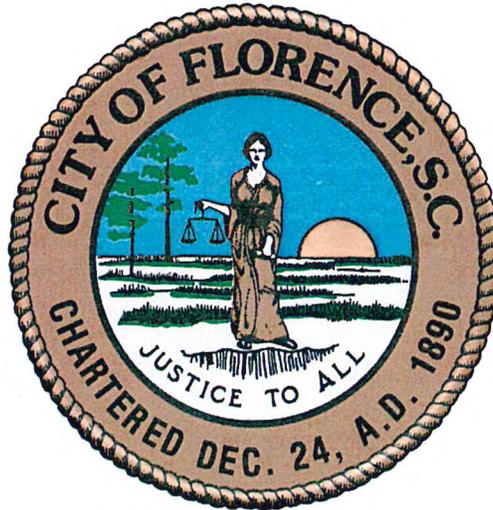


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
NOVEMBER 13, 2018
1:30 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

TUESDAY, NOVEMBER 13, 2018 – 1:30 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

October 9, 2018 – Regular Meeting

VI. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Teresa Simons – 30 years – Public Works / Recreation Programs

Nelson Lee – 20 years – Public Works / Beautification & Facilities

Helen Bryant – 15 years – Police

V. APPEARANCE BEFORE COUNCIL

- a. Mr. Michael Hesbach – Pee Dee Area Council Boy Scouts of America – to give a status of scouting in the City of Florence and to thank the City of Florence for their participation during the Day of Caring.**

VI. ORDINANCES IN POSITION

- a. Bill No. 2018-20 – Second Reading**
An Ordinance to annex and zone the property located along Lake Oakdale, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00052-01-001; 00052-01-005; 00052-01-049; 00052-01-061; 00052-01-068; 00052-01-069; 00075-01-022; 00522-01-027 and a portion of Tax Map Parcel 00751-01-049.
(At the request of the petitioner, this item will be deferred)
- b. Bill No. 2018-29 – Second Reading**
An Ordinance to amend the City of Florence Unified Development Ordinance Section 1-2.9.4 and Table 1-2.9.4 regarding construction laydown yards.
- c. Bill No. 2018-33 – Second Reading**
An Ordinance relating to the recovery of collection costs as a part of delinquent debts collected pursuant to the Setoff Debt Collection Act.
- d. Bill No. 2018-34 – Second Reading**
An Ordinance to provide for the issuance and sale of a \$2,900,000 General Obligation Bond Anticipation Note, Taxable Series 2018A, of the City of Florence, South Carolina and a \$4,200,000 General Obligation Bond Anticipation Note, Tax-Exempt Series 2018B, of the City of Florence, South Carolina, the proceeds of which shall be used to defray the cost of certain economic and development efforts in the city's downtown area; to pay costs of issuance; to provide for the payment thereof; and other matters relating thereto.
- e. Bill No. 2018-35 – Second Reading**
An Ordinance to annex the property located at 2481 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-307.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2018-36 – First Reading**
An Ordinance to annex property located along Haven Straits Road, said property being specifically designated in the Florence County Tax Records as a portion of Tax Map Parcel 00180-01-010.
- b. Bill No. 2018-37 – First Reading**
An Ordinance to annex the property located along Green Acres Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00153-01-258, 00153-01-216, and 00153-01-026.

- c. **Bill No. 2018-38 – First Reading**
An Ordinance to rezone the property located at 109 East Thorncliff Road from NC-15 Neighborhood Conservation District to NC-6.1 Neighborhood Conservation District, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01521-01-022.

VIII. INTRODUCTION OF RESOLUTION

- a. **Resolution No. 2018-16**
A Resolution to declare December 7, 2018 as Arbor Day in the City of Florence.
- b. **Resolution No. 2018-17**
A Resolution to recognize the contributions of High Point Sofa Factory.

IX. REPORT TO COUNCIL

- a. *Appointments to Boards and Commissions*

X. EXECUTIVE SESSION

- a. *Discussion of negotiations incident to matters 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, OCTOBER 9, 2018 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular meeting to order at 1:03 p.m. with the following members present: Mayor Pro tem Brand, Councilman Jebaily, Councilwoman Ervin, Councilman Willis and Councilwoman Moore.

MEMBER ABSENT: Councilwoman Octavia Williams-Blake

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

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

INVOCATION

Councilwoman Teresa Myers 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 September 10, 2018 Regular Meeting. Councilman Willis seconded the motion.

The minutes were adopted by unanimous vote.

INTRODUCTION OF ORDINANCES

BILL NO. 2018-34 – FIRST READING

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION BOND ANTICIPATION NOTES OF THE CITY OF FLORENCE, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$7,100,000, THE PROCEEDS OF WHICH SHALL BE USED TO DEFRAY THE COST OF CERTAIN ECONOMIC AND DEVELOPMENT EFFORTS IN THE CITY'S DOWNTOWN AREA; TO PAY COSTS OF ISSUANCE; TO PROVIDE FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO.

An Ordinance to provide for the issuance and sale of General Obligation Bond Anticipation Notes of the City of Florence, South Carolina in the principal amount of not exceeding \$7,100,000, the proceeds of which shall be used to defray the cost of certain economic and development efforts in the City's Downtown area; to pay costs of issuance; to provide for the payment thereof; and other matters relating thereto was passed on first reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
OCTOBER 9, 2018 – PAGE 2**

Mayor Pro tem Brand made a motion to pass Bill No. 2018-34 on first reading. Councilman Willis seconded the motion.

Mr. Thomas Chandler, Director of Finance reported there is a significant development project in progress in the downtown redevelopment district. The project is projected to result in a private investment of up to \$40 million. In September, 2018, City Council approved a Resolution declaring the city's intent to make reimbursement for funds advanced from the city. These funds would be reimbursed from bond obligations issued to pay costs of certain economic and development efforts in the City's downtown area. At that time, Council was informed that the economic development project will require the City to issue bonds to defray costs of property acquisitions, parking, building demolition, streetscape additions and improvements.

To date, the City has incurred certain significant land acquisition costs and anticipates within the next several months additional expenses for property acquisition, building demolition and infrastructure design.

Mr. Charlton deSaussure, the City's Bond Attorney, reported that the city has incurred some costs in connection with this economic opportunity. There are some costs that will be incurred in the near term and on a longer term basis there will be some additional investments. Mr. deSaussure stated there will be a cash flow need to reimburse the city for monies advanced thus far to take care of some additional costs early in the process but not to borrow more money too early. Only borrow what is needed now and come back later for additional funds.

To reimburse the City for the costs incurred to date, the City's Financial Advisor has recommended that the City issue short-term, interim financing in the form of a General Obligation Bond Anticipation Note (BAN). This form of financing will provide the city with the lowest interest rate for a short term borrowing. The security for the BAN is the General Obligation pledge, which states that the city can utilize other funds to pay it off rather than to take out a GO Bond Anticipation Note. The expectation with this is that the City will issue an Installment Purchase Revenue Bond that will be paid back out of monies that are available from the Local Option Sales Tax (LOST) revenues over the term of the borrowing. The City's Financial Advisor feels this is the most cost effective way to proceed. Mr. deSaussure will come back before Council at a later date to discuss the Installment Purchase Revenue Bond that will provide the long term financing.

Mr. Griffin, City Manager added that as the TIF funds grow over time, they will offset these costs which will give Council a secondary option to redirect, change or modify the actions that are taken today.

Council voted unanimously to pass Bill No. 2018-34 on first reading.

BILL NO. 2018-20 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE THE PROPERTY LOCATED ALONG LAKE OAKDALE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCELS 00052-01-001; 00052-01-005; 00052-01-049; 00052-01-061; 00052-01-068; 00052-01-069; 00075-01-022; 00522-01-027 AND A PORTION OF TAX MAP PARCEL 00751-01-049.

(At the request of the Petitioner, this item will be deferred.)

An Ordinance to annex and zone the property located along Lake Oakdale, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00052-01-001; 00052-01-005; 00052-01-049; 00052-01-061; 00052-01-068; 00052-01-069; 00075-01-022; 00522-01-027 and a portion of Tax Map Parcel 00751-01-049 was deferred at the request of the Petitioner.

BILL NO. 2018-33 – FIRST READING

AN ORDINANCE RELATING TO THE RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT.

An Ordinance relating to the recovery of collection costs as a part of delinquent debts collected pursuant to the Setoff Debt Collection Act was passed on first reading.

Mayor Wukela explained that the Setoff Debt Collection program provides for the collection of delinquent debts owed to the City by the withholding of the SC state income tax refunds by the SC Department of Revenue (SC DOR) pursuant to information provided by the City of Florence and coordinated through the Municipal Association of South Carolina (MASC).

A Resolution adopted in 1993 also provided that the City of Florence would impose a \$25.00 administrative fee per account to help defray internal costs of the collection.

In 2006, MASC required that all participating municipalities that incorporated an administrative fee in the original resolution update this process by adopting an ordinance imposing this administrative fee. The required ordinance was adopted by the City of Florence on September 11, 2006. The ordinance served as a supplement to the enabling resolution adopted in 1993 by City Council.

Recently MASC conducted a thorough review of the required Setoff Debt documents to include the resolution and related agreement authorizing MASC to act as the claimant agent for the City and the ordinance pertaining to the City's recovery of an administrative fee.

Required changes have been made to ensure that participants stay compliant with the Setoff Debt Collection Act and to continue to allow MASC to serve on their behalf to submit debts to the SC DOR.

In addition, MASC requires that the City update its Ordinance pertaining to the City's recovery of an administrative fee. The administrative fee will remain at \$25.

Councilman Jebaily made a motion to pass Bill No. 2018-33. Councilwoman Moore seconded the motion.

The Setoff Debt Collection Program covers governmental debts such as unpaid EMS bills for ambulance service. The City of Florence uses the program for unpaid water and sewer bills and for unpaid court fees.

Council voted unanimously to pass Bill No. 2018-33 on first reading.

BILL NO. 2018-35 – FIRST READING

AN ORDINANCE TO ANNEX THE PROPERTY LOCATED AT 2481 PARSONS GATE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 01221-01-307.

An Ordinance to annex the property located at 2481 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-307 was passed on first reading.

Councilman Willis made a motion to pass Bill No. 2018-35. Councilwoman Moore seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this parcel is located within the Windsor Forest Subdivision.

The owners, David and Kristen Moss are requesting a zoning of NC-15, Neighborhood Conservation-15 District, which is consistent with the rest of the neighborhood and is also consistent with the Future Land Use designation for the property which is Neighborhood Conservation.

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

**REGULAR MEETING OF FLORENCE CITY COUNCIL
OCTOBER 9, 2018 – PAGE 4**

A home is currently being constructed on the property.

On September 11, 2018 the 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.

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. 2018-35 on first reading.

ORDINANCES IN POSITION

BILL NO. 2018-29 – SECOND READING

AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE SECTION 1-2.9.4 AND TABLE 1-2.9.4 REGARDING CONSTRUCTION LAYDOWN YARDS.

An Ordinance to amend the City of Florence Unified Development Ordinance Section 1-2.9.4 and Table 1-2.9.4 regarding Construction Laydown Yards was deferred on second reading.

Councilman Willis made a motion to defer Bill No. 2018-29. Mayor Pro tem Brand seconded the motion, which carried unanimously.

BILL NO. 2018-30 – SECOND READING

AN ORDINANCE TO ANNEX THE PROPERTY LOCATED AT 310 E. GRACE DRIVE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90095-02-008.

An Ordinance to annex the property located at 310 E. Grace Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90095-02-008 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-30 on second reading. Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2018-30.

BILL NO. 2018-31 – SECOND READING

AN ORDINANCE TO ABANDON INTEREST OF THE CITY OF FLORENCE IN RIGHTS-OF-WAY TO INCLUDE THE UNDEVELOPED SECTION OF MEARS STREET BOUNDED ON THE NORTH BY TMP 00147-01-099 AND ON THE SOUTH BY NORTH DOUGLAS STREET.

An Ordinance to abandon interest of the City of Florence in rights-of-way to include the undeveloped section of Mears Street bounded on the North by TMP 00147-01-099 and on the South by North Douglas Street was adopted on second reading.

Councilwoman Moore made a motion to adopt Bill No. 2018-31. Councilwoman Ervin seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
OCTOBER 9, 2018 – PAGE 5**

BILL NO. 2018-32 – SECOND READING

AN ORDINANCE TO AMEND ORDINANCE 2013-17 TO PROVIDE FOR THE ADJUSTMENT OF THE PORTION OF THE LOCAL OPTION SALES TAX COLLECTED USED AS A CREDIT AGAINST THE PROPERTY TAX.

An Ordinance to amend Ordinance 2013-17 to provide for the adjustment of the portion of the Local Option Sales Tax collected used as a credit against the property tax was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-32 on second reading. Councilman Jebaily seconded the motion.

Council voted unanimously to adopt Bill No. 2018-32.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2018-15

A RESOLUTION TO AUTHORIZE THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA TO ACT AS CLAIMANT AGENCY FOR THE COLLECTION OF DEBT ON BEHALF OF THE CITY OF FLORENCE, SC IN ACCORDANCE WITH THE SETOFF DEBT COLLECTION ACT.

A Resolution to authorize the Municipal Association of South Carolina to act as Claimant Agency for the collection of debt on behalf of the City of Florence, SC in accordance with the Setoff Debt Collection Act was adopted by Council. (For discussion of this Resolution, please refer to Bill No. 2018-33 above).

Councilman Jebaily made a motion to adopt Resolution No. 2018-15. Councilman Willis seconded the motion, which carried unanimously.

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD ON THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT REGARDING A REQUEST FOR LAW ENFORCEMENT EQUIPMENT.

Chief Allen Heidler reported that one of the requirements for the Edward Byrne Memorial Justice Assistance Grant is to hold a public hearing and announce the equipment that the department intends to purchase.

This year the department will be looking to buy an additional portable speed display sign, a crash data tool package, a digital fingerprint system and a voice projection gas mask.

The amount of the grant is \$24,000.

Mayor Wukela opened the public hearing at 1:29 p.m.

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

Mayor Wukela closed the public hearing at 1:30 p.m.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

City of Florence Zoning Board of Appeals

Councilwoman Ervin deferred her appointment to this Board.

Parks and Beautification Commission

Councilwoman Ervin made a motion to appoint Mr. Ron Roberts to the Parks and Beautification Commission. Councilman Willis seconded the motion, which carried unanimously.

Mr. Ron Roberts was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2023.

City of Florence Planning Commission

Councilman Jebaily made a motion to appoint Mr. Charles G. Howard, Jr. to the City of Florence Planning Commission to complete the unexpired term of Mr. Simon Lee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Charles G. Howard, Jr. was appointed to serve on the City of Florence Planning Commission for a term to begin immediately and end June 30, 2019.

REMARKS BY COUNCILMEMBERS REGARDING THE LOSS OF SGT. TERRENCE CARRAWAY, FLORENCE POLICE DEPARTMENT AND THE WOUNDING OF THREE FLORENCE COUNTY DEPUTY SHERIFFS.

Councilman Willis, Councilwoman Ervin, Councilwoman Moore, Councilman Jebaily, Mayor Wukela and Mayor Pro tem Brand offered their condolences and sympathies to the family of Officer Carraway and to the families of the other City of Florence Police officers and the Sherriff's deputies that were injured in the line of duty during the past week.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session for the purpose of discussion of negotiation incident to matters relating to a proposed Economic Development project [30-4-70(a)(5)]. Councilman Willis seconded the motion.

Without objection, Council entered into Executive Session at 1:32 p.m.

Mayor Wukela reconvened the regular meeting at 2:37 p.m.

After returning from Executive Session, having discussed an economic development matter, Councilwoman Moore made a motion to authorize staff to negotiate with the parties involved in the economic development matter discussed in Executive Session. Councilman Willis seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
OCTOBER 9, 2018 – PAGE 7**

APPROPRIATION OF ACCOMMODATIONS TAX FUNDS FOR FY 2018-19.

Mr. Thomas Chandler, Director of Finance reported that the Accommodations Tax Advisory Committee is responsible for making recommendations to City Council for the expenditure of the 65% funds for accommodations tax received from the state. Funds for this year are estimated to be \$535,000 and are available to be distributed to provide for tourism and tourism promotion.

The Accommodations Tax Committee met on August 23, 2018 to appoint a chairperson and to adopt rules and procedures for the year. This year 26 grant applications were received for review. The Committee met again on September 20th to hear presentations from each of the 26 applicant agencies. With the estimated accommodations tax funds in the amount of \$535,000, for this fiscal year the committee was only able to fund approximately 59% of the \$904,800 in total grant requests received. For this year, the funding percentages are generally consistent with prior year funding, however there were a couple of new applicants; one was a small applicant and the other was Wilson High School Alumni Association. The Wilson High School Alumni Association received a funding recommendation of \$26,500.

The Committee has conveyed their confidence that the allocations recommended are fiscally responsible investments back into the community.

Councilwoman Moore made a motion to approve the recommendations of the Accommodations Tax Advisory Committee as presented. Councilman Willis seconded the motion, which carried unanimously.

(The list of recommendations is attached and made a part of these minutes.)

NOVEMBER 2018 CITY COUNCIL MEETING

The November City Council meeting will be held on Tuesday, November 13th at 1:30 p.m. due to the closure of city offices in observance of Veterans Day on Monday, November 12th.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. There was no objection. The meeting was adjourned at 2:49 p.m.

