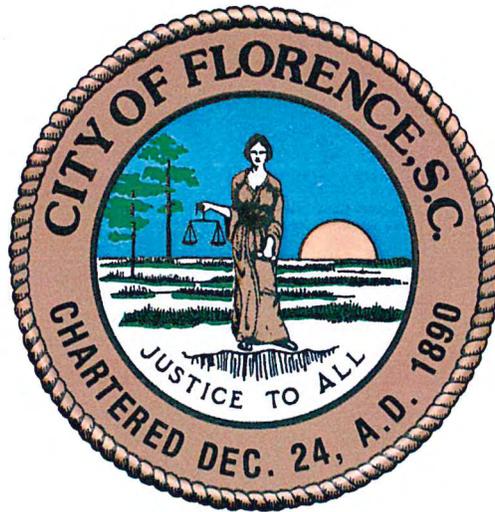


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
MARCH 12, 2018
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, MARCH 12, 2018 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

February 12, 2018 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Ronnie Wiggins – 10 years – Distribution Operations

Timothy Mathews – 10 years – Police

Randy Osterman – 10 years – Fire

V. APPEARANCE BEFORE COUNCIL

- a. Mr. Bob Skelton and Mr. Brian Laurent – a presentation regarding the “Discover Florence Treasure Hunt”.**

VI. ORDINANCES IN POSITION

- a. Bill No. 2018-01 – Second Reading**
An Ordinance to annex and zone property located at 131 North Lakewood Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90009-04-011.
- b. Bill No. 2018-02 – Second Reading**
An Ordinance to amend the City of Florence Unified Development Ordinance.
- c. Bill No. 2018-03 – Second Reading**
An Ordinance revising the Sewer and Water Tap Fee Schedule for the City of Florence, South Carolina.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2018-04 – First Reading**
An Ordinance to annex the property located at 2493 Parson Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-301.
- b. Bill No. 2018-05 – First Reading**
An Ordinance to annex the property located at 700 Clement Street, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00147-01-030.
- c. Bill No. 2018-06 – First Reading**
An Ordinance to annex the property located off of Twin Church Rd, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00076-01-190, 00076-01-021, 00076-01-191, and 00076-01-192.
- d. Bill No. 2018-07 – First Reading**
An Ordinance to amend Planned Development District Ordinance for Magnolia Mall TMN 00099-01-052 to allow for expanded development.
- e. Bill No. 2018-08 – First Reading**
An Ordinance authorizing the transfer of land to Brandon Grainger, specifically a portion of tax parcel 00150-01-029.

VIII. INTRODUCTION OF RESOLUTION

- a. Resolution No. 2018 – 02**
A resolution to de-designate on-street parking within the D-2, Downtown Central Overlay District in the 100 Block of North Irby Street.

- b. Resolution No. 2018 – 03**
A Resolution to amend the Conditional Grant Agreement between the City of Florence and RBA Foods, LLC.
(This Resolution will be discussed in Executive Session)

IX. REPORT TO COUNCIL

- a. Appointments to Boards and Commissions**

 - 1. Construction and Maintenance Board of Adjustments and Appeals**

X. EXECUTIVE SESSION

- a. Discussion of negotiations incident to a project relating to a proposed Economic Development [30-4-70(a)(5)].**

After returning to open session, Council may take action on matters discussed in Executive Session.

XI. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 12, 2018 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular meeting of February 12, 2018 to order at 1:00 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand; Councilman George D. Jebaily; Councilwoman Teresa Myers-Ervin; Councilwoman Octavia Williams-Blake; Councilman Glynn F. Willis and Councilwoman Pat Gibson-Hye Moore.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne Rowan, Municipal Clerk; Mr. Scotty Davis, Director of Community Services; Mr. Chuck Pope, Director of Public Works; Mr. Thomas Chandler, Director of Finance; Mr. Michael Hemingway, Director of Utilities; Chief Randy Osterman, Florence Fire Department; Mr. Ray Reich, Downtown Development Manager; Mr. Jerry Dudley, Planning Manager; and Mr. Clint Moore, Development Manager.

MEDIA PRESENT: Ms. Kiahna Patterson of WBTW TV-13 was present for the meeting.

INVOCATION

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

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the January 8, 2018 Regular Meeting. Councilman Jebaily seconded the motion.

Council voted unanimously to adopt the January 8, 2018 City Council minutes.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Mayor Wukela presented Matthew Jackson and Christopher “Ryan” Derrick a Certificate of Recognition for completing 10 years of service with the Fire Department.

Billy Matthews received a Certificate of Recognition for completing 15 years of service with the City of Florence Public Works Department.

Gregory Brown of the Planning, Research & Development Department and Michael Orange of the Utilities Department received a Certificate of Recognition from Mayor Wukela for completing 20 years of service with the City of Florence.

Mayor Wukela presented Joe Batista a Certificate of Recognition for completing 40 years of service with the Public Works Department.

EDUCATIONAL RECOGNITION

Mayor Wukela presented Coley Moore an Educational Recognition for passing the “A” Water Operator Certification Exam on December 29, 2017.

APPEARANCE BEFORE COUNCIL

MS. BUQUILLA ERVIN-CANNON – NORTH FLORENCE COMMUNITY HISTORY AND HERITAGE INITIATIVE AND MS. SUZANNE M. LAROCHELLE, ACTION OF THE PEE DEE – 50TH ANNIVERSARY OF THE ASSASSINATION OF DR. MARTIN LUTHER KING, JR.

Ms. Cannon stated this is the 50th anniversary of the assassination of Dr. Martin Luther King, Jr. Ms. LaRochelle will share recommendations in recognition of this 50th anniversary which will occur on April 4, 2018.

Ms. LaRochelle gave a presentation on the events of Dr. King's assassination and also the homicide of the leader of the Black Lives Matter movement, Mr. Muhiyidin d'Baha which occurred on February 6, 2018. Ms. LaRochelle requested that a Resolution honoring the 50th year observance of the assassination of Dr. Martin Luther King, Jr. be adopted by City Council.

Ms. Cannon stated that Dr. King will be honored during the month of April and is asking that City Council approve the Resolution read by Ms. LaRochelle to name April 4, 2018 as Dr. Martin Luther King, Jr. Day in the City of Florence.

Ms. Cannon also requested that a 50th recognition be given to a Florence native, Mr. Frankie Thomas, a student at South Carolina State University in 1968, and a survivor of the Orangeburg Massacre that occurred that same year.

INTRODUCTION OF ORDINANCES

BILL NO. 2018-01 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY LOCATED AT 131 NORTH LAKEWOOD DRIVE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90009-04-011.

An Ordinance to annex and zone property located at 131 North Lakewood Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90009-04-011 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-01 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this is a request to annex property located at 131 North Lakewood Drive into the City of Florence and to zone (NC-15) Neighborhood Conservation-15 District. The property is shown more specifically on Florence County Tax Map 90009-04-011.

The lot is currently the site of a single-family dwelling. City water and sewer services are currently available and there is no cost to extend utility services.

On December 12, 2017, the Planning Commission held a public hearing on this matter and voted unanimously, 6-0 to recommend the zoning of R-1, Single-Family Residential District. At the time of the hearing, the Unified Development Ordinance had not yet been adopted; however, it was noted that property in the Lakewood Subdivision would have the new zoning designation of NC-15, Neighborhood Conservation-15, which is synonymous with the R-1 zoning designation.

City Staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property NC-15, Neighborhood Conservation-15.

City Council voted unanimously to pass Bill No. 2018-01 on first reading.

BILL NO. 2018-02 – FIRST READING
AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT
ORDINANCE SECTIONS 1-2.7.2, 1-2.8.2, AND 2-6.1.1.

An Ordinance to amend the City of Florence Unified Development Ordinance Sections 1-2.7.2, 1-2.8.2 and 2-6.1.1 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-02 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager stated there is a need for minor text amendments to clarify intent and correct oversights in the Unified Development Ordinance.

Text amendments have been prepared by the Planning, Research and Development Department in an effort to clarify the intent of the ordinance and allow for reasonable development within the City.

Amendments to Sections 1-2.7.2 and 1-2.8.2 clarify the conditions related to the use and development standards for multi-family housing. In addition, it raises the number of units allowed per floor from eight (8) to twenty-four (24).

Amendment to Section 2-6.1.1 will add height requirements and alternate setback requirements for the Activity Center (AC), General Commercial (CG), Campus (CA), Light Industrial (IL), Heavy Industrial (IH), and Agricultural/Rural (AR) zoning districts. Section F is referenced in the “Height Requirements” column of Table 2-6.1.1 but was inadvertently, omitted from the text of the ordinance. The proposed text is similar to the City’s previous zoning ordinance in that it allows structures above the maximum allowed height with an increase in side and rear setback requirements. The City Fire Department was contacted regarding the proposed text and had no concerns.

City staff recommends the proposed text amendments as they guide development in a manner consistent with the stated purpose of the Unified Development Ordinance.

Council voted unanimously to pass Bill No. 2018-02 on first reading.

BILL NO. 2018-03 – FIRST READING
AN ORDINANCE REVISING THE SEWER AND WATER TAP FEE SCHEDULE FOR THE
CITY OF FLORENCE, SOUTH CAROLINA.

An Ordinance revising the Sewer and Water Tap Fee Schedule for the City of Florence, South Carolina was passed on first reading.

Councilwoman Moore made a motion to pass Bill No. 2018-03. Councilman Willis seconded the motion.

Mr. Michael Hemingway, Director of Utilities reported on issues that impact the sewer and water tap connection costs.

The first issue is sewer and water tap connections that require additional effort and cost. Presently, the City sewer and tap fee schedules are based on the costs of customary and traditional connections without special requirements and restrictions. When a sewer and/or water connection requested by a customer must cross, or be bored under a SCDOT or other public street, or a sewer connection involves connection to a sewer main with depth greater than six feet, the installation of a tap by the City requires more than normal efforts and costs. For these special connections it is recommended that the sewer and water tap fee schedule be revised to authorize the City to charge tap fees to include actual costs.

Mr. Thomas Chandler, Director of Finance reported on the second issue, the water tap fee increase for “Radio Read” (Advanced Metering Infrastructure) AMI expansion. The AMI system provides for more accurate billing and allows improved work efficiency by allowing the meter reading staff more time for infrastructure maintenance. Additionally, the automated system assists in the

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 12, 2018 – PAGE 4**

reduction of system water loss by identifying water leaks on service connections and is also able to detect occurrences of meter tampering and water theft. Through the expansion of the AMI system, the City will be able to deliver better customer service. To utilize the benefits of the investment in the AMI system, the meter box and the meter and transmitter must be updated at each customer service connection with AMI compliant components. The installation cost of this updated equipment requires that the water tap fee rates be revised to reflect the increased costs of such components.

The last issue is related to updating the Unit Contributory Loading Chart. Mr. Clint Moore, Development Manager reported that the Unit Contributory Loading Chart is developed by SC DHEC and was recently updated in 2015. This chart estimates the per day gallons used by various businesses, services and residences. The Chart is used by the City to determine the per day gallon demand and cost by establishment type. The Chart is also used by SC DHEC to reduce system capacities by subtracting permitted flows with each new permit issued. To be consistent with the SC DHEC loading guidelines, city staff recommends the adoption of the 2015 SC DHEC update to the Unit Contributory Loading Chart.

(Councilwoman Moore left the meeting at 4:00 p.m.)

(Mayor Pro tem Brand left the meeting at 4:20 p.m.)

Council voted unanimously to pass Bill No. 2018-03 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2018 - 01

A RESOLUTION IN RECOGNITION OF THE TRINITY BYRNES ATHLETIC TEAMS.

A Resolution in recognition of the Trinity Byrnes Athletic teams was adopted by Council.

Councilwoman Williams-Blake read the Resolution and recognized the members of the Girls Varsity Tennis Team, the Boys Varsity Golf Team, the Boys Varsity Football Team, and the Boys Varsity Basketball Team.

RESOLUTION NO. 2018 - 02

A RESOLUTION TO AMEND RESOLUTION 2012-27 OUTLINING THE WRECKER POLICY OF THE CITY OF FLORENCE AND TO ADOPT THE WRECKER AND STORAGE FEE SCHEDULE DEVELOPED AND UPDATED ANNUALLY BY THE SOUTH CAROLINA HIGHWAY PATROL.

A Resolution to amend Resolution No. 2012-27 outlining the Wrecker Policy of the City of Florence and to adopt the Wrecker and Storage Fee Schedule developed and updated annually by the South Carolina Highway Patrol was adopted as amended by Council.

Councilman Willis made a motion to pass Resolution No. 2018-02. Councilwoman Williams-Blake seconded the motion.

