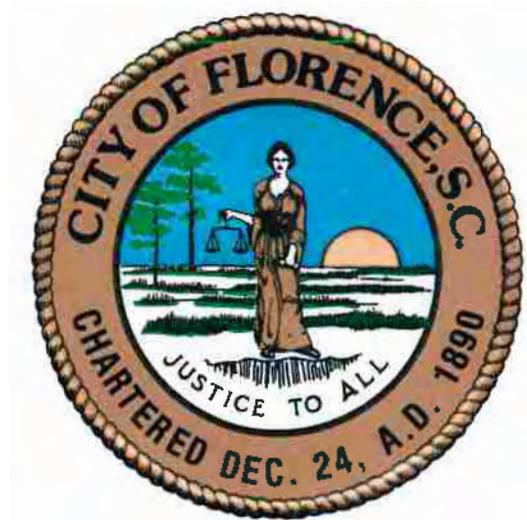


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
JUNE 13, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JUNE 13, 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

May 3, 2016 – Special Meeting

May 9, 2016 – Regular Meeting

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Ernest E. Hickmon – 25 years – April 8, 1991 – April 8, 2016

SERVICE RECOGNITIONS

Wallace “Ed” Wingate – 20 years – Sanitation

EDUCATIONAL RECOGNITION

Matthew Brown – “E” Water Operator Certification

Coley Moore – “D” Water Operator Certification

V. APPEARANCE BEFORE COUNCIL

a. Mr. Jon Katov – To make a presentation regarding Open Table

b. Mr. James Kennedy – To speak regarding community concerns

- c. *Mr. Eric Marechal – To speak on the City Convene Conference that is being hosted by Helping Florence Flourish and will be held in the City of Florence on September 19 and 20.*

VI. PUBLIC HEARING

- a. *A Public Hearing will be held on the approval of amendments to the nature of the Tax Increment Financing District Redevelopment plan, including Redevelopment projects, and the maximum term of maturity of obligations to be issued under the plan pursuant to the provisions of Section 31-6-80 of South Carolina Tax Increment Financing Law.*

VII. ORDINANCES IN POSITION

- a. **Bill No. 2016-17 – Second Reading**
An Ordinance for text amendment to City of Florence Zoning Ordinance Section 2.9, to add Section 2.9-12 Expiration of Certificate of Appropriateness, to set forth expiration on approved Certificates of Appropriateness' within the established Florence Downtown Overlay Districts.
- b. **Bill No. 2016-18 – Second Reading**
An Ordinance to annex and zone property owned by Corbett Norris Rental, LLC, TMN 90029-02-016.
- c. **Bill No. 2016-19 – Second Reading**
An Ordinance to annex and zone property owned by First Reliance Bankshares, TMN's 90010-01-003 and 90010-01-004.
- d. **Bill No. 2016-20 – Second Reading**
An Ordinance to annex and zone property owned by Detroit Dials, TMN 90045-01-010.
- e. **Bill No. 2016-21 – Second Reading**
An Ordinance to rezone Tax Map Numbers 90104-01-003, 90104-01-004, 90104-01-005, and 90104-01-010, located on Barringer Street, Church Street, and Cohen Street, from B-1, Limited Business District and R-4, Multi-Family Residential Limited to B-5, Office and Light Industrial.
- f. **Bill No. 2016-22 – Second Reading**
An Ordinance for a text amendment to City of Florence Zoning Ordinance Section 2.9-4 regarding requirement of a Certificate of Appropriateness for the removal of trees and/or shrubs of a certain size within the established Florence Downtown Overlay Districts.

- g. Bill No. 2016-23 – Second Reading**
An Ordinance for a text amendment to City of Florence Zoning Ordinance Section 3.14 to set forth conditional use regulations for unattended donation receptacles. (This item has been sent back to the Planning Commission and will be deferred)
- h. Bill No. 2016-24 – Second Reading**
An Ordinance to declare property located at 90087-06-009 surplus and to convey property to the McLeod Regional Medical Center.
- i. Bill No. 2016-25 – Second Reading**
An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2016, and ending June 30, 2017.

VIII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2016-16 – First Reading**
An Ordinance to declare surplus property owned by the City of Florence and to convey the property to Sisters 4 the Future.
- b. Bill No. 2016-26 – First Reading**
An Ordinance amending Ordinance No. 2006-43 in order to supplement the plan for the redevelopment of such area by describing the Redevelopment Projects and to extend the maximum term of maturity of obligations to be issued under the plan and thus extend the duration of the Redevelopment Plan, each as established by Ordinance No. 2006-43.
- c. Bill No. 2016-27 – First Reading**
An Ordinance to adopt Section 19-18 and 19-19 of the City of Florence Code of Ordinances to establish on-street parking regulations.
- d. Bill No. 2016-28 – First Reading**
An Ordinance to annex and zone property owned by Ray Kelsey, Tax Map Number 01801-04-011.
- e. Bill No. 2016-29 – First Reading**
An Ordinance to annex property owned by The Grove at Ebenezer, LLC, specifically a 40.5 acre portion of TMN 00075-01-221..
- f. Bill No. 2016-30 – First Reading**
An Ordinance to approve a Lease of property known as 314 W. Pine Street and designated in the Florence County Tax Records as Tax Parcel 90075-04-020 to Pee Dee Healthy Start, Inc. under the terms and conditions set out in the Lease attached as Exhibit A to the ordinance.

- g. Bill No. 2016-31 – First Reading**
An Ordinance authorizing the transfer of land to C.V. Flowers, specifically a portion of Tax Parcel 90038-07-014.

IX. INTRODUCTION OF RESOLUTION

- a. Resolution No. 2016 - 13**
A Resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the South Carolina Water Quality Revolving Fund Authority (“SRF”) for a low interest loan from the Drinking Water Revolving Loan Fund in an amount of approximately \$3 million to finance the improvements to the Timmonsville Water System.
- b. Resolution No. 2016 - 14**
A Resolution authorizing the local match to the State of South Carolina Community Development Block Grant (CDBG) program for a community infrastructure grant to provide water infrastructure upgrades for the Town of Timmonsville service area.
- c. Resolution No. 2016 - 15**
A Resolution authorizing and approving the acceptance of certain loan assistance monies from the South Carolina Water Quality Revolving Fund Authority; authorizing the Mayor to execute that certain loan assistance agreement between the City of Florence and the South Carolina Water Quality Revolving Fund Authority; and other matters relating thereto.
- d. Resolution No. 2016 – 16**
A Resolution honoring the contributions of VIP Magazine to the efforts to revitalize downtown Florence.
- e. Resolution No. 2016 – 17**
A Resolution to re-designate two hour parking in the H-1, Historic Overlay District of the downtown area; to designate three, 30 minute on-street parking spaces in front of the building located at 122 to 130 South Irby Street; and to designate a loading zone on South Irby Street to the east side of the building located at 200 West Evans Street.

X. REPORT TO COUNCIL

- a. Tree City Presentation**

XI. EXECUTIVE SESSION

a. Personnel Matter

b. Contractual Matter/Economic Development

XII. ADJOURN

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

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 3:15 p.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilwoman Teresa Myers Ervin; Councilwoman Octavia Williams-Blake; and Councilman George D. Jebaily.

MEMBER ABSENT: Councilman Robby L. Hill

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

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

MEDIA PRESENT

No one from the media was present for the meeting.

INVOCATION

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

BUDGET WORKSESSION

Mr. Drew Griffin, City Manager stated there are ten components to the FY 2015-16 Budget:

- ▶ Budget Totals By Fund
- ▶ Compensation & Benefits Changes/General Fund Budget Highlights
- ▶ General Fund
- ▶ Hospitality Special Revenue Fund
- ▶ Water & Sewer Enterprise Fund
- ▶ Stormwater Utility Enterprise Fund
- ▶ Water/Sewer & Stormwater Utility Construction Funds
- ▶ Utilities Equipment Replacement Funds

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 2**

If all funds for the City of Florence were combined, the total budget would be \$84,427,850. The two largest funds are the General Fund and the Water and Sewer Utility Fund. The Utility Funds are a very powerful component of the operations of the City.

<u>Proposed FY 2016-17 Budgets by Fund</u>		
General Fund	\$	33,330,000
General Fund Debt Service Fund		440,200
Hospitality Fund		6,055,000
CDBG Fund		261,850
W/S Utilities Enterprise Fund		32,965,000
Stormwater Utility Enterprise Fund		1,365,000
W/S Utilities Construction Fund		7,669,000
Stormwater Utility Construction Fund		707,000
W/S Utilities Equipment Replacement Fund		1,234,800
Stormwater Equipment Replacement Fund		400,000
ALL FUNDS	\$	84,427,850

At the first budget worksession there was a fairly comprehensive discussion regarding compensation and benefits for the city employees. The following items are recommended to be included in the FY 2016-17 budget.

FY 2016-17 Compensation & Benefits

- ▶ Cost of Living and Merit pay increases eligibility effective January 1, 2017.
- ▶ Annual Longevity Recognition Pay
- ▶ Projected 7% Health Insurance Premium increase for City effective January 1, 2017
- ▶ Possible Retirement System contribution increases for the City and employees for FY 2016-17.
- ▶ Proposed adjustment to Medicare supplement paid for retirees by City. The last change in Medicare supplement was in 2008.

The following is a list of highlights from the FY 2016-17 General Fund Budget. Staff is recommending a property tax operating millage increase for COLA and merit compensation adjustments. Total millage will be 61.0.

Initial budget requests were \$1,431,000 greater than revenue estimates. To resolve this shortfall and to balance the budget, adjustments are made to capital requests, adjustments are made based on attrition trend savings and delayed hiring and also adjustments are made on department operational requests.

Job related vacancies trended higher than anticipated in FY 2016 resulting in significant compensation related savings.

These savings will be used to “buy down” the budget by a one time purchase of the following capital items: auto equipment, maintenance equipment, data processing equipment, buildings and fixed equipment and office equipment and furniture.

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

As in prior years, the Community Grant Funding has been budgeted at the same level except for an increase to PDRTA in the amount of \$3,000. There is an additional request of \$25,000 from the Pee Dee Coalition Against Sexual and Domestic Violence that is not included in the FY 2017 budget.

FY 2016-17 General Fund Budget Highlights

- ▶ Property Tax Operating Millage Increase included for COLA and Merit Compensation Adjustments.
 - ▶ Operating millage recommended increase of 4.5 mills from 53.7 to 58.2 (Debt Service mills = 2.8 mills, for a total millage rate of 61.0)
 - ▶ The millage increase is estimated to generate approximately \$600,000 in the first year of millage adjustment due to vehicle tax millage being applied January 1, 2017. Vehicle taxes are collected on a monthly basis, resulting in the first six months of the fiscal year (July 1 through December 31, 2016) collected at the FY 2016 millage rate.
 - ▶ Following the first year, the millage increase is estimated to generate \$720,000.
 - ▶ Of the \$600,000 additional tax revenue, \$350,000 is used for six months of compensation adjustments (January 1 through June 30, 2017).
 - ▶ The remaining funds anticipated from the millage increase will be used for one-time capital related improvements in FY 2016-17.
 - ▶ In FY 2018, the full amount of approximately \$720,000 generated by the millage increase will be needed for compensation adjustments based on a full fiscal year.

- ▶ Initial budget requests were \$1,431,000 greater than revenue estimates
 - ▶ Shortfall resolved through:
 - ▶ Adjustments to capital requests
 - ▶ Adjustments based on attrition trend savings and delayed hiring
 - ▶ Adjustments to department operational requests

- ▶ FY 2016 job related vacancies trended higher than anticipated, resulting in significant compensation-related savings.
- ▶ FY 2015 savings will be used for:
 - ▶ One time purchases of capital items
 - ▶ Auto Equipment
 - ▶ Maintenance Equipment
 - ▶ Data Processing Equipment
 - ▶ Buildings & Fixed Equipment
 - ▶ Office Equipment & Furniture

- ▶ Community Grant Funding budgeted at same level as FY 16 except for minor adjustment for PDRTA
 - ▶ PDRTA increased by \$3,000 from \$165,000 to \$168,000
 - ▶ One additional request totaling \$25,000 not included in FY 2017 budget

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 4**

GENERAL FUND

For the FY 2016-17 General Fund Budget, original expenditure requests were \$1,431,000 higher than the original revenue projections. The budget of \$33,330,000 does include the increase of 4.5 operating mills.

**Balancing the FY 2016-17
General Fund Budget**

Original Revenue Projections: \$32,480,000	Original Expenditure Requests: \$33,911,000
Difference \$1,431,000	

**Final FY 2016-17 Balanced Budget
\$33,330,000***

*Includes increase of 4.5 operating mills.
FY 2015-16 General Fund Original Budget = \$32,120,000

The budget was balanced by taking the following actions:

Actions Taken to Balance FY 2016-17 General Fund Budget

- ▶ Attrition savings adjustments and Extended Hiring Timeline
- ▶ Operational Funding Request Adjustments
- ▶ Capital Funding Request Eliminations
- ▶ End of Year Capital Purchases
- ▶ Increase of Operating Millage to provide employees with COLA and Merit Pay Adjustments for half year

The City was able to save \$1,303,700 by deferring hiring.

<u>General Fund</u>	
<u>Compensation and Benefits Cost Reductions</u>	
<u>Made in Balancing Proposed FY 2016-17 Budget</u>	
From Attrition Savings Trend	\$ 1,303,700
TOTAL	\$ 1,303,700

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 5**

\$72,800 was taken out of the operational budgets and \$35,000 was taken out of the Fire Department’s capital budget for a total reduction of \$107,800 in the General Fund budget..

<u>General Fund</u>		
<u>Operational & Capital Funding Reductions</u>		
<u>Made In Balancing Proposed FY 2016-17 Budget</u>		
Department	Operations	Capital
General Govt/Admin Services	\$ 4,000	\$ 0
Police	10,000	0
Fire	0	35,000
Beautification & Facilities	2,000	0
Sanitation	40,000	0
Recreation	9,000	0
Athletics	<u>7,800</u>	<u>0</u>
Subtotal	\$ 72,800	\$ 35,000
Operations and Capital TOTAL	\$ 107,800	

The end of year capital purchases totaled \$161,500. This is deferred capital that staff is recommending purchasing this year and was taken out of the FY 17 budget. These purchases will come from salary savings recognized in the FY 2015-16 budget.

<u>General Fund</u>	
<u>End of Current Year Capital Purchases</u>	
<u>Proposed in Balancing FY 2016-17 Budget</u>	
Department	Amount
City Court	\$ 2,000
Community Services	28,000
Police	17,500
Beautification & Facilities	26,000
Recreation	28,000
Athletics	<u>60,000</u>
TOTAL	\$ 161,500

Added back in to the budget was \$392,000 for funding for additional neighborhood redevelopment funding (\$100,000) and SCDOT repaving funding for Timrod Park Drive and Yellowstone Drive (\$292,000).

<u>General Fund</u>	
<u>Funding Increases Made in Balancing</u>	
<u>Proposed FY 2016-17 Budget</u>	
Department	Amonnt
Additional Neighborhood Redevelopment Funding	\$ 100,000
SCDOT Repaving Funding for Timrod Park/Yellowstone Dr.	<u>292,000</u>
TOTAL	\$ 392,000

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 6**

Reductions to balance the budget totaled \$1,573,000 and are listed below. \$392,000 was deducted for funding increases resulting in a total of \$1,181,000 total expenditure reductions to balance the budget.

**Summary of Expenditure Adjustments
To Balance General Fund Budget**

Expenditure Reductions	Amount
Compensation and Benefits Cost Reductions	\$ 1,303,700
Operational Funding Reductions	72,800
Eliminated Equipment Cost Reductions	35,000
End of Year Capital Purchases Reductions	<u>161,500</u>
Reductions to Balance Budget	\$ 1,573,000
Less Funding Increases	<u>-392,000</u>
Total Expenditure Reductions to Balance Budget	\$ 1,181,000

This is a recap of how the FY 2016-17 General Fund Budget was balanced.

Balancing the FY 2016-17 General Fund Budget – Recap

GF REVENUES

FY 2016-17 Original GF Revenues	\$ 32,480,000	\$
Revenue Adjustments – Grants, Etc.	<u>+250,000</u>	
FY 2016-17 Adjusted GF Revenues		\$ 32,730,000

GF EXPENDITURES

Original Expenditure Projections	\$ 33,911,000	
Expenditure Reductions	<u>-1,181,000</u>	
FY 2016-17 Adjusted GF Expenditures		\$ 32,730,000

GF REVENUES

FY 2016-17 Adjusted GF Revenues	\$ 32,730,000	
Increased Revenue from 4.5 Mills	<u>+600,000</u>	
FY 2016-17 FINAL GF Revenues		\$ 33,330,000

GF EXPENDITURES

FY 2016-17 Adjusted GF Expenditures	\$ 32,730,000	
Increased Expenditures from 4.5 Mills	<u>+600,000</u>	
FY 2016-17 FINAL GF Expenditures		\$ 33,330,000

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
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The following chart illustrates the General Fund Revenue Budget by Source and the percentage of the budget for each category.

<u>FY 2016-17 General Fund</u>		
<u>Revenue Budget by Source</u>		
Category	FY 2017	% of Total
Property Taxes*	\$ 10,145,400	30.44%
Licenses & Fees	11,892,000	35.68%
Governmental Reimbursements	2,989,600	8.97%
Charges for Service	2,129,000	6.39%
Fines & Forfeitures	611,000	1.83%
Miscellaneous & Other Revenues	484,000	1.45%
Interfund Transfers	<u>5,079,000</u>	<u>15.24%</u>
TOTAL	\$ 33,330,000	100.00%

*Local Option Sales Tax Credit accounts for 48% of the total Property Taxes

This is a comparison between this year's budget and last year's budget. There is a small increase in property tax revenues due to some millage and annexations. Business Licenses remained flat. This may be due in part to online sales. The average business person is experiencing fairly flat sales. Franchise Fees and Fines and Forfeitures are purely related to City Court. Interfund Transfers are transfers from water and sewer, stormwater and hospitality fees.

<u>General Fund</u>				
<u>FY 2016 & 2017 Revenue</u>				
<u>Budget Comparison</u>				
Category	Original FY 2016	Budget for FY 2017	Change From Original FY 16	% Change From FY 16
Property Taxes	\$ 9,304,200	\$ 10,145,400	\$ 841,200	9.04
Business Licenses	8,190,000	8,172,000	(18,000)	-0.22
Franchise Fees	3,680,000	3,720,000	40,000	1.09
Govt Reimbursement	3,021,300	2,989,600	(31,700)	-1.05
Charges for Service	2,096,000	2,129,000	33,000	1.57
Fines & Forfeitures	635,000	611,000	(24,000)	-3.78
Other Revenues	457,000	484,000	27,000	5.91
Interfund Transfers	<u>4,736,500</u>	<u>5,079,000</u>	<u>342,500</u>	<u>7.23</u>
TOTAL	\$ 32,120,000	\$ 33,330,000	\$ 1,210,000	3.77

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 8**

It is difficult to reduce the budget because a large proportion of the budget is fixed costs. The only way to make these activities variable is to quit doing them. You would not be able to maintain the buildings in the Recreation Department. So the real variable costs are fairly limited and are related to an activity.

FY 2015-16 General Fund
Expenditure Budget by Category

FIXED COSTS	FY 17 Budget	% of Total
Personnel/Benefits	\$ 21,675,700	65.03%
Departmental Operations	5,503,100	16.51%
Capital Leases	595,500	1.79%
Grants	308,500	0.93%
OPEB/Unemployment Comp	583,300	1.75%
Property/Liability/Small Claims	545,000	1.64%
Fixed Non Departmental	<u>2,808,800</u>	<u>8.43%</u>
Subtotal	\$ 32,019,900	96.07%
VARIABLE COSTS		
Other Capital	\$ 364,400	1.09%
Other Non Departmental	683,000	2.05%
Community Programs	<u>263,000</u>	<u>0.79%</u>
Subtotal	\$ 1,310,100	3.93%
TOTAL	\$ 33,330,000	100.00%

This chart demonstrates that variable costs increased slightly more than fixed costs. This implies that the principal operations of the city are being tightly monitored by staff.

FY 2016-17 Changes by Category
From FY 2015-16 Original Budget

FIXED COSTS	FY 16 Budget	FY 17 Budget	% Change
Personnel/Benefits	\$ 21,721,100	\$ 21,675,700	-0.21%
Departmental Operations	5,246,750	5,503,100	4.89%
Capital Leases	621,400	595,500	-4.17
Grants	208,0200	308,500	48.32%
OPEB/Unemployment Comp	542,650	583,300	7.49%
Property/Liability/Small Claims	530,000	545,000	2.83%
Fixed Non Departmental	<u>2,740,300</u>	<u>2,808,800</u>	<u>2.50%</u>
Subtotal	\$ 31,610,200	\$ 32,019,900	1.30%
VARIABLE COSTS			
Other Capital	\$ 74,800	\$ 364,100	386.76%
Other Non Departmental	175,000	683,000	290.29%
Community Programs	<u>260,000</u>	<u>263,000</u>	<u>1.15%</u>
Subtotal	\$ 509,800	\$ 1,310,100	156.98%
TOTAL	\$ 32,120,000	\$ 33,330,000	3.77%

SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 9

FUNDING OF COMMUNITY PROGRAMS

The following chart shows the community programs that are funded in the FY 2016-17 budget. Agencies/projects/events that the City has funded historically are being funded in FY 2016-17 at an amount of \$350,600. There was one additional request from the Pee Dee Coalition for \$25,000. The consensus of Council was to make a one time allocation from the FY 2016-17 budget of \$10,000 to the Pee Dee Coalition.

Appropriation Requests by Agency/Event
FY 2016-17

<u>Included in FY 2016-17 Budget</u>		<u>Not Included in FY 2016-17 Budget</u>	
Agency/Project/Event	Amount	Agency/Project/Event	Amount
PAL Programming	\$ 5,000	Pee Dee Coalition	\$ 25,000
Boys & Girls Club	41,000		
PDRTA	168,000	TOTAL	\$ 25,000
Red Cross	10,000		
Keep Florence Beautiful	5,000		
Legislative Day	10,000		
City Talk Programming	7,000		
Subrecipients	39,500		
Stadium Commission	5,100		
CAA Boxing Program	10,000		
Weed & Seed	<u>50,000</u>		
TOTAL	\$ 350,600		

HOSPITALITY FUND

The Hospitality Fund is one of the City’s growth funds but it is also a restricted fund. State Law limits the expenditure of hospitality funds to tourism related enterprises. However, because at least \$900,000 in accommodations taxes are collected annually in Florence County, State law allows hospitality funds to be spent for operations related to tourism enterprises.

This is a comparison of the Hospitality Fees from FY 2012 to FY 2017.

<u>FY 2012-2017</u>		
<u>Hospitality Fees Comparison</u>		
Fiscal Year	Collections	% Change
2012	3,092,529	5.68%
2013	3,214,470	3.94%
2014	3,396,306	5.66%
2015	3,677,328	8.27%
2016*	3,862,000	5.02%
2017*	4,050,000	4.87%
*2016 Estimated		
*2017 Budgeted		

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
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Mr. Griffin stated that the Hospitality Fund does really well. The amount projected for FY 2016-17 is \$6,055,000. The \$2,000,000 from the Drs. Bruce and Lee Foundation is for the soccer complex.

<u>Hospitality Fund Revenues</u>	
Hospitality Fees	\$ 4,050,000
Interest Earnings	5,000
Drs. Bruce & Lee Foundation Grant Revenue*	<u>2,000,000</u>

**FY 16-17 Hospitality Fund
Estimated Revenues \$ 6,055,000**

*Drs. Bruce and Lee has committed to provide \$2 million per year in FY2017, 2018 and 2019 for construction of the Soccer Complex and \$750,000 in FY 2020 for the Regional Recreation/Gymnasium Facility.

This is the list of recommended expenditures for the Hospitality Fund for FY 2016-17. There is a large contingency this year (\$308,400) because during this year, the city will be moving from construction to operations for both the gym and the soccer complex.

<u>Hospitality Fund Expenditures</u>	
Lease Payment for James Allen Plaza Restroom Facilities	\$ 9,000
Freedom Florence and Tennis Center Operations	1,035,000
Florence Museum	94,000
Florence Downtown Development Corporation	82,900
Florence Downtown Economic Development Incentives	80,000
Florence Downtown Promotions	30,000
Radio Drive/Veterans Park Debt Service	237,300
Soccer Complex Debt Service	2,075,300
Tennis Center/Performing Arts Center Debt Service	532,500
Recreation Facility/Gymnasium Debt Service	273,100
Florence Historic District Street Lighting Operations	30,000
Florence Civic Center	1,267,500
Contingency	<u>308,400</u>
 FY 16-17 Hospitality Fund Estimated Expenditures	 \$ 6,055,000

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 11**

This is the Civic Center Funding Budget Request for FY 2016-17. This is the City's 50% share and will be matched by the County.

<u>Civic Center Funding</u>	
Expense Category	Amount
Debt Service	\$ 617,500
Operations	425,000
Business Development (Marketing)	150,000
Capital Improvements	<u>75,000</u>
Total Funding	\$ 1,267,500

Note: In FY 2015-16 the Civic Center also received City Accommodations Tax in the amount of \$95,600 for advertising, marketing & promotions (\$86,600), and business and conference development (\$9,000).

The Florence Downtown Development Corporation is being funded very similar to how it has been funded for the past five years. Expenditures are broken down into two parts: Property ownership expenses (\$48,500) and organization administration (\$34,400).

<u>Florence Downtown Development Corporation Funding</u>	
Expense Category	Amount
Property Ownership Expenses (i.e., insurance, utilities repairs, etc.)	\$ 48,500
Organizational Administration (i.e., printing, supplies, professional fees, etc.)	<u>34,400</u>
Total Funding	\$ 82,900

WATER & SEWER UTILITIES ENTERPRISE FUND

This is a strong fund that functions well, is managed well and is well operated. This is a relatively simple budget for the City. It is an operational budget but is tremendously important from the standpoint of the stability it provides the City. 46% of the revenues for this fund comes from water fees and charges; 47% from wastewater fees and charges and 7% from other revenue.

<u>Water & Sewer Revenues by Source</u>	
Water Fees & Charges	46%
Wastewater Fees & Charges	47%
Other Revenue	7%

This chart shows the Water and Sewer Expenses by Department. The two largest expenses of the Water & Sewer Department are in debt service and nondepartmental construction. Wastewater treatment is the third largest expenditure.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 3, 2016 – PAGE 12**

Water & Sewer Expenses by Department

Debt Service	\$	10,432,000	31%
Nondept/Const Fund Transfer		7,552,200	23%
Wastewater Treatment		4,519,350	14%
Utility Finance		1,983,120	6%
Distribution Ops		1,948,240	6%
Ground Water Production		1,945,290	6%
Surface Water Production		1,868,340	6%
Collection Ops		1,363,770	4%
Engineering		1,352,690	4%

WATER & SEWER UTILITIES CONSTRUCTION FUND

This is the construction fund. Total budget for this fund is \$7,669,000 and consists of the following items. Each year there is a certain amount of money that is carried over from the previous year. Construction money is transferred into the projects and then there are other revenues depending on sources, i.e., utility relocation reimbursements from the one penny sales tax because of water or sewer line relocations. \$100,000 is budgeted to assist in the county driven water line extensions.

**FY 2016-17 Water & Sewer
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2016	\$	3,868,000
FY 2016-17 Transfer from W/S Operating Fund		1,800,000
Cashua Drive Capital Contribution – SCDOT Relocation		500,000
Projected Interest Earnings		25,000
Utility Relocation Reimb for Highway Projects (from 1¢ Sales Tax)		1,376,000
Florence County Infrastructure Fund Reimbursement		<u>100,000</u>
Total W/S Construction Fund Revenue	\$	7,669,000

This is a list of projects that are funded through the Water and Sewer Construction Fund.

