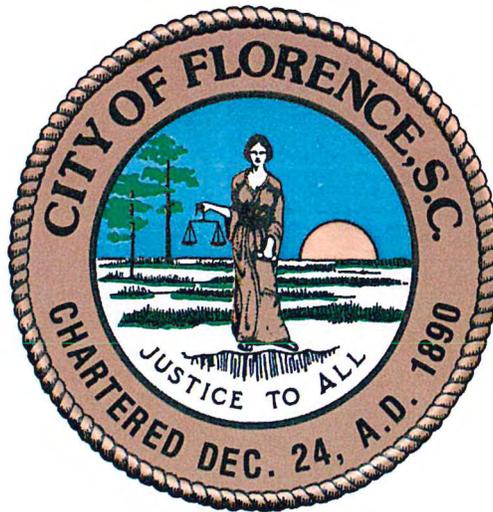


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
APRIL 9, 2018
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, APRIL 9, 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

March 12, 2018 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Bryan Evans – 15 years – Utilities/Waste Water Operations

Kendrick Spears – 15 years – Police

Monty Tedder – 20 years – Fire

James Grooms – 25 years – Public Works / Beautification and Facilities

V. APPEARANCE BEFORE COUNCIL

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

b. Ms. Ellen Hamilton, Executive Director, Pee Dee Coalition Against Domestic and Sexual Assault – to make a presentation to Council

VI. ORDINANCES IN POSITION

- a. Bill No. 2018-04 – Second 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 – Second 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 – Second 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 – Second 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 – Second Reading**
An Ordinance authorizing the transfer of land to Brandon Granger, specifically a portion of tax parcel 00150-01-029.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2018-09 – First Reading**
An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2017 and ending June 30, 2018.
- b. Bill No. 2018-10 – First Reading**
An Ordinance to annex the property located at 2519 W. Palmetto Street, said property being specifically designated in the Florence county Tax Records as Tax Map Parcel 00100-01-137 and a portion of Tax Map Parcel 00100-01-002.

VIII. INTRODUCTION OF RESOLUTION AND PROCLAMATION

- a. A Resolution of Recognition for Mr. Bryan Braddock and Mr. Byon Artell McCullough**
- b. A Proclamation in memory and honor of Mr. William Henry Johnson. Comments by Mr. Ezra Brown**

IX. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

1. Construction and Maintenance Board of Adjustments and Appeals

X. ADJOURN

**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**

MEMBERS PRESENT: Mayor Wukela called the regular meeting of March 12, 2018 to order at 1:02 p.m. with the following members present: Mayor Pro tem Brand, Councilman George Jebaily, Councilwoman Ervin, Councilwoman Williams-Blake, Councilman Willis and Councilwoman Moore.

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

MEDIA PRESENT: Ms. Sharmira McCray of the Morning News and Ms. Kiahnna Patterson of WBTW TV13 were 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 February 12, 2018 regular City Council meeting. Councilman Willis seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Mayor Wukela presented Ronnie Wiggins, of Distribution Operations, a Certificate of Recognition for completing 10 years of service with the City.

Timothy Mathews received a Certificate of Recognition from Mayor Wukela for completing 10 years of service with the Florence Police Department.

Mayor Wukela presented Fire Chief Randy Osterman a Certificate of Recognition for completing 10 years of service with the City of Florence Fire Department.

ADDENDUM TO THE AGENDA

THE FOLLOWING MATTER WILL BE CONSIDERED FOR ADDITION TO THE MARCH 12, 2018 AGENDA.

APPEARANCE BEFORE COUNCIL

MS. CAMERON C. PACKETT, MEMBERSHIP RELATIONS MANAGER, FLORENCE COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP – TO MAKE A PRESENTATION TO COUNCIL REGARDING FLORENCE COUNTY LEGISLATIVE DAY.

There was no objection from the members of Council to add this item to the agenda.

Ms. Cameron Packett thanked City Council for their support of Florence County Legislative Day. Legislative Day was once again a very successful event. Ms. Packett thanked Council for their continued support and attendance at the event in Columbia, SC.

APPEARANCE BEFORE COUNCIL

MR. BOB SKELTON – A PRESENTATION REGARDING THE “DISCOVER FLORENCE TREASURE HUNT”.

Mr. Skelton appeared before Council to make a presentation on the upcoming Discover Florence Treasure Hunt. This event will launch April 2, 2018 and will include a monthly drawing following the “Treasure Hunt”. The Discover Florence Treasure Hunt is a way to help Florentines get familiar with local businesses, community interest and the history of Florence, SC. A limited number of Florence residents, families, groups or individuals will participate each month. The “Treasure Hunt” will consist of discovering, on the website, which locations around town will have clues or tasks to be found or performed. Only those participants who record and complete the hunt will be eligible for a monthly \$1,000 prize drawing. The 12 monthly winners will then compete for the \$10,000 grand prize drawing.

First Reliance Bank, Florence Toyota, Cale Yarborough Honda, Best Buy, and the Florence Chamber of Commerce are some of the sponsors for this event. Magnolia Mall will also be participating.

ORDINANCES IN POSITION

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.

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 adopted on second reading.

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

Council voted unanimously to adopt Bill No. 2018-01.

BILL NO. 2018-02 – SECOND READING
AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT
ORDINANCE.

An Ordinance to amend the City of Florence Unified Development Ordinance was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-02 on second reading. Councilman Willis seconded the motion, which carried unanimously.

BILL NO. 2018-03 – SECOND 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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-03 on second reading. Councilman Jebaily seconded the motion.

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

INTRODUCTION OF ORDINANCES

BILL NO. 2018-04 – FIRST READING
AN ORDINANCE TO ANNEX THE PROPERTY LOCATED AT 2493 PARSONS GATE, SAID
PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX
RECORDS AS TAX MAP PARCEL 01221-01-301.

An Ordinance to annex the property located at 2493 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-301 was passed on first reading.

Councilman Jebaily made a motion to pass Bill No. 2018-04. Mayor Pro tem Brand seconded the motion.

Mr. Clint Moore, Development Manager reported that a request has been received to annex 2493 Parsons Gate. The property is designated in the Florence County Tax Records as Tax Map Parcel 01221-01-301 and is located within the Windsor Forest Subdivision. The proposed zoning, pending annexation is Neighborhood Conservation-15 District and is consistent with the adjacent properties. The lot is currently the site of a single-family residence. City water and sewer services are currently available and there is no cost to extend utility services.