Captain Dave McClure of the Police Department reported to Council that the last Resolution for the City's current Wrecker Policy occurred in September, 2012. This Resolution set a flat rate fee for all wrecker services. It did not take into consideration annual towing costs, increases or other typical special wrecker operation situations requiring much greater expense by the wrecker services. This issue continually comes up every 3-5 years. Basically the City's fees do not keep up and simply don't reflect the reasonable and customary charges that wrecker service providers receive by other agencies. Recently, a number of requests have been received, from wrecker and towing services that are on the City's rotation list, to increase the allowable charges. The proposed Resolution amends the current wrecker rotation policy of the City and brings it in line with the Florence County Sheriff's Office as well as the local office of the South Carolina Highway Patrol. The Wrecker and Storage Fee Schedule is reviewed and set by the

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 12, 2018 – PAGE 5**

SC Highway Patrol from a state wide cost survey that is completed annually. Our current wrecker policy only identifies two types of wreckers however; this Resolution amendment recognizes three classes of wreckers and incorporates the Highway Patrol fees for standard towing, special operations, no tow or for after hours vehicle release. The adoption of the proposed fee schedule would reduce the conflict between the Police Department as well as wrecker service providers.

Councilman Jebaily expressed his concerns with the storage fees that are applied after the first 24 hours that a vehicle is in storage. The proposed Resolution would amend the storage fee to \$33.00 per day after the first 24 hours. The current rate the City charges is \$20.00 per day after the first 24 hours.

Councilman Jebaily made a motion to amend Resolution No. 2018-02 to maintain the current rate of \$20.00 per day after the first 24 hours for the storage of vehicles. Councilwoman Ervin seconded the motion.

Following a lengthy discussion to retain the lower storage fee, Council voted 4-3 to adopt Resolution No. 2018-02 as amended. Voting in favor of retaining the lower storage fee of \$20.00 was Councilman Jebaily, Councilwoman Ervin, Councilman Willis and Councilwoman Moore. Voting against the amendment was Mayor Wukela, Councilwoman Williams-Blake and Mayor Pro tem Brand.

Voting in favor of the underlying Resolution was Councilman Jebaily, Councilwoman Ervin, Councilman Willis and Councilwoman Moore. Voting in opposition to the underlying Resolution was Mayor Wukela, Councilwoman Williams-Blake and Mayor Pro tem Brand.

RESOLUTION NO. 2018 - 03

A RESOLUTION OF CITY COUNCIL APPROVING DOWNTOWN REDEVELOPMENT GRANT FOR THIRD QUARTER, FY 18.

(NOTE: This Resolution will be discussed in Executive Session)

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

Construction and Maintenance Board of Adjustments and Appeals

Councilman Jebaily deferred his appointment for a Mechanical Contractor to the Construction and Maintenance Board of Adjustment and Appeals until the March City Council meeting.

EXECUTIVE SESSION

Mayor Wukela stated there are a variety of matters that need to be discussed in Executive Session. One is a discussion of negotiations incident to matters relating to a proposed Economic Development [30-4-70(a) (5)]. There are also Contractual Matters and matters pertaining to Legal Advice.

Before entering into Executive Session, Mayor Wukela gave the following preface to one of the items that will be discussed.

FLORENCE SCHOOL DISTRICT ONE ISSUE

Mayor Wukela stated that one of the matters to be discussed in Executive Session involves the downtown school redevelopment projects. In February, 2016, the Florence School District 1 School Board, Francis Marion University and the City of Florence entered into a corporative effort to improve educational opportunities while enhancing livability and continue the revitalization efforts in downtown

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 12, 2018 – PAGE 6**

and the surrounding neighborhoods. FSD1 agreed to renovate the Poynor Adult Education School for use as a magnet high school for performing arts and health sciences. They also agreed to renovate the McClenaghan building in downtown with the expectation that the Poynor Adult Education program and the administrative offices would be moved from Poynor to the renovated McClenaghan building. FSD1 also agreed to raze and rebuild the Beck Early Childhood Education facility. The City's portion of this agreement was to borrow \$12 million from TIF funds in support of this project. Francis Marion University was to assist in the development of curricula for the magnet school. The City borrowed the funds, which are being held in trust. There has been no collaboration or communication between FSD1 and Frances Marion University to plan the curriculum. There has been construction activity at the Beck Early Childhood Education facility but none at McClenaghan or Poynor. On January 16, 2018, the City and FMU through the Mayor and Dr. Carter wrote to the FSD1 board chairman to inquire formally as to whether, and if so, when the FSD1 planned to renovate Poynor for the magnet school. Recently, the School Board voted to reject a \$10.8 million bid for McClenaghan renovations and instead to begin in earnest the planning, design, construction and the curriculum of the Poynor magnet school. Following this, the City received a letter from the Board Chairman advising of the Board's decision and sighting unforeseen delays and costs. It is not clear in the reporting of the Board action or the letter that was received whether the McClenaghan element was abandoned permanently or not. There are legal implications associated with these agreements and with the associated borrowing. Given the time that has passed thus far and the School District's recent decision to evidently abandon a portion of the project and to begin work with the magnet school, questions arised as to how the City and FMU should proceed.

Council will receive legal advice on this matter in Executive Session.

Councilman Willis made a motion to enter into Executive Session. Councilwoman Moore seconded the motion, which carried unanimously.

Council entered into Executive Session at 2:33 p.m.

Councilwoman Williams-Blake left the meeting at 3:43 p.m.

Mayor Wukela reconvened the regular meeting at 3:47 p.m.

Mayor Wukela stated a variety of economic development, contractual and legal matters were discussed in Executive Session.

The following Resolution was discussed in Executive Session and requires action by Council.

RESOLUTION NO. 2018 - 03

A RESOLUTION OF CITY COUNCIL APPROVING DOWNTOWN REDEVELOPMENT GRANT FOR THIRD QUARTER, FY 18.

A Resolution of City Council approving downtown redevelopment grant for third quarter, FY 18 was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No.2018-03. Councilman Jebaily seconded the motion.

Council voted unanimously to adopt Resolution No. 2018-03.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
FEBRUARY 12, 2018 – PAGE 7**

FLORENCE SCHOOL DISTRICT ONE ISSUE

Mayor Wukela stated that Council received legal advice on this issue. Significant concerns were expressed in Executive Session as to whether, given the time that has passed and decisions regarding McClenaghan, the district will ultimately be able to perform with regards to the magnet school. However it is also evident that the City and the University are frustrated and are having difficulty communicating. After extensive discussion, the City is committed to the magnet school and believes that it is important for this community. While the University shares the City's concerns, they also share the City's commitment and are working to develop curricula that will be critical to this process as a success going forward. Council remains committed to the magnet school and will ask that the university continue with the City in that continued support. Council has made their insistence clear that going forward there is a need to have regular information on the progress of this school in a formal manner. They have also made it clear that they expect Mayor Wukela to continue with the communication in a rigorous way. Mayor Wukela stated he will and he will be asking the leaders from the University and the school district, who have been participating in this process from its inception, to meet so a mutual understanding of expectations can be reached moving forward.

No action is necessary at this time on this issue. Periodic updates will continue on the progress as they materialize.

ADJOURN

Councilwoman Ervin made a motion to adjourn the meeting. Councilman Jebaily seconded the motion,

The meeting was adjourned at 4:37 p.m.

Dated this 12th day of March, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: February 12, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by William Gary Taylor, TMN 90009-04-011

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 131 North Lakewood Dr., Tax Map Number 90009-04-011, into the City of Florence and to zone (NC-15) Neighborhood Conservation-15 District. The request is being made by the property owner, William Gary Taylor.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On December 12, 2017 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning of R-1, Single-Family Residential District. At the time of the hearing, the Unified Development Ordinance had not yet been adopted; however, it was noted that property in the Lakewood Subdivision would have the new zoning designation of NC-15, Neighborhood Conservation-15, which is synonymous with the R-1 zoning designation.

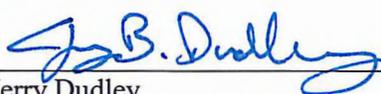
III. POINTS TO CONSIDER:

- (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 NC-15, Neighborhood Conservation-15, which is synonymous with the previous 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

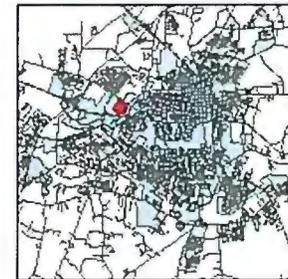


Jerry Dudley
Planning Manager



Andrew H. Griffin
City Manager

**Attachment 2:
Location Map 131 N. Lakewood Dr. Florence, SC 29501**



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravel Man
- Water Mains
- Roads
- City Limits
- Parcels



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



Attachment 3: Petition for Annexation form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.

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

Florence County Tax Map

3. Annexation is being sought for the following purposes.

To receive city services

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

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

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

Date 11/13/17

Walter Alan Jay
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 11/15/17	<i>Alfred Conroy</i>

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY WILLIAM GARY TAYLOR, TMN 90009-04-011

WHEREAS, a Public Hearing was held in the Council Chambers on December 12, 2017 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by William Gary Taylor, owners of TMN 90009-04-011, 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 (NC-15) Neighborhood Conservation-15 District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90009, block 04, parcel 011 (0.512 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 _____, 2018

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: February 12, 2018

AGENDA ITEM: Ordinance to amend the City of Florence Unified Development Ordinance Sections 1-2.7.2, 1-2.8.2, and 2-6.1.1

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to the City of Florence Unified Development Ordinance Sections 1-2.7.2, 1-2.8.2, and 2-6.1.1 to clarify the intent of the ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) Planning Commission will hold a public hearing on February 13, 2018 regarding the matter.

III. POINTS TO CONSIDER:

- (1) As expected during staff's initial application of the Unified Development Ordinance in the review of proposed projects, there is a need for minor text amendments to clarify intent and correct oversights.
- (2) Therefore, text amendments have been prepared by the Planning, Research and Development Department in an effort to clarify the intent of the ordinance and allow for reasonable development within the City.
- (3) Amendments to Sections 1-2.7.2 and 1-2.8.2 clarify the conditions related to the use and development standards for multi-family housing. Additionally, it raises the number of units allowed per floor from eight (8) to twenty-four (24). This increase will allow for development conducive to the market and trends for multi-family housing within the City and throughout the Southeast.
- (4) Amendment to Section 2-6.1.1 will add height requirements and alternate setback requirements for the Activity Center (AC), General Commercial (CG), Campus (CA), Light Industrial (IL), Heavy Industrial (IH), and Agricultural/Rural (AR) zoning districts. Section F is referenced in the "Height Requirements" column of Table 2-6.1.1 but was inadvertently omitted from the text of the ordinance. The proposed text is similar to the City's previous zoning ordinance in that it allows structures above the maximum allowed height with an increase in side and rear setback requirements. The City Fire Department was contacted regarding the proposed text and had no concerns.
- (5) City staff recommends the proposed text amendments as they guide development in a manner consistent with the stated purpose of the Unified Development Ordinance.

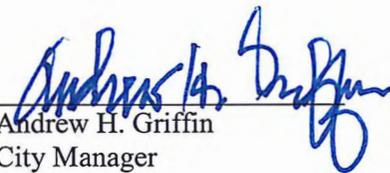
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed Amendment
- (2) Ordinance



Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Attachment 1: Proposed Amendments to the City of Florence Unified Development Ordinance

Deletions have been struck through.
 Additions have been underlined>.

Sec. 1-2.7.2 Residential and Commercial Uses of the Home

Set out in **Table 1-2.7.2-a, Residential and Commercial Uses of the Home** and **Table 1-23732-b, Neighborhood Conservation Residential Uses of the Home**, are which residential and commercial uses of the home are allowed in each zoning district.