FY 2016-17 W/S Construction Fund Projects

A. Projects Approved in Prior Year Budgets

1. Country Creek Sewer Extension	\$	300,000
2. Jeffries Creek Beaver Management (SSO Compliance)		7,000
3. Waterline Extension Requests – Florence County		100,000
4. Pamplico Hwy. Widening Utilities Relocation (SCDOT)		1,174,000
5. South Cashua Widening – Utilities Relocation (SCDOT)		1,175,000
6. New WWMF Access Road (City Portion)		400,000

B. Projects Approved and Added in FY 2015-16

1. Hoffmeyer Road Sewer Extension (Annexation)	\$	700,000
2. Downtown Street Resurfacing		137,000
3. McCown St. Water Plant Filter Vessel Replacement		650,000
4. Sumter St. Development Sewer Improvements		250,000
5. Sewer Interceptor Parallel		50,000

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C. Proposed Projects for FY 2016-17		
1. Elevated Tank Inspection, Repair & Painting	\$	300,000
2. West Florence Annexations		600,000
D. Other		
1. Utility Line Engineering/Legal/Professional Services	\$	150,000
2. Reserved for Other Projects		<u>1,676,000</u>
Total W/S Construction Fund Expenses	\$	7,669,000

Stormwater Utility Enterprise Fund

The Stormwater Utility Fund operates like the Water and Sewer Utilities Fund but is smaller. The total budget is \$707,000. Because the Stormwater fees are flat fees there is very slow growth. The only new money that comes into this fund is either by annexation or new construction. When this fund was created the City stated they would dedicate 50% of the funds to operations and 50% on construction associated with the stormwater utility. These fees have not been increased since the utility was adopted.

<u>Stormwater Revenues by Source</u>	
Stormwater Fees	95%
Other Revenue	5%

<u>Stormwater Expenses by Category</u>	
Operations	51%
Debt Service	25%
Nondept/Const Fund Transfer	24%

Stormwater Utility Construction Fund

The Stormwater Utility Construction Fund has \$602,000 on hand to be used for projects. \$100,000 is being transferred from the Stormwater Operating Fund.

<u>FY 2016-17 Stormwater Construction Fund Revenue</u>		
Projected Funds on Hand on July 1, 2016	\$	602,000
FY 2016-17 Transfer from Stormwater Operating Fund		100,000
Projected Interest Earnings		<u>5,000</u>
Total Stormwater Construction Fund Revenue	\$	707,000

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
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This is a list of the Stormwater Construction Fund Projects. Because of EPA rules relative to water quality the City must have some funds available to deal with water quality issues. The NPDES Phase II Compliance is an ongoing project. \$127,000 has been reserved for other projects.

FY 2016-17 Stormwater Construction Fund Projects

A. Projects Approved and/or Begun in Prior Years		
1. Stormwater Operations Division Pipe Projects	\$	10,000
2. End-of-Pipe Water Quality Enhancements Projects		5,000
3. Double-Barrel Pipe Repair (Behind Calvary Baptist)		10,000
4. Timrod Park Pipe Outfall Improvements		65,000
5. NPDES Phase II Compliance		50,000
6. Malden/Damon Storm Drainage Improvements		100,000
B. Projects Approved in FY 2015-16		
1. Walden/Washington Streets Storm Drain Pipe	\$	25,000
2. Edisto/Jackson Streets Storm Drain Pipe		40,000
3. Edisto/Madison Streets Storm Drain Pipe		25,000
4. 612 Marion Street Storm Drain Pipe		25,000
C. Proposed Projects Approved in FY 2016-17		
1. 2709 Whitestone Drive Storm Drain Pipe	\$	30,000
2. Stephenson/Diggs Storm Drain Pipe		25,000
3. 1713/1719 Norwood Drive Storm Drain Pipe		25,000
4. Aaron Circle Ditches and Driveway Pipes		40,000
5. Brandon Drive Storm Drain Pipe		40,000
6. Malden/Brandon Drive Storm Drain Improvements		40,000
D. Other		
1. Stormwater Engineering/Legal/Professional Services	\$	25,000
2. Reserved for Other Projects		<u>127,000</u>
Total S/W Construction Fund Expenses	\$	707,000

Utilities Equipment Replacement Fund

The Equipment Replacement Fund is how the Utilities replace their equipment. Unlike the General Fund, this is a self-perpetuating fund and is funded on an annual basis. This fund allows for the replacement of equipment when it is needed and does not require that the purchase be deferred.

W/S Equipment Replacement Fund Budget by Department

<u>Department</u>		<u>Amount</u>
Utility Finance	\$	57,800
Engineering		85,000
Wastewater Treatment Plant		861,000
Surface Water Production		28,000
Ground Water Production		145,000
Distribution Operations		33,000
Collection Operations		<u>25,000</u>
W/S Capital Equipment Fund Total		\$ 1,234,800

There is \$400,000 in the Stormwater Equipment Replacement Fund.

**Stormwater
Equipment Replacement Fund
Budget By Department**

<u>Department</u>		<u>Amount</u>
Stormwater Operations	\$	<u>400,000</u>
Stormwater Capital Equipment Fund Total		\$ 400,000

ADJOURN

Without objection the meeting was adjourned at 5:06 p.m.

Dated this 13th day of June, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MAY 9, 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 1:04 p.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilwoman Teresa Myers Ervin; Councilwoman Octavia Williams-Blake; Councilman Robby L. Hill; 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; Chief Allen Heidler, Florence Police Department; Chief Randy Osterman, Florence Fire Department; Mr. Scotty Davis, Director of Community Services; Mr. Ray Reich, Downtown Development Manager; and Mr. Thomas Chandler, Director of Finance.

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

MEDIA PRESENT

Mr. Joshua Lloyd of the Morning News was present for the meeting.

INVOCATION

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

ADDENDUM TO THE AGENDA

Mayor Wukela stated there is a proposed addition to the agenda, Resolution No. 2016-11, a Resolution to designate the month of May as “Teen Pregnancy Prevention Month”. Pursuant to Section 2.24, matters not on the agenda may be considered by a request from a member of council unless two members object. There was no objection to add this to the agenda.

The following matter will be added to today's agenda.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-11

A RESOLUTION DESIGNATING THE MONTH OF MAY AS TEEN PREGNANCY PREVENTION MONTH

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APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the April 6, 2016 Special Meeting and the minutes of the April 11, 2016 Regular Meeting. Councilman Hill seconded the motion, which carried unanimously.

COUNCILMAN ROBBY HILL

Councilman Hill thanked the Florence County Economic Development Partnership for their attendance at today's meeting. Councilman Hill also thanked the Partnership for their gift to the Council members in recognition of Florence County Legislative Day that was held in Columbia on April 12, 2016.

Councilman Hill thanked city staff for their participation in the event and ensuring that the people in Columbia who represent the rest of the state of South Carolina know that Florence County is a great place to do business.

Next year the event will be held on March 14, 2017.

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD TO RECEIVE INPUT ON THE CITY OF FLORENCE FISCAL YEAR BUDGET 2016-2017.

Mr. Drew Griffin, City Manager reported that two worksessions have been held so far to discuss the City of Florence budget for FY 2016-2017. A third worksession will be scheduled toward the end of May or first of June and will have first reading on the budget at that worksession. If all goes well, the budget will be presented for second and final reading at the June 13, 2016 regular City Council meeting.

Mr. Thomas Chandler reported that the following funds will be considered by Council: General Fund (\$33,330,000); General Fund Debt Service Fund (\$440,200); Hospitality Fund (\$6,055,000); Water and Sewer Utilities Enterprise Fund (\$32,965,000); Stormwater Utility Enterprise Fund (\$1,365,000); Water and Sewer Utilities Construction Fund (\$7,669,000); Stormwater Utility Construction Fund (\$707,000); Water and Sewer Utilities Equipment Replacement Fund (\$1,234,800); and Stormwater Equipment Replacement Fund (\$400,000). The total for all funds is \$84,166,000. The Community Block Grant Fund was approved by City Council at a previous worksession.

General Fund Budget Highlights: For the past several years the growth in the General Fund has been near 1%. The Downtown Development, Neighborhood Redevelopment, Tennis, Soccer Gymnasium and Streetscape projects are funded through growth funds or special appropriations and not the General Fund. Local economic condition appears to be stable with slow growth anticipated and this budget reflects that economic condition. The General Fund growth is not at pre-recession levels of equal to or greater than 3% per year. The property tax operating millage increase is included in the budget for COLA and Merit Compensation adjustments. Community Grant Funding budgeted at the same level as FY 2016 except for a minor adjustment for PDRTA. PDRTA funding will be increased by \$3,000 from \$165,000 to \$168,000. One additional funding request was received from the Pee Dee Coalition. A one-time funding of \$10,000 has been included in the FY 2017 budget for the Pee Dee Coalition.

Proposed Community Funding by Source for FY 2016-2017: General Fund (\$311,100); Community Development Fund (\$39,500); Accommodations Tax Fund (\$512,000); and Hospitality Fund (\$177,000). The total for all these funds is \$1,039,600.

Mayor Wukela declared the public hearing open at 1:12 p.m. to receive public comment.

Mrs. Pat Gibson-Hye-Moore spoke regarding the request for a city recreational facility, that has been made by the North Florence community for the past several years, to be located either at Iola Jones

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Park or on a nearby property. There have been discussions regarding the Iola Jones house becoming an historical landmark and possibly placing a center there or on property located across the street from Iola Jones Park. This facility would serve the seniors and children in that area. Mrs. Moore stated that the community is willing to waive funds received from CDBG, that have in the past been used for clearing overgrown lots, to be dedicated to a community center. Mrs. Moore stated she would like to see, at some point, Parks and Beautification and City Council to start looking at doing something in the North Florence area that will give those seniors and children the same opportunities available at Northwest Park, Maple Park and East Florence.

Mr. Griffin stated this is not a forgotten topic and staff is looking at the ability to develop a funding plan going forward.

Mayor Wukela closed the public hearing at 1:17 p.m.

A PUBLIC HEARING WILL BE HELD TO RECEIVE PUBLIC COMMENT REGARDING THE ADOPTION OF A LOCAL GOVERNMENT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FLORENCE AND THE DEVELOPER OF “THE GROVE AT EBENEZER” AS REQUIRED BY THE SOUTH CAROLINA STATE CODE.

Mayor Wukela opened the public hearing at 1:18 p.m.

There was no one present to speak.

Mayor Wukela closed the public hearing at 1:20 p.m.

ORDINANCES IN POSITION

BILL NO. 2016-12 – SECOND 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.

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 was adopted on second reading.

Mayor Wukela stated this Ordinance establishes the enabling legislation. This Ordinance does not create the Development Agreement but vests City Council with the authority to do so.

Councilman Jebaily made a motion to adopt Bill No. 2016-12 on second reading. Councilman Hill seconded the motion, which carried unanimously.

BILL NO. 2016-13 – SECOND 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.

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 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-13 on second reading. Councilman Hill seconded the motion.

Parcel 00075-02-214 (35.18 acres) is within the city limits and zoned B-3, General Commercial District.

Parcels 00075-01-108 (152.1 acres) and 00075-01-054 (62.6 acres), are currently not within the city limits and are unzoned.

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 development plan, PDD 2016-01, showing the property boundary, permitted land uses, development standards and Buffer Plan has been submitted.

“The Grove” is a mixed use development consisting of various types of residential and commercial development. Development will occur in phases and be consistent with the development agreement identified as City of Florence Ordinance number 2016-16. 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 as set forth.

The Planning Commission held a public hearing on April 12, 2016 regarding this matter.

The Planning Commission then held a worksession on April 25, 2016 regarding this matter and voted unanimously (9-0) to recommend as submitted.

City Council voted unanimously to adopt Bill No. 2016-13 on second reading.

BILL NO. 2016-14 – SECOND 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.

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 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-14 on second reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

BILL NO. 2016-15 – SECOND READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GEORGIA BELIN, TAX MAP NUMBER 90059-03-022.

An Ordinance to annex and zone property owned by Georgia Belin, Tax Map Number 90059-03-022 was adopted on second reading.

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Mayor Pro tem Brand made a motion to adopt Bill No. 2016-15 on second reading. Councilman Hill seconded the motion.

Council voted unanimously to adopt Bill No. 2016-15.

INTRODUCTION OF ORDINANCES

BILL NO. 2016-16 – FIRST READING

AN ORDINANCE TO DECLARE SURPLUS PROPERTY OWNED BY THE CITY OF FLORENCE AND TO CONVEY THE PROPERTY TO SISTERS 4 THE FUTURE.

An Ordinance to declare surplus property owned by the City of Florence and to convey the property to Sisters 4 the Future was deferred.

Mayor Wukela stated there have been discussions with regard to finding an appropriate property for this organization and making sure the property they seek complies with zoning requirements. Staff has requested this matter be deferred so the discussions can continue.

Mayor Pro tem Brand made a motion to defer Bill No. 2016-16 on first reading. Councilman Hill and Councilwoman Williams-Blake seconded the motion.

BILL NO. 2016-17 – FIRST READING

AN ORDINANCE FOR TEXT AMENDMENT TO CITY OF FLORENCE ZONING ORDINANCE SECTION 2.9, TO ADD SECTION 2.9-12 EXPIRATION OF CERTIFICATE OF APPROPRIATENESS, TO SET FORTH EXPIRATION ON APPROVED CERTIFICATES OF APPROPRIATENESS WITHIN THE ESTABLISHED FLORENCE DOWNTOWN OVERLAY DISTRICTS.

An Ordinance for Text Amendment to City of Florence Zoning Ordinance Section 2.9, to add Section 2.9-12 Expiration of Certificate of Appropriateness, to set forth expiration on approved Certificates of Appropriateness within the established Florence Downtown Overlay Districts was passed on first reading.

Councilman Jebaily made a motion to pass Bill No. 2016-17 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported the Design Review Board recommended an amendment to the City of Florence Zoning Ordinance regarding the expiration of a Certificate of Appropriateness. At their March 9, 2016 meeting, the Design Review Board voted unanimously (8-0) to approve the recommendation.

On April 12, 2016 the Planning Commission held a public hearing on this matter and voted unanimously (6-0) to recommend the proposed amendment to Section 2.9 of the City of Florence Zoning Ordinance. Under the proposed amendment, a Certificate of Appropriateness issued by the Design Review Board or Downtown Planning Coordinator will expire six months after the receipt of the Certificate of Appropriateness. The applicant may request an extension of the Certificate of Appropriateness for an additional six months.

Council voted unanimously to pass Bill No. 2016-17 on first reading.

BILL NO. 2016-18 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CORBETT NORRIS RENTAL, LLC, TMN 90029-02-016.

An Ordinance to annex and zone property owned by Corbett Norris Rental, LLC, TMN 90029-02-016 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-18 on first reading. Councilman Hill seconded the motion.

Mr. Philip Lookadoo, Director of Planning, Research and Development reported that the lot is currently the site of a single-family dwelling. City water and sewer services are currently available at no cost to the City to extend the utility services.

A Public Hearing for zoning was held at the April 12, 2016 Planning Commission meeting.

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

City Council voted unanimously to pass Bill No. 2016-18 on first reading.

BILL NO. 2016-19 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FIRST RELIANCE BANKSHARES, TMN'S 90010-01-003 AND 90010-01-004.

An Ordinance to annex and zone property owned by First Reliance Bankshares, TMN's 90010-01-003 and 90010-01-004 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-19 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that the lot is currently vacant. A 36,000 square foot grocery store is proposed for the site.

On April 12, 2016 the Planning Commission held a public hearing on this matter and voted unanimously, 6-0 to recommend the zoning request of B-3, General Commercial District.

City water and sewer services are currently available, however the existing sewer line that serves the lots in question as well as three lots fronting on West Evans Street, lies within the proposed footprint of the grocery store. The petitioner has requested that the annexation be contingent upon the City of Florence moving the existing sewer line at the City's expense so that the site may be developed as proposed.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property B-3, General Commercial District.

City Council voted unanimously to pass Bill No. 2016-19 on first reading.

BILL NO. 2016-20 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DETROIT DIALS, TMN 90045-01-010.

An Ordinance to annex and zone property owned by Detroit Dials, TMN 90045-01-010 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-20 on first reading. Councilwoman Ervin seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that this is a request by the property owner to zone the property B-3, General Commercial District.

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On April 12, 2016 the Planning Commission held a public hearing on this request and voted unanimously, 6-0 to recommend the zoning request of B-3, General Commercial District, contingent upon annexation.

The lot is currently the site of a single-family dwelling that will be demolished.

City water and sewer services are currently available on West Darlington Street. Their stated plan is to develop a restaurant and their intent is to also develop an auto body shop on an adjacent parcel.

By a unanimous vote, Bill No. 2016-20 was passed on first reading.

BILL NO. 2016-21 – FIRST READING

AN ORDINANCE TO REZONE TAX MAP NUMBERS 90104-01-003, 90104-01-004, 90104-01-005, AND 90104-01-010, LOCATED ON BARRINGER STREET, CHURCH STREET, AND COHEN STREET, FROM B-1, LIMITED BUSINESS DISTRICT AND R-4, MULTI-FAMILY RESIDENTIAL LIMITED TO B-5, OFFICE AND LIGHT INDUSTRIAL.

An Ordinance to rezone Tax Map Numbers 90104-01-003, 90104-01-004, 90104-01-005, and 90104-01-010, located on Barringer Street, Church Street, and Cohen Street, from B-1, Limited Business District and R-4, Multi-Family Residential Limited to B-5, Office and Light Industrial was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-21 on first reading. Councilman Hill seconded the motion.

Mayor Wukela stated these are zoning changes necessary in order to affect the House of Hope shelter on Barringer and Church Streets.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that the Planning Commission held a public hearing on April 12, 2016 and voted unanimously 6-0 to recommend this zoning action. The zoning will be B-5, Office and Light Industrial.

The property is currently zoned B-1, Limited Commercial and R-4, Multi-Family Residential Limited, which does not permit the proposed use of an emergency shelter.

Parcel 90104-01-005 is currently occupied by a 5,972 square foot building built in 1999. This building is currently used as a transitional home by the Florence County Commission on Alcohol and Drug Abuse, Parcel 90104-01-004 is currently being used as a support use for the transitional home. The remaining two parcels are currently vacant.

The proposed zoning is B-5, Office and Light Industrial District. There are many uses permitted under the B-5 Zoning District, including the proposed emergency shelter.

The lots meet the dimensional requirements of B-5 zoning district per the City of Florence Zoning Ordinance.

City staff recommends the parcels be zoned B-5, Office and Light Industrial District as requested. The B-5 designation along the corridor would be harmonious with the Comprehensive Plan as well as allow the proposed use of a temporary shelter.

Mr. Bryant Davis Moses, homeowner at 705 Church Street and 711 Barringer Street expressed his concern with security for the area residents when the homeless residents leave the shelter each morning. Mr. Moses feels the shelter should be located away from residential areas.

Councilwoman Ervin stated this is a good project but she was concerned that the community was not involved in the decision to locate the shelter in this area. Councilwoman Ervin also feels that when the individuals are released for the day, there should be a system to direct them to other places in the City where they will receive additional services.

Mr. Bryan Braddock from the House of Hope explained that one thing that was considered when looking for a facility to address the homeless population in the City of Florence was to find a facility that was in walking proximity to those people that were homeless. In this area, within less than two blocks

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there are several agencies that are currently serving the homeless on a daily, weekly and/or monthly basis. Mr. Braddock does not feel they are bringing the homeless people into the area rather they are serving the homeless people that are already in the area. He further explained that to put the facility outside of the parameters of the homeless population would not serve their needs because they would not have transportation or the ability to get to the facility. The House of Hope will initially operate from 5:00 p.m. until 7:00 a.m. According to a count conducted each year by HUD, there are over 115 unsheltered homeless people in the Florence area. The intent of House of Hope is to make the community safer by sheltering people that would be on the streets by providing an emergency shelter for people in this area. Also, the House of Hope will offer case management to help transition the homeless and direct them. In response to Mr. Moses' and Councilwoman Ervin's concerns, Mr. Braddock added that House of Hope is interested in working with the community to come up with solutions for where the homeless population can go during the day to make the community feel safer. Funding of a day center could be an option to consider.

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

Voting in opposition was Councilwoman Ervin.

The motion to pass Bill No. 2016-21 on first reading was passed with a vote of 5-1.

BILL NO. 2016-22 – FIRST READING

AN ORDINANCE FOR A TEXT AMENDMENT TO CITY OF FLORENCE ZONING ORDINANCE SECTION 2.9-4 REGARDING REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF TREES AND/OR SHRUBS OF A CERTAIN SIZE WITHIN THE ESTABLISHED FLORENCE DOWNTOWN OVERLAY DISTRICTS.

An Ordinance for a text amendment to City of Florence Zoning Ordinance Section 2.9-4 regarding requirement of a Certificate of Appropriateness for the removal of trees and/or shrubs of a certain size within the established Florence Downtown Overlay Districts was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-22. Councilman Jebaily seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this is an Ordinance change requested by the Design Review Board. Staff has drafted the proposed Ordinance that is before Council.

The Design Review Board unanimously (8-0) approved a motion that recommends the passage of this Ordinance by City Council.

On April 12, 2016 the Planning Commission held a public hearing on this matter and voted unanimously (6-0) to recommend the amendment to Section 3.14 of the City of Florence Zoning Ordinance.

Currently within the Downtown Overlay District and the Timrod Park Residential Overlay District, the City of Florence Zoning Ordinance requires a Certificate of Appropriateness for the removal of any tree 4" in caliper, or greater, or the removal of any hedge or shrub group that is at least 30" in height.

Over the years there have been situations where a tree and/or shrub of a certain size may be dead or dying or an individual may come before the Design Review Board who wants to remove a tree but also mitigate that by planting a new tree. With this, staff has looked at changing the requirements by drafting an Ordinance that states where a tree is shown to be dead or dying or more than 50% damaged or diseased

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as a result of natural factors, staff can issue a Certificate of Appropriateness to have that removed administratively. That administrative approval shall be qualified by the City Arborist and the Downtown Planning Coordinator or appropriate staff as outlined in the amendment.

Council voted unanimously to pass Bill No. 2016-22 on first reading.

BILL NO. 2016-23 – FIRST READING

AN ORDINANCE FOR A TEXT AMENDMENT TO CITY OF FLORENCE ZONING ORDINANCE SECTION 3.14 TO SET FORTH CONDITIONAL USE REGULATIONS FOR UNATTENDED DONATION RECEPTACLES.

An Ordinance for a text amendment to City of Florence Zoning Ordinance Section 3.14 to set forth conditional use regulations for unattended donation receptacles was passed on first reading as amended.

Councilman Jebaily made a motion to pass Bill No. 2016-23 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported concerns from the community regarding unattended donation receptacles were brought to the attention of the Planning Commission at the November 14, 2015 meeting and a request for action was made.

Staff researched how other communities have addressed this issue.

After input from the Planning Commission, staff prepared an ordinance amending the Zoning Ordinance to provide for donation bins.

The Ordinance in final draft form, as recommended by the Planning Commission, allows donation receptacles as a conditional use in the B-3, General Commercial; B-6, Industrial; and RU-1, Rural Resource Zoning Districts per the conditions set forth in Section 3.14 of the City of Florence Zoning Ordinance.

On December 15, 2015 the Planning Commission held a public hearing on this matter and a committee composed of three Planning Commission members was formed to further develop the amendment. After several deferrals and consultations with the City Attorney, the Planning Commission voted 5-3 on April 25, 2016 to recommend the amendment to Section 3.14 of the City of Florence Zoning Ordinance.

Councilman Jebaily stated the placement of these unattended receptacles is becoming an eyesore and a problem within the City of Florence.

Mr. Braddock stated that the House of Hope has 8 drop boxes in the City. Other non-profit organizations that depend on donations to provide needed services in the City of Florence are the Florence County Disabilities and Special Needs, Salvation Army, and Habitat for Humanity Restore. There is a need for the receptacles so that donations can be made to help provide services for the community. Mr. Braddock is in favor of the amendments offered by the Planning Commission to regulate these receptacles and to help protect the local non-profit organizations. Mr. Braddock stated there are 53 receptacles located on a 3-4 mile stretch. Two of the receptacles belong to the House of Hope and one belongs to the Habitat for Humanity Restore. The other 50 belong to companies outside the Florence area or outside of South Carolina.

One requirement of this amendment is that the receptacles will have to display signage with information that is clear and conspicuous on the exterior of the receptacle that will state the name and address of the property owner of the receptacle and the name of any entity which may share, profit or benefit from any donations collected via the receptacle. This will let people know who they are making a donation to.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MAY 9, 2016 – PAGE 10**

Councilwoman Williams-Blake asked if an amendment could be added to allow for the removal of the receptacle if the court process has been exhausted and the issue with the receptacle has not been resolved. The City Attorney stated he felt this could be added to the Ordinance.

Councilman Jebaily made a motion to amend the Ordinance to add that the receptacles will not be allowed in the D-1 Overlay District (the downtown district). Mayor Pro tem Brand seconded the motion.

Mr. Griffin suggested that Council pass this Ordinance on first reading and allow staff to take this back to the Planning Commission in order to add some of the considerations expressed by Council. Staff will then bring this back for second reading.

Council voted unanimously on the motion to amend Bill No. 2016-23.

Council voted unanimously to pass Bill No. 2016-23 as amended.

BILL NO. 2016-24 – FIRST READING

AN ORDINANCE TO DECLARE PROPERTY LOCATED AT 90087-06-008 SURPLUS AND TO CONVEY PROPERTY TO THE MCLEOD REGIONAL MEDICAL CENTER.

An Ordinance to declare property located at 90087-06-008 surplus and to convey property to the McLeod Regional Medical Center was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-24 on first reading. Councilman Jebaily seconded the motion.

Council voted unanimously (6-0) to pass Bill No. 2016-24 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-10

A RESOLUTION DESIGNATING MAY, 2016 AS LUPUS AWARENESS MONTH.

A Resolution designating May, 2016 as Lupus Awareness Month was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2016-10. Councilman Hill seconded the motion, which carried unanimously.

ADDENDUM TO THE AGENDA

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-11

A RESOLUTION DESIGNATING THE MONTH OF MAY AS TEEN PREGNANCY PREVENTION MONTH

A Resolution designating the month of May as Teen Pregnancy Prevention Month was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2016-11. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

PARKS AND BEAUTIFICATION COMMISSION

Mayor Pro tem Brand made a motion to appoint Mr. George Scipio to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2021. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Mr. George Scipio was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2021.

ADJOURN

Councilman Hill made a motion to adjourn the meeting. Councilwoman Ervin seconded the motion, which carried unanimously.

The meeting was adjourned at 3:26 p.m.

Dated this 13th day of June, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

Each Table is hosted by a congregation (up to three congregations may share a Table). A required team of volunteers (10-12 people help an adult or family and 6-7 help a young adult transitioning out of foster care or a veteran) serve over an 8 – 12 month period. Tables generally meet once a week and often at a lesser intensity as the work progresses. Table members are primarily generalists, work as teams and also provide leadership for important life domains (see Open Table model diagram). A national team of volunteer Open Table Coaches train a volunteer Congregation Coordinator in each faith community to lead the model and launch Tables.



Family Portrait: A graduated Sister in Dallas, TX and her Table.



Open Table
7000 N. 16th St., Suite 120-
238 Phoenix, AZ 85020
info@theopentable.org
www.theopentable.org

Jon Katov
602-793-0533
jonkatov@theopentable.org

Judith Fritsch
623-203-8723
judithfritsch@theopentable.org

Open Table Partnership with the American Institutes for Research

In partnership with the American Institutes for Research, the Open Table model is re-defining the faith-government relationship to build new community capacity to serve individuals and families experiencing poverty.