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

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property (NC-15) Neighborhood Conservation-15 District.

Council voted unanimously to pass Bill No. 2018-04 on first reading.

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

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.

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 was passed on first reading.

Councilwoman Moore made a motion to pass Bill No. 2018-05. Councilman Jebaily seconded the motion.

Mr. Clint Moore, Development Manager reported this is a request to annex property located at 700 Clement Street and zone to (NC-6.3), Neighborhood Conservation-6.3 District. The request is being made by the property owner, Mr. Gary Dauksch.

The lot is currently the site of a 34 unit multi-family dwelling complex. The proposed zoning pending annexation will permit multi-family residential and will conform to all of the site regulations. City water and sewer services are currently available and there is no cost to extend utility services.

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

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property (NC-6.3), Neighborhood Conservation-6.3 District.

Council voted unanimously to pass Bill No. 2018-05 on first reading.

BILL NO. 2018-06 – FIRST READING

AN ORDINANCE TO ANNEX THE PROPERTY LOCATED OFF OF TWIN CHURCH ROAD, 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.

An Ordinance to annex the property located off of Twin Church Road, 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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-06. Councilman Willis seconded the motion.

Mr. Clint Moore, Development Manager reported this is a request to annex properties located off of Twin Church Road and zone to RG-1, Residential General District. The request is being made by the property owners, Aldersgate Special Needs and United Methodist Manor.

The parcels are currently the site of the Methodist Manor, which provides a full range of living options for senior adults, including single family houses, patio homes, and an assisted living facility. 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. Adjacent properties are zoned (GC) General Commercial and unzoned in the County.

On February 13, 2018 the 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.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property to RG-1, Residential General District.

Council voted unanimously to pass Bill No. 2018-06.

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.

An Ordinance to amend Planned Development District Ordinance for Magnolia Mall TMN 00099-01-052 to allow for expanded development was passed on first reading.

Councilman Jebaily made a motion to pass Bill No. 2018-07. Councilman Willis seconded the motion.

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).

The Magnolia Mall is proposing an update to the currently approved development plan. The changes include: 1) 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; 2) The Burger King parcel (00099-02-055) 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; 3) 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; 4) 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; and 5) 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.

The Planning Commission held a public hearing on February 13, 2018 regarding this matter and voted unanimously (7-0) to recommend the proposed amendment.

Council voted unanimously to pass Bill No. 2018-07 on first reading.

BILL NO. 2018-08 – FIRST READING

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

An Ordinance authorizing the transfer of land to Brandon Granger, specifically a portion of Tax Parcel 00150-01-029 was passed on first reading.

Councilman Willis made a motion to pass Bill No. 2018-08. Councilwoman Moore seconded the motion.

Mr. Clint Moore, Development Manager reported this is a request to declare as surplus and authorize the conveyance of land, being a portion of Tax Parcel 000150-01-029, to Brandon and Jessica Granger for the purposes of combining said portion with Florence County Tax Parcels 15013-01-077 and 15013-01-076. A 10 foot strip of Tax Parcel 00150-01-029 will remain in City ownership to facilitate trail connectivity. The City of Florence purchased Tax Parcel 00150-01-029 from R. Granger Development in 2006. The portion of Tax Map 00150-01-029 to be conveyed is to be surveyed, subdivided and recorded by Brandon and Jessica Granger. Compensation for the property will be established by prorating the tax value of the subject property.

Council voted unanimously to pass Bill No. 2018-08 on first reading.

INTRODUCTION OF RESOLUTION

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.

A Resolution to de-designate on-street parking within the D-2 Downtown Central Overlay District in the 100 block of North Irby Street was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2018-02. Councilwoman Moore seconded the motion.

Mr. Clint Moore, Development Manager reported Resolution No. 91-04 was adopted by Council on February 4, 1991 to designate two-hour on-street parking on North Irby Street.

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 in Resolution No. 91-04.

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.

Council voted unanimously to adopt Resolution No. 2018-02.

RESOLUTION NO. 2018-03

A RESOLUTION TO AMEND THE CONDITIONAL GRANT AGREEMENT BETWEEN THE CITY OF FLORENCE AND RBA FOODS, LLC.

A Resolution to amend the Conditional Grant Agreement between the City of Florence and RBA Foods, LLC was adopted by Council.

Mayor Wukela stated this Conditional Grant Agreement was entered into with RBA Foods, LLC with regard to the sauce manufacturing facility located on Baroody Street. This is essentially a scrivener's error pertaining to the appropriate date for the commencing of the agreement. This amendment corrects that error.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2018-03. Councilwoman Moore seconded the motion, which carried unanimously.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

**CONSTRUCTION AND MAINTENANCE
BOARD OF ADJUSTMENTS AND APPEALS**

Councilman Jebaily deferred his appointment to this Board until the April, 2018 City Council meeting.

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

EXECUTIVE SESSION

Mayor Wukela stated the last matter on the agenda is an Executive Session for the purpose of discussion of negotiations incident to a project relating to a proposed Economic Development matter.

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

Council entered into Executive Session at 1:45 p.m.

Mayor Wukela reconvened the regular meeting at 2:26 p.m.

Mayor Wukela stated a number of economic development matters were discussed in Executive Session. No action was requested and no action was taken.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Councilwoman Moore seconded the motion, which carried unanimously.

The meeting was adjourned at 2:27 p.m.

Dated this 9th day of April, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**V. a.
Parks Commission
Annual Report**

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2018
AGENDA ITEM: Appearance Before Council
Parks & Beautification Commission Report
DEPARTMENT / DIVISION: Public Works Department

I. ISSUE UNDER CONSIDERATION:

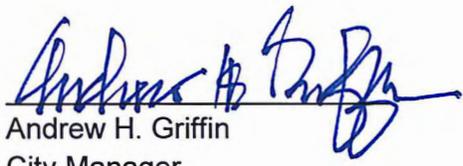
Mr. John Jebaily, Chairman of the Parks & Beautification Commission, to provide a report on the status of Parks, Beautification, and Recreation.

II. PREVIOUS ACTION:

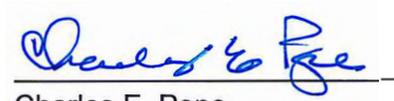
Annual report from the Parks & Beautification Commission

III. ATTACHMENTS:

1. A copy of the FY18-19 Annual Plan for Parks, Beautification & Recreation.



Andrew H. Griffin
City Manager



Charles E. Pope
Public Works Director

PARKS and RECREATION COMMISSION

Creating community through people, parks and programs

2018 ANNUAL PLAN

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

1 YEAR PLAN - PARKS

A. FREEDOM FLORENCE:

B. IOLA JONES PARK:

1. Replace playground equipment.
2. Actively seek input from community on addition of a community center.
3. Improve or replace fencing near basketball area.
4. Build a Community Center.

