadequate health care for women of child bearing age and their families in the Pee Dee Region.
Goals: To decrease the incidence of infant mortality and other negative pregnancy outcomes.
Mission: To improve the health of babies in the Pee Dee Region through sustained community driven collaborative services.

D. Describe below how the organization/project/event will use the requested funding.
Pee Dee Healthy Start aims to promote healthy birth outcomes and reduce racial disparities in infant mortality and other health status issues in the Pee Dee Region of South Carolina. The primary target population is women ages 10-44 with special emphasis on African American women at high environmental risk for poor pregnancy outcomes, and infants up to age 2. The program offers outreach and home visitation services through indigenous lay home visitors that provide the core services of outreach, education, interconceptional care and perinatal depression screening and referral. Bachelor level Social Workers provide case management services. Funds will be used to assist with operational costs such as rent, utilities, telephone, internet, marketing and education, printing and postages, hardware and software maintenance, etc. in Florence.

E. As accurately as possible list source and amounts of Revenues for organization/project/event by category and by fiscal year as indicated.

SOURCES OF REVENUE	7/1/2012 through 6/30/2013 (Actual)	7/1/2013 through 6/30/2014 (Actual)	7/1/2014 through 6/30/2015 (Projected)
N/A -- Sources are audited by McDowell & Pearlman, LLC. The audit noted no significant deficiencies.			
Federal funding was not awarded Pee Dee Healthy Start for 2015. Please note letter attached to this request. Funding is directly related to provide gap funding until other sources of revenue can be secured. Gap funding period is for February 2015 to June 2015.			
YEAR-END TOTALS			

F. Detailed expenses of organization/project/event: As accurately as possible list expenses by category and by fiscal year as indicated.

TYPES OF EXPENSES	7/1/2012 through 6/30/2013 (Actual)	7/1/2013 through 6/30/2014 (Actual)	7/1/2014 through 6/30/2015 (Projected)
Note description of expenses in attached letter.			
YEAR-END TOTALS			

G. A copy of financial statements from the most recently completed year of the organization/project/event MUST be attached and included as part of this application.

H. A copy of current year budget of the organization/project/event MUST be attached and included as part of this application.

Contact Person: Madie Robinson

Mailing Address: Pee Dee Healthy Start, 314 West Pine Street

City, State and Zip Code: Florence, South Carolina 29501

Telephone Number(s): (843) 747 - 2229

E-Mail Address: FAX (843) 662 -1039; e-mail; madie@pdhs.org

Pee Dee Healthy Start

314 WEST PINE STREET • FLORENCE, SOUTH CAROLINA 29501
843.662.1482 800.747.2229 (BABY) IN STATE FAX: 843.662.1039



Mayor

January 16, 2015

Drew Griffin, Manager
City of Florence
324 W. Evans Street
Florence, South Carolina

RE: Pee Dee Healthy Start Incorporated

Dear Manager Griffin:

Pee Dee Healthy Start began in 1991 as a response to high rates of infant mortality, low birth weight infants, and inadequate health care for women of childbearing age in the Pee Dee rural counties of South Carolina. With support from a federal demonstration grant, Chesterfield, Darlington, Dillon, Marion, Marlboro, and Williamsburg counties expanded their health care resources for women of child-bearing age and children up to age 2. Since inception, we have touched over 5,200 families across the service area. We have significantly worked with various community partners to bring about positive change for those served despite the large disparities that exist for families that need services to help their lives improve.

In June 2012, a federal grant was awarded to Pee Dee Healthy Start to provide healthy start services to women and children up to age 2 in Florence County. The infant mortality rate in Florence County for all races in 2011-2013 was 14.1 per 1000 live births. For African Americans the rate was 20.9 and 7.7 for Whites. The disparity in the number of African American babies who die before their first birthday compared to White babies is almost 3 to 1 in Florence County.

PDHSI ensures that the services provided by the organization are responsive to the needs of the community and are guided by input from community residents through the following: consumer groups, outreach, home-based and community-based services, and county-based consortia of residents, consumers, agency administrators and service providers.

At the heart of its programs, Pee Dee Healthy Start, Inc. hires, trains, and supervises community residents to provide education and support to high-risk families to connect them to a system of health care. Also, we assess need and link families to community resources like jobs, job training, housing, food, etc. Florence County has two rural outreach workers who: identify pregnant women and young children, facilitate compliance with routine prenatal and well-child care, help overcome transportation barriers to medical care, provide health education and parenting education in the homes of clients, and encourage the participation of fathers in their children's lives, monitor the needs of high-risk pregnant women and infants for medical services.

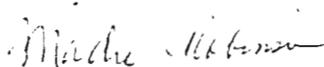
Federal funding was not awarded to PDHSI for 2015 to continue services to this vulnerable population in Florence County of the Pee Dee Region. We need your help to maintain services in Florence County which will allow services to continue as we seek other funding sources.

Pee Dee Healthy Start Inc., governed by a Board of Directors, has successfully administered the Pee Dee Healthy Start Project since 1998. An annual audit is conducted on PDHSI by an independent accounting firm. The last audit did not note any significant deficiencies that required corrective action items. There has not been any site reviews or reports on the PDHSI organizational financial system and management capacity or its implementation of these systems, policies and procedures that warranted correction. The latest audit conducted on PDHSI financial statements was for the fiscal year ending September 30, 2013 and a report was completed by McDowell & Pearlman, LLC with copies distributed to appropriate reporting entities. There is an external evaluation of program services and activities conducted annually by a university affiliated professor who distributes the results to the community and other appropriate entities.

We are asking two things of you: 1) Funds in the amount of \$10, 000.00 to assist in bridge funding to “keep the doors open” while we continue efforts to secure other funding, and, 2) send a letter in support of Pee Dee Healthy Start to the congressional members to restore funds for services to the targeted women and children in Florence County and the Pee Dee Region.

Please contact me at 662-1482, or madie@pdhs.org if you have questions or need additional information. Thank you for your consideration of our efforts to **“Give Every Child What He Deserves, A Healthy Start”!**

Sincerely,



Madie Robinson, Executive Director

cc: Members of Florence City Council