Dated this 13th day of November, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2018-19**

ORGANIZATION	Appropriated 2017-18	Requested 2018-19	Committee Recommended ¹	Appropriated 2018-19
A. 30% Funds for Tourism Promotion				
1. Florence Convention & Visitors Bureau	<u>\$245,000</u>	<u>\$235,000</u>	<u>\$235,000</u> ²	
B. 65% Funds				
1. Florence Regional Arts Alliance & Pee Dee Arts	\$13,300	\$15,500	\$10,300	
2. The Masterworks Choir, Inc.	\$4,500	\$5,000	\$3,300	
3. Florence Little Theatre	\$16,500	\$20,000	\$11,600	
4. Florence Symphony Orchestra	\$9,300	\$12,500	\$7,100	
5. Arts International Festival	\$17,900	\$25,000	\$13,200	
6. Sankofa Festival	\$5,800	\$10,000	\$5,600	
7. SC Dance Theatre	\$6,400	\$10,000	\$4,700	
8. Lucky Shamrock Festival	\$600	\$2,500	\$400	
9. Kickin' Chicken Wing and Chili Cookoff	\$900	\$2,000	\$600	
10. Florence Museum	\$26,100	\$35,000	\$20,400	
11. Carolina Classic Basketball Tournament	\$6,900	\$8,000	\$5,300	
12. Freedom Florence, FTC, Soccer Complex & Gym	\$68,400	\$85,000	\$56,200	
13. Florence Convention & Visitors Bureau	\$148,900	\$195,000	\$144,800	
14. Florence Tennis Association	\$15,000	\$15,000	\$14,200	
15. South Carolina Pecan Festival	\$27,200	\$35,000	\$18,400	
16. Florence Center	\$90,400	\$200,000	\$101,700	
17. Florence International Basketball Tournament	\$20,700	\$35,000	\$19,000	
18. Car Haulers Parade	\$8,200	\$10,000	\$7,100	
19. Florence Area Sports Council	\$20,500	\$30,000	\$19,300	
20. Pee Dee Tourism Commission	\$18,100	\$20,000	\$15,900	
21. SC Senior Sports Classic	\$4,500	\$5,000	\$4,000	
22. Hwy 52 Frontage Road Beautification	\$8,100	\$10,000	\$6,700	

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2018-19**

ORGANIZATION	Appropriated 2017-18	Requested 2018-19	Committee Recommended ¹	Appropriated 2018-19
23. PDRTA Hotel Shuttle Service	\$50,900	\$31,565	\$16,700	
24. Miss Pee Dee & Miss Pee Dee Teen Pageant	\$900	\$3,500	\$1,400	
25. Wilson High Alumni Assn Homecoming Event	\$0	\$81,736	\$26,500	
26. Museum of the Moon Touring Artwork	<u>\$0</u>	<u>\$2,500</u>	<u>\$600</u>	
Total - 65% Funds	<u>\$590,000</u>	<u>\$904,801</u>	<u>\$535,000</u>	

Note 1: There were no carryover funds from FY 2017-18. It is anticipated that the amount available for distribution to the requesting agencies of "65% funds" will be approximately \$535,000. The "30% funds" for tourism promotion is estimated to be approximately \$246,000.

Note 2: The "30% funds" appropriation to the Florence Convention & Visitors Bureau includes \$15,000 designated specifically to the Civic Center for tourism marketing and promotion expenses, and an additional \$9,000 for a Business Development Fund to help promote the Civic Center for educational, religious, and other conferences.

FLORENCE CITY COUNCIL MEETING

DATE: June 11, 2018

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Finklea Law Firm, The Palms Course, and South Florence Developers, LLC, TMN's 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located along Lake Oakdale, Tax Map Numbers 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049, into the City of Florence and zone to RG-2, Residential General District and OSR, Open Space Recreational. The request is being made by the property owners, Finklea Law Firm, The Palms Course, and South Florence Developers, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On May 8, 2018, Planning Commission held a public hearing on this matter. The Planning Commission voted (6-1) to recommend the zoning request of RG-2, Residential General District and OSR, Open Space Recreational.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-2 (RG-2) and Open Space Recreation (OSR) for the portions of Lake Oakdale. Attachments 2 and 3 outline the locations of the parcels and the proposed zoning designations. If annexed, the developer will be required to submit plans per the City's sketch plan and development approval process for the RG-2 zoning designation.
- (3) According to the City of Florence Unified Development Ordinance, Residential General (RG) district is intended to provide a variety of residential housing and neighborhood types with an auto-urban or new-urban character. Specifically, the RG-2 zoning designation allows for three types of development: conventional single family (no minimum open space ratio), cluster single family (30% open space ratio) and planned mixed residential (60% open space ratio). The Open Space Recreational (OSR) district is intended for public open space that is protected by conservation easement.
- (4) The developer is proposing to build single-family detached homes shown on TMN# 00052-01-001 as illustrated in Attachment 6.
- (5) City water and sewer service is available to TMP's 00522-01-027, 00052-01-061, and 00052-01-068. City water services are available to TMP's numbers 00052-01-001, 00052-01-005, and 00052-01-049; however city sewer service is currently not available. Based on an economic feasibility analysis performed by the City Engineering Department, the estimated cost to extend utility services is \$350,000. The 20 year anticipated revenue for the extension is \$387,322; therefore, the project is economically feasible for the City.
- (6) One of the properties seeking annexation is currently unzoned in the County, TMP# 00075-01-022. The other properties that are seeking annexation are currently zoned in the County as follows, TMP's 00522-01-027 and 00751-01-049 are zoned in the County as R-1; TMP's 00052-01-001 and 00052-01-049 are zoned in the County as RU-1; TMP's 00052-01-005,

00052-01-061, 00052-01-068, and 00052-01-069 are zoned in the County as R-2 (Attachment 5)

- (7) Adjacent properties are zoned (NC-10) Neighborhood Conservation-10/ (OSR) Open Space Recreational (City) and unzoned (County) as illustrated in Attachment 6.
- (8) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the properties to OSR, Open Space Recreational and RG-2, Residential General District. This recommendation is based on the current use of the developed parcels as well as the consistency of the proposed zoning with the development plans.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity map of proposed annexation
- (3) Location map of proposed annexation and zoning designations
- (4) Annexation map for TMP's 00075-01-022 and a portion of 00751-01-049
- (5) Petition for Annexation forms (Finklea Law Firm, The Palms Course, and South Florence Developers, LLC)
- (6) Sketch Plan for proposed development on TMN# 00052-01-001
- (7) Current zoning designation map (County designations)

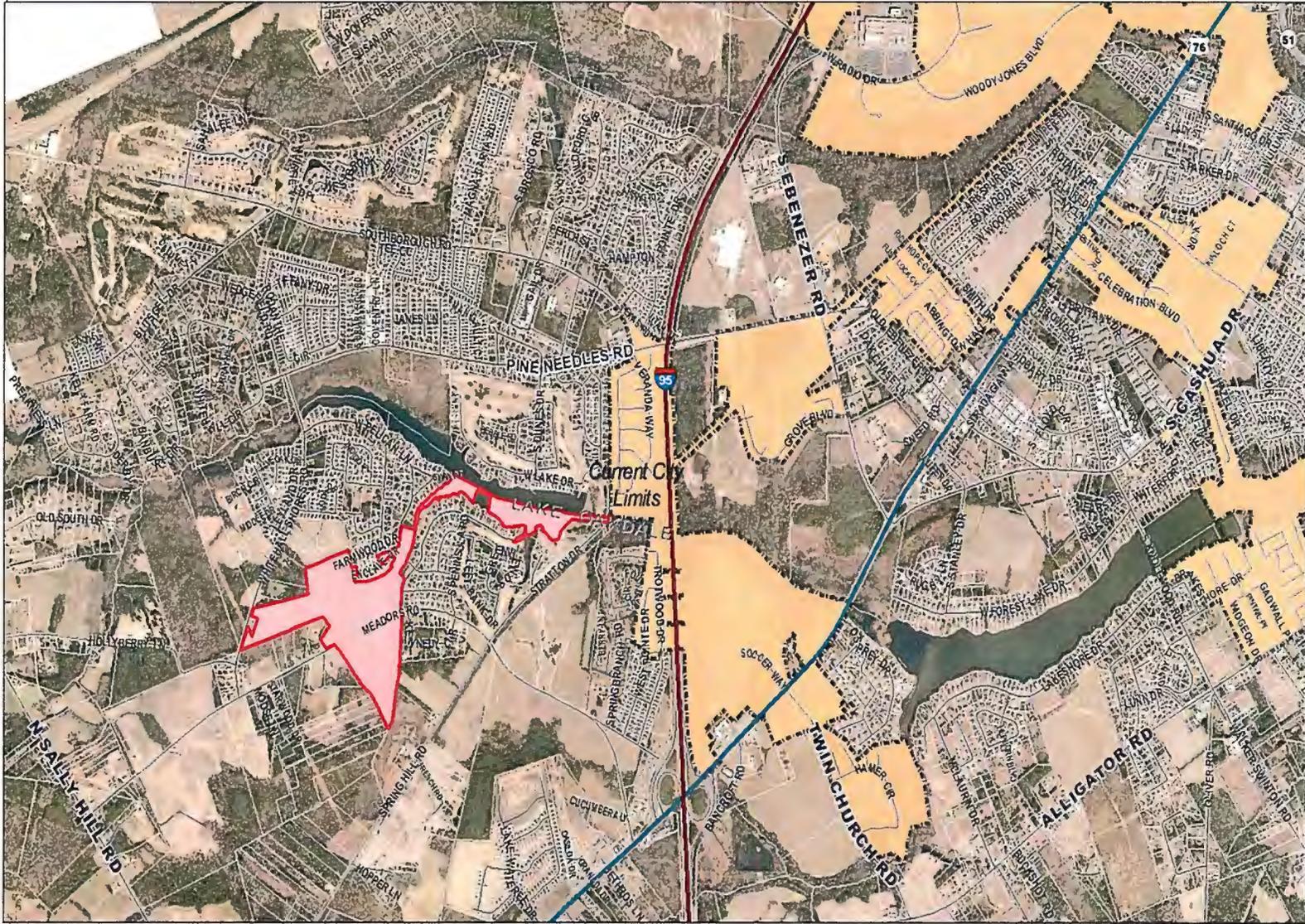

Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

ATTACHMENT 2: VICINITY MAP OF PROPOSED ZONING DESIGNATIONS

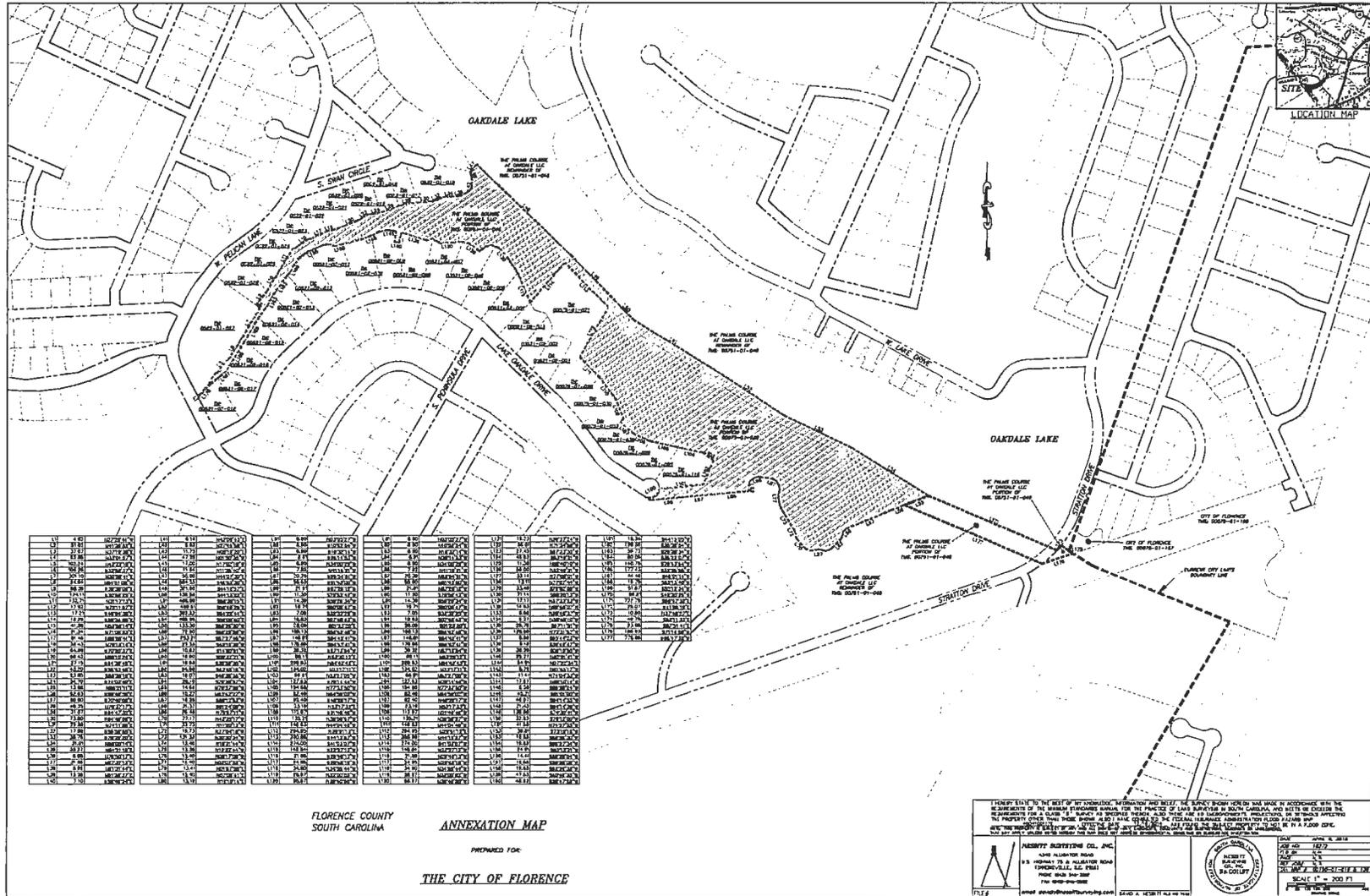
 Proposed Annexation
 City Limits
 All Other Tax Parcels

FLORENCE
SOUTH CAROLINA
Date: 6/6/2018
Scale: 1 inch = 1,734 feet
NORTH



Attachment 2: Vicinity map of proposed annexation

Attachment 4: Annexation map for TMP's 00075-01-022 and a portion of 00751-01-049



