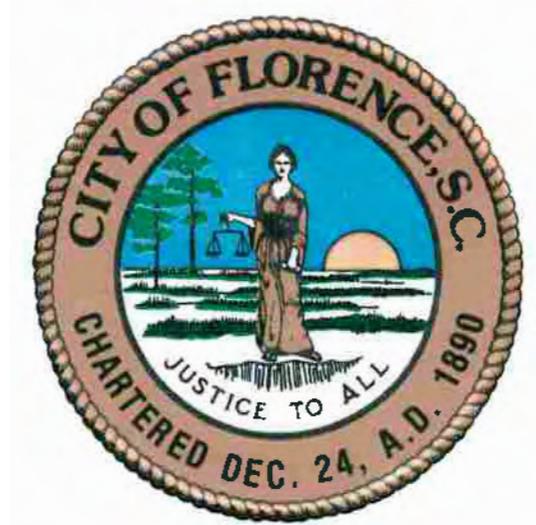


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
APRIL 11, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, APRIL 11, 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

March 14, 2016 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Ernest Hickmon – 25 years – Sanitation

Anthony Nettles – 20 years - Sanitation

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

Ludwie Titus – 15 years – Collection Operations

Anson Shells – 15 years – Police

Angela Watson – 15 years - Police

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

EDUCATIONAL RECOGNITIONS

*Johnathan English – Passed the “E” Water Operator Certification Exam on
March 4, 2016.*

*Coley Moore – Passed the “E” Water Operator Certification Exam on
March 15, 2016.*

V. APPEARANCE BEFORE COUNCIL

- a. Ms. Ellen Hamilton, Pee Dee Coalition – Sexual Assault Awareness and
Child Abuse Prevention Month**

VI. ORDINANCES IN POSITION

- a. Bill No. 2016-07 – Second 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 – Second 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 – Second 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 – Second 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 – Second 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.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2016-12 – First Reading**
An Ordinance establishing a new Article IV in Chapter 16 of the Florence Code of Ordinances and adopting code Section 16-41 pursuant Section 6-31-30 of the South Carolina Code of Laws in order to authorize the City to utilize the provisions the South Carolina Local Government Development Agreement Act to enter into development agreements.
- b. Bill No. 2016-13 – First Reading**
An Ordinance to rezone property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214 zoned B-3; and zone properties 00075-01-018 and 00075-01-054, pending annexation; to Planned Development District.

- c. **Bill No. 2016-14 – First Reading**
Proposed Development Agreement between the City of Florence and the developer of The Grove at Ebenezer, properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214, 00075-01-018 and 00075-01-054.
- d. **Bill No. 2016-15 – First Reading**
An Ordinance to annex and zone property owned by Georgia Belin, Tax Map Number 90059-03-022.

VIII. INTRODUCTION OF RESOLUTION

- a. **Resolution No. 2016-04**
A Resolution Celebrating Masterworks Choir's Italy Tour
- b. **Resolution No. 2016-05**
A Resolution authorizing a revision of the franchise agreement between the Florence County Council and the City of Florence as it relates to the Water and Wastewater System owned and operated by the City of Florence by amending the City of Florence's franchise area as shown on exhibit A and to include in the Town of Pamplico franchise area the same area as set forth in Exhibit A.
- c. **Resolution No. 2016-06**
A Resolution by the City Council of the City of Florence, South Carolina, declaring its intent pursuant to United States Treasury Department, Internal Revenue Service, Regulation 1.150-2 to reimburse certain funds or accounts of the City from proceeds of tax increment financing bonds for public improvements in the City's Downtown Redevelopment District project area.

IX. REPORT TO COUNCIL

- a. **Appointments to Boards and Commissions**
- b. **Approval of Redevelopment Grants for Quarter**

X. EXECUTIVE SESSION

- a. **Contractual Matter**
- b. **Contractual Matter**
- c. **Contractual Matter**

XI. ADJOURN

**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**

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

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

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.

Josh Lloyd of the Morning News and Tonya Brown of WPDE-TV-15 were present for the meeting.

INVOCATION

Councilwoman 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 approve the minutes of the February 8, 2016 Regular meeting and the minutes of the February 16, 2016 Worksession. 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 item falls into, would be that matters on the agenda may not be considered upon request by a member if two members object.

The following matter is to be considered for addition to today's agenda.

Mayor Wukela asked if there was any objection to add Resolution No. 2016-03 to the agenda. There was no objection; therefore this item will be added to the agenda.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-03

A RESOLUTION RECOGNIZING THE CASEY FELDMAN FOUNDATION AND DESIGNATING APRIL 2016 AS END DISTRACTED DRIVING AWARENESS MONTH.

Councilman Jebaily made a motion to adopt Resolution No. 2016-03. Councilman Hill seconded the motion.

Councilman Jebaily read Resolution No. 2016-03. Council voted unanimously to adopt Resolution No. 2016-03.

A short video in support of Resolution No. 2016-03 was shown.

Mr. Rod Jernigan, former President of the South Carolina Association for Justice, spoke about the efforts that are being made to bring attention to distracted driving and ways to end the distractions.

HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Mayor Wukela presented Mr. Tommy Sawyer a Retirement Plaque in honor of his retirement from the City of Florence. Mr. Sawyer began working with the City on November 8, 1969 and retired on December 31, 2015 after serving 46 years.

SERVICE RECOGNITIONS

Mayor Wukela presented Sgt. Jerri James a Certificate of Recognition in honor of completing 25 years of service with the Florence Police Department.

Mr. DeShawn Preacher received a Certificate of Recognition from Mayor Wukela in honor of completing 15 years of service with the City of Florence Public Works Department.

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.

Mr. Davis reported that the City of Florence receives CDBG (Community Development Block Grant) funds and is required to hold a public hearing regarding these funds. The allocation of these funds is based on the total population, percentage of low to moderate income persons, and the unemployment rate of a jurisdiction. The City of Florence will receive \$261,850 for FY 2016-2017. The City received \$274,008 in FY 2015-2016.

Each eligible activity must meet one of three national objectives:

Benefit low-to-moderate income persons

Aid in the elimination of slum or blight

Meeting a need having particular urgency

In the past the funds have been used for various activities, such as: road repaving; demolition of abandoned units/lot cleaning; acquisition of real property; subdivision development; down payment assistance; upgraded water/sewer lines; drainage projects; emergency rehabilitation; and recreational projects.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 3**

Previous Subrecipients include: ECHO (Ending Community Homeless Coalition); Light House Ministries; Manna House; Pee Dee Community Action Agency; Salvation Army; and Who So Ever Church.

Mayor Wukela declared the public hearing open at 1:26 p.m.

Mr. Walter Ballard spoke regarding adding another run for the #6 bus for the Pee Dee Regional Transportation Authority.

There was no one else to speak during the public hearing.

Mayor Wukela declared the public hearing closed at 1:31 p.m.

APPEARANCES BEFORE COUNCIL

Councilman Ed Robinson – Community Concerns

Councilman Robinson spoke about the following concerns. Councilman Robinson stated he does not feel that things are getting better for the African American citizens in the City of Florence. School test scores indicate that Black children are behind in every category. The emphasis for the downtown project originally was to grow the black and white community together but instead has displaced most of the black merchants from downtown. Councilman Robinson stated he does not feel the black community is moving forward but instead is moving backwards. At a previous council meeting, Councilman Robinson made a motion to hold a meeting at Reverend Baccus' church in order to inform the black community of issues within the community and to allow the community to ask Council questions and receive answers. This motion failed for lack of a second. With regard to the Neighborhood Revitalization Project and the new Gymnasium, Councilman Robinson stated these items were brought forth in 2008 and are now just being started. Councilman Robinson strongly supported an educational component to the gym but this was not included in the final plans. Councilman Robinson spoke about his efforts to have the "Band the Box" issue adopted by Council but was unsuccessful. Another issue Councilman Robinson feels strongly about is the funding for the Pee Dee Healthy Start Program. Recently, Council voted to purchase a building for this program in order for Ms. Madie Robinson to continue operating the program. Pee Dee Healthy Start (PDHS) funds 99% black babies that are born premature. Councilman Robinson is concerned that taxpayers dollars are being used for clients of PDHS that live outside of the city limits of Florence. Councilman Robinson made a motion at the last City Council meeting to have this action revisited by Council. The request was received late and two members of council objected to adding the item to the agenda. Councilman Robinson stated that the progress and growth of the City is great but it is not on an equitable and fair basis.

Mayor Wukela stated that Councilman Robinson objected to the fact that at the last meeting, Council refused to take up an addition to the agenda by objection of two members. What he asked to be considered was the defunding of the City's support of Pee Dee Healthy Start. Pee Dee Healthy Start is a program that is run by Madie Robinson here in town and it has run into financial problems. They asked the city to purchase a building for the Pee Dee HS. Council voted to do that two meetings back and Councilman Robinson at the last meeting wanted to ask the Council to reverse that position and Councilwoman Williams-Blake and Councilwoman Ervin objected.

Councilwoman Williams-Blake addressed the issues that Councilman Robinson spoke about. She stated that at the last meeting Council was asked to take money from PDHS which funds 99% black babies who are born premature in this city. Councilwoman Williams-Blake stated she was not going to do that. Councilman Robinson voted to put a monument up in a public park that separates colored soldiers from white soldiers and Councilwoman Williams-Blake voted against that issue. With regards to the gym, this was Councilman Robinson's idea 8-10 years ago but he was unable to get it passed and is now angry because the present Council was able to get it approved. Rev. Baccus did not invite Council to his

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 4**

church and Councilwoman Williams-Blake stated Council can not just show up at someone's church and have a meeting. Councilwoman Williams-Blake feels these are half-truths and it is important that everyone hear the whole story.

Councilwoman Ervin stated she voted to not have last month's meeting reopened for the defunding of the PDHS and agreed with Councilwoman Williams-Blake's statements.

Councilman Robinson stated his concern is to serve his constituents first and he received complaints from citizens in his community regarding funding an organization (PDHS) \$300,000 that does not serve the City of Florence. Councilman Robinson stated he has asked for information that would show what part of the City PDHS serves but has not received any information yet. If the funding can be justified, Councilman Robinson stated he would not have a problem with funding PDHS.

Mr. James Kennedy agreed that funds are not distributed equally between the black community and the white community in the City of Florence.

Dr. Bernetha George spoke in favor of the City's funding for the Pee Dee Healthy Start program. Dr. George stated there is no doubt that children in the City of Florence are being served and that the City has done nothing improper by purchasing the building and allowing these children to be serviced. In response to Councilman Robinson's question about the percentage of children from the City of Florence being served, Dr. George stated she recalled that the total program is about 5,000 plus. Of that 5,000 a little over 1,800 are from Florence County.

