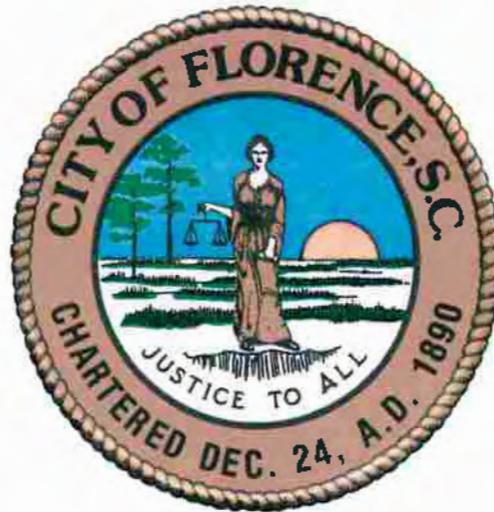


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
MARCH 14, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, MARCH 14, 2016 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 W. EVANS STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. APPROVAL OF MINUTES

*February 8, 2016 – Regular Meeting
February 16, 2016 - Worksession*

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Mr. Tommy Sawyer – 46 years – November 8, 1969 – December 31, 2015

SERVICE RECOGNITIONS

Jerri James – 25 years – Police

Steven Allen – 15 years – Planning, Research and Development - Engineering

DeShawn Preacher – 15 years – Public Works - Beautification & Facilities

Isaiah Harley – 10 years – Public Works - Beautification & Facilities

V. PUBLIC HEARING

Mr. Scotty Davis, Director, General Services – A Public Hearing will be held to receive public comments on the use of the CDBG funds for fiscal year 2016-2017 in the amount of \$261,850.

VI. APPEARANCES BEFORE COUNCIL

- a. Councilman Ed Robinson – Community Concerns**
- b. Mr. John Jebaily, Chairman, Parks & Beautification Commission – Parks Commission Annual Report**

VII. ORDINANCES IN POSITION

- a. Bill No. 2016-03 – Second Reading**
An Ordinance to amend the General Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016.
- b. Bill No. 2016-04 – Second Reading**
An Ordinance to amend the Zoning Ordinance by adding section 2.22 to the existing Ordinance in order to create a Neighborhood Revitalization Overlay District associated with Neighborhood Revitalization Strategy and to provide for their enforcement and administration.
- c. Bill No. 2016-05 – Second Reading**
An Ordinance to rezone the properties located at 108, 112, 406, 408, and 410 Vista Street and 303 Roughfork Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90084-07-016, 023, 024, 90084-08-008, 90099-01-014 and 016, from R-4 Multi-Family Residential to Neighborhood Revitalization Overlay District.
- d. Bill No. 2016-06 – Second Reading**
An Ordinance to rezone the city block bordered by N. Coit Street to the East, NB Baroody Street to the North, N. McQueen Street to the West, and W. Evans Street to the South, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90073-15-001, 002, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 020, 021, 022, 023, 024, 026, 028, from B-3 General Commercial District to B-4 Central Commercial District.

VIII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2016-07 – First Reading**
An Ordinance to amend the Planned Development District Ordinance 2007-42, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 00101-01-642, 00101-01-655 through 0698, 00101-01-700, 00101-01-702 through 705.

- b. Bill No. 2016-08 – First Reading**
An Ordinance to amend the Planned Development District Ordinance 2008-25, to allow for single family residential homes within the Canal Place Subdivision. Said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel Numbers: 18016-01-056, 057, 064, 065, 070, 071, 074, 075, 076, 077, 082, 083, 084, 085, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141.
- c. Bill No. 2016-09 – First Reading**
An Ordinance to annex and zone property owned by Kirby Group Properties, LLC, Tax Map Number 90112-04-002.
- d. Bill No. 2016-10 – First Reading**
An Ordinance to annex and zone property owned by Hoffmeyer Road Development, LLC, Tax Map Number 00098-01-189.
- e. Bill No. 2016-11 – First Reading**
An Ordinance to rezone Tax Map Number 90035-12-009, located at 1506 West Palmetto Street, from B-1, Limited Business District to B-2, Convenience Business District.

IX. REPORT TO COUNCIL

- a. Appointments to Boards and Commissions**

X. EXECUTIVE SESSION

- a. Contractual/Legal Matter**
- b. Contractual/Legal Matter**
- c. Contractual/Legal Matter**
- d. Contractual/Legal Matter**

XI. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 8, 2016 – 1:00 P.M.
CITY CENTER COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

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

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; Chief Allen Heidler, Florence Police Department; Mr. Scotty Davis, Director of Community Services; Mr. Thomas Chandler, Director of Finance; Mr. Ray Reich, Downtown Development Manager; Mr. Chuck Pope, Director of Public Works; Mr. Michael Hemingway, Director of Utilities; and Chief Randy Osterman, Florence Fire Department.

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 location of the meeting.

MEDIA PRESENT: Josh Lloyd 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.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the January 11, 2016 Regular Meeting. Councilman Hill seconded the motion, which carried unanimously.

ADDENDUM TO THE AGENDA

Mayor Wukela explained that by City Ordinance there is a Wednesday deadline (the Wednesday that is 13 days before the regular scheduled meeting) for submission of matters to appear on the agenda and also a 24 hour deadline by State Statute that sets a different and higher standard for the addition of items to the agenda. The standard for dates after Wednesday but before 24 hours before the meeting, which the following two items fall into, would be that matters on the agenda may not be considered upon request by a member if two members object.

The following two separate matters are to be considered for addition to today's agenda.

**RESOLUTION NO. 2016-02
A RESOLUTION HONORING DIVERSITY WORKS' CONTRIBUTIONS TO THE EFFORTS
TO REVITALIZE DOWNTOWN FLORENCE.**

Mayor Wukela asked if there was any objection to add this to the agenda. There was no objection; therefore this item will be added to the agenda.

COUNCILMAN ED ROBINSON – TO REQUEST A RECONSIDERATION OF THE VOTE ON A MOTION TO AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND PURCHASE A BUILDING IN SUPPORT OF PEE DEE HEALTHY START.

Mayor Wukela asked if there was any objection to add this item to the agenda. Two members of Council objected, therefore this item will not be added to the agenda.

HONORS AND RECOGNITIONS

Retirement Recognition

Captain Charles “Chuck” Rogers received a Retirement Plaque from Mayor Wukela in honor of his retirement from the City of Florence. Captain Rogers retired from the City of Florence Fire Department on September 16, 2015 after serving 30 years.

Service Recognitions

Mayor Wukela presented Harry Epps a Certificate of Recognition for completing 25 years of service with the City of Florence Fire Department.

Allan Joyner received a Certificate of Recognition from Mayor Wukela for completing 25 years of service with the City of Florence Fire Department.

Amanda Pope received a Certificate of Recognition from Mayor Wukela for completing 20 years of service with the City of Florence.

Mayor Wukela presented Michael Giles a Certificate recognizing his 15 years of service with the City of Florence Fire Department.

Otis Gowdy received a Certificate of Recognition from Mayor Wukela for completing 15 years of service with the Florence Police Department.

Educational Recognition

Justin Galloway received an Educational Recognition for passing his “B” Water Operator Certification Exam on January 8, 2016.

ORDINANCES IN POSITION

BILL NO. 2016-01 – SECOND READING

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE MAKING UP A PORTION OF THE PARCEL DESIGNATED AS TAX PARCEL 90073-15-001 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO STOKES PROPERTY V, LLC IN EXCHANGE FOR THE TRANSFER TO THE CITY OF A PORTION OF THE PARCEL DESIGNATED AS TAX PARCEL 90073-15-018 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR IN ORDER TO FACILITATE THE CONSTRUCTION OF THE NEW STOKES EYE CLINIC AND THE RELATED PUBLIC PARKING IN THE DOWNTOWN AREA AS PREVIOUSLY APPROVED BY RESOLUTION NO. 2015-12.

An Ordinance authorizing the conveyance of the real estate making up a portion of the parcel designated as Tax Parcel 90073-15-001 in the records of the Florence County Tax Assessor to Stokes Property V, LLC in exchange for the transfer to the City of a portion of the parcel designated as Tax

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 8, 2016 – PAGE 3**

Parcel 90073-15-018 in the records of the Florence County Tax Assessor in order to facilitate the construction of the new Stokes Eye Clinic and the related public parking in the downtown area as previously approved by Resolution No. 2015-12 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-01 on second reading. Councilman Jebaily seconded the motion, which carried unanimously.

BILL NO. 2016-02 – SECOND READING

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT TO EXCEED \$7,000,000 GENERAL OBLIGATION BOND OF 2016 OF THE CITY OF FLORENCE, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.

An Ordinance to provide for the issuance and sale of a not to exceed \$7,000,000 General Obligation Bond of 2016 of the City of Florence, South Carolina, to prescribe the purposes for which the proceeds shall be expended, to provide for the payment thereof, and other matters relating thereto was adopted on second reading.

This Ordinance is intended to advance the monies to be used for the basketball center and the soccer complex that will later be refunded by the Drs. Bruce and Lee Foundation.

Councilwoman Ervin made a motion to adopt Bill No. 2016-02 on second reading. Councilman Hill seconded the motion.

Council voted unanimously to adopt Bill No. 2016-02 on second reading.

INTRODUCTION OF ORDINANCES

BILL NO. 2016-03 – FIRST READING

AN ORDINANCE TO AMEND THE GENERAL FUND BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, AND ENDING JUNE 30, 2016.

An Ordinance to amend the General Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-03. Councilman Hill seconded the motion.

Mr. Thomas Chandler, Director of Finance reported the objective of the proposed Budget Amendment Ordinance is to amend the General Fund budget for FY 2015-16 to designate \$500,000 of the \$1,027,500 increase in the FY 2014-15 Unassigned Fund Balance, to fund certain costs of projects that were not included in the current FY 2015-16 budget. These projects include: 1) Cleanup of the Young Pecan property; 2) a Comprehensive Wage and Compensation Study; 3) a five-year update to the City's 2011 Comprehensive Plan as required by state law; and 4) contingency funding.

Additionally in the General Fund, a mid year analysis suggests that certain expenditure and revenue line items to be adjusted for a small reduction of \$280,000 as a very conservative approach.

Finally, grant funding will be recognized from the State Revolving Fund, Rural Development, Rural Infrastructure, and the State Transportation Infrastructure Bank for the Timmonsville Utilities Upgrade Fund in an amount of approximately \$2,600,000. These funds will be used for the expansion of construction improvements to the Timmonsville Utility System in addition to the initial projected amount of approximately \$12.5 million, making the total approximately \$15 million. All of these funds are grant funds.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 8, 2016 – PAGE 4**

Mr. Drew Griffin, City Manager, on behalf of the City, thanked the State Revolving Loan Fund for their assistance in the City's endeavor to help with the old Timmonsville Water System and acknowledged that the Department of Commerce has played a significant part in this as well. Mr. Griffin also thanked Mr. Porter Rivers, the City's Engineer on this project, for working with the State Revolving Loan Fund and SC DHEC to pursue these funds.

Council voted unanimously to pass Bill No. 2016-03 on first reading.

BILL NO. 2016-04 – FIRST READING

AN ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING SECTION 2.22 TO THE EXISTING ORDINANCE IN ORDER TO CREATE A NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT ASSOCIATED WITH NEIGHBORHOOD REVITALIZATION STRATEGY AND TO PROVIDE FOR THEIR ENFORCEMENT AND ADMINISTRATION.

An Ordinance to amend the Zoning Ordinance by adding Section 2.22 to the existing Ordinance in order to create a Neighborhood Revitalization Overlay District associated with Neighborhood Revitalization Strategy and to provide for their enforcement and administration was passed on first reading.

Councilwoman Ervin made a motion to pass Bill No. 2016-04 on first reading. Councilman Jebaily seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that in drafting the overlay district, staff looked at the Florence Neighborhood Revitalization Plan that was adopted by Council. The two strategies reviewed were the Stabilization Strategies and the Revitalization Strategies. The factors that staff looked at in creating the stabilization component were to address issues related to blight, safety and the needs of existing residents within the neighborhoods. The revitalization component initiatives are the removal of blight, repurposing of large sections of existing neighborhoods, and redevelopment of these sites to attract new residents while at the same time providing opportunities for existing residents to improve their quality of life without leaving their neighborhood. To be eligible for the Neighborhood Revitalization Overlay Zoning District you must be an individual or aggregated parcels that are within, adjacent or in close proximity to the catalyst projects as set forth in the Neighborhood Revitalization Strategy adopted by Florence City Council in December of 2014.

The catalyst project areas are located in East Florence, North Florence and North West Florence.

The development standards for the Overlay District are:

Minimum Lot Area	3,500 square feet
Minimum Lot Width	Governed by the underlying Zoning District
Maximum Building Height	Governed by the underlying Zoning District
Maximum Impervious Surface Ratio	50 Percent
Maximum Floor Ratio	0.50
Minimum Setbacks:	
Front Yard	15 Feet
Side Yard	5 Feet
Rear Yard	15 Feet

Council voted unanimously to pass Bill No. 2016-04 on first reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
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BILL NO. 2016-05 – FIRST READING

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 108, 112, 406, 408, AND 410 VISTA STREET AND 303 ROUGHFORK STREET, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90084-07-016, 023, 024, 90084-08-008, 90099-01-014 AND 016, FROM R-4 MULTI-FAMILY RESIDENTIAL TO NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT.

An Ordinance to rezone the properties located at 108, 112, 406, 408, and 410 Vista Street and 303 Roughfork Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90084-07-016, 023, 024, 90084-08-008, 90099-01-014 and 016, from R-4 Multi-Family Residential to Neighborhood Revitalization Overlay District was passed on first reading.

Mayor Wukela stated this is a rezoning pursuant to the classification that was passed on first reading in the previous Bill No. 2016-04.