C. JEFFRIES CREEK PARK:

1. Replace playground equipment.

D. LESTER PARK:

1. Continue to support community revitalization.

E. LEVY PARK:

1. Resurface basketball court at adult center.
2. Replace playground equipment.

F. LUCAS PARK:

1. Limb up trees to improve viewscape.
2. Renovate pathway system.
3. Plant shrubbery and under story trees appropriate to areas that are now shaded.
4. Replace playground equipment to accommodate children up to twelve years old.

G. MAPLE PARK:

1. Actively seek community input on improvements to community center.

H. MCLEOD PARK:

1. Plan landscaping to create a scenic natural path around the pond.

I. NORTHSIDE PARK

J. NORTHWEST CENTER:

1. Partner with community organizations and police to address vandalism.

K. SOUTHPARK:

1. Renovate and/or repair tennis and basketball courts, fencing and walking trail.
2. Replace equipment.

L. TIMROD PARK:

1. Return to normal pruning schedule and emphasize beautification.

M. TRAIL SYSTEM:

1. Enhance connectivity by continuing to develop urban connector trails leading from each park to the Downtown Cultural District.
2. Explore feasibility of protected bike paths along these routes.
3. Expand Rail Trail to connect to Soccer Complex.
4. Explore feasibility of expanding trails from the Rail Trail along Jeffries Creek connecting to McLeod Park, Jeffries Creek Park, and Freedom Florence, increasing access to Florence's "Green Necklace."

N. VETERAN'S PARK:

1. Add pertinent quotes to Wall.
2. Work with Florence Center to add directional signage guiding visitors to the Veteran's Park both on and off premises.

O. DOWNTOWN PLAZAS:

1. Continue to support and maintain.

P. STORM WATER IMPROVEMENT & REMEDIATION PROJECT:

1 YEAR PLAN – OTHER THAN PARKS

A. PARK RULE SIGNS:

1. Update and upgrade park rule signs to include the new "branding" concept.
2. Make sure that all parks are clearly designated as public parks.

B. PUBLIC AWARENESS:

1. Develop a power point presentation on the benefits of tree preservation and the role of the Tree Committee of the Commission and distribute it to the Chamber of Commerce, schools, conservation groups, and any other interested groups or individuals.

2. Continue Public Relations Committee activities with new Marketing initiatives.
3. Add a program on Parks and Facilities that is available for presentation to civic groups.

C. TENNIS COURTS:

1. Continue ongoing maintenance of tennis courts.

D. COMMISSION DEVELOPMENT:

1. Implement ongoing program for Commission members including Annual Retreat.
2. Encourage active participation in committees, visit parks and centers, and seek ideas from other park systems on an ongoing basis. Continue Annual bus tour of all parks by commission.

E. CAPITAL PROJECTS:

1. Assess the need for future capital projects

F. BARNES STREET ACTIVITY CENTER

1. Support development of Barnes Street as a comprehensive campus; consider closing one block of Barnes Street to traffic.

G. SOCCER COMPLEX

1. Support construction of a central building at Soccer Complex.

H. TRACK AND FIELD FACILITY

1. Support the development of a track and field complex.

J. FLORENCE STOCKADE

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

5 YEAR PLAN

A. LUCAS PARK:

1. Install Children's Sculpture Garden as joint project with Neighborhood Association.

B. MAPLE PARK:

1. Replace community center.

C. MCLEOD PARK:

1. Complete landscaping around pond to create a scenic destination.

D. VETERAN'S PARK:

1. Construct restroom facilities.

E. WATER FEATURES:

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

10 YEAR PLAN

A. OLD PETTIGREW MILLPOND PROPERTY:

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

B. TRAILS

1. Improve signage and GIS mapping for increased safety and 911 services.
2. Implement planned trails and protected bike paths connecting parks and neighborhoods to the Downtown area.

CONTINUING GOALS

A. ATHLETIC PROGRAM:

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

B. COMMUNITY PROGRAMMING:

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

C. MAYOR'S COALITION TO IMPROVE THE QUALITY OF LIFE:

Continue to support the Mayor's Coalition to Improve the Quality of Life by designing programs and activities for Florence in coordination with community groups.

D. RECREATIONAL SPACES:

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

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

E. OVERLAY DISTRICT – DOWNTOWN FLORENCE:

1. Enhance connectivity by developing trails leading into downtown cultural district from parks and neighborhoods.
2. Develop protected bicycle paths as part of the trail system.
3. Beautify neighborhoods wherever possible, with special attention to planting shade trees along trails and paths.

F. PARK RULES:

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

G. TREE PLANTING AND PRESERVATION:

1. Encourage the relocation of utilities away from significant trees and scenic areas.
2. Continue to locate every tree of significant size (GIS) and retain maintenance history on each tree.
3. Plant trees in compliance with Tree City USA guidelines.
4. Work with staff to develop enhanced tree ordinance.
5. Encourage and facilitate replacement of any street trees removed from the City’s right of way with native shade trees.

H. STORMWATER IMPROVEMENT & REMEDIATION PROJECT:

1. Publicize educational benefits improvements at Pye Branch Conservation Area.

J. PET WASTE AND LITTER

1. Continue to add pet waste stations to parks to protect watersheds and educate the public.

The 2018 Annual Plan reflects that a great deal has been accomplished this year and that this pace will continue in the near future. The investment of the City in our Parks and Recreation infrastructure is clearly continuing to make Florence a great place to live. This Commission appreciates the hard work of the City staff and elected officials in taking Florence forward.