Mr. Drew Griffin stated that Ms. Robinson does not have at her disposal the actual city limits and therefore does not track clients who live inside or outside of the city limits.

Councilman Robinson made a motion to instruct staff to come up with a number of people inside the City of Florence that PDHS serves and if there are any, to fund the program proportionately. There was no second to the motion.

Mayor Wukela made a motion to amend Councilman Robinson's motion in order to reaffirm the commitment the City made to purchase the building for Pee Dee Healthy Start as previously approved.. Councilwoman Williams-Blake seconded the motion.

Voting in favor of the amendment were Mayor Wukela, Councilman Hill, Councilwoman Ervin, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Jebaily.

Voting in opposition of the amendment was Councilman Robinson.

The motion to amend passed 6-1.

Mr. John Jebaily, Chairman, Parks & Beautification Commission – Parks Commission Annual Report.

Mr. Jebaily thanked the staff of the COF Parks and Beautification Commission for their hard work in making this a better community for everyone. Mr. Jebaily reported on the following:

Arbor Day – Was held Friday, December 4, 2015 at North Vista Elementary School. A Darlington Oak was planted and the Azalea Garden Club planted a pomegranate on the playground. Students from the school also participated in the program.

Tree Plantings – According to the Tree City USA application, the city planted 130 trees and pruned 1,462 trees last year.

Barnes Street – There were 296 teens enrolled in the Barnes Street Teen Program for 2015.

Rail Trails – A project underway by the SC DOT is nearing completion on the asphalt surfacing of a portion of the No Name Creek Trail, that runs near Lowes and underneath David McLeod Blvd. Also an encroachment permit submitted by one of the new merchants located in the newly developed shopping center complex will seek to connect this new portion of the trail to the existing trail that runs adjacent to Academy Sports on Woody Jones Blvd.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 5**

The Blue Trails – Since the last report to Council, three boat launches have been completed behind Naturally Outdoors, at the picnic shelter at Jeffries Creek and at Freedom Florence.

Athletics – Last year there were 5,270 children participating. We are continuing to see growth as excitement for the new facilities, the gymnasium and the soccer complex, builds. These two sports saw a marked increase in registration numbers.

Afterschool Program – This program continues to flourish. There are four sites: Levy Park, Maple Park, Northwest, and Barnes Street Activity Center.

Tennis Complex – 3,253 players participated in 13 tennis tournaments in 2015. These players and their guests resulted in an estimated economic impact of \$3,661,650 to the local community.

Freedom Florence – 46 tournaments were held at Freedom Florence. There were approximately 586 teams with an average of 16 players each for a total of 9,379 players. This resulted in approximately 14,064 spectators. Together these guests accounted for an estimated economic impact to our local community of \$9,346,700.

Lucas Park – A project to correct drainage issues in Lucas Park is just beginning. The tennis courts were resurfaced in July of last year. We are beginning our first tennis outreach program there with individuals signed up for private lessons that will begin in April, 2016. We have plans to expand the tennis programs to Levy Park and South Park and reach neighborhoods that aren't currently being served. The Lucas Park neighborhood better known as Briggs Neighborhood Watch has requested new playground equipment and the city has obtained a small grant in hopes of getting a second one to assist.

Senior Program – A new program named OWLS (Older Wiser Livelier Seniors) has been started. The Program has shown success with participants joining weekly sessions and social media classes where an instructor shows seniors how to use smart phones and smart pads to access social media. Others participated in dancing, yoga, gardening, and special lunch and learn on how to do specific home repairs.

Mr. Walter Sallenger gave a report on the Annual Retreat. Compared to last year a good number of things have been accomplished like painting around the dugout area at Freedom Florence, improving drainage in Timrod and Lucas Parks, completing a gymnasium and tackling a soccer complex. In our annual retreat one the big things learned from the city arborist was that the City is doing a lot of tree plantings downtown, focusing on making the downtown area walkable with shade trees to get from business to business so that it will be pleasant. The City is also losing a lot of trees in the older neighborhoods. All of the old oaks are suffering from the storms and weather and staff is very busy dealing with trees that are coming down or having to be removed. We are actively seeking donations from people who want to donate trees to be planted on right-of-way or pay to have a tree planted on right-of-way. There is a tremendous amount being done to reach out to children, particularly children who don't have resources. The City goes above and beyond to reach out to all the children in Florence.

Mr. Barry Wingard gave a report on the Veterans Park. Since the last update a number of significant things have happened in the park. Mr. Wingard thanked the staff for their support with the Veterans Park. According to TripAdvisor, the Veterans Park is ranked the number one tourist attraction in the City of Florence. On September 11, 2015 the park dedicated a monument to the Merchant Marines. This event was made possible by a monetary donation by the Samuel H. Bacote Chapter of the Daughters of the American Revolution. On November 11, 2015 the annual Veterans Day ceremony was held. Retired Air Force Four Star General H. T. Johnson was the keynote speaker. Estimated attendance for this event was over 800. A monument was dedicated that day to the U. S. Air Force and was donated to the City of Florence by Brown Memorials. On January 14, 2016 a local World War II Veteran was awarded medals that he earned in 1944 and 1945 during the Battle of the Bulge. The goal for the Veterans Day Ceremony for November 11, 2016 is to dedicate a monument to the U.S. Army. This will complete all the services being represented at the Veterans Park to include the Merchant Marines.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 6**

In response to a question by Councilman Robinson regarding the status of the plaque for the World War I monument that will be placed in the Veterans Park, Mr. Drew Griffin reported that City Council charged City Staff with the task to find a Resolution to the controversy of the plaque on the World War I monument that will be moved to the Veterans Park. A committee of three individuals, Rev. Diggs, Dr. Joe Stukes and Mr. Don Kausler met 2-3 times to discuss this matter. The committee proposed to City Staff a plaque that will list the names alphabetically, instead of being separated into white and colored soldiers, with a short memorializing statement that will simply read “Rededicated (date)”. This plaque will sit in front of the original structure. This is a rededication of an older monument in the Veterans Park.

Mr. Jebaily completed his report with information regarding two new programs: Pickle Ball (expanded) and a table tennis/badminton hybrid sport. Three days a week adults gather in the mornings to play on two courts on Barnes Street and at Timrod Park.

There is excitement building for the new gymnasium and soccer complex. They will not only serve the community but will also support tourism.

Mr. Jebaily extended an invitation to Council to participate in the “Ride the Bus” tour. Each year the Parks and Beautification members board a bus and ride to each of the parks. The members get off the bus and tour each one of the City’s parks. This tour will be Saturday, March 19th.

Mr. John Miller spoke in favor of the World War I monument and leaving the wording on the plaque as it was originally written.

ORDINANCES IN POSITION

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.

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 adopted on second reading.

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

Council voted unanimously (7-0) to adopt Bill No. 2016-03 on second reading.

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.

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 adopted on second reading.

Councilwoman Ervin made a motion to adopt Bill No. 2016-04 on second reading. Councilman Hill and Jebaily seconded the motion, which carried unanimously (7-0).

REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 7

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.

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 adopted on second reading.

Councilman Jebaily made a motion to adopt Bill No. 2016-05. Councilwoman Ervin seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2016-05 on second reading.

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. MCOUEEN 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 as adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-06. Councilman Hill and Jebaily seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2016-06 on second reading.

BREAK

Councilwoman Williams-Blake made a motion to take a brief recess. There was no objection.

Council recessed at 3:00 p.m.

Mayor Wukela reconvened the meeting at 3:08 p.m.

INTRODUCTION OF ORDINANCES

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 698, 00101-01-700, 00101-01-702 THROUGH 705.

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-07 on first reading. Councilman Hill seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that this property is part of the Planned Development District that was used to develop a portion of Forest Lake Shores.

The properties are currently zoned Planned Development District.

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.

Adjacent properties are zoned R-1, Single Family Residential; R-3, Single Family Residential; B-2 Convenience Business District; and unzoned.

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.

The Planning Commission held a public hearing on this request on March 8, 2016 and voted unanimously (8-0) to recommend the amendment to the Planned Development

Council voted unanimously (7-0) to pass Bill No. 2016-07 on first reading.

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.

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-08 on first reading. Councilman Hill seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 9**

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this is a request to allow single family detached homes on the undeveloped lots of this subdivision. It is primarily developed with homes that appear to be a duplex but they are actually townhomes. They are separate parcels with zero lot lines.

This amendment would give the developer the ability to construct a single family detached house. This Ordinance also sets forth those set-backs for a single family detached house which is a minimum of 15' front set back; 5 and 0 side set back to continue to be able to develop as in the past, and then a minimum of a 20' rear set back.

The Planning Commission held a public hearing on this request on March 8, 2016 and voted unanimously (7-0) to recommend.

Council voted unanimously (7-0) to pass Bill No. 2016-08 on first reading.

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.

An Ordinance to annex and zone property owned by Kirby Group Properties, LLC, Tax Map Number 90112-04-002 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-09 on first reading. Councilman Jebaily seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that this is a request for annexation and zoning.

The property is currently contiguous to the city limits and is the site of a single family dwelling.

The Planning Commission held a public hearing on February 9, 2016, however a quorum was not present for the meeting. A special meeting was held on February 18, 2016 and the Planning Commission voted unanimously (5-0) to recommend this annexation and zoning.

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

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-2, Single-Family Residential District, as requested.

Council voted unanimously (7-0) to pass Bill No. 2016-09 on first reading.

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.

An Ordinance to annex and zone property owned by Hoffmeyer Road Development, LLC, Tax Map Number 00098-01-189 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-10. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported 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.

The parcel was acquired to facilitate access to a City of Florence sewer lift station on an adjacent property in the Quail Pointe subdivision.

On February 9, 2016 the 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.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 10**

City Staff recommends annexation and concurs with the Planning Commission's recommendations to zone the property R-5, Multi-Family Residential District.
Council voted unanimously to pass Bill No. 2016-10 on first reading.

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.

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 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-11 on first reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported the property is currently zoned B-1, Limited Commercial, which does not permit the proposed use of a book store.

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.

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.

The Future Land Use Plan designates this parcel as Commercial Suburban, which is consistent with the B-2, Convenience Business District designation.

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

City staff concurs with the recommendation of the Planning Commission.

City Council voted unanimously (7-0) to pass Bill No. 2016-11 on first reading.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

CITY OF FLORENCE BOARD OF ZONING APPEALS

Councilwoman Teresa Myers Ervin made a motion to appoint Dr. Bernetha George to complete the unexpired term of Ms. Spring Attaway on the City of Florence Board of Zoning Appeals. Councilman Hill seconded the motion, which carried unanimously.

Dr. Bernetha George was appointed to serve on the City of Florence Board of Zoning Appeals for a term to begin immediately and end June 30, 2017.