Table 1-2.7.2-a Residential and Commercial Uses of the Home																
Land Use	Zoning Districts															
	Residential					Business Commercial			Mixed- Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC ³	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Residential Uses																
Single Family Detached	P	P	P	P	³	P	-	-	-	-	-	-	-	-	-	P
Lot Line Home	-	C	C	C	³	-	-	-	-	-	-	-	-	-	-	-
Patio Home ²	-	C	C	C	³	-	-	-	-	-	-	-	-	-	-	-
Townhome	-	P _B	P _B	P _B	³	-	-	P _B	P _B	P _B	-	-	-	-	-	-
Cottage	-	C	C	-	³	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	P _B	P _B	³	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home ^{1,2}	-	-	-	-	³	-	-	-	-	-	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	P _B	P _B	³	P _B	-	-	P _B	-	P _B	-	-	-	-	-
Multifamily ²	-	-	C	C	³	-	-	C	C	C	C	-	-	-	-	-
Live - Work Units	-	-	-	-	³	C	-	-	P	C	P	C	-	-	-	-
Residential Neighborhoods																
Single Family Cluster	P	P	P	-	³	-	-	-	-	-	-	-	-	-	-	P
Mixed Housing Cluster	-	P	P	P	³	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	³	-	-	-	-	-	-	-	-	-	-	-
Commercial Use of the Home																
Bed and Breakfast Inn	C	C	-	-	³	C	-	-	C	C	C	-	-	-	-	C
Child Care Services	C	C	C	-	³	C	-	-	-	-	-	-	-	-	-	-
Group Home	C	C	C	-	³	C	-	-	-	-	-	-	-	-	-	-
Home Occupation	C	C	C	C	³	C	-	-	C	C	-	-	-	-	-	-
TABLE NOTES:																
¹ Permitted only in a manufactured home park or manufactured home subdivision.																
² Refer to Appendix A, Best Building and Site Design Practices (<u>preferred, but not required</u>).																
³ Refer to Table 1-2.7.2-b for Neighborhood Conservation Residential Uses of the Home																
RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional Use), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)																

**Table 1-2.7.2-b
Neighborhood Conservation Residential Uses of the Home**

Land Use	Zoning Districts					
	Residential					
	NC-15	NC-10	NC-6.1	NC-6.2	NC-6.3	NC-4
Residential Uses						
Single Family Detached	P	P	P	P	P	P
Lot Line Home	-	-	-	C	C	-
Patio Home ²	-	-	-	C	C	-
Townhome	-	-	-	-	P _B	-
Cottage	-	-	-	-	-	-
Duplex	-	-	-	P _B	P _B	P _B
Manufactured Home ^{1,2}	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	-	-	P _B	-
Multifamily ²	-	-	-	-	C	-
Live - Work Units	-	-	-	-	-	-
Residential Neighborhoods						
Single Family Cluster	-	-	-	-	-	-
Mixed Housing Cluster	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	-	-
Commercial Use of the Home						
Bed and Breakfast Inn	-	-	C	C	C	-
Child Care Services	C	C	C	C	C	C
Group Home	-	-	-	-	C	-
Home Occupation	C	C	C	C	C	C

TABLE NOTES:

¹Permitted only in a manufactured home park or manufactured home subdivision.

²Refer to Appendix A, Best Building and Site Design Practices (preferred, but not required).

RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional Use), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

Section 1-2.8.2 Residential and Commercial Use of the Home Standards

G. Multifamily is permitted if it is demonstrated that:

1. They conform to the lot and building standards set out in *Table 2-4.1.3, Lot and Building Standards by Housing Type*.
2. The development is separated from an adjoining residential district or use by either a local street or a Type C bufferyard, unless a more opaque bufferyard is required by Article 10, *Landscaping and Buffering*.
3. ~~They are~~ Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of a NC district.
4. Buildings are designed such that there are not more than ~~eight~~ 24 dwelling units per floor; and
5. In the CBD (Central Business District), AC (Activity Center), and DS (Destination / Select Use) districts:
 - a. Vehicular access to the units is provided via an alley, parking structure, or parking court; and
 - b. The use provides a courtyard that is visible from the street or a plaza that is accessible from the sidewalk

Division 2-6.1 Development Standards

Sec. 2-6.1.1 General Development Standards

- A. **Generally.** The standards that are applicable to nonresidential and mixed-use development are provided in **Table 2-6.1.1, Nonresidential and Mixed Use Lot and Building Standards**. The table includes provisions for the minimum lot width, minimum building setbacks, maximum building height, and minimum landscape surface ratio for each district and general use type. Where **Division 1-2.8, Conditional and Permitted Special Exception Use Standards** sets out standards for lot or site area or width, setbacks, separation, or other regulatory provisions, the standards of that Division supersede the standards of this Section.
- B. **Standards.** The lot width, building setbacks and heights, and minimum landscape surface ratio shall be as set out in Table 2-6.1.1, Nonresidential and Mixed Use Lot and Building Standards.

Table 2-6.1.1 Nonresidential and Mixed Use Lot and Building Standards							
District / General Use Type	Lot Width ¹	Minimum Setback ²			Minimum Landscape Surface Ratio	Maximum Building Height	
		Build-to Line	Front	Side (Min./Total)			Rear
Estate Residential (RE)							
Public Assembly	300'	N/A	100'	50' / 100'	75'	40%	38'; 100 non-habitable building extensions
All Other Uses	600'	N/A	150'	25' / 60'	100'	60%	27'
Suburban Residential (RS)							
Institutional Residential	150'	N/A	30'	10' / 20'	35'	35%	27'
Public Assembly	300'	N/A	50'	25' / 60'	75'	40%	38'
All Other Uses	85'	N/A	30'	10' / 20'	35'	50%	27'
General Residential (RG)							
Institutional Residential	150'	N/A	25'	5' / 10'	20'	20%	27'
Public Assembly	300'	N/A	50'	25' / 60'	75'	40%	38'
All Other Uses	85'	N/A	25'	5' / 10'	20'	40%	27'

**Table 2-6.1.1
Nonresidential and Mixed Use Lot and Building Standards**

District / General Use Type	Lot Width ¹	Minimum Setback ²				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		
Urban Residential (RU)							
Institutional Residential	N/A	15'	N/A	3.5' / 7'	5'; 20' to alley	15%	Min. 2 story or 38'
Public Assembly	100'	5'; N/A with courtyard or plaza	30' for front entrance; 0 other building sections	N/A	N/A	20%	Min. 2 story or 38'
Neighborhood Conservation (NC)							
Public Assembly	150'	N/A	25'	25' / 60'	75'	55%	38'
All uses	2 X yards for single-family in the applicable subdistrict					40%	27'
Commercial Re-Use (CR)							
Retail	50'	25'	N/A	5' / 10'	20'	35%	27'
Office / Service	50'	25'	N/A	5' / 10'	20'	35%	27'
All other uses	50'	25'	N/A	10' / 20'	20'	35%	27'
Activity Center (AC)							
Retail	200'	15'	See C., Below.	10' / 20'	40'	20%	45' - See F., Below.
Office / Overnight Accommodations	200'	15'		10' / 20'	40'	20%	
Services	150'	15'		10' / 20'	40'	20%	
All Other Uses	100'	15'		10' / 20'	40'	20%	
General Commercial (CG)							
Retail	200'	N/A	50'	20' / 50'	40'	15%	45' - See F., Below.
Office / Overnight Accommodations	200'	N/A	50'	20' / 50'	40'	15%	
All Other Uses	100'	N/A	50'	20' / 50'	40'	15%	
Central Business District (CBD)							
Mixed Use	25'	0'5	See D. and E., Below.			N/A	See Design Guidelines for Downtown Florence
All Other Uses	25'	0'5				N/A	
Campus (CA)							
Office	200'	N/A	50'	25' / 50'	40'	30%	45' - See F., Below.
All Other Uses	100'	N/A	50'	15' / 30'	40'	30%	
Destination / Select Use (DS)							
Commercial Amusements	NA	NA	50	50	50		100
All Other Uses	NA	NA	25	25	25		50
Light Industrial (IL)							
All Uses	125'	N/A	35'	15' / 30	30	20%	50' See F., Below.
Heavy Industrial (IH)							
All Uses	200'	N/A	50'	25	5	15%	75' - See F., Below.
Open Space and Recreation (OSR)							
All uses	N/A	N/A	50'	50'	50'	98%	N/A
Agricultural / Rural (AR)							
Grain Elevators	N/A	N/A	100	100' / 200'	100'	80%	90' - See F., Below.
All Other Uses	500'	N/A	50'	25' / 50'	50'	80%	

TABLE NOTES:

¹Along collector and arterial roadways, frontages in excess of the minimum lot width may be required to meet all other access and development requirements.

²If the required bufferyard width is greater than that specified, the setback or build-to line shall be the width of the required bufferyard. All build-to lines shall apply to any public street frontage whether or not they are front or side property lines.

⁵Buildings shall be constructed to a build-to line that allows sufficient room for a 10' wide sidewalk. If a 10' wide sidewalk can be constructed entirely within the right-of-way, then the build-to line shall be the property line.

C. Special Yard Restrictions in the AC district. The following standards apply in the AC (Activity Center) district:

1. Driveway Access.

- a. No driveway aisles shall be installed between the front or side street wall of the building(s) and the front or side street property lines;
- b. Driveways to interior parking areas may traverse through the area described above in order to reach interior parking areas.
- c. No other paving is permitted in the area described in a., or b., above, which is reserved for landscaping.

2. Parking areas. Parking areas shall be located at least 10' farther from the front or side street property line than the actual front or side street wall of the building(s).

D. CBD Setbacks.

1. Generally. Building setbacks in the CBD (Central Business District) shall be subject to the Design Guidelines for Downtown Florence.

2. Build-to Line. For all development in the CBD district, primary structures shall be built on the front property line (the "build-to line"). Portions of the façade that are recessed for recessed front entrances are permitted to be set back from the build-to line by up to three feet. All buildings shall meet these requirements, except under the following conditions:

a. Where there is an existing public sidewalk, adjacent to the development, the building must be set back in order to provide the additional space to extend the sidewalk onto the private lot to construct a sidewalk of the same width as existing and in no case less than eight feet in width. In this case, the building shall be constructed to a build-to line that is coterminous with the edge of the sidewalk that is provided on the private lot.

b. Where the use is established in an existing building that exceeds the build-to line as of the effective date of this Unified Development Ordinance. In this case, the existing building may:

1. Remain in its current location, utilizing the front setback as:

- a. A yard or courtyard;
- b. Public plaza or outdoor service area (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.); or
- c. Off-street parking provided it was used for parking as of the effective date of this Unified Development Ordinance.

2. Be extended to the build-to line provided it:

- a. Meets all other requirements and standards of this Unified Development Ordinance;
- b. Is a conforming use; and
- c. Complies with a. above (e.g., provision for a public sidewalk).

c. Where the average setback of buildings along the block front or, in the instance of a corner lot, along one or both block fronts, exceeds the build-to line. In this case, the building may be:

1. Constructed at the build-to line; or

2. Set back to match the average front setback along the same side of the same street segment in the same zoning district, provided that the lot proposed for development or redevelopment is not counted in the calculation.

d. Buildings may be set back up to a distance of 20 feet from the build-to line in order to provide a designated public plaza or outdoor service area according to the following standards:

1. The public plaza or outdoor service area shall be designated upon development approval and

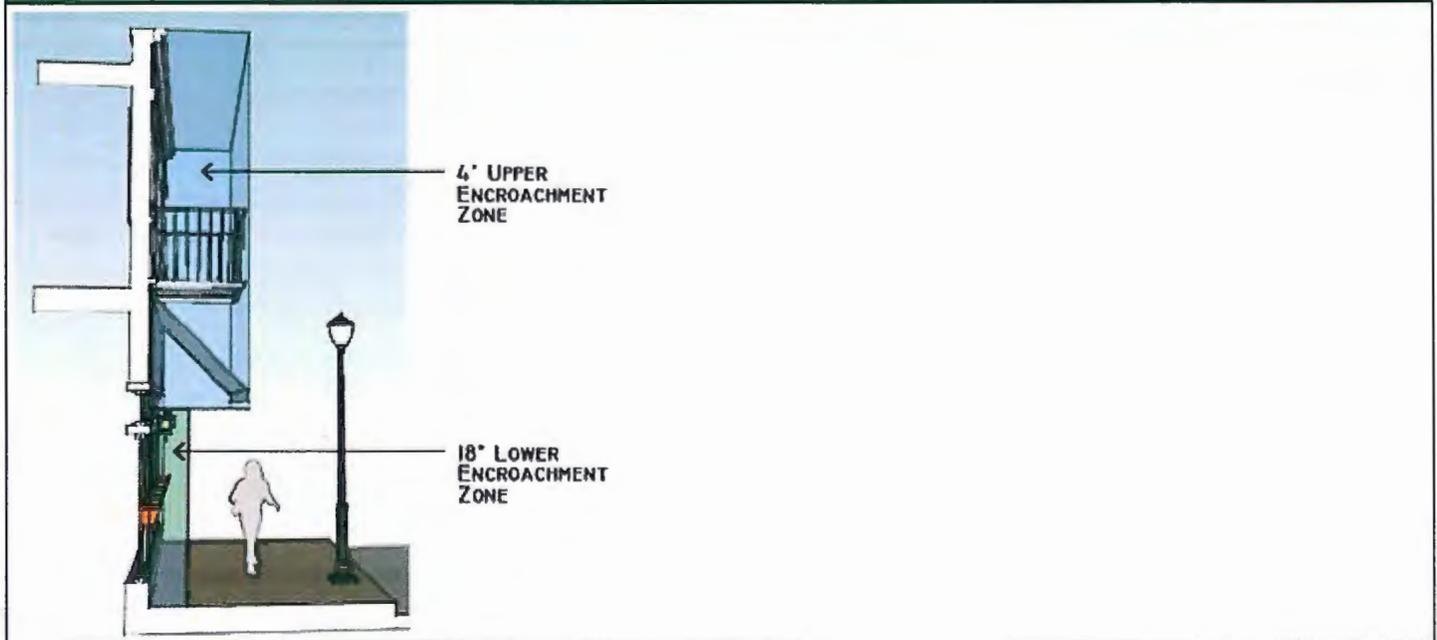
maintained as a publically accessible space.