Councilwoman Ervin made a motion to pass Bill No. 2016-05 on first reading. Mayor Pro tem Brand seconded the motion.

Council voted unanimously to pass Bill No. 2016-05 on first reading.

BILL NO. 2016-06 – FIRST READING

AN ORDINANCE TO REZONE THE CITY BLOCK BORDERED BY N. COIT STREET TO THE EAST, NB BAROODY STREET TO THE NORTH, N. MCQUEEN STREET TO THE WEST, AND W. EVANS STREET TO THE SOUTH, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90073-15-001, 002, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 020, 021, 022, 023, 024, 026, 028, FROM B-3 GENERAL COMMERCIAL DISTRICT TO B-4 CENTRAL COMMERCIAL DISTRICT.

An Ordinance to rezone the city block bordered by N. Coit Street to the East, NB Baroody Street to the North, N. McQueen Street to the West, and W. Evans Street to the South, said properties being specifically designated in the Florence County Tax Records as Tax Map parcel 90073-15-001, 002, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 020, 021, 022, 023, 024, 026, 028, from B-3 General Commercial District to B-4 Central Commercial District was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-06 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported there is a petition to rezone this block to B-4 to support the development that is occurring within this block.

The Planning Commission reviewed this petition on January 12, 2016 and voted unanimously (8-0) to recommend this rezoning.

This block is located in the downtown central district, which is the overlay district. This district's guidelines closely mimic the historic district guidelines which are located to the East of the Coit and Evans intersection. This is meant to create development similar to what is in the H-1 District. A big part of this is the requirement for parking; B-4 does not require parking however, B-3 does require parking. B-3 also requires 35 foot front setbacks and those types of things. Basically, this supports what type of development that is occurring and that is the reason for the petition.

Mayor Pro tem Brand stated that the cause and effect of this is to bring the parking into the central part of this block so that the parking will be more hidden and the beauty of that block will be enhanced by the parking. This will be a positive action for our downtown and for the City.

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Councilman Jebaily stated that what is changing is not the overlay district, which still remains in effect as it has been, but the underlying basic zoning that applies to that property.

Council voted unanimously to pass Bill No. 2016-06 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-01

A RESOLUTION TO AUTHORIZE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY, FLORENCE SCHOOL DISTRICT ONE, AND FRANCIS MARION UNIVERSITY INITIATING A COOPERATIVE EFFORT TO IMPROVE EDUCATIONAL OPPORTUNITIES.

A Resolution to authorize a Memorandum of Understanding between the City, Florence School District One, and Francis Marion University initiating a cooperative effort to improve educational opportunities was adopted by Council.

Councilman Jebaily made a motion to adopt Resolution No. 2016-01. Councilwoman Ervin seconded the motion.

Mayor Wukela stated this is a cooperative effort among these three entities whereby the City of Florence is going to undertake a borrowing and bond issuance based on additional TIF revenues that will be generated by the school district's agreement to extend the chronological life of the TIF for a period of 20 years. A portion of that revenue, \$12 million dollars, will then be conveyed under this agreement to the school district for the purposes of improving the McClenaghan building, which is currently vacant, with an eye toward using that building for a district office, administration offices, as well as for the Adult Education curriculum that is currently housed in the Poynor facility. At the same time the school district will raze and rebuild the Beck Early Childhood Education Facility in North West Florence. Once McClenaghan is finished and Beck is up and running then Poynor will be vacated by virtue of the folks going over to McClenaghan. FSD1 will then renovate Poynor using those TIF dollars as well and operate Poynor as a magnet high school in cooperation with Francis Marion University, which is the role that the University is going to play in this cooperative effort through curriculum programing and instructional efforts. This is an exciting opportunity for the City to partner with the school district. The school district has been doing a lot of very good work; rebuilding educational facilities in both the middle school and elementary grades but their financing mechanism does not allow them to do these sorts of things. The TIF mechanism will allow them to do it so this partnership seems to be timely and appropriate.

Councilman Jebaily stated this project was first presented when the old McClenaghan High School became available when Carolinas Hospital System decided to no longer operate it as an apartment entity. It was then presented and acquired by the School District. The funding was not in place to do these renovations earlier, however extending the TIF, as proposed in Resolution No. 2016-01, would create the funding mechanism and create the opportunity for the renovations. Councilman Jebaily stated it is exciting to see the opportunity for a Magnet School for the Arts and Sciences that would work in cooperation with Francis Marion University. Councilman Jebaily added that he wholeheartedly endorses this proposal and moving forward with it.

Councilman Robinson agreed that this proposal is exciting for now, however he stated that grade reports from third through eighth grade, based on ethnicities from FSD1, indicate that in four categories; English, Science, Math and Social Studies, in every category and every grade level, Black children are at the bottom. Councilman Robinson stated that Black folk are and have always been left behind. Councilman Robinson expressed his concern with the Magnet School taking five years to complete while projects downtown are being placed ahead of the school. Councilman Robinson stated he will continue to fight for fairness, equality and justice for all people in the City of Florence.

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Councilwoman Ervin stated she is glad to see the R.N. Beck Center included in this project and feels it is long overdue for this school to be renovated. Councilwoman Ervin added that following an evaluation of the R. N. Beck Center some years ago, it was listed as not safe to have small children in the building. At present, there are children in the building. Councilwoman Ervin feels it is important to reach children early and to provide them with educational opportunities. For this reason she is in support of this project.

Mayor Wukela reviewed the timeline for the project. Hopefully the Resolution will be passed by the school board in the next few days. Subsequent to that the City will be in a position to go forward and pass the Ordinances necessary for the extension of the TIF and for the bond issuance. These actions may take 90 days or so. Once that is passed, the City will be borrowing the money immediately and be providing those dollars to the school district. The school district intends to begin construction on McClenaghan and the R. N. Beck Center immediately. The construction and renovation of Poyner will begin when McClenaghan is finished so that the Poyner Educational facilities can move into McClenaghan. The Magnet School Program will be last because of the necessity of doing McClenaghan first. This is all the school district's time frame; the money the City will be borrowing on the TIF will be immediate and available to them based on the 90 days or so to get the Ordinances passed. The Resolution states that the parties involved believe that all of these projects can be completed within a frame of five years.

Resolution No. 2016-01 passed unanimously.

RESOLUTION NO. 2016-02

A RESOLUTION HONORING DIVERSITY WORKS' CONTRIBUTIONS TO THE EFFORTS TO REVITALIZE DOWNTOWN FLORENCE.

A Resolution honoring Diversity Works' contributions to the efforts to revitalize downtown Florence was adopted by Council.

Councilman Hill made a motion to adopt Resolution No. 2016-02. Councilwoman Ervin seconded the motion, which carried unanimously.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

CITY OF FLORENCE BOARD OF ZONING APPEALS

Councilwoman Ervin deferred her appointment to this Board.

PARKS AND BEAUTIFICATION COMMISSION

Councilwoman Ervin made a motion to appoint Ms. Thomasina Elaine Foster to serve on the Parks and Beautification Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Ms. Thomasina Elaine Foster was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2020.

Mayor Pro tem Brand deferred his appointment to this Commission.

Councilman Hill deferred his appointment to this Commission.

CITY OF FLORENCE PLANNING COMMISSION

Mayor Wukela deferred his appointment to this Commission.

ADJOURN

Councilwoman Williams-Blake made a motion to adjourn the meeting. There was no objection.

The meeting was adjourned at 2:05 p.m.

Dated this 14th day of March, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
TUESDAY, FEBRUARY 16, 2016 – 3:00 P.M.
CITY CENTER – LIVE OAK CONFERENCE ROOM
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 3:10 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; and Councilman George D. Jebaily.

MEMBERS ABSENT: Councilman Ed Robinson and 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 Public Works; Mr. Ray Reich, Downtown Development Manager; Chief Allen Heidler, Florence Police Department; Mr. Scotty Davis, Director of General Services; and Mr. Thomas W. Chandler, Director of Finance.

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

MEDIA PRESENT: No one from the media was present for the meeting.

INVOCATION

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

WORKSESSION

UPDATE FROM MR. JESSE WILES ON THE WORK PERFORMED TO DATE ON THE NEIGHBORHOOD REVITALIZATION EFFORTS.

Mr. Drew Griffin stated this is an update to bring forward information to City Council that Mr. Wiles has been sharing with staff and the Neighborhood Revitalization Committee.

Mr. Wiles gave Council an update on the land assembly and property acquisition, the housing development program, overview of marketing and branding strategy, and next steps.

Mr. Wiles stated that he is now in the process of predevelopment activities and stabilization strategies. The predevelopment activities will have a lot to do with analyzing the different sites where property is being assembled to determine what can be built, lot sizes, working closely with the Planning Department and working with the Architect on actually designing the houses that will be built at the sites. The primary stabilization strategy for now is land assembly where vacant property is being purchased that has been eyesores and sources for potential crime. In terms of land assembly, the first new homes will probably be built in the Vista Street Project area.

Mr. Wiles talked briefly about each of the Project Areas:

Vista Project Area – This project is located directly across from the new Vista Elementary School, starting from the Irby Street end of Vista and working into the neighborhood. There will be three or four new homes built immediately adjacent to one another as the initial start of the project.

Alexander/Sumter Project Area – Concentration will be placed just to the North of Sumter Street at the eastern end of Sumter Street at Irby Street for this project. At the western end of Sumter and

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 16, 2016 – PAGE 2**

Alexander Streets the project will be anchored by property that has already been acquired. This project area will be enhanced with extensive improvements, such as improved infrastructure, roads, improved sidewalks, and new paving from the penny sales tax. The eastern end of Sumter Street will be a commercial node that supports the residential basis to the west. It also works well with HopeHealth and the revitalization work that the Ford Dealership has done in that area. Along with the food corridor, PDRTA will tie into this area with a transportation network. Coit Street will become a very nice north/south pedestrian corridor.

Pine Project Area – The objective with this area is to acquire property that forms adjacent land assembly so that properties are next door to one another and will make an impact on the development. There are three of these areas forming along Pine Street. One is at Railroad Avenue, another on Church and then the last one is between Gaillard and Griffin Streets. This creates not only an opportunity to develop some houses that are right next door to one another but even creating a small subdivision within that neighborhood.

As of February 15, 2016 there are 33 homeowners who have accepted offers; 26 contracts have been executive; and 17 contracts have been closed to date.

Mr. Wiles stated that the plans are to start construction on the Vista Project Area this Spring. Standard features for the homes will include: a full front porch, a raised poured slab (no crawl space), living room, dining room on first floor with master bedroom, back porch, master bath with double bowl basin, a front loaded garage, and 1200 to 1400 square feet.

Builders will be recruited using the City's Minority Preference Local Vendor and Minority Preference Policy. The City will be looking more closely at the policy in an effort to attempt to attract minority contractors even more aggressively. One of the major hurdles will be the bonding requirement. Mr. Wiles agreed that if bonding is a City requirement, it will be a challenge with the minority recruitment. Absence of the bonding, the next biggest challenge is the ability to walk into a bank and get a construction loan.

In response to a question, Mr. Wiles stated that the price range of the homes will be in the low \$100,000s, probably not exceeding \$150,000. Mr. Wiles added that the initial incentives will have to be pretty strong just to get people to make the decision to come into the neighborhood. Over time the incentives can be rolled back once the project is more established. However, if the City wants to attract a market of people to the project areas that have the choice to go to other places in the community, you have to have an excellent product and a killer price point to attract them to the project areas.

Mr. Wiles stated they are now getting ready to begin launching the marketing and branding strategy to help sell the property. He is working with the Neighborhood Advisory Committee to establish some goals in terms of what he would like to accomplish with the marketing and branding. Mr. Wiles added that it is very difficult to create a vision for someone as to what Vista or Pine Street is going to look like without having some houses there for them to actually see. Mr. Wiles stated he would like to create a message and one of the big messages is going to be the connection to downtown. The ability to be within walking distance for at least a couple of the areas will be a key feature as well as all the work that is going on downtown. Mr. Wiles would also like to be able to sustain the marketing and branding strategy in house and not have to hire a consultant in order to keep it going.

The next steps will be to continue with property acquisition to assemble property for model block(s); finalize the survey work on Vista and move on to Pine Street; finalize recommendations for homebuyer incentives (give some assistance with down payment, closing costs, some assistance with gap-financing up to a certain amount between what the homebuyer can afford and what the house actually costs); finalize solicitation of builders (RFQ); and implement the marketing and branding strategies.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 16, 2016 – PAGE 3**

ADJOURN

There being no further business, Mayor Pro tem Brand adjourned the meeting at 4:03 p.m.

Dated this 14th day of March, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: CDBG Public Hearing

DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION

The City of Florence will receive \$261,850 from the United States Department of Housing and Urban Development (HUD) for the 2016-2017 Community Development Block Grant (CDBG) funding year. A public hearing is required to solicit comments on the use of these funds.

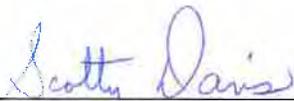
II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The City of Florence received \$274,008 in CDBG funding during the 2015-2016 Fiscal Year.

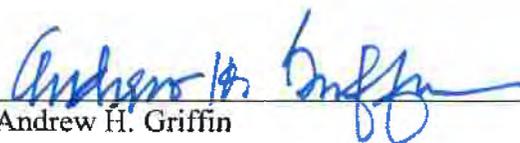
III. POINTS TO CONSIDER:

1. The City of Florence is an Entitlement Community receiving grant funding from HUD for community development activities benefitting the low-to-moderate-income community.
2. HUD requires Entitlement Communities to approve and adopt a CDBG Budget based on the awarded amount.
3. Community development activities that are funded must meet one of HUD's national objectives: benefit low and moderate income individuals; aid in the prevention or elimination of slums or blight; or, meet certain community development needs having a particular urgency.