131 2-80	10272-12-1	141 2-81	10272-12-2	180 2-80	10272-12-1	119 2-81	10272-12-1	157 2-80	10272-12-1	197 2-80	10272-12-1
132 2-80	10272-12-1	142 2-81	10272-12-2	181 2-80	10272-12-1	120 2-81	10272-12-1	158 2-80	10272-12-1	198 2-80	10272-12-1
133 2-80	10272-12-1	143 2-81	10272-12-2	182 2-80	10272-12-1	121 2-81	10272-12-1	159 2-80	10272-12-1	199 2-80	10272-12-1
134 2-80	10272-12-1	144 2-81	10272-12-2	183 2-80	10272-12-1	122 2-81	10272-12-1	160 2-80	10272-12-1	200 2-80	10272-12-1
135 2-80	10272-12-1	145 2-81	10272-12-2	184 2-80	10272-12-1	123 2-81	10272-12-1	161 2-80	10272-12-1	201 2-80	10272-12-1
136 2-80	10272-12-1	146 2-81	10272-12-2	185 2-80	10272-12-1	124 2-81	10272-12-1	162 2-80	10272-12-1	202 2-80	10272-12-1
137 2-80	10272-12-1	147 2-81	10272-12-2	186 2-80	10272-12-1	125 2-81	10272-12-1	163 2-80	10272-12-1	203 2-80	10272-12-1
138 2-80	10272-12-1	148 2-81	10272-12-2	187 2-80	10272-12-1	126 2-81	10272-12-1	164 2-80	10272-12-1	204 2-80	10272-12-1
139 2-80	10272-12-1	149 2-81	10272-12-2	188 2-80	10272-12-1	127 2-81	10272-12-1	165 2-80	10272-12-1	205 2-80	10272-12-1
140 2-80	10272-12-1	150 2-81	10272-12-2	189 2-80	10272-12-1	128 2-81	10272-12-1	166 2-80	10272-12-1	206 2-80	10272-12-1
141 2-80	10272-12-1	151 2-81	10272-12-2	190 2-80	10272-12-1	129 2-81	10272-12-1	167 2-80	10272-12-1	207 2-80	10272-12-1
142 2-80	10272-12-1	152 2-81	10272-12-2	191 2-80	10272-12-1	130 2-81	10272-12-1	168 2-80	10272-12-1	208 2-80	10272-12-1
143 2-80	10272-12-1	153 2-81	10272-12-2	192 2-80	10272-12-1	131 2-81	10272-12-1	169 2-80	10272-12-1	209 2-80	10272-12-1
144 2-80	10272-12-1	154 2-81	10272-12-2	193 2-80	10272-12-1	132 2-81	10272-12-1	170 2-80	10272-12-1	210 2-80	10272-12-1
145 2-80	10272-12-1	155 2-81	10272-12-2	194 2-80	10272-12-1	133 2-81	10272-12-1	171 2-80	10272-12-1	211 2-80	10272-12-1
146 2-80	10272-12-1	156 2-81	10272-12-2	195 2-80	10272-12-1	134 2-81	10272-12-1	172 2-80	10272-12-1	212 2-80	10272-12-1
147 2-80	10272-12-1	157 2-81	10272-12-2	196 2-80	10272-12-1	135 2-81	10272-12-1	173 2-80	10272-12-1	213 2-80	10272-12-1
148 2-80	10272-12-1	158 2-81	10272-12-2	197 2-80	10272-12-1	136 2-81	10272-12-1	174 2-80	10272-12-1	214 2-80	10272-12-1
149 2-80	10272-12-1	159 2-81	10272-12-2	198 2-80	10272-12-1	137 2-81	10272-12-1	175 2-80	10272-12-1	215 2-80	10272-12-1
150 2-80	10272-12-1	160 2-81	10272-12-2	199 2-80	10272-12-1	138 2-81	10272-12-1	176 2-80	10272-12-1	216 2-80	10272-12-1
151 2-80	10272-12-1	161 2-81	10272-12-2	200 2-80	10272-12-1	139 2-81	10272-12-1	177 2-80	10272-12-1	217 2-80	10272-12-1
152 2-80	10272-12-1	162 2-81	10272-12-2	201 2-80	10272-12-1	140 2-81	10272-12-1	178 2-80	10272-12-1	218 2-80	10272-12-1
153 2-80	10272-12-1	163 2-81	10272-12-2	202 2-80	10272-12-1	141 2-81	10272-12-1	179 2-80	10272-12-1	219 2-80	10272-12-1
154 2-80	10272-12-1	164 2-81	10272-12-2	203 2-80	10272-12-1	142 2-81	10272-12-1	180 2-80	10272-12-1	220 2-80	10272-12-1
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157 2-80	10272-12-1	167 2-81	10272-12-2	206 2-80	10272-12-1	145 2-81	10272-12-1	183 2-80	10272-12-1	223 2-80	10272-12-1
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161 2-80	10272-12-1	171 2-81	10272-12-2	210 2-80	10272-12-1	149 2-81	10272-12-1	187 2-80	10272-12-1	227 2-80	10272-12-1
162 2-80	10272-12-1	172 2-81	10272-12-2	211 2-80	10272-12-1	150 2-81	10272-12-1	188 2-80	10272-12-1	228 2-80	10272-12-1
163 2-80	10272-12-1	173 2-81	10272-12-2	212 2-80	10272-12-1	151 2-81	10272-12-1	189 2-80	10272-12-1	229 2-80	10272-12-1
164 2-80	10272-12-1	174 2-81	10272-12-2	213 2-80	10272-12-1	152 2-81	10272-12-1	190 2-80	10272-12-1	230 2-80	10272-12-1
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166 2-80	10272-12-1	176 2-81	10272-12-2	215 2-80	10272-12-1	154 2-81	10272-12-1	192 2-80	10272-12-1	232 2-80	10272-12-1
167 2-80	10272-12-1	177 2-81	10272-12-2	216 2-80	10272-12-1	155 2-81	10272-12-1	193 2-80	10272-12-1	233 2-80	10272-12-1
168 2-80	10272-12-1	178 2-81	10272-12-2	217 2-80	10272-12-1	156 2-81	10272-12-1	194 2-80	10272-12-1	234 2-80	10272-12-1
169 2-80	10272-12-1	179 2-81	10272-12-2	218 2-80	10272-12-1	157 2-81	10272-12-1	195 2-80	10272-12-1	235 2-80	10272-12-1
170 2-80	10272-12-1	180 2-81	10272-12-2	219 2-80	10272-12-1	158 2-81	10272-12-1	196 2-80	10272-12-1	236 2-80	10272-12-1
171 2-80	10272-12-1	181 2-81	10272-12-2	220 2-80	10272-12-1	159 2-81	10272-12-1	197 2-80	10272-12-1	237 2-80	10272-12-1
172 2-80	10272-12-1	182 2-81	10272-12-2	221 2-80	10272-12-1	160 2-81	10272-12-1	198 2-80	10272-12-1	238 2-80	10272-12-1
173 2-80	10272-12-1	183 2-81	10272-12-2	222 2-80	10272-12-1	161 2-81	10272-12-1	199 2-80	10272-12-1	239 2-80	10272-12-1
174 2-80	10272-12-1	184 2-81	10272-12-2	223 2-80	10272-12-1	162 2-81	10272-12-1	200 2-80	10272-12-1	240 2-80	10272-12-1
175 2-80	10272-12-1	185 2-81	10272-12-2	224 2-80	10272-12-1	163 2-81	10272-12-1	201 2-80	10272-12-1	241 2-80	10272-12-1
176 2-80	10272-12-1	186 2-81	10272-12-2	225 2-80	10272-12-1	164 2-81	10272-12-1	202 2-80	10272-12-1	242 2-80	10272-12-1
177 2-80	10272-12-1	187 2-81	10272-12-2	226 2-80	10272-12-1	165 2-81	10272-12-1	203 2-80	10272-12-1	243 2-80	10272-12-1
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182 2-80	10272-12-1	192 2-81	10272-12-2	231 2-80	10272-12-1	170 2-81	10272-12-1	208 2-80	10272-12-1	248 2-80	10272-12-1
183 2-80	10272-12-1	193 2-81	10272-12-2	232 2-80	10272-12-1	171 2-81	10272-12-1	209 2-80	10272-12-1	249 2-80	10272-12-1
184 2-80	10272-12-1	194 2-81	10272-12-2	233 2-80	10272-12-1	172 2-81	10272-12-1	210 2-80	10272-12-1	250 2-80	10272-12-1
185 2-80	10272-12-1	195 2-81	10272-12-2	234 2-80	10272-12-1	173 2-81	10272-12-1	211 2-80	10272-12-1	251 2-80	10272-12-1
186 2-80	10272-12-1	196 2-81	10272-12-2	235 2-80	10272-12-1	174 2-81	10272-12-1	212 2-80	10272-12-1	252 2-80	10272-12-1
187 2-80	10272-12-1	197 2-81	10272-12-2	236 2-80	10272-12-1	175 2-81	10272-12-1	213 2-80	10272-12-1	253 2-80	10272-12-1
188 2-80	10272-12-1	198 2-81	10272-12-2	237 2-80	10272-12-1	176 2-81	10272-12-1	214 2-80	10272-12-1	254 2-80	10272-12-1
189 2-80	10272-12-1	199 2-81	10272-12-2	238 2-80	10272-12-1	177 2-81	10272-12-1	215 2-80	10272-12-1	255 2-80	10272-12-1
190 2-80	10272-12-1	200 2-81	10272-12-2	239 2-80	10272-12-1	178 2-81	10272-12-1	216 2-80	10272-12-1	256 2-80	10272-12-1
191 2-80	10272-12-1	201 2-81	10272-12-2	240 2-80	10272-12-1	179 2-81	10272-12-1	217 2-80	10272-12-1	257 2-80	10272-12-1
192 2-80	10272-12-1	202 2-81	10272-12-2	241 2-80	10272-12-1	180 2-81	10272-12-1	218 2-80	10272-12-1	258 2-80	10272-12-1
193 2-80	10272-12-1	203 2-81	10272-12-2	242 2-80	10272-12-1	181 2-81	10272-12-1	219 2-80	10272-12-1	259 2-80	10272-12-1
194 2-80	10272-12-1	204 2-81	10272-12-2	243 2-80	10272-12-1	182 2-81	10272-12-1	220 2-80	10272-12-1	260 2-80	10272-12-1

Attachment 5: Petition of Annexation Form – Finklea Law Firm

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 00052-01-001
00522-01-027

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

Benefits of City Services & Governance

- 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 000
 Race 000
 Total 18 and Over 000
 Total Registered to Vote 000

Date 4-17-18

FINKLEA LAW FIRM P.A.
Spring Place, Florence, SC
By [Signature] Petitioner
F/B/O Gary Finkle

Date _____

Petitioner

* The Petitioner requests the City to provide or cost share in a community lift station

Certification as to ownership on the date of petition.

FOR OFFICIAL USE ONLY

Date 4/19/18

[Signature]

Attachment 5: Petition of Annexation Form – The Palms Course

STATE OF SOUTH CAROLINA)
 COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

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

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

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

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

A portion of
 Florence County Tax Map 00751-01-049 and 0075-01-022
 See attached sketch

3. Annexation is being sought for the following purposes:

to provide connectivity to adjoining tracts to the city
 to provide orderly growth & development

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	0
Race	0
Total 18 and Over	0
Total Registered to Vote	0

Date 4-17-18

The Palms Course At Oakdale, LLC
 By: [Signature]
 Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>4/19/18</u>	<u>[Signature]</u>

Attachment 5: Petition of Annexation Form – South Florence Developers, 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 00052-01-005 &
00052-01-049, 061, 068 & 069

3. Annexation is being sought for the following purposes:

Benefits of City Services & Governance

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 _____

0
0
0
0

Date 4.17.18

South Florence Developers, LLC
By: [Signature]
Petitioner

Date _____

Petitioner

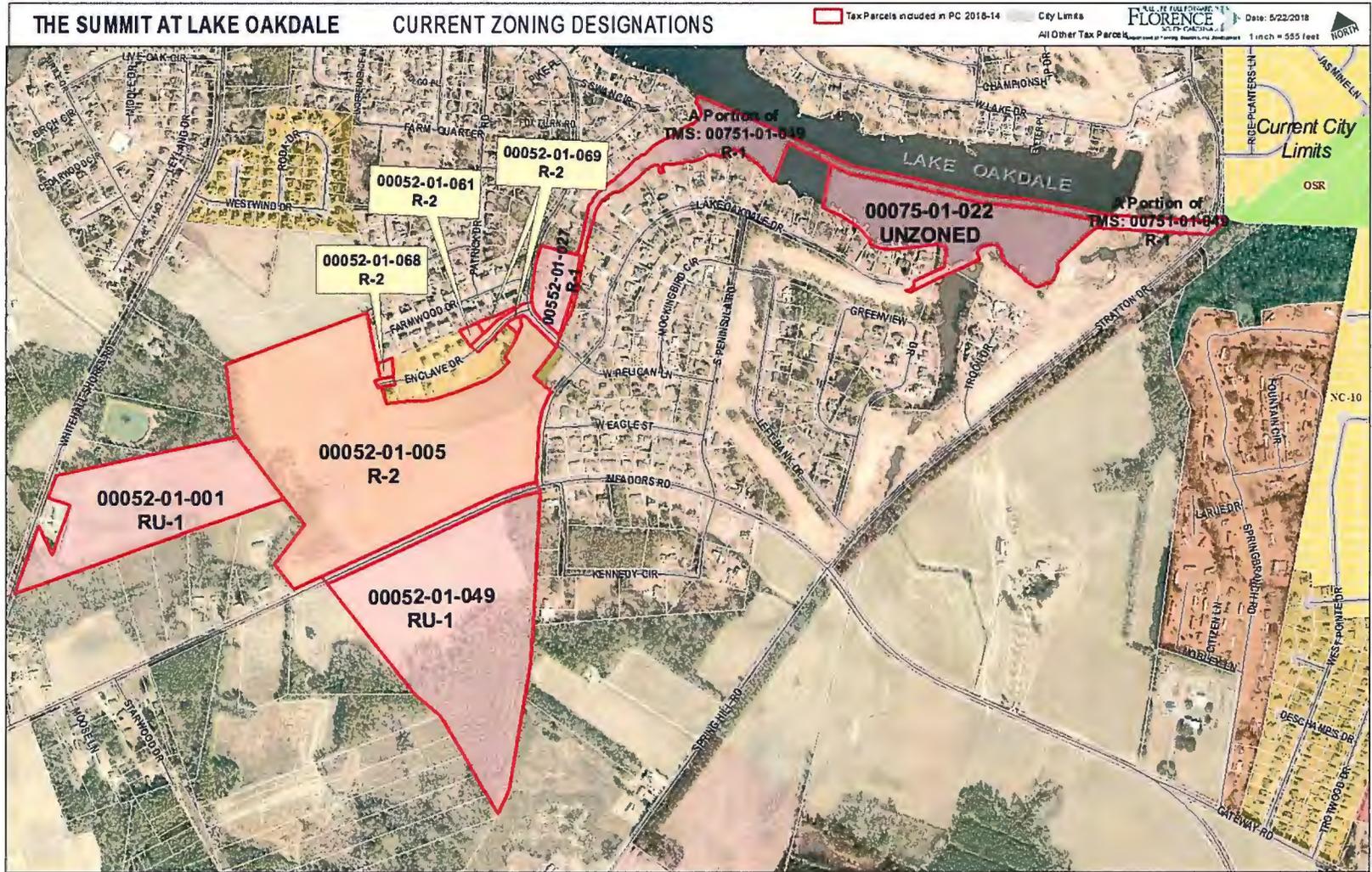
* The Petitioner requests the City provide or cost share in a Community Art Station

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 4/19/18	[Signature]

Attachment 6: Sketch Plan proposed development on TMN# 00052-01-001



Attachment 7: Current zoning map



ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FINKLEA LAW FIRM, THE PALMS COURSE AND SOUTH FLORENCE DEVELOPERS, LLC, TMN 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049

WHEREAS, a Public Hearing was held in the Council Chambers on May 8, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Finklea Law Firm, owner of TMN's 00052-01-001, and 00552-01-207 to be zoned RG-2, and application by The Palms Course, owner of TMN's 00075-01-022, and portions of TMN 00751-01-049 to be zoned OSR, and application by South Florence Developers, LLC, owner of TMN's 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, and 00052-01-069 to be zoned RG-2, 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-2, Residential General District and OSR, Open Space Recreational:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00052, block 01, parcel 001 (20.413209 acres), Florence County Tax Map 00052, block 01, parcel 005 (50.099722 acres), Florence County Tax Map 00052, block 01, parcel 049 (35.910721 acres), Florence County Tax Map 00052, block 01, parcel 061 (0.311589 acres), Florence County Tax Map 00052, block 01, parcel 068 (0.262575 acres), Florence County Tax Map 00052, block 01, parcel 069 (0.427413 acres), Florence County Tax Map 00075, block 01, parcel 022 (16.161918 acres), Florence County Tax Map 00552, block 01, parcel 027 (3.068032 acres), and portions of Florence County Tax Map 00751, block 01, parcel 049 (11.59 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.**

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018 - _____
Page 2 – June 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: September 10, 2018

AGENDA ITEM: Ordinance to amend the City of Florence Unified Development Ordinance Section 1-2.9.4 and Table 1-2.9.4.

DEPARTMENT/DIVISION: Department of Planning, Research & Development _____

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to the City of Florence Unified Development Ordinance Section 1-2.9.4 and Table 1-2.9.4 to clarify the intent of the ordinance regarding construction laydown yards.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On August 14, 2018 the Planning Commission held a public hearing on this matter and voted unanimously, 7-0, to recommend the text amendment.

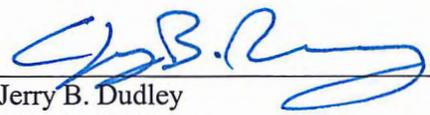
III. POINTS TO CONSIDER:

- (1) The text amendments have been prepared by the Planning, Research and Development Department in an effort to clarify the intent of the ordinance and reduce the potential for conflict between uses within the City.
- (2) The amendments to Sections 1-2.9.4 and Table 1-2.9.4 clarify the conditions related to the location and condition of construction laydown yards in residential areas. (Attachment 1)
- (3) City staff recommends that the proposed text amendments be approved to address the nuisance issues of laydown yards 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 amendment

Deletions have been struck through.

Additions have been underlined and are in red.

Sec. 1-2.9.4 Temporary Construction, Storage, and Refuse Containers

A. Location and Operations. The location, hours of use, operational limitations, and duration of temporary construction and building uses are set out in **Table 1-2.9.4, Temporary Construction and Building Uses.**

B. Setbacks.

1. *Manufactured Buildings, Model Homes, and On-Site Real Estate Offices.* Temporary manufactured buildings shall be set back according to the requirements of the underlying zoning district. Alternative locations for administrative and security offices on construction sites may be approved as part of a construction staging plan if there is no feasible alternative location that complies with the required setbacks.
2. *Other Construction-Related Uses.* Other construction-related uses that are set out in Table 1-2.9.4, Temporary Construction and Building Uses, shall be set back at least 40 feet from the right-of-way line and 25 feet from all other property lines. Construction equipment and material may be stored as close as 15 feet from shared property lines and rights of ways with the installation of temporary construction fencing with mesh fabric screen.

C. Site Restoration. The laydown site must be restored to its original condition at the end of the pre-approved period of use.

D. Noise and Vibration. The Noise and Vibration provisions of this Ordinance, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 shall apply to all temporary construction and building uses.

E. Other provisions. The temporary use will be operated in accordance with all other applicable provisions of this Unified Development Ordinance and the City's Code of Ordinances.