2. Any service uses that take place in the designated setback area must directly relate to the activity of the primary ground floor use (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.)
3. When the area is not being used as an outdoor service area, it shall remain generally accessible to the public and function as an extension of the public sidewalk environment.

E. CBD, AC, or DS District Encroachments. In the CBD (Central Business District), AC (Activity Center), or DS districts (Destination / Select Use) the City may permit, by recorded license agreement, encroachments into the public right-of-way if the encroachments meet all of the following standards (see **Figure 2-6.1.1A, Permitted Encroachments**):

1. Encroachments up to 18 inches into the right-of-way are permitted, subject to public agency approval, below an elevation of eight feet above grade if it is demonstrated that:
 - a. The encroachment does not impact the general functionality of the public sidewalk; and
 - b. The encroachment does not make the sidewalk noncompliant with the requirements of the South Carolina Standards of Accessibility or the Americans with Disabilities Act.
2. Encroachments up to four feet are permitted, subject to public agency approval, above an elevation of eight feet above grade if it is demonstrated that:
 - a. The encroachment does not impact the general functionality of the public sidewalk;
 - b. The encroachment is set back at least one foot from the face of the curb; and
 - c. The encroachment does not create unsafe clearances from other elements of the right-of-way (e.g., street lighting, landscaping, vehicular movement, etc.).

**Figure 2-6.1.1A
Permitted Encroachments**



F. AC, CG, CA, IL, IH, and AR District Height. In the AC (Activity Center), CG (General Commercial), CA (Campus), IL (Light Industrial), IH (Heavy Industrial), and AR (Agricultural/Rural) districts the maximum building height as listed in Table 2-6.1.1 may be exceeded provided that side and rear setbacks shall increase by one (1) foot for each two (2) feet in height in excess of the listed maximum building height.

ORDINANCE NO. 2018-_____

**AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT
ORDINANCE SECTIONS 1-2.7.2, 1-2.8.2, AND 2-6.1.1**

WHEREAS, a public hearing will be held in Council Chambers of the City Center located at 324 West Evans Street on February 13, 2018 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, the amendments contained herein will clarify the intent of the Unified Development Ordinance in a manner consistent with the stated purpose of the ordinance.

THEREFORE, Section 1-2.7.2 of the City of Florence Unified Development Ordinance, shall read as follows:

Sec. 1-2.7.2 Residential and Commercial Uses of the Home

Set out in Table 1-2.7.2-a, Residential and Commercial Uses of the Home and Table 1-23732-b, Neighborhood Conservation Residential Uses of the Home, are which residential and commercial uses of the home are allowed in each zoning district.

Table 1-2.7.2-a Residential and Commercial Uses of the Home																	
Land Use	Zoning Districts																
	Residential					Business Commercial			Mixed- Use			Industrial		Agricultural & Open Space			
	RE	RS	RG	RU	NC ³	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR		
Residential Uses																	
Single Family Detached	P	P	P	P	³	P	-	-	-	-	-	-	-	-	-	P	
Lot Line Home	-	C	C	C	³	-	-	-	-	-	-	-	-	-	-	-	
Patio Home ²	-	C	C	C	³	-	-	-	-	-	-	-	-	-	-	-	
Townhome	-	P _B	P _B	P _B	³	-	-	P _B	P _B	P _B	-	-	-	-	-	-	
Cottage	-	C	C	-	³	-	-	-	-	-	-	-	-	-	-	-	
Duplex	-	-	P _B	P _B	³	-	-	-	-	-	-	-	-	-	-	-	
Manufactured Home ^{1,2}	-	-	-	-	³	-	-	-	-	-	-	-	-	-	-	-	
Multiplex (triplex or quadraplex)	-	-	P _B	P _B	³	P _B	-	-	P _B	-	P _B	-	-	-	-	-	
Multifamily ²	-	-	C	C	³	-	-	C	C	C	C	-	-	-	-	-	
Live - Work Units	-	-	-	-	³	C	-	-	P	C	P	C	-	-	-	-	
Residential Neighborhoods																	
Single Family Cluster	P	P	P	-	³	-	-	-	-	-	-	-	-	-	-	-	P
Mixed Housing Cluster	-	P	P	P	³	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	³	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Use of the Home																	
Bed and Breakfast Inn	C	C	-	-	³	C	-	-	C	C	C	-	-	-	-	-	C
Child Care Services	C	C	C	-	³	C	-	-	-	-	-	-	-	-	-	-	-
Group Home	C	C	C	-	³	C	-	-	-	-	-	-	-	-	-	-	-
Home Occupation	C	C	C	C	³	C	-	-	C	C	-	-	-	-	-	-	-
TABLE NOTES:																	
¹ Permitted only in a manufactured home park or manufactured home subdivision.																	
² Refer to Appendix A, Best Building and Site Design Practices (preferred, but not required).																	
³ Refer to Table 1-2.7.2-b for Neighborhood Conservation Residential Uses of the Home																	
RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional Use), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)																	

**Table 1-2.7.2-b
Neighborhood Conservation Residential Uses of the Home**

Land Use	Zoning Districts					
	Residential					
	NC-15	NC-10	NC-6.1	NC-6.2	NC-6.3	NC-4
Residential Uses						
Single Family Detached	P	P	P	P	P	P
Lot Line Home	-	-	-	C	C	-
Patio Home ²	-	-	-	C	C	-
Townhome	-	-	-	-	P _B	-
Cottage	-	-	-	-	-	-
Duplex	-	-	-	P _B	P _B	P _B
Manufactured Home ^{1,2}	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	-	-	P _B	-
Multifamily ²	-	-	-	-	C	-
Live - Work Units	-	-	-	-	-	-
Residential Neighborhoods						
Single Family Cluster	-	-	-	-	-	-
Mixed Housing Cluster	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	-	-
Commercial Use of the Home						
Bed and Breakfast Inn	-	-	C	C	C	-
Child Care Services	C	C	C	C	C	C
Group Home	-	-	-	-	C	-
Home Occupation	C	C	C	C	C	C

TABLE NOTES:

¹Permitted only in a manufactured home park or manufactured home subdivision.

²Refer to Appendix A, Best Building and Site Design Practices (preferred, but not required).

RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional Use), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

THEREFORE, Section 1-2.8.2 of the City of Florence Unified Development Ordinance, shall read as follows:

Section 1-2.8.2 Residential and Commercial Use of the Home Standards

G. Multifamily is permitted if it is demonstrated that:

- 1. They conform to the lot and building standards set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
2. The development is separated from an adjoining residential district or use by either a local street or a Type C bufferyard, unless a more opaque bufferyard is required by Article 10, Landscaping and Buffering.
3. Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of a NC district.
4. Buildings are designed such that there are not more than 24 dwelling units per floor; and
5. In the CBD (Central Business District), AC (Activity Center), and DS (Destination / Select Use) districts:
a. Vehicular access to the units is provided via an alley, parking structure, or parking court; and
b. The use provides a courtyard that is visible from the street or a plaza that is accessible from the sidewalk

THEREFORE, Section 2-6.1.1 of the City of Florence Unified Development Ordinance, shall read as follows:

Sec. 2-6.1.1 General Development Standards

A. **Generally.** The standards that are applicable to nonresidential and mixed-use development are provided in **Table 2-6.1.1, Nonresidential and Mixed Use Lot and Building Standards.** The table includes provisions for the minimum lot width, minimum building setbacks, maximum building height, and minimum landscape surface ratio for each district and general use type. Where **Division 1-2.8, Conditional and Permitted Special Exception Use Standards** sets out standards for lot or site area or width, setbacks, separation, or other regulatory provisions, the standards of that Division supersede the standards of this Section.

B. **Standards.** The lot width, building setbacks and heights, and minimum landscape surface ratio shall be as set out in Table 2-6.1.1, Nonresidential and Mixed Use Lot and Building Standards.

Table 2-6.1.1 Nonresidential and Mixed Use Lot and Building Standards							
District / General Use Type	Lot Width 1	Minimum Setback ²				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		
Estate Residential (RE)							
Public Assembly	300'	N/A	100'	50' / 100'	75'	40%	38'; 100 non-habitable building extensions
All Other Uses	600'	N/A	150'	25' / 60'	100'	60%	27'
Suburban Residential (RS)							
Institutional Residential	150'	N/A	30'	10' / 201	35'	35%	27'
Public Assembly	300'	N/A	50'	25' / 60'	75'	40%	38'
All Other Uses	85'	N/A	30'	10' / 20'	35'	50%	27'
General Residential (RG)							
Institutional Residential	150'	N/A	25'	5' / 10'	20'	20%	27'
Public Assembly	300'	N/A	50'	25' / 60'	75'	40%	38'
All Other Uses	85'	N/A	25'	5' / 10'	20'	40%	27'

**Table 2-6.1.1
 Nonresidential and Mixed Use Lot and Building Standards**

District / General Use Type	Lot Width ¹	Minimum Setback ²				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		
Urban Residential (RU)							
Institutional Residential	N/A	15'	N/A	3.5' / 7'	5'; 20' to alley	15%	Min. 2 story or 38'
Public Assembly	100'	5'; N/A with courtyard or plaza	30' for front entrance; 0 other building sections	N/A	N/A	20%	Min. 2 story or 38'
Neighborhood Conservation (NC)							
Public Assembly	150'	N/A	25'	25' / 60'	75'	55%	38'
All uses	2 X yards for single-family in the applicable subdistrict					40%	27'
Commercial Re-Use (CR)							
Retail	50'	25'	N/A	5' / 10'	20'	35%	27'
Office / Service	50'	25'	N/A	5' / 10'	20'	35%	27'
All other uses	50'	25'	N/A	10' / 20'	20'	35%	27'
Activity Center (AC)							
Retail	200'	15'	See C., Below.	10' / 20'	40'	20%	45' -See F., Below.
Office / Overnight Accommodations	200'	15'		10' / 20'	40'	20%	
Services	150'	15'		10' / 20'	40'	20%	
All Other Uses	100'	15'		10' / 20'	40'	20%	
General Commercial (CG)							
Retail	200'	N/A	50'	20' / 50'	40'	15%	45' -See F., Below.
Office / Overnight Accommodations	200'	N/A	50'	20' / 50'	40'	15%	
All Other Uses	100'	N/A	50'	20' / 50'	40'	15%	
Central Business District (CBD)							
Mixed Use	25'	0'5	See D. and E., Below.			N/A	See Design Guidelines for Downtown Florence
All Other Uses	25'	0'5				N/A	
Campus (CA)							
Office	200'	N/A	50'	25' / 50'	40'	30%	45' - See F., Below.
All Other Uses	100'	N/A	50'	15' / 30'	40'	30%	
Destination / Select Use (DS)							
Commercial Amusements	NA	NA	50	50	50		100
All Other Uses	NA	NA	25	25	25		50
Light Industrial (IL)							
All Uses	125'	N/A	35'	15 / 30	30	20%	50' See F., Below.
Heavy Industrial (IH)							
All Uses	200'	N/A	50'	25	5	15%	75' - See F., Below.
Open Space and Recreation (OSR)							
All uses	N/A	N/A	50'	50'	50'	98%	N/A
Agricultural / Rural (AR)							
Grain Elevators	N/A	N/A	100	100' / 200'	100'	80%	90' - See F., Below.
All Other Uses	500'	N/A	50'	25' / 50'	50'	80%	

TABLE NOTES:
¹Along collector and arterial roadways, frontages in excess of the minimum lot width may be required to meet all other access and development requirements.
²If the required bufferyard width is greater than that specified, the setback or build-to line shall be the width of the required bufferyard. All build-to lines shall apply to any public street frontage whether or not they are front or side property lines.
³Buildings shall be constructed to a build-to line that allows sufficient room for a 10' wide sidewalk. If a 10' wide sidewalk can be constructed entirely within the right-of-way, then the build-to line shall be the property line.

C. Special Yard Restrictions in the AC district. The following standards apply in the AC (Activity Center) district:

1. Driveway Access.
 - a. No driveway aisles shall be installed between the front or side street wall of the building(s) and the front or side street property lines;
 - b. Driveways to interior parking areas may traverse through the area described above in order to reach interior parking areas.
 - c. No other paving is permitted in the area described in a., or b., above, which is reserved for landscaping.
2. Parking areas. Parking areas shall be located at least 10' farther from the front or side street property line than the actual front or side street wall of the building(s).