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:

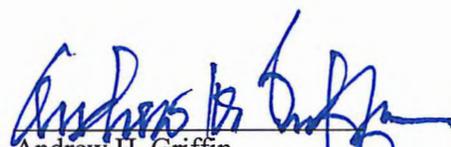
- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-15 District. The primary use permitted under the proposed zoning is single-family residential characterized by large sized lots.
- (3) The lot is currently the site of a single-family 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:

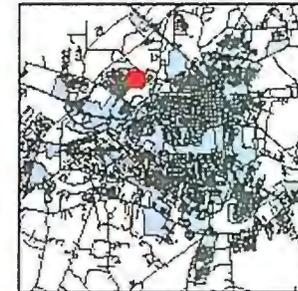
V. ATTACHMENTS:

- (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
- Manhole
- 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

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

Petitioner

Certification as to ownership on the date of petition:

Date 1-18-18

FOR OFFICAL USE ONLY

City and County

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:

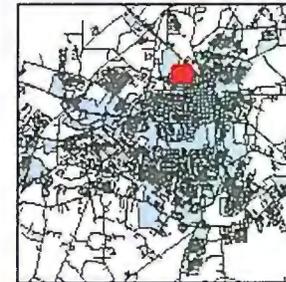
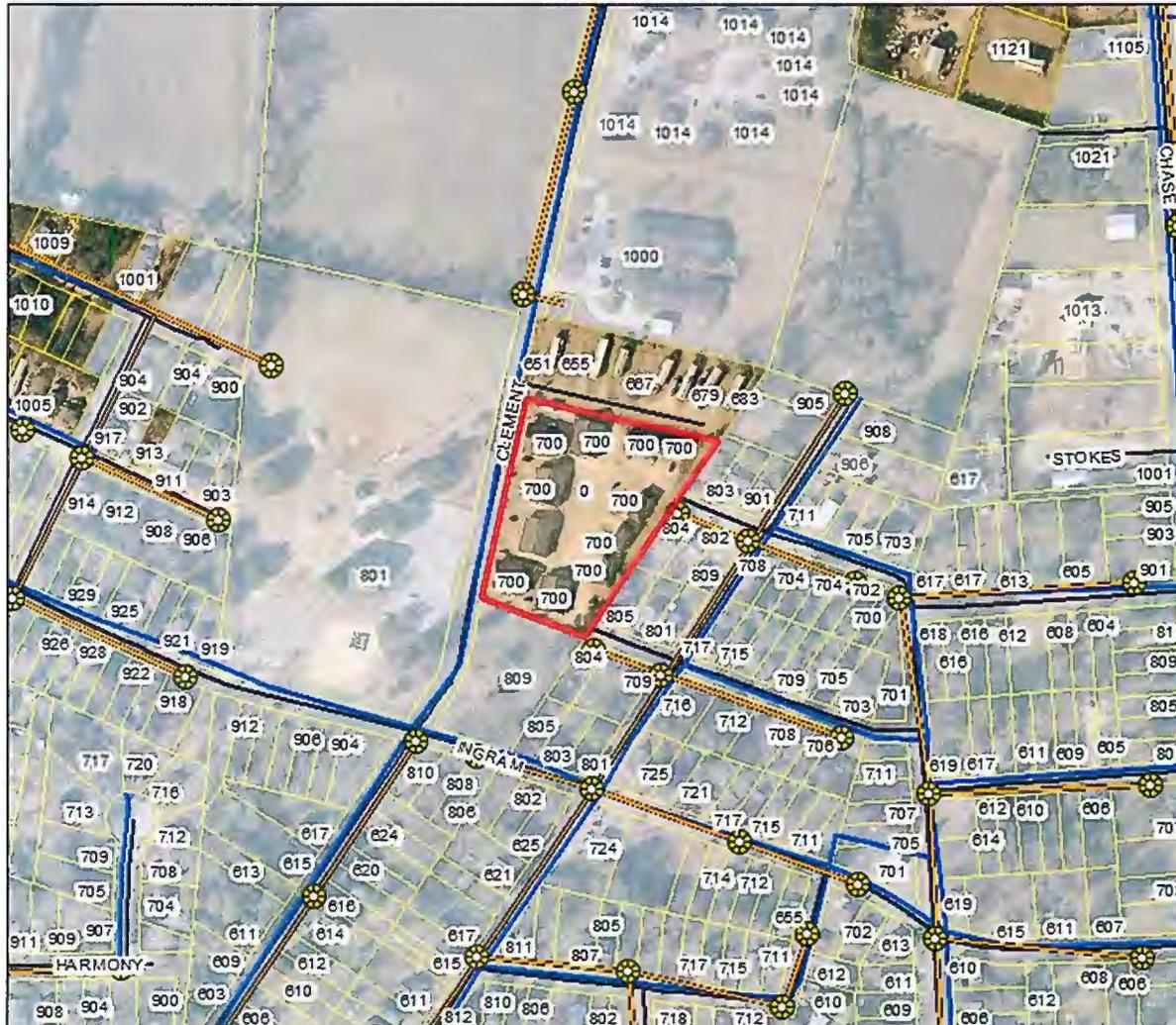
V. ATTACHMENTS:

- (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
- Grav. Ry. Main
- Water Mains
- Roads
- City Limits
- Parcels



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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 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.

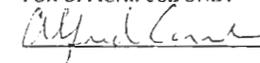
Total Residents	32 +
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Date 1/22/18


Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL. USE ONLY
Date 1-23-18	

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.

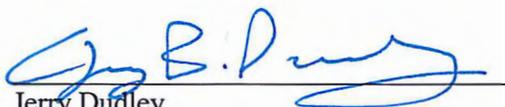
III. POINTS TO CONSIDER:

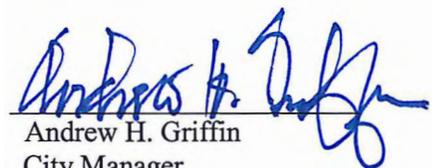
- (1) Request is being considered for first reading.
- (2) The parcels are currently the site of Methodist Manor, which provides a full range of living options for senior adults, including single family houses, patio homes, and an assisted living facility.
- (3) City water and sewer services are currently 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:

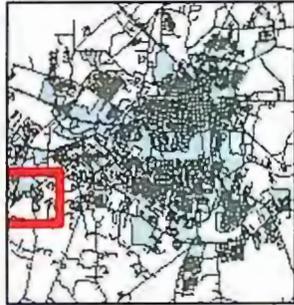
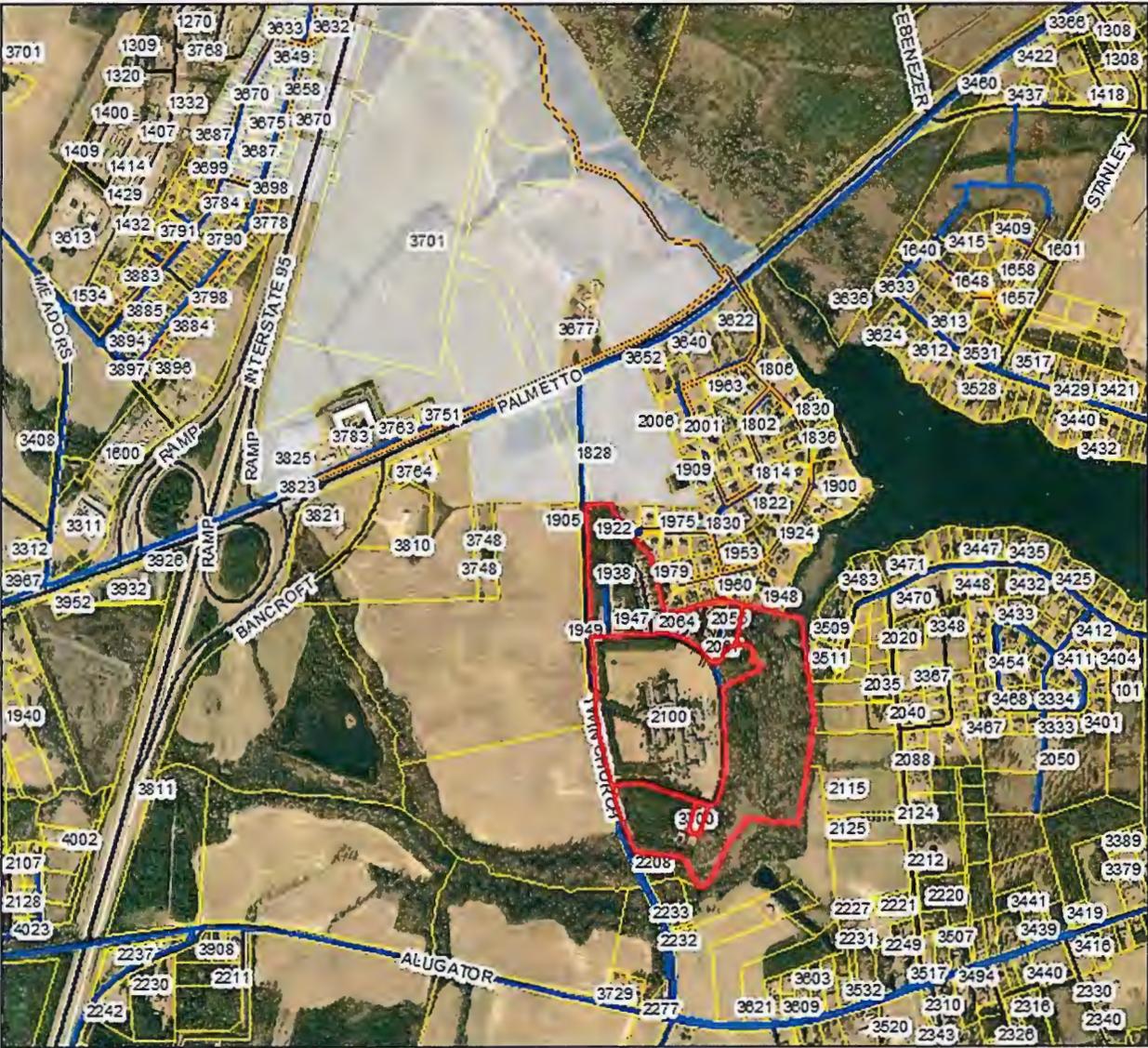
V. ATTACHMENTS:

- (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



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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:

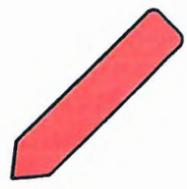
1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:

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 OFFICAL 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.

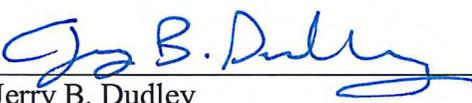
IV. OPTIONS:

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

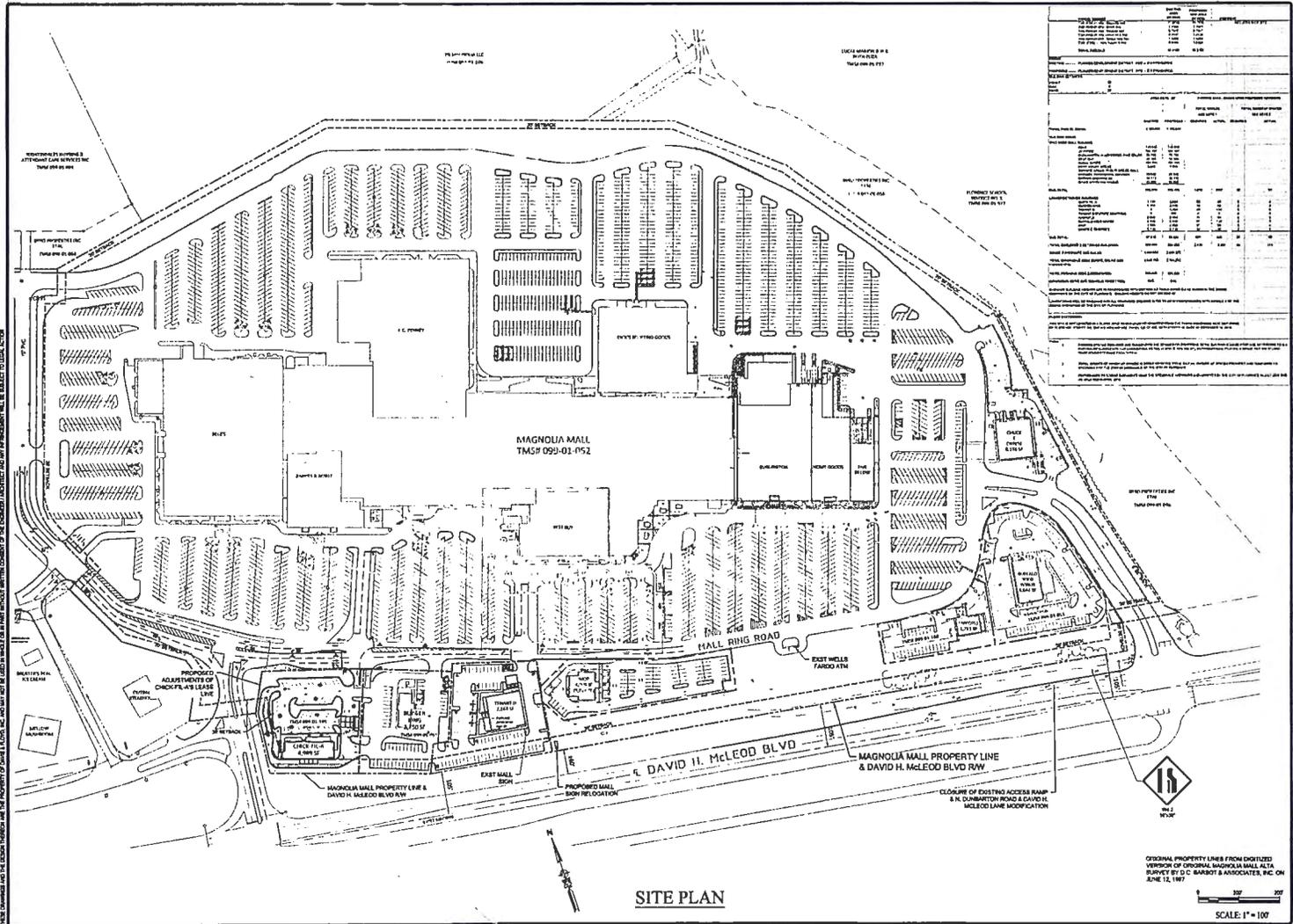


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Date: 2/22/2018

Attachment B: Proposed Site Plan (January 2018 update)



Item	Quantity	Unit	Value
Site Preparation	100,000	Sq. Yds.	\$1,000,000
Foundation	50,000	Sq. Yds.	\$500,000
Structural Steel	10,000	Tons	\$1,500,000
Concrete	100,000	Cu. Yds.	\$1,000,000
Masonry	50,000	Sq. Yds.	\$500,000
Roofing	100,000	Sq. Yds.	\$1,000,000
Interior Finishes	1,000,000	Sq. Ft.	\$10,000,000
MEP	1,000,000	Sq. Ft.	\$10,000,000
Exterior Finishes	100,000	Sq. Yds.	\$1,000,000
Landscaping	100,000	Sq. Yds.	\$1,000,000
Permits	1	Set	\$100,000
Contingency	10	%	\$1,000,000
Total			\$28,000,000

FOR PLANNING APPROVAL ONLY
PRELIMINARY CONCEPT NOT FOR DESIGN

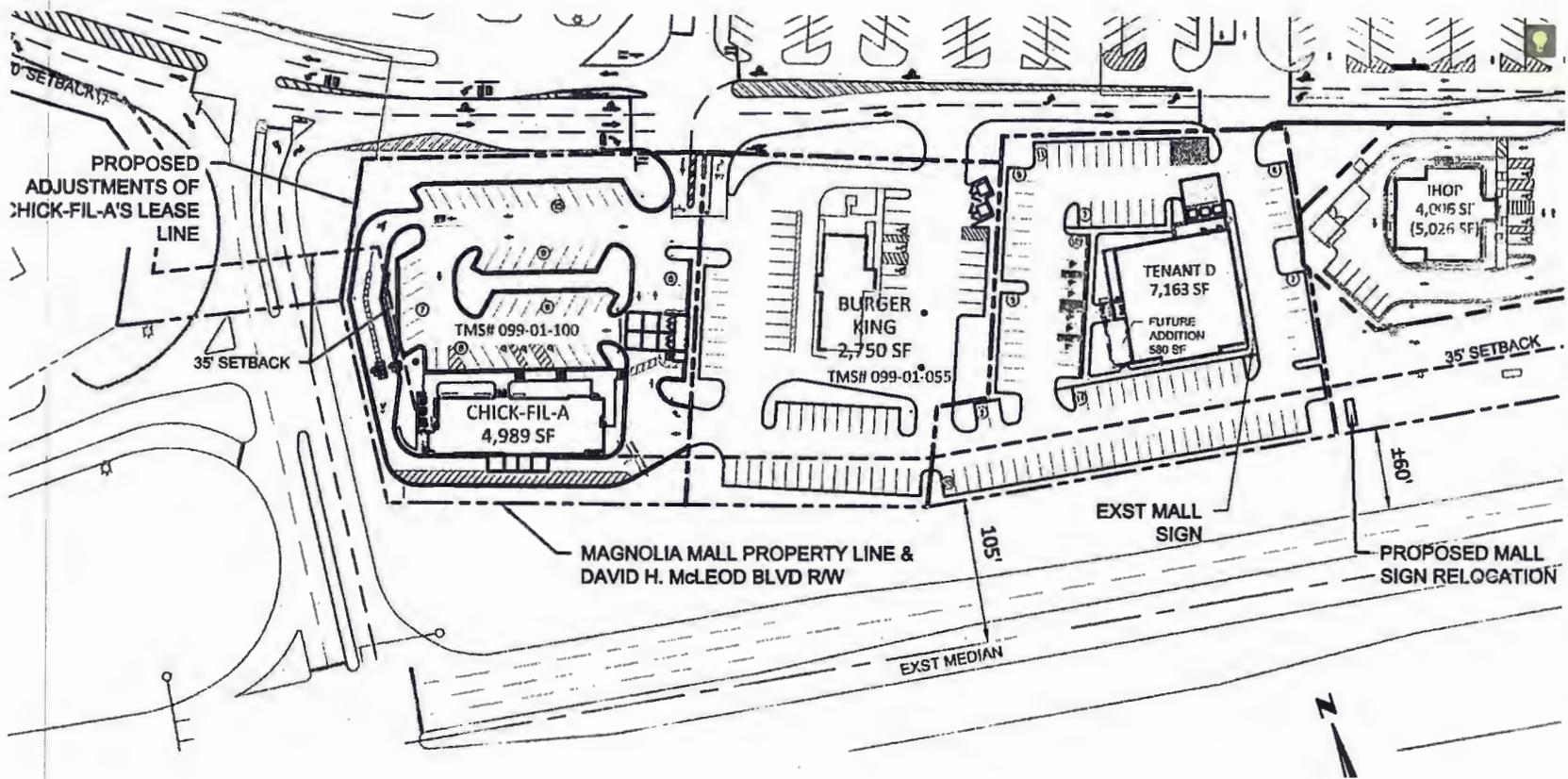
DAVIS & FLOYD
TIME 1184
11000 WILSON BLVD
FARMERS BRANCH, GA 30204
PH: 770.426.1100