Table 1-2.9.4 Temporary Construction and Building Uses				
Temporary Use	Location of Use	Hours of Use	Operational Limitations	Duration of Use
Manufactured Buildings, Model Homes, and On-Site Real Estate Offices				
Manufactured Buildings	On lot or parcel proposed for development, set back according to the requirements of the underlying zoning district.	N/A	May be used by construction superintendent, construction workers, contractors, and other personnel on a construction team; a security office; or as temporary office or classroom space for public schools.	No limit for public schools; construction- related facilities shall be removed prior to certificate of occupancy for last building; other buildings shall be removed within two years from date of permit.
Model Homes and On-Site Real Estate Offices	On lot or parcel proposed for development	N/A	Sales limited to units located on the lot or parcel proposed for development; sales offices within model homes shall meet applicable building code criteria.	On-site real estate offices shall be removed upon completion of model home or suitable permanent floor area on-site; must be removed by issuance of last certificate of occupancy for development.
Other Construction-Related Uses				
Concrete, Mortar, and Asphalt Batching Operations	At least 500 feet from residential districts and uses.	8:00 AM to 8:00 PM if any residential use is located within 1,000 feet; 6:00 AM to 10:00 PM in all other locations	The facility shall be used only for a project within the City of Florence.	Established by approval; to coincide with the use of the facility for a specified construction project.
Temporary <u>Offsite Construction/Storage Yard</u>	Within one-half mile a <u>500 ft radius</u> of the construction to which the construction yard relates <u>within residentially zoned districts and within a 1500 ft radius of the construction to which the construction yard relates within all other zoning districts.</u>	<u>8:00 AM to 6:00 PM if any residential use is located within 500feet; 7:00 AM to 6:00 PM in all other locations</u>	The facility shall be used only for a construction site in the City of Florence; or an infrastructure project that is wholly or partially located in the City of Florence. <u>Offsite construction/storage yards related to a permitted project in a commercial/industrial zoning district shall not locate in a residential zoning district. Offsite construction/storage yards related to a permitted project within a residential zoning district shall be located in an adjacent commercial or industrial zoning district. A special exception may be granted by the Board of Zoning Appeals for project sites limited by size, configuration, or a combination of factors based upon recommendation by the Planning Director and guided by the Decision Criteria in Section 1-2.7.8(B).</u>	<u>Established by approval; used only for a specified construction or infrastructure project.</u>

ORDINANCE NO. 2018-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE SECTION 1-2.9.4 AND TABLE 1-2.9.4:

WHEREAS, a Public Hearing was held in City Council Chambers on August 14, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the amendments contained herein will set forth conditions for land uses associated with construction laydown yards;

THEREFORE, Section 1-2.9.4 of the City of Florence Unified Development Ordinance, shall read as follows:

Sec. 1-2.9.4 Temporary Construction, Storage, and Refuse Containers

A. Location and Operations. The location, hours of use, operational limitations, and duration of temporary construction and building uses are set out in **Table 1-2.9.4, Temporary Construction and Building Uses.**

B. Setbacks.

1. *Manufactured Buildings, Model Homes, and On-Site Real Estate Offices.* Temporary manufactured buildings shall be set back according to the requirements of the underlying zoning district. Alternative locations for administrative and security offices on construction sites may be approved as part of a construction staging plan if there is no feasible alternative location that complies with the required setbacks.
2. *Other Construction-Related Uses.* Other construction-related uses that are set out in Table 1-2.9.4, Temporary Construction and Building Uses, shall be set back at least 40 feet from the right-of-way line and 25 feet from all other property lines. Construction equipment and material may be stored as close as 15 feet from shared property lines and rights of ways with the installation of temporary construction fencing with mesh fabric screen.

C. Site Restoration. The laydown site must be restored to its original condition at the end of the pre-approved period of use.

D. Noise and Vibration. The Noise and Vibration provisions of this Ordinance, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 shall apply to all temporary construction and building uses.

E. Other provisions. The temporary use will be operated in accordance with all other applicable provisions of this Unified Development Ordinance and the City's Code of Ordinances.

THEREFORE, Table 1-2.9.4 of the City of Florence Unified Development Ordinance, shall read as follows:

Table 1-2.9.4 Temporary Construction and Building Uses				
Temporary Use	Location of Use	Hours of Use	Operational Limitations	Duration of Use
Manufactured Buildings, Model Homes, and On-Site Real Estate Offices				
Manufactured Buildings	On lot or parcel proposed for development, set back according to the requirements of the underlying zoning district.	N/A	May be used by construction superintendent, construction workers, contractors, and other personnel on a construction team; a security office; or as temporary office or classroom space for public schools.	No limit for public schools; construction- related facilities shall be removed prior to certificate of occupancy for last building; other buildings shall be removed within two years from date of permit.
Model Homes and On-Site Real Estate Offices	On lot or parcel proposed for development	N/A	Sales limited to units located on the lot or parcel proposed for development; sales offices within model homes shall meet applicable building code criteria.	On-site real estate offices shall be removed upon completion of model home or suitable permanent floor area on-site; must be removed by issuance of last certificate of occupancy for development.
Other Construction-Related Uses				
Concrete, Mortar, and Asphalt Batching Operations	At least 500 feet from residential districts and uses.	8:00 AM to 8:00 PM if any residential use is located within 1,000 feet; 6:00 AM to 10:00 PM in all other locations	The facility shall be used only for a project within the City of Florence.	Established by approval; to coincide with the use of the facility for a specified construction project.
Temporary Offsite Construction/ Storage Yard	Within one-half mile a 500 ft radius of the construction to which the construction yard relates within residentially zoned districts and within a 1500 ft radius of the construction to which the construction yard relates within all other zoning districts.	8:00 AM to 6:00 PM if any residential use is located within 500feet; 7:00 AM to 6:00 PM in all other locations	The facility shall be used only for a construction site in the City of Florence; or an infrastructure project that is wholly or partially located in the City of Florence. Offsite construction/storage yards related to a permitted project in a commercial/industrial zoning district shall not locate in a residential zoning district. Offsite construction/storage yards related to a permitted project within a residential zoning district shall be located in an adjacent commercial or industrial zoning district. A special exception may be granted by the Board of Zoning Appeals for project sites limited by size, configuration, or a combination of factors based upon recommendation by the Planning Director and guided by the Decision Criteria in Section 1-2.7.8(B).	Established by approval; used only for a specified construction or infrastructure project.

Ordinance No. 2018 _____

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 _____, 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: October 8, 2018
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance authorizing the City's recovery of collection costs related to delinquent debts collected pursuant to the Setoff Debt Collection Act.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. On October 11, 1993 City Council adopted a resolution authorizing the City's participation in the Setoff Debt Collection Program pursuant to the state Setoff Debt Collection Act to be coordinated by the Municipal Association of South Carolina.

B. The Setoff Debt program provides for the collection of delinquent debts owed to the City through the withholding of SC state income tax refunds by the SC Department of Revenue pursuant to information provided by the City and coordinated through MASC.

C. The resolution adopted in 1993 also provided that the City of Florence would impose a \$25.00 administrative fee per account to defray internal costs of collection for delinquent debts that are sought to be collected as provided in the State Setoff Debt Collection Act.

D. In 2006, MASC required that all participating municipalities that incorporated an administrative fee in the original resolution update this process by adopting an ordinance imposing this administrative fee.

E. The City adopted this required ordinance on September 11, 2006 (see **Attachment 1**). The administrative fee remained at \$25, the amount that has been charged by the City since authorization of the Setoff Debt Collection program in 1993.

F. The ordinance served as a supplement to the enabling resolution adopted in 1993 by City Council.

III. POINTS TO CONSIDER

A. MASC recently conducted a thorough review of the required Setoff Debt documents to include the resolution and related agreement authorizing MASC to act as the claimant agent for the City and the ordinance pertaining to the City's recovery of an administrative fee.

B. Administrative and procedural changes have been made to the documents to ensure that participants stay compliant with the Setoff Debt Collection Act and to continue to allow MASC to serve on their behalf to submit debts to the SC Department of Revenue.

C. As part of this process, and to continue participation by the City in the Setoff Debt collection program, MASC requires that the City update its ordinance pertaining to the City’s recovery of an administrative fee.

D. The administrative fee, charged since 1993 in the amount of \$25, will remain unchanged.

E. MASC has informed all participating municipalities with an administrative fee that the ordinance must be adopted and a certified copy forwarded to them by November 15, 2018.

IV. STAFF RECOMMENDATION

Staff recommends the approval and adoption of the proposed ordinance.

V. ATTACHMENTS

- A. Proposed Ordinance
- B. **Attachment 1** – 2006 Setoff Debt Ordinance Authorizing the City’s collection costs recovery



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT

WHEREAS the City of Florence is a claimant agency as defined in the Setoff Debt Collection Act, S.C. Code Ann. § 12-56-10, et seq. (the Act) and is therefore entitled to utilize the procedures set out in the Act to collect delinquent debts owed to the City of Florence, and

WHEREAS, “delinquent debt” is defined in the Act to include “collection costs, court costs, fines, penalties, and interest which have accrued through contract, subrogation, tort, operation of law, or any other legal theory regardless of whether there is an outstanding judgment for that sum which is legally collectible and for which a collection effort has been or is being made,” and

WHEREAS, the City of Florence has contracted with the Municipal Association of South Carolina to submit claims on its behalf to the SC Department of Revenue pursuant to the Act, and

WHEREAS, the Municipal Association of South Carolina charges an administrative fee for the services it provides pursuant to the Act, and

WHEREAS, the administrative fee charged by the Municipal Association of South Carolina is a cost of collection incurred by the City of Florence that arises through contract, and is therefore properly considered as a part of the delinquent debt owed to the City of Florence as that term is defined in the Act, and

WHEREAS, the City of Florence also incurs internal costs in preparing and transmitting information to the Municipal Association, which costs are also collection costs that are a part of the delinquent debt owed to the City of Florence, and

WHEREAS, the City of Florence may desire to recover its internal costs of collection by adding such costs to the delinquent debt.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Florence, South Carolina as follows:

1. The City of Florence may impose a collection cost of up to \$25.00 to defray its internal costs of collection for any delinquent debts that are sought to be collected pursuant to the provisions of the Setoff Debt Collection Act, S.C. Code Ann. § 12-5610 et. seq. This cost is hereby declared to be a collection cost that arises by operation of law and shall be added to the delinquent debt and recovered from the debtor.
2. The City of Florence hereby declares that the administrative fee charged by the Municipal Association of South Carolina is also a collection cost to the City, which shall also be added to the delinquent debt and recovered from the debtor.
3. All Ordinances in conflict with this Ordinance are hereby repealed.

4. This Ordinance shall be effective on the date of final reading, provided however, that this ordinance is declared to be consistent with prior law and practice and shall not be construed to mean that any fees previously charged to debtors as costs of collection under the Act were not properly authorized or properly charged to the debtor.

This ordinance shall become effective 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

First Reading Approval: _____

Final Reading Approval: _____

ORDINANCE NO. 2006-37

AN ORDINANCE RELATING TO THE RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT

WHEREAS, the City of Florence, South Carolina, is a claimant agency as defined in the Setoff Debt Collection Act, SC Code Ann. § 12-56-10, et seq. (the Act) and is therefore entitled to utilize the procedures set out in the Act to collect delinquent debts owed to the City of Florence, and

WHEREAS, “delinquent debt” is defined in the Act to include “collection costs, court costs, fines, penalties, and interest which have accrued through contract, subrogation, tort, operation of law, or any legal theory regardless of whether there is an outstanding judgment for that sum which is legally collectible and for which a collection effort has been or is being made,” and

WHEREAS, the City of Florence has contracted with the Municipal Association of South Carolina to submit claims on its behalf to the SC Department of Revenue pursuant to the Act, and

WHEREAS, the Municipal Association of South Carolina charges a fee for the services it provides pursuant to the Act, and

WHEREAS, the fee charged by the Municipal Association of South Carolina is a cost of collection incurred by the City of Florence that arises through contract, and is therefore properly considered as a part of the delinquent debt owed to the City of Florence as that term is defined in the Act, and

WHEREAS, the City of Florence also incurs internal costs in preparing and transmitting information to the Municipal Association, which costs are also collection costs that are a part of the delinquent debt owed to the City of Florence, and

WHEREAS, the City of Florence desires to recover its internal costs of collection by charging a fee that will be added to the delinquent debt.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Florence, South Carolina as follows:

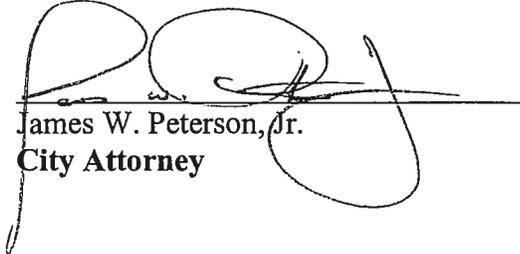
1. The City of Florence hereby imposes an administrative fee in the amount of \$25.00 to defray its internal costs of collection for any delinquent debts that are sought to be collected pursuant to the provisions of the Setoff Debt Collection Act, S.C. Code Ann. § 12-56-10 et seq. This fee is hereby declared to be a collection cost that arises by operation of law and shall be added to the delinquent debt and recovered from the debtor.
2. The City of Florence hereby declares that the administrative fee charged by the Municipal Association of South Carolina is also a collection cost to the City, which shall also be added to the delinquent debt and recovered from the debtor.
3. All Ordinances in conflict with this Ordinance are hereby repealed.

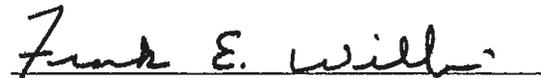
4. This Ordinance shall be effective on the date of final reading, provided however, that this ordinance is declared to be consistent with prior law and practice and shall not be construed to mean that any fees previously charged to debtors as costs of collection under the Act were not properly authorized or properly charged to the debtor.

This ordinance shall become effective upon adoption.

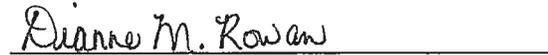
ADOPTED THIS 11th DAY OF September, 2006.

Approved as to form:


James W. Peterson, Jr.
City Attorney


Frank E. Willis, Mayor

Attest:


Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: November 13, 2018

AGENDA ITEM: An ordinance authorizing the issuance of General Obligation Bond Anticipation Notes – **Updated for Second Reading to Include Interest Rates**

DEPARTMENT: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance authorizing the issuance and sale of two General Obligation Bond Anticipation Notes in a total amount not exceeding \$7,100,000 (Taxable Series 2018A in the amount of \$2,900,000 and Tax-Exempt Series 2018B in the amount of \$4,200,000) to be used to reimburse funds expended by the City to defray the costs of certain economic and development efforts in the City's downtown area, and other matters related thereto.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. City Council has recently been informed of a significant development project in the City's Downtown Redevelopment District.

B. This development, which is anticipated to result in a private investment of over \$40 million and a public investment of approximately \$17 million, will contribute to the growing investment and development in downtown Florence, and will have an appreciable impact on job creation and the generation of substantial fees and related revenues for the City.

C. On September 10, 2018 City Council approved a resolution declaring the City's intent to make reimbursement for funds advanced by the City from bond obligations issued to pay for costs of certain economic and development efforts in the City's downtown.

III. POINTS TO CONSIDER

A. As City Council was informed at the September 2018 Council meeting, the economic development project will require that the City issue bonds to defray costs that include, but are not limited to, property acquisitions, parking, building demolition, and streetscape additions and improvements.

B. To date, the City has incurred certain significant land acquisition costs and anticipates additional expenses for property acquisition, building demolition and infrastructure design within the next several months.

C. Costs for parking construction and streetscape additions and improvements related to this economic development project are anticipated to occur in 2019.

D. To reimburse the City for the costs incurred to date and for additional expenses to be incurred, the City's financial advisor has recommended that the City issue short-term, interim financing in the form of both a taxable Bond Anticipation Note (BAN) and a tax-exempt, bank qualified BAN.

E. This funding, to be issued for up to one year, would provide interim funding as reimbursement of monies already expended by the City for the economic development project.

General Obligation Bond Anticipation Note Ordinance – Page 2

F. It is anticipated that a long-term financing would be issued by the City in 2019 to repay both of the short-term BANs and to fund additional costs by the City for parking construction and streetscape development.

G. On October 15, 2018 the City distributed a Request for Proposals (RFP) document soliciting competitive interest rates from banking institutions to provide both taxable and tax-exempt funding for short-term, interim BAN financing.

H. On November 2, 2018, the City obtained competitive bank proposals from interested financial institutions to provide BAN financing of \$7.1 million for certain land acquisition costs and additional anticipated expenses for property acquisition, building demolition and infrastructure design.

I. Of the total \$7.1 million, proposals were required to include interest cost and loan conditions for a taxable BAN in the amount of \$2.9 million and a tax-exempt, bank qualified BAN in the amount of \$4.2 million.

J. The City received proposals from 7 financial institutions – BB&T, Capital One, First Citizens, Key Government Finance, PNC, Sterling National, and Zions Bank.

K. For the \$2.9 million taxable BAN, the best overall interest cost and related loan conditions was submitted by BB&T at a fixed rate of 3.49% with no prepayment penalty and no bank-required legal fees.

L. For the \$4.2 million tax-exempt, bank qualified BAN, the best overall interest cost and related loan conditions was submitted by First Citizens at a fixed rate 2.67% with no prepayment penalty and no bank-required legal fees.

M. Based on the timetable outlined in the attached financing schedule, both the Series 2018A BAN and the Series 2018B BANS are scheduled to close on December 5, 2018.

N. Both BANs will be mature on December 2, 2019.

O. Adoption of an ordinance authorizing the issuance of General Obligation Bond Anticipation Note is required prior to the issuance and sale of these bonds.

IV. STAFF RECOMMENDATION

Staff recommends approval and adoption of the proposed ordinance to provide for the issuance of General Obligation Bond Anticipation Note, and other matters related thereto.

V. ATTACHMENTS

A. An Ordinance authorizing the issuance of a Bond Anticipation Notes in an amount not exceeding \$7.1 million.

B. Request for Proposals document.

C. The proposed financing schedule for the borrowing.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

AN ORDINANCE

TO PROVIDE FOR THE ISSUANCE AND SALE OF A \$2,900,000 GENERAL OBLIGATION BOND ANTICIPATION NOTE, TAXABLE SERIES 2018A, OF THE CITY OF FLORENCE, SOUTH CAROLINA AND A \$4,200,000 GENERAL OBLIGATION BOND ANTICIPATION NOTE, TAX-EXEMPT SERIES 2018B, OF THE CITY OF FLORENCE, SOUTH CAROLINA, THE PROCEEDS OF WHICH SHALL BE USED TO DEFRAY THE COST OF CERTAIN ECONOMIC AND DEVELOPMENT EFFORTS IN THE CITY'S DOWNTOWN AREA; TO PAY COSTS OF ISSUANCE; TO PROVIDE FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

As an incident to the enactment of this Ordinance and the issuance of the notes provided for herein, the City Council of the City of Florence, South Carolina ("**City Council**"), the governing body of the City of Florence, South Carolina (the "**City**"), finds that the facts set forth herein exist and the statements made with respect thereto are true and correct.