D. CBD Setbacks.

1. Generally. Building setbacks in the CBD (Central Business District) shall be subject to the Design Guidelines for Downtown Florence.
2. Build-to Line. For all development in the CBD district, primary structures shall be built on the front property line (the "build-to line"). Portions of the façade that are recessed for recessed front entrances are permitted to be set back from the build-to line by up to three feet. All buildings shall meet these requirements, except under the following conditions:
 - a. Where there is an existing public sidewalk, adjacent to the development, the building must be set back in order to provide the additional space to extend the sidewalk onto the private lot to construct a sidewalk of the same width as existing and in no case less than eight feet in width. In this case, the building shall be constructed to a build-to line that is coterminous with the edge of the sidewalk that is provided on the private lot.
 - b. Where the use is established in an existing building that exceeds the build-to line as of the effective date of this Unified Development Ordinance. In this case, the existing building may:
 1. Remain in its current location, utilizing the front setback as:
 - a. A yard or courtyard;
 - b. Public plaza or outdoor service area (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.); or
 - c. Off-street parking provided it was used for parking as of the effective date of this Unified Development Ordinance.
 2. Be extended to the build-to line provided it:
 - a. Meets all other requirements and standards of this Unified Development Ordinance;
 - b. Is a conforming use; and
 - c. Complies with a. above (e.g., provision for a public sidewalk).

c. Where the average setback of buildings along the block front or, in the instance of a corner lot, along one or both block fronts, exceeds the build-to line. In this case, the building may be:

- 1. Constructed at the build-to line; or
2. Set back to match the average front setback along the same side of the same street segment in the same zoning district, provided that the lot proposed for development or redevelopment is not counted in the calculation.

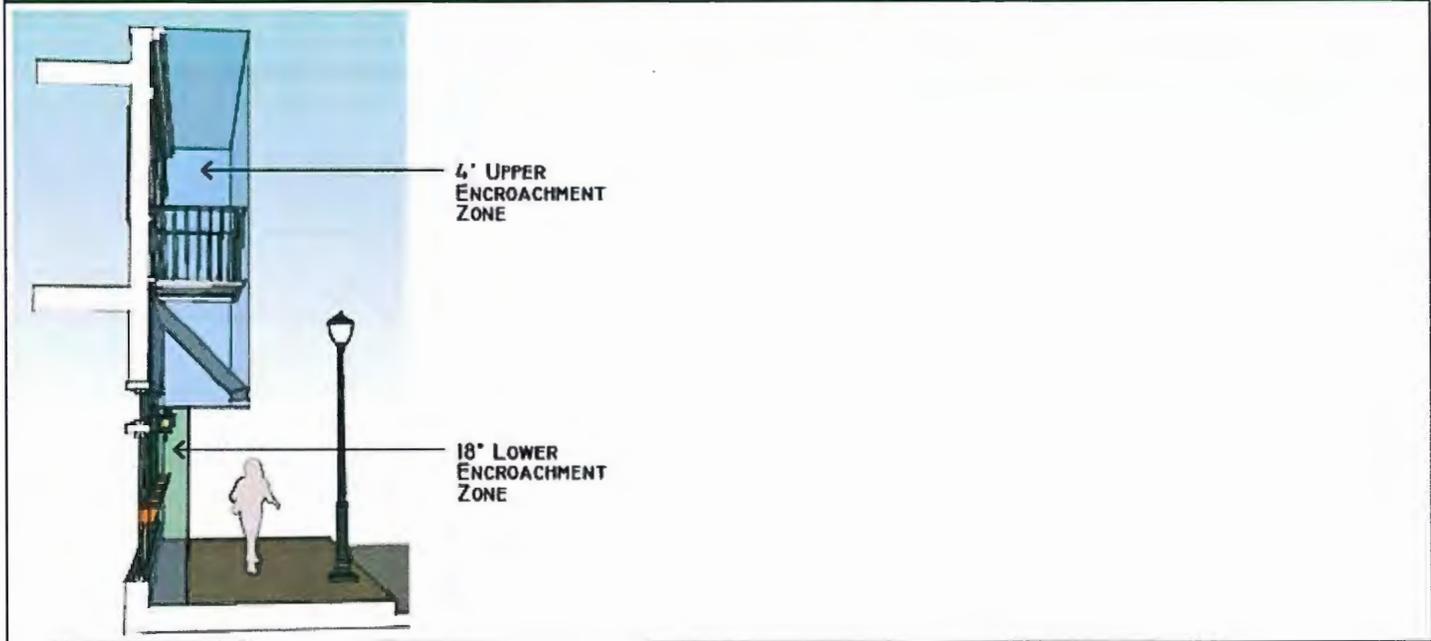
d. Buildings may be set back up to a distance of 20 feet from the build-to line in order to provide a designated public plaza or outdoor service area according to the following standards:

- 1. The public plaza or outdoor service area shall be designated upon development approval and maintained as a publically accessible space.
2. Any service uses that take place in the designated setback area must directly relate to the activity of the primary ground floor use (e.g., outdoor seating for a restaurant, outdoor display area for a retail store, etc.)
3. When the area is not being used as an outdoor service area, it shall remain generally accessible to the public and function as an extension of the public sidewalk environment.

E. CBD, AC, or DS District Encroachments. In the CBD (Central Business District), AC (Activity Center), or DS districts (Destination / Select Use) the City may permit, by recorded license agreement, encroachments into the public right-of-way if the encroachments meet all of the following standards (see Figure 2-6.1.1A, Permitted Encroachments):

- 1. Encroachments up to 18 inches into the right-of-way are permitted, subject to public agency approval, below an elevation of eight feet above grade if it is demonstrated that:
a. The encroachment does not impact the general functionality of the public sidewalk; and
b. The encroachment does not make the sidewalk noncompliant with the requirements of the South Carolina Standards of Accessibility or the Americans with Disabilities Act.
2. Encroachments up to four feet are permitted, subject to public agency approval, above an elevation of eight feet above grade if it is demonstrated that:
a. The encroachment does not impact the general functionality of the public sidewalk;
b. The encroachment is set back at least one foot from the face of the curb; and
c. The encroachment does not create unsafe clearances from other elements of the right-of-way (e.g., street lighting, landscaping, vehicular movement, etc.).

Figure 2-6.1.1A
Permitted Encroachments



F. AC, CG, CA, IL, IH, and AR District Height. In the AC (Activity Center), CG (General Commercial, CA (Campus), IL (Light Industrial), IH (Heavy Industrial, and AR (Agricultural/Rural) districts the maximum building height as listed in Table 2-6.1.1 may be exceeded provided that side and rear setbacks shall increase by one (1) foot for each two (2) feet in height in excess of the listed maximum building height.

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 Unified Development 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: February 12, 2018
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: City Manager/Finance/Utilities

I. ISSUE UNDER CONSIDERATION

For consideration is an ordinance revising the sewer and water tap rate schedules to address three separate and distinct issues that impact these schedules.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. Sewer and Water Tap Connections Requiring Additional Effort and Cost:

1. In some cases sewer and water connections requested by a customer must cross, or be bored under, an SCDOT or other public street. The installation of a tap in such cases may require more than the usual and customary effort and cost due to encroachment permit requirements for road resurfacing, boring and encasement work, night work, etc.
2. Additionally, installation of a connection to a sewer main with depth greater than six feet involves more than the typical and routine work and cost.

B. Water Tap Fee Increase for “Radio Read” (Advanced Metering Infrastructure) Expansion:

1. In 2016, the City of Florence completed the installation of an Advanced Metering Infrastructure (AMI) system in the Timmonsville service area acquired by the City in 2013. The AMI system provides for remote monitoring of the Timmonsville service area.
2. The AMI system provides accurate hourly data measurement, monthly bills based on actual (not estimated) usage, more efficient billing question resolution, remote customer meter leak identification, and the monitoring of meter tampering and water theft.
3. The City will be expanding the AMI system infrastructure during the fiscal years ending June 30, 2018 and 2019 to provide coverage for water system customers outside the Timmonsville service area. The expansion will incorporate the installation of four additional “Tower Gateway Base Stations” throughout the remaining City service area.
4. The expansion will require the conversion of each service connection to meter boxes, meters, and transceiver units that are compatible with the AMI system.

C. Update to Unit Contributory Loading Chart:

In May of 2015 the South Carolina Department of Health and Environmental Control updated the hydraulic loading (Gallons per day) unit contributory loading to all domestic wastewater treatment facilities chart.

“ “ “ “ “ “

III. POINTS TO CONSIDER

A. Sewer and/or Water Tap Connections Requiring Additional Effort and Cost:

1. The present City sewer and tap fee schedules are based on the costs of customary and traditional connections without special requirements and restrictions.
2. When a sewer and/or water connection requested by a customer must cross, or be bored under a SCDOT or other public street, or a sewer connection involves connection to a sewer main with depth greater than six feet, the installation of a tap by the City requires more than normal efforts and costs.
3. For these special connections it is recommended that the sewer and water tap fee schedule be revised to authorize the City to charge tap fees to include actual costs.

B. Water Tap Fee Increase for “Radio Read” (Advanced Metering Infrastructure) Expansion:

1. The AMI system provides for more accurate billing and allows improved work efficiency by affording the meter reading staff more time for infrastructure maintenance. Additionally, the automated system assists in the reduction of system water loss by identifying water leaks on service connections and assists in more quickly detecting occurrences of meter tampering and water theft.
2. Through the expanded use of the AMI system, the City will be in a position to deliver better customer service, rendering improved customer satisfaction.
3. To utilize the benefits of the investment in the AMI system, the meter box and the meter and transmitter at each customer service connection must be updated with AMI compliant components. The installation cost of this equipment requires that the water tap fee rates be revised to reflect increased costs of such components.

C. Update to Unit Contributory Loading Chart:

To be consistent with the South Carolina Department of Health and Environmental Control loading guidelines, city staff recommends an update to the City’s current Unit Contributory Loading Chart.

D. The last change to City sewer and water tap fee rate schedule was approved by City Council in June 2007 and became effective January 1, 2008. A water and sewer rate schedule for the Timmonsville system acquired by the City was added in November 2013.

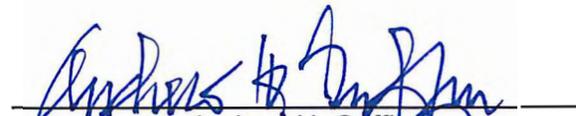
E. The proposed sewer and water tap rates schedule, to become effective immediately upon City Council adoption, is recommended to address and offset these costs.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2018-_____

AN ORDINANCE REVISING THE SEWER AND WATER TAP FEE SCHEDULE FOR THE CITY OF FLORENCE, SOUTH CAROLINA

WHEREAS, operational efficiency, reliability, water conservation and improved customer service of the combined water and sewer system of the City of Florence is important and necessary for the health, welfare, and public good of the citizens; and

WHEREAS, the City recognizes that more than the usual and customary effort and cost may be involved when a sewer or water connection requested by a customer requires that the installation of the tap must cross, or be bored under, an SCDOT or other public street; and

WHEREAS, the City recognizes that the installation of a connection to a sewer main with depth greater than six feet also involves more than usual and customary work and cost; and

WHEREAS, the City has concluded that a revision of the sewer and water tap fee schedule is necessary to ensure an equitable allocation of costs for water and sewer taps that require more than the usual and customary effort and cost; and

WHEREAS, the City also recognizes the benefits of the Advanced Metering Infrastructure (AMI) system currently operating in the Timmonsville service area; and

WHEREAS, the City has the desire to expand the AMI system to all customers of the combined water and sewer system of the City of Florence; and

WHEREAS, the City has concluded that in order to effectively utilize all the benefits of the investment of an expanded AMI system, a revision of the water tap fee rates is necessary to produce sufficient revenues to support the required replacement of certain water and sewer system components with AMI compliant equipment; and

WHEREAS, the City has concluded that a revision of the water tap fee rates is necessary to allocate costs equitably and produce sufficient revenues to improve the water system and generate the required funding levels to support future growth and development; and

WHEREAS, the City, in the effort to comply and be consistent with SCDHEC guidelines, must update the Unit Contributory Loading Chart;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Florence, South Carolina, that the following sections of the City of Florence Code of Ordinances be revised, and either the complete section or noted subsections of said sections are hereby amended or added where noted to read as stated below. Subsections not noted in the sections below shall remain unchanged as written.

Sec. 12-67. – Charges for connection generally.

(e) For a sewer connection inside the, or in the Town of Timmonsville designated service area, the following charges apply if the tap is to be done by the city:

- (1) For a 4-inch tap..... \$550.00
- (2) For a 6-inch tap with manhole..... 5,000.00
- (3) For a 6-inch tap without a manhole..... 2,000.00
- (4) For a 8-inch tap with manhole..... 6,000.00
- (5) For a 8-inch tap without manhole..... 3,000.00
- (6) In some cases a sewer connection requested by a customer must cross, or be bored under, an SCDOT or other public street. The installation of a tap in such cases may involve more than the usual and customary effort and cost due to encroachment permit requirements for road resurfacing, boring and encasement work, night work, etc. Also, any installation that requires the use of specialized equipment which is not in the City's inventory, or that involves a connection to a sewer main with depth greater than six feet, entails more than the usual, reasonable and customary work and cost shall be deemed not feasible.