PRET SERVICES, LLC
CONSTRUCTION MANAGEMENT
1000 WILSON BLVD
FARMERS BRANCH, GA 30204
PH: 770.426.1100

PROPOSED MASTER SITE PLAN - PHASE 1

EXHIBIT B

Rev'd 1-11-18



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

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:

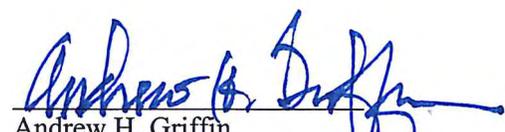
- (1) Request is being considered for first reading.
- (2) Brandon and Jessica Granger have requested the transfer of property such that the land can be combined with Florence County Tax Parcels 15013-01-077 and 15013-01-076.
- (3) A 10 foot strip of Tax Parcel 00150-01-029 will remain in City ownership 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

VII. a.
Bill No. 2018-09
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2018
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to amend the FY 2017-18 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to amend the General Fund budget for FY 2018-19 to provide for funding from the South Carolina Department of Transportation for the Timrod Drive/Yellowstone Drive and the Buchannan/ Millstone/Frontage Road resurfacing projects.

B. The General Fund budget is also being amended for the City's acquisition of properties located 434 West Evans Street and 172 South McQueen Street not included in the current FY 2017-18 budget.

C. The General Fund Equipment Replacement Fund is being budgeted to cover the acquisition cost of two (2) Pumpers and one (1) Rescue Truck for the Fire Department.

- This fire equipment was included in the FY 2017-18 as the first of seven annual lease payments.
- On August 16, 2017, the purchase of the fire equipment was authorized at a price of \$1,342,700.
- Following a review of the interest cost versus payment in full for the equipment, City staff recommended that the fire equipment be paid from unassigned reserves of the General Fund.
- Because funds for this purchase were not included in the FY 2017-18 budget, an amendment to the budget is necessary to appropriate funding for this additional cost.

D. Additionally, the City Center Reserve Fund is being budgeted and the Water and Sewer Utilities Enterprise Fund budget is being amended to appropriate equally shared funding from Unappropriated Reserves for City Center building improvement projects.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assemble, that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2017 and ending June 30, 2018, is hereby amended as follows:

Section 1. That the budgeted revenues of the General Fund are hereby amended by the following additional appropriations:

- 100120-790000 Miscellaneous Grants is increased in the amount of \$297,400 to provide for funding from the SC Department of Transportation (SCDOT) for the Timrod/Yellowstone resurfacing project (\$28,700) and the Buchanan/Millstone/Frontage Road (\$268,700) resurfacing project.
- 100375-435010 From Unappropriated Reserve is increased in the amount of \$257,000 from unassigned fund balance to provide funding for costs incurred for property acquisitions.

Section 2. That the budgeted expenditures of the General Fund are hereby amended by the following additional appropriations:

- 10049300-594048 Timrod/Yellowstone Resurfacing (Non-Departmental) is budgeted in the amount of \$28,700 to provide for the remaining Timrod Drive and Yellowstone Drive resurfacing project expenses to be reimbursed by SCDOT.
- 10049300-594048 Buchanan/Millstone/Frontage Road Resurfacing (Non-Departmental) is budgeted in the amount of \$268,700 to provide for Buchanan/ Millstone/Frontage Road resurfacing project expenses to be reimbursed by SCDOT.
- 10049300-594160 Property Acquisition (Non-Departmental) is increased in the amount of \$257,000 to provide for the City's acquisition of properties located 434 West Evans Street and 172 South McQueen Street.

Section 3. That the revenues of the General Fund Equipment Replacement Fund are hereby budgeted through the following appropriation:

- 110399-435400 Intra Fund Transfer is budgeted in the amount of \$1,143,000 to provide funding for the acquisition of Fire Department equipment.

FY 2017-2018 Budget Amendment Ordinance (continued)

Section 4. That expenditures of the General Fund Equipment Replacement fund are hereby budgeted through the following appropriation:

11042200-580040 Auto Equipment (Fire Department Equipment Replacement) is budgeted in the amount of \$1,143,000 to provide funding for the acquisition of two (2) Pumpers and one (1) Rescue Truck for the Fire Department.

Section 5. That the revenues of the City Center Reserve Fund are hereby budgeted through the following appropriation:

125399-435010 From Unappropriated Reserve is budgeted in the amount of \$115,000 from assigned fund balance to provide funding for building improvements at the City Center.

Section 6. That expenditures of the City Center Reserve Fund are hereby budgeted through the following appropriation:

12549900-594015 City Center Operations is budgeted in the amount of \$115,000 to provide for the City Center Reserve portion of a complete roof replacement (\$100,000) and some HVAC and carpet replacement (\$15,000) at the City Center.

Section 7. That the budgeted revenues of the Water and Sewer Utilities Enterprise Fund are hereby amended by the following additional appropriations:

200375-435010 From Unappropriated Reserve is increased in the amount of \$115,000 from unrestricted Water and Sewer Utilities Enterprise funds to provide for building improvements at the City Center.

Section 8. That the budgeted expenditures of the Water and Sewer Utilities Enterprise Fund are hereby amended by the following additional appropriations:

20049300-594015 City Center Operations (Non-Departmental) is increased in the amount of \$115,000 to provide for the Water and Sewer Utilities Enterprise Fund portion of a complete roof replacement (\$100,000) and some HVAC and carpet replacement (\$15,000) at the City Center.

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

FY 2017-2018 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: April 10, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Naturally Outdoors, TMN 00100-01-137 and Jefferies Creek Properties, LLC, portions of TMN 00100-01-147

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2519 West Palmetto Street., Tax Map Number 00100-01-137 and a portion of TMN 00100-01-147 and zone to AC, Activity Center District. The request is being made by the property owners, Naturally Outdoors and Jefferies Creek Properties, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On March 13, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 8-0 to recommend the zoning request of AC, Activity Center District.

III. POINTS TO CONSIDER:

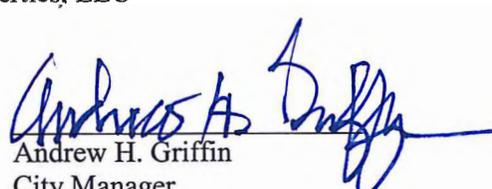
- (1) Request is being considered for first reading.
- (2) The proposed zoning and annexation consists of a 1.2935 acre parcel (TMP 00100-01-137) and a portion of TMP 00100-01-147 consisting of a ten foot strip as illustrated in Attachment 2.
- (3) The lot is currently the site of an outdoor specialty shop.
- (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 AC, Activity Center District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form - Naturally Outdoors
- (4) Petition for Annexation form - Jefferies Creek Properties, LLC


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

PC Annex PC 2018-07 Attachment A
Location Map 2519 W. Palmetto Street Florence, SC 29501



Legend

-  Manhole
-  Gravity Main
-  Water Mains
-  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.