IV. PERSONAL NOTES:



Scotty Davis, Director
General Services



Andrew H. Griffin
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: March 14, 2016
AGENDA ITEM: Appearance Before Council
Parks & Beautification Commission Report
DEPARTMENT / DIVISION: Public Works Department

I. ISSUE UNDER CONSIDERATION:

Mr. John Jebaily, Chairman of the Parks & Beautification Commission, to provide a report on the status of Parks, Beautification, and Recreation.

II. PREVIOUS ACTION:

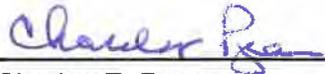
Annual report from the Parks & Beautification Commission

III. ATTACHMENTS:

1. A copy of the FY16-17 Annual Plan for Parks, Beautification & Recreation.



Andrew H. Griffin
City Manager



Charles E. Pope
Public Works Director

PARKS and RECREATION COMMISSION

Creating community through people, parks and programs

2016 ANNUAL PLAN

The Parks and Beautification Commission is pleased to submit for review and consideration by City staff the following recommendations as required in Sec 15-12 of the City of Florence Code:

1 YEAR PLAN - PARKS

A. FREEDOM FLORENCE:

1. Find uses for stage area.
2. Consider addition of playground equipment to Freedom Florence.

B. IOLA JONES PARK:

1. Upgrade Playground Equipment.
2. Actively seek input from community on facility enhancements.

C. JEFFRIES CREEK PARK:

D. LESTER PARK:

1. Continue to support community revitalization.

E. LEVY PARK:

1. Resurface basketball court at adult center.

F. LUCAS PARK:

1. Limb up trees to improve viewscape.
2. Address storm water runoff problems.
3. Renovate pathway system in coordination with Neighborhood Association.
4. Plant shrubbery and under story trees appropriate to areas that are now shaded.

G. MAPLE PARK:

H. MCLEOD PARK:

I. NORTHSIDE PARK:

J. NORTHWEST PARK:

K. SOUTHPARK:

1. Renovate and/or repair tennis court.
2. Continue to maintain fences.

L. TIMROD PARK:

M. TRAIL SYSTEM:

1. Continue to develop urban connector trails leading from each park to the Library with emphasis on tree planting along routes.
2. Complete renewal of trail around Academy Sports.
3. Install pedestrian connector between Naturally Outdoors and Second Loop via Holly Circle.

N. VETERAN'S PARK:

1. Add index to Wall of Honor at kiosk.
2. Add pertinent quotes to Wall.
3. Add curb cut to Woody Jones Blvd close to Park.

O. DOWNTOWN PLAZAS:

P. STORMWATER IMPROVEMENT & REMEDIATION PROJECT:

1 YEAR PLAN – OTHER THAN PARKS

A. PARK RULE SIGNS:

1. Update and upgrade park rule signs to include the new "branding" concept.
2. Add signs prohibiting pets from ball fields.

B. PUBLIC AWARENESS:

1. Develop a PowerPoint presentation on the benefits of tree preservation and the role of the Tree Committee of the Commission. Distribute it to the Chamber of Commerce, schools, conservation groups, and any other interested groups or individuals.
2. Develop a CD to publicize the location, role and the benefits of the SIRP (formerly the SWM Project).
3. Continue Public Relations Committee activities with new marketing initiatives.

C. TENNIS COURTS:

1. Continue to plan for the maintenance, renovation, expansion and replacement of tennis courts.

D. COMMISSION DEVELOPMENT:

1. Implement ongoing program for Commission members.
2. Encourage active participation in committees, visit parks and centers, and seek ideas from other park systems on an ongoing basis.

E. CAPITAL PROJECTS:

1. Assess the needs for large facilities in the future.

F. BARNES STREET ACTIVITY CENTER:

1. Build gymnasium/basketball facility.

G. SOCCER COMPLEX

1. Build Soccer Complex.

H. FLORENCE STOCKADE

1. Accommodate the development of this historic property and tie it into the City Park system as a destination point. Explore the annexation of the property with the Friends of the Stockade and addition of access from Freedom Boulevard.

5 YEAR PLAN

A. LUCAS PARK:

1. Upgrade playground equipment to accommodate children up to twelve years old.
2. Relocate parking from Azalea Lane to Camellia Circle.
3. Install Children's Sculpture Garden as joint project with Neighborhood Association.

B. MCLEOD PARK:

1. Plan reconfiguration and renovation of ball fields and park for best possible use.
2. Consider relocation of dog park to connect entire shoreline.
3. Evaluate enhancements around pond including fountain, paths, and plantings.

C. VETERAN'S PARK:

1. Construct restroom facilities.

D. WATER FEATURES:

1. Incorporate water features such as rain gardens and pools into parks to accommodate storm water and enhance beauty.
2. Add a water feature downtown.

E. INCLUSIVE PLAYGROUND:

1. Support the development of an inclusive playground to meet the needs of residents with physical challenges.

F. SOUTHPARK:

1. Replace playground equipment.

10 YEAR PLAN

A. JEFFRIES CREEK PARK:

1. Upgrade playground.

B. IOLA JONES PARK:

1. Build a Senior Center.

C. MAPLE PARK:

1. Develop plan for the renovation/replacement of the community center.

D. OLD PETTIGREW MILLPOND PROPERTY:

1. Develop plan for use of this City owned natural area. Some suggested uses include: an open activity space, viewing areas, trails, and an overall "Swan Lake" style setting.

E. TRAILS:

1. Improve signage and mapping for increased safety and 911 services.

CONTINUING GOALS

A. ATHLETIC PROGRAM:

1. Serve as the final arbiter in any dispute over league rules or other issues that may arise.

B. COMMUNITY PROGRAMMING:

1. Expand and enhance homework centers after school and increase the hours of operation in order to serve a larger population.
2. Continue to improve and expand the programming at the community centers by developing more "structured programs" for children, adults and seniors; provide a wide variety of activities.
3. Investigate opportunities to improve transportation, especially for the handicapped.

C. MAYOR'S COALITION TO PREVENT JUVENILE CRIME:

1. Continue to support the Mayor's Coalition to Prevent Juvenile Crime by designing programs and activities for Florence youth in an effort to prevent juvenile crime.

D. NEW PARKS: This Commission recommends that the current parks system be expanded and enhanced by pursuing and implementing the following projects:

1. Green Space - Open Space: Acquiring waterways and adjacent areas in order to have walking and boating possibilities across the City.
2. Conservation Easement: Implement and promote the use of conservation easements by private property owners who have wetlands, waterways or other property with natural wildlife habitats.
3. Backyard Wildlife Certification: Continue to develop, implement and promote a backyard wildlife certification program; enhance habitat within the parks by planting food sources, reducing erosion along streams, and adding water sources for wildlife.
4. Adopt Dark Sky friendly lighting in park facilities to preserve the visible night sky.

E. OVERLAY DISTRICT – DOWNTOWN FLORENCE:

1. Develop trails and street beautification leading into downtown.
2. Beautify neighborhoods wherever possible.

F. PARK RULES:

1. Post the "Rules" signs in multiple locations and specifically at the edges of the parking lot so that foot traffic cannot avoid seeing them upon entering the park.
2. Coordinate with City Police to obtain better enforcement of posted rules.

G. TREE PLANTING AND PRESERVATION:

1. Encourage the relocation of utilities away from significant trees and scenic areas.
2. Continue to locate every tree of significant size (GIS) and retain maintenance history on each tree.
3. Plant a tree everyday - or 365 trees per year.
4. Work with staff to develop enhanced tree ordinance.
5. Encourage and facilitate replacement of any street trees removed from the City's right of way with native shade trees.

H. COORDINATE WITH COMMUNITY GROUPS WITH OVERLAPPING INTERESTS

1. Continue to facilitate use of building and ball field with Maple Park Community Association.

I. STORMWATER IMPROVEMENT & REMEDIATION PROJECT:

1. Publicize educational benefits of SIRP site along Pye Branch.

J. PET WASTE & LITTER:

1. Continue to add pet waste stations to parks to protect watershed.

This Commission would like to thank staff for its cooperation and assistance in developing this Annual Plan. Staff is always ready to give of their time to help the members of this Commission understand the past history, the current status, and the ideas they have for future development. We find their efforts to be commendable and believe that they are what make the City of Florence the best place to call home.

VII. a.
Bill No. 2016-03
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: February 8, 2016
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to amend the FY 2015-16 City of Florence General Fund Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to amend the General Fund budget for FY 2015-16 to designate \$500,000 of the \$1,027,500 increase in the FY 2014-15 Unassigned Fund Balance. This additional appropriation will be used to fund the costs associated with a number of projects not included in the current FY 2015-16 budget. These projects include: 1) Cleanup of the Young Pecan property; 2) a Comprehensive Wage and Compensation Study; 3) a five-year update to the City's 2011 Comprehensive Plan as required by state law; and 4) contingency funding.

B. Based on a midyear review of projections in the General Fund for FY 2015-16, budget reductions are also proposed in certain revenue and expenditure line-items to ensure that the City maintains a realistic and balanced budget. The objective of the proposed ordinance is to more closely align budgeted amounts with anticipated revenues and expenditures, thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.

C. Additional grant funding will be recognized from the State Revolving Fund, Rural Development, Rural Infrastructure, and the State Transportation Infrastructure Bank for The Timmonsville Utilities Upgrade Fund in an amount of approximately \$2,600,000. These funds will be used for the expansion of construction related improvements to the Timmonsville utilities system from the initial projected amount of approximately \$12.5 million to approximately \$15 million.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

VI. 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 GENERAL FUND BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016

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, 2015 and ending June 30, 2016, is hereby amended as follows:

Section 1. A. That the revenues of the General Fund in said budget are hereby amended by the additional appropriation as follows:

100375-435010 From Unappropriated Reserve is funded in the amount of \$500,000 from fund balance.

B. That the revenues of the General Fund are further amended by revising line item appropriations in all categories for a net reduction in total General Fund revenues of \$280,000.

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

10049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$500,000 to provide for contingency funding for the completion of projects in the General Fund not included in the original FY 2015-16 budget.

B. That the expenditures of the General Fund are further amended by revising certain departmental and non-departmental expenditures for a net reduction in total General Fund expenditures of \$280,000.

Section 3. Grant funding, in addition to the funding previously authorized, shall be accepted from the State Revolving Fund, Rural Development, Rural Infrastructure, and the State Transportation Infrastructure Bank for the Timmonsville Utilities Upgrade Fund in an amount of approximately \$2,600,000. These funds will be used for the expansion of improvements to the Timmonsville utilities system from the initial projected amount of approximately \$12.5 million to approximately \$15 million.

A summary of recommended revenue and expenditure net budget reductions by category and department noted in Sections 1B and 2B above is attached hereto, and is incorporated by reference as a permanent part of this Ordinance.

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

FY 2015-2016 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

**MID-YEAR REVIEW SUMMARY
FISCAL YEAR 2015-16**

100 GENERAL FUND

REVENUES

CATEGORY	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
Property Taxes	100100	\$9,304,200	(\$100)	\$9,304,100
Licenses and Fees	100110	\$11,870,000	(\$240,000)	\$11,630,000
Governmental Reimbursements	100120	\$3,134,600	\$62,700	\$3,197,300
Charges for Services	100130	\$2,096,000	(\$22,500)	\$2,073,500
Fines and Forfeitures	100140	\$635,000	(\$198,500)	\$436,500
Investment Earnings	100300	\$22,000	\$10,000	\$32,000
Miscellaneous Revenues	100325	\$1,062,000	\$9,000	\$1,071,000
Other Funding Sources	100375	\$2,018,000	\$96,900	\$2,114,900
Transfers	100390	\$4,736,500	\$2,500	\$4,739,000
TOTAL REVENUES		\$34,878,300	(\$280,000)	\$34,598,300

EXPENDITURES

DEPARTMENT	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
City Council	41000	\$284,080	(\$1,810)	\$282,270
City Court	41200	\$642,500	(\$79,130)	\$563,370
City Manager	41300	\$392,900	(\$5,300)	\$387,600
Finance and Accounting	41501	\$812,070	\$9,300	\$821,370
HR/Risk Management	41600	\$541,040	\$13,530	\$554,570
Community Services	41900	\$310,300	\$0	\$310,300
Police	42100	\$10,174,570	(\$134,730)	\$10,039,840
Fire	42200	\$5,635,620	(\$79,430)	\$5,556,190
Beautification and Facilities	43020	\$2,703,480	(\$36,930)	\$2,666,550
Sanitation	43022	\$3,323,100	\$76,720	\$3,399,820
Equipment Maintenance	43023	\$535,090	(\$71,090)	\$464,000
Recreation Programs	43024	\$1,359,760	\$17,490	\$1,377,250
Athletic Programs	43025	\$1,589,940	(\$2,020)	\$1,587,920
Planning, Research and Development	46300	\$362,500	(\$9,900)	\$352,600
Other Employee Benefits	49000	\$542,650	\$8,500	\$551,150
General Insurance/Claims	49100	\$530,000	\$62,000	\$592,000
Community Programs	49200	\$362,000	\$0	\$362,000
Nondepartmental	49300	\$4,776,700	(\$47,200)	\$4,729,500
TOTAL EXPENDITURES		\$34,878,300	(\$280,000)	\$34,598,300
EXCESS REVENUES/(EXPENDITURES)		\$0	\$0	\$0

VII. b.
Bill No. 2016-04
Second Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: February 8, 2016

AGENDA ITEM: Ordinance for text addition to Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the Zoning Ordinance by adding section 2.22 to create a Neighborhood Revitalization Overlay Zoning District in conjunction with efforts to implement the Neighborhood Revitalization Strategy, adopted by council, and to provide for their enforcement and administration.

II. POINTS TO CONSIDER:

- (1) The text amendment was prepared by the Planning, Research & Development Department after consideration of the City of Florence Neighborhood Revitalization Strategy.
- (2) City staff recommends the text amendment. This recommendation is based on the strategies and recommendations within the City of Florence Neighborhood Revitalization Strategy and Comprehensive Plan.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the text amendment.