Where, in the sole discretion of the City, installation of a tap by city crews is not feasible the owner (customer) may choose to engage a South Carolina-licensed utility contractor to install the tap.

Should the owner (customer) decide to move forward with City installation, the City Manager or his designee will determine the City's additional cost associated with the installation of the tap. This amount will be in addition to the charges shown in items (1) through (5), above, and must be paid before the City will undertake work on the tap installation.

In addition, a connection fee will be charged at sixty cents per gallon per day based on the unit contributory loading chart of estimated daily flows if the tap is located in the city corporate limits. If the tap is located within the Town of Timmonsville designated service area, the sixty cents per gallon per day connection fee does not apply, and the charges will be based only on the prices shown in items (1) through (6), above.

Tap sizes to be approved by the City.

If the owner (customer) has a South Carolina-licensed utility contractor make the tap under an encroachment permit issued by the City Engineering division, then the charges shown in items (1) through (6), above, do not apply. Taps in the City will then be based solely on sixty cents per gallon per day as obtained from the unit contributory loading chart. The City is to be notified at least two working days before the tap is to be made. When a customer engages a contractor, rather than the City, to install a sewer tap, the customer and his contractor are responsible for obtaining all necessary permits and paying all costs associated with the installation.

(f) For a sewer connection outside the City, the connection fee will be three dollars per gallon per day based on the unit contributory loading chart of estimated daily flows plus the following if the tap is to be done by the City:

- (1) For a 4-inch tap..... \$825.00
- (2) For a 6-inch tap with manhole..... 7,500.00

- (3) For a 6-inch tap without a manhole..... 3,000.00
- (4) For a 8-inch tap with manhole..... 9,000.00
- (5) For a 8-inch tap without manhole..... 4,500.00

(6) In some cases a sewer connection requested by a customer must cross, or be bored under, an SCDOT or other public street. The installation of a tap in such cases may involve more than the usual and customary effort and cost due to encroachment permit requirements for road resurfacing, boring and encasement work, night work, etc. Also, any installation that requires the use of specialized equipment which is not in the City's inventory, or that involves a connection to a sewer main with depth greater than six feet, entails more than the usual, reasonable and customary work and cost shall be deemed not feasible.

Where, in the sole discretion of the City, installation of a tap by city crews is not feasible the owner (customer) may choose to engage a South Carolina-licensed utility contractor to install the tap.

Should the owner (customer) decide to move forward with City installation, the City Manager or his designee will determine the City's additional cost associated with the installation of the tap. This amount will be in addition to the charges shown in items (1) through (5), above, and must be paid before the City will undertake work on the tap installation.

In addition, a connection fee will be charged at three dollars per gallon per day based on the unit contributory loading chart of estimated daily flows if the tap is located outside the city corporate limits. If the tap is located within the Town of Timmonsville designated service area, the three dollars per gallon per day connection fee does not apply, and the charges will be based only on the prices shown in items (1) through (6), above.

Tap sizes to be approved by the City.

If the owner (customer) has a South Carolina-licensed utility contractor make the tap under an encroachment permit issued by the City Engineering division, then the charges shown in items (1) through (6), above, do not apply. Taps outside the City will then be based solely on three dollars per gallon per day as obtained from the unit contributory loading chart. The City is to be notified at least two working days before the tap is to be made. When a customer engages a contractor, rather than the City, to install a sewer tap, the customer and his contractor are responsible for obtaining all necessary permits and paying all costs associated with the installation.

(g) Unit contributory loading chart.

<i>Type of Establishment</i>	<i>Gallons Per Day</i>
Airport	
Each employee	8
Each passenger	4
Apartment	

3-bedroom (per unit)	300
2-bedroom (per unit)	225
1-bedroom (per unit)	150
Assembly Halls	
Per seat	4
Barber Shop	
Per employee	8
Per chair	75
Bars	
Each employee	8
Each seat (excluding restaurant)	30
Beauty Shop	
Per employee	8
Per chair	94
Boardinghouse, Dormitory	
Per resident	38
Bowling alley	
Per employee	8
Per lane (no restaurant, bar, or lounge)	94
Additional for bars and cocktail lounges	3
Camps	
Resort, Luxury (per person)	75
Summer (per person)	38
Day, with central bathhouse (per person)	26
Travel trailer (per site)	131
Car Wash	
Per car washed	56
Churches	
Per seat	2
Clinics, Doctor's Office	
Per staff employee	11
Per patient	4
Country club, Fitness Center, Spa	
Per member	38
Dentists Office	
Per employee	11
Per chair	6
Per suction unit; standard unit	278
Per suction unit; recycling unit	71
Per suction unit; air generated unit	0
Factories	
Per employee (no showers)	19
Per employee (with showers)	26
Per employee (with kitchen facilities)	30
Per employee (with showers and kitchen facilities)	34

Fairgrounds, average attendance	
Per person	4
Grocery Stores	
Per person, no restaurant or food preparation	19
Hospitals	
Per bed	150
Per resident staff	75
Hotels, per bedroom (no restaurant)	75
Institutions, per resident	75
Laundries, self service, per machine	300
Mobile homes	
Per unit	225
Motels, per unit (no restaurant)	75
Nursing Homes	
Per bed (no laundry)	75
Per bed (with laundry)	113
Offices, Small stores, Business administration Buildings	
Per person (no restaurant)	19
Picnic parks, average attendance	
Per person	8
Residences	
Per house, unit	300
Rest homes	
Per bed (no laundry)	75
Per bed (with laundry)	113
Restaurants, food service operations	
Ordinary restaurant (not 24 hours), per seat	30
24-hour restaurant (per seat)	53
Curb service (drive-in), per car space	30
Vending machine, walk-up deli or food preparation	30
Schools	
Per person (no showers, gym, cafeteria)	8
Per person with cafeteria (no gym, showers)	11
Per person with cafeteria, gym and showers	15
Service stations	
Per employee	8
Per car served	8
Per car washed	56
First bay (per day)	1,000
Each additional bay (per day)	500
Shopping centers,	
Per 1,000 sq. ft. space (no restaurant)	200
Per person (no restaurant)	19

Stadiums, Coliseums
 Per seat (no restaurant)4

Swimming Pools
 Per person, with sewer facilities and showers8

Theaters
 Drive-in, stall4
 Indoor, seat4

BE IT ORDAINED FURTHER, by the Mayor and Council of the City of Florence, South Carolina, that the following sections of the City of Florence Code of Ordinances be revised, and either the complete section or noted subsections of said sections are hereby amended or added where noted to read as stated below. Subsections not noted in the sections below shall remain unchanged as written.

Sec. 12-150. - Same—Schedule.

a) For water taps in the City of Florence service area which involve the usual, reasonable and customary effort and cost to install, charges for service connections to the waterworks system shall be as shown hereafter. Meters are supplied by the City. Owner (customer) installation, if desired, is to be by a South Carolina-licensed utility contractor under an encroachment permit issued by the City Engineering Division. The City is to be notified at least two working days before the tap is to be made.

Size Meter (inches)	Inside City with Owner Installation of Tap, Meter Box and Piping	Inside City with City Installation of Tap, Meter Box and Piping	Outside City with Owner Installation of Tap, Meter Box and Piping	Outside City with City Installation of Tap, Meter Box and Piping
¾	\$400.00	\$1,500.00	\$1,000.00	\$2,500.00
1	500.00	2,300.00	1,400.00	3,300.00
1½	1,700.00	4,200.00	2,400.00	4,700.00
2	2,000.00	4,600.00	2,900.00	5,500.00
4	6,100.00	14,300.00	11,000.00	22,600.00
6	11,800.00	21,800.00	21,600.00	36,000.00
8	20,400.00	33,100.00	38,700.00	56,900.00

(b) For water taps in the Town of Timmonsville designated service area which involve the usual, reasonable and customary effort and cost to install, charges for service connections to the waterworks system shall be as shown hereafter. Meters are supplied by the City. Owner (customer) installation, if desired, is to be by a South Carolina-licensed utility contractor under an encroachment permit issued by the City Engineering Division. The City is to be notified at least two working days before the tap is made.

Meter Size (inches)	City Installation	Owner Installation
5/8 x 3/4	\$375.00	\$150.00
1	505.00	350.00
1½	800.00	475.00
2	3,100.00	1,400.00
4	21,040.00	8,700.00
6	33,930.00	22,150.00

(c) In some cases a water connection requested by a customer must cross, or be bored under, an SCDOT or other public street. The installation of a tap in such cases may involve more than the usual, reasonable and customary effort and cost due to encroachment permit requirements for road resurfacing, boring and encasement work, night work, etc. Also, any installation that requires the use of specialized equipment which is not in the City's inventory, or that involves a connection to a sewer main with depth greater than six feet, entails more than the usual, reasonable and customary work and cost shall be deemed not feasible.

Where, in the sole discretion of the City, installation of a tap by city crews is not feasible the owner (customer) may choose to engage a South Carolina-licensed utility contractor to install the tap.

If the owner (customer) decides to move forward with City installation, the City Manager or his designee will determine the City's additional cost associated with the installation of the tap. This amount will be in addition to the charges shown in the "City Installation" and "Owner Installation" columns shown in items (a) and (b), above, and must be paid before the City will undertake work on the tap installation.

Following approval and adoption by City Council, this ordinance shall become effective immediately upon adoption.

ADOPTED THIS _____ DAY OF _____, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

VII. a.
Bill No. 2018-04
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by George and Manal Rishmawi, TMN 01221-01-301

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2493 Parsons Gate., Tax Map Number 01221-01-301, into the City of Florence and zone to (NC-15), Neighborhood Conservation-15 District. The request is being made by the property owners, George and Manal Rishmawi.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 13, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the zoning request of (NC-15), Neighborhood Conservation-15 District.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot is currently the site of a single-family dwelling.
- (4) City water and sewer services are currently available; there is no cost to extend utility services.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property (NC-15), Neighborhood Conservation-15 District.

IV. PERSONAL NOTES:

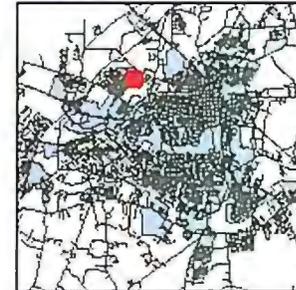
V. ATTACHMENTS:

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


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

PC Annex PC 2018-03 Attachment A
 Location Map 2493 Parsons Gate, Florence, SC 29501



Legend

- Proposed Parcel
- Address Points
- Mannhole
- Gravy Main
- Water Mains
- Roads
- City Limits
- Parcels



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



Attachment 3: Petition for Annexation form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map

3. Annexation is being sought for the following purposes:

TO receive city services

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

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

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

Date 1-17-2018

Date 1-17-2018

 Petitioner
 Michael R. ...
 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>1-18-18</u>	

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GEORGE AND MANAL RISHMAWI, TMN 01221-01-301

WHEREAS, a Public Hearing was held in the Council Chambers on February 13, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by George and Manal Rishmawi, owner of TMN 01221-01-301, 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 NC-15, Neighborhood Conservation-15 District:

The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 301 (1.016177 acres).

Any portions of public rights-of-way abutting the above described property will also be 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 _____, 2018
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Gary Dauksch, TMN 00147-01-030

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 700 Clement St., Tax Map Number 00147-01-030, into the City of Florence and zone to (NC-6.3), Neighborhood Conservation-6.3 District. The request is being made by the property owner, Gary Dauksch.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 13, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the zoning request of (NC-6.3), Neighborhood Conservation-6.3 District.

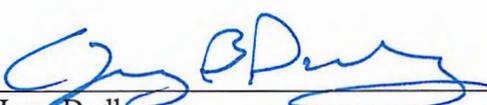
III. POINTS TO CONSIDER:

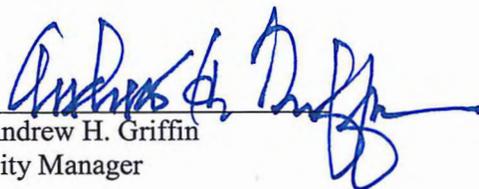
- (1) Request is being considered for first reading.
- (2) The proposed zoning pending annexation, is Neighborhood Conservation-6.3 District. The primary uses permitted under the proposed zoning are single-family detached and attached as well as conditionally permitted multi-family residential.
- (3) The lot is currently the site of a 34 unit multi-family dwelling complex.
- (4) City water and sewer services are currently available; there is no cost to extend utility services.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property (NC-6.3), Neighborhood Conservation-6.3 District.