Faith-government projects in three states with SAMHSA and Systems of Care have now been launched.

Congregation members are implementing Open Table in almost 20 states.

Open Table processes draw from the extensive research base of Wraparound, an established evidence-based practice method for assisting people in transition,

Both models emphasize the importance of individuals' prioritizing their own needs; learning to manage life on their own; and building natural support networks to help sustain them once formal services end.

The steps and procedures for both models are highly similar. As a result, the extensive research base for the Wraparound Process, which comes from 25 years of development and high levels of Federal funding for research, is directly applicable to Open Table. These studies show that support, when tailored to individual needs, with high levels of voice and choice, backed by specific plans to address unmet needs, actually work to address complex long term needs central to living in the community.

The unique contribution of Open Table is its focus on establishing intensive and long sustaining positive supportive relationships, and introducing bridging social capital resources and connections for the person in poverty (however that poverty is experienced). It is clear that cross cultural and socio-economic systems understand the need to address the challenges inherent in successfully transitioning from formal care systems.

LEADERSHIP • COLLABORATION • INNOVATION



V. c.
Appearance Before
Council
Mr. Eric Marechal



PRESENT

CITY CONVENE CONFERENCE

Sept 19-20

Here's what people are saying...

"After experiencing City Convene last September in Cincinnati I'm excited for Florence. Our city will benefit as the body of Christ continues to connect, and, then work for the flourishing of each family. My prayer is that we sense a fresh call and vision for the coming of God's kingdom here in Florence!"

CHRIS HANDLEY

Helping Florence Flourish Team Leader

"City Convene is the place to renew your vision, sharpen your skills and deepen your relationships with like-minded leaders who are passionate about city transformation."

DR. ERIC SWANSON, DMIN

Leadership Network

"In my experience, a common thread of city movements is that they live and die on the quality of relationships. City Convene does this on a national level. I left this year having built relationships across cities in a way that encourages my soul as I got to see the handiwork of God across the US."

DR. BRAD GREENE, PHD.

Gridwell, Knoxville, TN

The City Convene Conference is one of the few places where men and women who are passionate about impacting their cities can gather with like-minded leaders to listen and learn from each other. The knowledge shared and friendships made are invaluable. This conference creates space to hear from God and one another. It's a place to learn emerging 'best practices' from the leaders of the growing numbers of Gospel movements in cities across the US.

KEVIN PALAU

President of The Luis Palau Evangelistic Association

LOCATION

First Presbyterian Church
Park Avenue
Florence, SC

REGISTRATION INFO

Early Bird: \$159 each

5 or more, \$139 each *Months of May - August*

Regular: \$179 each

5 or more, \$159 each *Beginning September 1*

The Florence City Convene Conference is a collaborative effort between Helping Florence Flourish and GoodCities. The conference focuses on team building and developing well-defined plans for spiritual and social transformation within the city. Visit helpingflorenceflourish.org and goodcities.net for more information.

REGISTER TODAY!

FLORENCE CITY COUNCIL MEETING

DATE: May 9, 2016

AGENDA ITEM: Ordinance for a text amendment to Article 2, Section 2.9 Florence Downtown Overlay Districts of the City of Florence Zoning Ordinance.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to Article 2, Section 2.9 Florence Downtown Overlay Districts of the City of Florence Zoning Ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The Design Review Board recommended an amendment to the City of Florence Zoning Ordinance regarding the expiration of a Certificate of Appropriateness.
- (2) The Design Review Board, at their March 9, 2016 meeting, unanimously (8-0) approved the recommendation.
- (3) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously (6-0) to recommend the attached amendment to Section 2.9 of the City of Florence Zoning Ordinance.

III. POINTS TO CONSIDER:

- (1) This request is being considered for first reading.
- (2) The text amendment was prepared by the Planning, Research & Development Department upon recommendation by the Design Review Board.
- (3) There is currently no expiration of a Certificate of Appropriateness.
- (4) Under the proposed amendment, a Certificate of Appropriateness issued by the Design Review Board or Downtown Planning Coordinator will expire six months after the receipt of the Certificate of Appropriateness. The applicant may request an extension of the Certificate of Appropriateness, for an additional 6 months.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed Amendment
- (2) Ordinance



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



Andrew H. Griffin
City Manager

Attachment 1:

Sec. 2.9. Florence Downtown Overlay Districts

Sec. 2.9-12. Expiration of Certificate of Appropriateness

Upon receipt of the Certificate of Appropriateness, the owner or agent shall be granted six (6) months to obtain a building permit. If the owner or agent does not obtain a building permit within the allotted six (6) months, the owner or agent may request an extension from the Downtown Planning Coordinator for a period not to exceed six (6) months. The Certificate of Appropriateness shall remain valid in concurrence with an active building permit.

Should the outlined work in the Certificate of Appropriateness not require a building permit the property owner or agent shall be given six (6) months from the date of issuance for completion of work as approved and outlined in the Certificate of Appropriateness. The Certificate of Appropriateness may be granted an extension by the Downtown Planning Coordinator upon request by the property owner or agent for a period not to exceed six (6) months.

If the property owner or agent fails to initiate or complete work within the given time, the property owner or agent shall be required to re-submit an application for a Certificate of Appropriateness to the Downtown Planning Coordinator as prescribed in Section 2.9 Florence Downtown Overlay Districts.

ORDINANCE NO. 2016-_____

**AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE
ARTICLE 2, SECTION 2.9 FLORENCE DOWNTOWN OVERLAY DISTRICTS BY ADDING
SECTION 2.9-12 EXPIRATION OF CERTIFICATE OF APPROPRIATENESS**

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 West Evans Street on April 12, 2016 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, within the Downtown Overlay Districts there is currently no expiration of a Certificate of Appropriateness; and,

WHEREAS, the amendments contained herein will place an expiration on a Certificate of Appropriateness per the conditions set forth in Sections 2.9-12 of the City of Florence Zoning Ordinance; and,

THEREFORE, Section 2.9-12 of the City of Florence Zoning Ordinance, shall read as follows:

Sec. 2.9-12. Expiration of Certificate of Appropriateness

Upon receipt of the Certificate of Appropriateness, the owner or agent shall be granted six (6) months to obtain a building permit. If the owner or agent does not obtain a building permit within the allotted six (6) months, the owner or agent may request an extension from the Downtown Planning Coordinator for a period not to exceed six (6) months. The Certificate of Appropriateness shall remain valid in concurrence with an active building permit.

Should the outlined work in the Certificate of Appropriateness not require a building permit the property owner or agent shall be given six (6) months from the date of issuance for completion of work as approved and outlined in the Certificate of Appropriateness. The Certificate of Appropriateness may be granted an extension by the Downtown Planning Coordinator upon request by the property owner or agent for a period not to exceed six (6) months.

If the property owner or agent fails to initiate or complete work within the given time, the property owner or agent shall be required to re-submit an application for a Certificate of Appropriateness to the Downtown Planning Coordinator as prescribed in Section 2.9 Florence Downtown Overlay Districts.

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Corbett Norris Realty, LLC, TMN 90029-02-016

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 1616 Patton Drive, Tax Map Number 90029-02-016, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Corbett Norris Realty, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

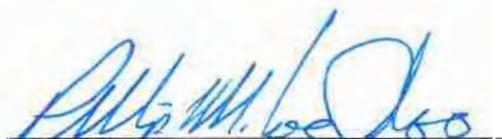
III. POINTS TO CONSIDER:

- (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 April 12, 2016 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

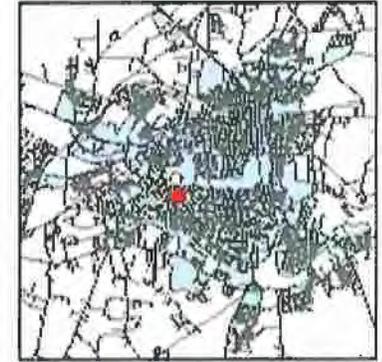
V. ATTACHMENTS:

- (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 1616 Patton Drive



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gas Main
- Water Main
- Road
- City Limits
- Parcels



DISCLAIMER:
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STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map 90029-02-016

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

- City Services
- Tap Fee Refund (partook)

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

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

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

- Date 2/23/16


Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:

FOR OFFICAL USE ONLY

Date 3/28/16



ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CORBETT NORRIS RENTAL, LLC, TMN 90029-02-016

WHEREAS, a Public Hearing was held in the 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, application by Corbett Norris Rental, LLC, owner of TMN 90029-02-016, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90029, block 02, parcel 016 (0.43 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by First Reliance Bankshares, TMN's 90010-01-003 and 90010-01-004

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at along West Palmetto Street, Tax Map Numbers 90010-01-003 and 90010-01-004, into the City of Florence and zone to B-3, General Commercial District. The request is being made by the property owner, First Reliance Bankshares.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of B-3, General Commercial District.

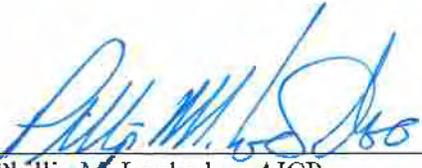
III. POINTS TO CONSIDER:

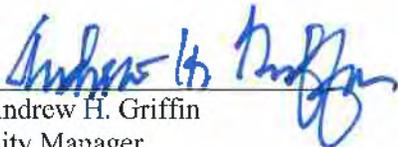
- (1) Request is being considered for first reading.
- (2) The lot is currently vacant; however, a 36,000 square foot grocery store is proposed for the site.
- (3) City water and sewer services are currently available; however, the existing sewer line that serves the lots in question as well as three lots fronting on West Evans Street lies within the proposed footprint of the grocery store. The petitioner has requested that the annexation be contingent upon the City of Florence moving the existing sewer line at the City's expense so that the site may be developed as proposed.
- (4) A Public Hearing for zoning was held at the April 12, 2016 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property B-3, General Commercial District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

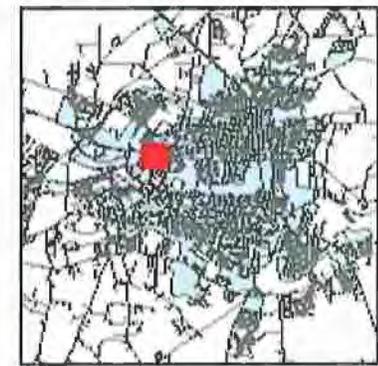
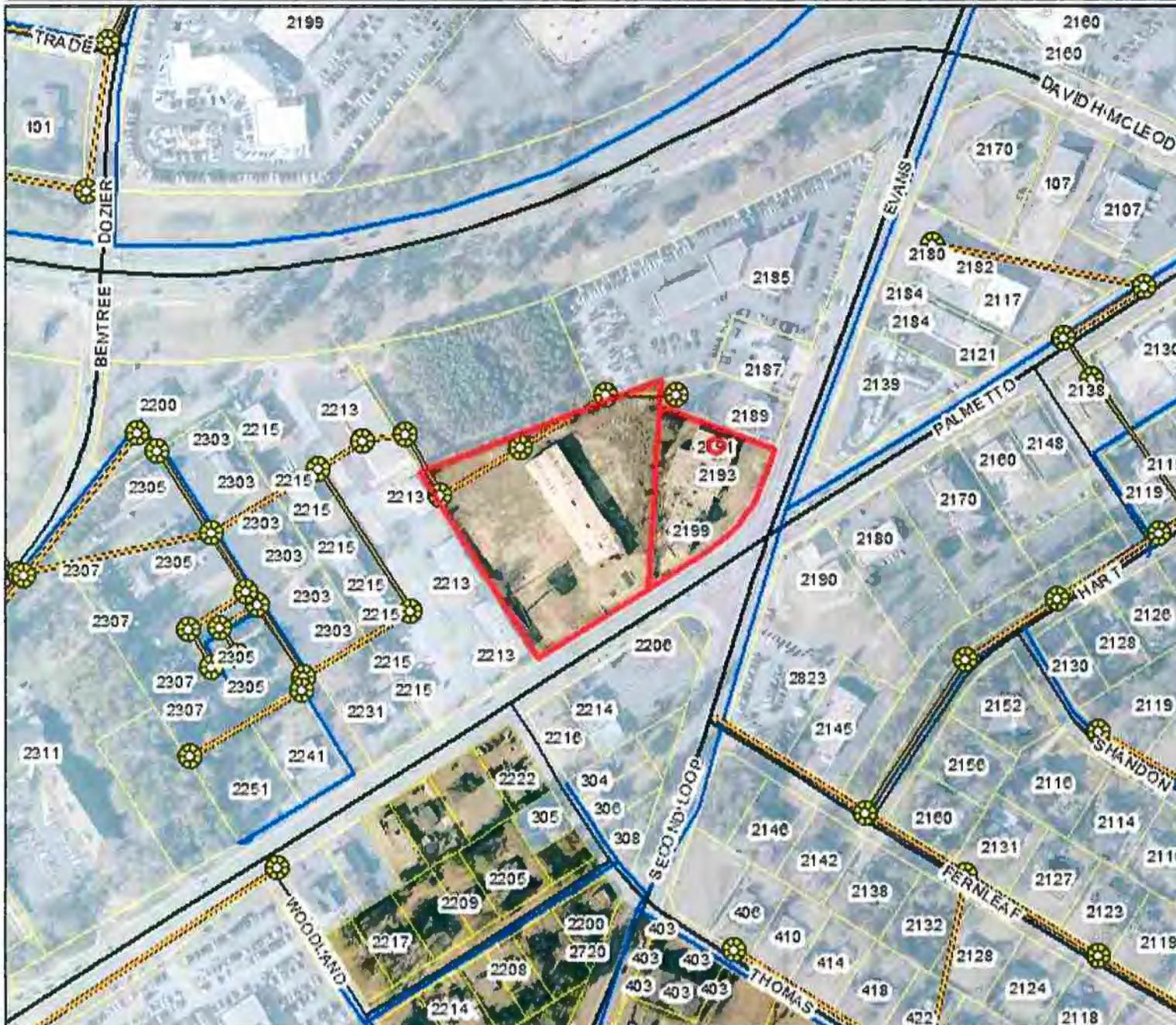
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map

Tax Map Parcels 90010-01-003 and 90010-01-004



Legend

- Proposed Parcel
- Address Point
- Manhole
- Gravy Main
- Water Main
- Road
- City Limit
- Parcel



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STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below: the 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

90010-01-004
90010-01-003

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

CONTINGENT UPON THE CITY OF FLORENCE MOVING EXISTING SEWER LINE AT CITY EXPENSE

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

Date 2.23.16

First Colonial Bank
 ✓ *[Signature]*
 Petitioner

Date _____

Petitioner _____

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date: <u>2/24/16</u>	<u>[Signature]</u>

CF # 15 246-9

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FIRST RELIANCE BANKSHARES, TMN's 90010-01-003 AND 90010-01-004

WHEREAS, a Public Hearing was held in the 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, application by First Reliance Bankshares, owner of TMN's 90010-01-003 and 90010-01-004, 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 B-3, General Commercial District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90010, block 01, parcel 003 (1.11 acres) and Florence County Tax Map 90010, block 01, parcel 004 (3.25 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Detroit Dials, TMN 90045-01-010

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 1303 West Darlington Street, Tax Map Number 90045-01-010, into the City of Florence and zone to B-3, General Commercial District. The request is being made by the property owner, Detroit Dials.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of B-3, General Commercial District.

III. POINTS TO CONSIDER:

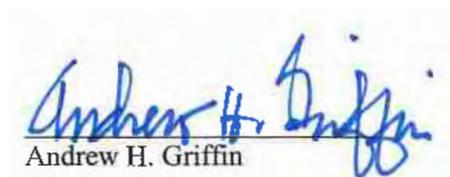
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling that will be demolished.
- (3) City water and sewer services are currently available on West Darlington Street; however, there would be cost of \$26,000 to extend the water and sewer lines under the street.
- (4) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property B-3, General Commercial District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

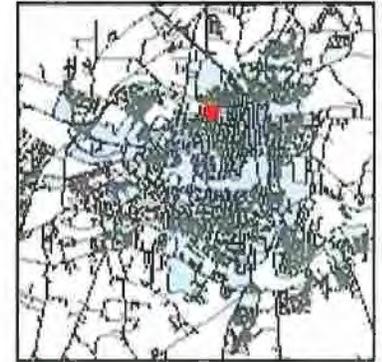
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form
- (4) Water and Sewer Economic Feasibility Analysis


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


Andrew H. Griffin
City Manager

Location Map

1303 West Darlington Street



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravel Main
- Water Main
- Road
- City Limits
- Parcels



DISCLAIMER:
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1303 W. Darlington

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

90045 - 01 - 010

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

City Services

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

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

Total Residents
 Race
 Total 18 and Over
 Total Registered to Vote

N/A

Date 3-14-2016

Wahat Durb
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 3/18/16

JRD

**1303 W. DARLINGTON ST.
WATER & SEWER SERVICES
ECONOMIC FEASIBILITY ANALYSIS**

COST

$$\underline{\$26,000} \times 1.00 = \underline{\$26,000}$$

TOTAL PRESENT WORTH OF COST **\$26,000**

REVENUES

TAP FEES

$$\underline{1} \times \underline{\$930} = \underline{\$930}$$

PAID CUSTOMERS *(FY16 FEE)*

$$\underline{0} \times \underline{0.5} \times \underline{\$930} \times \underline{0.6139} = \underline{\$0}$$

FUTURE CUSTOMERS *(FY17 FEE)* *(PV: 5%, 10-YR.)*

WATER BILLINGS:

$$\underline{1} \times \underline{\$23.00} \times \underline{12} \times \underline{0.25} \times \underline{12.4622} = \underline{\$860}$$

PAID CUSTOMERS *(FY16 RATE)* *(PVA: 5%, 20-YR.)*

$$\underline{0} \times \underline{0.5} \times \underline{\$23.45} \times \underline{12} \times \underline{0.25} \times \underline{7.7217} \times \underline{0.6139} = \underline{\$0}$$

FUTURE CUSTOMERS *(FY17 RATE)* *(PVA: 5%, 10-YR.)* *(PV: 5%, 10-YR.)*

REVENUES

TAP FEES

$$\underline{1} \times \underline{0} \times \underline{\$730} = \underline{\$730}$$

PAID CUSTOMERS *(FY16 FEE)*

$$\underline{0} \times \underline{0} \times \underline{0.5} \times \underline{\$730} \times \underline{0.6139} = \underline{\$0}$$

FUTURE CUSTOMERS *(FY17 FEE)* *(PV: 5%, 10-YR.)*

SEWER BILLINGS:

$$\underline{1} \times \underline{0} \times \underline{\$38.20} \times \underline{12} \times \underline{0.25} \times \underline{12.4622} = \underline{\$1,428}$$

PAID CUSTOMERS

(FY16 RATE)

(PVA: 5%, 20-YR.)

$$\begin{array}{r}
 \underline{\quad 0 \quad} \\
 \text{FUTURE CUSTOMERS}
 \end{array}
 \times
 \begin{array}{r}
 0 \\
 \text{(FY17 RATE)}
 \end{array}
 \times
 \begin{array}{r}
 0.5 \\
 \text{(FY17 RATE)}
 \end{array}
 \times
 \begin{array}{r}
 \$39.35 \\
 \text{(FY17 RATE)}
 \end{array}
 \times
 \begin{array}{r}
 12 \\
 \text{(PVA: 5\%, 10-YR.)}
 \end{array}
 \times
 \begin{array}{r}
 0.25 \\
 \text{(PVA: 5\%, 10-YR.)}
 \end{array}
 \times
 \begin{array}{r}
 7.7217 \\
 \text{(PVA: 5\%, 10-YR.)}
 \end{array}
 \times
 \begin{array}{r}
 0.6139 \\
 \text{(PV: 5\%, 10-YR.)}
 \end{array}
 =
 \begin{array}{r}
 \$0 \\
 \text{\underline{\$1,790}}
 \end{array}$$

TOTAL PRESENT WORTH OF REVENUES

\$1,790

$$\begin{array}{r}
 \underline{\$1,790} \\
 \text{TOTAL REVENUES}
 \end{array}
 /
 \begin{array}{r}
 \underline{\$26,000} \\
 \text{TOTAL COST}
 \end{array}
 =
 \begin{array}{r}
 \underline{0.07} \\
 \text{REVENUE / COST RATIO}
 \end{array}$$

IF REVENUE / COST RATIO IS 1.0 OR GREATER, RECOMMEND PROJECT

IF REVENUE / COST RATIO IS LESS THAN 1.0, REJECT PROJECT

*In order to make this project economically feasible,
the required amount of additional funding is : \$24,210*

NOTE: THE ABOVE ANALYSIS IS DESIGNED TO BE USED ONLY AS A GUIDE FOR THE STUDY OF ECONOMIC FEASIBILITY IN THE CONSIDERATION OF THE EXTENSION OF WATER SERVICE TO A PROSPECTIVE CUSTOMER (S) IN THE CITY'S SERVICE AREA

May 5, 2016

ORDINANCE NO. 2016 _____

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DETROIT DIALS,
TMN 90045-01-010**

WHEREAS, a Public Hearing was held in the 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, application by Detroit Dials, owner of TMN 90045-01-010, 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 B-3, General Commercial District.

The property requesting annexation is shown more specifically on Florence County Tax Map 90045, block 01, parcel 010 (0.24 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to Rezone Property Tax Map Numbers 90104-01-003, 90104-01-004, 90104-01-005, and 90104-01-010, Property Located Along Barringer Street, Church Street, and Cohen Sreet, from B-1, Limited Business District and R-4, Multi-Family District to B-5, Office and Light Industrial District:

DEPARTMENT/DIVISION: Department of Planning, Rcsearch & Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone the property located along Barringer Street, Church Street, and Cohen Street said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 90104-01-003, 90104-01-004, 90104-01-005, and 90104-01-010. The request is being made by an option holder on the property, House of Hope of the Pee Dee. The current owner of the property is Florence City commission on Alcohol and Drug Abuse.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to recommend the rezoning request from B-1, Limited Business District and R-4, Multi-Family District to B-5, Office and Light Industrial District:

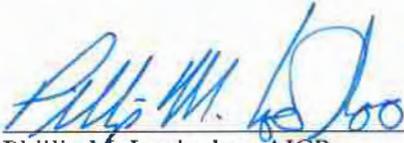
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The property is currently zoned B-1, Limited Commercial and R-4, Multi-Family Residential Limited, which does not permit the proposed use of an emergency shelter.
- (3) Parcel 90104-01-005 is currently occupied by a 5,972 square foot building built in 1999. This building is currently used as a transitional home by the Florence County Commission on Alcohol and Drug Abuse. Parcel 90104-01-004 is currently occupied by a 878 square foot building built in 1965. This building is currently being used as a support use for the transitional home. The remaining two parcels are currently vacant.
- (4) The proposed zoning is B-5, Office and Light Industrial Distirct. There are many uses permitted under the B-5 Zoning District, including the proposed emergency shelter.
- (5) The lots meet the dimensional requirements of the B-5 zoning district per the City of Florence Zoning Ordinance.
- (6) City Staff recommends the parcels be zoned B-5, Office and Light Industrial District as requested. The B-5 designation along the corridor would be harmonious with the Comprehensive Plan as well as allow the proposed use of a temporary shelter.

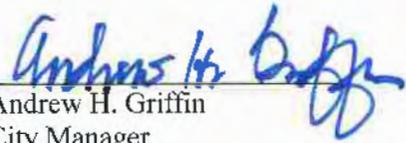
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



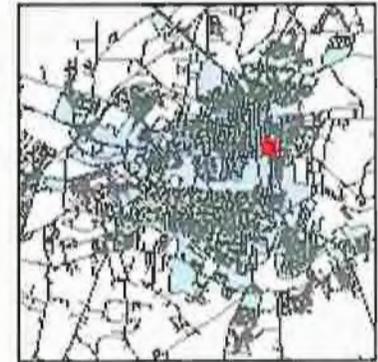
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

Properties located on Barringer Street, Church Street, and Cohen Street

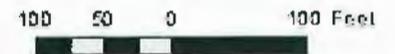


Legend

- Proposed Parcel
- Address Points
- Roads
- Parcel



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



ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE TAX MAP NUMBERS 90104-01-003, 90104-01-004, 90104-01-005, AND 90104-01-010, PROPERTY LOCATED ALONG BARRINGER STREET, CHURCH STREET, AND COHEN STREET, FROM B-1, LIMITED BUSINESS DISTRICT AND R-4, MULTI-FAMILY DISTRICT TO B-5, OFFICE AND LIGHT INDUSTRIAL DISTRICT:

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, House of Hope of the Pee Dee made application to rezone Tax Map Numbers 90104-01-003 and 90104-01-010 located on Barringer Street, Church Street and Cohen Street, from R-4, Multi-Family District to B-5, Office and Light Industrial District; and, to rezone Tax Map Numbers 90104-01-004 and 90104-01-005 located on Church Street and Barringer Street from B-1, Limited Business District to B-5, Office and Light Industrial 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-5, Office and Light Industrial 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:

Jaimes W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance for a text amendment to City of Florence Zoning Ordinance Sections 2.9-4 and 2.9-8 regarding requirement of a Certificate of Appropriateness for the removal of trees and/or shrubs of a certain size.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to City of Florence Zoning Ordinance Sections 2.9-4 and 2.9-8

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The Design Review Board recommended an amendment to the City of Florence Zoning Ordinance regarding the requirement of a Certificate of Appropriateness for tree and shrub removal. The Design Review Board unanimously (8-0) approved a motion that *“enthusiastically recommends this and encourages its passage by City Council as soon as possible to avoid the wasting of time, energy, and money of citizens, this board, and staff in having these issues come before the Design Review Board”*
- (2) On April 12, 2016 Planning Commission held a public hearing on this matter, and voted unanimously (6-0) to recommend the attached amendment to Section 3.14 of the City of Florence Zoning Ordinance.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The text amendment was prepared by the Planning, Research & Development Department upon recommendation by the Design Review Board.
- (3) Within the Downtown Overlay Districts and the Timrod Park Residential Overlay District, the City of Florence Zoning Ordinance currently requires a Certificate of Appropriateness for the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least 30 inches in height.
- (4) Under the proposed amendment, a Certificate of Appropriateness issued by the Design Review Board is required for the removal of a tree and/or shrub of a certain size. However, if the tree and/or shrub is dead, dying or shown to be dead, dying, or greater than (50) percent damaged or diseased as a result of natural factors or the tree or shrub removal is to be mitigated with replacement trees and/or shrubs, the Certificate of Appropriateness may be issued administratively. Administrative approval shall be qualified by the City Arborist, Downtown Planning Coordinator, or appropriate staff as outlined in the amendment.
- (5) Guidelines for mitigation with replacement trees and/or shrubs will be developed according to standard arboriculture practices.

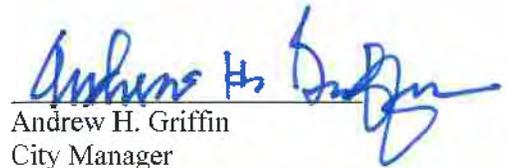
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed Amendment
- (2) Ordinance

A handwritten signature in blue ink, appearing to read "Phillip M. Lookadoo".

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

A handwritten signature in blue ink, appearing to read "Andrew H. Griffin".