Councilwoman Teresa Myers Ervin made a motion to reappoint Mr. Scott Kozacki to serve on the City of Florence Board of Zoning Appeals. Councilman Jebaily seconded the motion, which carried unanimously.

Mr. Scott Kozacki was reappointed to serve on the City of Florence Board of Zoning Appeals for a term to begin immediately and end June 30, 2018.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 11**

PARKS AND BEAUTIFICATION COMMISSION

Mayor Pro tem Brand deferred his appointment to the Parks and Beautification Commission.

Councilman Hill made a motion to appoint Mr. Phillip Scott Murphy to serve on the Parks and Beautification Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Phillip Scotty Murphy was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2020.

CITY OF FLORENCE PLANNING COMMISSION

Mayor Wukela deferred his appointment to the City of Florence Planning Commission

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session for the purpose of discussing negotiations relating to downtown properties. Councilwoman Ervin seconded the motion, which carried unanimously.

Council entered into Executive Session at 3:28 p.m.

Mayor Wukela reconvened the regular meeting at 4:27 p.m.

Mayor Wukela stated the first matter discussed in Executive Session was a draft memorandum of understanding (MOU) between the City of Florence, BTC Cornerstone Acquisitions Florence PL, LLC, and Florenee Business Technology Center, LLC (BTC) that relate to the purchase of property from the BTC, for the purpose of realigning the intersection of Evans and Dargan Street.

Councilman Jebaily made a motion to adopt the Memorandum of Understanding. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

With regard to the second matter discussed, Mayor Pro tem Brand made a motion for City Council to direct the City Manager and the City Attorney to negotiate with Francis Marion University with regard to the execution of a MOU or document they feel is appropriate, with regard to the potential conveyance of a certain parcel downtown to Francis Marion University for particular use and construction of a building for a therapy program. Councilman Jebaily seconded the motion, which carried unanimously.

Councilman Jebaily made a motion for Council to direct staff to generate either an MOU or a Conditional Deed with Restrictive Covenants with regard to the conveyance of a certain parcel downtown to the Florence Downtown Development Corporation in support of their efforts at that facility as well as potential grant opportunities that they seek. Councilman Hill seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 14, 2016 – PAGE 12**

ADJOURN

There being no further business before Council, Councilman Jebaily made a motion to adjourn the meeting. There was no objection to the motion to adjourn.

The meeting was adjourned at 4:30 p.m.

Dated this 11th day of April, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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:

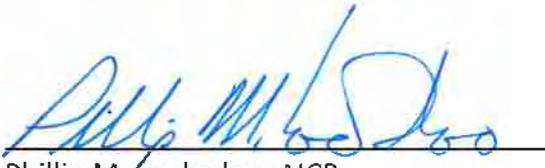
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.

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

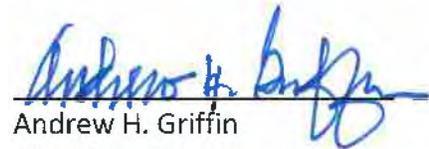
V. NOTES:

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



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.



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

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

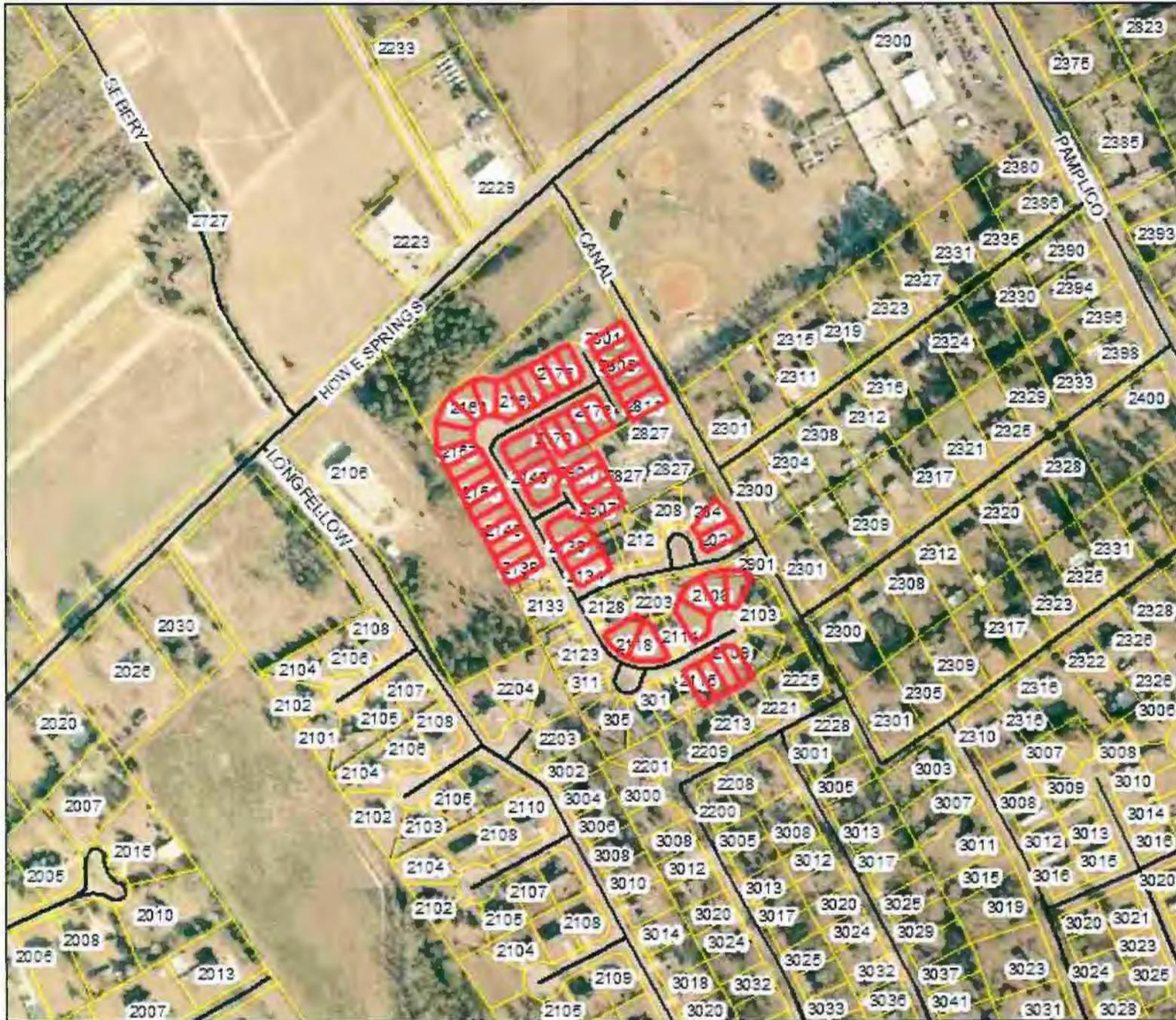


Phillip M. Lookadoo
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

PC 2016-11 Attachment A Location Map Canal Place



Legend

- Proposed Parcels
- Address Points
- Roads
- Fences



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.



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
 - I. 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

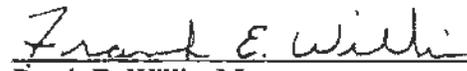
III. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Florence is so amended to reflect said change.

2. That this Ordinance shall become effective upon its approval and adoption this 16th 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 16th 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 <u>5-12-08</u>
2ND <u>6-16-08</u>
3RD _____
COPY MAILED TO <u>P. McDaniel</u>
ON _____

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

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:

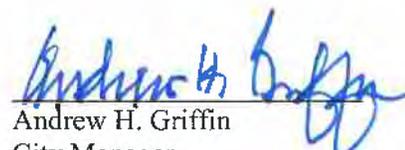
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the February 9, 2016 Planning Commission 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:

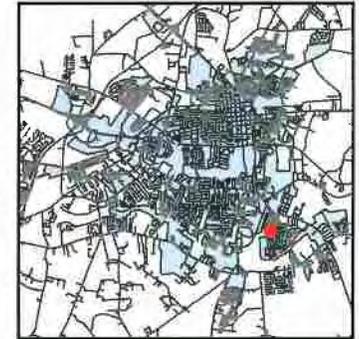
V. ATTACHMENTS:

- (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

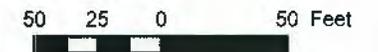


Legend

-  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)

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 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.

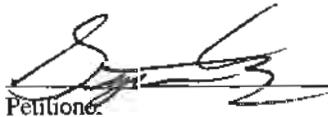
To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

*

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

*

Date 1/19/16


Petitioner

Date _____

Petitioner

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

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.

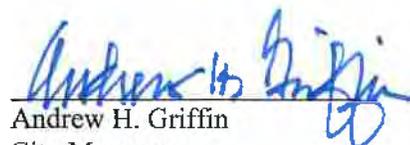
IV. PERSONAL NOTES:

V. ATTACHMENTS:

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



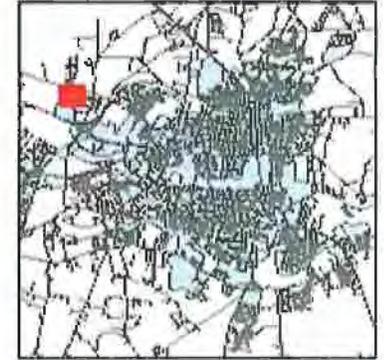
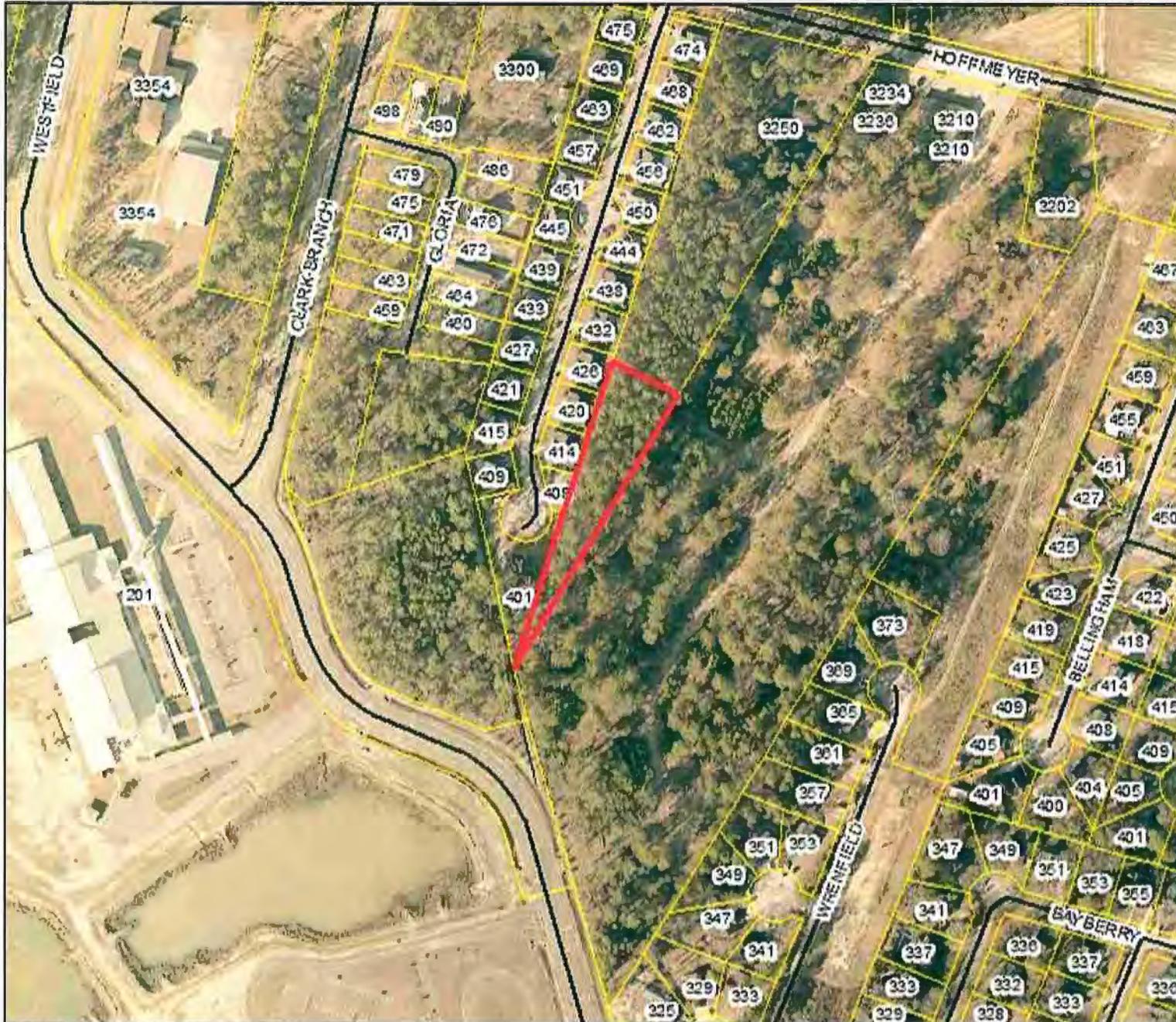
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP 00098-01-189



Legend

- Proposed Parcel
- Access Point
- 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.



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

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.

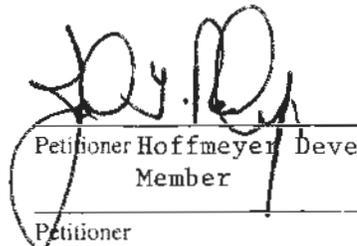
To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

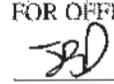
Total Residents	12
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

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 1/25/16	

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

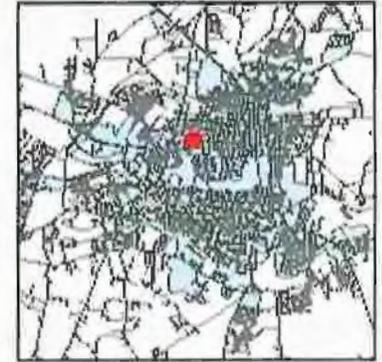


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2: Location Map 1506 West Palmetto Street

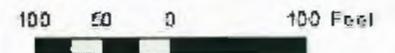


Legend

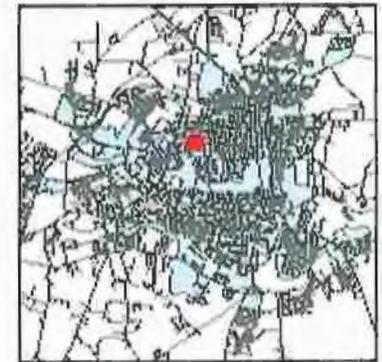
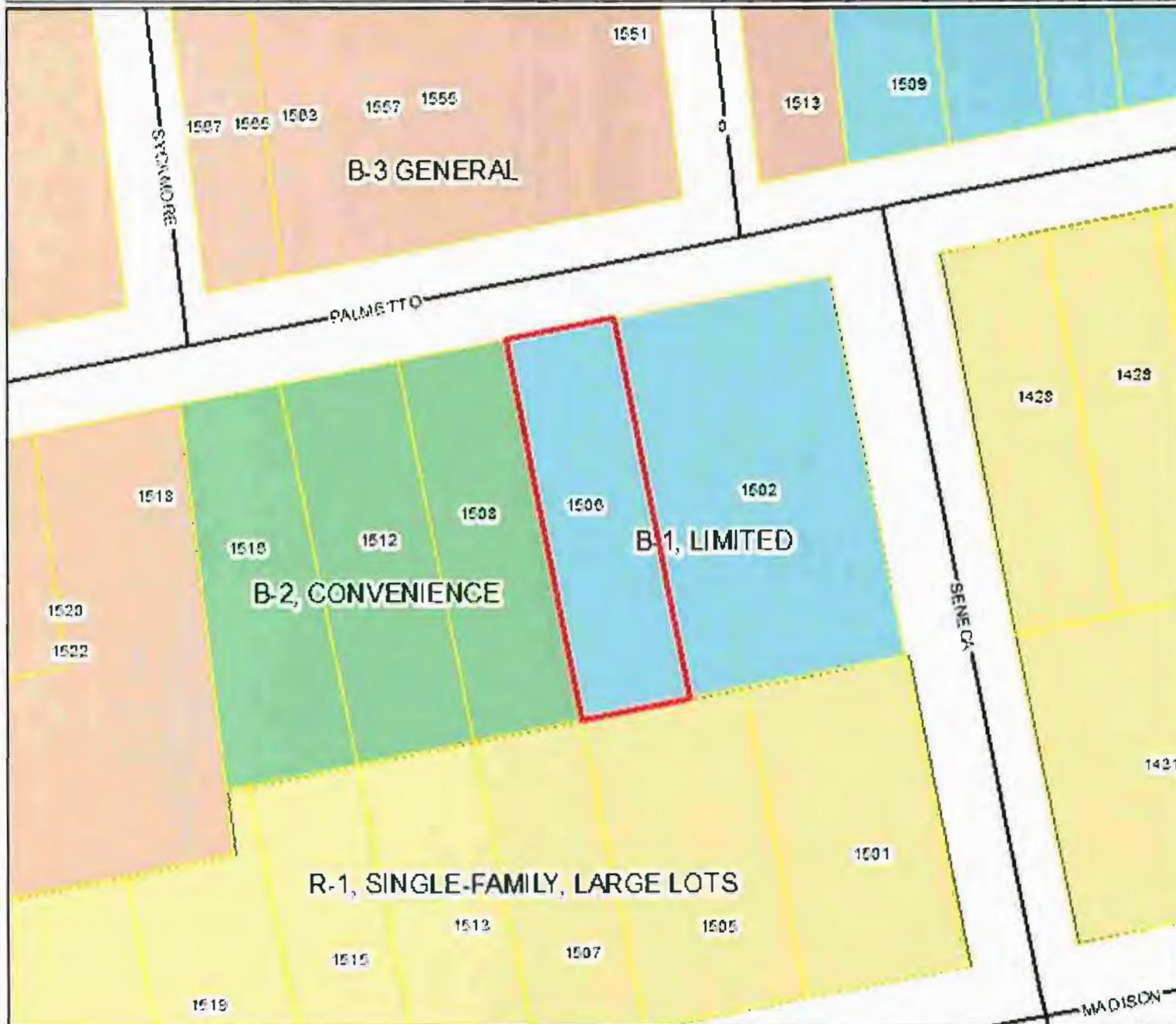
- Proposed Parcel
- Address Points
- Road
- Parcel