IV. PERSONAL NOTES:

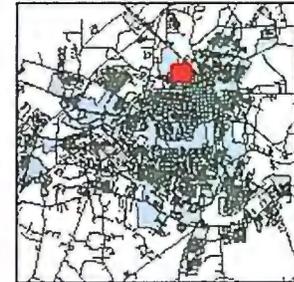
V. ATTACHMENTS:

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


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

PC Annex PC 2018-04 Attachment A
 Location Map 700 Clement St. Florence, SC 29501



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravy Main
- Water Mains
- Roads
- City Limits
- Parcels



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



Attachment 3: Petition for Annexation form

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 700 CLEMENT STREET
TMS # 00147-01-030

- 3. Annexation is being sought for the following purposes:
OBTAIN CITY SERVICES FOR RESIDENTS
- 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>32 +</u>
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Date 1/22/18

[Signature]
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>1-23-18</u>	<u>[Signature]</u>

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GARY DAUKSCH, TMN 00147-01-030

WHEREAS, a Public Hearing was held in the Council Chambers on February 13, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Gary Dauksch, owner of TMN 00147-01-030, 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 NC-6.3, Neighborhood Conservation-6.3 District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00147, block 01, parcel 030 (2.736241 acres).

Any portions of public rights-of-way abutting the above described property will also be 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 _____, 2018

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by the Aldersgate Special Needs and United Methodist Manor, TMN's 00076-01-190, 00076-01-021, 00076-01-191, and 00076-01-192

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located off of Twin Church Rd., Tax Map Number's 00076-01-190, 00076-01-021, 00076-01-191, and 00076-01-192, into the City of Florence and zone to RG-1, Residential General District. The request is being made by the property owners, Aldersgate Special Needs and United Methodist Manor.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On February 13, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the zoning request to RG-1, Residential General District.

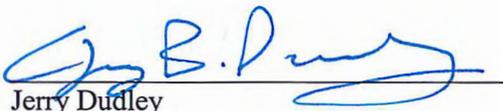
III. POINTS TO CONSIDER:

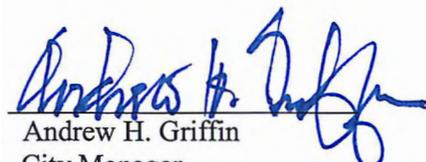
- (1) Request is being considered for first reading.
- (2) The parcels are currently the site of Methodist Manor, which provides a full range of living options for senior adults, including single family houses, patio homes, and an assisted living facility.
- (3) City water and sewer services are currently available to a portion of the property; however, future development may require infrastructure to be installed at the expense of the property owner/developer.
- (4) Adjacent properties are zoned (CG) General Commercial (City) and unzoned (County).
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property to RG-1, Residential General District.

IV. PERSONAL NOTES:

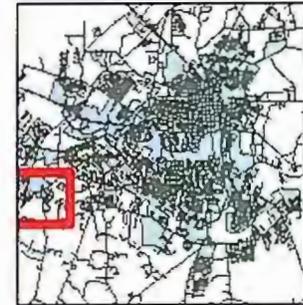
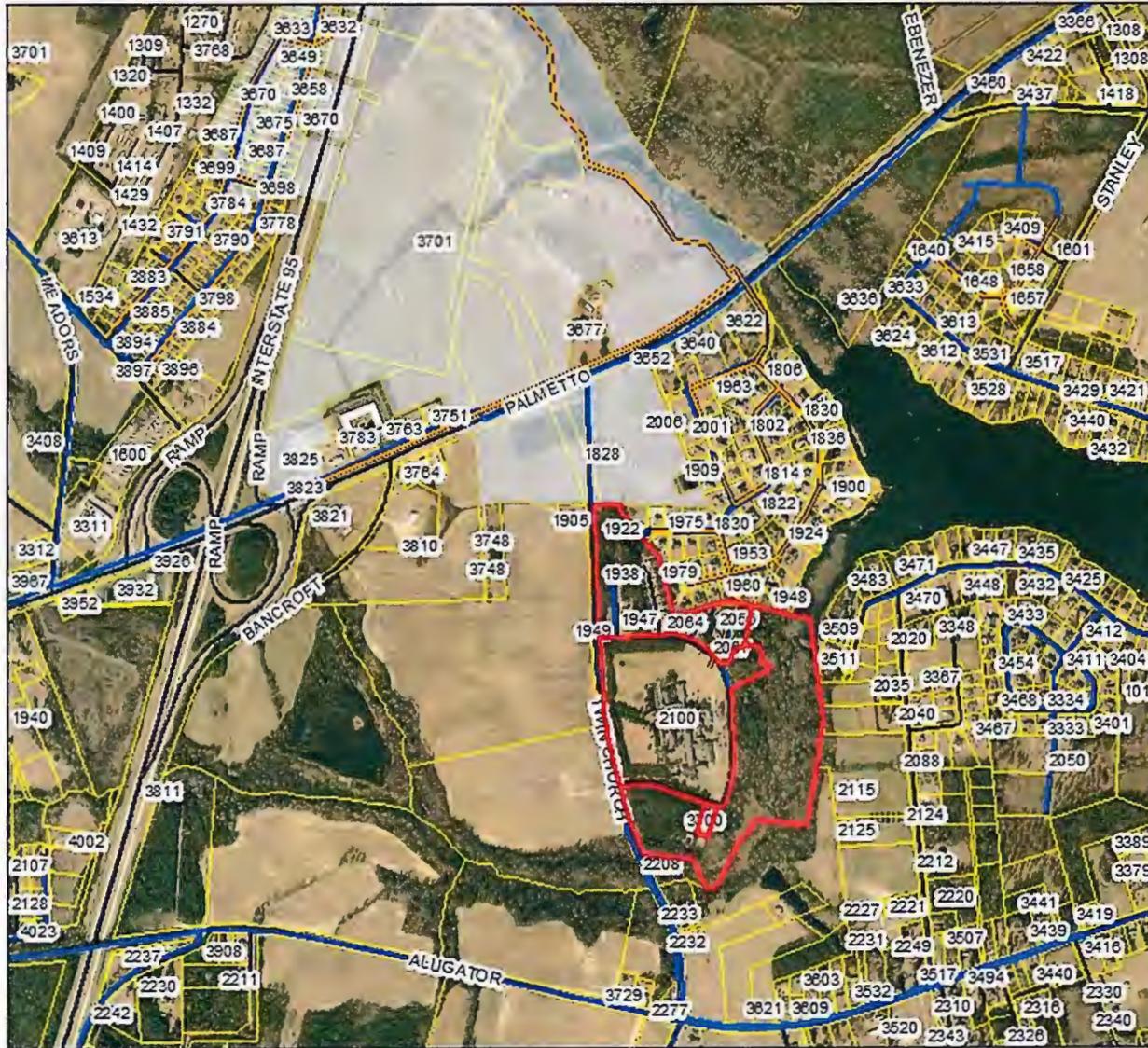
V. ATTACHMENTS:

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


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

PC Annex PC 2018-05 Attachment A Location Map



Legend

- Proposed Parcel
- Address Points
- Gravity Main
- Water Mains
- Roads
- City Limits
- Parcels



DISCLAIMER:
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Attachment 3: Petition for Annexation form

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:

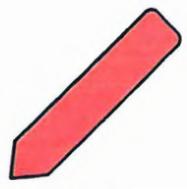
1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 00076-01-190
 " " " 191
 " " " 192
 00076-01-190

3. Annexation is being sought for the following purposes:
 TO UTILIZE THE SERVICES THAT THE CITY OFFERS
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 _____

John Orr
 Petitioner Chair, BOR

Date _____

Petitioner _____

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>1-30-18</u>	<i>[Signature]</i>

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ALDERSGATE SPECIAL NEEDS AND UNITED METHODIST MANOR TMN'S 00076-01-190, 00076-01-021, 00076-01-191, and 00076-01-192

WHEREAS, a Public Hearing was held in the Council Chambers on February 13, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Aldersgate Special Needs, owner of TMN 00076-01-190, and application by United Methodist Manor, owner of TMN's 00076-01-021, 00076-01-191, and 00076-01-192, 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 RG-1, Residential General District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00076, block 01, parcel 190 (0.573922 acres), Florence County Tax Map 00076, block 01, parcel 021 (34.979604 acres), Florence County Tax Map 00076, block 01, parcel 191 (30.83671 acres), and Florence County Tax Map 00076, block 01, parcel 192 (16.44559 acres).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018 - _____
Page 2 – March 2018

ADOPTED THIS _____ DAY OF _____, 2018
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: An Ordinance to amend Planned Development District Ordinance 2017-18 to update the development plan.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to amend Planned Development District Ordinance 2017-18 to update the development plan.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) Planning Commission held a public hearing on February 13, 2018 regarding this matter and voted unanimously (7-0) to recommend the proposed amendment.
- (2) The Planned Development District (Ordinance 2015-05) was updated on January 12, 2015 to include defined development standards as well as an updated development and traffic flow plan. On June 12, 2017, the PDD was again amended to reconfigure roadways to accommodate changes to the Chick-Fil-A parcel (Ordinance 2017-18).

III. POINTS TO CONSIDER:

- (1) The Magnolia Mall is proposing an update to the currently approved development plan. Attachment B (Proposed Site Plan) illustrates the proposed changes which include:
 - a. A temporary rear access connection to the Chick-Fil-A parcel (00099-01-100) using the existing Dunbarton Road and Mall Access Drive which was approved in 2017 will not be constructed. In lieu of this connection, shared parking will allow additional ingress/egress paths for the Chick-Fil-A.
 - b. The Burger King parcel (00099-01-055) will be reconfigured to provide additional area to develop a new outparcel site (Tenant D). Shared parking and access will be developed for access to the mall ring road with the adjacent Chick-Fil-A development.
 - c. A new outparcel will be developed for Tenant D adjacent to the Burger King outparcel. Shared parking and access to the adjacent redeveloped Burger King parcel will be provided. Future connection to planned additional parking for potential development to the east of IHOP will be established.
 - d. The main mall freestanding sign will be relocated from its current location in the future Tenant D site to a curbed island location near the adjusted eastern boundary for the new Tenant D site.

- e. Closure of the access ramp to the middle of Magnolia Mall from David H. McLeod Boulevard will be accomplished during this development work. An encroachment permit will be coordinated with and obtained from the SCDOT.
- (2) As previously approved, all proposed development including landscaping, signage, parking, impervious areas, and open areas will be reviewed using the development standards for the B-3 zoning designation per the 2016 City of Florence Zoning Ordinance.

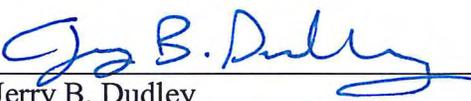
IV. OPTIONS:

City Council may:

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

V. ATTACHMENTS:

- A) Location Map
- B) Proposed Site Plan and Close-up of Affected Area
- C) Ordinance



Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

PC 2018-02 Attachment A Location Map 2701 David H. McLeod Blvd.



Legend

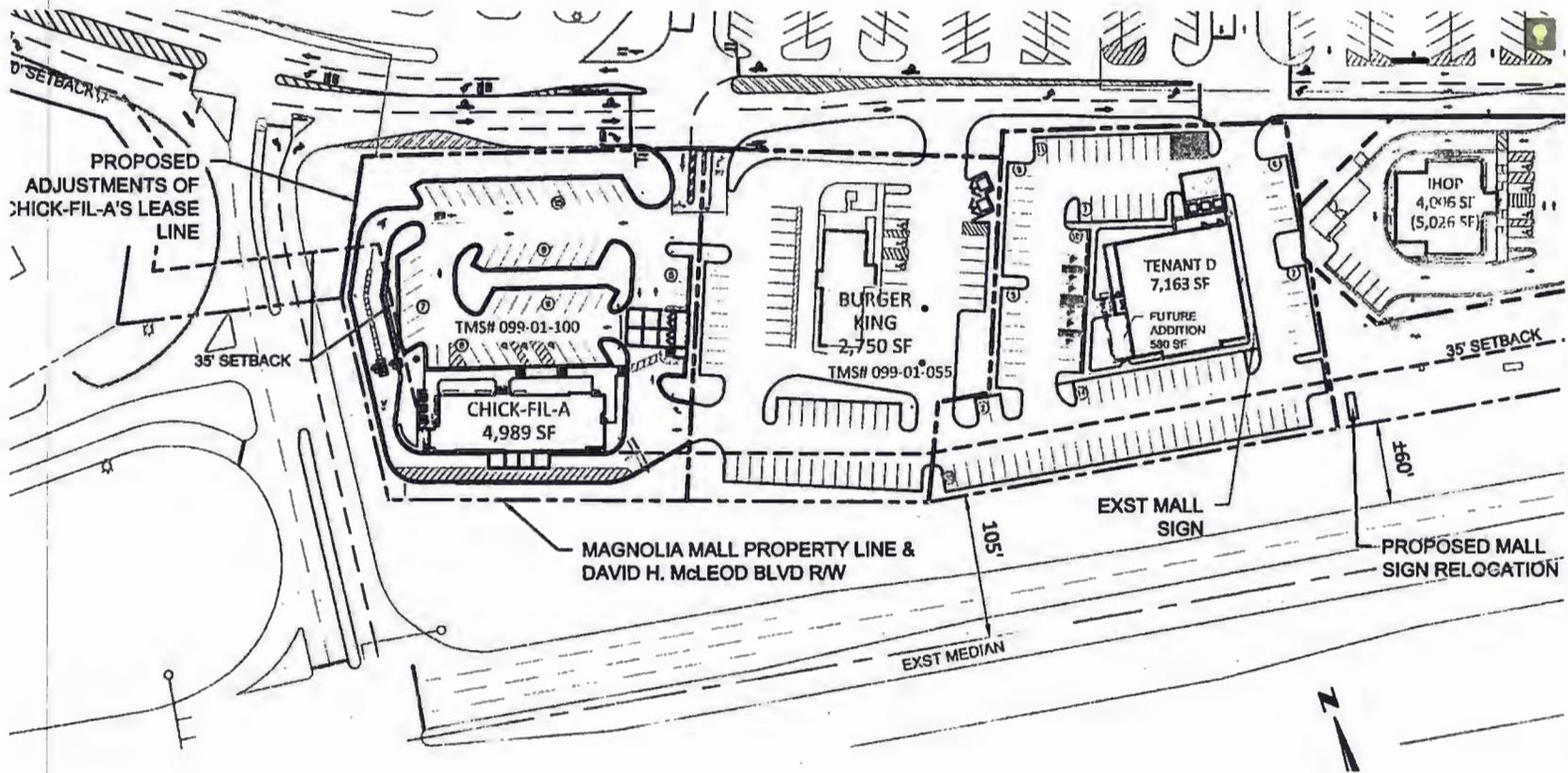
 Parcels



DISCLAIMER:
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600 300 0 600 Feet