Andrew H. Griffin
City Manager

Attachment 1: Proposed Amendment to Section 2.9-4 and 2.9-8

Deletions have been struck through.
Additions have been underlined

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

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

- (A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.
- (B) All requests related to land use.
- ~~(C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height~~
- (C) Landscape changes which include tree removal, without mitigation, of any hardwood tree at least six (6) inches Diameter at Breast Height (DBH), any conifer tree at least eight (8) inches DBH, and any flowering and/or fruiting ornamental trees (e.g., dogwood, magnolia, holly, crape myrtle) at least four (4) inches DBH, or the removal of any hedge or shrub group, without mitigation, that is at least thirty (30) inches in height. If the trees or shrubs are shown to be dead, dying, or greater than (50) percent damaged or diseased as a result of natural factors or the tree or shrub removal is to be mitigated with replacement trees and/or shrubs, the Certificate of Appropriateness may be issued administratively per Section 2.9-8(F).
- (D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.
- (E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstances involving major governmental construction projects.
 - (1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.
 - (2) For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.
 - (3) In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon receipt of

the application, the Downtown Planning Coordinator shall then certify that the project falls within this exception and further certify, by submitting findings of fact, that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, City Manager, Design Review Board Chair and Mayor and City Council. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the Building Official and/or the Zoning Administrator to issue required permits without a Certificate of Appropriateness.

Sec. 2.9-8. Design Review Board, Application Requirements for a Certificate of Appropriateness.

- (A) Applications for a Certificate of Appropriateness shall be submitted through the office of the Downtown Planning Coordinator. Prior to the placement of an item on the agenda for the Design Review Board, an application for a Certificate of Appropriateness must be “complete” as determined by the Downtown Planning Coordinator and must be submitted with the details as set forth in the Design Guidelines which are attached hereto and incorporated herein by reference. In the event that the Downtown Planning Coordinator has made a determination that the application for a Certificate of Appropriateness is not “complete” but the owner believes that the project application is “complete”, the owner may make a written request to place the application on the agenda. To have the application placed on the agenda, the owner must provide the Chairman of the Design Review Committee with a letter outlining and documenting the reasons and facts which the owner contends make the application “complete”. The applicant has five (5) working days from the notification of denial from the Downtown Planning Coordinator to provide the letter requesting placement on the agenda.
- Unless specified elsewhere, at the time of consideration of a proposed project, the Design Review Board shall approve, approve with modifications, or disapprove the application. Additionally, action may be deferred by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer/agent.
- (B) Certificate of Appropriateness, Application Fee: Upon presentation of a signed application, the owner/agent must pay the required application fee of \$100.00 in order for the application to be considered. Once received by the City of Florence, the application fee is not refundable. An application fee will not be required from any local, state, or federal governmental entity. Additionally, an application fee will not be required of any owner or developer for a project which is approved by the Downtown Planning Coordinator pursuant to the authority under subparagraph (F) below.
- (C) Option for Preliminary Plan Approval: The applicant may submit for consideration by the Design Review Board a “Preliminary Plan” of the proposed project. Such a submittal shall be submitted and considered in accordance with the provisions of the Design Guidelines adopted herein.
- (D) Certificate of Appropriateness, Public Hearing Requirement: A public hearing shall be required when an application for a Certificate of Appropriateness is to be considered by the Design Review Board. The time and location of the public hearing shall be published in a newspaper of general circulation in The City of Florence at least fifteen (15) days prior to the public hearing. The property in question shall be posted for the same period as the newspaper notice. The manner of posting shall follow the same signage/notification requirements as specified in The Florence County-Municipal Consolidated Ordinance.

(E) Certificate of Appropriateness, Demolition: When it is determined by the Downtown Planning Coordinator that demolition is a part of a project covered by an application for a Certificate of Appropriateness, the Design Review Board may, if in their judgment the public is best served, postpone action for not more than two (2) scheduled monthly meetings. The initial hearing before the Design Review Board shall be counted as the first of the two monthly meetings. At the end of the above referenced deferral period the Design Review Board shall approve, disapprove, or approve with modifications. Additionally, action may be deferred further by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer or agent.

(F) **Certificate of Appropriateness, Approval by the Downtown Planning Coordinator:** The Downtown Planning Coordinator is hereby granted the authority to approve and issue a Certificate of Appropriateness administratively, without going before the Design Review Board, provided that the Downtown Planning Coordinator specifically determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the applicable district in the following situations:

- (1) Any project or signage for which the total cost does not exceed \$5,000 in which a specific determination is made by the Downtown Planning Coordinator that the project in question is not a part of a larger project:
- (2) Interior modifications/maintenance or exterior maintenance, which does not change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, awnings, shutters or window replacement. This power does not extend to those properties and structures listed on the State or National Register of Historic Places.
- (3) For emergency and/or permanent repairs relating to the incident to any structure resulting from a Force Majeur, fire or accident beyond the control of the property owner or tenant as long as the repair in question does not exceed 25% of the value of the structure as determined by the tax assessor and the materials used in the repairs are consistent with the Design Guidelines for the District in which it is located.
- (4) Landscape changes which include tree or shrub removal where the tree(s) or shrub(s) are shown to be dead, dying, or greater than fifty (50) percent damaged or diseased as a result of natural factors, or in such cases where tree or shrub removal is to be mitigated with replacement trees and/or shrubs. Determinations of tree health and mitigation plans shall be approved by the the Downtown Planning Coordinator upon consultation with and concurrence with the City Arborist or City staff as determined to be qualified by the Downtown Planning Coordinator, either by degree or International Society of Arboriculture certification.

In all cases, the Downtown Planning Coordinator may, in his discretion, refer the application to the Design Review Board for review and consideration with particular attention being paid to properties and structures within the H-1 Historic district.

(G) Certificate of Appropriateness, Resubmission of a Denied Application: A property owner or agent may resubmit the same application for a Certificate of Appropriateness affecting the same parcel

or project after twelve (12) months have passed. If, in the opinion of the Downtown Planning Coordinator, there are substantial changes and improvements in the application for a project, the Downtown Planning Coordinator shall allow an owner to resubmit an application for Certificate of Appropriateness affecting the same parcel or lot after a waiting period of ten (10) days from the date of the initial denial. The applicant is required to meet the forty-five (45) day submittal schedule as outlined in the Design Guidelines.

- (H) **Mandatory Mediation of Dispute Between Applicant and Design Review Board:** In the event an applicant for a Certificate of Appropriateness disagrees with the determination of the Design Review Board regarding the issuance of said certificate, before the applicant can file an appeal pursuant to §2.9-9 below, the applicant is required to take the administrative step of attempting to mediate the dispute by doing the following:
- (1) Within ten (10) days of receiving notice of the initial decision by the Design Review Board, the applicant must provide to the Downtown Planning Coordinator written Notice of Disagreement and Agreement to Mediate the issues.
 - (2) Within thirty (30) days of receiving said Notice of Disagreement, a mediation conference will be held regarding the issues with the following participants: a mediator selected and supplied by the Downtown Redevelopment Corporation; the applicant; a member of the Design Review Board designated as its mediation representative by the chair of the Design Review Board; and the downtown planning coordinator.
 - (3) At the mediation conference, the parties will attempt to agree upon a solution to the issues regarding the issuance of a Certificate of Appropriateness. The mediator will make a written report outlining the results of the mediation to the Design Review Board, and consideration of the Certificate of Appropriateness in light of the results of the mediation will be placed on the agenda at the first monthly meeting following the mediation for final consideration by the board.
 - (4) The decision regarding the Certificate of Appropriateness by the Design Review Board after receiving the report from the mediator shall be the final decision of the board.

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE SECTIONS 2.9-4 AND 2.9-8 REGARDING REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF TREES AND/OR SHRUBS OF A CERTAIN SIZE

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 West Evans Street on April 12, 2016 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, within the Downtown Overlay Districts and the Timrod Park Residential Overlay District, the City of Florence Zoning Ordinance currently requires a Certificate of Appropriateness for the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least 30 inches in height; and,

WHEREAS, the amendments contained herein will allow for administrative approval for the removal of hazard, diseased, or nuisance trees and shrubs per the conditions set forth in Sections 2.9-4 and 2.9-8 of the City of Florence Zoning Ordinance; and,

WHEREAS, it is the intent of City Council to protect healthy, non-hazardous trees and shrubs that contribute to the character of the City's historic and downtown areas; and,

THEREFORE, Sections 2.9-4 and 2.9-8 of the City of Florence Zoning Ordinance, shall read as follows:

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

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

- (A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.
- (B) All requests related to land use.
- (C) Landscape changes which include tree removal, without mitigation, of any hardwood tree at least six (6) inches Diameter at Breast Height (DBH), any conifer tree at least eight (8) inches DBH, and any flowering and/or fruiting ornamental trees (e.g., dogwood, magnolia, holly, crape myrtle) at least four (4) inches DBH, or the removal of any hedge or shrub group, without mitigation, that is at least thirty (30) inches in height. If the trees or shrubs are shown to be dead, dying, or greater than (50) percent damaged or diseased as a result of natural factors or the tree or shrub removal is to be mitigated with replacement trees and/or shrubs, the Certificate of Appropriateness may be issued administratively per Section 2.9-8(F).

- (D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.
- (E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstances involving major governmental construction projects.
 - (1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.
 - (2) For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.
 - (3) In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon receipt of the application, the Downtown Planning Coordinator shall then certify that the project falls within this exception and further certify, by submitting findings of fact, that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, City Manager, Design Review Board Chair and Mayor and City Council. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the Building Official and/or the Zoning Administrator to issue required permits without a Certificate of Appropriateness.

Sec. 2.9-8. Design Review Board, Application Requirements for a Certificate of Appropriateness.

- (A) Applications for a Certificate of Appropriateness shall be submitted through the office of the Downtown Planning Coordinator. Prior to the placement of an item on the agenda for the Design Review Board, an application for a Certificate of Appropriateness must be "complete" as determined by the Downtown Planning Coordinator and must be submitted with the details as set forth in the Design Guidelines which are attached hereto and incorporated herein by reference. In the event that the Downtown Planning Coordinator has made a determination that the application for a Certificate of Appropriateness is not "complete" but the owner believes that the project application is "complete", the owner may make a written request to place the application on the agenda. To have the application placed on the agenda, the owner must provide the Chairman of the Design Review Committee with a letter outlining and documenting the reasons and facts which the owner contends make the application "complete". The applicant has five (5) working days from the notification of denial from the Downtown Planning Coordinator to provide the letter requesting placement on the agenda.

Unless specified elsewhere, at the time of consideration of a proposed project, the Design Review Board shall approve, approve with modifications, or disapprove the application. Additionally, action may be deferred by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer/agent.

- (B) **Certificate of Appropriateness, Application Fee:** Upon presentation of a signed application, the owner/agent must pay the required application fee of \$100.00 in order for the application to be considered. Once received by the City of Florence, the application fee is not refundable. An application fee will not be required from any local, state, or federal governmental entity. Additionally, an application fee will not be required of any owner or developer for a project which is approved by the Downtown Planning Coordinator pursuant to the authority under subparagraph (F) below.
- (C) **Option for Preliminary Plan Approval:** The applicant may submit for consideration by the Design Review Board a "Preliminary Plan" of the proposed project. Such a submittal shall be submitted and considered in accordance with the provisions of the Design Guidelines adopted herein.
- (D) **Certificate of Appropriateness, Public Hearing Requirement:** A public hearing shall be required when an application for a Certificate of Appropriateness is to be considered by the Design Review Board. The time and location of the public hearing shall be published in a newspaper of general circulation in The City of Florence at least fifteen (15) days prior to the public hearing. The property in question shall be posted for the same period as the newspaper notice. The manner of posting shall follow the same signage/notification requirements as specified in The Florence County-Municipal Consolidated Ordinance.
- (E) **Certificate of Appropriateness, Demolition:** When it is determined by the Downtown Planning Coordinator that demolition is a part of a project covered by an application for a Certificate of Appropriateness, the Design Review Board may, if in their judgment the public is best served, postpone action for not more than two (2) scheduled monthly meetings. The initial hearing before the Design Review Board shall be counted as the first of the two monthly meetings. At the end of the above referenced deferral period the Design Review Board shall approve, disapprove, or approve with modifications. Additionally, action may be deferred further by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer or agent.
- (F) **Certificate of Appropriateness, Approval by the Downtown Planning Coordinator:** The Downtown Planning Coordinator is hereby granted the authority to approve and issue a Certificate of Appropriateness administratively, without going before the Design Review Board, provided that the Downtown Planning Coordinator specifically determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the applicable district in the following situations:
 - (1) Any project or signage for which the total cost does not exceed \$5,000 in which a specific determination is made by the Downtown Planning Coordinator that the project in question is not a part of a larger project:
 - (2) Interior modifications/maintenance or exterior maintenance, which does not change or impact the appearance of the structure, including, but not limited to,

roofing, façade repairs, awnings, shutters or window replacement. This power does not extend to those properties and structures listed on the State or National Register of Historic Places.

- (3) For emergency and/or permanent repairs relating to the incident to any structure resulting from a Force Majeur, fire or accident beyond the control of the property owner or tenant as long as the repair in question does not exceed 25% of the value of the structure as determined by the tax assessor and the materials used in the repairs are consistent with the Design Guidelines for the District in which it is located.
- (4) Landscape changes which include tree or shrub removal where the tree(s) or shrub(s) are shown to be dead, dying, or greater than fifty (50) percent damaged or diseased as a result of natural factors, or in such cases where tree or shrub removal is to be mitigated with replacement trees and/or shrubs. Determinations of tree health and mitigation plans shall be approved by the the Downtown Planning Coordinator upon consultation with and concurrence with the City Arborist or City staff as determined to be qualified by the Downtown Planning Coordinator, either by degree or International Society of Arboriculture certification.

In all cases, the Downtown Planning Coordinator may, in his discretion, refer the application to the Design Review Board for review and consideration with particular attention being paid to properties and structures within the H-1 Historic district.

- (G) **Certificate of Appropriateness, Resubmission of a Denied Application:** A property owner or agent may resubmit the same application for a Certificate of Appropriateness affecting the same parcel or project after twelve (12) months have passed. If, in the opinion of the Downtown Planning Coordinator, there are substantial changes and improvements in the application for a project, the Downtown Planning Coordinator shall allow an owner to resubmit an application for Certificate of Appropriateness affecting the same parcel or lot after a waiting period of ten (10) days from the date of the initial denial. The applicant is required to meet the forty-five (45) day submittal schedule as outlined in the Design Guidelines.
- (H) **Mandatory Mediation of Dispute Between Applicant and Design Review Board:** In the event an applicant for a Certificate of Appropriateness disagrees with the determination of the Design Review Board regarding the issuance of said certificate, before the applicant can file an appeal pursuant to §2.9-9 below, the applicant is required to take the administrative step of attempting to mediate the dispute by doing the following:
 - (1) Within ten (10) days of receiving notice of the initial decision by the Design Review Board, the applicant must provide to the Downtown Planning Coordinator written Notice of Disagreement and Agreement to Mediate the issues.
 - (2) Within thirty (30) days of receiving said Notice of Disagreement, a mediation conference will be held regarding the issues with the following participants: a mediator selected and supplied by the Downtown Redevelopment Corporation; the applicant; a

member of the Design Review Board designated as its mediation representative by the chair of the Design Review Board; and the downtown planning coordinator.

- (3) At the mediation conference, the parties will attempt to agree upon a solution to the issues regarding the issuance of a Certificate of Appropriateness. The mediator will make a written report outlining the results of the mediation to the Design Review Board, and consideration of the Certificate of Appropriateness in light of the results of the mediation will be placed on the agenda at the first monthly meeting following the mediation for final consideration by the board.
- (4) The decision regarding the Certificate of Appropriateness by the Design Review Board after receiving the report from the mediator shall be the final decision of the board.

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance for a text amendment to City of Florence Zoning Ordinance Section 3.14 to set forth conditional use regulations for unattended donation receptacles

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to City of Florence Zoning Ordinance Section 3.14 to set forth conditional use regulations for unattended donation receptacles

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On December 15, 2015 Planning Commission held a public hearing on this matter, and a committee composed of three Planning Commission members was formed to further develop the amendment. After several deferrals and consultation with the City Attorney Jim Peterson, on April 25, 2015 Planning Commission voted (5-3) to recommend the attached amendment to Section 3.14 of the City of Florence Zoning Ordinance.

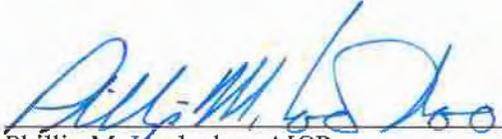
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) Concerns from the community regarding unattended donation receptacles were brought to the attention of Planning Commission at the November 14, 2015 meeting and a request for action was made.
- (3) Staff researched the issue and presented findings to Planning Commission.
- (4) After input from the Planning Commission, staff prepared an ordinance amending the zoning ordinance to provide for donation bins.
- (5) The ordinance in final draft form, as recommended by Planning Commission, allows donation receptacles as a conditional use in the B-3, General Commercial; B-6, Industrial; and RU-1, Rural Resource Zoning Districts per the conditions set forth in Section 3.14 of the City of Florence Zoning Ordinance. Attachment B outlines the proposed changes.

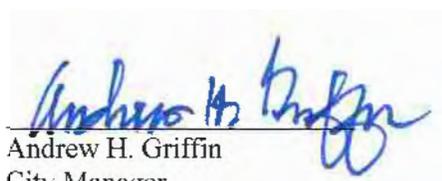
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed Amendment
- (2) Ordinance



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



Andrew H. Griffin
City Manager

Attachment 1: Proposed Amendment to Section 3.14

Deletions have been struck through.
Additions have been underlined.

Section 3.14 Refuse Systems

Due to environmental concerns and consideration for public health and safety, refuse systems where conditionally permitted as a principal use by Table II shall be limited to the following and shall comply with the supplemental development standards of this Section.

Sanitary Landfills - Inert Landfills
Recycling Drop -Off Stations
Donation Receptacles

1. Sanitary Landfills
 - a. Sanitary landfills shall be located no closer than 1,000 feet to any existing residential, recreational, religious, educational, medical, or public use (measured in a straight line).
 - b. A geotechnical engineering firm approved by the Zoning Administrator shall render a written opinion that, to the best professional judgment, the formations being used to contain the waste are impermeable and that surrounding ground water sources will not be contaminated.
 - c. A drainage and sedimentation plan shall accompany the request, showing all off-site run off.
 - d. The facility shall be enclosed by an opaque fence or wall structure illustrated by Section 4.2-4, on all sides visible from the street serving the facility and an opaque cyclone fence on the remaining unexposed boundaries.
 - e. A plan showing restoration of the site on completion of use as a landfill shall accompany the request.
2. Inert Landfill
 - a. An inert landfill may be located up to, but no closer than, 100 feet from any property line, except such landfill shall not be located closer than 300 feet from any dwelling, school building, day care center, religious, recreational, or medical facility.

- b. No material shall be placed in open storage or areas in such a manner that it is capable of being transferred out by wind, water, or other causes.
- c. All materials and activities shall be screened in such fashion as not to be visible from off-site. The provisions of this subsection may be waived by the Zoning Administrator where such facility will be utilized for a period not to exceed 90 days.
- d. The site shall be restored and re-vegetated on completion of use as a landfill.

3. Recycling Drop -Off Stations

- a. Definition. A recycling drop-off center is a location that provides for the drop-off and collection of recyclable household refuse, including but not limited to: plastic, glass, metal, paper, cardboard, batteries, oil, and grease. This does not include donation receptacles used for soliciting and collecting donations, including but not limited to: clothing, footwear, books, and other salvageable household goods; such receptacles are addressed in Section 3.14-4 below.
- b. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or pelletized.
- c. The site shall be maintained free of litter and any other undesirable materials, shall be cleaned of loose debris on a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present.
- d. Space shall be provided on site for the anticipated peak load of customers to circulate, park, and deposit recyclable materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers or the peak load, whichever is higher, except where the Zoning Administrator determines that allowing overflow traffic is compatible with surrounding business and public safety.
- e. Where a facility is to be located within 500 feet of property in a residential zone, it shall not be in operation between 7:00 p.m. and 7:00 a.m.
- f. No collection containers shall be located closer than 100 feet of any residential property line.

- g. Donation areas shall be kept free of litter and debris. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.

4. Donation Receptacles

- a. Definition. A donation receptacle means any unattended container, box, or similar device that is used for soliciting and collecting donations, including but not limited to: clothing, footwear, books, and other salvageable household goods.
- b. Donation receptacle requirements, where allowed as a conditional use:
 - (1) Donation receptacles shall either be placed within the required side or rear setback area, and the receptacle shall not interfere with sight-triangles, on-site circulation, buffer-yards, landscaping, parking, or any other requirements that may have been imposed as part of the site plan approval for the premises;
 - (2) Donation receptacles shall not be placed within a designated parking space;
 - (3) Donation receptacles shall not be placed in such a manner as to cause an obstruction for pedestrians or motorists;
 - (4) Only one donation receptacle shall be permitted per lot and shall only be permitted on properties that contain a primary permitted use;
 - (5) Donation receptacles shall not exceed 6.5 feet in height;
 - (6) Signage on donation receptacles shall not exceed five-inch letter height;
 - (7) The following information must be clearly and conspicuously displayed on the exterior of the donation receptacle: The name and address of the property owner who owns the receptacle, and the name of any entity which may share, profit, or benefit from any donations collected via the receptacle.
- c. Donation receptacle maintenance. Donation receptacles shall be maintained in good condition and appearance with no structural damage, holes, or visible rust, and shall be kept free of graffiti. All Donation Boxes shall be free of debris and shall be serviced regularly so as to prevent

overflow of donations or the accumulation of junk, debris, or other material. All donation receptacles must be maintained in a manner that prohibits individuals from being able to open or enter the donation receptacle without the consent of the donation receptacle owner or the property owner.

ORDINANCE NO. 2016-_____

**AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE
SECTION 3.14 TO SET FORTH CONDITIONAL USE REGULATIONS FOR UNATTENDED
DONATION RECEPTACLES**

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 West Evans Street on December 15, 2015 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, the City of Florence Zoning Ordinance currently allows Refuse Systems as a conditional use in the B-3, General Commercial; B-6, Industrial; and RU-2, Rural Resource Districts. According to the North American Industry Classification System (NAICS), Recyclable Material Collection is a subcategory of Refuse Systems and can therefore be classified as such; and,

WHEREAS, the amendments contained herein will conditionally permit unattended donation receptacles in the aforementioned zoning districts per the conditions set forth in Section 3.14 of the City of Florence Zoning Ordinance; and,

THEREFORE, Section 3.14 of the City of Florence Zoning Ordinance, shall read as follows:

Section 3.14 Refuse Systems

Due to environmental concerns and consideration for public health and safety, refuse systems where conditionally permitted as a principal use by Table II shall be limited to the following and shall comply with the supplemental development standards of this Section.

Sanitary Landfills - Inert Landfills
Recycling Drop -Off Stations
Donation Receptacles

1. Sanitary Landfills
 - a. Sanitary landfills shall be located no closer than 1,000 feet to any existing residential, recreational, religious, educational, medical, or public use (measured in a straight line).
 - b. A geotechnical engineering firm approved by the Zoning Administrator shall render a written opinion that, to the best professional judgment, the formations being used to contain the waste are impermeable and that surrounding ground water sources will not be contaminated.
 - c. A drainage and sedimentation plan shall accompany the request, showing all off-site run off.

- d. The facility shall be enclosed by an opaque fence or wall structure illustrated by Section 4.2-4, on all sides visible from the street serving the facility and an opaque cyclone fence on the remaining unexposed boundaries.
- e. A plan showing restoration of the site on completion of use as a landfill shall accompany the request.

2. Inert Landfill

- a. An inert landfill may be located up to, but no closer than, 100 feet from any property line, except such landfill shall not be located closer than 300 feet from any dwelling, school building, day care center, religious, recreational, or medical facility.
- b. No material shall be placed in open storage or areas in such a manner that it is capable of being transferred out by wind, water, or other causes.
- c. All materials and activities shall be screened in such fashion as not to be visible from off-site. The provisions of this subsection may be waived by the Zoning Administrator where such facility will be utilized for a period not to exceed 90 days.
- d. The site shall be restored and re-vegetated on completion of use as a landfill.

3. Recycling Drop -Off Stations

- a. Definition. A recycling drop-off center is a location that provides for the drop-off and collection of recyclable household refuse, including but not limited to: plastic, glass, metal, paper, cardboard, batteries, oil, and grease. This does not include donation receptacles used for soliciting and collecting donations, including but not limited to: clothing, footwear, books, and other salvageable household goods; such receptacles are addressed in Section 3.14-4 below.
- b. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or pelletized.
- c. The site shall be maintained free of litter and any other undesirable materials, shall be cleaned of loose debris on a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present.
- d. Space shall be provided on site for the anticipated peak load of customers to circulate, park, and deposit recyclable materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers or the peak load, whichever is higher, except where the Zoning Administrator determines that allowing overflow traffic is compatible with surrounding business and public safety.

- e. Where a facility is to be located within 500 feet of property in a residential zone, it shall not be in operation between 7:00 p.m. and 7:00 a.m.
- f. No collection containers shall be located closer than 100 feet of any residential property line.
- g. Donation areas shall be kept free of litter and debris. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.

4. Donation Receptacles

- a. **Definition.** A donation receptacle means any unattended container, box, or similar device that is used for soliciting and collecting donations, including but not limited to: clothing, footwear, books, and other salvageable household goods.
- b. Donation receptacle requirements, where allowed as a conditional use:
 - (1) Donation receptacles shall either be placed within the required side or rear setback area, and the receptacle shall not interfere with sight-triangles, on-site circulation, buffer-yards, landscaping, parking, or any other requirements that may have been imposed as part of the site plan approval for the premises;
 - (2) Donation receptacles shall not be placed within a designated parking space;
 - (3) Donation receptacles shall not be placed in such a manner as to cause an obstruction for pedestrians or motorists;
 - (4) Only one donation receptacle shall be permitted per lot and shall only be permitted on properties that contain a primary permitted use;
 - (5) Donation receptacles shall not exceed 6.5 feet in height;
 - (6) Signage on donation receptacles shall not exceed five-inch letter height;
 - (7) The following information must be clearly and conspicuously displayed on the exterior of the donation receptacle: The name and address of the property owner who owns the receptacle, and the name of any entity which may share, profit, or benefit from any donations collected via the receptacle.

- c. Donation receptacle maintenance. Donation receptacles shall be maintained in good condition and appearance with no structural damage, holes, or visible rust, and shall be kept free of graffiti. All Donation Boxes shall be free of debris and shall be serviced regularly so as to prevent overflow of donations or the accumulation of junk, debris, or other material. All donation receptacles must be maintained in a manner that prohibits individuals from being able to open or enter the donation receptacle without the consent of the donation receptacle owner or the property owner.

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to declare as surplus and authorize the transfer of land to McLeod Regional Medical Center for the purposes of developing and emergency shelter, specifically a portion of tax parcel 90087-06-008

DEPARTMENT/DIVISION: General Services/Community Services

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land, located on East Palmetto Street and being a portion of Tax Parcel 90087-06-008, to McLeod Regional Medical Center for the purposes of developing an emergency homeless shelter in partnership with McLeod Regional Medical Center and The House of Hope. The land to be conveyed will be the balance of Tax Parcel 90087-06-008 after adjusting the current western boundary line of the above referenced tax parcel to an alignment 20 feet east of the drip-line of the existing accessory structure located partly on Tax Parcel 90087-06-009 and 90087-06-008.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

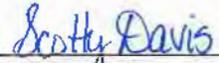
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The City of Florence initially agreed to donate tax map 90087-06-008 to the House of hope. This property, in conjunction with acquisition of other immediately adjacent parcels, was scheduled to be the future home of a newly constructed emergency homeless shelter.
- (3) The portion of tax map 90087-06-008 is to be surveyed and subdivided by McLeod Regional Medical Center.
- (4) McLeod Regional Medical Center agreed to partner with the House of Hope to construct their emergency homeless shelter, and after much discussion, it was agreed that the emergency shelter should be located in a more suitable location.
- (5) As part of the partnership agreement, McLeod Regional Medical Center will purchase land which will be gifted to the House of Hope.
- (6) The proposed homeless shelter will be able to house 70 men and women and up to 5 families
- (7) The House of Hope of the Pee Dee is a Christian Ministry serving the homeless by providing a helping hand. Their primary goal is to provide relief to people in crisis. Positive life changes are encouraged through structured programs which focus on spiritual growth, education, employment, life management, and recovery from substance abuse.
- (8) The House of Hope houses 23 men in its Effingham Shelter and 30 women and children in its Darlington Street shelter. The House of Hope shelters are long term transitional shelters that allow individuals to stay for up to one year.
- (9) There are approximately 300 homeless persons in Florence.