WHEREAS, by virtue of the Municipal Bond Act (Article 5, Chapter 21, Title 5 Code of Laws of South Carolina 1976, as amended) and Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended (the "**Enabling Act**"), the City Council is authorized to issue general obligation bonds of the City for any purpose which is a public purpose and a corporate purpose of the City in any amount not exceeding the constitutional debt limit applicable to the City; and

WHEREAS, by Section 11-17-10 to 11-17-120, inclusive, of the Code of Laws of South Carolina 1976, as amended (the "**BAN Act**"), the City Council is authorized to issue notes in anticipation of the issuance of general obligation bonds; and

WHEREAS, pursuant to the authorizations of Article X of the South Carolina Constitution and the Enabling Act and the BAN Act, the City Council has determined to defray the cost of certain economic and development efforts in the City's downtown area including, but not limited to, property acquisitions, parking, building demolition and streetscape additions and improvements (the "**Project**"); and

WHEREAS, certain of the economic and development aspects of the Project include both public and private parties and therefore merit the analysis set forth in *Byrd v. County of Florence* (281 S.C. 402, 315 SE2d 804, 1984) to determine if the Project satisfies the public purpose requirement of the South Carolina Constitution; and

WHEREAS, that analysis requires that City Council "first determine the ultimate goal or benefit to the public intended by the project. Second...whether public or private parties will be the primary beneficiaries. Third, the speculative nature of the project must be considered. Fourth...analyze and balance the probability that the public interest will be ultimately served and to what degree;" and

WHEREAS, City Council has considered how the proceeds of the Notes will be expended and satisfies such four-part test and therefore finds that the Project is a public purpose as required by the South Carolina Constitution.

NOW, THEREFORE, on the basis of the foregoing authorizations and for the purpose of raising the sum of \$7,100,000 to be expended to defray the cost of the Project and to pay costs of issuance, the City Council enacts this Ordinance to effect the issuance and sale of the City's \$2,900,000 General Obligation

Bond Anticipation Note, Taxable Series 2018A (the "Series 2018A Note") and the City's \$4,200,000 General Obligation Bond Anticipation Note, Tax-Exempt Series 2018B (the "Series 2018B Note" and, together with the Series 2018A Note, the "Notes").

ARTICLE I

ISSUANCE OF NOTES

Section 1 Authorization of Notes.

Pursuant to the provisions of the Enabling Act and the BAN Act and for the purposes set forth above, there shall be issued the Series 2018A Note and the Series 2018B Note. The Notes shall be originally dated the date of their delivery and shall be in fully-registered form, and shall be payable, both principal and interest, on December 2, 2019.

Section 14 of Article X of the South Carolina Constitution provides that a city may incur general obligation indebtedness without referendum if such indebtedness, together with then outstanding indebtedness subject to the limitation, does not exceed 8% of the assessed value of all taxable property in the City. The most recent final assessed value of all taxable property in the City is not less than \$173,026,301. Eight percent of this sum equals \$13,842,104. Outstanding indebtedness subject to the 8% limit is \$6,046,942. Consequently, the City may incur the Notes without referendum.

Section 2 Award of Notes.

By Request of Proposals dated October 15, 2018, the City solicited bids for the Notes, resulting in the receipt of seven responses. Upon a canvas of those proposals, it was determined that the proposal of Branch Banking and Trust Company for the Series 2018A Note and First-Citizens Bank & Trust Company for the Series 2018B Note were the most advantageous to the City. Therefore, the Series 2018A Note is awarded to Branch Banking and Trust Company and the Series 2018B Note is awarded to First-Citizens Bank & Trust Company.

Section 3 Interest Rate on Notes; Prepayment.

The Series 2018A Note shall bear interest at the rate of 3.49% and the Series 2018B Note shall bear interest at the rate of 2.67%. The Notes are subject to prepayment at par at any time without prepayment penalty.

Section 4 Medium of Payment.

Both the principal of and interest on the Notes shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts.

Section 5 Place of Payments.

Principal of and interest on the Series 2018A Note shall be payable at Branch Banking and Trust Company, Columbia, South Carolina, or at such other place as designated by Branch Banking and Trust Company.

Principal of and interest on the Series 2018B Note shall be payable at First-Citizens Bank & Trust Company, Columbia, South Carolina, or at such other place as designated by First-Citizens Bank & Trust Company.

Section 6 Execution of Notes.

The Notes shall be executed in the name of the City by the Mayor by his manual signature, and attested by the Clerk, by her manual signature, and the seal of the City shall be impressed or reproduced on the Notes. The Notes shall be executed in respect of any manual signature by the person or persons holding office when the Notes are ready for delivery. The execution of the Notes in this fashion shall be valid and effectual notwithstanding changes in the personnel of any of the above offices subsequent to their execution. No authentication of the Notes is required.

Section 7 Form of Notes.

The Notes shall be issued in fully registered form, and all principal and interest due thereunder shall be payable only to the registered owner thereof. The form of the Notes shall be substantially as set forth in Exhibit A attached hereto and made a part of this Ordinance.

ARTICLE II

SECURITY FOR NOTES

Section 1 Pledge of Full Faith, Credit, and Taxing Power.

For the payment of the principal of and interest on the Notes when due, the full faith, credit, and taxing power of the City are irrevocably pledged. It is specifically provided, however, in lieu of the foregoing pledge, principal and interest on the Notes may be paid from any other funds applicable therefor for the payment of the Notes.

The Series 2018B Note is a "qualified tax-exempt obligation" pursuant to Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended.

ARTICLE III

SALE OF NOTES; DISPOSITION OF PROCEEDS OF SALE

Section 1 Sale of Notes.

The Notes shall be sold as described at Section 2 of Article I.

Section 2 Disposition of Proceeds of Sale of Notes.

The proceeds derived from the sale of the Notes issued pursuant to this Ordinance shall be deposited with the Finance Director of the City and shall be expended and made use of by the City Council as permitted by the BAN Act.

ARTICLE IV

STATE TAX EXEMPTION OF NOTES; FEDERAL TAX EXEMPTION OF THE SERIES 2018B NOTE

Section 1 State Tax Exemption of Notes; Federal Tax Exemption of the Series 2018B Note.

Both the principal of and interest on the Notes shall be exempt from all state, county, municipal, school district and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes. The Series 2018B Note shall be excludable from gross income for federal income tax purposes under existing statutes, regulations and judicial decisions.

Section 2 Compliance with the Internal Revenue Code of 1986.

The City shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause the Series 2018B Note to be "Federally guaranteed" within the meaning of Section 149(b) of the Code and the Regulations promulgated thereunder.

The City will comply with all requirements of the Internal Revenue Code of 1986 (the "Code") in order to preserve the tax-exempt status of the Series 2018B Note, including without limitation, (i) the requirement to file the information report with the Internal Revenue Service, and (ii) the requirement to rebate certain arbitrage earnings to the United States Government pursuant to Section 148(f) of the Code. In this connection, the City covenants to execute any and all agreements, certificates and other documentation as it may be advised by bond counsel will enable it to comply with this Section.

The City hereby represents and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest on the Series 2018B Note to become includable in the gross income of the bidder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the original issue date of the Series 2018B Note.

Section 3 Ability to Meet Arbitrage Requirements.

Careful consideration has been given to the time in which the expenditures will be made. It has been ascertained that all of the money received from the proceeds of the Series 2018B Note will be expended within the limitations imposed by Section 148 of the Code and the Treasury regulations promulgated pursuant thereto.

ARTICLE V

MISCELLANEOUS

Section 1 Execution of Closing Documents and Certificates.

The Mayor and the Clerk are fully authorized and empowered to take such further action and to execute and deliver such closing documents and certificates as may be necessary and proper in order to complete the issuance of the Notes herein authorized and the action of such officers or any one or more of them in executing and delivering any of such documents, in such form as he or they shall approve, is hereby fully authorized, their signature to be conclusive evidence of such approval.

Section 2 Benefits of Ordinance Limited to the City and Holder of the Notes.

With the exception of rights or benefits herein expressly conferred, nothing expressed or mentioned in or to be implied from this Ordinance or the Notes is intended or should be construed to confer upon or give to any person other than the City and the holder of the Notes, any legal or equitable right, remedy or claim under or by reason of or in respect to this Ordinance or any covenant, condition, stipulation, promise, agreement or provision herein contained. This Ordinance and all of the covenants, conditions, stipulations, promises, agreements and provisions hereof are intended to be and shall be for and inure to the sole and exclusive benefit of the City and the holder from time to time of the Notes as herein and therein provided.

Section 3 Ordinance Binding Upon Successors or Assigns of the City.

All the terms, provisions, conditions, covenants, warranties and agreements contained in this Ordinance shall be binding upon the successors and assigns of the City and shall inure to the benefit of the holder of the Notes.

Section 4 Effect of Saturdays, Sundays and Legal Holidays.

Whenever this Ordinance requires any action to be taken on a Saturday, Sunday, legal holiday or bank holiday in the State of South Carolina, such action shall be taken on the first business day occurring thereafter. Whenever in this Ordinance the time within which any action is required to be taken or within which any right will lapse or expire shall terminate on a Saturday, Sunday, legal holiday or bank holiday, in the State of South Carolina, such time shall continue to run until midnight on the next succeeding business day.

Section 5 Partial Invalidity.

(a) If any one or more of the covenants or agreements or portions thereof provided in this Ordinance on the part of the City to be performed should be determined by a court of competent jurisdiction to be contrary to law, then such covenant or covenants, or such agreement or agreements, or such portions thereof, shall be deemed severable from the remaining covenants and agreement or portions thereof provided in this Ordinance and the invalidity thereof shall in no way affect the validity of the other provisions of this Ordinance or of the Notes, but the holders of the Notes shall retain all the rights and benefits accorded to them hereunder and under any applicable provisions of law.

(b) If any provisions of this Ordinance shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance, or of rendering any other provision or provisions herein contained inoperative or unenforceable or invalid to any extent whatever.

Section 6 Law and Place of Enforcement of the Ordinance.

This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina, and all suits and actions arising out of this Ordinance shall be instituted in a court of competent jurisdiction in such State.

DONE IN MEETING DULY ASSEMBLED, this 13th day of November, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

First Reading: October 8, 2018
Second Reading: November 13, 2018

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF FLORENCE
GENERAL OBLIGATION BOND ANTICIPATION NOTE,
[TAXABLE SERIES 2018A/TAX-EXEMPT SERIES 2018B]

NO. R-1

Interest Rate (____%)

Original Date of Issue:

Registered Owner:

Principal Sum: _____ Dollars

KNOW ALL MEN BY THESE PRESENTS, that the **CITY OF FLORENCE, SOUTH CAROLINA** (the "City"), a body politic and corporate and a municipal corporation under the laws of the State of South Carolina, is justly indebted, and, for value received, hereby promises to pay to the Registered Owner or registered assigns hereof the Principal Sum set forth above, together on _____, 2019, and interest (computed on the basis of a 360-day year consisting of twelve 30-day months) on such Principal Sum from the Original Debt of Issue set forth above, at the Interest Rate per annum specified above. The principal of and interest on this note, when due, shall be payable at the principal office of _____, in the City of _____, State of _____. Both the principal of and interest on this note are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts.

This Note is issued in anticipation of the issuance of general obligation bonds and is payable both principal and interest from the proceeds thereof. It shall at all times be lawful for the City to utilize any other funds applicable therefor for the payment of the principal and interest on the Note. For the prompt payment hereof, both principal and interest, as the same shall become due, the full faith, credit and taxing power of the City.

This Note and the interest hereon are exempt from all state, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes.

[This Note is a "qualified tax-exempt obligation" pursuant to Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended.]

This Note is issued pursuant to and for purposes authorized by the Municipal Bond Act (Article 5, Chapter 21, Title 5, Code of Laws of South Carolina 1976, as amended) and Section 11-27-40 of the Code of Laws of South Carolina 1976, as amended, and an Ordinance (the "**Ordinance**"), enacted by the City Council of the City of Florence, South Carolina, in order to obtain funds with which to defray the cost of certain economic and development efforts in the City's downtown area including, but not limited to,

property acquisitions, parking, building demolition and streetscape additions and improvements, together with costs of issuance.

The Notes are subject to prepayment at par at any time without prepayment penalty.

All principal, interest or other amounts due hereunder shall be payable only to the Registered Owner hereof. This note may not be transferred or assigned. Any purported assignment in contravention of the foregoing requirements shall be, as to the City, absolutely null and void. The person in whose name this note shall be registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of and interest on this note shall be made only to or upon the order of the Registered Owner or his legal representative. All such payments shall be valid and effective to satisfy and discharge the liability of the City upon this note to the extent of the sum or sums so paid. No person other than the Registered Owner shall have any right to receive payments, pursue remedies, enforce obligations or exercise or enjoy any other rights under this note against the City. Notwithstanding the foregoing, nothing herein shall limit the rights of a person having a beneficial interest in this note as against a person (including the Registered Owner) other than the City, as in the case where Registered Owner is a trustee or nominee for two or more beneficial owners of an interest in this note.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and Laws of the State of South Carolina to exist, to happen, and to be performed precedent to or in the issuance of this note exist, have happened, and have been done and performed in regular and due time, form, and manner; that the total indebtedness of the City, including this note, does not exceed any constitutional or statutory limitation thereon; and that provision has been made for the levy and collection of sufficient taxes, without limit, for the payment of the principal and interest hereof, as the same shall fall due.

IN WITNESS WHEREOF, THE CITY OF FLORENCE, SOUTH CAROLINA, has caused this Note to be signed in its name by the Mayor of the City of Florence, by his manual signature, attested by the Clerk of the City Council of the City of Florence, by her manual signature, under the Seal of the City of Florence impressed or reproduced hereon, and this Note to be dated the ____ day of December, 2018.

CITY OF FLORENCE, SOUTH CAROLINA

(SEAL)

By: _____
Mayor

ATTEST:

Clerk of City Council

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

I, the undersigned, Clerk of City Council of Florence, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by the said City Council, having been read at two duly called and regularly held meetings at which a quorum attended and remained throughout on each of October 8 and November 13, 2018.

That the said Ordinance is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this 13th day of November, 2018.

Municipal Clerk

City of Florence, South Carolina
\$2,900,000* Taxable General Obligation Bond Anticipation Note, Series 2018A
\$4,200,000* Tax-Exempt General Obligation Bond Anticipation Note, Series 2018B

City of Florence, South Carolina (the "City"), is requesting proposals from financial institutions with respect to principal amount not-to-exceed \$2,900,000* Taxable General Obligation Bond Anticipation Note, Series 2018A ("2018A Note") and not-to-exceed \$4,200,000* Tax-Exempt General Obligation Bond Anticipation Note, Series 2018B ("2018B Note") (collectively, the "Notes") between the lender(s) and the City for the projects described below under Use of Proceeds. Please note that the City may select separate lenders for each Note.

Your response to this Request for Proposals ("RFP") for one or both Notes would be greatly appreciated. The following key assumptions are to be utilized in preparing your proposal:

- Issuer:* City of Florence, South Carolina
- Bond Counsel:* Haynsworth Sinkler Boyd, P.A.
- Financial Advisor:* First Tryon Advisors
- Authorization:* Notes are subject to adoption through City Council Ordinance currently scheduled for second reading on November 13, 2018.
- Use of Proceeds:* Proceeds of the Notes will be used for costs related to certain economic and redevelopment efforts in the City's downtown area including, but not limited to, property acquisitions, building demolition and infrastructure design. The redevelopment project area encompasses the complete block of 300 West Evans Street. This block is surrounded by West Evans Street, North Coit Street, West N. B. Baroody Street, and North McQueen Street in the City's Downtown Redevelopment District.

A map of the City's Downtown Redevelopment District is provided in Exhibit A specifically delineating the 300 block of West Evans Street, and a larger map of the 300 block of West Evans Street is provided in Exhibit B.

The following provides a breakdown of costs for various components of the project:

Taxable Project	Estimated Cost
Land Acquisition	\$2,000,000
Property Demolition	675,000
Infrastructure Design	175,000
Cost of Issuance	50,000
TOTAL	\$2,900,000

Tax Exempt Project	Estimated Cost
Land Acquisition	\$4,150,000
Cost of Issuance	50,000
TOTAL	\$4,200,000

*Preliminary; Subject to Change

Security: The Notes will be secured by the full faith, credit and taxing power of the City. The Notes shall recite on their face that they are issued in anticipation of the issuance of general obligation bonds and are payable, both principal and interest, from the proceeds thereof. South Carolina Code of Laws provides that it shall at all times be lawful for the City to utilize any other funds applicable therefor for the payment of the principal and interest of the Notes. The City anticipates the issuance of an Installment Purchase Revenue Bond that will service to pay off the Note and interest accrued thereon.

Documentation: The execution and delivery of each Note is subject to the approving opinion of Haynsworth Sinkler Boyd, P.A. who will serve as Bond Counsel for the Notes. Legal documentation necessary for the Notes will be prepared by Bond Counsel and is subject to the approval of the City.

Tax-Treatment: 2018A Note: Taxable
2018B Note: Tax-exempt; Bank Qualified

Maturity: The Notes will mature on December 2, 2019.

Optional Redemption: The City prefers flexible prepayment provisions that will allow them to prepay the Notes without penalty.

Audit: The City's finance department maintains a comprehensive website where it posts copies of the Fiscal Year Budgets, Monthly Financial Reports, and Comprehensive Annual Financial Reports. For additional information please visit the following website:

<http://www.cityofflorence.com/departments/finance.aspx>

Bond Rating: No bond rating will be obtained for the Notes.

Schedule:

Date	Event
October 15	RFP Circulated to Banks
November 2	Bank proposals due
December 5	Closing

Investment Letter: The lender will be requested to execute an Investment Letter to the City in substantially the form submitted with this request for proposals.

Loan Treatment: By submitting a bid in response to this RFP, each bidder acknowledges and represents to the City and to First Tryon Advisors that (1) no official statement or other offering material will be furnished other than this RFP; (2) the bidder has knowledge and experience in financial and business matters and that it is capable of evaluating the merits and risks of making the commercial loan to be evidenced by the Note and is financially able to bear the economic risk of holding the Note; (3) no CUSIP number will be obtained for the Note; and (4) the bidder intends to acquire the Note solely for its own account as a vehicle for making a commercial loan and with no present intention to distribute or resale the Note or any portion thereof.