IV. OPTIONS

City Council may:

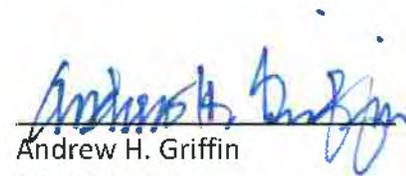
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance

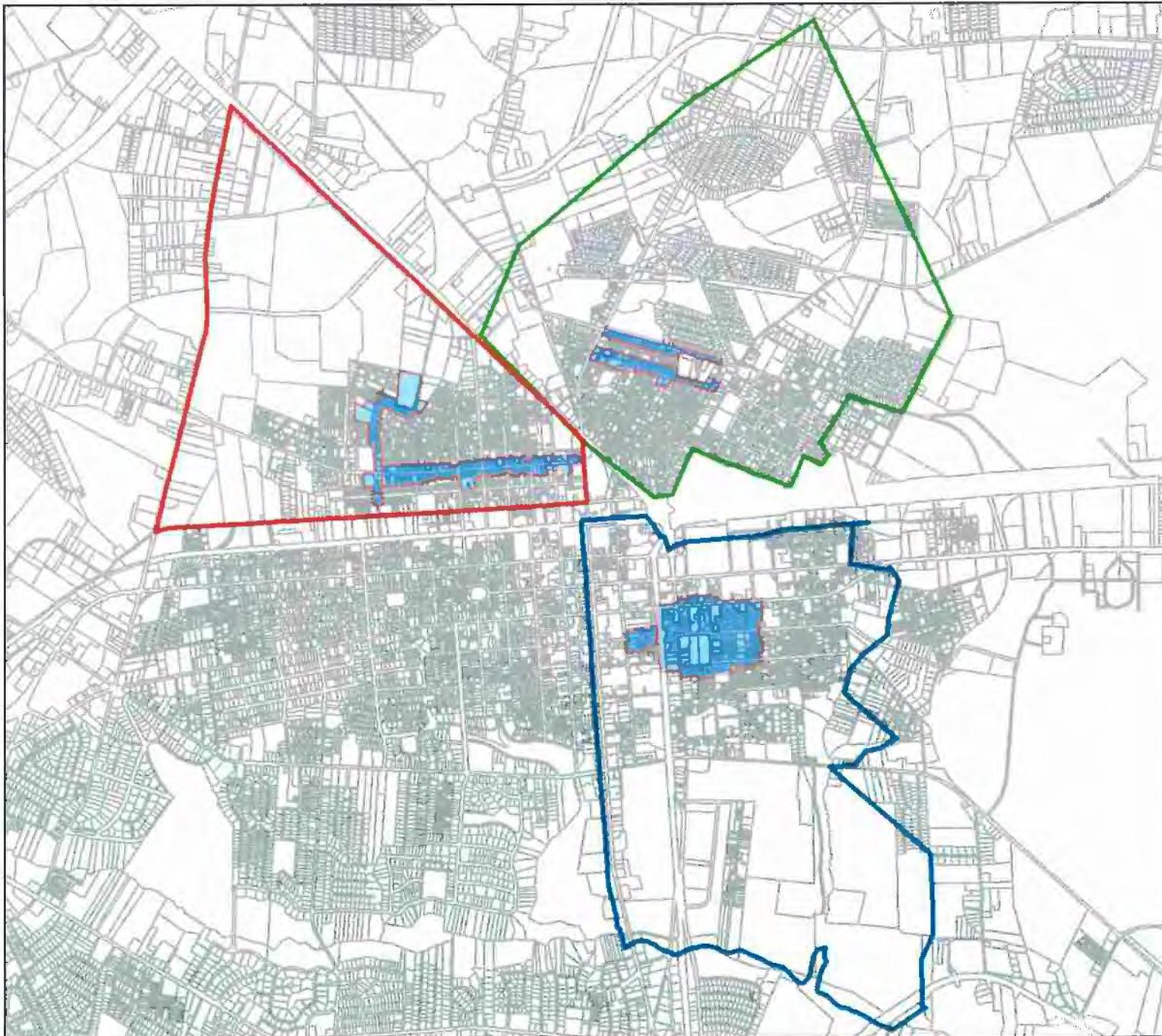


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Catalytic Project Areas



Legend

-  Project Areas selection
-  North West
-  North
-  East
-  Parcels

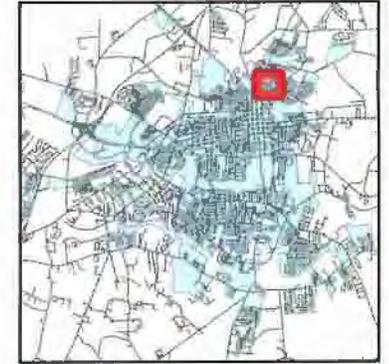


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North Neighborhood Catalytic Project Area



Legend

- North Neighborhood
- Roads
- Parcels

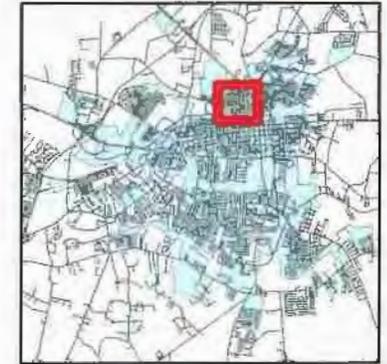
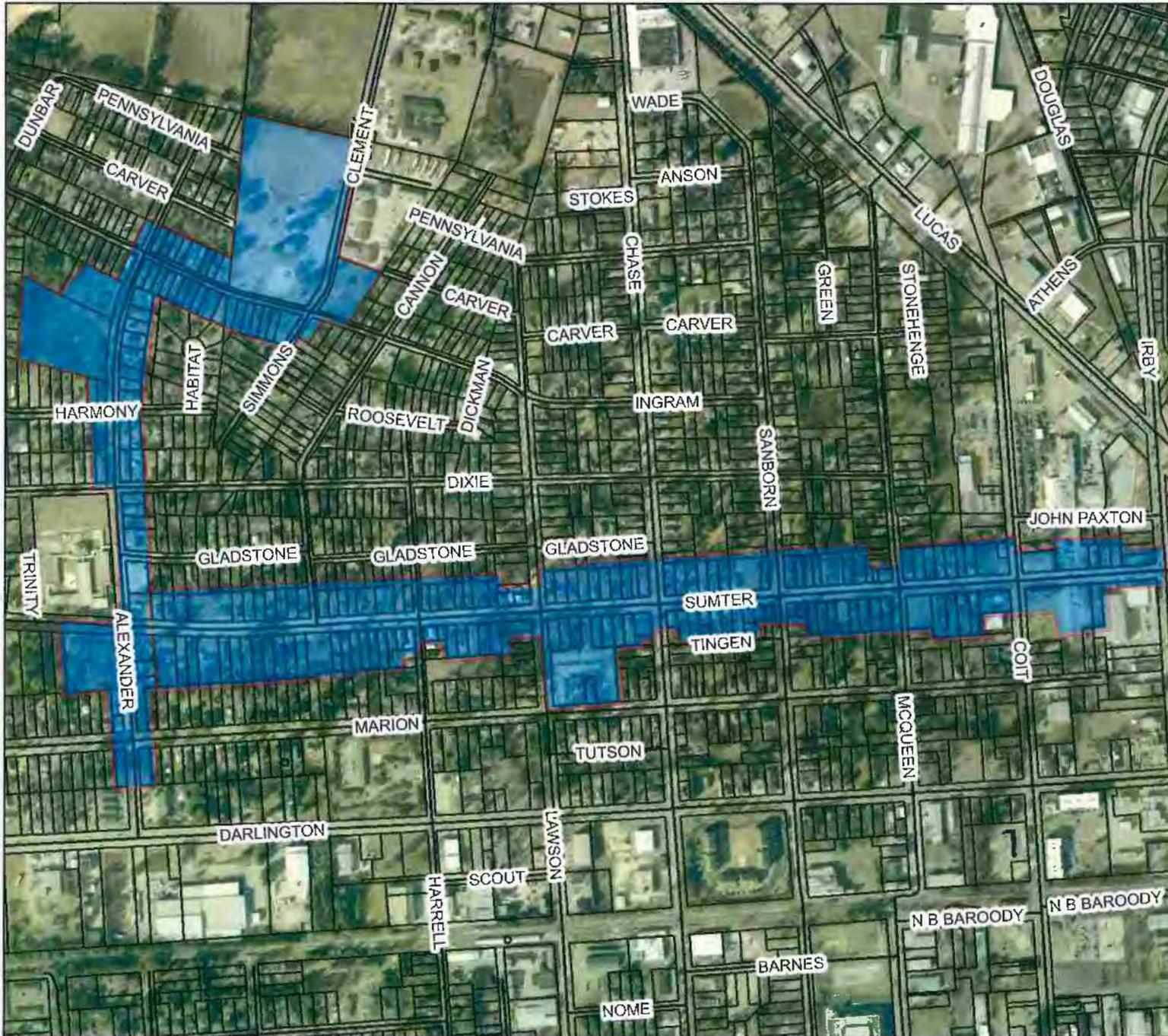


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North West Neighborhood Catalytic Project Area

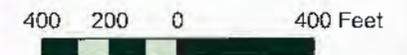


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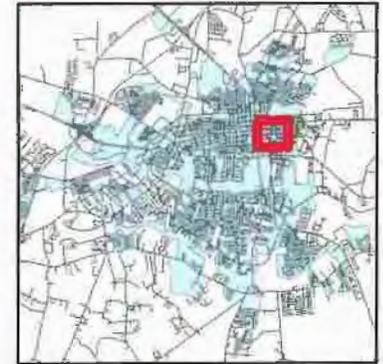
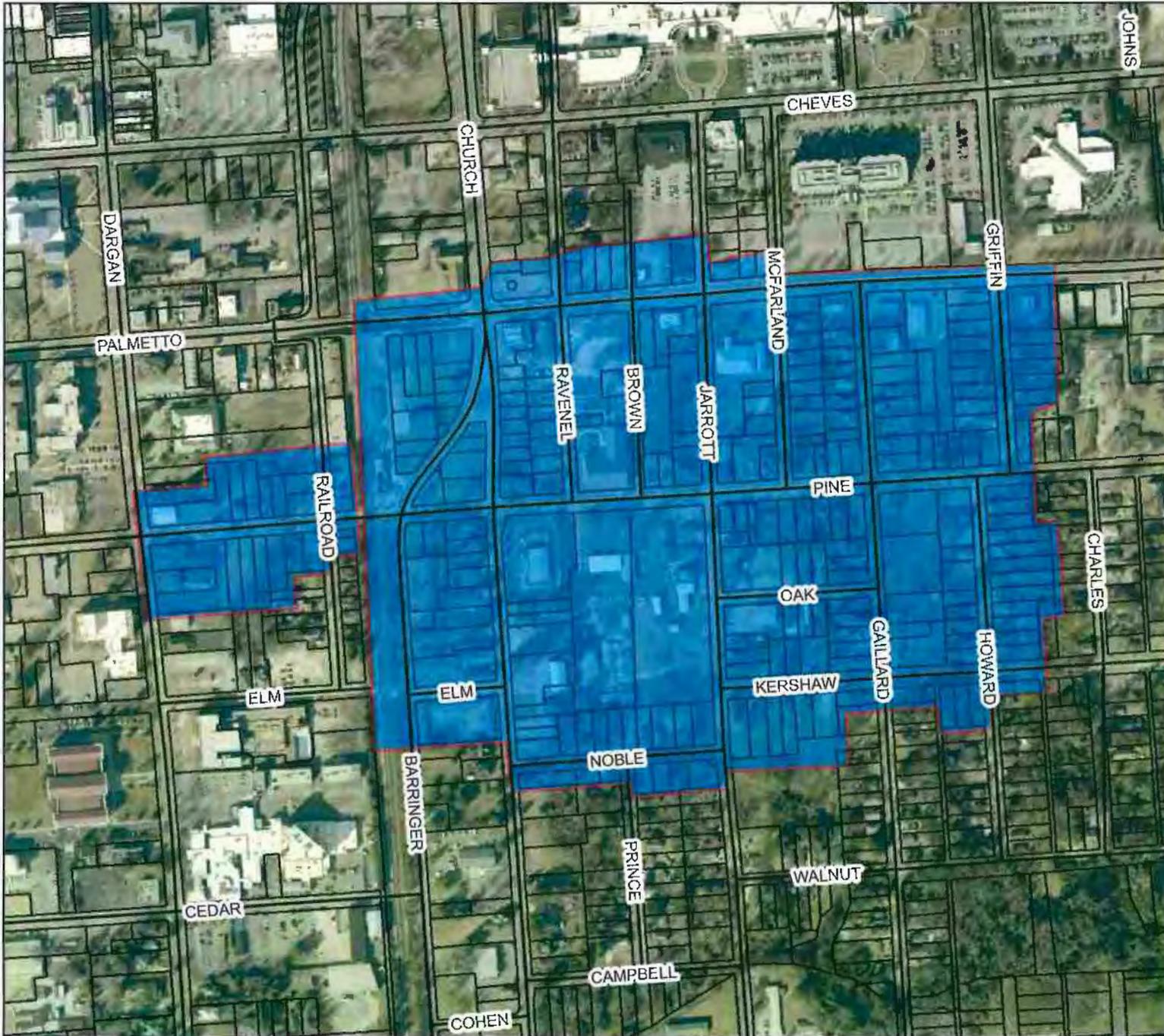
- North West Neighborhood
- Roads
- Parcels



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East Neighborhood Catalytic Project Area

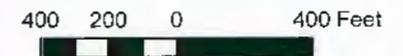


Legend

-  Roads
-  East Project Areas
-  Parcels



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ORDINANCE NO. 2016-_____

AN ORDINANCE TO ADD SECTION 2.22 NEIGHBORHOOD REVITALIZATION OVERLAY ZONING DISTRICT TO THE CITY OF FLORENCE ZONING ORDINANCE IN ORDER TO CREATE AN ADDITIONAL OVERLAY DISTRICT TO PROMOTE THE REDEVELOPMENT, RESTORATION AND REVITALIZATION WITHIN THE COMMUNITY:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, The City of Florence wishes to revitalize an area that contains vacant properties and single family residential buildings within existing urban neighborhoods;

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 the provisions of the Zoning Ordinance applicable to the City of Florence be, and the same are hereby adding Section 2.22 et seq., which will read in whole as follows:

Sec. 2.22. Neighborhood Revitalization Overlay Zoning District

Sec. 2.22-1. Purpose and Intent.