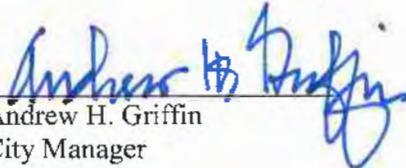
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Map



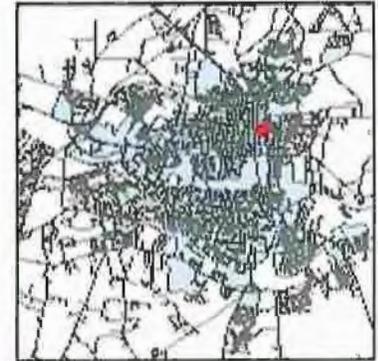
Scotty Davis *dmr*
General Services/Community Services Director



Andrew H. Griffin
City Manager

Location Map

Portion of TMN 90087-06-008

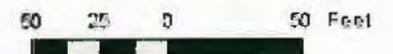


Legend

- ▲ Access Point
- Road
- ▭ Parcel



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product or 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 AUTHORIZING THE TRANSFER OF LAND TO MCLEOD REGIONAL MEDICAL CENTER FOR THE PURPOSES OF DEVELOPING AN EMERGENCY SHELTER, SPECIFICALLY A PORTION OF TAX PARCEL 90087-06-008

WHEREAS, after due consideration, the City has concluded that the land designated as the balance of Tax Parcel 90087-06-008 after adjusting the current western boundary line of the above referenced tax parcel to an alignment 20 feet east of the drip-line of the existing accessory structure located partly on Tax Parcel 90087-06-009 and 90087-06-008 is surplus land to the City, and conveyance of said property to the McLeod Regional Medical Center is in the best interest and to the benefit of the citizens of the City of Florence.

NOW, THEREFORE, be it ordained by the City Council of the City of Florence in meeting duly assembled and by the authority thereof:

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed, and other documentation in order to convey title to the property described above to McLeod Regional Medical Center

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

ADOPTED THIS _____ DAY OF _____, 2016.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE ROWAN
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 1, 2016

AGENDA ITEM: FY 2016 -17 Budget Ordinance – First Reading

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

The adoption of Fiscal Year 2016 -17 Budgets for the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

FY 2016-17 budget development began in February and continued through March and April with the preparation of revenue estimates, wages and benefits data development, the submission of departmental budget requests, and departmental budget meetings with the City Manager. Council work sessions were held to review budget related issues.

III. POINTS TO CONSIDER

The General Fund, General Fund Debt Service Fund, Water & Sewer Enterprise Fund, Stormwater Enterprise Fund, Water and Sewer Utilities Construction Fund, Stormwater Utility Construction Fund, Water and Sewer Utilities Equipment Replacement Fund, Stormwater Utility Equipment Replacement Fund, and the Hospitality Fund budgets for the fiscal year ending June 30, 2017, recommended for adoption by the City Council are enclosed for your review.

IV. OPTIONS

Adopt the budgets.

Modification of the budgets as presented.

III. STAFF RECOMMENDATION

Adopt the FY 2016-17 recommended budgets.

IV. ATTACHMENTS

The FY 2016-17 budget ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016- _____

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2016, AND ENDING JUNE 30, 2017.

WHEREAS, § 5-7-260 of the South Carolina Code of Laws (as amended) requires that a Municipal Council shall act by ordinance to adopt budgets and levy taxes pursuant to public notice.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Florence in Council duly assembled and by the authority of the same:

Section 1

- (a) There is hereby adopted a General Fund budget for the City of Florence for the fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$33,330,000.
- (b) Further, there is hereby adopted a General Fund Debt Service Fund budget for the City of Florence for fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in the total amount of \$440,200.
- (c) Further, there is hereby adopted a Water and Sewer Utilities Enterprise Fund budget for the City of Florence for fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$32,965,000.
- (d) Further, there is hereby adopted a Stormwater Utility Enterprise Fund budget for the City of Florence for the fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,365,000.
- (e) Further, there is hereby adopted a Water and Sewer Utilities Construction Fund budget for the City of Florence for fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$7,669,000.
- (f) Further, there is hereby adopted a Stormwater Utility Construction budget for the City of Florence for fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$707,000.

Fiscal Year 2016-17 Budget Ordinance (continued)

- (g) Further, there is hereby adopted a Water and Sewer Utilities Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,234,800.
- (h) Further, there is hereby adopted a Stormwater Utility Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$400,000.
- (i) Further, there is hereby adopted a Hospitality Fund budget for the City of Florence for the fiscal year beginning July 1, 2016, and ending June 30, 2017, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$6,055,000. Authorized as part of this ordinance and incorporated into the Hospitality Fund budget is a commitment by the City of Florence to contribute to the operations and maintenance costs of the Florence County Museum for the fiscal year beginning July 1, 2016, and ending June 30, 2017, and for future fiscal years through June 30, 2025 pursuant to the Memorandum of Understanding Between Florence County and the City of Florence dated April 25, 2013.

Section 2

In accordance with § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general operating purposes for the period from July 1, 2016, and ending June 30, 2017, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Florence for the operational use and service thereof. A tax of fifty seven and four-tenths (57.4) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the corporate purposes, improvements, and for the purpose of paying current operating expenses of said municipality. Such tax is composed of the existing rate of 53.7 mills plus an additional 3.7 mills, as allowed in § 6-1-320 (A)(1) and § 6-1-320 (A)(2) of the SC Code of Laws, and such tax is levied on property assessed for taxation for County and State purposes.

Section 3

City Council further intends, effective July 1, 2017, to increase the operating millage stated in Section 2 in an amount up to eight-tenths (.8) mills, subject to and finally determined by the required millage cap calculation based on CPI and population growth pursuant to § 6-1-320 (A)(1) and § 6-1-320 (A)(2) of the SC Code of Laws.

Fiscal Year 2016-17 Budget Ordinance (continued)

Section 4

In accordance with of § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general obligation bond indebtedness for the period from July 1, 2016, and ending June 30, 2017, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Florence for the purpose of meeting general obligation bond debt service requirements. A tax of up to, but not exceeding, four (4.0) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the purpose of providing and paying for general obligation bond debt of the municipality. Such tax is levied on property that is assessed for taxation for County and State purposes.

Section 5

In accordance with § 23-47-10 through § 23-47-80 of the South Carolina Code of Laws (as amended), and § 14-93 through § 14-98 of the City of Florence, SC Code of ordinances (as amended), funding is and shall be provided to allow for the operation, maintenance, and enhancements of the E-911 system through a monthly charge of seventy-seven cents (\$0.77) upon each local exchange access line in the area served by or which would be served by the E-911 service and/or system of the City. Such charges are specifically enforceable under § 23-47-50 (B) of the SC Code of Laws. E-911 fees collected by the City of Florence shall be used to fund the acquisition of Police and Fire communications equipment in compliance with § 23-47-40 (B) of the South Carolina Code of Laws, as amended. Funding in the total amount of \$560,000 is hereby appropriated and allocated in increments of approximately \$80,000 per year over a seven-year period, from fiscal year beginning July 1, 2015 through fiscal year ending June 30, 2022 as part of a multi-year communications equipment budget provided pursuant to the Florence City Council adoption of Resolution No. 2015-13.

Section 6

The City Manager shall administer the budget and may authorize the transfer of appropriate funds within and between departments as necessary to achieve the goals of the budget. The City Manager is authorized to assign fund balance intended to be used for specific purposes.

Section 7

The City Manager or his designee is authorized to execute all necessary documents relating to the lease-purchase financing of equipment specifically authorized in the budget as presented or amended by City Council for fiscal year beginning July 1, 2016, and ending June 30, 2017. This action further constitutes a resolution of City Council authorizing and approving such equipment for lease-purchase acquisition, and this ordinance shall serve as representation of this resolution.

Fiscal Year 2016-17 Budget Ordinance (continued)

Section 8

If for any reason, any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

Section 9

That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed, insofar as the same affect this Ordinance.

Section 10

That this Ordinance shall become effective on July 1, 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: May 9, 2016

AGENDA ITEM: Public Hearing and Ordinance to declare as surplus and authorize the transfer of a parcel fronting on Layton Street and containing approximately 0.17 acres and designated as tax map 90100-04-015.

DEPARTMENT/DIVISION: General Services/Community Services

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land, located on Layton Street and totaling approximately 0.17 acres, to Sisters 4 the Future.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The Sister 4 the Future organization appeared before City Council on April 11, 2016 to request the conveyance of the aforementioned parcel.
- (2) City Council requested that staff investigate the request.

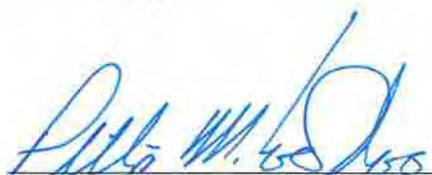
III. POINTS TO CONSIDER:

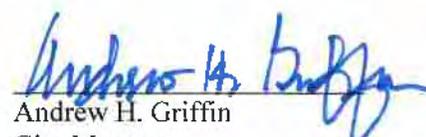
- (1) Request is being considered for first reading.
- (2) Sisters 4 the Future is a 501(3)(C) non-profit organization. The organization's mission is to house battered women in the Florence community.
- (3) The State of South Carolina has donated a house to Sister 4 the Future that is proposed to be relocated to the lot on Layton Street and used to house battered women and children. The City will not incur any expenses in the relocation of this house.
- (4) Upon closer investigation into the propose use, it was found that the proposed parcel is not zoned properly to allow a battered women's shelter.
- (5) Staff is researching other properties owned by the City that are appropriately zoned for the proposed use.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

None


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


Andrew H. Griffin
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: TIF District Redevelopment Plan Supplement and Extension of the Maximum Term of Maturity Ordinance

DEPARTMENT: City Manager

I. ISSUE UNDER CONSIDERATION

Attached is an ordinance amending Ordinance No. 2006-43 to supplement the TIF District Redevelopment Plan and to extend the maximum term of Maturity of TIF obligations and the duration of the Redevelopment plan.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. On December 18, 2006, City Council adopted Ordinance No. 2006-43 establishing a Redevelopment Plan and Redevelopment Project Area (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 issued 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.

B. Section 31-6-80(F)(2) of the Tax Increment Financing Law provides that subsequent to the adoption of an ordinance approving a redevelopment plan a municipality is permitted to among other things, "make changes to the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or to extend the maximum amount or term of obligations to be issued under the redevelopment plan in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area."

C. The needed additional infrastructure improvements, which will total approximately \$20 million, include parking, street improvements, the development of a food/hub node and farmers market, 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.

D. Because the Florence School District One projects and certain other improvements were not specifically included in the Redevelopment plan adopted by the TIF district ordinance in 2006, the original redevelopment plan will have to be revised and extended.

E. To finance these additional public infrastructure projects with future TIF funding, City staff, the City's Bond Attorney and the City's Financial Advisor have determined that it will be necessary to alter the

TIF District Redevelopment Plan Supplement and Extension of the Maximum Term of Maturity Ordinance – Page 2

maximum term of maturity of TIF obligations and supplement the Redevelopment plan, and thus extend its duration, from the original 20-year maturity of 2026 to a 40-year maturity expiring in 2046.

F. Changes to the 2006 TIF Redevelopment plan and maximum term of maturity of TIF obligations will require the adoption of an ordinance by City Council to amend Ordinance No. 2006-43.

G. State law requires that adoption of such ordinance must be done in accordance with procedures required for the initial approval of the City's Redevelopment Plan in 2006. These procedures include the requirement that the City must hold a public hearing after publication of notice of the hearing in a newspaper of general circulation in Florence County. This notice was published in the *Florence Morning News* on Friday, May 27, 2016.

H. State law also requires that prior to adopting an ordinance to supplement the TIF District Redevelopment Plan and to extend the maximum term of Maturity of TIF obligations and the duration of the Redevelopment plan, the City must notify Florence County and Florence County School District One of the City's intent at least 45 days prior to final ordinance adoption.

I. This notification, which was hand-delivered to both Florence County and School District One on April 28, 2016, provides the County and the School District with the option to file an objection to these actions at or prior to the date of the public hearing.

J. State law provides that "If a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan.... The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund."

K. The City of Florence received notification from Florence County informing the City that the County will not be participating in the amended downtown redevelopment plan beyond 2026 or in the extension of the TIF district beyond that date.

L. On May 17, 2016 the City acknowledged to Florence County receipt of their notification of objection to participation beyond 2026, and further informed them that their objection would be recorded in the minutes of the June 13, 2016 City Council meeting.

M. The City has received no notification of objection to the revised and extended Redevelopment plan and maximum term of maturity of TIF obligations from Florence School District One.

IV. STAFF RECOMMENDATION

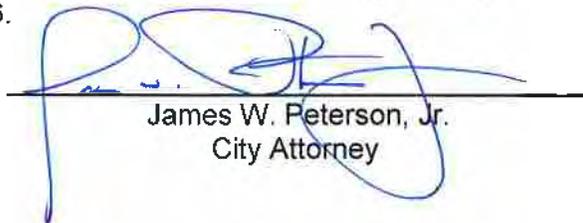
Approve and adopt of the proposed ordinance.

V. ATTACHMENTS

Attached is an ordinance and related attachments amending Ordinance No. 2006-43 to supplement the TIF District Redevelopment Plan and to extend the maximum term of Maturity of TIF obligations and the duration of the Redevelopment Plan. Also attached is a copy of the public hearing notice published in the *Florence Morning News* on Friday, May 27, 2016.



Andrew H. Griffin
City Manager



James W. Peterson, Jr.
City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2006-43 IN ORDER TO SUPPLEMENT THE PLAN FOR THE REDEVELOPMENT OF SUCH AREA BY DESCRIBING THE REDEVELOPMENT PROJECTS AND TO EXTEND THE MAXIMUM TERM OF MATURITY OF OBLIGATIONS TO BE ISSUED UNDER THE PLAN AND THUS EXTEND THE DURATION OF THE REDEVELOPMENT PLAN, EACH AS ESTABLISHED BY ORDINANCE NO. 2006-43.

INCIDENT TO THE ADOPTION OF THIS ORDINANCE, CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

1. During its 1984 Session, the General Assembly of South Carolina adopted the "Tax Increment Financing Law" codified at Section 31-6-10 to 31-6-120, Code of Laws of South Carolina, as amended (the "Tax Increment Financing Law").

2. The General Assembly provided in the Tax Increment Financing Law a method for paying a portion of the costs of public infrastructure improvements from incremental tax revenues generated by properties within redevelopment project areas.

3. The Supreme Court of South Carolina upheld the Tax Increment Financing Law in a case arising out of the City's Cooper River Waterfront Redevelopment Project Area. The Supreme Court of South Carolina held:

"Tax increment financing acts have been established and upheld by many states.... They allow local government officials to administer development without the restrictions which often accompany federal and state grants.... South Carolina's Tax Increment Financing Act, as presently drawn, is constitutionally sound."

4. Pursuant to the Tax Increment Financing Law, City Council of the City of Florence, South Carolina ("City Council") by Ordinance No. 2006-43 established the Florence Downtown Redevelopment Project Area (the "Redevelopment Project Area") and established for that area a Redevelopment Plan, including Redevelopment projects, all as contemplated by the Tax Increment Financing Law.

5. City Council is permitted by Section 31-6-80(F)(2) of the Tax Increment Financing Law, subsequent to the adoption of an ordinance approving a redevelopment plan, to, "among other things, make changes to the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or to extend the maximum amount or term of obligations to be issued under the redevelopment plan in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area."

6. City Council is now minded to alter the "maximum term of maturity of obligations to be issued under the plan" and thus extend the duration of the Redevelopment plan to 2046 pursuant to the procedures described above. In addition to those Redevelopment projects previously described, City Council herein identifies additional public infrastructure improvements as Redevelopment projects, the cost of which may be defrayed from incremental tax revenues as permitted by the Tax Increment Financing Law.

7. City Council finds a need exists for the proposed use of the obligations to be issued hereunder in relationship to the Redevelopment plan as herein amended.

8. City Council is further minded to avail itself of the authorization contained in the Tax Increment Financing Law in order to describe the additional Redevelopment projects authorized to be undertaken in order to accomplish the goals of the Tax Increment Financing Law.

9. All prerequisites having been accomplished, it is now appropriate and necessary in order to proceed with this supplement to Ordinance No. 2006-43.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Ordinance.

SECTION 2. City Council affirms the Tax Increment Finance Plan previously adopted in Ordinance 2006-43 setting forth the need and the proposed use of tax increment financing in relationship to the Redevelopment plan as amended as set forth herein.

SECTION 3. City Council approves the supplement to the Redevelopment projects to be included and other matters related to the Tax Increment Finance Plan as set forth in Exhibit A attached hereto which supplement includes cost estimates of new elements of the redevelopment program and additions to the capital improvements to be undertaken with the proceeds of incremental tax revenues all as set forth in Exhibit A attached hereto and incorporated herein. The projected sources of revenue to be used to meet the cost including estimates of tax increment revenues and the amount of indebtedness to be incurred are set forth in Exhibit A. The information referenced in this Section 3 as well as the preceding section and the findings above satisfies the requirements of Section 31-6-80(A)(1), (2) and (3).

SECTION 4. Section 31-6-80(A)(4) requires that a "list of all real property in the Development Project Area" be supplied. City Council hereby confirms such list as set forth in the Ordinance described above with such changes as may have resulted from subdivision or consolidation of certain parcels. Section 31-6-80(A)(5) requires that "the duration of the Redevelopment Plan" be set forth. Inasmuch as the maximum term of obligations is being extended herein to the 40th anniversary of Ordinance No. 2006-43, City Council hereby determines the duration of this Tax Increment Financing Plan is also extended to such date. Section 31-6-80(A)(6) requires that a statement of the "estimated impact of the Redevelopment Plan upon the revenues of all taxing districts in which a Redevelopment Project Area is located" be provided. City Council hereby confirms such statement of estimated impact contained in the Ordinance described above. Section 31-6-80(A)(7) requires certain findings that are contained in Ordinance No. 2006-43. City Council hereby confirms those findings.

SECTION 5. It is specifically recognized that the term of obligations to be issued under the Redevelopment Plan contained in Ordinance No. 2006-43 is 20 years. Pursuant to an Ordinance adopted by City Council on May 12, 2014, the City issued a not exceeding \$12,936,000 Tax Increment Bond (Florence Downtown Redevelopment Project Area), Series 2014, dated May 28, 2014, the final maturity of which is December 1, 2026. City Council hereby extends the maximum term of maturity of Obligations to be issued under the Redevelopment Plan to the 40th anniversary of Ordinance No. 2006-43 which term is equal to the duration of the plan as described above.

SECTION 6. As required by Section 31-6-80(B) of the Tax Increment Financing Law, a public hearing was held June 13, 2016, after publication of notice of such hearing in the *Florence Morning News* on May 27, 2016. The form of such notice is set forth at Exhibit B.

SECTION 7. As required by Section 31-6-80 of the Tax Increment Financing Law, notice of the adoption of this ordinance shall be published in the *Florence Morning News*, a newspaper having general circulation in the affected taxing districts. The form of such notice is set forth at Exhibit C.

SECTION 8. Let a copy of this ordinance and its exhibits be mailed to representatives of Florence County and School District No. 1 of Florence County.

SECTION 9. This Ordinance shall become effective upon ratification.

ADOPTED BY CITY COUNCIL THIS 11TH DAY OF JULY 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, Jr.
Mayor

Attest:

Dianne Rowan
Municipal Clerk

First Reading and Public Hearing: June 13, 2016
Second Reading: July 11, 2016

EXHIBIT A

REDEVELOPMENT PLAN, REDEVELOPMENT PROJECT, MAXIMUM TERM OF
MATURITY OF OBLIGATIONS TO BE ISSUED UNDER THE PLAN

NOTICE OF PUBLIC HEARING

By ordinance adopted December 18, 2006, City Council of the City of Florence, South Carolina ("City Council") (the "Ordinance") established the Florence Downtown Redevelopment Project Area (the "District" or the "Project Area") as permitted by the Tax Increment Financing Law (the "Act") set forth at Sections 31-6-10 to 31-6-110, Code of Laws of South Carolina, 1976, as amended.

As required by Section 31-6-80(g)1 of the Act, notice is hereby given that on Monday, June 13, 2016, at 1:00 p.m. in Council Chambers, City Hall, 324 W. Evans Street, Florence, South Carolina, City Council will conduct a public hearing on the approval of amendments to the nature of the Redevelopment plan of the District, including Redevelopment projects, as well as the maximum term of maturity of obligations to be issued under the plan pursuant to the provisions of Section 31-6-80 of the Act.

As required by Section 31-6-80(B)3 of the Act, notification is given that all interested persons will be given an **opportunity** to be heard at the public hearing.

As required by Section 31-6-80(B)4 of the Act, the public infrastructure capital improvements which will supplement the redevelopment plan and redevelopment project in the Ordinance are improvements to include the redevelopment of the historic buildings known as the former McClenaghan High School and Poyner School by Florence School District One; Development of a Food Hub/Node and Farmers Market; Improvements to Business Incubator and Public Transportation Station; Streetscapes, Pocket Parks, Public Open Space, and Underground Utilities; Construction and/or Improvements of Parking Lots and/or Structures; and Ingress/Egress Improvements. As required by Section 31-6-80(B)5 of the Act, notice is given that the maximum term of obligations to be issued under the redevelopment plan will be extended from the current term to December 18, 2046.

Funding for these projects is expected to come from a variety of sources and the availability of public or private moneys for one or more of these undertakings may beneficially affect the source of funding for the remaining improvements. The City expects incremental tax revenues of the District to be used to defray the cost of the above specific Redevelopment projects as well as the other projects described in the Ordinance. Other funding sources may include general obligation bonds, tax increment bonds, accommodations and hospitality taxes and private fundraising efforts.

The Redevelopment plan describes the City of Florence's expectation that the investment of public money to provide the sort of facilities described above and in the Ordinance will make the area increasingly attractive for private investment. It is anticipated that as a result of the public investment in the District, blight, deterioration and other problems will be ameliorated. Under-utilized and vacant buildings and properties will be rehabilitated. New buildings will be built and parking facilities will be constructed. There are a number of properties the City has identified which it expects will be renovated/developed by the private sector. Please contact the City Manager's Office at 843-665-3113 or the Planning and Development Office at 843-665-2047 for additional information about the redevelopment plan or to request a copy of such plan.

Clerk, City Council of the City of Florence

Date of Publication: May 27, 2016

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that by Ordinance effective July 11, 2016, the City Council of the City of Florence has approved amendments to the Florence Downtown Redevelopment Project Area Redevelopment Plan.

Notice is further given that the provisions of Section 31-6-80, Code of Laws of South Carolina, 1976, provide that any interested party may, within twenty days after the date of publication of this notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the Court of Common Pleas of Florence County.

By order of the City Council of the City of Florence.

Clerk, City of Florence, South Carolina

Date of Publication:

July 12, 2016

Redevelopment Plan, Redevelopment Project, Maximum Term of Maturity of Obligations To Be Issued Under The Plan

The Redevelopment Plan contained in Ordinance No. 2006-43 is hereby amended to extend the maximum term of maturity of obligations to be issued under the plan for the purposes described in detail herein.

In the late 1990's the City of Florence began a planning effort directed at revitalizing downtown Florence. In 2006, following significant public input and the development of a Downtown Master Plan the City established by ordinance a Redevelopment Plan and Tax Increment Financing District (TIF) in downtown Florence to provide a means for funding needed public improvements.

In February of 2011 the City of Florence adopted a comprehensive plan entitled Comprehensive Plan 2010 as required by the Code of Laws of South Carolina Title 6, Chapter 29. The Downtown Master Plan was included as an appendix and referred by an executive summary of the Comprehensive Plan 2010 document. This master plan was written to build on previous planning efforts for downtown and create an implementation schedule for the goals and strategies contained therein. The 2010 Master Plan was updated in 2014 and is included as Appendix A hereto. Also in 2014, the City issued a \$12.9 million Tax Increment Revenue Bond for downtown public infrastructure improvements.

Since adoption of the Master Plan and issuance of the Tax Increment Revenue Bond, over \$100,000,000 has been invested in the TIF District by the public and private sectors. Much of the early investment was made by the public sector, including the \$37,000,000 Francis Marion University (FMU) Performing Arts Center in 2011. It became the catalyst for the private sector development of Hotel Florence and Victor's Restaurant which opened in 2013. Within the Historic District the success of the hotel and restaurant project along with various City of Florence initiatives provided the impetus that downtown needed to spur substantial development in just a few years.

A focus on recruiting dining and entertainment to the downtown historic district has spawned six new restaurants in the past three years with three more coming in 2016. In addition to Victor's, restaurants that have opened during the past several years are The

Clay Pot Coffee Shop, Dolce Vita Wine & Chocolate Bar, 1031 American Grill, The Library, Wholly Smokin' and Fiasco.

Developing professional office space has also been a priority to get people working in the downtown area. The Waters Building, a \$4,000,000 renovation was completed in 2014 and construction is underway on a mixed use project that includes the renovation of several historic buildings.

The former Royal Knight building renovation was completed in January, 2016. The building, now known as 100 West Evans, houses the new offices for the Florence Chamber of Commerce and Key Architecture, and the second floor has been renovated to provide an expansion of Hotel Florence providing the hotel sixteen additional hotel rooms. Construction will be completed in June, 2016 at the corner of West Evans & Irby Streets for the new \$15,000,000 FMU Health Science Facility, which will accommodate third and fourth year medical students from the USC School of Medicine in Columbia as well as FMU health science students in the fields of nurse practitioner, physician assistant and other healthcare professions.

Hope Health, a community healthcare facility, recently completed phase one of the construction of a new facility on North Irby Street and recently began phase two. The Stokes Regional Eye Center started construction in the 300 block of West Evans Street of their new building which is scheduled to be completed in November, 2016. These healthcare related projects create jobs and traffic for restaurants and downtown merchants.

Florence County has begun construction of their new Judicial Center on North Irby Street, across from the County Complex. The project will be completed in late 2017 and will represent another major investment in the downtown historic district.

Streetscape projects are underway on Dargan Street, Evans Street, and Irby Street. The streetscape projects are scheduled to be completed by June, 2016.

Med-Enroll, a private sector company recently completed a multi-million dollar renovation of the historic Rainwater Building located at 151 West Evans for its new headquarters. The company is planning to expand to 150 employees over the next several years. Additionally, Carolina Bank will soon move their headquarters from Darlington County to downtown Florence. The project will involve a multi-million

dollar renovation of the historic building at 185 West Evans will result in approximately fifty new jobs in downtown Florence.

The Art Trail Gallery, which was housed in the building that will become the Carolina Bank headquarters, will move to a new location at 142 North Dargan Street. Renovations to that building will be completed in late 2016.

Construction of an eighty-three unit urban boutique apartment project will be completed in September, 2016. This project, coupled with the sixteen loft apartments that are a part of the Kress project, will create the entry into downtown living in Florence.

The projects referenced above represent an investment of over \$70,000,000 in downtown Florence. Other projects in the planning stages, but not yet announced, will create another \$15,000,000 to \$20,000,000 of investment.