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

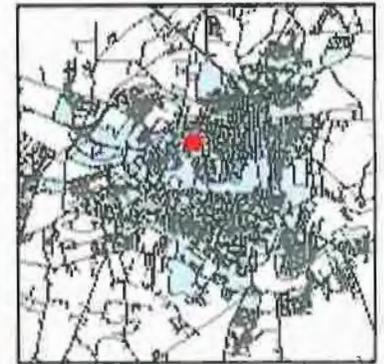
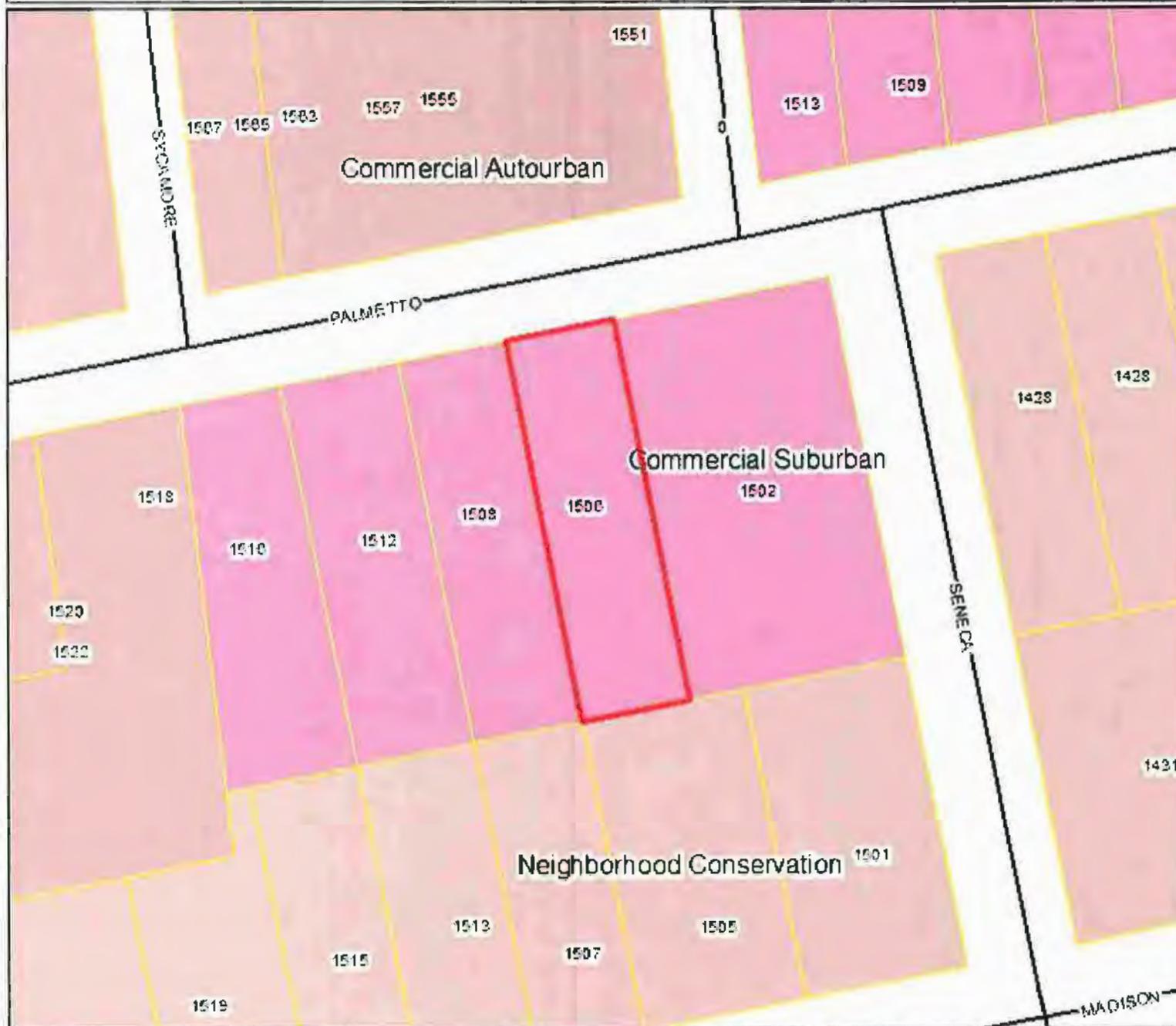
- Proposed Future Subarea Future
- Future
- Future
- Zoning District**
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4 COMMERCIAL
- B-5 COMMERCIAL
- B-6 COMMERCIAL/INDUSTRIAL
- B-7 INDUSTRIAL
- B-8 INDUSTRIAL/COMMERCIAL
- B-9 INDUSTRIAL/COMMERCIAL
- B-10 INDUSTRIAL/COMMERCIAL
- B-11 INDUSTRIAL/COMMERCIAL
- B-12 INDUSTRIAL/COMMERCIAL
- B-13 INDUSTRIAL/COMMERCIAL
- B-14 INDUSTRIAL/COMMERCIAL
- B-15 INDUSTRIAL/COMMERCIAL
- B-16 INDUSTRIAL/COMMERCIAL
- B-17 INDUSTRIAL/COMMERCIAL
- B-18 INDUSTRIAL/COMMERCIAL
- B-19 INDUSTRIAL/COMMERCIAL
- B-20 INDUSTRIAL/COMMERCIAL
- B-21 INDUSTRIAL/COMMERCIAL
- B-22 INDUSTRIAL/COMMERCIAL
- B-23 INDUSTRIAL/COMMERCIAL
- B-24 INDUSTRIAL/COMMERCIAL
- B-25 INDUSTRIAL/COMMERCIAL
- B-26 INDUSTRIAL/COMMERCIAL
- B-27 INDUSTRIAL/COMMERCIAL
- B-28 INDUSTRIAL/COMMERCIAL
- B-29 INDUSTRIAL/COMMERCIAL
- B-30 INDUSTRIAL/COMMERCIAL
- B-31 INDUSTRIAL/COMMERCIAL
- B-32 INDUSTRIAL/COMMERCIAL
- B-33 INDUSTRIAL/COMMERCIAL
- B-34 INDUSTRIAL/COMMERCIAL
- B-35 INDUSTRIAL/COMMERCIAL
- B-36 INDUSTRIAL/COMMERCIAL
- B-37 INDUSTRIAL/COMMERCIAL
- B-38 INDUSTRIAL/COMMERCIAL
- B-39 INDUSTRIAL/COMMERCIAL
- B-40 INDUSTRIAL/COMMERCIAL
- B-41 INDUSTRIAL/COMMERCIAL
- B-42 INDUSTRIAL/COMMERCIAL
- B-43 INDUSTRIAL/COMMERCIAL
- B-44 INDUSTRIAL/COMMERCIAL
- B-45 INDUSTRIAL/COMMERCIAL
- B-46 INDUSTRIAL/COMMERCIAL
- B-47 INDUSTRIAL/COMMERCIAL
- B-48 INDUSTRIAL/COMMERCIAL
- B-49 INDUSTRIAL/COMMERCIAL
- B-50 INDUSTRIAL/COMMERCIAL
- B-51 INDUSTRIAL/COMMERCIAL
- B-52 INDUSTRIAL/COMMERCIAL
- B-53 INDUSTRIAL/COMMERCIAL
- B-54 INDUSTRIAL/COMMERCIAL
- B-55 INDUSTRIAL/COMMERCIAL
- B-56 INDUSTRIAL/COMMERCIAL
- B-57 INDUSTRIAL/COMMERCIAL
- B-58 INDUSTRIAL/COMMERCIAL
- B-59 INDUSTRIAL/COMMERCIAL
- B-60 INDUSTRIAL/COMMERCIAL
- B-61 INDUSTRIAL/COMMERCIAL
- B-62 INDUSTRIAL/COMMERCIAL
- B-63 INDUSTRIAL/COMMERCIAL
- B-64 INDUSTRIAL/COMMERCIAL
- B-65 INDUSTRIAL/COMMERCIAL
- B-66 INDUSTRIAL/COMMERCIAL
- B-67 INDUSTRIAL/COMMERCIAL
- B-68 INDUSTRIAL/COMMERCIAL
- B-69 INDUSTRIAL/COMMERCIAL
- B-70 INDUSTRIAL/COMMERCIAL
- B-71 INDUSTRIAL/COMMERCIAL
- B-72 INDUSTRIAL/COMMERCIAL
- B-73 INDUSTRIAL/COMMERCIAL
- B-74 INDUSTRIAL/COMMERCIAL
- B-75 INDUSTRIAL/COMMERCIAL
- B-76 INDUSTRIAL/COMMERCIAL
- B-77 INDUSTRIAL/COMMERCIAL
- B-78 INDUSTRIAL/COMMERCIAL
- B-79 INDUSTRIAL/COMMERCIAL
- B-80 INDUSTRIAL/COMMERCIAL
- B-81 INDUSTRIAL/COMMERCIAL
- B-82 INDUSTRIAL/COMMERCIAL
- B-83 INDUSTRIAL/COMMERCIAL
- B-84 INDUSTRIAL/COMMERCIAL
- B-85 INDUSTRIAL/COMMERCIAL
- B-86 INDUSTRIAL/COMMERCIAL
- B-87 INDUSTRIAL/COMMERCIAL
- B-88 INDUSTRIAL/COMMERCIAL
- B-89 INDUSTRIAL/COMMERCIAL
- B-90 INDUSTRIAL/COMMERCIAL
- B-91 INDUSTRIAL/COMMERCIAL
- B-92 INDUSTRIAL/COMMERCIAL
- B-93 INDUSTRIAL/COMMERCIAL
- B-94 INDUSTRIAL/COMMERCIAL
- B-95 INDUSTRIAL/COMMERCIAL
- B-96 INDUSTRIAL/COMMERCIAL
- B-97 INDUSTRIAL/COMMERCIAL
- B-98 INDUSTRIAL/COMMERCIAL
- B-99 INDUSTRIAL/COMMERCIAL
- B-100 INDUSTRIAL/COMMERCIAL



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 4: Future Land Use 1506 West Palmetto Street



Legend

- Projected Future
 - Existing Future
 - Road
 - Boundary
- Future Land Use 2010**
- Office/Commercial
 - Business Office
 - Central Business District
 - Industrial
 - Neighborhood Conservation
 - Parks and Open Space
 - Public Institutional
 - Recreational/Leisure
 - Residential Core
 - Residential Suburban
 - Residential Transition
 - Residential Urban
 - Rural
 - Suburban Commercial



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 paid verification is at the sole risk of the user.



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

CITY OF FLORENCE COUNCIL MEETING

DATE: April 11, 2016

AGENDA ITEM: Ordinance to amend Code of Ordinances
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance establishing Article IV in Chapter 16 of the City of Florence Code of Ordinances and adopting code Section 16-41 pursuant to Section 6-31-30 of the South Carolina code of laws in order to authorize the City of Florence to utilize the provisions the South Carolina Local Government Development Agreement Act to enter into development agreements.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before the City Council for adoption. It has not been considered, nor has any previous action been taken.

III. POINTS TO CONSIDER:

- (1) The City of Florence municipal code currently has no provision allowing the City of Florence to enter in to a development agreement.
- (2) The State of South Carolina established the South Carolina Local Government Development Agreement Act in 1993 authorizing local governmental entities to enter into development agreements which the state recognized as a potentially valuable tool to be utilized to encourage healthy and appropriate growth through facilitation of private development.
- (3) The proposed amendment would allow the City of Florence to enter in to development agreement's prescribed in the above referenced South Carolina State Code.

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.

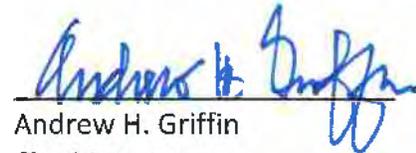
V. NOTES:

VI. ATTACHMENTS:

(1) Ordinance



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



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-____

AN ORDINANCE ESTABLISHING ARTICLE IV IN CHAPTER 16 OF THE CITY OF FLORENCE CODE OF ORDINANCES AND ADOPTING CODE SECTION 16-41 PURSUANT TO SECTION 6-31-30 OF THE SOUTH CAROLINA CODE OF LAWS IN ORDER TO AUTHORIZE THE CITY OF FLORENCE TO UTILIZE THE PROVISIONS THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT TO ENTER INTO DEVELOPMENT AGREEMENTS.

WHEREAS, the City Council (the "Council") of the City of Florence, South Carolina recognizes that it is necessary and in the best interests of the City of Florence to encourage the economic development and redevelopment in the City and the surrounding areas to provide for the increased benefit and prosperity of its citizens;

WHEREAS, the Council desires to facilitate healthy growth in in the Florence area;

WHEREAS, it is the desire of the Council to create new tools to encourage private capital investment and reinvestment in the Florence area;

WHEREAS, the State of South Carolina established the South Carolina Local Government Development Agreement Act in 1993 authorizing local governmental entities to enter into development agreements which the state recognized as a potentially valuable tool to be utilized to encourage healthy and appropriate growth through facilitation of private development; and

WHEREAS, the Council of the City of Florence, South Carolina, consistent with the South Carolina Legislature, hereby finds and determines:

(a) The City of Florence, South Carolina (the "City"), is an incorporated municipality located in Florence County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution and the laws of the State of South Carolina, including the powers enumerated in S.C. Code § 5-7-30.

(b) The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning.

(c) Assurance to a developer that upon receipt of its development permits it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, reduces the economic costs of development, allows for the orderly planning of public facilities and services, and allows for the equitable allocation of the cost of public services.