Submission of Proposal:

Email submission of a proposal must be received no later than November 2, 2018 at 10:00am. Proposals should be submitted by email to the following persons:

tchandler@cityofflorence.com
cdesaussure@hsblawfirm.com
ttraudt@firsttryon.com
avitner@firsttryon.com;
wahlum@firsttryon.com

Please provide the following information in your proposal:

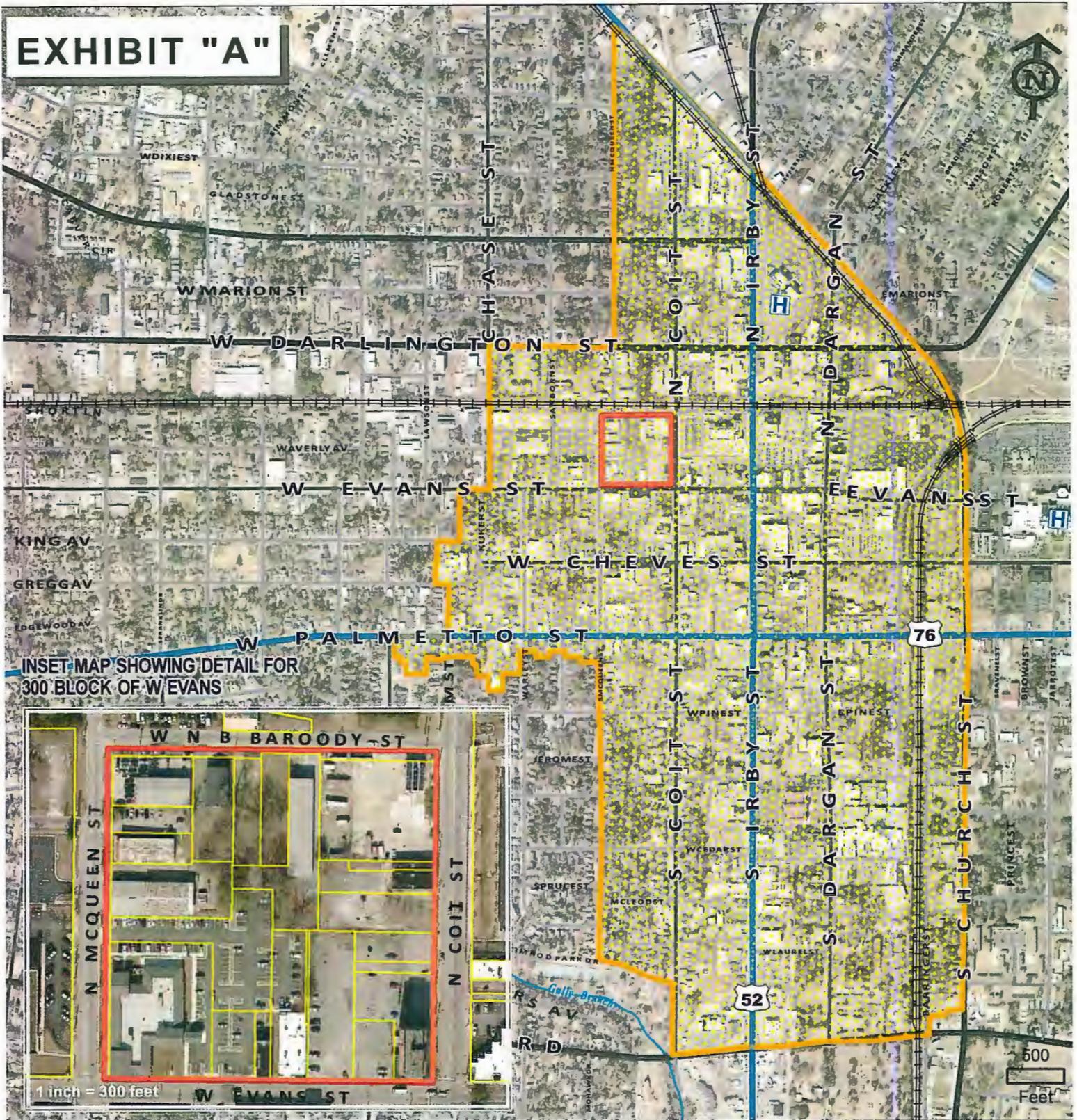
1. Please provide a fixed interest rate proposal for 2018A Note and/or 2018B Note with a final maturity of December 2, 2019. Note that bids must be held firm through anticipated closing date.
2. The City prefers prepayment provisions that will allow them the flexibility to prepay the Notes without penalty. Please provide your firm's proposed terms for optional prepayment.
3. Describe any additional costs associated with the financing including origination or counsel fees and expenses. Costs not disclosed may not be paid by the City.
4. Provide any additional covenants, terms or conditions that may be required by your firm.

The City reserves the right to request additional information from the bidders and to waive any irregularity or informality and to negotiate provisions and covenants directly with any bidder. The City also reserves the right to reject all proposals for any reason. Although the selection will be based substantially on lowest total financing cost (including both interest cost and upfront fees and expenses), the City reserves the right to select the bidder that best meets the needs of the City.

Questions may be addressed to the City through its financial advisor or bond counsel:

<u>Bond Counsel</u>	<u>Financial Advisor</u>	<u>Financial Advisor</u>
Haynsworth Sinker Boyd, P.A Charlton deSaussure, Jr. (843) 722 3366 cdesaussure@hsblawfirm.com	First Tryon Advisors Amy Vitner (704) 926-2457 avitner@firsttryon.com	First Tryon Advisors Will Ahlum (704) 926-2458 wahlum@firsttryon.com

EXHIBIT "A"



DOWNTOWN REDEVELOPMENT AREA DISTRICT "D-1"

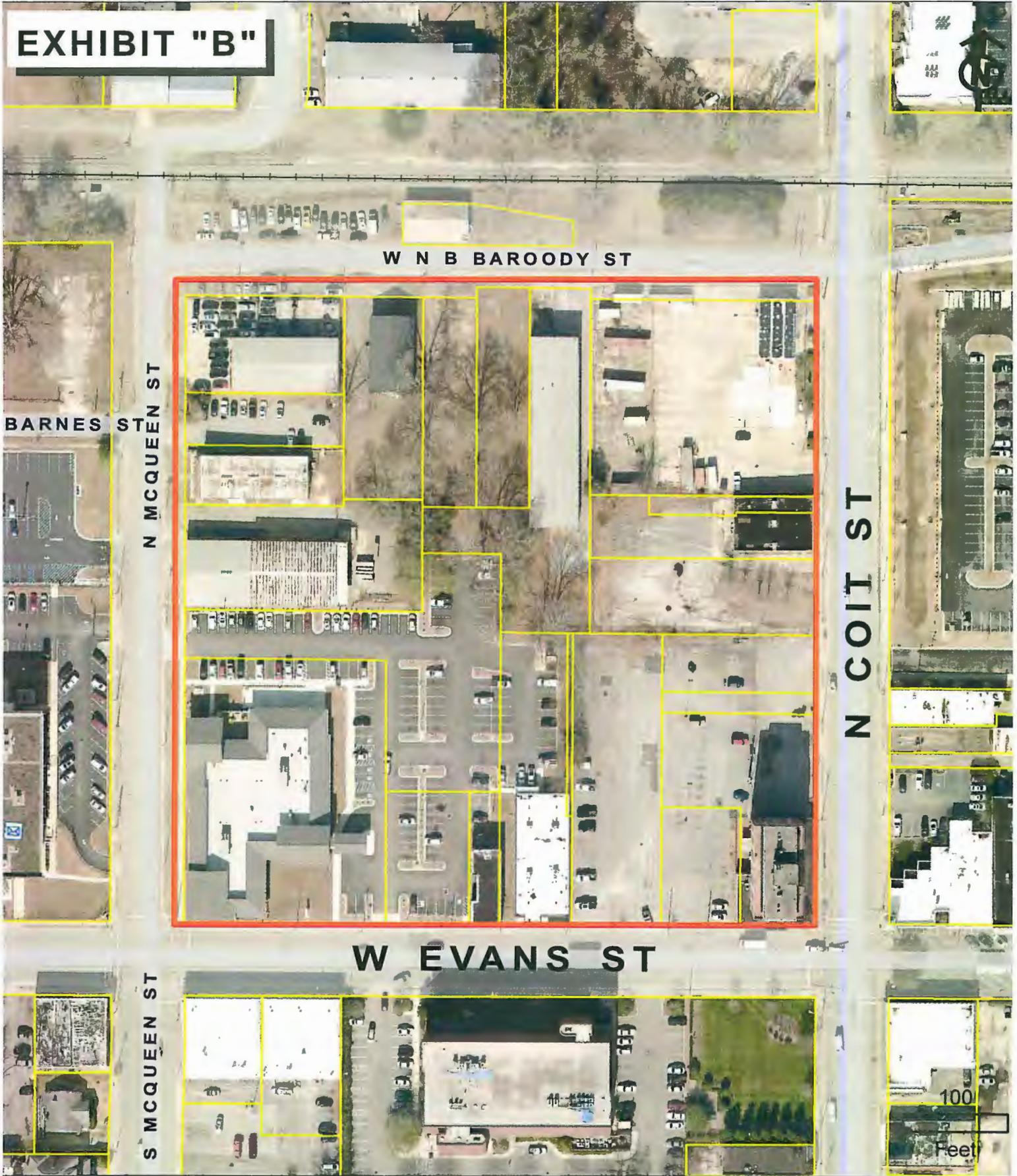
FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

CITY OF FLORENCE,
SOUTH CAROLINA



Date: 9/7/2018

EXHIBIT "B"



DOWNTOWN AREA: 300 BLOCK OF W. EVANS ST.



**CITY OF FLORENCE,
SOUTH CAROLINA**



Date: 9/7/2018

CITY OF FLORENCE, SOUTH CAROLINA
 General Obligation Bond Anticipation Note, \$2,850,000* Series 2018A (Taxable)
 \$4,150,000* Series 2018B (Tax-exempt)

FINANCING SCHEDULE

Oct-18							Nov-18							Dec-18						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3	12	3	4	5	6	7	8
7	8	9	10	11	12	13	4	5	6	7	8	9	10	9	10	11	12	13	14	15
14	15	16	17	18	19	20	11	12	13	14	15	16	17	16	17	18	19	20	21	22
21	22	23	24	25	26	27	18	19	20	21	22	23	24	23	24	25	26	27	28	29
28	29	30	31				25	26	27	28	29	30	30	31						

DATE	TASK	RESPONSIBILITY
September 15	▪ Circulate draft of Bank RFP	FTA
October 9	▪ City Council gives 1st reading	City
October 15	▪ First Tryon distributes Notice of Sale/Bank RFP to Banks	FTA/BC
November 2	▪ Bank proposals due to the City	FTA
November 13	▪ City Council gives 2nd reading	City
November 14	▪ Publish Notice of Adoption	BC
December 5	▪ Close GO BAN Issue	Working Group

*City Council meets on the 2nd Monday of each month

RESPONSIBILITY LEGEND:

Role	Entity	Defined
Issuer	City of Florence, South Carolina	"City"
Bond Counsel	Haynsworth Sinkler Boyd	"BC"
Financial Advisor	First Tryon Advisors	"FTA"
Bank	TBD	"B"
Bank's Counsel	TBD	"BKC"

FLORENCE CITY COUNCIL MEETING

DATE: October 8, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by David and Kristen Moss, TMN 01221-01-307

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2481 Parsons Gate., Tax Map Number 01221-01-307, into the City of Florence and zone to (NC-15), Neighborhood Conservation-15 District. The request is being made by the property owners, David and Kristen Moss.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On September 11, 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.

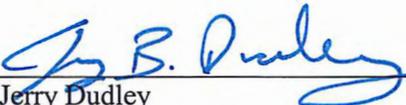
III. POINTS TO CONSIDER:

- (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

Attachment 2

Vicinity Map: 2481 Parsons Gate Florence, SC 29501

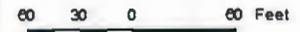


Legend

- City Limits
- Parcels



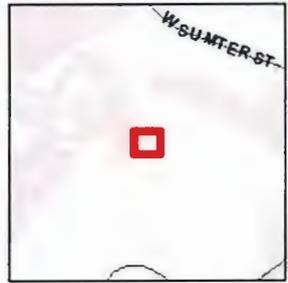
DISCLAIMER:
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Date: 10/2/2018

Attachment 3

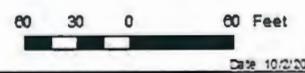
Location Map: 2481 Parsons Gate Florence, SC 29501



- Legend**
- Manhole
 - Gravity Main
 - Water Mains
 - 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

3. Annexation is being sought for the following purposes:

city services

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

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

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

Date Aug. 10, 2018

Frister D. Moss
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:

Date 8/10/18

FOR OFFICAL USE ONLY

Alfred Kinsley

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DAVID AND KRISTEN MOSS, TMN 01221-01-307

WHEREAS, a Public Hearing was held in the Council Chambers on September 11, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by David and Kristen Moss, owner of TMN 01221-01-307, 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 307 (0.606066 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: November 13, 2018

AGENDA ITEM: Ordinance to annex property located along Haven Straits Road, said property being specifically designated in the Florence County Tax Records as a portion of Tax Map Parcel 00180-01-010.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on Haven Straits Road, a portion of TMN 00180-01-010, into the City of Florence and zone to RG-3, Residential General District. The request is being made by the property owner, Southbrook Properties, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On October 9, 2018, Planning Commission held a public hearing on this matter. The Planning Commission voted (7-0) to recommend the zoning request of RG-3, Residential General District.

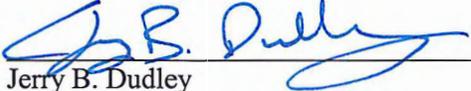
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-3 (RG-3). Attachments 2 and 3 outline the location of the parcel.
- (3) This 15.33 acre portion was subdivided from the adjacent parcel located in the County and has been combined with an undeveloped portion of the Spring Haven subdivision in the City.
- (4) According to the City of Florence Unified Development Ordinance, Residential General (RG) district is intended to provide a variety of residential housing and neighborhood types with an auto-urban or new-urban character. Specifically, the RG-3 zoning designation allows for three types of development: conventional (no minimum open space ratio), cluster mixed residential (30% open space ratio) and planned mixed residential (60% open space ratio).
- (5) The developer plans to add an additional phase to the existing subdivision similar in character to the existing neighborhood with single-family detached homes. If annexed, the developer will be required to submit plans per the City's sketch plan and development approval process for the RG-3 zoning designation.
- (6) City water and sewer services are not currently available. If annexed, no financial contributions or cost sharing for utilities are requested. All improvements will be funded by the developer as noted in Attachment 5.
- (7) Adjacent properties are zoned (NC-6.1) Neighborhood Conservation-6.1 (City) and unzoned (County) as illustrated in Attachment 6.
- (8) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property to RG-3, Residential General District. The proposed zoning is consistent with the Future Land Use Plan and will allow development of the parcel in a manner similar to the existing phases of the Spring Haven Subdivision.