The growth that has occurred has created a need for more parking and improvements in the downtown infrastructure. The original TIF District projects are creating the revenues needed to construct parking facilities, improvements to water and sewer infrastructure, and to make streetscape improvements as outlined in the original redevelopment plan. In addition, other City funds are being used to incentivize development of vacant parcels as well as redevelop abandoned, underused and blighted existing buildings and renovate facades of existing buildings.

While significant redevelopment has occurred in the City's Historic Overlay District (H-1) portion of the TIF District, the TIF District continues to be significantly blighted and pocketed with underused and abandoned properties and buildings.

The Downtown Redevelopment District Project Area as set forth for the purposes of the Tax Increment Financing Law includes the geographic area identified as the Downtown Redevelopment District (D-1). In this regard, the City Council of Florence makes the following findings of fact:

The Downtown Redevelopment Project Area is illustrated on the attached "Proposed TIF District" map (Appendix B) and consists of the entire area studied in the Downtown Florence Revitalization Strategy. The area referenced as the Redevelopment Area in Florence consists of approximately 500 acres (approximately 3.77% of the city's

total land area), and is bounded by Church Street on the East, Lucas Street on the North, McQueen Street, Chase Street, Kuker Street, Graham Street on the West, and Cherokee Road on the South. Nine acres within this area have been designated as a Brownfield site by the United States Environmental Protection Agency (EPA). Multiple properties surrounding the designated site and containing an additional eleven acres have been identified as potential Brownfield sites. There are also a number of properties being monitored by South Carolina Department of Health and Environmental Control (SCDHEC) using their Geo-Hydrological Tracking System.

Prior to the recent development discussed above, the Downtown Redevelopment District (DRD) experienced a forty year period of neglect and blight that began with the development of strip centers and enclosed malls in the early 1970's. In the late 1990's, the City of Florence, Florence County, the Florence Chamber of Commerce and others created a committee to create Vision 2010.

Public infrastructure, especially the nexus of streets, was built to accommodate pedestrian and horse traffic. With the advent of the automobile and subsequent increased dependency on vehicular transportation, adequate and appropriate parking has become a central issue to conducting business downtown. Parking has been identified as a critical issue in both the master plan and revitalization strategy. In spite of the parking structure currently being built, the density of development in the district necessitates that additional parking be provided so that individuals may park their automobiles in one spot and shop, work, or otherwise conduct business in the downtown. In addition, water and sewer infrastructure, and accommodations such as pedestrian connectivity, open space, and parks are required to support a downtown living environment throughout the district

City Council further finds that, despite significant progress within the H-1 District described above, revitalization of the TIF District remains threatened by the following current conditions of blight within the area.

A. Dilapidation and Deterioration of Buildings

The area that makes up the traditional downtown of Florence and its immediate environs has been in a state of decline since the mid 1960's. Despite efforts at

revitalization and the successes described above, the conditions of blight are still evident. A significant number of the structures located within the boundaries of the Downtown Redevelopment District were constructed during the latter portion of the 19th century and the early years of the 20th century. During this era, downtown and its immediately surrounding area were the primary places to live, work, and conduct business. With the suburbanization that occurred in the mid 1960's, demand for commercial space declined, and the rental value of properties decreased. The decline in rental income contributed to reduced maintenance and code noncompliance which has resulted in vacant and abandoned properties. Therefore, a large number of buildings in the overall district, both commercial and residential, have deteriorated to a level of substantial blight, and extensive rehabilitation appears to be the sole option for re-use. Some buildings actually pose a threat to the health, safety, and welfare of the public, and razing may be the best option. Such was the case with the former Holiday Inn on West Palmetto Street, the former Investors Savings Bank on West Cheves Street, and the former Florence Trust Building at the southwest corner of Evans and Irby Streets.

B. Vacancies

It is estimated that a total of 1,015 tax parcels exist in the TIF District. A significant percentage of those are vacant, due in part to dilapidated conditions of the buildings. A majority of both the residential and commercial structures in the TIF District require significant maintenance and renovation to comply with current building and fire codes, specifically including codes relating to life safety issues. In addition, most of the structures were constructed prior to adoption and implementation of the Americans with Disabilities Act (ADA) and are subject to lead and asbestos issues. Obsolescence is, therefore, a primary contributing factor to the blight in this area.

C. Negative Environmental Conditions of Vacant and Abandoned Properties

The TIF District includes numerous properties that are currently being monitored by SCDHEC using their Geo-Hydrological Tracking System. These properties include a variety of sites impacted by underground storage tanks, dry cleaning operations, a scrap

metal recycling facility, manufactured gas producers, railroad-related properties, and other similar industrial land uses.

In light of the aforementioned findings, the City of Florence has identified certain measures to alleviate the blighting conditions in the DRD Project Area as recommended in the original Downtown Master Plan and the Downtown Florence Revitalization Strategy as well as the currently adopted Downtown Master Plan. These studies revealed that effective downtown revitalization and redevelopment will continue to require substantial public investment that will serve as a catalyst for renewed private sector investment.

City Council and City staff have studied the current state of redevelopment and find that stimulating development into other areas of the TIF District and extending activities beyond the current focus area are critical to remove blighting conditions of the greater DRD as well as to ensure the redevelopment efforts to date are sustainable. A logical expansion is to proceed south on Dargan Street as there are multiple opportunities for renovations to existing historic buildings as well as the possibility to create new construction on available land in that area. Other areas in need of significant attention include the northern portions of Dargan (including the Food Operations Overlay District) and the commercial corridor of South Irby Street.

City Council further finds that an extension of the maximum term of maturity of obligations to be issued under the redevelopment plan in order to facilitate continued investments is needed. TIF Investments that have been identified include:

Redevelopment of the historic buildings known as the former McClenaghan High School and Poyner School by Florence School District One

Redevelopment of the historic buildings known as the former McClenaghan High School and Poyner School by Florence School District One will require extensive public investment to make the redevelopment feasible. The proposed projects involve a partnership with Florence School District One which currently owns the original historic McClenaghan building, the District's Administration Office, and the Poyner building, all of which front South Dargan Street in the developing "Cultural and Arts Corridor" area

of downtown Florence. Together, these structures offer a variety of opportunities for adaptive re-use and would act as catalyst projects to encourage reuse of adjacent and surrounding vacant, under-utilized, and abandoned structures.

The McClenaghan property would be renovated to house both the Adult Education program that is currently at Poyner School and most of the District's administrative offices. The Poyner property would be redeveloped into a magnet high school for the performing arts and health sciences. The existing School District One Administration Office would be renovated to house a Technology Center.

Development of Food Hub/Node and Farmers Market

The City intends to renovate an existing warehouse and establish a farmers market in support of a food hub to cause the aggregation, distribution and marketing of food products primarily from local and regional producers. In the support of this activity, the City has created the Food Operation Overlay District (FOOD) to redevelop an existing industrial/warehouse district contained within the DRD and adjacent to the historic downtown. The district was also created to encourage job growth within the DRD through an incubator approach, to combat the food desert situation in the areas adjacent to and included in the DRD, and to cause adaptive reuse or redevelopment of abandoned, vacant, and dilapidated structures.

Improvements to Business Incubator and Public Transportation Facilities

To ensure the success of revitalizing the DRD, the Florence Downtown Development Corporation (FDDC), in conjunction with the City of Florence and Francis Marion University, will continue efforts associated with the business incubator that provides needed assistance to new, existing, and dislocated businesses. Funding will be required for land acquisition and "bricks and mortar" phases of development of an incubator.

Pedestrian access to and through the DRD is a primary goal of the Downtown Master Plan. To accomplish this goal, in conjunction with the business incubator, public funds will continue to be used to encourage mixed-use and transit-oriented development. Local, regional, and through traffic will be facilitated by this type of development. Funding derived in part from sources permitted under the Tax Increment Financing Law may be

necessary for costs related to property evaluation, property acquisition, master planning, and facility construction.

Streetscapes, Pocket Parks, Public Open Space, and Underground Utilities

A primary goal of the Downtown Master Plan has been to encourage residential uses and pedestrian activity in the DRD. Streetscapes are essentially the “public realm” of the downtown. Therefore, public funds will be necessary to develop the streetscapes to make downtown a destination for residents and visitors alike. Catalyst projects such as the FMU Performing Arts Center, the Florence Little Theater, and the Drs. Bruce and Lee Foundation Library have been, and will continue to be, a draw to downtown. Additional publicly funded projects will be needed to continue redevelopment of the downtown. These projects include streetscapes and pedestrian corridors as recommended in the City’s Downtown Master Plan, the adopted City Comprehensive Plan, Design Guidelines, or in support of privately funded redevelopment projects. These projects provide a connection between parking facilities and new redevelopment. Funding derived in part from sources permitted under the Tax Increment Financing Law may be necessary for road construction, right-of-way acquisition, sidewalk construction, pocket parks, and relocation of utilities. For bicycle and pedestrian modes of transportation it will be necessary to provide suitable and safe access between bicycle lanes, sidewalks and streets. Overhead utilities compound the appearance of blight in a declining area, and relocation underground, albeit expensive, is a high priority in the DRD.

Construction and/or Improvements of Parking Lots and/or Structures

Modern development patterns reflect our dependency on the automobile. Revitalized downtowns across the nation reflect the trend of parking structures constructed in downtowns with surface parking in suburban commercial developments. The adequate provision of safe and convenient parking facilities (parking structures, surface and on-street parking) is essential to encourage pedestrian traffic and render the DRD an attractive location for property development, conducting business, shopping, dining, and entertainment. The parking facilities must be strategically located for the benefit of the entire DRD. Funding derived in part from sources permitted under the Tax Increment

Financing Law may be necessary for planning and feasibility analysis, property acquisition, and design and construction services related to parking. While this process has begun, it must continue.

Ingress/Egress Improvements

Improved ingress and egress to properties and facilities, including sidewalks will be necessary to support the mix of commercial, retail, office, residential, and institutional uses envisioned for the DRD. Projects such as mid-block breezeways/courtyards have been established, and similar improvements will be needed as additional growth occurs. Also necessary will be construction of inter- and intra-lot travel lanes to provide ease of flow in and around parking spaces and lots while having a minimal effect on traffic flow within the DRD. In addition to these facilities it will be necessary to provide ADA compliant access for handicapped persons through the use of handicap accessible aprons. Funding derived in part from sources permitted under the Tax Increment Financing Law may be necessary for planning and feasibility analysis, property acquisition, and design and construction services related to ingress and egress improvements.

These projects will serve as the catalyst for job creation, new services, and new housing opportunities, and will ensure that existing residents and tenants of the area are the beneficiaries of redevelopment. Proceeds from tax increment financing will complement private investment that will provide access to businesses and facilitate employment opportunities which. Such public improvements translate to a higher quality of life for the residents of Florence and the surrounding area.

City Council further finds that additional public investment in the DRD is needed and such investment is not feasible without extension of the maximum term of maturity of obligations to be issued under the redevelopment plan in order to facilitate continued investments. Without public investment in the DRD:

- It will be impossible to continue fostering a private market atmosphere within the redevelopment area.

- Some 80% to 90% of the general population is likely to continue to conduct their business elsewhere in the community.
- Pedestrian access will be limited.
- Lack of parking opportunities and poor traffic circulation will discourage construction of new buildings and redevelopment of existing properties.
- Existing businesses and new business startups will be at a competitive disadvantage.
- The support base for newly constructed and proposed cultural facilities will be eroded.
- The trend of static and/or decreased property values will continue.
- Lost opportunities for residential redevelopment in the downtown will result.

Consequently, the City of Florence, the County of Florence, and the entire Pee Dee region will be placed at a competitive disadvantage with other communities in attracting new commercial and industrial employers to the area.

Duration of Plan, Project Costs and Funding

As a consequence of the term of obligations being extended to the 40th anniversary of the Ordinance adopted December 18, 2006, the duration of the amended Redevelopment plan is extended a like period. Estimated redevelopment project costs are approximately \$20,000,000 to \$40,000,000. Appendix C contains a list of proposed projects and estimated associated costs of the amended Redevelopment Plan. It is anticipated that the initial amount of new tax increment financing indebtedness that will be incurred to implement this plan will be approximately \$22,000,000.

The approved 2006 Redevelopment Plan estimated the appraised value of all real estate within the Redevelopment Project Area as \$132,566,400, and the current appraised value of real estate within the Redevelopment Project area is estimated to be \$160,143,000. As a result of progress realized from the 2006 Redevelopment Plan and anticipated under the amended Redevelopment Plan, it is estimated that the appraised value will be approximately \$357,500,000 (this amount includes a growth calculation of approximately 3% starting in 2019). It is not expected that the redevelopment project

will result in any displacement or relocation of residents in the Redevelopment Project Area.

An extension of the Tax Increment Finance District for the DRD is necessary to fund public improvements needed to leverage the substantial private investment that will occur in the DRD over the term of the Redevelopment plan.



McLeod Regional
Medical Center Expansion
\$130 million / 2013



Hotel Florence and
Victor's Bistro
\$6 million / 2013



Francis Marion University's
Performing Arts Center
\$37 million / 2011



Facade Grant Program
\$5 million / 2012 - 2014



Evan and North
George Streetscapes
\$60,000 / 2010 - 2013



James Allen Place and
Renaissance Dining Court
\$250,000 / 2013

Downtown Opportunity Analysis

August 2014



North Gateway Focus Area

- Master planned re-development
- Greenspace and pedestrian features
- Extend redevelopment area north of Lucas
- Accented crosswalks and trails connecting to surrounding neighborhoods
- Streetscape accents at North Dargan and Darlington intersection
- Gateway monumentalization, wayfinding, and signage

West Gateway Focus Area

- Redevelop/reposition land between new Francis Marion University's Health Sciences Center and City Center
- Expand downtown footprint westward along Evans and Cheves
 - Landscaping/streetscape
 - Land acquisition
- Rezone/redevelop Barcoody corridor for trail development
- Acquire back-of-building easements for trail link to the Barnes Street Activity Center
- Design/build new parking structures to accommodate day and night traffic
- Construct a parking garage adjacent to the Florence County Museum. Establish a water feature and plaza adjacent to garage. (see images to right)
- Establish an additional greenspace incorporating and interactive water feature.
- Housing incentives for upper floors
- Facade grants

South Gateway Focus Area

- Creation of professional services node to include
 - Site assembly and control
 - Developer recruitment
- Unity "Cultural Campus"
- South Dargan "Grand Boulevard"
- Pedestrian connections to Timrod Park
- Redevelopment of 1960s office buildings
- Redesigned streetscape

East Gateway Focus Area

- North Dargan primary streetscape; Iby secondary streetscape
- Ongoing code enforcement and facade grants
- Housing incentives for upper floors
- Inventory of available space
- Business incubation at the North Dargan Innovation Center
 - Business organization-building
- Through-block passageway to facilitate downtown pedestrian connection development
- Reconstruct and pedestrianize East Evans with lighting, arts-related streetscape, stylized bus shelter, and up-lighting overpass
- Link the McLeod Regional Medical Center via a pedestrian and vehicular connection to be known as "The ARtery" that will feature public art. The corridor will serve the general public, medical students from the FMU/USC Health Science Facility and help create a walk-to-work initiative for McLeod employees that will live in downtown housing
- Marketing materials
- Live-work development opportunities



- * Major Gateways
- Primary Streetscape
- Secondary Streetscape
- Accented Crosswalks
- Primary Bike/Pedestrian Trail Connections
- Secondary Bike/Pedestrian Trail Connections
- New Park/Plaza Opportunity Areas
- Parking Structure
- Trolley Loop
- Trolley Loop Extension



RECENT CATALYST PROJECTS

1. Cob Village Housing (2006)
2. Art Trail Gallery Relocation (2012)
3. Police Department Expansion (2012)
4. City Center Relocation (2013)
5. Hotel Florence and Victor's Bistro (2013)
6. James Allen Plaza (2013)
7. McLeod Regional Medical Center Expansion (2013)
8. Culinary District's "Restaurant Row" and Renaissance Dining Court (2012 - 2013)
9. Francis Marion University's Performing Arts Center (2011)
10. Florence Little Theater (2006)
11. Drs. Bruce and Lee Foundation Library Restoration (2011)

ONGOING DOWNTOWN PROJECTS

- A. Hope Health
- B. Barnes Street Gymnasium
- C. North Iby Parking Garage
- D. North Dargan Innovation Center
- E. Kress Building Mixed-Use Redevelopment
- F. Francis Marion University's Health Sciences Center
- G. Royal Knight Redevelopment
- H. South Iby Parking Garage
- I. Waters Building Redevelopment
- J. Florence County Museum

Florence Downtown Plan Update Implementation Program

	2014	2015	2016
Capital Improvements and Financing			
Facade Grant Implementation and Code Enforcement	Ongoing		
Hope Health Project	Ongoing	Project Completion	
TIF District	Activated	Ongoing	
FMU's Health Sciences Center	Site Selection	Begin Construction	Ongoing
North Dargan Redevelopment	Initiation	Ongoing	
Public Parking Garage	Design Garage and Streetscape Improvements and Solidify Funding	Begin Construction	Ongoing
North Gateway	Create Redevelopment Plan	Begin Construction	Ongoing
North Downtown Rear-Block Trail Segment	Easement Acquisition	Begin Construction	Ongoing
North Dargan Streetscape	Design, Construction, and Solidify Funding	Project Completion	
East Evans Streetscape	Preliminary Design and Capital Programming	Begin Construction	Ongoing
North East of Lucas		Land Acquisition and Developer Recruitment	Implementation
South Dargan, Cheves, and West Evans		Design and Programming	Begin Construction
West Evans Public Gateway Investments			Initiation
Programming and Further Study			
Rear-Building Facade Grants	Implementation	Ongoing	
Downtown Signing and Wayfinding Program	Planning and Design	Implementation	
North Dargan Incubator	Funding and Programming	Implementation	Ongoing
Downtown Housing Market Study	Initiation	Inventory Available Housing Sites and Develop Housing Developer Recruitment Package	Ongoing
Upper-Floor Housing Program		Initiation and Testing	Implementation
Downtown Business/Available Space Inventory and Create New Marketing Platforms		Initiation	Ongoing
Shops to Docs Patient-Visitor Linkage Program		Initiation, City-Hospital Agreement, and Implementation	Walk-to-Work Incentive Program
Downtown Focused Loan and Mentorship Program		Initiation	Ongoing
Recruitment of Medical Offices		Initiation	Ongoing
Retail Recruitment			Initiation

General Approach

The next three years of plan implementation activities will involve the aggressive continuation of the City's successful joint facade grant/code enforcement program, the start of several important TIF-funded public improvement projects, and the full incorporation of the McLeod Hospital and Francis Marion University (FMU) campuses within the "sphere" of Downtown. This period will also be marked by the City taking a proactive role in facilitating and "packaging" public-private development deals of currently blighted property, and helping to leverage alternative forms of financing at the state and federal levels. In keeping with prudent fiscal practice, the construction of public improvements will be coordinated with private development to the maximum extent possible.

A strong emphasis during this period will be placed on building up the Downtown housing market as a necessary precondition of attracting new Downtown retail. Major civic design projects will include new streetscaping to both extend and unify the Downtown, the reconstruction (pedestrianization) of East Evans Street and the creation of an ornamental public space and structured parking in the interior of the "Museum block."



2014 Implementation Goals

- Activate Downtown TIF District
- Create site for the new FMU's Health Sciences Center at the SW corner of Irby and Evans
- Facade grant implementation and code enforcement on North Dargan
- Conduct Downtown housing market study
- Initiation of redevelopment of blighted properties on North Dargan
- Design public parking garage and streetscape improvements for Dargan, and interior block plaza adjacent to parking garages
- North Dargan streetscape design and construction
- Work with FMU to fully develop/fund programming of incubator
- Expedite redevelopment on North Gateway
- Begin easement acquisition for North Downtown rear-block trail segment
- Offer rear building facade grants for buildings backing onto the civic plaza
- Solidify funding for public parking garage and streetscape improvements
- Design and develop comprehensive Downtown signing and wayfinding program



2015 Implementation Goals

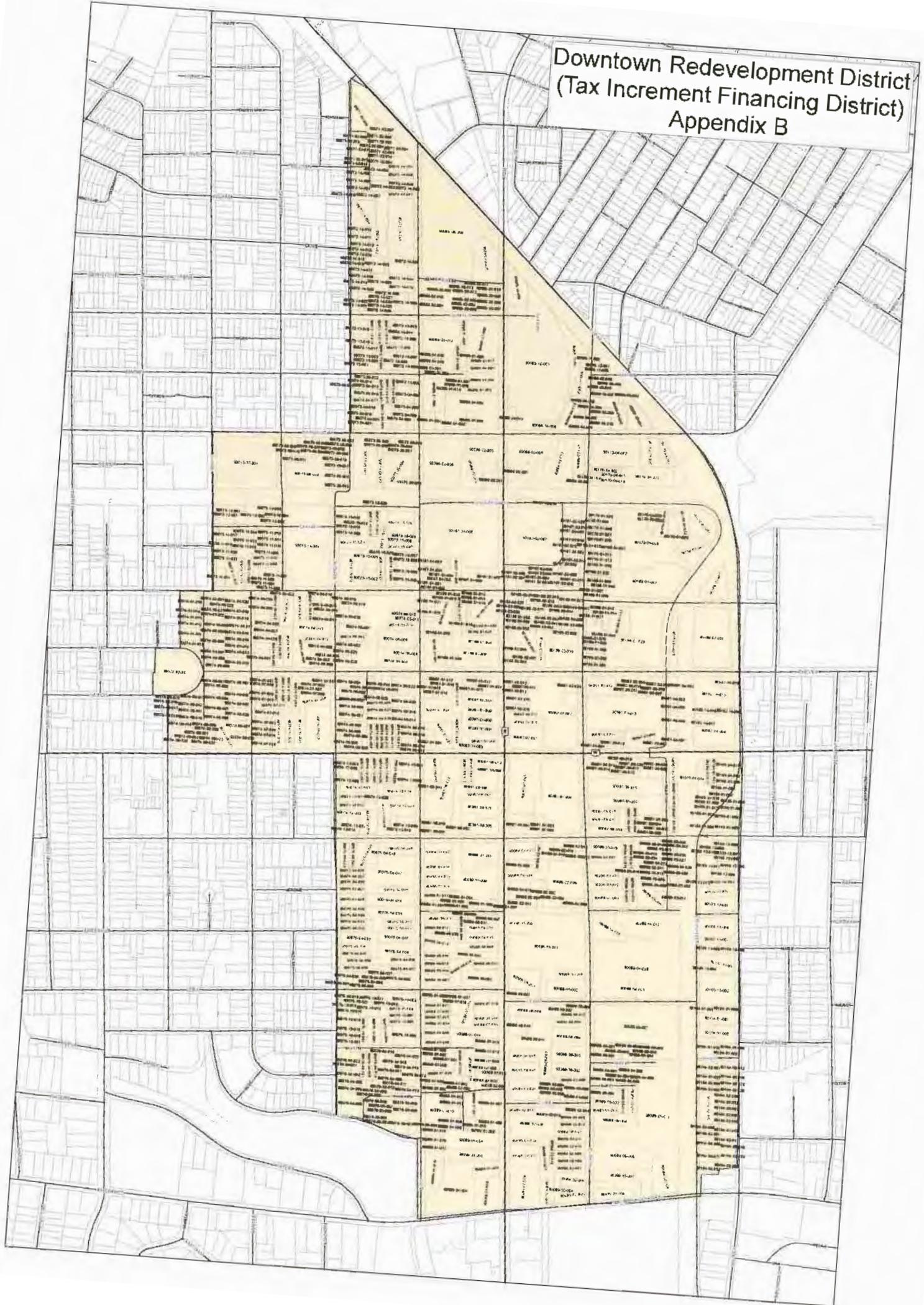
- Preliminary design and capital programming for East Evans reconstruction
- Begin construction for new FMU Health Science school
- Complete HopeHealth project on North Dargan
- Begin North Gateway developments
- Conduct Downtown business/available space inventory and create new marketing platforms (web and print)
- Begin to engage McLeod Hospital on "shops to docs" patient-visitor linkage program (e.g., transit, streetscape, internal/external wayfinding, walk-to-work, business-to-business referral, and preferred vendor program)
- Continue opportunistic land and easement acquisitions in targeted investment areas
- Develop and test developer/owner interest in upper-floor housing program
- Develop Downtown focused micro/seed loan and mentorship program for Downtown businesses (in conjunction with FCEDC and FMU incubator)
- Identify available housing sites and develop housing developer recruitment package
- Work to recruit more medical offices to TIF District
- Begin construction of public parking garages and streetscape projects
- Begin reconstruction of East Evans
- Implement comprehensive wayfinding program
- Continue design, programming for streetscape: South Dargan, Cheves, and West Evans
- Formalize cooperative agreement for Downtown-Hospital linkage program with McLeod Hospital
- Begin to implement Downtown-hospital linkage program: (mid-day trolley)



2016 Implementation Goals

- Begin streetscape construction: South Dargan, West Evans, and Cheves
- Implement upper-floor housing incentive program
- Expand land acquisitions and begin developer recruitment for area north/east of Lucas
- Begin retail recruitment efforts focusing initially on incubator graduates and regional chains
- Work with McLeod on walk-to-work incentive program
- Establish forgivable grant/loan program for new "renovator-residents"
- Refocus on land assembly, civic design, and other new public investments on West Evans
- Downtown gateway

Downtown Redevelopment District (Tax Increment Financing District) Appendix B



**City of Florence
Amended Redevelopment Plan
TIF Project Cost Estimates**

Project	Amounts
Florence District One Projects	\$12,000,000 - \$12,000,000
Development of Food Hub/Node and Farmers Market	\$750,000 - \$1,000,000
Improvements to Business Incubator and Public Transportation Facilities	\$250,000 - \$2,000,000
Streetscapes, Pocket Parks, Public Open Space, and Underground Utilities	\$1,500,000 - \$10,000,000
Construction or Improvements of Parking Lots and/or Structures	\$5,000,000 - \$10,000,000
Ingress and Egress Improvements	\$2,000,000 - \$5,000,000
Estimated Total	\$21,500,000 - \$40,000,000

NOTICE OF PUBLIC HEARING

By ordinance adopted December 18, 2006, City Council of the City of Florence, South Carolina ("City Council") (the "Ordinance") established the Florence Downtown Redevelopment Project Area (the "District" or the "Project Area") as permitted by the Tax Increment Financing Law (the "Act") set forth at Sections 31-6-10 to 31-6-110, Code of Laws of South Carolina, 1976, as amended.

As required by Section 31-6-80(g)1 of the Act, notice is hereby given that on Monday, June 13, 2016, at 1:00 p.m. in Council Chambers, City Hall, 324 W. Evans Street, Florence, South Carolina, City Council will conduct a public hearing on the approval of amendments to the nature of the Redevelopment plan of the District, including Redevelopment projects, as well as the maximum term of maturity of obligations to be issued under the plan pursuant to the provisions of Section 31-6-80 of the Act.

As required by Section 31-6-80(B)3 of the Act, notification is given that all interested persons will be given an opportunity to be heard at the public hearing.

As required by Section 31-6-80(B)4 of the Act, the public infrastructure capital improvements which will supplement the redevelopment plan and redevelopment project in the Ordinance are improvements to include the redevelopment of the historic buildings known as the former McClenaghan High School and Poyner School by Florence School District One; Development of a Food Hub/Node and Farmers Market; Improvements to Business Incubator and Public Transportation Station; Streetscapes, Pocket Parks, Public Open Space, and Underground Utilities; Construction and/or Improvements of Parking Lots and/or Structures; and Ingress/Egress Improvements. As required by Section 31-6-80(B)5 of the Act, notice is given that the maximum term of obligations to be issued under the redevelopment plan will be extended from the current term to December 18, 2046.