In order to promote the stabilization of the surrounding neighborhoods of the downtown area of the City of Florence, it is in the City's best interest to establish an overlay zoning district that promotes and controls the redevelopment, restoration, preservation, and revitalization of the neighborhoods. The Neighborhood Revitalization Overlay Zoning District acts as a tool to help accomplish the goals that are set forth in the Florence Neighborhood Revitalization Plan. This tool will help attract new residents to the neighborhoods, and provide opportunities for existing residents and property owners. Per the Neighborhood Revitalization Plan, "The goal for these neighborhoods is comprehensive revitalization that enhances the overall desirability of Florence as a place to live, increases the City's regional competitiveness, sets the stage for catalytic development, and builds off of recent success."

Sec. 2.22-2. Establishment of a Neighborhood Revitalization Overlay Zoning District

In conformity with the Florence Downtown Overlay Districts, Planned Development Districts, and Open Space Development Districts, the Neighborhood Revitalization Overlay District shall be established on the official Zoning Map by the same procedure as for amendments (Article 9) and in accordance with the requirements of this section.

Sec. 2.22-3. Neighborhood Revitalization Overlay Zoning District – Boundary

The Neighborhood Revitalization Overlay Zoning District may be applied to individual or aggregated parcels that are within, adjacent or in close proximity to the catalyst projects as set forth in the Neighborhood Revitalization Strategy adopted by Florence City Council in December of 2014.

Sec. 2.22-4. Neighborhood Revitalization Overlay Zoning District Land Uses

All land uses allowed in the underlying zoning district are permitted within the Neighborhood Revitalization Overlay Zoning District.

Sec. 2.22-5. Neighborhood Revitalization Overlay Zoning District - Development Standards

1. Minimum Lot Area

The Minimum Lot Area (square feet) shall 3,500 square feet.

2. Minimum Lot Width

The Minimum Lot Width shall meet Section 2.5 Table III of the City of Florence Zoning Ordinance for the underlying zoning district.

3. Maximum Building Height

The Maximum Building Height shall meet the zoning standards in Section 2.5 Table III of the City of Florence Zoning Ordinance for the underlying zoning district.

4. Maximum Impervious Surface Ratio

The Maximum Impervious Surface Ratio shall be 50%.

5. Maximum Floor Area Ratio

The Maximum Floor Area Ratio shall be 0.50.

6. Minimum Setbacks

The minimum front yard setback shall be 15 feet (15').

The minimum side yard setback shall be 5 feet (5').

The minimum rear yard setback shall be 15 feet (15').

ADOPTED THIS _____ DAY OF _____, 2016

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: February 8, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone the properties located at 108, 112, 406, 408, and 410 Vista Street and 303 Roughfork Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90084-07-016, -023, -024, 90084-08-008, 90099-01-014, and -016, from R-4 Multi-family residential to Neighborhood Revitalization Overlay District, contingent upon adoption of the Neighborhood Revitalization Overlay District.

II. POINTS TO CONSIDER:

- (1) The properties are currently zoned R-4, Multi-family Residential District, Limited.
- (2) The lots are currently occupied by single family housing or are currently vacant.
- (3) The properties will meet the dimensional requirements of the Neighborhood Revitalization Overlay District, upon adoption, per the City of Florence Zoning Ordinance.
- (4) The intent of this rezoning is to implement the Neighborhood Revitalization Overlay District to stabilize and revitalize the neighborhood by creating single family housing that is market driven within the City of Florence urban neighborhoods. This rezoning will permit the construction of new houses that will establish the character of the neighborhood, and support better opportunities for current property owners.
- (5) City Staff recommends the rezoning of the parcels to Neighborhood Revitalization Overlay District as requested. This recommendation is based on conformity with the proposed zoning and the future land use designation of the Comprehensive Plan, and the Florence Neighborhood Revitalization Strategy.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the rezoning.

IV. OPTIONS

City Council may:

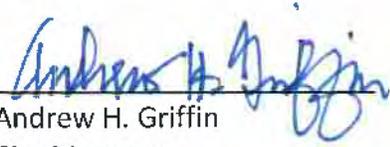
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



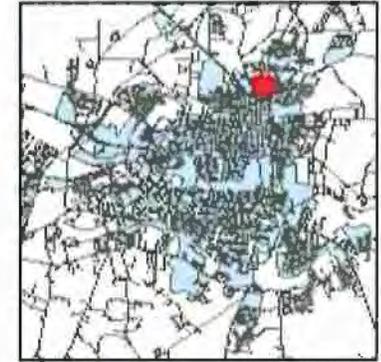
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2

Location Map: 108, 112, 406, 408, and 410 Vista Street; and 303 Roughfork Street

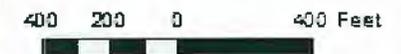


Legend

-  Proposed Parcels
-  Address
-  Roads
-  Parcels



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ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 108, 112, 406, 408, AND 410 VISTA STREET AND 303 ROUGHFORK STREET, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90084-07-016, -023, -024, 90084-08-008, 90099-01-014, AND -016, FROM R-4 MULTI-FAMILY RESIDENTIAL TO NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT.

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence made application to rezone the above properties, adding the Neighborhood Revitalization Overlay District to the R-4, Multi-family Residential zoning designation;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid properties to Neighborhood Revitalization Overlay District.

2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2016

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: February 8, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone the city block bordered by N. Coit St to the East, NB Baroody St to the North, N McQueen St to the West, and W Evans St to the South said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90073-15-001, -002, -004 -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -018, -020, -021, -022, -023, -024, -026, -028, from B-3 General Commercial District to B-4 Central Commercial District.

II. POINTS TO CONSIDER:

- (1) The properties are currently zoned B-3, General Commercial District.
- (2) The proposed zoning is B-4, Central Commercial District.
- (3) Adjacent properties are zoned B-3, General Commercial District; or zoned B-4, Central Commercial District.
- (4) City Staff recommends the rezoning of the parcel to B-4, Central Commercial District as requested. This recommendation is based on conformity with the future land use designation of the Comprehensive Plan, and trending development within this block.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the rezoning.

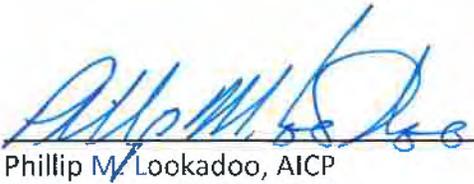
IV. OPTIONS

City Council may:

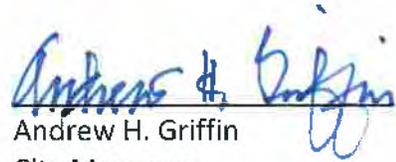
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



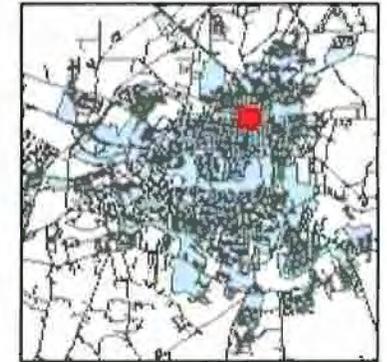
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2

Location Map: The City Block bordered by N Coit St., NB Baroody St., N McQueen St., and W Evans



Legend

-  Proposed Parcels
-  Roads
-  Parcels



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400 200 0 400 Feet



ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE THE CITY BLOCK BORDERED BY N. COIT ST TO THE EAST, NB BAROODY ST TO THE NORTH, N MCQUEEN ST TO THE WEST, AND W EVANS ST TO THE SOUTH, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90073-15-001, -002, -004 -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -018, -020, -021, -022, -023, -024, -026, -028, FROM B-3 GENERAL COMMERCIAL DISTRICT TO B-4 CENTRAL COMMERCIAL DISTRICT.

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence Planning Commission made recommendation to rezone the above properties from B-3, General Commercial District to B-4, Central Commercial District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid properties to B-4, Central Commercial District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. a.
Bill No. 2016-07
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the Planned Development District Ordinance 2007-42, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 00101-01-642, 00101-01-655 through -698, 00101-01-700, 00101-01-702 through -705.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission will hold a public hearing on March 8, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the amendment to the Planned Development..

III. POINTS TO CONSIDER:

- (1) The properties are currently zoned Planned Development District.
- (2) The current owner of tax map parcel 00101-01-642, Second Loop Townhouses, LLC, would like to amend the Planned Development to revise the maximum residential density from 10 to 12 units per acre; and add the following two land uses: Townhouses and Condominiums.
- (3) Adjacent properties are zoned R-1, Single Family Residential; R-3, Single Family Residential; B-2, Convenience Business District; and un-zoned (see Attachment B).
- (4) City staff recommends the PDD be amended to include the requested increase in units per acre to 12 units, and the permitted uses of townhouses and condominiums added to the Planned Development. This recommendation is based on the proposed amendments conformity with the Future Land Use Designation of the Comprehensive Plan. This recommendation is further predicated on the balance 7 +/- acres of PDD 2007-42 being reserved for commercial development.

IV. OPTIONS

City Council may:

1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.

3. Suggest other alternatives.
4. Deny the request.

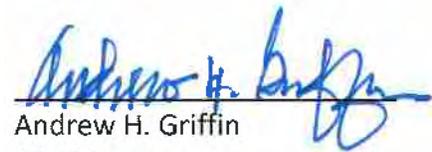
V. NOTES:

VI. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map

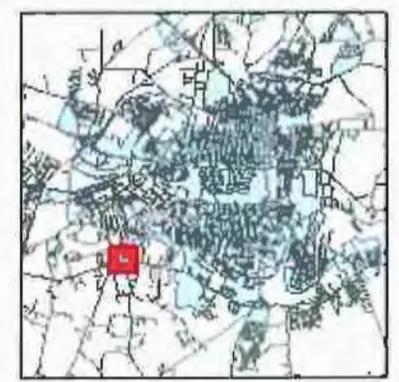


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2 Location Map S Ebenezer Rd



- Legend**
- Proposed Parcel
 - Address Points
 - Roads
 - Parcels



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ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE 2007-42, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 00101-01-642, 00101-01-655 THROUGH -698, 00101-01-700, 00101-01-702 THROUGH -705:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on March 8, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence Planning Commission made recommendation to amend the Planned Development District as requested;

WHEREAS, Second Loop Townhouses, LLC made application to amend Planned Development District Ordinance 2007-42 to amend Section 2007-42(V) (F) the maximum residential density from 10 to 12 units per acre; and add the following two uses to Section 2007-42(V) (H) a. 122 Townhouses and b. 123 Condominiums;

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

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

1. That an Ordinance is hereby adopted by amending the Planned Development District Ordinance 2007-42 to amend Section 2007-42(V) (F) the maximum residential density from 10 to 12 units per acre; and add the following two uses to Section 2007-42(V) (H) a. 122 Townhouses and b. 123 Condominiums;
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 _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. b.
Bill No. 2016-08
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: First Reading, Ordinance to Amend PDD Ordinance 2008-25

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Request to amend Planned Development District Ordinance 2008-25.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) City Council approved the Ordinance 2008-25 in June of 2008 to allow for a townhome subdivision.
- (2) Planning Commission held a public hearing on March 8, 2016 unanimously approving this matter (7-0).

III. POINTS TO CONSIDER

- (1) In June 2008, City Council adopted an ordinance that rezoned multiple lots owned by John Curl to Planned Development District (PDD).
- (2) The ordinance was accompanied by a site plan that showed the minimum setbacks and only allowed two unit townhomes to be built within the subdivision.
- (3) Mr. Curl, owner of Horizon Developers of Florence LLC, would like to amend PDD Ordinance 2008-25 to allow for the construction of single family detached homes with development standards commensurate to the existing lot sizes. The site plan illustrates the setbacks of the proposed development (Attachment 4).
- (4) All other regulations would remain as stated in Ordinance 2008-25.