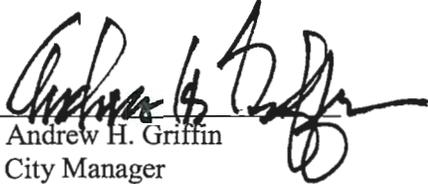
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity map of proposed annexation
- (3) Location map of proposed annexation
- (4) Plat
- (5) Petition for Annexation form (Southbrook Properties, LLC)
- (6) Zoning map of proposed annexation

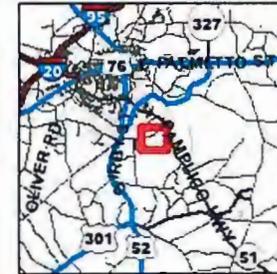
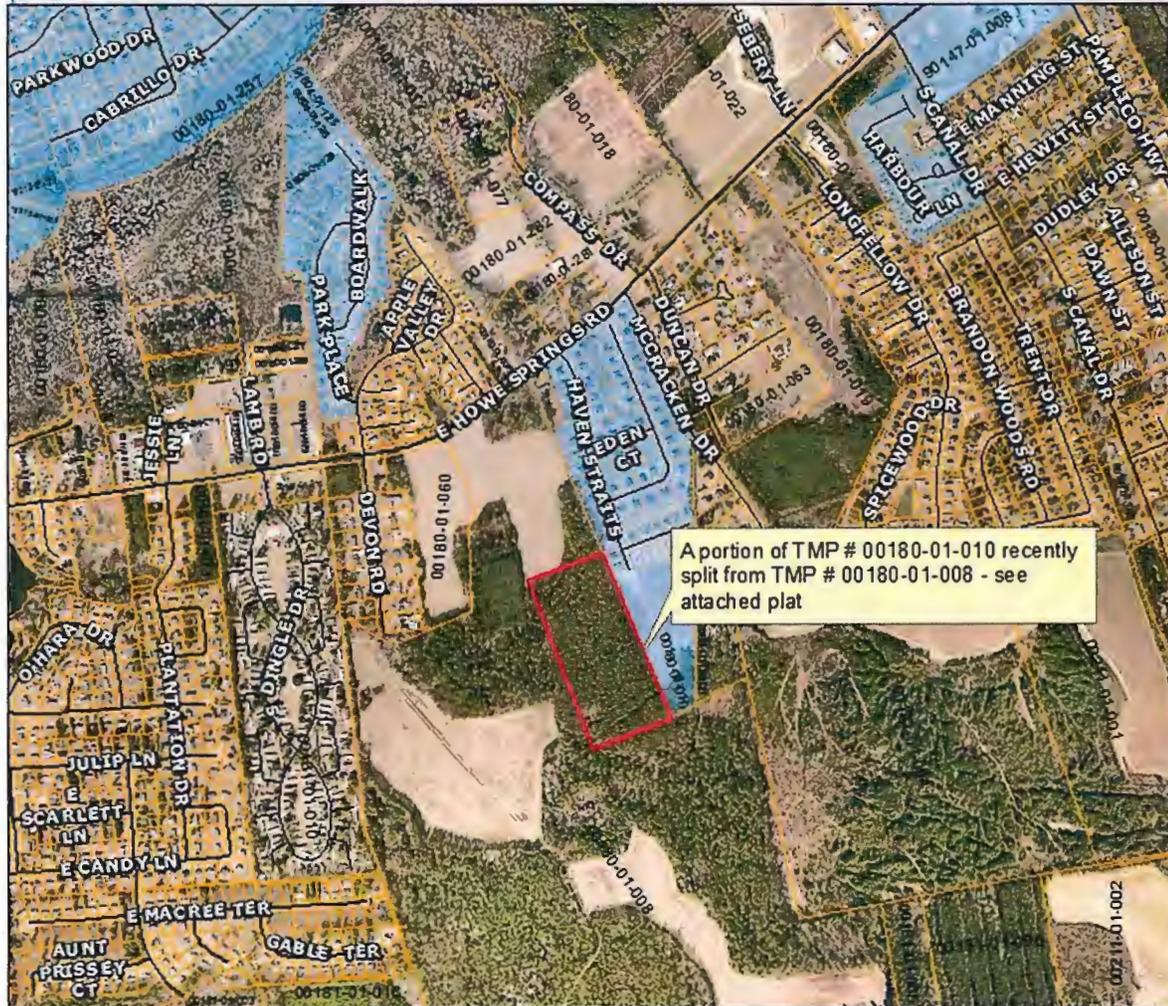


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Vicinity Map: Haven Straits



- Legend**
- City Limits
 - Parcels



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300 150 0 300 Feet

Date: 11/6/2018

Vicinity Map: Haven Straits



- Legend**
- City Limits
 - Parcels

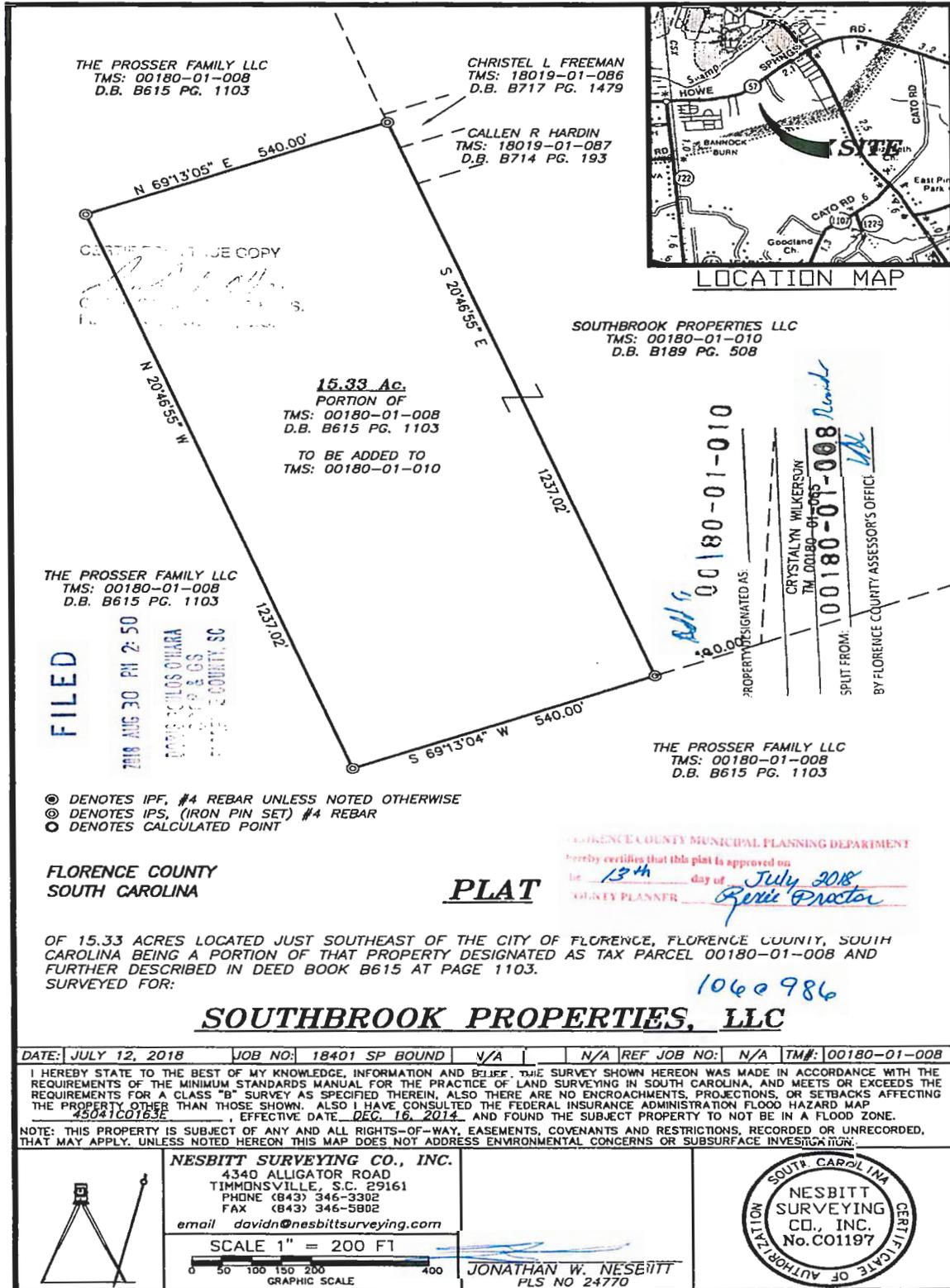


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300 150 0 300 Feet

Date: 11/6/2018

Attachment 3: Location map



Attachment 5: Petition of Annexation Form – Southbrook 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 00180-01-010*

3. Annexation is being sought for the following purposes:

residential subdivision

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: 9-1-18

Date: _____

[Signature]
Petitioner
Southbrook Properties, LLC
Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date: 9-7-18

[Signature]

No financial contributions or cost sharing for utilities are requested. All improvements will be funded by developer.

[Handwritten initials and date]
9-16-18

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY SOUTHBROOK PROPERTIES, LLC AND LOCATED ALONG HAVEN STRAITS ROAD, SPECIFICALLY A PORTION OF TMN 00180-01-010

WHEREAS, a Public Hearing was held in the Council Chambers on October 9, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Southbrook Properties, LLC, owner of a portion of TMN 00180-01-010, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of RG-3, Residential General District-3:

The property requesting annexation is shown more specifically as a portion of Florence County Tax Map 00180, block 01, parcel 010 (15.33 acres) as illustrated in the attached plat dated July 12, 2018.

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: November 13, 2018

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Gary I. Finklea and R. Wade Finklea, TMN's 00153-01-216, and 00153-01-258

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located along Green Acres Rd, Tax Map Numbers 00153-01-216 and 00153-01-215, into the City of Florence and zone to RG-3, Residential General District. The request is being made by the property owners, Gary I. Finklea and R. Wade Finklea.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On October 9, 2018, Planning Commission held a public hearing on this matter. The Planning Commission voted (7-0) to recommend the zoning request of RG-3, Residential General District.

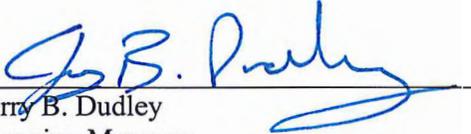
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-3 (RG-3). Attachments 2 and 3 outline the locations of the parcels.
- (3) The combined parcels are approximately 34 acres in size. The property is vacant with the exception of one occupied mobile home on the property.
- (4) The owners plan to develop the property with a single-family detached subdivision. If annexed, the developer will be required to submit plans per the City's sketch plan and development approval process for the RG-3 zoning designation.
- (5) According to the City of Florence Unified Development Ordinance, Residential General (RG) district is intended to provide a variety of residential housing and neighborhood types with an auto-urban or new-urban character. Specifically, the RG-3 zoning designation allows for three types of development: conventional (no minimum open space ratio), cluster mixed residential (30% open space ratio) and planned mixed residential (60% open space ratio).
- (6) City water and sewer services are not currently available. If annexed, no financial contributions or cost sharing for utilities are requested. All improvements will be funded by the developer.
- (7) Adjacent properties are zoned (NC-6.1) Neighborhood Conservation-6.1 (City) and unzoned (County) as illustrated in Attachment 5.
- (8) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property to RG-3, Residential General District. The proposed zoning is consistent with the Future Land Use Plan and the consistency of the proposed development.

IV. PERSONAL NOTES:

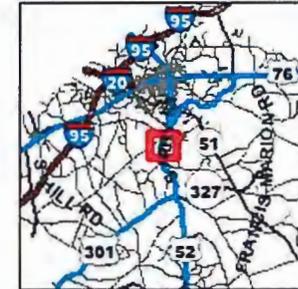
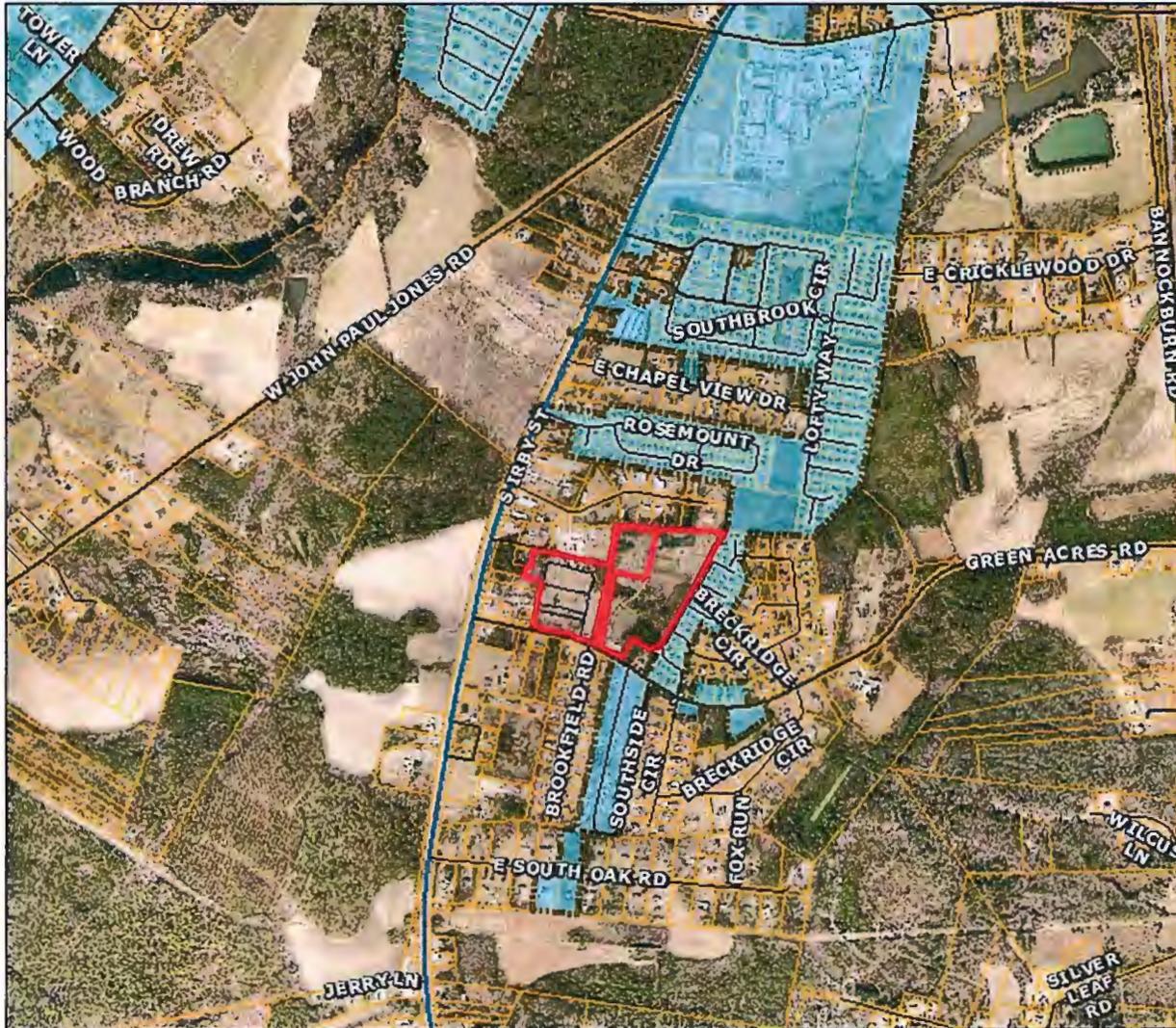
V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity map of proposed annexation
- (3) Location map of proposed annexation
- (4) Petition for Annexation form (Ware Developers, LLC)
- (5) Zoning map of proposed annexation


Jerry B. Dudley
Planning Manager


Andrew H. Griffin
City Manager

Vicinity Map: Green Acres Road Annexation



- Legend**
-  City Limits
 -  Parcels
 -  Proposed Parcels



DISCLAIMER:
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Date: 11/5/2015

Location Map: Green Acres Road Annexation



Legend

-  City Limits
-  Parcels
-  Proposed Parcels



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400 200 0 400 Feet

Date: 11/5/2015

Attachment 4: Petition for Annexation Form – Ware Developers, 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 00 153-01-258 and
vs 153-01-216

3. Annexation is being sought for the following purposes:

To develop a residential subdivision

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 9-6-18

[Signature]
Petitioner

Date

Petitioner

No financial contributions or cost sharing for utilities are requested. All improvements will be funded by developer.

9-16-18

Certification as to ownership on the date of petition:

Date 9/17/18

FOR OFFICIAL USE ONLY

[Signature]

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GARY I. FINKLEA AND R. WADE FINKLEA, TMN's 00153-01-216 and 00153-01-258

WHEREAS, a Public Hearing was held in the Council Chambers on October 9, 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 I. Finklea and R. Wade Finklea, owners of TMN's 00153-01-216 and 00153-01-258, 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-3, Residential General District-3:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00153, block 01, parcel 216 (16.58 acres), and Florence County Tax Map 00153, block 01, parcel 258 (17.461331 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.**

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: November 13, 2018

AGENDA ITEM: An Ordinance to rezone the property located at 109 East Thorncliff Road, said property being specifically designated in the Florence County Tax records as Tax Map Parcel 01521-01-022.

DEPARTMENT/DIVISION: Department of Planning, Research, and Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone the property located at 109 East Thorncliff Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01521-01-022. The request is being made by the property owner, South Florence Developers, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On October 9, 2018, the Planning Commission held a public hearing on this matter and voted unanimously, 7-0, to approval of the rezoning request from NC-15 Neighborhood Conservation District to NC-6.1 Neighborhood Conservation District.

III. POINTS TO CONSIDER:

- (1) This request is being considered for first reading.
- (2) The property is currently zoned NC-15 Neighborhood Conservation. The NC-15 district permits only single family detached houses and requires an average 100' minimum lot width at the building setback line and an average lot area of 15,000 square feet (*Unified Development Ordinance*, Table 1-2.2.1 B).
- (3) The proposed zoning district is NC-6.1 Neighborhood Conservation. The NC-6.1 district also permits only single family detached houses, but requires a 60 foot minimum lot width and 6,000 square foot lot area.
- (4) On January 10, 2005 this property and the entirety of the Ashwood Estates Subdivision was annexed into the City of Florence with the zoning of R-3, Single-Family Small Lot. Upon implementation of the *Unified Development Ordinance*, this property (and several properties in the vicinity) was given the zoning designation of NC-15. This application was based on the developed properties and not the proposed development of the vacant properties.
- (5) The developer intends to subdivide the property into three new lots as illustrated in Attachment 6.
- (6) The Comprehensive Plan designates this area as Neighborhood Conservation, which is intended to protect the character and function of established neighborhoods.
- (7) City Staff recommends the parcels be zoned NC-6.1 Neighborhood Conservation District as requested. The proposed zoning of NC-6.1 will only allow single-family detached houses and is consistent with the original zoning designation of R-3 applied at the time of annexation.