Funding for these projects is expected to come from a variety of sources and the availability of public or private moneys for one or more of these undertakings may beneficially affect the source of funding for the remaining improvements. The City expects incremental tax revenues of the District to be used to defray the cost of the above specific Redevelopment projects as well as the other projects described in the Ordinance. Other funding sources may include general obligation bonds, tax increment bonds, accommodations and hospitality taxes and private fundraising efforts.

The Redevelopment plan describes the City of Florence's expectation that the investment of public money to provide the sort of facilities described above and in the Ordinance will make the area increasingly attractive for private investment. It is anticipated that as a result of the public investment in the District, blight, deterioration and other problems will be ameliorated. Under-utilized and vacant buildings and properties will be rehabilitated. New buildings will be built and parking facilities will be constructed. There are a number of properties the City has identified which it expects will be renovated/developed by the private sector. Please contact the City Manager's Office at 843-665-3113 or the Planning and Development Office at 843-665-2047 for additional information about the redevelopment plan or to request a copy of such plan.

Clerk, City Council of the City of Florence

W764301

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: Consideration of an ordinance to adopt section 19-18 and 19-19 of the City of Florence Code of Ordinances to establish on-street parking regulations

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Consideration of an ordinance to adopt section 19-18 and 19-19 of the City of Florence Code of Ordinances to establish on-street parking regulations

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

III. POINTS TO CONSIDER:

- (1) Ordinance is being considered for first reading.
- (2) For the purposes of maintaining economic vitality, it is necessary to limit parking in portions of downtown.
- (3) Section 19-4 of the Code of Ordinances allows the chief of police, when so directed by resolution of City Council, to regulate the operation of vehicles within the City by erecting or placing of proper signs or markers indicating limited or prohibited parking, angle parking, parking of official vehicles, or parking of public service vehicles.
- (4) The proposed ordinance will allow for the regulation of on-street, designated parking within the City.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed Sections 19-18 and 19-19
- (2) Ordinance



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



Andrew H. Griffin
City Manager

Attachment 1: Proposed Sections 19-18 and 19-19 of the Code of Ordinances

Section 19-18 Parking prohibited during certain hours in designated places.

When signs are erected in each block giving notice thereof, no person shall park a vehicle between the hours so designated on any day except Sundays and public holidays.

Section 19-19 Parking time limited in designated places.

When signs are erected in each block giving notice thereof, no person shall park a vehicle for longer than the period and between the hours so designated except on Sundays and public holidays.

ORDINANCE NO. 2016-_____

**AN ORDINANCE TO ADOPT SECTION 19-18 AND 19-19 OF THE CITY OF FLORENCE
CODE OF ORDINANCES TO ESTABLISH ON-STREET PARKING REGULATIONS**

WHEREAS, the City Council of the City of Florence seeks to provide both an effective and safety-oriented means of on-street parking within the municipal limits of the City and;

WHEREAS, for the purposes of maintaining economic vitality it is necessary to limit on-street parking in portions of the City and;

WHEREAS, Section 19-4 of the City of Florence Code of Ordinances allows the chief of police, when so directed by resolution of City Council, to regulate the operation of vehicles within the City by erecting or placing of proper signs or markers indicating limited or prohibited parking, angle parking, parking of official vehicles, or parking of public service vehicles and;

WHEREAS, the ordinance contained herein will allow for the regulation of on-street, designated parking within the City and;

WHEREAS, the City Council of the City of Florence wishes to set forth continuous and unified regulations for the enhancement of safe on-street parking.

THEREFORE, Sections 19-18 and 19-19 of the City of Florence Code of Ordinances shall read as follows:

Section 19-18 Parking prohibited during certain hours in designated places.

When signs are erected in each block giving notice thereof, no person shall park a vehicle between the hours so designated on any day except Sundays and public holidays.

Section 19-19 Parking time limited in designated places.

When signs are erected in each block giving notice thereof, no person shall park a vehicle for longer than the period and between the hours so designated except on Sundays and public holidays.

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 establish Sections 19-18 and 19-19 of the Code of Ordinances as shown above.
2. That this Ordinance shall become effective immediately.

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: June 13, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Ray Kelsey, TMN 01801-04-011

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2527 Kingston Drive, Tax Map Number 01801-04-011, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Ray Kelsey

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On May 10, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

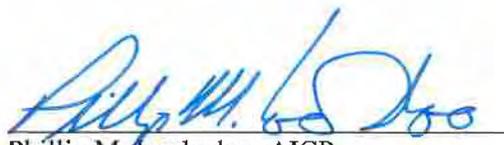
III. POINTS TO CONSIDER:

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

IV. PERSONAL NOTES:

V. ATTACHMENTS:

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

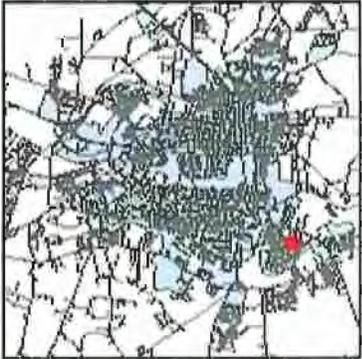


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map 2527 Kingston Drive



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravity Main
- Water Main
- Road
- City Limits
- 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 still the sole risk of the user.



Planning Commission
May 10th @ 6:30
324 W. Evans

2927 Kingston Drive

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

01801-04-011

3. Annexation is being sought for the following purposes:

★

Reduced Annual Expenses

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

2

Race

C

Total 18 and Over

1

Total Registered to Vote

1

★

Date

4/1/16

Ray Kelsey

Petitioner

Date

Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date

4/4/16

JRD

ORDINANCE NO. 2016 _____

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY RAY KELSEY,
TMN 01801-04-011**

WHEREAS, a Public Hearing was held in the Council Chambers on May 10, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Ray Kelsey, owner of TMN 01801-04-011, was presented requesting an amendment to the City of Florence **Zoning Atlas** that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 01801, block 04, parcel 011 (0.41 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: June 13, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex Property Owned by the Grove at Ebenezer, LLC, a portion of TMN 00075-01-221

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex 40.5 acres of property located along Ebenezer Road, into the City of Florence, said property specifically shown as Tract 3 on a plat dated April 7, 2016 recorded April 15, 2016 in Florence County plat book 104 – page 431. The request is being made by the property owner, The Grove at Ebenezer, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) No previous action has been taken regarding annexation; however, on May 9, 2016 City Council voted to approve the zoning request of Planned Development District.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The 40.5 acre tract is a portion of tax map number 00075-01-221 and is specifically shown as Tract 3 on a plat dated April 7, 2016 recorded April 15, 2016 in Florence County plat book 104 – page 431 (Attachment 3).
- (3) The referenced property is proposed to be developed per the Planned Development District approved by City Council on May 9, 2016 (Attachment 4).

IV. PERSONAL NOTES:

V. ATTACHMENTS:

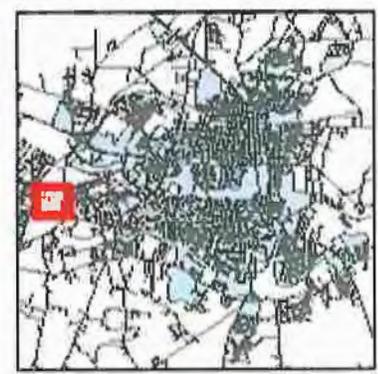
- (1) Ordinance
- (2) Map showing the location of Tract 3
- (3) Plat of property showing specific location of Tract 3
- (4) Site plan as approved for the Planned Development District


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


Andrew H. Griffin
City Manager

Location Map

Portion of TMN 00075-01-221



Legend

- Tract 3
- Address Point
- Road
- City Limit
- 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.



ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX PROPERTY OWNED BY THE GROVE AT EBENEZER, LLC, SPECIFICALLY A 40.5 ACRE PORTION OF TMN 00075-01-221

WHEREAS, a Public Hearing was held in the Council Chambers on May 10, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by The Grove at Ebenezer, LLC, owner of TMN 00075-01-221, 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:**

The property requesting annexation is shown more specifically as a portion of Florence County Tax Map 00075, block 01, parcel 221 shown as Tract 3 (40.5 acres) on a plat dated April 7, 2016 recorded April 15, 2016 in Florence County plat hook 104 – page 431.

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.
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: June 7, 2016

AGENDA ITEM: Bill No. 2016-30 authorizing the City to lease of the real estate known as 314 W. Pine Street and designated as Tax Parcel 90075-04-002 in the records of the Florence County Tax Assessor to Pee Dee Healthy Start, Inc. under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

Whether to authorize the leasing of the real estate known as 314 W. Pine Street and designated as Tax Parcel 90075-04-002 in the records of the Florence County Tax Assessor to Pee Dee Healthy Start, Inc. under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The City acquired parcel of land in question on March 1, 2016 pursuant to Council's authorization for the purpose of providing Pee Dee Healthy Start, Inc. with their current location to continue their programming of providing financially challenged pregnant women and babies with resources, support, and help they need to have a healthy baby.

III. POINTS TO CONSIDER:

(1) The Lease provides the premises to the Pee Dee Healthy Start, Inc. rent free provided they continue to operate the program and meet the terms and conditions of the Lease attached as Exhibit A to the Ordinance and incorporated therein by reference.

(2) The provision of the premises for this program will be in lieu of providing any additional financial support for the ongoing expenses of the program.

(3) The Lease requires Pee Dee Healthy Start, Inc. to be responsible for all maintenance, repairs, utility cost, tax cost, and associated expenses related to the premises and their operations thereon.

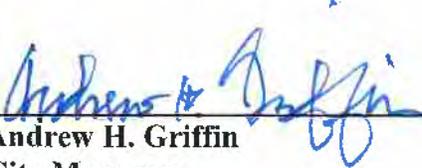
(4) The property will remain titled to the City and will be an asset of the City.

IV. STAFF RECOMMENDATION:

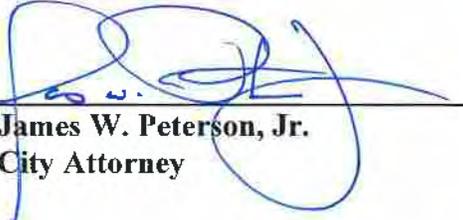
Staff recommends that City Council adopt the proposed ordinance authorizing the City Manager to execute the Lease to carry out the purposes previously approved by Council when it directed Staff to purchase the premises in question.

V. ATTACHMENTS:

Proposed Bill No. 2016-30 with Exhibit A.



Andrew H. Griffin
City Manager



James W. Peterson, Jr.
City Attorney

ORDINANCE NO. 2016-

AN ORDINANCE AUTHORIZING THE CITY TO LEASE OF THE REAL ESTATE KNOWN AS 314 W. PINE STREET AND DESIGNATED AS TAX PARCEL 90075-04-002 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO PEE DEE HEALTHY START, INC. UNDER THE TERMS AND CONDITIONS SET OUT IN THE WRITTEN LEASE ATTACHED AS EXHIBIT A TO THIS ORDINANCE.

WHEREAS, after due consideration, the City has concluded that the real estate described in the Lease set out in Exhibit "A" attached hereto and incorporated herein by reference is not presently needed for City use; and

WHEREAS we hereby find that use of said real estate for the continued operation of the Pee Dee Healthy Start Program which provides financially challenged pregnant women and babies with resources, support, and help they need to have a healthy baby to be in the best interest and to the benefit of the citizens of the City of Florence;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence in meeting duly assembled and by the authority thereof:

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the Lease attached hereto as Exhibit A and such other documentation as needed in order to lease the property described in said Lease to Pee Dee Healthy Start, Inc. in order to facilitate the continuation of the Pee Dee Healthy Start Program as described in the Lease.

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

ADOPTED THIS _____ DAY OF _____, 2016.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

Exhibit A
To
Bill No. 2016-30

Lease from City of Florence to Pcc Dcc Healthy Start, Inc. for 314 W. Pine Street

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

AGREEMENT OF LEASE

This agreement entered into this ___ day of _____, 2016 by and between the **City of Florence**, an incorporate municipality State of South Carolina, herein after called the "LANDLORD", and **Pee Dee Healthy Start, Inc.**, a South Carolina nonprofit corporation, hereinafter collectively called the "TENANT".

WITNESSETH:

The LANDLORD, for and in consideration of the covenants and agreements hereinafter set forth, to be kept and performed by the TENANT, demises and leases unto the TENANT and the TENANT does hereby hire and rent from the LANDLORD the premises hereinafter described, for the period, at the rental, and upon the terms and conditions hereinafter specifically set forth.

1. **Description of Premises:** LANDLORD leases to TENANT the property described on Exhibit "A" attached hereto and incorporated herein by reference. Said property is known as 314 W. Pine Street and is further identified as Florence County Tax Map Parcel No. 90075-04-020.

2. **Term:** The term of this lease is for 120 months (ten years), beginning July 1, 2016 and terminating on June 30, 2026. With the consent of the LANDLORD, the TENANT shall have the option to renew this Agreement for successive five year terms. The LANDLORD shall have final approval over the renewability of the Agreement and said approval shall not be withheld unreasonably.

3. **Rent:** The TENANT shall pay the LANDLORD rent in the amount of One Dollar (\$1.00) per year, said rental to be paid in one lump sum of Ten and no/100th (\$10.00) Dollars at the time of the execution of this Lease, the receipt of which is hereby acknowledged.

4. **Maintenance, Repairs, Improvement, and Use of Premises:** Since the rent being paid by TENANT is nominal, it shall be the responsibility of the TENANT to maintain the Premises in its current condition at the TENANT'S sole expense. This maintenance obligation specifically includes, but is not limited to, all repairs and maintenance and replacement as needed of the structural elements of the building, the roof, the HVAC, and all other aspects of the premises. Any and all alterations and improvements of the Premises shall also be the responsibility of the TENANT, but any such alterations and improvements shall require the prior written consent of the LANDLORD. LANDLORD agrees that it will not unreasonably withhold its consent to requested alterations and improvements. The expenses and costs related to repairs, maintenance, alteration(s), or improvement(s) are the sole responsibility of the TENANT, and no liens, mortgages, or other legal liabilities shall be attach to leased property as a result of repairs, maintenance, alteration(s), or improvement(s) by the TENANT. The Premises shall be used by

the TENANT exclusively as follows:

- (a) The TENANT will use the leased premises to operate the Pee Dee Healthy Start Program to provide financially challenged pregnant women and babies with resources, support, and help they need to have a healthy baby.
- (b) Should the TENANT at any time during the Term of this Lease cease to operate the Pee Dee Healthy Start as described in (a) above, this Lease shall immediately terminate and TENANT agrees that it will vacate the Premises and return possession of the Premises to LANDLORD.

5. Assignment and Subletting of Lease:

(a) The TENANT may not assign this Lease without the LANDLORD's consent; any contemplated assignment shall be negotiated between the parties and the LANDLORD shall have the sole authority for providing consent for such an agreement and the LANDLORD shall approve any agreement between the TENANT and its proposed assignee.

(b) No assignment shall be valid or effective until there is delivered to the LANDLORD a duplicate original of the written instrument of assignment, in recordable form, containing the name and address of the Assignee, and an assumption by the Assignee of the Lease and of all obligations under this Lease to be performed by the TENANT, although TENANT remains liable as herein set forth. Such assumption need relate only to obligations thereafter to be performed by the TENANT.

6. Entry to Premises by Landlord: LANDLORD reserves the right to enter the premises at reasonable time and with advanced notice for inspection.

7. Utilities: Utilities shall be the responsibility of the TENANT.

8. Taxes and Assessments: All ad valorem taxes, assessments, liens or charges on the land or improvements, that may be against or levied upon the demised premises, shall be the responsibility of the TENANT. LANDLORD will cooperate to obtain exempt status from ad valorem taxes if an exemption is applicable.

9. Insurance: TENANT shall at all times provide appropriate insurance through insurance carriers licensed to do business in South Carolina to include hazard insurance covering the Premises, commercial general liability insurance and automobile liability insurance with minimum limits of \$1,000,000.00 covering its activities and for its protection relating to its use of the facility, and worker's compensation insurance coverage for its employees and agents with minimum coverage limits required by law, but in no event less than \$100,000.00 per accident for employers liability, and \$100,000.00/\$500,000.00 for disease coverage. TENANT shall name LANDLORD as an additional insured on said insurance policies and shall at all times provide LANDLORD with a current copy of said insurance policies. LANDLORD may, but is not

required to, obtain any additional insurance it deems appropriate.

10. **Compliance with Applicable Laws:** The TENANT, at its sole expense, shall comply with all laws, orders, and regulations of Federal, State, and Municipal authorities, and with any direction of any public officer, pursuant to the law, which imposes any duty upon the TENANT with respect to the leased property. The TENANT, at its sole expense, shall obtain all licenses or permits which may be required by the conduct of its business within the terms of this Lease or for the making of repairs, alterations, improvements or additions. The TENANT shall comply with the requirements of all policies of public liability, hazard, and all other types of insurance in force with respect to the buildings and other improvements on the leased property.

11. **Surrender of Premises:** The TENANT shall, on the last day of the term, peaceably and quietly surrender the leased property to the LANDLORD, including any improvements placed thereon by either LANDLORD or TENANT.

12. **Condemnation:** If the entire premises are condemned or taken in any manner for public or quasi-public use, including, but not limited to, a conveyance or assignment in lieu of a condemnation, this Lease shall automatically terminate on the earlier of the date when title vests or the TENANT is dispossessed by the condemnation or other taking. If a part of the premises is condemned or taken, this Lease shall automatically terminate as to that portion of the premises so taken. If such condemnation of a portion of the premises renders the remaining portion unusable for the business of the TENANT, the TENANT may, with ninety days written notice to the LANDLORD terminate the Lease on the remaining portion. Such termination shall be without prejudice to the rights of either the LANDLORD or the TENANT to recover compensation from the condemning authority of any loss or damage caused by such condemnation. Neither the LANDLORD nor the TENANT shall have any rights in any award made to the other by condemning authority.

13. **Destruction of Premises:** If all or any part of the leased property is damaged or destroyed by fire or other casualty so that the demised premises are unfit for use, the TENANT shall have the option within thirty (30) days after the date of such casualty to elect to terminate this lease or to repair and rebuild the damaged part.

14. **Default:** If TENANT shall be in default in the performance of any conditions hereof, and fail to correct and rectify any such default within thirty (30) days after TENANT receives written notice adequately identifying a default; and with receipt of a written registered notice, LANDLORD may repossess same as if this Lease had not been made, and shall thereupon have the right to cancel this Lease without prejudice. LANDLORD, waives all rights of distraint against the equipment, personal property, inventory, furniture, and fixtures of the TENANT.

15. **Performance of Landlord's Obligation:** If the LANDLORD shall breach any of the conditions required to be performed by it under the Lease, and shall fail to correct same within thirty (30) days of written registered notice to the LANDLORD of its intention to do so, in which event this lease shall terminate upon the date fixed in such notice, unless the LANDLORD shall meanwhile cure the default.

16. **Subordination to Mortgage:** This Lease is subject and subordinate to any Mortgage which may now or hereafter encumber the demised premises; and to all renewals, modifications, consolidations, replacements and extensions thereon. This clause shall be self-operative and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, TENANT shall, at LANDLORD's request provide written confirmation of such.

17. **Estoppel Certificate:** TENANT will, at any time, and from time to time, upon not less than ten (10) days prior request by LANDLORD, execute, acknowledge, and deliver to LANDLORD without additional consideration, a statement in writing executed by TENANT certifying that TENANT is in possession of the premises under the terms of this Lease; that the Lease is unmodified and in full effect; or if there have been modifications, that this Lease is in full effect as modified, and setting forth such modifications; and the dates to which rent has been paid, and either stating that to the knowledge of the TENANT, no default exists hereunder or specifying each such default to which TENANT may have knowledge; and such other matters as may be reasonably requested by LANDLORD, it being intended that any such statement by TENANT be relied upon by any prospective purchaser or mortgagee of the property.

18. **Notices:** Any notice under this lease must be made in writing and must be sent by registered or certified mail to the last address of the party to whom the notice is given as designated by such party in writing.

The LANDLORD hereby designates its address as:

City of Florence
Attn: City Manager
324 West Evans Street
Florence, SC 29501

The TENANT hereby designates its address as:

Pee Dee Healthy Start, Inc.
Attn: Executive Director
314 W. Pine Street
Florence, South Carolina 29501

19. **Waiver:** Failure of either party to insist upon strict performance of any covenant or condition of this Lease, in any or more instances, shall not be construed as a waiver for the future of any such covenant or condition, but, the same shall be and remain in full force and effect.

20. **Binding Effect:** The covenants, terms, conditions, provisions and undertakings in this Lease, or in any renewals thereof, shall extend to, and be binding upon, the heirs and executors administrators, and successors and assigns of the respective parties hereto, as if they were in every case named and expressed, and, shall be construed as covenants running with the land, and, whenever reference is made to either of the parties hereto, it shall be held to include and

apply also to the heirs, executors, administrators, successors and assigns of such party, as if in each case so expressed.

21. **Warranty of Authority and Title:** Both parties, whose signatures are below inscribed, expressly warrant that they have full express authority to bind the respective parties on whose behalf they are signing, to the terms of this Agreement of Lease. LANDLORD warrants that it has good marketable title and that it will not interfere with the TENANT'S use of the Premises as described herein.

22. **Entire Agreement, Modification, and Severability:** This Lease contains the entire agreement between the parties, and shall not be modified in any manner except by an instrument in writing, executed by the parties. If any term or provision of this Lease, or the application thereof, to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the LANDLORD and TENANT subscribed their names and affixed their seals the day and year first above written.

WITNESSES:

LANDLORD:

City of Florence, SC

By: _____
ANDREW H. GRIFFIN
City Manager

TENANT:

Pee Dee Healthy Start, Inc.

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(City of Florence)

Before me, a notary public, personally appeared the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw **Andrew H. Griffin** as City Manager of the **City of Florence** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **City of Florence** that s/he together with the second subscribing witness witnessed the execution thereof.

Signature of Witness

SWORN TO and subscribed before me
this ____ day of _____, 2016

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(Pee Dee Healthy Start, Inc.)

Before me, a notary public, personally appeared the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw _____ as _____ of **Pee Dee Healthy Start, Inc.** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **Pee Dee Healthy Start, Inc.** and that s/he together with the second subscribing witness witnessed the execution thereof.

Signature of Witness

SWORN TO and subscribed before me
this ____ day of _____, 2016

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT A
Property Description

All that certain piece, parcel and lot of land with improvements thereon situate, lying and being in the County of Florence, State of South Carolina containing 0.6805 acres, more or less, as shown on a plat prepared by Ervin Engineering Company dated October 1, 1998 and recorded in plat book 69 at page 195, records of Florence County. Aforesaid Plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. This description is in lieu of metes and bounds, as permitted by law under Section 30-5-250 of the 1976 Code of Laws of South Carolina, as amended. Be all measurements a little more or a little less and according to said plat.

This being the same property conveyed to the City of Florence by deed of Mary K. Rickenbaker, Trustee, recorded on March 1, 2016 in Deed Book B618 at page 1506 in the office of the Clerk of Court for Florence County.

This property is known as 314 W Pine Street and is further identified as Florence County Tax Map Parcel No. 90075-04-020.

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: An Ordinance to declare a portion of tax parcel 90038-07-014 as surplus and authorize the transfer of land to C. V. Flowers for the purposes of correcting an encroachment and setback violation of a structure located on tax parcel 90038-07-016

DEPARTMENT/DIVISION: Planning, Research and Development

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land, being a portion of Tax Parcel 90038-07-014, to C.V. Flowers for the purposes of correcting an encroachment and setback violation of an accessory structure located on tax parcel 90038-07-016. The land to be conveyed will be the portion of Florence County tax parcel 90038-07-014 that extends south 8.32 ft. from the southwest corner of Florence County tax parcel 90038-07-016 and east from that proposed corner, parallel to the existing accessory structure for 42.5 ft. and north 12.5 feet to the existing property line.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

III. POINTS TO CONSIDER:

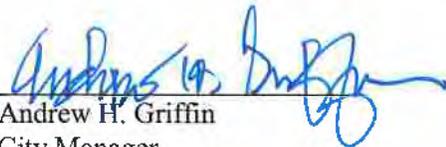
- (1) Request is being considered for first reading.
- (2) Mr. Flowers, having had survey of his property conducted found that his accessory structure extended over his rear (southern) property line constituting an encroachment onto City of Florence owned property.
- (3) Mr. Flowers requests that the city transfer the amount of property necessary to correct the encroachment as well as to afford him compliance with the City of Florence Zoning Ordinance. (See Attachment A)
- (4) The portion of tax map 90038-07-014 to be conveyed is to be surveyed, subdivided and recorded by C.V. Flowers.
- (5) Compensation for the property will established by reviewing recent sales prices of properties in the near vicinity of the subject property.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Plat showing proposed land to be transferred.


Phillip M. Lookadoo
Director of Planning, Research and Development


Andrew H. Griffin
City Manager

Land Conveyance 1460 Wisteria Drive



Legend

- Proposed Parcel
- Address 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.

2000 1500 0 3000 Feet



ORDINANCE NO. 2016-_____

AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO C. V. FLOWERS, SPECIFICALLY A PORTION OF TAX PARCEL 90038-07-014

WHEREAS, after due consideration, the City has concluded that the land designated as the portion of Florence County tax parcel 90038-07-014 that extends south 8.32 ft from the southwest corner of Florence County tax parcel 90038-07-016 and extends east, parallel to the existing accessory structure for 42.5 ft and north 12.5 feet to the existing property line, is surplus land to the City, and conveyance of said property to C. V. Flowers is in the best interest and to the benefit of the citizens of the City of Florence and;

WHEREAS, said portion of Florence County tax parcel 90038-07-014 is to be combined with Florence County tax parcel 90038-07-016.

NOW, THEREFORE, be it ordained by the City Council of the City of Florence in meeting duly assembled and by the authority thereof:

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed, and other documentation in order to convey title to the property described above to C. V. Flowers.

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

ADOPTED THIS _____ DAY OF _____, 2016.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE ROWAN
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

A resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the South Carolina Water Quality Revolving Fund Authority ("SRF") for a low interest loan from the Drinking Water Revolving Loan Fund in an amount of approximately \$3 million to finance the improvements to the Timmonsville Water System.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. By formal action of both the City of Florence and the Town of Timmonsville in 2013, the City agreed to provide water and wastewater services to the Town of Timmonsville service area. On January 9, 2014 the Timmonsville Water and Sewer System was conveyed to the City of Florence.

B. A number of funding sources to include several grants and SRF loans for both the water and sewer were identified by the City as part of the financial plan developed to acquire the Timmonsville System to finance critically needed repairs and upgrades.

C. The original estimated cost of these repairs and upgrades was \$12.5 million. Since the City's acquisition of the Timmonsville system in January 2014, City Council has approved the use of \$2.5 million in additional grant funding sources for upgrades to the this system, bringing the total estimated cost of improvements to \$15 million.

III. POINTS TO CONSIDER

A. Of the estimated total cost, the Timmonsville water system will require approximately \$7.2 million in improvements.

B. A portion of the financing for these improvements will be provided through grants from CDBG, EDA, the SC Transportation Infrastructure Bank, the SC Rural Infrastructure Authority, and USDA Rural Development in a total amount of approximately \$3.2 million.

C. The remaining financing in the approximate amount of \$4 million will be provided through SRF in the form of a principal forgiveness loan (effectively a grant) in the amount of \$1 million, and a Drinking Water SRF Loan in the amount of approximately \$3 million at an interest rate of approximately 1%.

D. In August 2015, City Council approved a resolution to submit an application to the South Carolina Water Quality Revolving Fund Authority ("SRF") for a low interest loan from the Drinking Water Revolving Loan Fund to finance the improvements to the Timmonsville Water System.

E. Because the scope of many of the proposed projects in the loan application were not finalized before the end of the loan funding fiscal year, the loan application was not submitted in the 2015 funding fiscal year, and is now being submitted as updated in the 2016 funding year.