IV. OPTIONS

City Council may:

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

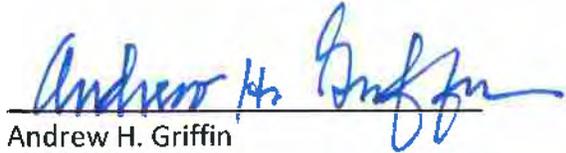
V. NOTES

VI. ATTACHMENTS

- (1) Ordinance
- (2) Location Map
- (3) Ordinance 2008-25
- (4) Proposed site plan for Canal Place Subdivision

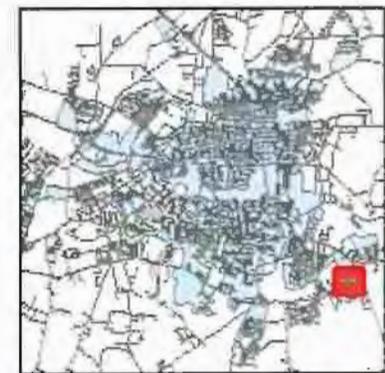
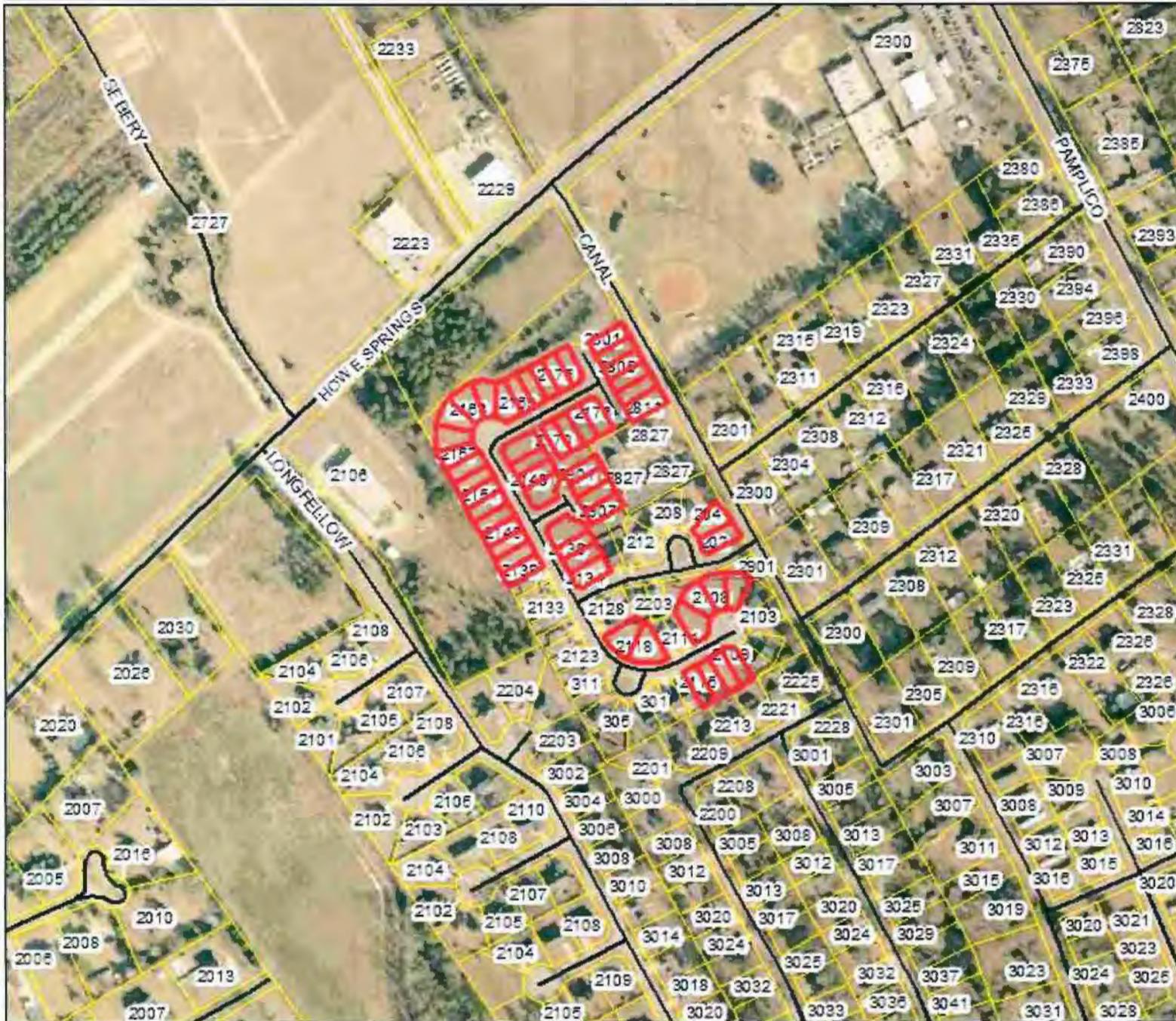


Phillip M. Lookadoo
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

PC 2016-11 Attachment A Location Map Canal Place



Legend

- Proposed Parcel
- Address Points
- Roads
- Parcels



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ORDINANCE NO. 2008- 25

AN ORDINANCE TO REZONE 13 +/- ACRES OF PROPERTY OWNED BY JOHN CURL LOCATED ON CANAL DRIVE TO PD, PLANNED DEVELOPMENT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on April 22, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, Article IX, Section 9.5, entitled "Administrative Procedures, Actions" of the Consolidated Zoning Ordinance for the City of Florence adopted April 19, 1999, provides a procedure for amending the Official Zoning Map of the City of Florence; and

WHEREAS, an application by John Curl for property located on Canal Drive, Florence County was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be changed from R-4 Multi-family residential to PD, Planned Development District and described as follows:

Property shown on Florence County Tax Map No. 180-16, Block 01, Parcel 56-142 consisting of approximately 13 +/- acres

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and re-zoning the aforesaid properties to PD, Planned Development
1. A 13 +/- acre property located on Canal Drive and owned by John Curl is hereby zoned to PD, in accordance with the attached development plan and identified by the following tax map block and parcel numbers:

18016-01-56, 18016-01-57, 18016-01-58, 18016-01-59, 18016-01-60, 18016-01-61,
18016-01-62, 18016-01-63, 18016-01-64, 18016-01-65, 18016-01-66, 18016-01-67
18016-01-68, 18016-01-69, 18016-01-70, 18016-01-71, 18016-01-72, 18016-01-73,
18016-01-74, 18016-01-75, 18016-01-76, 18016-01-77, 18016-01-78, 18016-01-79,
18016-01-80, 18016-01-81, 18016-01-82, 18016-01-83, 18016-01-84, 18016-01-85,
18016-01-86, 18016-01-87, 18016-01-88, 18016-01-89, 18016-01-90, 18016-01-91,
18016-01-92, 18016-01-93, 18016-01-94, 18016-01-95, 18016-01-96, 18016-01-97,
18016-01-98, 18016-01-99, 18016-01-100, 18016-01-101, 18016-01-102, 18016-01-103,
18016-01-104, 18016-01-105, 18016-01-106, 18016-01-107, 18016-01-108, 18016-01-109,
18016-01-110, 18016-01-111, 18016-01-112, 18016-01-113, 18016-01-114, 18016-01-115,

18016-01-116, 18016-01-117, 18016-01-118, 18016-01-119, 18016-01-120, 18016-01-121, 18016-01-122, 18016-01-123, 18016-01-124, 18016-01-125, 18016-01-126, 18016-01-127, 18016-01-128, 18016-01-129, 18016-01-130, 18016-01-131, 18016-01-132, 18016-01-133, 18016-01-134, 18016-01-135, 18016-01-136, 18016-01-137, 18016-01-138, 18016-01-139, 18016-01-140, 18016-01-141, 18016-01-142

II. The Planned Development rezoning shall be with the following conditions:

Allowed Uses (NAICS):

Town Home(81411)

Lot Setback Requirements:

Minimum 15 Feet Front Setback

Minimum 5 feet and 0 feet Side Setbacks

Minimum 20 feet Rear Setback

Signs

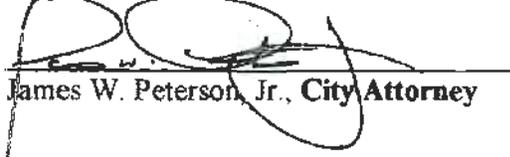
Compliant with R-4 zoning

III. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Florence is so amended to reflect said change.

2. That this Ordinance shall become effective upon its approval and adoption this 11th day of June, 2008 by the City Council of the City of Florence and posting of this amendment in the official **Zoning Atlas**.

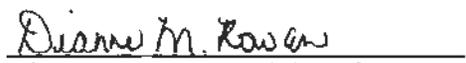
ADOPTED THIS 11th DAY OF June, 2008.

Approved as to form:


James W. Peterson, Jr., City Attorney


Frank E. Willis, Mayor

Attest:


Dianne Rowan, Municipal Clerk

ADOPTED ON FIRST READING AT A MEETING OF
THE COUNCIL OF THE CITY OF FLORENCE, S. C.
ON 5-12-08
2ND 6-16-08
~~3RD~~
COPY MAILED TO P. McDaniel
ON _____

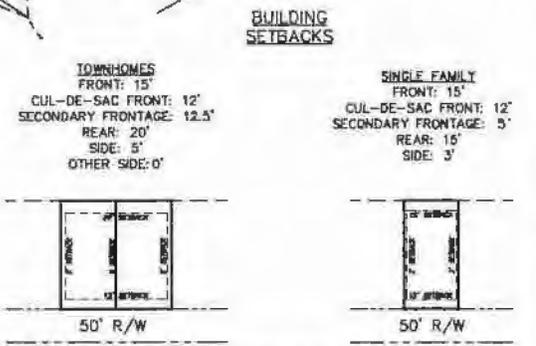


TOWNHO-01-180
SOUTHERN ENGINE &
MACHINE SHOP
IN A317, PC 082
COMMERCIAL

NOTE
SINGLE FAMILY DETACHED HOMES ARE ONLY
ALLOWED ON THE FOLLOWING LOTS
1, 2, 9, 10, 15, 16, 19-22, 27-30, 47-88

CURVE TABLE				
MARK	CHORD	ANGLE	CHORD	BETA
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68	100.00	90.00	100.00	90.00

LINE TABLE		
LINE	LENGTH	BEARING
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3	100.00	N 00° 00' 00" E
4	100.00	N 00° 00' 00" E
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9	100.00	N 00° 00' 00" E
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16	100.00	N 00° 00' 00" E
17	100.00	N 00° 00' 00" E
18	100.00	N 00° 00' 00" E
19	100.00	N 00° 00' 00" E
20	100.00	N 00° 00' 00" E
21	100.00	N 00° 00' 00" E
22	100.00	N 00° 00' 00" E
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32	100.00	N 00° 00' 00" E
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66	100.00	N 00° 00' 00" E
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FINAL PLAN
OF 88 LOTS LOCATED IN CLERMONT COUNTY, SOUTH CINCINNATI, BEING THE PROPERTY
SECURED BY DEED BOOK AREA, PAGE 1021, MAP 100-01-011,
SUNSHINE PARK

**THE VILLAS AT CLAUSON COMMONS
A.K.A. CANAL PLACE**

DESIGN BY DEVELOPER
JAMES HENSON ARCHITECTS
ADDRESS: 501 S. CINCINNATI STREET
CLERMONT, OH 45104
PHONE: (513) 827-1104

SEE PREVIOUS MAPS 100-16-01-026-041, 100-16-01-026-042, 100-16-01-026-043, 100-16-01-026-044, 100-16-01-026-045, 100-16-01-026-046, 100-16-01-026-047, 100-16-01-026-048, 100-16-01-026-049, 100-16-01-026-050, 100-16-01-026-051, 100-16-01-026-052, 100-16-01-026-053, 100-16-01-026-054, 100-16-01-026-055, 100-16-01-026-056, 100-16-01-026-057, 100-16-01-026-058, 100-16-01-026-059, 100-16-01-026-060, 100-16-01-026-061, 100-16-01-026-062, 100-16-01-026-063, 100-16-01-026-064, 100-16-01-026-065, 100-16-01-026-066, 100-16-01-026-067, 100-16-01-026-068, 100-16-01-026-069, 100-16-01-026-070, 100-16-01-026-071, 100-16-01-026-072, 100-16-01-026-073, 100-16-01-026-074, 100-16-01-026-075, 100-16-01-026-076, 100-16-01-026-077, 100-16-01-026-078, 100-16-01-026-079, 100-16-01-026-080, 100-16-01-026-081, 100-16-01-026-082, 100-16-01-026-083, 100-16-01-026-084, 100-16-01-026-085, 100-16-01-026-086, 100-16-01-026-087, 100-16-01-026-088, 100-16-01-026-089, 100-16-01-026-090, 100-16-01-026-091, 100-16-01-026-092, 100-16-01-026-093, 100-16-01-026-094, 100-16-01-026-095, 100-16-01-026-096, 100-16-01-026-097, 100-16-01-026-098, 100-16-01-026-099, 100-16-01-026-100, 100-16-01-026-101, 100-16-01-026-102, 100-16-01-026-103, 100-16-01-026-104, 100-16-01-026-105, 100-16-01-026-106, 100-16-01-026-107, 100-16-01-026-108, 100-16-01-026-109, 100-16-01-026-110, 100-16-01-026-111, 100-16-01-026-112, 100-16-01-026-113, 100-16-01-026-114, 100-16-01-026-115, 100-16-01-026-116, 100-16-01-026-117, 100-16-01-026-118, 100-16-01-026-119, 100-16-01-026-120, 100-16-01-026-121, 100-16-01-026-122, 100-16-01-026-123, 100-16-01-026-124, 100-16-01-026-125, 100-16-01-026-126, 100-16-01-026-127, 100-16-01-026-128, 100-16-01-026-129, 100-16-01-026-130, 100-16-01-026-131, 100-16-01-026-132, 100-16-01-026-133, 100-16-01-026-134, 100-16-01-026-135, 100-16-01-026-136, 100-16-01-026-137, 100-16-01-026-138, 100-16-01-026-139, 100-16-01-026-140, 100-16-01-026-141, 100-16-01-026-142, 100-16-01-026-143, 100-16-01-026-144, 100-16-01-026-145, 100-16-01-026-146, 100-16-01-026-147, 100-16-01-026-148, 100-16-01-026-149, 100-16-01-026-150, 100-16-01-026-151, 100-16-01-026-152, 100-16-01-026-153, 100-16-01-026-154, 100-16-01-026-155, 100-16-01-026-156, 100-16-01-026-157, 100-16-01-026-158, 100-16-01-026-159, 100-16-01-026-160, 100-16-01-026-161, 100-16-01-026-162, 100-16-01-026-163, 100-16-01-026-164, 100-16-01-026-165, 100-16-01-026-166, 100-16-01-026-167, 100-16-01-026-168, 100-16-01-026-169, 100-16-01-026-170, 100-16-01-026-171, 100-16-01-026-172, 100-16-01-026-173, 100-16-01-026-174, 100-16-01-026-175, 100-16-01-026-176, 100-16-01-026-177, 100-16-01-026-178, 100-16-01-026-179, 100-16-01-026-180, 100-16-01-026-181, 100-16-01-026-182, 100-16-01-026-183, 100-16-01-026-184, 100-16-01-026-185, 100-16-01-026-186, 100-16-01-026-187, 100-16-01-026-188, 100-16-01-026-189, 100-16-01-026-190, 100-16-01-026-191, 100-16-01-026-192, 100-16-01-026-193, 100-16-01-026-194, 100-16-01-026-195, 100-16-01-026-196, 100-16-01-026-197, 100-16-01-026-198, 100-16-01-026-199, 100-16-01-026-200, 100-16-01-026-201, 100-16-01-026-202, 100-16-01-026-203, 100-16-01-026-204, 100-16-01-026-205, 100-16-01-026-206, 100-16-01-026-207, 100-16-01-026-208, 100-16-01-026-209, 100-16-01-026-210, 100-16-01-026-211, 100-16-01-026-212, 100-16-01-026-213, 100-16-01-026-214, 100-16-01-026-215, 100-16-01-026-216, 100-16-01-026-217, 100-16-01-026-218, 100-16-01-026-219, 100-16-01-026-220, 100-16-01-026-221, 100-16-01-026-222, 100-16-01-026-223, 100-16-01-026-224, 100-16-01-026-225, 100-16-01-026-226, 100-16-01-026-227, 100-16-01-026-228, 100-16-01-026-229, 100-16-01-026-230, 100-16-01-026-231, 100-16-01-026-232, 100-16-01-026-233, 100-16-01-026-234, 100-16-01-026-235, 100-16-01-026-236, 100-16-01-026-237, 100-16-01-026-238, 100-16-01-026-239, 100-16-01-026-240, 100-16-01-026-241, 100-16-01-026-242, 100-16-01-026-243, 100-16-01-026-244, 100-16-01-026-245, 100-16-01-026-246, 100-16-01-026-247, 100-16-01-026-248, 100-16-01-026-249, 100-16-01-026-250, 100-16-01-026-251, 100-16-01-026-252, 100-16-01-026-253, 100-16-01-026-254, 100-16-01-026-255, 100-16-01-026-256, 100-16-01-026-257, 100-16-01-026-258, 100-16-01-026-259, 100-16-01-026-260, 100-16-01-026-261, 100-16-01-026-262, 100-16-01-026-263, 100-16-01-026-264, 100-16-01-026-265, 100-16-01-026-266, 100-16-01-026-267, 100-16-01-026-268, 100-16-01-026-269, 100-16-01-026-270, 100-16-01-026-271, 100-16-01-026-272, 100-16-01-026-273, 100-16-01-026-274, 100-16-01-026-275, 100-16-01-026-276, 100-16-01-026-277, 100-16-01-026-278, 100-16-01-026-279, 100-16-01-026-280, 100-16-01-026-281, 100-16-01-026-282, 100-16-01-026-283, 100-16-01-026-284, 100-16-01-026-285, 100-16-01-026-286, 100-16-01-026-287, 100-16-01-026-288, 100-16-01-026-289, 100-16-01-026-290, 100-16-01-026-291, 100-16-01-026-292, 100-16-01-026-293, 100-16-01-026-294, 100-16-01-026-295, 100-16-01-026-296, 100-16-01-026-297, 100-16-01-026-298, 100-16-01-026-299, 100-16-01-026-300, 100-16-01-026-