(d) Because the development approval process involves the expenditure of considerable sums of money, predictability encourages the maximum efficient utilization of resources at the least economic cost to the public.

(e) Public benefits derived from development agreements may include, but are not limited to, affordable housing, design standards, and on and off-site infrastructure and other improvements. These public benefits may be negotiated in return for the vesting of development rights for a specific period.

(f) Land planning and development involve review and action by multiple governmental agencies. The use of development agreements may facilitate the cooperation and coordination of the requirements and needs of the various governmental agencies having jurisdiction over land development.

(g) Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project. Development agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED, AND BY THE AUTHORITY THEREOF THAT A NEW ARTICLE IV IS HEREBY ESTABLISHED IN CHAPTER 16 OF THE FLORENCE CODE OF ORDINANCES AND, PURSUANT TO SECTION 6-31-30 OF THE SOUTH CAROLINA CODE OF LAWS, A NEW CODE SECTION 16-41 IS HEREBY ADOPTED AS FOLLOWS:

1. The new Article IV of Chapter 16 shall be entitled “Development Agreements” and Section 16-41 shall read in full as follows:

Sec. 16-41. Authorization of Development Agreements. Development Agreements are hereby authorized for land development in the City of Florence, subject to and in accordance with the South Carolina Local Government Development Agreement Act in Section 6-31-10 et seq., Code of South Carolina, 1976, as amended. Requests for Development Agreements shall be processed pursuant to Section 6-31-10 et seq., Code of Laws of South Carolina, 1976 as amended.

2. Codification. The Municipal Code Corporation as codifier of the City of Florence Code shall, in consultation with the City Attorney of Florence, have discretion to make such adjustments in the numbering and sequencing of the article numbers and sections numbers as will reasonably assure compliance with standard practices in codification and to codify the new provisions as soon as feasible after their effective dates.

3. Severability. If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such as holding shall not affect the applicability thereof to any persons, property or circumstances.

4. Effective Date. This Ordinance shall become effective immediately upon its approval and adoption on Second Reading.

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: April 11, 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 property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214; and zone properties 00075-01-018 and 00075-01-054, pending annexation; to Planned Development District, identified as PDD 2016-01.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission will hold a public hearing on April 12, 2016 regarding this matter.

III. POINTS TO CONSIDER:

- (1) Parcel 00075-01-214 (35.18 acres) is within the city limits and zoned B-3, General Commercial District.
- (2) Parcels 00075-01-018 (152.1 acres) and 00075-01-054 (62.6 acres), are currently not within the city limits, and un-zoned.
- (3) The option holder of the above referenced properties, requests to rezone, and zone pending annexation, the above referenced properties to the Planned Development District Zoning designation. A preliminary plan showing the property boundary and general land use designations has been submitted (Attachment 2).
- (4) City staff and the Developer are currently finalizing the Planned Development District. Attached is the preliminary PDD 2016-01 plan. The final plan will be presented to the Planning Commission at the scheduled date of the public hearing.

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.

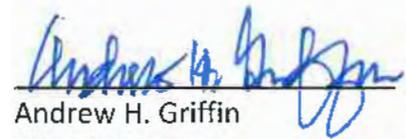
V. NOTES:

VI. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map

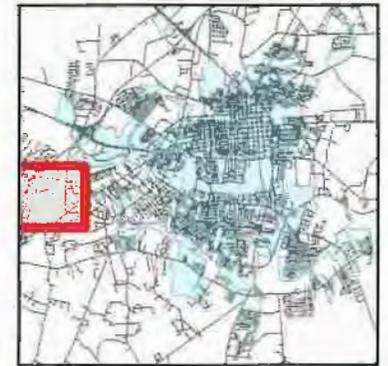


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Attachment 2 Location Map 1001 S Ebenezer Rd.



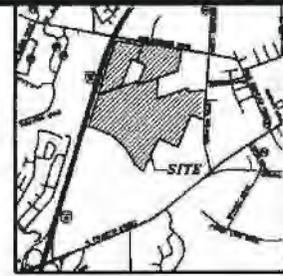
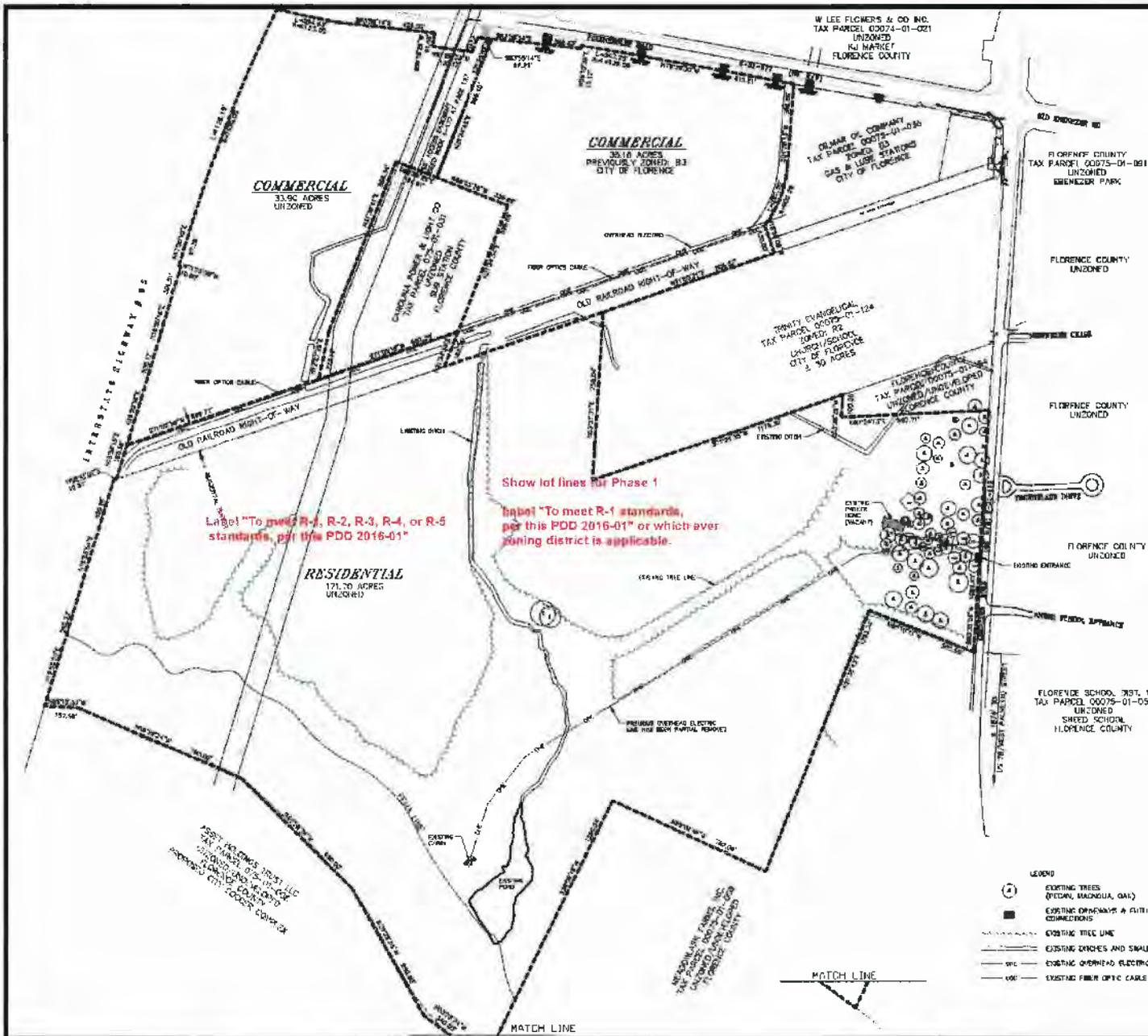
Legend

- Proposed Parcels
- Address Points
- Roads
- 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.





Schedule B - Development Standards
 Table A - Single Family Detached and Commercial
 The Owner is a residential development consisting of various types of residential and commercial development. Development will occur in phases and be in compliance with the development agreement between the City of Florence Ordinance number 2016-01. Each phase will be submitted to staff of the Department of Planning, Research and Development for review and approval according to the zoning and development standards set forth herein and attached to this document.

TABLE A

Category	Minimum Lot Area (Acres)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Height (ft)	Min. Floor Area Ratio (FAR)
Single-Family Detached	1.0	30	30	10	5	5	35	0.35
Commercial Office Building	5.0	100	100	25	10	10	40	1.0

NOTICE
 Commercial
 To meet all 15,000 square foot minimum lot area per parcel. As follows as a general guide: the 15,000 square foot minimum lot area per parcel shall be met by the lot area of the parcel. The lot area shall be determined by the official plat map of the parcel. The lot area shall be determined by the official plat map of the parcel. The lot area shall be determined by the official plat map of the parcel.

LEGEND
 (A) EXISTING TREES (PINE, MAGNOLIA, OAK)
 EXISTING DRAINAGE & UTILTY CONNECTIONS
 EXISTING TREE LINE
 EXISTING DITCHES AND SWALES
 EXISTING OVERHEAD ELECTRIC LINE
 EXISTING FIBER OPTIC CABLE



DESCRIPTION: YDO MASTER PLAN EXHIBIT "C"

PROJECT NO. 10680

CLIENT: 1

DATE: 10/20/2016

PROJECT: THE GROVE AT EBENEZER

PREPARED BY: PHILLIP LOWE

DESIGNED BY: THE GROVE AT EBENEZER

CHECKED BY: ROBERT L. WEAVER, P.E.

APPROVED BY: PHILIP LOWE

ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 00075-01-214; AND ZONE PROPERTIES 00075-01-018 AND 00075-01-054, PENDING ANNEXATION; TO PLANNED DEVELOPMENT DISTRICT, IDENTIFIED AS PDD 2016-01:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on April 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 will hold a public hearing and make a recommendation on April 12, 2016;

WHEREAS, the developer of the "The Grove at Ebenezer" made application rezone property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214; and zone properties 00075-01-018 and 00075-01-054, pending annexation; to Planned Development District, identified as PDD 2016-01;

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 to rezone property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214; and zone properties 00075-01-018 and 00075-01-054, pending annexation; to Planned Development District, identified as PDD 2016-01;
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: April 11, 2016

AGENDA ITEM: Development Agreement
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to enter into a Development Agreement between the City of Florence and the developer of "The Grove at Ebenezer" (PDD 2016-01) and authorizing the City Manager to execute all documents associated therewith, properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 00075-01-214, 00075-01-018 and 00075-01-054.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission will hold a public hearing on April 12, 2016 regarding this matter.