DWSRF Loan Application Resolution Agenda Item – Page 2

F. The adoption of a resolution is required to authorize the City Manager to complete, and the Mayor to execute and submit the loan application to SRF.

G. Following loan approval by SRF, an ordinance authorizing the borrowing of the Loan funds will also need to be adopted by City Council.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the State Authority for a loan from the State Revolving Fund in the amount of approximately \$3 million to finance improvements to the Timmons ville Water System.

V. ATTACHMENTS

Proposed resolution



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

RESOLUTION NO. 2016-_____

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the South Carolina Water Quality Revolving Fund Authority (the "State Authority") provides low-interest financing for the construction of public drinking water facilities from the Drinking Water Revolving Loan Fund (the "Fund") pursuant to the Federal Safe Drinking Water Act and Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the City of Florence is legally constituted municipal corporation in the State of South Carolina and is authorized to incur revenue debt pursuant to Title 6, Chapter 21, Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the City of Florence has determined that it is in the best interests of the City to apply to the State Authority for a loan from the Fund;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Florence, South Carolina (the "Council"), in a meeting duly assembled:

1. That the Council hereby authorizes the City Manager to complete, and the Mayor to execute and submit an application to the State Authority for a loan from the Fund in the amount of approximately \$3,000,000 to finance improvements to the Timmonsville Water System. The City Manager is authorized to take such actions as may be necessary or convenient to complete the application process.
2. That the City will grant to the State Authority a pledge of, and lien on, all revenues of the City's combined water and sewer system for repayment of the loan.
3. That the final terms and conditions of the loan and the loan documents shall be subject to the approval of this Council.

ADOPTED this _____ day of _____, 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

IX. b.
Resolution
No. 2016-14

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

A resolution authorizing the City of Florence to provide local match funding in the amount of \$82,494 for a Community Development Block Grant provided through the Community Infrastructure Program. Florence County has applied for this grant to provide water infrastructure and related engineering funding to upgrade the Timmons ville water system.

II. PREVIOUS ACTION TAKEN/CURRENT STATUS

A. In 2013 the SC Department of Commerce awarded Community Development Block Grant (CDBG) funds through the Community Infrastructure Program to Florence County the Timmons ville Highway 403 Water Treatment Plant upgrade, and to provide for a water connection to the City of Florence.

B. Because the City of Florence is not eligible for state CDBG funding, the CDBG funds were requested by and awarded to Florence County for assistance with the Timmons ville water system infrastructure upgrades.

III. POINTS TO CONSIDER

A. Florence County has again applied for CDBG funding through the Community Infrastructure Program on behalf of the City of Florence in the amount of \$737,449 to be used the Timmons ville water system, specifically for the construction of a new Highway 403 offsite well.

B. This CDBG grant represents one of several grants that make the conveyance of the Timmons ville water and sewer system to the City feasible. Other grants for the Timmons ville water and sewer system upgrades are being provided by EDA, the SC Transportation Infrastructure Bank, the SC Rural Infrastructure Authority, USDA Rural Development and the SRF Loan Principal Forgiveness program.

C. Funding for the project, in the total amount of \$819,943 requires a 10% funding match of \$82,494, and the City, as the owner of the Timmons ville water and sewer system, will be responsible for the match.

D. The adoption of this resolution authorizing the City to provide the local funding match is required to finalize the CDBG grant application process.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed resolution authorizing the City to provide the local funding match for a Community Development Block Grant through Community Infrastructure Program.

V. ATTACHMENTS

Attached are the proposed resolution and the CDBG Funding Proposal application.


Thomas W. Chandler
Finance Director


Andrew H. Griffin
City Manager

RESOLUTION NO. 2016-_____

A RESOLUTION AUTHORIZING THE LOCAL MATCH TO THE STATE OF SOUTH CAROLINA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR A COMMUNITY INFRASTRUCTURE GRANT TO PROVIDE WATER INFRASTRUCTURE UPGRADES FOR THE TOWN OF TIMMONSVILLE SERVICE AREA

WHEREAS, the State of South Carolina is authorized to make Community Development Block Grants (CDBG) to local governments with identified community and economic development needs/priorities, and

WHEREAS, Florence County has identified such needs and priorities and has made such information available to the citizens at duly advertised public hearings, and

WHEREAS, one of the needs involves assisting a municipality, Town of Timmons ville, in community infrastructure upgrades, and

WHEREAS, the total project costs are estimated to be \$819,943, and the grant requires a 10% local match.

NOW THEREFORE BE IT RESOLVED, by the Florence City Council, South Carolina duly assembled this 9th day of September 2013:

- Section I.** That the City of Florence will provide local match funding for a Community Development Block Grant, Community Infrastructure Program, to be applied for by Florence County (CI-16-21) in the amount of \$82,494 to provide engineering funds for the project.
- Section II.** That the City of Florence will provide funding for costs exceeding the estimate of \$737,449.00, if any, for this project.
- Section III.** That any cost savings occurring will be shared with Grants Administration on a pro-rata basis.
- Section IV.** That this Resolution shall be in full force and effect from and after its adoption.

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: June 13, 2016

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

A Resolution to authorize and approve the acceptance of loan assistance funds from the South Carolina Water Quality Revolving Fund Authority ("the Authority"), and to authorize the Mayor to execute the loan assistance agreement between the City of Florence and the Authority to provide a portion of the total financing for the second phase of improvements and repairs to the Timmons ville Sewer System.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. By formal action of both the City of Florence and the Town of Timmons ville in 2013, the City agreed to provide water and wastewater services to the Town of Timmons ville service area. On January 9, 2014 the Timmons ville Water and Sewer System was conveyed to the City of Florence.

B. A number of funding sources to include several grants and SRF loans for both the water and sewer were identified by the City as part of the financial plan developed to acquire the Timmons ville System to finance critically needed repairs and upgrades.

C. The original estimated cost of these repairs and upgrades was \$12.5 million. Since the City's acquisition of the Timmons ville system in January 2014, City Council has approved the use of \$2.5 million in additional grant funding sources for upgrades to the this system, bringing the total estimated cost of improvements to \$15 million.

III. POINTS TO CONSIDER

A. Of the estimated repair and upgrade total cost, the Timmons ville sewer system will require approximately \$8.2 million in improvements and repairs. These projects have been separated into two funding phases or cycles

B. Of the \$8.2 million in improvements and repair, financing is being provided through SRF in the form of two principal forgiveness loans (effectively grants) in the total amount of approximately \$1.9 million and two loans in the total amount of approximately \$6.3 million to fund two phases of sewer system improvements.

C. In August 2014 SRF funded the total cost of the first phase of sewer system improvements in the approximate amount of \$2.7 million with \$966,368 provided as SRF funds issued in August 2014 as a principal forgiveness loan, and the remaining balance of approximately \$1.75 million financed in September 2014 through an SRF Loan over a blended period of 20 at an interest rate of 1% and 30 years at an interest rate of 1.1%.

D. For the second phase of sewer system improvements, SRF will finance the total cost in the approximate amount of \$5.51 million.

D. Of the \$5.5 million total, \$1million will be provided through SRF loan assistance monies to be

CWSRF Loan Assistance Resolution Agenda Item – Page 2

issued in the form of a principal forgiveness loan, and the remaining balance of approximately \$4.5 million will be financed through an SRF Loan over a blended period of 20 at an interest rate of 1% and 30 years at an interest rate of 1.1%.

E. The adoption of a resolution is required to authorize and approve acceptance of SRF loan assistance funds, and to authorize the Mayor to execute the loan assistance agreement between the City and the Authority.

IV. STAFF RECOMMENDATION

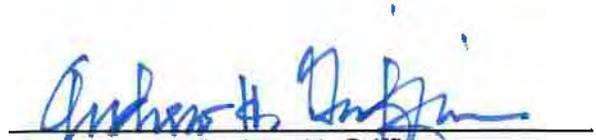
Approve and adopt the proposed resolution authorizing the Mayor to execute the loan assistance agreement between the City of Florence and the Authority to provide a portion of the total financing for the first phase of improvements and repairs to the Timmons ville Sewer System.

V. ATTACHMENTS

Proposed resolution



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

RESOLUTION NO. 2016-_____

A RESOLUTION AUTHORIZING AND APPROVING THE ACCEPTANCE OF CERTAIN LOAN ASSISTANCE MONIES FROM THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AUTHORIZING THE MAYOR TO EXECUTE THAT CERTAIN LOAN ASSISTANCE AGREEMENT BETWEEN THE CITY OF FLORENCE AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Florence (the "**Project Sponsor**") is a municipal corporation duly created and existing under the laws of the State of South Carolina;

WHEREAS, the Project Sponsor is authorized and empowered by the provisions of Title 48, Chapter 5 of the Code of Laws of South Carolina, 1976, as amended, to receive financial assistance from the South Carolina Water Quality Revolving Fund Authority (the "**Authority**");

WHEREAS, the Federal Clean Water Act, as amended on June 10, 2014, allows the South Carolina Water Pollution Control Revolving Fund (the "**Fund**") to provide additional subsidization (including subsidization which will not accrue interest and the principal of which will be forgiven) for wastewater infrastructure facilities;

WHEREAS, the Project Sponsor previously applied to the South Carolina Department of Health and Environmental Control ("**DHEC**") for certain loan assistance monies (the "**Loan Assistance**") to be made available to the Project Sponsor by the Authority in the form of a subsidization which will not accrue interest and the principal of which will be forgiven;

WHEREAS, the Project Sponsor was selected by DHEC to receive the Loan Assistance contingent upon compliance by the Project Sponsor with all terms, conditions and requirements set forth in the Loan Assistance Agreement, the form of which is attached hereto as Exhibit A (the "**Loan Assistance Agreement**"); and

WHEREAS, based on approvals issued by DHEC, the proceeds of the Loan Assistance are to be used by the Project Sponsor for the Timmonsville Wastewater Treatment Plant Intermittent Sand Filter Rehabilitation Project described in Appendix A to the Loan Assistance Agreement (the "**Project**").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence, South Carolina (the "**Council**"), in a meeting duly assembled:

Section 1. Acceptance of the Loan Assistance; Acknowledgment of Terms of Loan Assistance Agreement.

The Loan Assistance, under the terms, conditions and requirements set forth in the Loan Assistance Agreement, is hereby accepted. The Project Sponsor acknowledges that the receipt of proceeds of the Loan Assistance pursuant to the Loan Assistance Agreement requires the Project Sponsor to comply with all of the terms of the Loan Assistance Agreement, including requiring strict compliance with all state and federal mandates set forth therein by any contractors performing work on the Project who are subject to those mandates. The Project Sponsor further acknowledges that the forgiveness of the principal amount of the Loan Assistance by the Authority is conditional upon

the Project Sponsor's complete and satisfactory compliance with the terms of the Loan Assistance Agreement, and that any failure to comply strictly with such terms could result in a requirement that the Project Sponsor repay to the Authority all or a portion of the Loan Assistance. The Project Sponsor has fully reviewed each and every provision of the Loan Assistance Agreement.

Section 2. Approvals, Appropriations and Expenditures.

The Project Sponsor certifies that it has taken, or will take, all actions necessary under South Carolina law to approve, appropriate and expend the proceeds of the Loan Assistance.

Section 3. Authorization of the Loan Assistance Agreement.

The Loan Assistance Agreement is hereby approved, and the execution and delivery of the Loan Assistance Agreement on behalf of the Project Sponsor is hereby authorized and directed. The Loan Assistance Agreement shall be executed on behalf of the Project Sponsor by the Mayor and shall be attested to by the City Clerk.

Section 4. Miscellaneous.

This Resolution shall be a contract between the Project Sponsor and the Authority, and shall be enforceable as such against the Project Sponsor.

ADOPTED by the City of Florence, South Carolina this 13th day of June, 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

SEAL

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: Resolution No. 2016-16

ISSUE UNDER CONSIDERATION: A Resolution to honor VIP Magazine's contributions to the efforts to revitalize downtown Florence.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

- 1) The investment by VIP Magazine in Florence is welcomed and is playing a role in the continued development of Florence's Downtown Business District.
- 2) Tammy Clark and Rodney Berry, co-founders of VIP Magazine, are contributors to the community's growth through their philanthropic endeavors and leadership, as well as their business investments.
- 3) Each quarter, with recommendation from the Greater Florence Chamber of Commerce, Florence City Council recognizes a business that has made contributions to the development of downtown.


Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2016 - 16

A RESOLUTION HONORING VIP MAGAZINE’S CONTRIBUTIONS TO THE EFFORTS TO REVITALIZE DOWNTOWN FLORENCE

- WHEREAS,** the co-founders of VIP Magazine, Tammy Clark and Rodney Berry, have established a publication that showcases organizations and individuals that represent best practices in business and entrepreneurship. In addition, Clark and Berry have worked with various local agencies, and especially the Greater Florence Chamber of Commerce, to support business initiatives and to help foster an atmosphere conducive to inclusion in the city and downtown area; and
- WHEREAS,** the investment by VIP Magazine in Florence is welcomed and is playing a role in the continued development of Florence’s Downtown Business District; and
- WHEREAS,** the owner/publishers are contributors to the community’s growth through their philanthropic endeavors, leadership, as well as their business investments; and
- WHEREAS,** the Greater Florence Chamber of Commerce has requested that the City recognize the business efforts of VIP Magazine and its contributions to our community.

NOW, THEREFORE, BE IT RESOLVED:

THAT, upon the petition of the Greater Florence Chamber of Commerce and in recognition of VIP Magazine’s contribution to the continued efforts to revitalize downtown Florence, the City Council of the City of Florence hereby declares the months of April through June, the VIP Magazine quarter.

AND IT IS SO RESOLVED, this 13th day of June, 2016.

STEPHEN J. WUKELA, MAYOR

FRANK J. BRAND, II, MAYOR PRO TEM

TERESA MYERS ERVIN, DISTRICT I

ATTEST:

ROBBY L. HILL, AT-LARGE

DIANNE M. ROWAN, MUNICIPAL CLERK

OCTAVIA WILLIAMS-BLAKE, AT-LARGE

APPROVED AS TO FORM:

GEORGE D. JEBAILY, AT-LARGE

JAMES W. PETERSON, JR., CITY ATTORNEY

FLORENCE CITY COUNCIL MEETING

DATE: June 13, 2016

AGENDA ITEM: Consideration of a resolution to re-designate two hour parking in the H-1, Historic Overlay District of the downtown area; to designate three, 30 minute on-street parking spaces in front of the buildings located at 122 to 130 South Irby Street; and to designate a loading zone on South Irby Street to the east side of the building located at 200 West Evans Street

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Consideration of a resolution to re-designate two hour parking in the H-1, Historic Overlay District of the downtown area; to designate three, 30 minute on-street parking spaces in front of the buildings located at 122 to 130 South Irby Street shown more specifically on Florence County Tax Map Parcels 90168-02-028, 90168-02-029, and 90168-02-030; and to designate a loading zone on South Irby Street to the east side of the building located at 200 West Evans Street (Francis Marion Health Sciences Center) shown more specifically on Florence County Tax Parcel 90168-01-006.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) City Council adopted Ordinance 88-51 on September 26, 1988 to limit on street parking to two hours on the 100 blocks of North and South Dargan and the 100 and 200 blocks of West Evans.

III. POINTS TO CONSIDER:

- (1) For the purposes of maintaining economic vitality, it is necessary to limit parking in portions of downtown.
- (2) Currently, on-street parking is limited to two hours on the 100 blocks of North and South Dargan and the 100 and 200 blocks of West Evans (Ordinance 1988-51).
- (3) Section 19-4 of the Code of Ordinances allows the chief of police, when so directed by resolution of City Council, to regulate the operation of vehicles within the City by erecting or placing of proper signs or markers indicating limited or prohibited parking, angle parking, parking of official vehicles, or parking of public service vehicles
- (4) The two hour parking as established in Ordinance 1988-51 is to be re-designated by resolution such that it conforms with Section 19-4 of the Code of Ordinances.
- (5) There is a further need to establish on-street parking as follows.
 - a. On the 100 block of South Irby Street, four spaces on the east side of the street adjacent to Florence County Tax Parcel 90168-02-027 to be designated as two hour.
 - b. On the 100 block of South Irby Street, three spaces on the east side of the street in front of the buildings located at 122 to 130 South Irby Street shown more specifically on Florence County Tax Map Parcels 90168-02-028, 90168-02-029, and 90168-02-030, to be designated as 30 minute.

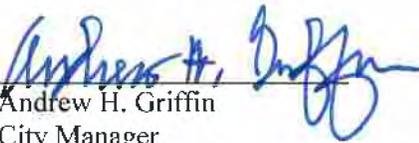
- c. On the 100 block of South Irby Street, a length of 96 ft in length located on the west side of South Irby Street to the east side of the building located at 200 West Evans Street (Francis Marion Health Sciences Center) shown more specifically on Florence County Tax Parcel 90168-01-006, to be designated as a loading zone.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Resolution
- (2) Copy of Ordinance 88-51
- (3) Site map of proposed parking on South Irby Street


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


Andrew H. Griffin
City Manager

ADOPTED ON FIRST READING AT A MEETING OF
 THE COUNCIL OF THE CITY OF FLORENCE, S. C.
 ON Sept. 12, 1988
 BY Sept. 12, 1988
 BY Sept. 26, 1988
 COPY MAILED TO _____
 ON _____

ORDINANCE NO.
 88-51

WHEREAS, for the purposes of Economic Development it is necessary to limit parking on the one hundred blocks of North and South Dargan Street and the one hundred and two hundred blocks of West Evans Street to two hours;

WHEREAS, the City Council of Florence desires to limit parking on the one hundred blocks of North and South Dargan Street and the one hundred and two hundred blocks of West Evans Street;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence duly assembled that parking shall be limited to two hours on the one hundred blocks of North and South Dargan Street and the one hundred and two hundred blocks of West Evans Street.

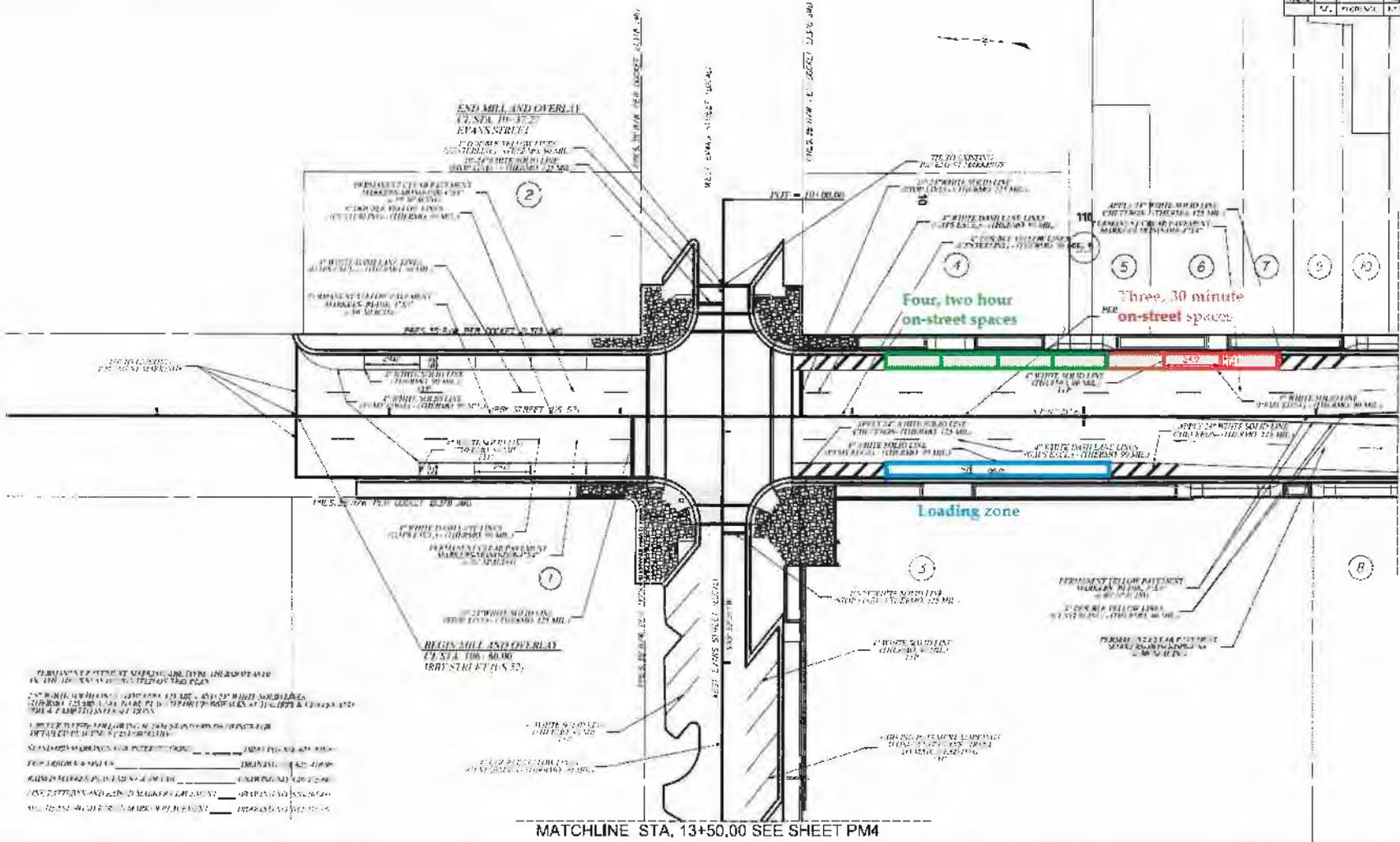
Adopted this 26th day of September, 1988.

Timothy W. Meacham
 Timothy W. Meacham
 City Attorney

Joe W. "Rocky" Pearce, Jr.
 Mayor
John A. Sellers
 John A. Sellers, Mayor Pro Tem
Ben Dozier
 Ben Dozier, Councilman
James A. Schofield
 James A. Schofield, Councilman
K. Fred Sanna
 K. Fred Sanna, Councilman
Herbert G. Ham
 Herbert G. Ham, Councilman

ATTEST:
Brenda H. Woods
 Brenda Woods
 Municipal Clerk

NO.	DATE	BY	CHKD.
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MATCHLINE STA. 111+50.00 SEE SHEET PM2

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
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 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DISTRICT UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.

MATCHLINE STA. 13+50.00 SEE SHEET PM4



AECOM
 101 Research Drive
 Columbia, South Carolina 29203
 Telephone: (803) 799-2400 Fax: (803) 799-2400
 www.AECOM.com

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1			
REV.	DATE	BY	CHKD.
1	08/11/10	JK	JK
2	08/11/10	JK	JK
3	08/11/10	JK	JK
4	08/11/10	JK	JK

CITY OF FLORENCE
 PENNS FOR PROGRESS
 FLORENCE, SC
 IRBY STREET
 STREETSCAPE
 PAVEMENT MARKING PLAN
 STA. 111+50.00 TO STA. 131+50.00
 SCALE: 1"=10' SHEET NO. PM1

NO. 1024 1/10

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

RESOLUTION NO. 2016-_____

A RESOLUTION TO RE-DESIGNATE TWO HOUR PARKING IN THE H-1, HISTORIC OVERLAY DISTRICT OF THE DOWNTOWN AREA; TO DESIGNATE THREE, 30 MINUTE ON-STREET PARKING SPACES IN FRONT OF THE BUILDINGS LOCATED AT 122 TO 130 SOUTH IRBY STREET; AND TO DESIGNATE A LOADING ZONE ON SOUTH IRBY STREET TO THE EAST SIDE OF THE BUILDING LOCATED AT 200 WEST EVANS STREET

WHEREAS, the City Council of the City of Florence seeks to provide both an effective and safety-oriented means of on-street parking within the municipal limits of the City and;

WHEREAS, for the purposes of maintaining economic vitality it is necessary to limit on-street parking in portions of the City and;

WHEREAS, Section 19-4 of the City of Florence Code of Ordinances allows the chief of police, when so directed by resolution of City Council, to regulate the operation of vehicles within the City by erecting or placing of proper signs or markers indicating limited or prohibited parking, angle parking, parking of official vehicles, or parking of public service vehicles and;

WHEREAS, Ordinance 88-51 established two hour, on-street parking in the following areas:

1. 100 and 200 blocks of West Evans Street,
2. 100 blocks of North and South Dargan Street and;

WHEREAS, an additional need for on-street parking is recognized in the following areas:

1. On the 100 block of South Irby Street, four spaces on the east side of the street adjacent to Florence County Tax Parcel 90168-02-027 shall be designated as two hour and;
2. On the 100 block of South Irby Street, three spaces on the east side of the street in front of the buildings located at 122 to 130 South Irby Street shown more specifically on Florence County Tax Map Parcels 90168-02-028, 90168-02-029, and 90168-02-030, three spaces shall be designated as 30 minute and;
3. On the 100 block of South Irby Street, a length of 96 ft in length located on the west side of South Irby Street to the east side of the building located at 200 West Evans Street (Francis Marion Health Sciences Center) shown more specifically on Florence County Tax Parcel 90168-01-006, shall be designated as a loading zone and;

WHEREAS, the City Council of the City of Florence wishes to set forth continuous and unified regulations for the enhancement of safe on-street parking.

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

1. On the 100 and 200 blocks of West Evans Street, parking shall be designated as two hour and;
2. On the 100 blocks of North and South Dargan Streets, parking shall be designated as two hour;
3. On the 100 block of South Irby Street, four spaces on the east side of the street adjacent to Florence County Tax Parcel 90168-02-027 shall be designated as two hour and;
4. On the 100 block of South Irby Street, three spaces on the east side of the street in front of the buildings located at 122 to 130 South Irby Street shown more specifically on Florence County Tax Map Parcels 90168-02-028, 90168-02-029, and 90168-02-030, shall be designated as 30 minute and;
5. On the 100 block of South Irby Street, a length of 96 ft in length located on the west side of South Irby Street to the east side of the building located at 200 West Evans Street (Francis Marion Health Sciences Center) shown more specifically on Florence County Tax Parcel 90168-01-006, shall be designated as a loading zone and;

AND IT IS SO RESOLVED, this _____ day of _____, 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

DATE: June 13, 2016
AGENDA ITEM: Reports to Council / Tree City USA Award
DEPARTMENT / DIVISION: Public Works Department
 Beautification & Facilities Division

I. ISSUE UNDER CONSIDERATION:

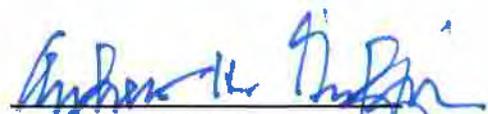
The National Arbor Day Foundation has recognized the City of Florence for 36 years as a Tree City USA participant and 11 years for the Tree City USA Growth Award.

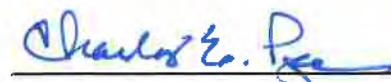
II. PREVIOUS ACTION:

The City of Florence began its Tree City USA program in 1980 and the Growth Award program in 2005.

III. POINTS TO CONSIDER:

1. The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of cities.
2. To qualify as a Tree City USA community, a town or city must meet four standards established by The Arbor Day Foundation and the National Association of State Foresters. These standards (listed below) were established to ensure that every qualifying community would have a viable tree management plan and program.
 - A Tree Board or Department (Parks & Beautification Commission)
 - A Tree Care Ordinance
 - A community Forestry Program with an annual budget of at least \$2.00 per capita
 - An Arbor Day Observance and Proclamation
3. The Tree City USA Growth Award is awarded by the Arbor Day Foundation to recognize higher levels of tree care by participating Tree City USA communities. The Growth Award highlights innovative programs and projects as well as increased commitment of resources for urban forestry. It also provides an opportunity to share new ideas and successes across the country.


 Andrew H. Griffin
 City Manager


 Charles E. Pope
 Public Works Director