ORDINANCE NO. 2016-_____

**AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT
ORDINANCE 2008-25 SITE PLAN:**

WHEREAS, a Public Hearing was held in City Council Chambers on March 8, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Horizon Developers of Florence LLC owned by John Curl made application to amend Planned Development District Ordinance 2008-25 to update the development plan and allow construction to include Single Family Detached homes.

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 2008-25 to update the development plan to allow for the aforementioned construction of Canal Place Subdivision.
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. 2016-_____

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. c.
Bill No. 2016-09
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Kirby Group Properties, LLC, TMN 90112-04-002

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2500 Robeson Avenue, Tax Map Number 90112-04-002, into the City of Florence and zone to R-2, Single-Family Residential District. The request is being made by the property owner, Stephen Kirby (Kirby Group Properties, LLC).

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 9, 2016 Planning Commission held a public hearing on this matter, and on February 18, 2016 the Planning Commission voted unanimously, 5-0 to recommend the zoning request of R-2, Single-Family Residential District.

III. POINTS TO CONSIDER:

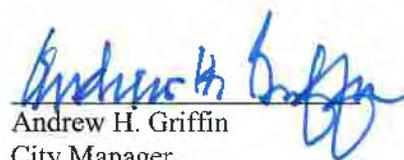
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the February 9, 2016 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-2, Single-Family Residential District.

IV. PERSONAL NOTES:

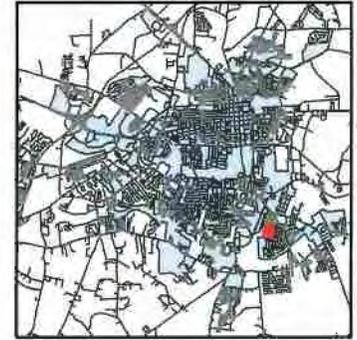
V. ATTACHMENTS:

- (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 2500 Robeson Ave

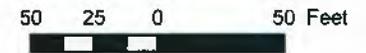


Legend

-  Proposed Parcel
-  Address Points
-  Roads
-  City Limits
-  Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development 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)
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 90112-04-002

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

* reduced tap fees, sewage

- 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 Vacant
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____

* Date 1/19/16

[Signature]
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>1/20/16</u>	<u>[Signature]</u>

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY KIRBY GROUP PROPERTIES, LLC, TMN 90112-04-002

WHEREAS, a Public Hearing was held in the Council Chambers on February 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Kirby Group Properties, LLC, owner of TMN 90112-04-002, 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-2, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90112, block 04, parcel 002 (0.37 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 _____, 2016
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. d.
Bill No. 2016-10
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Hoffmeyer Road Development, LLC, TMN 00098-01-189

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located in the vicinity of Hoffmeyer Road, Tax Map Number 00098-01-189, into the City of Florence and zone to R-5, Multi-Family Residential District. The request is being made by the property owner, Hoffmeyer Road Development, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 9, 2016 Planning Commission held a public hearing on this matter, and on February 18, 2016 the Planning Commission voted unanimously, 5-0 to recommend the zoning request of R-5, Multi-Family Residential District.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The lot is currently vacant; however, the applicant proposes to combine the parcel with adjacent parcels, which were annexed into the City and Zoned R-5 on April 13, 2015. A multi-family apartment complex is planned for the combined property.
- (3) The parcel was acquired to facilitate access to a City of Florence sewer lift station on an adjacent property in the Quail Pointe subdivision.
- (4) A Public Hearing for zoning was held at the February 9, 2016 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-5, Multi-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

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



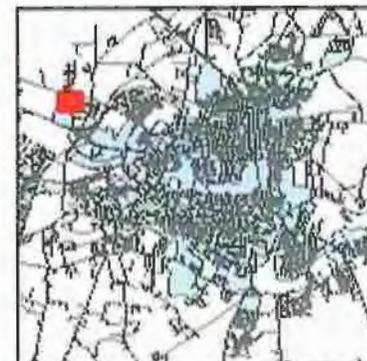
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP 00098-01-189



Legend

- Proposed Parcel
- Address Points
- Roads
- Parcel



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development 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

00098-01-189

★

3. Annexation is being sought for the following purposes: 1) Allow access to gravity sewer at Quail Pointe. 2) Make complete with existing development parcel. 3) Provide no cost easement to city.
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.

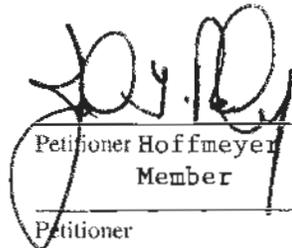
To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	12
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Date 1/21/16

Date /



 Petitioner Hoffmeyer Development, LLC
 Member

 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>1/25/16</u>	

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY HOFFMEYER ROAD DEVELOPMENT, LLC, TMN 00098-01-189

WHEREAS, a Public Hearing was held in the Council Chambers on February 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Hoffmeyer Road Development, owner of TMN 00098-01-189, 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-5, Multi-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00098, block 01, parcel 189 (1.07 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 _____, 2016
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: March 14, 2016

AGENDA ITEM: Public Hearing and Ordinance to Rezone Property Owned by LGM Holdings, LLC, TMN 90035-12-009, from B-1, Limited Business District to B-2, Convenience Business District

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone property located 1506 West Palmetto Street, Tax Map Number 90035-12-009, from B-1, Limited Business District to B-2, Convenience Business District. The request is being made by the property owner, LGM Holdings, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 9, 2016 Planning Commission held a public hearing on this matter, and on February 18, 2016 the Planning Commission voted unanimously, 5-0, to recommend the rezoning request from B-1, Limited Business District to B-2, Convenience Business District.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The property is currently zoned B-1, Limited Commercial, which does not permit the proposed use of a book store.
- (3) The lot is currently occupied by a 1,489 square foot building built in 1947. The lower story has been utilized for commercial uses such as Counseling, Daycare, and Bridal Photography, and the upper story has historically been utilized as a residential apartment.
- (4) The proposed zoning is B-2, Convenience Business District. There are many uses permitted under the B-2 Zoning District, including the proposed book store.
- (5) The lot meets the dimensional requirements of the B-2 zoning district per the City of Florence Zoning Ordinance.
- (6) Zoning and land use of the adjacent property is as follows (see Attachment B):

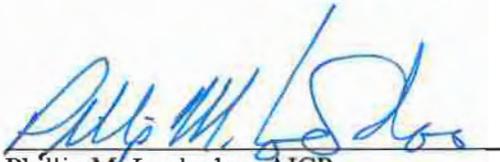
<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-3	Commercial (Stripmall/Restaurant)
East	B-1	Commercial (Civic Organization)
South	R-1	Single-Family Residential
West	B-2	Single-Family Residential

- (7) The Future Land Use Plan designates this parcel as Commercial Suburban. Per the Comprehensive Plan, the Commercial Suburban designation is for "low-impact commercial uses in appropriate residential settings and the adaptive re-use of residential buildings for low-impact commercial uses along major corridors" Surrounding property is Commercial Suburban, Commercial Auto-Urban, or Neighborhood Conservation.
- (8) City Staff recommends the parcel be zoned B-2, Convenience Business District as requested. The B-2 designation along the corridor would act as a supporting use to the existing adjacent commercial districts.

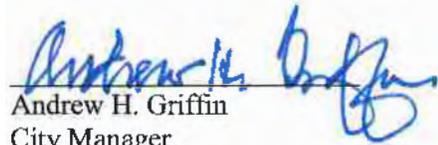
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Current Zoning Map
- (4) Future Land Use Map

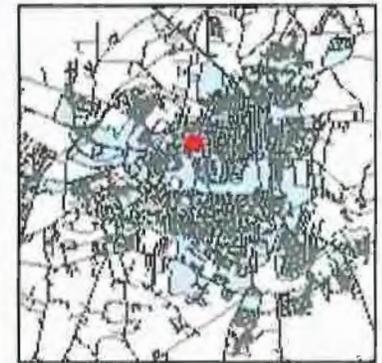


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2: Location Map 1506 West Palmetto Street



Legend

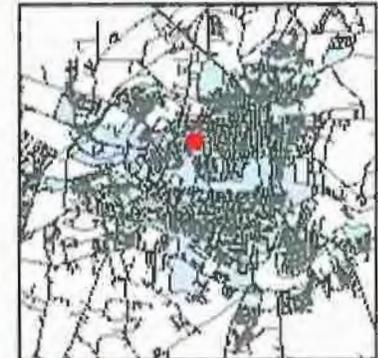
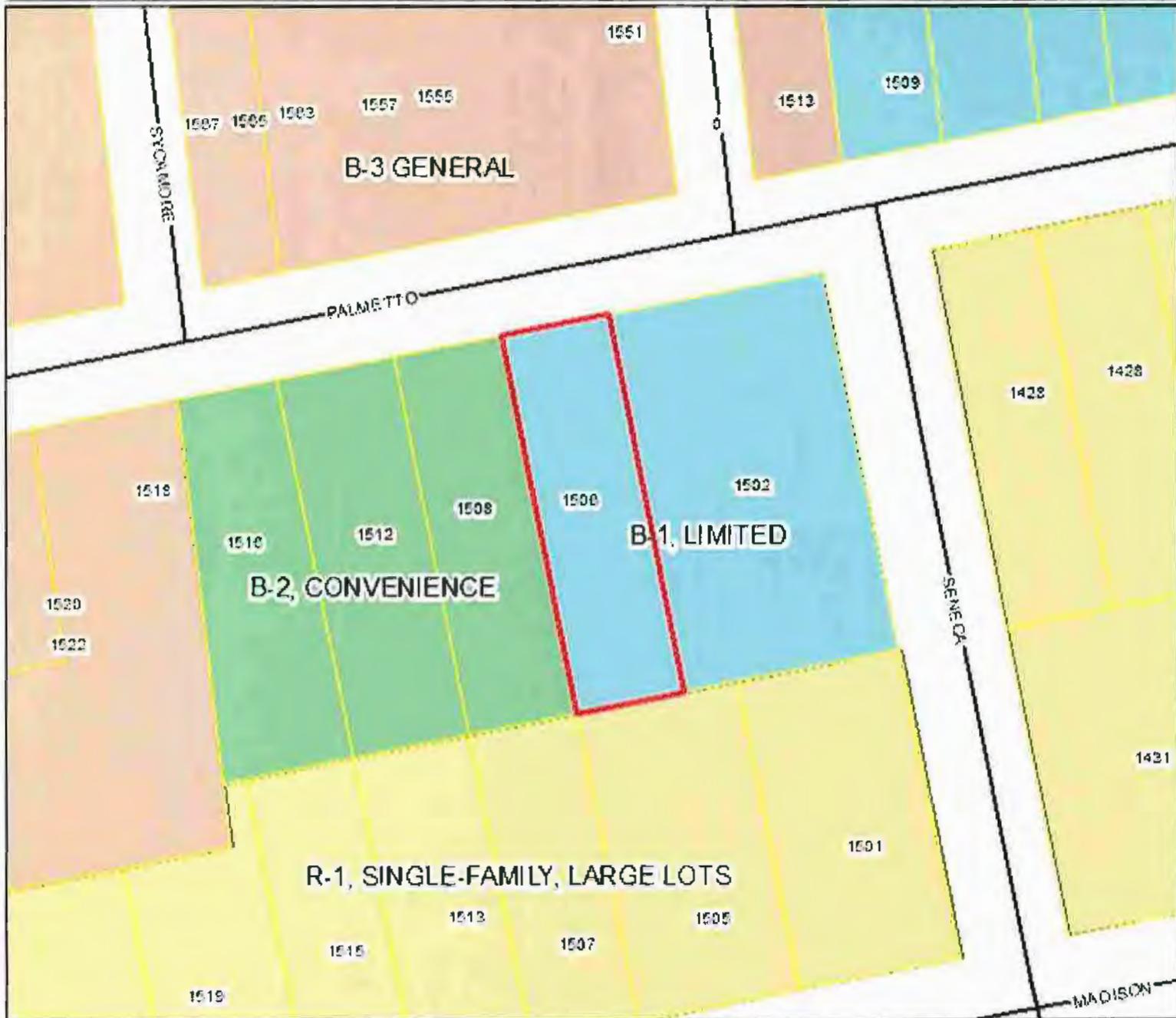
- Proposed Parcel
- Address Points
- Road
- Parcel



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development 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.