DATE 4/12/2018

Attachment 3) Petition for Annexation form - Naturally Outdoors

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 and to be a part of the growth of the City of Florence.

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

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

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

Date 2-28-18

Scott Murphy & Hunter Morgan

Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:

Date 3/2/18

FOR OFFICIAL USE ONLY

Alfred Caswell

Attachment 4) Petition for Annexation form - Jefferies Creek Properties, LLC

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

Portion of TMN 00100-01-147 (2511 W. Palmetto)

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

To receive City Services and to be part of the growth of the city of Florence.

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

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

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

Date 2-28-18

F. H. Meyer
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:

Date 3/2/18

FOR OFFICAL USE ONLY

Alfred Casady

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY NATURALLY OUTDOORS, TMN 00100-01-137 AND JEFFERIES CREEK PROPERTIES, LLC, PORTION OF TMN 00100-01-147

WHEREAS, a Public Hearing was held in the Council Chambers on March 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 Naturally Outdoors, owner of TMN 00100-01-137, and application by Jefferies Creek Properties, LLC, owner of TMN 00100-01-147 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 AC, Activity Center District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00100, block 01, parcel 137 (1.29 acres) and as a portion Florence County Tax Map 00098, block 01, parcel 016 and Florence County Tax Map 00100, block 01, parcel 147 shown as the 10ft annexation strip as illustrated in Attachment 2.

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

**VIII. a.
Resolution**

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2018

AGENDA ITEM: Introduction of Resolution

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Resolution to recognize and commend Mr. Bryan Braddock and Mr. Byon McCullough.

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

RESOLUTION

- WHEREAS,** Mr. Bryan Braddock recently spent a week long journey being homeless to better understand the needs of the homeless; and
- WHEREAS,** Mr. Braddock, Executive Director of the House of Hope knows how to help people who are homeless but did not understand what it feels like to be homeless; and
- WHEREAS,** Mr. Byon Artell McCullough, an entertainer from Florence who has been homeless, accompanied Mr. Braddock to Augusta, Georgia for the week. The two met in December 2017 when Mr. McCullough reached out to Mr. Braddock after reading an article in the Morning News about the House of Hope and discovered that someone was genuinely trying to help the homeless; and
- WHEREAS,** Mr. Braddock wanted to travel to an area that he was unfamiliar with so that the experience would not be skewed by his knowing where to find help; and
- WHEREAS,** They took no money, no food, one change of clothes and a guitar with them. The friends slept in a shelter for a night and in the streets or abandoned properties at all other times; and
- WHEREAS,** There are approximately 146 homeless men, women and children in Florence County who face these issues every day and night.

NOW, THEREFORE, the Florence City Council does hereby recognize and commend

Mr. Bryan Braddock and Mr. Byon Artell McCullough

for their dedication to the worthy cause of understanding and helping the homeless.

Dated this 9th day of April, 2018.

ATTEST:

Stephen J. Wukela, Mayor

Dianne M. Rowan, Municipal Clerk

**VIII. b.
Proclamation**

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2018

AGENDA ITEM: Introduction of Proclamation

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Proclamation to honor the memory of
Mr. William Henry Johnson.

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

PROCLAMATION

- Whereas,** William Henry Johnson was born March 18, 1901 in Florence, South Carolina to Henry Johnson and Alice Smoot, the oldest of five children; and
- Whereas,** Mr. Johnson realized his dreams of becoming an artist at a young age, copying cartoons from the paper as a child. However, living in a poor segregated town in the South, he tucked away his aspirations of becoming an artist, deeming them unrealistic; and
- Whereas,** Mr. Johnson finally left South Carolina in 1918, at the age of 17, to pursue his dreams in New York City. Upon his graduation in 1926 from the National Academy of Design, Mr. Johnson relocated to Paris; and
- Whereas,** In 1930, after several years in Paris, Johnson ventured back to the United States with a newfound desire to establish himself in the art scene of his home country. While his unique form of artwork was appreciated, he was shocked by the prejudice he encountered in his hometown of Florence and once again left South Carolina for Europe; and
- Whereas,** In late 1930 Johnson moved to Denmark and married Holcha Krake. With the increasing threat of World War II, the couple moved to New York in 1938; and
- Whereas,** While his paintings of African Americans in the United States began to gain attention after they were showcased in exhibitions during the early 1940s, the break of the new decade marked the beginning of a downward spiral for the artist. In 1942, a fire destroyed Johnson's studio and artwork. Two years later, in 1944, Johnson's beloved wife of 14 years, Holcha, died of cancer; and
- Whereas,** Following his wife's death, Johnson became mentally and physically unstable. Although he was beginning to slip, Johnson still created artwork that would go on to be appreciated for years. Johnson went from one location to the next in an attempt to find comfort and stability after losing his wife, first to his hometown of Florence, then to Harlem and finally to Denmark in 1946. He was hospitalized in Norway the following year due to his growing mental illness. He was transferred to Central Islip State Hospital, a psychiatric facility in Central Islip, Long Island, New York, where he spent the last 23 years of his life. Mr. Johnson died there on April 13, 1970.
- Whereas.** Although his later years were riddled with mental instability, William H. Johnson's contribution to American art remains monumental.

NOW, THEREFORE, the Florence City Council does hereby honor the memory of

Mr. William Henry Johnson

on the occasion of his birthday and for his outstanding talent, his achievements as an artist, his role in creating opportunities and acceptance for other African American artists and his contributions made world wide through his unique art.

Dated this 9th day of April, 2018.

Stephen J. Wukela, Mayor

Attest:

Dianne M. Rowan, Municipal Clerk

IX. Report to Council Appointment to Board

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2018

AGENDA ITEM: Report to Council / Boards & Commissions

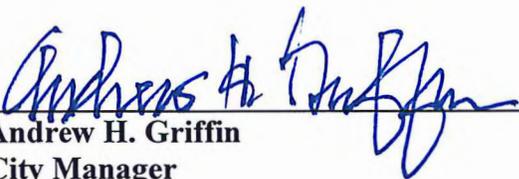
DEPARTMENT/DIVISION: City Council

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