Date: 2/22/2018



Attachment B: Close-up of Affected Area of Proposed Site Plan (January 2018 update)

ORDINANCE NO. 2018-_____

**AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT
ORDINANCE FOR MAGNOLIA MALL TMN: 00099-01-052; 00099-01-100;
00099-01-055 TO ALLOW FOR REDEVELOPMENT:**

WHEREAS, a Public Hearing was held in City Council Chambers on February 13, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the PR Magnolia, LLC made application to amend the Planned Development District Ordinance to update the development plan to allow the proposed future redevelopment consisting of an expansion of the existing use and reconfiguration of roadways on TMS#: 00099-01-052; 00099-01-100; and 00099-01-055;

WHEREAS, the request was made for redevelopment of Magnolia Mall;

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

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

1. That an Ordinance is hereby adopted by amending the Planned Development District Ordinance to update the development plan to allow the proposed future redevelopment consisting of an expansion of the existing use and reconfiguration of roadways on TMS#: 00099-01-052; 00099-01-100; and 00099-01-055.
2. That this Ordinance shall become effective seven days upon its approval adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018- _____
Page 2 – April 2018

ADOPTED THIS _____ **DAY OF** _____,
2018

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VII. e.
Bill No. 2018-08
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: An Ordinance to declare a portion of tax parcel 00150-01-029 as surplus and authorize the transfer of land to Brandon and Jessica Granger for the purposes of combining with Florence County tax parcels 15013-01-077 and 15013-01-076.

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 00150-01-029, to Brandon and Jessica Granger for the purposes of combining said portion with Florence County Tax Parcels 15013-01-077 and 15013-01-076. The land to be conveyed will be the portion of Florence County tax parcel 00150-01-029 that extends southwest 55 ft from the southwest corner of Florence County tax parcel 01513-01-077 and southeast from that proposed corner, parallel to the rear property line of Florence County Tax Parcels 15013-01-077 and 15013-01-076 for 270 ft and northeast 55 ft to the existing southeast corner of Florence County Tax Parcel 15013-01-076.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

III. POINTS TO CONSIDER:

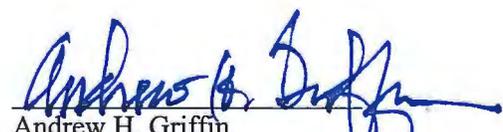
- (1) Request is being considered for first reading.
- (2) Brandon and Jessica Granger have requested the transfer of property such that the land can be combined with Florence County Tax Parcels 15013-01-077 and 15013-01-076.
- (3) A 10 foot strip of Tax Parcel 00150-01-029 will remain in City ownership to facilitate trail connectivity (see attachment 2).
- (4) The City of Florence purchased Tax Parcel 00150-01-029 from R. Granger Development in 2006.
- (5) The portion of tax map 00150-01-029 to be conveyed is to be surveyed, subdivided and recorded by Brandon and Jessica Grainger.
- (6) Compensation for the property will be established by prorating the tax value of the subject property.

IV. PERSONAL NOTES

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Attachment 2: Location Map



ORDINANCE NO. 2018-_____

AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO BRANDON GRANGER, SPECIFICALLY A PORTION OF TAX PARCEL 00150-01-029

WHEREAS, after due consideration, the City has concluded that the land designated as the portion of Florence County tax parcel 00150-01-029 that extends southwest 55 feet from the southwest corner of Florence County tax parcel 01513-01-077 and southeast from that proposed corner, parallel to the rear property line of Florence County Tax Parcels 15013-01-077 and 15013-01-076 for 270 feet and northeast 55 feet to the existing southeast corner of Florence County Tax Parcel 15013-01-076 is surplus land to the City, and conveyance of said property to Brandon and Jessica Granger 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 00150-01-029 is to be combined with Florence County tax parcels 15013-01-077 and 15013-01-076.

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 Brandon Granger.

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 _____, 2018
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. a.
Resolution
No. 2018-02

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: A resolution to de-designate on-street parking within the D-2, Downtown Central Overlay District in the 100 Block of North Irby Street; west side of the street – 350' in length extending north beginning 250' from the intersection of Irby and Evans Street.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A resolution to de-designate on-street parking within the D-2, Downtown Central Overlay District in the 100 Block of North Irby Street; west side of the street – 350' in length extending north beginning 250' from the intersection of Irby and Evans Street.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) City Council adopted a Resolution # 91-4 on February 4, 1991, to designate two-hour on-street parking within said area of North Irby Street.

III. POINTS TO CONSIDER:

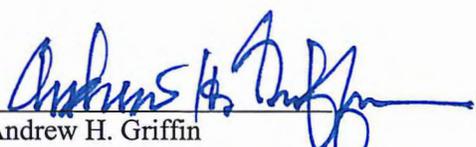
- (1) Due to the development of the new Florence County Judicial Center, it is necessary to de-designate two-hour parking on the 100 block of North Irby Street as previously designated via Resolution #91-4.
- (2) Specifically, the parking to be de-designated lies within the D-2 Downtown Central Overlay District and is on the west side of the street – 350' in length extending north beginning 250' north of the intersection of Irby and Evans Street.
- (3) Florence County has developed surface parking to the rear of the Judicial Center.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Resolution to de-designate the two hours parking in the 100 Block of North Irby Street
- (2) Copy of Resolution 91-4
- (3) Map and area where parking is to be de-designated


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Attachment 2: Copy of Resolution 91-4: page 1

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE) RESOLUTION #R91-4

WHEREAS, the City of Florence Planning Commission has held the necessary public hearings concerning on-street parking within the downtown area and recommends the following in order to bring about both a unified set of regulations and a coordinated plan for on-street parking:

- I) Maintain and repair the current yellow curbing and signs.
- II) Convert all parking zones into uniform districts in the following areas:
 - A. All Day Parking
 1. 100 Block South Warley Street
Both sides.
 - B. Two (2) Hour Parking
 1. 200 & 300 Blocks West Cheves Street
Both sides of street.
400 Block West Cheves Street
Left side of street-580' in length extending West beginning at the intersection of McQueen Street and Cheves Streets.
Right side of street - 200' in length extending West beginning at intersection of Cheves and McQueen Streets. Then 230' again in length extending West 350' from intersection of Cheves and McQueen Streets.
500 Block West Cheves Street
Both sides of street.
 2. 200 Block South Coit Street
Both sides of street.
100 Block South Coit Street
Both sides of street.
 3. 100 and 200 Blocks South Dargan Street

BHW

Both sides of street.

100 Block North Dargan Street

Both sides of street.

4. 100 Block East Evans Street

Right side of street - 330' in length extending West beginning at intersection of Baroody and East Evans Streets.

Left side of street - extending West- entire block from intersection of Baroody and East Evans Street to intersection of Evans and Dargan Street.

100, 200 and 300 Blocks West Evans Street

Both sides of street.

5. 100 Block North Irby Street

Left side of street - 350' in length extending North beginning 250' from intersection of Irby and Evans Street.

6. 100 Block North McQueen Street

Right side of street - 330' in length extending North beginning at intersection of Evans and McQueen Streets. Then 120' in length beginning again 460' from the intersection of Evans and McQueen Street and ending at intersection of McQueen and Baroody Streets.

100 Block South McQueen Street

Both sides of street with the exception of 50 feet from intersection of McQueen and Evans Streets extending North.

200 Block South McQueen Street

Both sides of street.

7. 200 Block South Warley Street

Right side of street - extending North from intersection of West Palmetto and Warley Streets to intersection of West Chever and Warley Streets.

BHW

Left side of street - extending 260' North beginning at intersection of West Palmetto and Warley Street. Then beginning again 310' from intersection of West Palmetto and Warley Streets extending North 210'.

B. Loading Zones

1. 400 Block West Cheves Street

Right side of street - 140' in length extending West beginning 230' from the intersection of South McQueen and West Cheves Street.

Left side of street - 30' in length extending West beginning 560' from the intersection of South McQueen and West Cheves Streets.

2. 100 Block South Irby Street

Left side of street - 140' in length extending North beginning 380' from intersection of Cheves and Irby Streets.

3. 100 Block North McQueen Street

Right side of street - 120' in length extending North beginning 330' from intersection of Cheves and McQueen Streets.

100 Block South McQueen Street

Left side of street - 50' in length extending North beginning 460' from intersection of Cheves and McQueen Streets.

4. 200 Block South Warley Street

40' in length extending North beginning 260' from intersection of Palmetto and Warley Streets.

WHEREAS, the City Council of the City of Florence has determined that a more structured and safety-oriented means of on-street parking within the downtown parking area is necessary to meet the needs of the citizens of the City of Florence.

NOW, THEREFORE, be it resolved by the City Council of the City of Florence that the 1991 study for On-Street Parking in the Downtown Area of the City of Florence is hereby adopted.

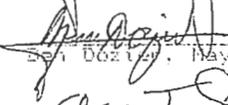
Bill

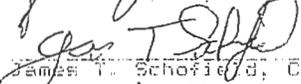
ADOPTED THIS 4th DAY OF February, 1991.

Approved as to form:

Patricia Singleton-Parr
City Attorney

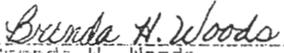

Joe H. "Rocky" Pearce, Jr., Mayor


Ben D. Williams, Mayor Pro Tem


James T. Schofield, Councilman

ATTEST:


K. Fred Sama, Councilman


Brenda H. Woods
Municipal Clerk

Billy D. Williams, Councilman

Edward Robinson, Councilman

J. Ray Turner, Councilman

Attachment 3: 100 Block of North Irby Street de-designate map



RESOLUTION NO. 2018-_____

A RESOLUTION TO DE-DESIGNATE TWO HOUR PARKING IN THE D-2, DOWNTOWN CENTRAL OVERLAY DISTRICT IN THE 100 BLOCK OF NORTH IRBY STREET; WEST SIDE OF THE STREET – 350’ IN LENGTH EXTENDING NORTH BEGINNING 250’ FROM THE INTERSECTION OF IRBY AND 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 91-4 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, Resolution # 91-4 established two hour, on-street parking in the following areas:

1. 100 block of North Irby Street – 350’ in length extending north beginning 250’ from the intersection of Irby and Evans Street; and

WHEREAS, due to the development of the new Florence County Judicial Center, it is necessary to de-designate the aforementioned on-street parking within the 100 Block of North Irby Street; and

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 block of North Irby Street, west side of the street – 350’ in length extending north beginning 250 feet from the intersection of Irby and Evans Streets, two hour parking shall be de-designated; and

EXECTED ON ONE (1) ADDITIONAL PAGE

AND IT IS SO RESOLVED, this _____ day of _____, 2018.

ADOPTED THIS _____ day of _____, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

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

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2018

AGENDA ITEM: Report to Council / Boards & Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Construction and Maintenance Board of Adjustments and Appeals for a Mechanical Contractor.

II. CURRENT STATUS / PREVIOUS ACTION TAKEN:

There is one vacancy left to fill on this Board

Andrew H. Griffin
City Manager

Construction and Maintenance Board
of Adjustments and Appeals

Current Board Member

Status

Councilmember to
make appointment

Vacancy (Mechanical Contractor)

Councilman Jebaily