III. POINTS TO CONSIDER:

- (1) The State of South Carolina established the South Carolina Local Government Development Agreement Act in 1993 authorizing local governmental entities to enter into development agreements which the state recognized as a potentially valuable tool to be utilized to encourage healthy and appropriate growth through facilitation of private development.
- (2) The option holder of the above referenced properties, requests to rezone, and zone pending annexation, the above referenced properties to the Planned Development District Zoning designation. A preliminary plan showing the property boundary and general land use designations has been submitted (Attachment 2).
- (3) The South Carolina Local Government Development Agreement Act allows a developer of a large tract of highland property to vest their property rights by protecting such rights from the effect of subsequently enacted local legislations or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project.
- (4) City staff and the Developer are currently finalizing the Development Agreement. Attached is the preliminary Development Agreements as amended by City staff.

IV. OPTIONS

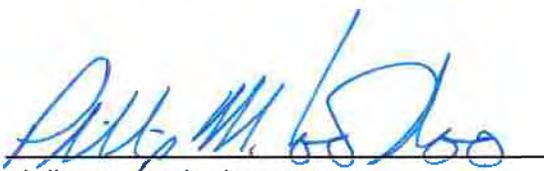
City Council may:

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.

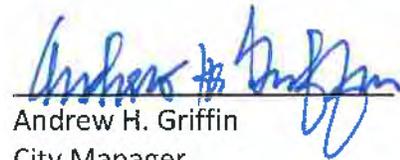
V. NOTES:

VI. ATTACHMENTS:

- (1) Ordinance
- (2) Development Agreement



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



Andrew H. Griffin
City Manager

The Development Agreement is to be considered in Executive Session.

To be provided.

FLORENCE CITY COUNCIL MEETING

DATE: April 11, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Georgia Belin, TMN 90059-03-022

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 1019 West Carver Street, Tax Map Number 90059-03-022, into the City of Florence and zone to R-4, Multi-Family Residential District. The request is being made by the property owner, Georgia C. Belin.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On March 8, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the zoning request of R-4, Multi-Family Residential District.

III. POINTS TO CONSIDER:

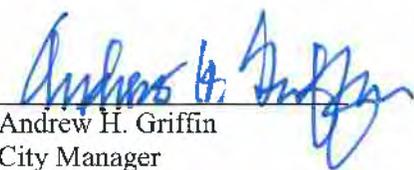
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling (manufactured dwelling).
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the March 8, 2016 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-4, 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

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 90059-03-022

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

To have city services esp. Trash pick up

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

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

Total Residents	<u>1</u>
Race	<u>B</u>
Total 18 and Over	<u>1</u>
Total Registered to Vote	<u>0</u>

Date 2-2-2016

Georgio C. Belin
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>2/16/16</u>	<u>JSD</u>

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GEORGIA C. BELIN, TMN 90059-03-022

WHEREAS, a Public Hearing was held in the 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, application by Georgea C. Belin, owner of TMN 90059-03-022, 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-4, Multi-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90059, block 03, parcel 022 (0.11 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. a.
Resolution No.
2016-04**

FLORENCE CITY COUNCIL MEETING

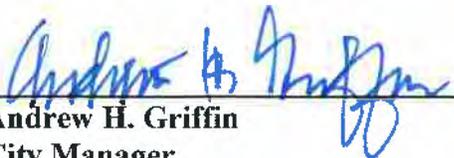
DATE: April 11, 2016
AGENDA ITEM: Resolution No. 2016-04
DEPARTMENT/DIVISION: City Council
ISSUE UNDER CONSIDERATION: A Resolution Celebrating Masterworks Choir's Italy Tour

I. CURRENT STATUS:

- I.** This is Masterworks Choir's 37th year of presenting free concerts to the Florence community.
- 2.** The Masterworks Choir has previously represented the Florence Community in Washington, D.C., Vienna, Austria and New York City.
- 3.** Masterworks Choir will tour Italy during June, 2016 and will present concerts in Venice, Florence and Rome.

II. ATTACHMENT:

Resolution No. 2016-04



Andrew H. Griffin
City Manager

(State of South Carolina)
()
(City of Florence)

RESOLUTION NO. 2016 - 04

**A RESOLUTION CELEBRATING
MASTERWORKS CHOIR'S ITALY TOUR**

- WHEREAS,** The Masterworks Choir is in its 37th year of presenting free concerts of great choral music to the Florence community; and
- WHEREAS,** The Masterworks Choir regularly provides rehearsal and performance experiences to dozens of local singers and instrumentalists; and
- WHEREAS,** The Masterworks Choir previously has represented the Florence community in successful tours to Washington, D.C., Vienna, Austria, and New York City; and
- WHEREAS,** The Masterworks Choir will tour Italy during June, 2016, with concerts in Venice, Florence and Rome.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

The City of Florence celebrates the contributions The Masterworks Choir makes to our musical environment as well as the artistic and cultural experiences touring singers bring back to our community.

RESOLVED THIS 11th DAY OF April, 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: April 11, 2015
AGENDA ITEM: Resolution No. 2016-05
DEPARTMENT/DIVISION: City Administration

I. ISSUE UNDER CONSIDERATION

A resolution expressing Council's willingness to grant a request by the Town of Pamplico to release a portion of the City's designated water and sewer service area to allow Pamplico to serve residents of the area. The requested area is shown as Exhibit 'A' in the attachments.

CURRENT STATUS/PREVIOUS ACTION TAKEN

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

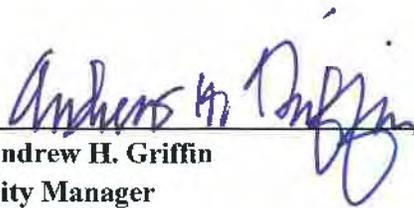
II. POINTS TO CONSIDER

- a. The area requested by Pamplico contains approximately 10 square miles and is a portion of the service area granted to the City by Florence County in 2002. The City does not currently have any water / sewer lines or serve any customers in the requested area.
- b. Pamplico desires to create an emergency supply connection to the City water system along Pamplico Highway where the City's existing lines terminate. Pamplico would also extend a water main along Pamplico Highway (in the requested area) and connect to its existing water system. Pamplico could then provide water service to customers along the route of its new main.
- c. The City of Florence has no current plans to extend mains or provide service in the requested area.
- d. It is anticipated that Pamplico would purchase water through the emergency connection infrequently and only when supply problems occur in its system.
- e. Approval of this Resolution by City Council would provide the basis upon which Florence County would be authorized to redesignate the requested area as part of Pamplico's water and sewer service area.

III. PERSONAL NOTES

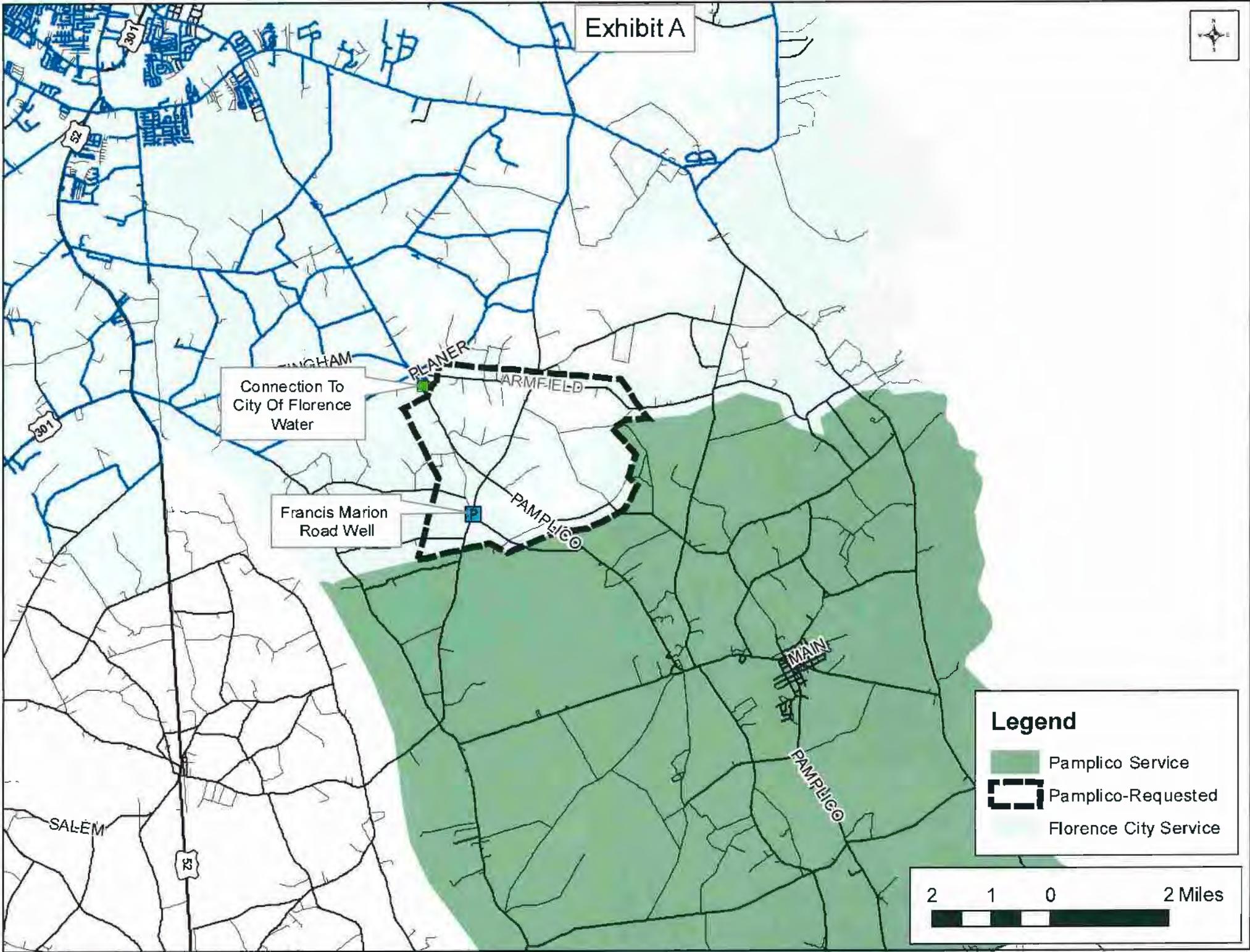
IV. ATTACHMENTS

- a. Resolution No. 2016-05 A Resolution authorizing a revision by Florence County of the City's water and sewer franchise agreement. The revision would cede a portion of the City's franchise area, as shown in Exhibit 'A', to the Town of Pamplico.
- b. Exhibit 'A', showing the franchise area requested by the Town of Pamplico.



Andrew H. Griffin
City Manager

Exhibit A



RESOLUTION 2016 – 05

A RESOLUTION BY THE CITY OF FLORENCE CITY COUNCIL EXPRESSING ITS WILLINGNESS TO GRANT A REQUEST BY THE TOWN OF PAMPLICO TO RELEASE A PORTION OF THE CITY’S DESIGNATED WATER AND SEWER SERVICE AREA TO ALLOW PAMPLICO TO SERVE RESIDENTS OF THE AREA, AS SHOWN IN EXHIBIT ‘A’.