Attachment 3: Current Zoning Map 1506 West Palmetto Street



Legend

- ▬ Proposed Street
- ▬ Existing Street
- ▬ Road
- ▬ Barren
- Zoning District**
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4 COMMERCIAL
- B-5 OFFICE/PROFESSIONAL
- B-6 INDUSTRIAL
- B-7 COMMERCIAL DEVELOPMENT
- B-8 SINGLE-FAMILY, MEDIUM LOTS
- B-9 SINGLE-FAMILY, SMALL LOTS
- B-10 SINGLE-FAMILY, MEDIUM LOTS
- B-11 SINGLE-FAMILY, SMALL LOTS
- B-12 MULTIFAMILY, LIMITED
- B-13 MULTIFAMILY
- B-14 COMMERCIAL
- B-15 RESIDENTIAL
- BARREN



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ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE TAX MAP NUMBER 90035-12-009, LOCATED AT 1506 WEST PALMETTO STREET, FROM B-1, LIMITED BUSINESS DISTRICT TO B-2, CONVENIENCE BUSINESS DISTRICT:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on February 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, LGM Holdings, LLC made application to rezone Tax Map Number 90035-12-009 located at 1506 West Palmetto Street, from B-1, Limited Business District to B-2, Convenience Business District;

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

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

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

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

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

FLORENCE CITY COUNCIL MEETING

DATE: March 14, 2016

AGENDA ITEM: Report to Council/Boards & 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 or commissions that have either a vacancy or an expired term.

III. ATTACHEMENTS:

Spreadsheet of Council Nominations to Boards and Commissions
Letters from Board members indicating if they want to continue to serve
Applications Received

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - March 2016

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Robinson	Brand	Jebaily	Wms-Blake	Hill	Wukela	
City of Florence Zoning Board of Appeals	X							Scott Kozacki
Parks and Beautification Commission			X			X		Vacancy; Vacancy
City of Florence Planning Commission							X	Vacancy - B. Kelley resigned

City of Florence Board of Zoning Appeals

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Scott Kozacki	Would like to be reappointed	Councilwoman Ervin

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2015

Mr. Scott Kozacki
712 Prince Alston Cove
Florence, SC 29501

Dear Mr. Kozacki:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire June 30, 2015. City Council will begin making appointments to the various boards and commissions at the July 2015 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please sign and return this letter to our office in the enclosed envelope as soon as possible.

We appreciate your past service to the City of Florence.

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 City of Florence Board of Zoning Appeals.

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

Mr. Scott Kozacki



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2015

Mrs. Kathryn Wilcox
802 Cherokee Road
Florence, SC 29501

Dear Mrs. Wilcox:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire June 30, 2015. City Council will begin making appointments to the various boards and commissions at the July 2015 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please sign and return this letter to our office in the enclosed envelope as soon as possible.

We appreciate your past service to the City of Florence.

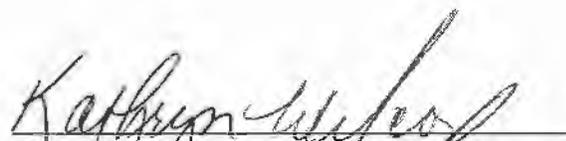
If you have any questions, please feel free to contact me.

Sincerely,


Drew Griffin
City Manager

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

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


Mrs. Kathryn Wilcox



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>City of Florence Zoning Board of Appeals</i>			
Your Name (Last, First, Middle) <i>JONES, ELIJAH T.</i>	County <i>Florence</i>	Council District <i>1</i>	
Residential Address <i>912 Kenley Hall</i>	City <i>FLORENCE</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>Same</i>	City <i>Same</i>	State <i>South Carolina</i>	Zip Code <i>Same</i>
Your Occupation - Title <i>Small Business Owner</i>	Business Phone <i>843-693-0790</i>	Residence Phone <i>843-992-7664</i>	
Employer Name <i>SonShine Mgmt. Systems, Inc.</i>	E-Mail Address <i>elijah.jones@smsflo.com</i>		
Employer Address <i>1340 Celebration Blvd Unit C</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>

General Qualifications

Are you a resident of the City? Yes No How Long? *2-3 yrs. County Resident for 30 years*

Why would you like to serve?
I believe I have a great perspective as a home owner and business owner in the City of Florence to help move our community forward to be an excellent place for generations to come to call home.

Do you presently serve on any Commissions/Boards of the City/ County/ State? If so, please list:
Have applied to County Commissions without appointment.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:
No

Are you involved in any Community Activities? If so, please list:
*Active on a public charter school board - Virtus Academy
Active in downtown events from time to time.*

What are your goals and objectives if appointed to the Commission/Board?
To keep our community a desirable area for current and future residents to call home and cultivate new business and housing opportunities for developing areas.

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

Signature *[Signature]*

Date *1 Dec 2014*

RETURN COMPLETED FORM TO:
Office of the City Clerk
City of Florence, City County Complex AA,
180 N. Irby Street, Florence, SC 29501
Fax: 843-665-3110

FOR OFFICE USE ONLY	
Received:	<i>12-1-2014</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>City of Florence Zoning Board of Appeals</i>			
Your Name (Last, First, Middle) <i>Brown, Jr. L. Winfield</i>		County <i>Florence</i>	Council District <i>2</i>
Residential Address <i>410 Poplar St</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Mailing Address <i>410 Poplar St</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Your Occupation - Title <i>Psychology Instructor</i>		Business Phone <i>843 661 5069</i>	Residence Phone <i>843 661 6182</i>
Employer Name <i>Florence-Darlington Tech. College</i>		E-Mail Address <i>WBrown12@SC-RR.com</i>	
Employer Address <i>PO Box 100548</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29502</i>

General Qualifications

Are you a resident of the City? Yes No How Long? *35 years*

Why would you like to serve?

Want to be part of the process. Zoning is an important part of how a city grows and their needs to be reasonableness applied. Did any proposed "exception"

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

No

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

No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

No

Are you involved in any Community Activities? If so, please list:

Yes. Member/Secy. Treasurer of Timrod Park Neighborhood Assoc.; participate in Keep Florence Beautiful; Volunteer with Florence Area Humane Society

What are your goals and objectives if appointed to the Commission/Board?

Help ensure that "special exception" is really that and that interpretation of ordinances are consistent

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

Signature

W/B

Date

3/15/15

RETURN COMPLETED FORM TO:

Office of the City Clerk
 City of Florence, City County Complex AA,
 180 N. Irby Street, Florence, SC 29501
 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>3-16-2015</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Zoning Appeal Board</i>			
Your Name (Last, First, Middle) <i>George Bernetha</i>		County <i>Florence</i>	Council District <i>A Large</i>
Residential Address <i>1931 McClellan St</i>		City <i>Florence</i>	State <i>South Carolina</i>
Mailing Address <i>Same</i>		City	Zip Code <i>29505</i>
Your Occupation - Title <i>Dr. Physician</i>		Business Phone <i>443-977-3316</i>	Residence Phone <i>443-977-3316</i>
Employer Name		E-Mail Address <i>Dgeorge.md@aol.com</i>	
Employer Address		City	State <i>South Carolina</i>
			Zip Code

General Qualifications

Are you a resident of the City? Yes No How Long? *1959-Present*

Why would you like to serve?
To be of service to the citizens of Florence in their need to be heard in matters pertaining to the zoning of their property

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
No

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:
No

Are you involved in any Community Activities? If so, please list:
Community Advocate

What are your goals and objectives if appointed to the Commission/Board?
To help maintain the integrity of Florence Real Estate through education and maintenance of safe & healthy living conditions in neighborhoods in Florence.

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

George Bernetha
Signature

2/15/2016
Date

RETURN COMPLETED FORM TO:
Office of the Municipal Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>2-16-2016</i>
Appointed to:	
Date:	

Parks and Beautification Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Vacancy	Mrs. Helen Sims resigned	Councilman Brand
Vacancy	Mrs. Vanessa Murray resigned	Councilman Hill

Attachments:

Letters of interest from current board member
Applications received



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Parks and Rec Commission			
Your Name (Last, First, Middle) Murphy, Phillip Scott		County Florence	Council District
Residential Address 839 Congaree Drive		City Florence	State South Carolina
			Zip Code 29501
Mailing Address 839 Congaree Drive		City Florence	State South Carolina
			Zip Code 29501
Your Occupation - Title Self Employed, Small Business owner		Business Phone 843.665.1551	Residence Phone 843.665.5481
Employer Name Naturally outdoors Outfitters		E-Mail Address scott@naturallyoutdoors.com	
Employer Address 2519 West Palmetto St.		City Florence	State South Carolina
			Zip Code 29501

General Qualifications

Are you a resident of the City? Yes No How Long? **37 years**

Why would you like to serve?
I desire to see Florence develop first class Parks that make the City a highly desirable place to live, work, and play.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:
NO

Are you involved in any Community Activities? If so, please list:
Served on session as elder at First Presbyterian Church 2006-2009. Involved in various small ways with Pee Dee Land Trust, Florence Regional Arts Alliance, Keep Florence Beautiful, and Florence Track Club.

What are your goals and objectives if appointed to the Commission/Board?
It is my understanding that FLATS dissolved its Trail Committee and that the City has picked this up. My primary interest is in helping the City to assimilate this critical amenity into the Parks and Rec Commission.

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

Phillip Scott Murphy, Jr.
 Signature

1-27-2016
 Date

RETURN COMPLETED FORM TO:
 Office of the City Clerk
 City of Florence, City County Complex AA,
 180 N. Irby Street, Florence, SC 29501
 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	2-18-2016
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying. Parks and Beautification Board			
Your Name (Last, First, Middle) McCown, Martha L.	County Florence	Council District 5 th District	
Residential Address 3412 Marlinton Road	City Florence	State South Carolina	Zip Code 29505
Mailing Address Same As Above	City	State South Carolina	Zip Code
Your Occupation Title- Management Team Retired From GE Health Care, Florence, SC	Business Phone	Residence Phone (843) 407-7122	
Employer Name General Electric Health Care	E-Mail Address		
Employer Address 3001 West Radio Drive	City Florence	State South Carolina	Zip Code 29501

General Qualifications

- Are you a resident of the City? **Yes** No How Long? Born in Florence

Why would you like to serve?

I want to serve because I am interested in contributing to the growth and development of Florence.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
I am not currently serving on many Commissions/Boards.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
I have not served on any passed Commissions/Boards

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:
United Negro College Fund (UNCF) Advisory Board since 1990 acting Florence County Co- Chair

Are you involved in any Community Activities? If so, please list:
American Red Cross Disaster Response Team
Poll Manager – South Carolina Election
GE Health Care- Retirement Advisory Board

What are your goals and objectives if appointed to the Commission/Board?
My goals and objectives is to be an asset to the Board by utilizing my work experience and skills to help improve our City and Florence County..

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

Martha L. McCown
Signature

01-20-2016
Date

RETURN COMPLETED FORM TO:
Office of the City Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3113 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	Jan. 20, 2016
Appointed to:	
Date:	

City of Florence Planning Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Vacancy	Mr. Brian Kelley resigned	Mayor Wukela

Attachments:

Letters of interest from current board member
Applications received



January 12, 2016

Mr. Phillip Lookadoo
Director, City of Florence Planning, Research, and Development
518 South Irby Street
Florence, SC 29501

Dear Phillip,

This letter is to inform you that I must resign as a member of the City of Florence Planning Commission, effective immediately. It has been my pleasure to serve on the commission. However, with my recent purchase of a residence outside of the City of Florence, I have no choice but to step down.

I wish the commission only the best for the future, and regret any inconvenience my resignation my cause.

Sincerely,

A handwritten signature in black ink that reads 'Brian Kelley'. The signature is fluid and cursive, with a large loop at the end of the last name.

Brian Kelley
President & CEO

C: Robby Hill, Florence City Council
Drew Chaplin, Chairman, City of Florence Planning Commission

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