WHEREAS, the Town of Pamplico desires to construct a water main from its system to put in place an emergency supply connection to the City of Floreuce water system; and,

WHEREAS, Pamplico desires to provide water service to potential customers along the route of this new main; and,

WHEREAS, Pamplico has requested that the City facilitate this project by allowing the transfer of the service area shown in Exhibit ‘A’ from the City to the Town; and,

WHEREAS, The City has no current plans to extend mains or provide service in the requested area; and,

WHEREAS, It is the City’s desire to assist Pamplico in upgrading the reliability of the Town’s water system and making community water service available to residents along Pamplico Highway in the requested area;

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

- A.** That the City of Florence is willing to grant a request by the Town of Pamplico to release a portion of the City’s designated water and sewer service area, as shown in Exhibit ‘A’, to the Town; and,
- B.** That the City of Florence requests Florence County Council to assist Pamplico in effecting the transfer of this service area to the Town.

RESOLVED THIS 11th DAY OF April, 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: April 11, 2016

AGENDA ITEM: A Reimbursement Resolution for Publicly Owned Infrastructure Improvements in the Downtown Redevelopment District Project Area (TIF District)

DEPARTMENT: Finance

I. ISSUE UNDER CONSIDERATION

A resolution of City Council declaring the City's intent to make cost reimbursements from funds generated by the Downtown Redevelopment District Project Area (TIF District) through an extension of the maximum maturity term of obligations.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. On December 18, 2006, City Council adopted an ordinance establishing the TIF District in Downtown Florence. As established by the ordinance, the City had until December 2016 to issue TIF obligation bonds to fund public improvements and until December 2026 to repay the bonds.

B. On May 12, 2014 City Council approved an ordinance authorizing the issuance of a Series 2014 Tax Increment Revenue Bond in the principal amount of \$12,936,000 for downtown capital improvements. On May 28, 2014 the Tax Increment Revenue bond was closed and placed with Sun Trust at a fixed rate of 3.04% through the year 2026.

III. POINTS TO CONSIDER

A. In addition to the redevelopment projects established in the original TIF District adoption, other public infrastructure improvements have now been identified due to significant public and private redevelopment and growth that has occurred since May 2014. As provided by state law, the cost of these additional public improvements may be funded by extending the maximum maturity term of bond obligations issued under the TIF.

B. These improvements, which will total approximately \$20 million, include parking, street improvements, and other essential infrastructure enhancements. This total amount also includes \$12 million for the revitalization and redevelopment of three Florence School District One facilities as agreed upon in a Memorandum of Understanding authorized for execution by Resolution of City Council on February 9, 2016.

C. Given that infrastructure design and/or construction costs may be incurred prior to bond closing, the City will possibly have a need to make reimbursement for certain expenditures from TIF revenue bond proceeds.

D. To ensure that the City is legally able to reimburse funds advanced for the project with TIF revenue bond proceeds, it has been recommended by the City's bond attorney that a Reimbursement Resolution be adopted by City Council making a declaration of intent to reimburse such expenditures made prior to the issuance of a TIF obligation.

IV. STAFF RECOMMENDATION

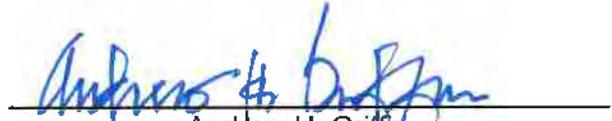
Approve and adopt of the proposed resolution.

V. ATTACHMENTS

Attached is a Resolution of intent to reimburse advanced funds through a Tax Increment Financing obligation.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

RESOLUTION 2016-_____

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA,
DECLARING ITS INTENT PURSUANT TO UNITED STATES TREASURY DEPARTMENT,
INTERNAL REVENUE SERVICE, REGULATION 1.150-2 TO REIMBURSE CERTAIN FUNDS
OR ACCOUNTS OF THE CITY FROM PROCEEDS OF TAX INCREMENT FINANCING BONDS
FOR PUBLIC IMPROVEMENTS IN THE CITY'S DOWNTOWN REDEVELOPMENT DISTRICT
PROJECT AREA**

WHEREAS, the City Council of the City of Florence, South Carolina ("City Council") is the governing body of the City of Florence, South Carolina (the "City"); and

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the "Tax Increment Financing Law"), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are, or threaten to become, blighted, through the financing of municipally owned improvements pursuant to the provisions of the Tax increment Financing Law; and

WHEREAS, by authorization contained in the Tax Increment Financing Law, City Council adopted an ordinance on December 18, 2006 establishing the Florence Downtown Redevelopment District Project Area (the "District") and the Redevelopment Plan for certain public improvements to accomplish redevelopment of the Project Area (the "Redevelopment Plan"); and

WHEREAS, the Improvements consist of publicly owned capital infrastructure including streetscape improvements, road construction, right-of-way acquisition, sidewalk construction, pocket parks, relocation of utilities, and public parking improvements, as provided in the Redevelopment Plan, as such Redevelopment Plan may be amended or supplemented (the "Improvements"); and

WHEREAS, on May 28, 2014 the City issued a Series 2014 Tax Increment Revenue Bond to pay a portion of the costs of the Improvements; and

WHEREAS, City Council intends to extend the maximum term of maturity of obligations to be issued under the Redevelopment Plan pursuant to Section 31-6-80(2) of the Tax Increment Financing Law and to provide for additional funds to pay the costs of the Improvements; and

WHEREAS, City Council intends to issue tax-exempt Tax Increment Financing bonds (the "Bonds") in one of more series in fiscal year 2017 in the anticipated maximum principal amount of \$22,132,000 to provide permanent financing for the additional costs of the Improvements; and

WHEREAS, prior to the issuance of the Bonds, the City intends to temporarily advance amounts from certain funds and accounts of the City for the payment of the costs of the Improvements with the expectation that sufficient proceeds of the Bonds will be deposited to such funds or accounts to replenish amounts advanced; and

WHEREAS, no funds from any sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the City pursuant to the budget or financial policies of the City for the financing of the costs of acquisition, construction and equipping of the Improvements or any part thereof; and

WHEREAS, City Council is mindful that, in order for the use of federally tax-exempt bond proceeds to be considered "expended" for purposes of United States Treasury Department Internal Revenue

TIF Reimbursement Resolution – Page 2

Page 2

Service Regulation 1.150-2 ("Reg. 1.150-2") when used to reimburse the City for expenditures made prior to the issuance of the Bonds, certain conditions including the making of a declaration of intent to reimburse such expenditures must be met; and

WHEREAS, with the intent of supplementing, but not superseding, any prior declarations of intent of City Council with respect to the Improvements, City Council desires to make this declaration of intent;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. It is hereby declared that the facts set forth in the preambles to this Resolution are in all respects true and correct.

Section 2. It is hereby declared that the City intends and reasonably expects to reimburse itself with the proceeds of debt to be incurred by the City through the issuance of the Bonds for all expenditures for the acquisition, construction and equipping of the Improvements and the issuance of the Bonds paid prior to the issuance of the Bonds.

Section 3. This Resolution shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

Section 4. The anticipated maximum principal amount of debt expected to be issued for the purpose of paying the costs of acquisition, construction and equipping of the Improvements and the issuance of the Bonds is \$22,132,000.

DONE IN A MEETING DULY ASSEMBLED ON _____ day of _____, 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

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

FLORENCE CITY COUNCIL MEETING

DATE: April 11, 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 two Boards or Commissions that have either a vacancy or an expired term.

III. ATTACHMENTS:

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 - April 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	
Parks and Beautification Commission			X					Vacancy
City of Florence Planning Commission							X	Vacancy - B. Kelley resigned

Parks and Beautification Commission

Current Board Member

Status

Councilmember to make appointment

Vacancy

Mrs. Helen Sims resigned

Councilman Brand

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 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

Current Board Member

Status

**Councilmember to
make appointment**

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 may 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

Your Touchstone Energy® Partner 



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <u>City of Florence Planning Commission</u>			
Your Name (Last, First, Middle) <u>GAUSE, KEVIN, RALEIGH</u>		County <u>Florence</u>	Council District <u>District Three</u>
Residential Address <u>812 Lancelot Dr</u>		City <u>Florence</u>	State <u>South Carolina</u> Zip Code <u>29505</u>
Mailing Address <u>SAME AS ABOVE</u>		City	State <u>South Carolina</u> Zip Code
Your Occupation - Title <u>BANKER - AREA EXECUTIVE</u>		Business Phone <u>843-664-4505</u>	Residence Phone <u>843-616-0492</u>
Employer Name <u>TD BANK</u>		E-Mail Address <u>KEVIN.GAUSE@TD.COM</u>	
Employer Address <u>684 Pamlico Hwy</u>		City <u>Florence</u>	State <u>South Carolina</u> Zip Code <u>29505</u>

General Qualifications

Are you a resident of the City? Yes No How Long? 20 YEARS

Why would you like to serve?
To provide service to the community and ensure continued quality growth in the City of Florence.

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

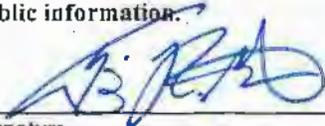
Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

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:
Kiwanis Club of Florence - PAST PRESIDENT, VP and BOARD MEMBER
Francis Marion University Alumni Association Board Member, Central United Methodist Church

What are your goals and objectives if appointed to the Commission/Board?
Continue to promote social and economic growth of this great city.

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


Signature

03/15/16
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:	<u>3-17-2016</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Planning Commission			
Your Name (Last, First, Middle) Elliott, Pamela S.	County Florence	Council District District One	
Residential Address 2535 Hoffmeyer Rd	City Florence	State South Carolina	Zip Code 29501
Mailing Address 2535 Hoffmeyer Rd	City Florence	State South Carolina	Zip Code 29501
Your Occupation- Title Vice President, Medical Services	Business Phone 843-777-2453	Residence Phone 843-667-1704	
Employer Name McLeod Regional Medical Center	pellriott0412@yahoo.com (personal email)		
Employer Address 555 E. Cheves St	City Florence	State South Carolina	Zip Code 29506

General Qualifications

Are you a resident of the City? **Yes** No How Long? **5 yrs**

Why would you like to serve?

Florence is my home and I am very interested in seeing it grow and truly thrive.

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:

Not applicable

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

Attend church. Active in my children's school. Former Florence County Guardian ad Litem.

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

To utilize my professional work and life experiences to contribute to the continuing growth and development of this community.

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

Pamela S. Elliott
Signature

04/06/2016
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:	4-6-2016
Appointed to:	
Date:	