IV. OPTIONS:

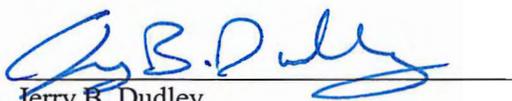
City Council may:

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.PERSONAL NOTES:

VI. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Location Map
- (4) Zoning Map
- (5) Future Land Use Map
- (6) Subdivision Plat

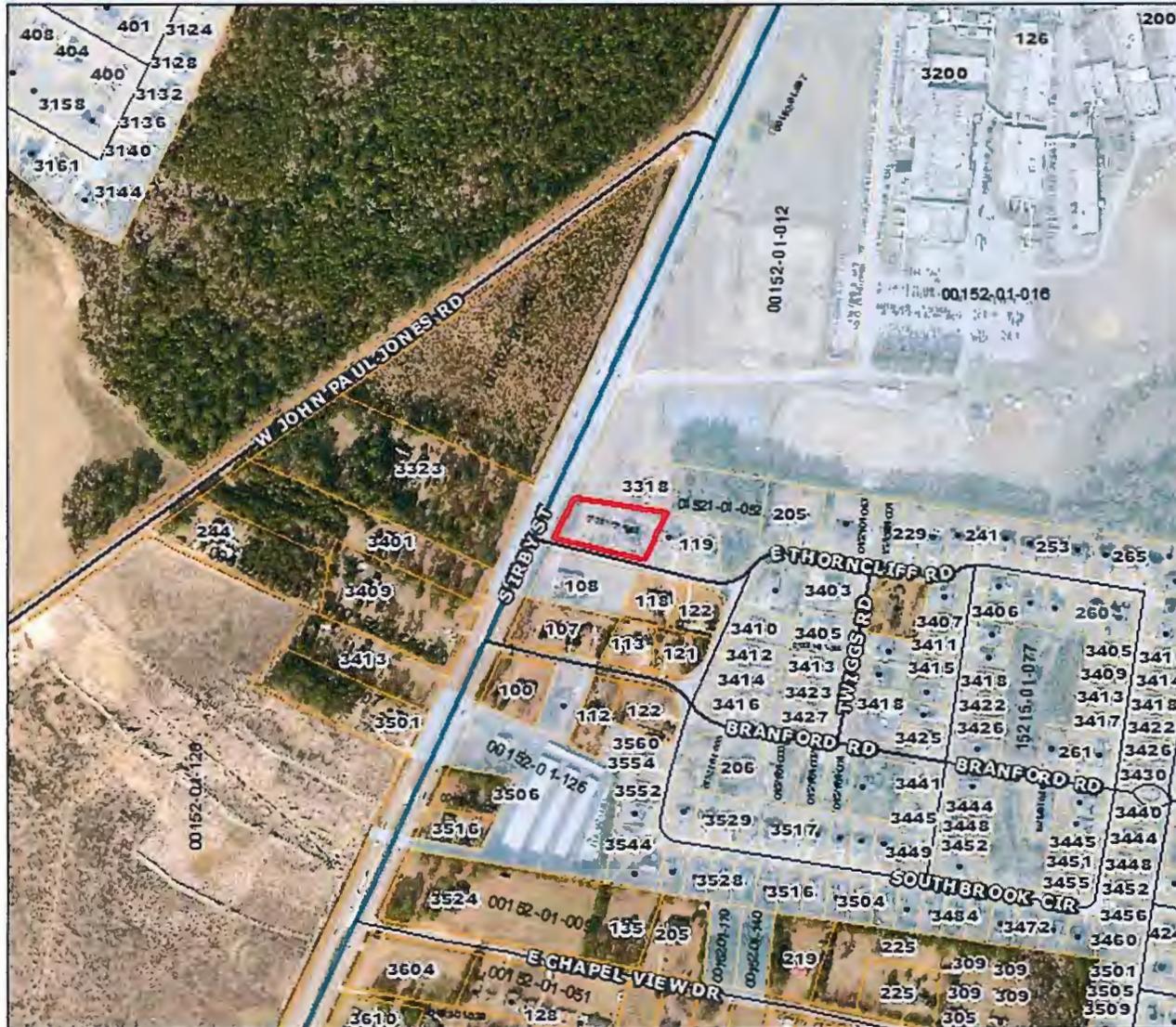


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

PC 2018-29 Vicinity Map: 109 E. Thorncliff Road



Legend

City Limits

Parcels



DISCLAIMER:
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100 50 0 100 Feet

Date: 11/1/2018

PC 2018-29 Attachment A
Location Map 109 E. Thorncliff Rd.



Legend

 Parcels



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100 50 0 100 Feet

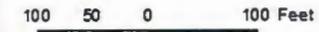


Date: 9/26/2018

PC 2018-29
Current Zoning Map: 109 E. Thorncliff Road



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Date: 11/2/2018

PC 2018-29
Future Land Use Map: 109 E. Thorncliff Road



Legend

- ▭ Parcels
- ▭ Future Land Use 2010
- ▭ Future Land Use
 - ▭ Auto-Urban Commercial
 - ▭ Business Parks
 - ▭ Central Business District
 - ▭ Industrial
 - ▭ Neighborhood Conservation
 - ▭ Parks and Open Space
 - ▭ Public and Institutional
 - ▭ Residential Auto-Urban
 - ▭ Residential Estate
 - ▭ Residential Sub-Urban
 - ▭ Residential Transition
 - ▭ Residential Urban
 - ▭ Rural
 - ▭ Sub-Urban Commercial



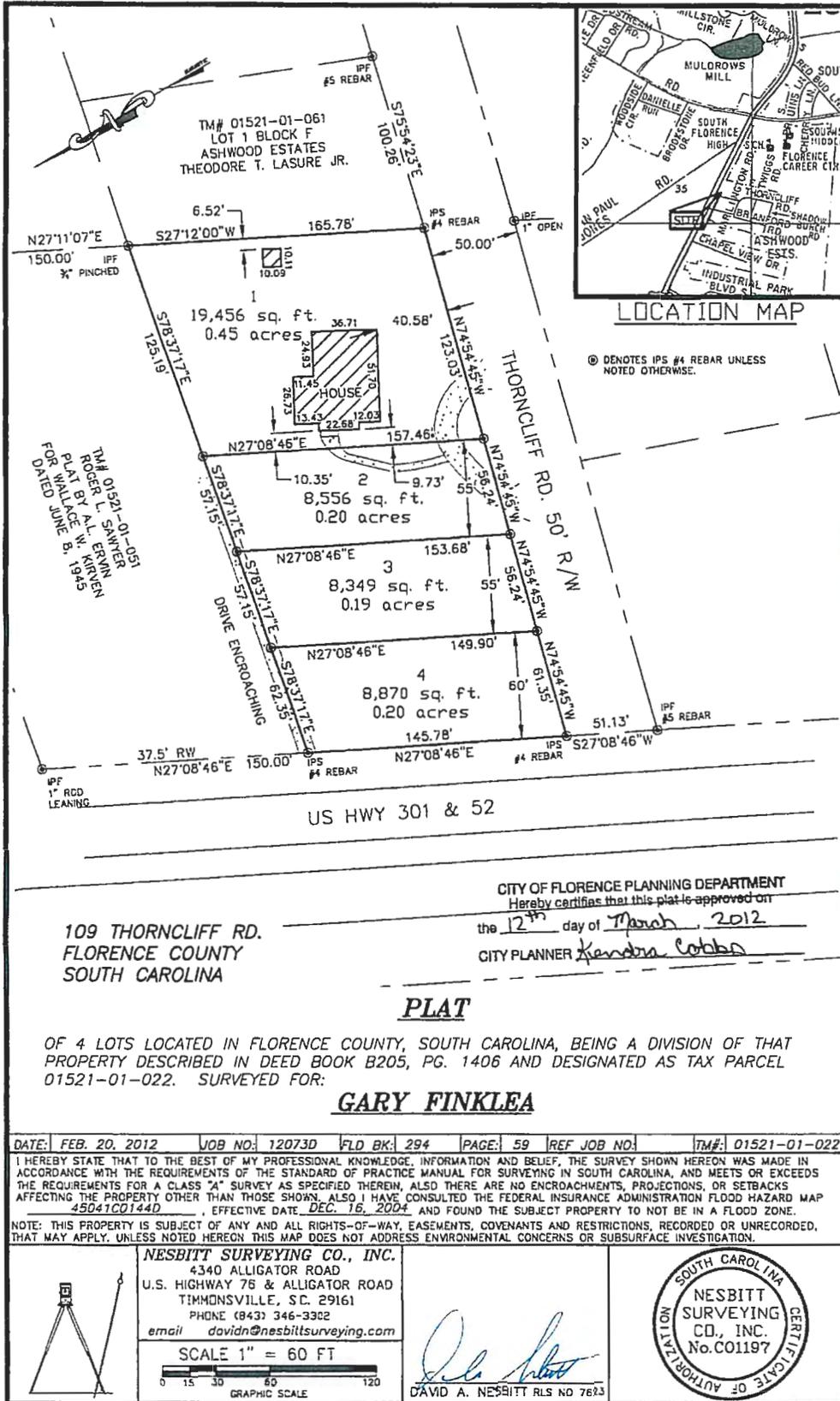
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100 50 0 100 Feet



Date: 11/1/2018

Attachment 6 – Proposed subdivision plat



ORDINANCE NO. 2018-_____

AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS TAX MAP NUMBER 01521-01-022 LOCATED AT 109 EAST THORNCLIFF ROAD, FROM NC-15 NEIGHBORHOOD CONSERVATION DISTRICT TO NC-6.1 NEIGHBORHOOD CONSERVATION DISTRICT:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on October 9, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, South Florence Developers, LLC made application to rezone the property identified as Tax Map Number 01521-01-022, currently zoned NC-15 Neighborhood Conservation District, from NC-15 Neighborhood Conservation District to NC-6.1 Neighborhood Conservation District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to NC-6.1 Neighborhood Conservation District;
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 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

**VIII. a.
Resolution
No. 2018-16**

DATE: November 13, 2018
AGENDA ITEM: Resolution / Arbor Day
DEPARTMENT / DIVISION: Public Works Department
Beautification & Facilities Division

I. ISSUE UNDER CONSIDERATION:

A request to proclaim Friday, December 7, 2018 as Arbor Day in the City of Florence.

II. PREVIOUS ACTION:

The City of Florence began its Tree City USA program in 1980 and the Growth Award program in 2005. City Council has previously designated the first Friday in the month of December each year as Arbor Day in the City of Florence.

III. POINTS TO CONSIDER:

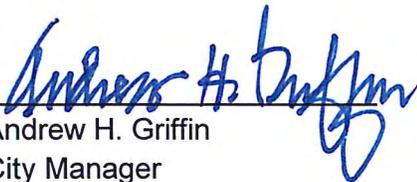
1. In order for the City to be eligible for the Tree City USA award, the National Arbor Day Foundation requires that the City sponsor an Arbor Day celebration.
2. The Tree City USA[®] program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of cities.
3. The City of Florence has been recognized by the national Arbor Day Foundation as a Tree City USA for 38 consecutive years.

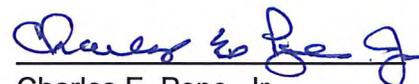
IV. STAFF RECOMMENDATION:

1. Staff recommends City Council approve the Resolution and proclaim Friday, December 7, 2018 as Arbor Day in the City of Florence.

V. ATTACHMENTS:

1. Resolution Number 2018 – 16.


Andrew H. Griffin
City Manager


Charles E. Pope, Jr.
Public Works Director

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

RESOLUTION NO. 2018-16

WHEREAS, In 1872 the first Arbor Day was observed with the planting of more than a million trees in Nebraska; and
WHEREAS, Arbor Day is now observed throughout the nation and the world; and
WHEREAS, trees can reduce erosion, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
WHEREAS, trees are a source of joy and spiritual renewal; and
WHEREAS, Florence has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina, hereby declares December 7, 2018 as

ARBOR DAY

in the City of Florence, and all citizens are urged to support efforts to care for our trees and woodlands and to support our City's community forestry program.

AND IT IS SO RESOLVED, the 13th day of November, 2018.

ADOPTED THIS 13th day of November, 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

**VIII. b.
Resolution
No. 2018-17**

DATE: November 13, 2018
AGENDA ITEM: Resolution / High Point Sofa Factory
DEPARTMENT / DIVISION: City Council
Councilwoman Teresa Myers Ervin

I. ISSUE UNDER CONSIDERATION:

A Resolution to recognize the contributions made by High Point Sofa Factory to the City's Neighborhood Revitalization Program.

II. POINTS TO CONSIDER:

1. High Point Sofa Factory has generously provided home furnishings and decorative accents, at no cost, to the City's newly constructed homes at Vista Place.
2. These items have greatly enhanced the homes and have contributed to the success of the sale of two of the homes.
3. The City of Florence recognizes and thanks the ownership, management and staff of High Point Sofa Factory for their support of the City's Neighborhood Revitalization Program.

III. ATTACHMENTS:

1. Resolution Number 2018 - 17


Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2018 - 17

- Whereas,** High Point Sofa Factory has generously provided home furnishings and decorative accents at “no cost” for staging and marketing of the City’s newly constructed homes at Vista Place; and
- Whereas,** the furnishings and décor, which include bedroom, living room, and dining room sets, as well as tables, lamps, and rugs helps provide the “wow” factor of the homes when you open the front doors; and
- Whereas,** the homes look amazing and there is no doubt that the furnishings have contributed to the success of the sale of the homes; and
- Whereas,** High Point Sofa Factory eagerly, without hesitation, committed and partnered with the City of Florence’s Neighborhood Revitalization; and
- Whereas,** The City of Florence celebrates their business and is very appreciative of their “in kind” support of the Neighborhood Revitalization Program,

Now, Therefore, the City of Florence recognizes and thanks the ownership, management, and staff of

High Point Sofa Factory

for their support of the City’s Neighborhood Revitalization. As the City proceeds with future neighborhood investment and builds additional new homes, it is the City’s hope that High Point Sofa Factory will continue its support with furnishings and décor.

It is so resolved this 13th day of November, 2018.

Approved as to form:

James W. Peterson, Jr., City Attorney

Stephen J. Wukela, Mayor

ATTEST:

Dianne M. Rowan, Municipal Clerk

***IX. Report to Council
Boards & Commissions***

FLORENCE CITY COUNCIL MEETING

DATE: November 13, 2018

AGENDA ITEM: Report to Council / Boards & Commissions

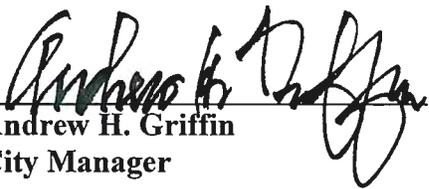
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Zoning Board of Appeals and the Housing Authority of Florence.

II. CURRENT STATAUS / PREVIOUS ACTION TAKEN:

There is one vacancy on the Zoning Board of Appeals and one vacancy on Housing Authority of Florence.



Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - November 2018

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Moore	Brand	Jebaily	Wms-Blake	Willis	Wukela	Currently Serving
City of Florence Zoning Board of Appeals	X							Vacancy - Scott Kozacki
Housing Authority of Florence							X	

City of Florence Board of Zoning Appeals

Current Board Member

Status

**Councilmember to
make appointment**

Vacancy

Scott Kozacki resigned

Councilwoman Ervin

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 30, 2018

Mr. Scott Kozacki
P. O. Box 1909
Florence, SC 29503

Dear Mr. Kozacki:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire on June 30, 2018. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the City of Florence Board of Zoning Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. **Please sign and return this letter to our office.**

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Board of Zoning Appeals.

I do not want to be considered for reappointment to the City of Florence Board of Zoning Appeals. **AT THIS TIME. UNEXPECTED MEDICAL CONDITIONS OF FAMILY MEMBERS NOW PREVENT ME FROM DOING SO. HOWEVER, I WOULD BE WILLING TO AGAIN SERVE IN THE FUTURE.**

Mr. Scott Kozacki

Housing Authority of Florence

Current Board Member

Status

**Councilmember to
make appointment**

Vacancy (Mrs. Frances James) Is no longer receiving assistance
from the Housing Authority.

Mayor Wukela

0

Attachments:

Letters of interest from current board member
Applications received



FILE COPY

Housing Authority of Florence

Post Office Drawer 969 / 400 East Pine Street
Florence, South Carolina 29503
Phone (843) 669-4163 / TTY (800) 877-8339 / Fax (843) 679-2626

October 10, 2018

Mayor Stephen Wukla & Council
City of Florence
City-County Complex
P. O. Drawer AA
Florence, SC 29503

It is a pleasure to inform you that Mrs. Frances James (Resident Commissioner) is no longer receiving Housing Assistance and therefore, no longer eligible to remain on the Board of Commissioners of the Housing Authority of Florence.

Therefore, I am requesting consideration of Ms. Angela Barrett Myers, 457 S. McQueen St., Florence, SC to be appointed to the Board as the "Resident Commissioner"

I am requesting that you appoint her to fill this vacancy as soon as possible.

Sincerely,

HOUSING AUTHORITY OF FLORENCE

Mrs. Clamentine V. Elmore
Executive Director

CVE/dcg





APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Housing Authority of Florence			
Your Name (Last, First, Middle) Myers Angela Barrett		County Florence	Council District
Residential Address 457 S. McQueen St.	City Florence	State South Carolina	Zip Code 29501
Mailing Address Same	City _____	State South Carolina	Zip Code _____
Your Occupation- Title disabled	Business Phone	Residence Phone 843-496-6983 cell	
Employer Name _____		E-mail Address	
Employer Address _____	City	State South Carolina	Zip Code

General Qualifications

Are you a resident of the City? Yes No How Long? **5 1/2 yrs**

Why would you like to serve?

I want to help people

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

No

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

No

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

No

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

No

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

I'm on section 8 housing have been for about 15 years so I have experience with policies & procedures

I certify that the information above is true and correct. **A.M** Initial **9-21-18** Date
Information on this form will be considered public. **A.M** Initial **9-21-18** Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3113 Fax: 843-665-3110
E-mail: drowan@cityofflorence.com

FOR OFFICE USE ONLY

Received:	Sept. 21, 2018
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Housing Authority			
Your Name (Last, First, Middle) Greene, Johnathan Kenneth		County Florence	Council District N/A
Residential Address 5226 Caesar Lane		City Florence	State South Carolina
			Zip Code 29505
Mailing Address 5226 Caesar Lane		City Florence	State South Carolina
			Zip Code 29505
Your Occupation- Title Team Leader and Program Staff		Business Phone (843)662-1471	Residence Phone (843)610-2820
Employer Name Boys & Girls Clubs of the Pee Dee Area		E-Mail Address	
Employer Address 310 W. Roughfork St.		City Florence	State South Carolina
			Zip Code 29506

General Qualifications

Are you a resident of the City? Yes No How long? 22 years

Why would you like to serve?

I would like to serve on this board to represent young people of African American Decent and other minority groups. I have spent years volunteering and serving youth in poverty and I would like to do all I can to make life better for my young friends that I serve.

Do you presently serve on any Commissions/Boards of the City/County/State? If yes, please list below:
No I do not.

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:
No I have not.

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If yes, list the position and date:
No I am not.

Are you involved in any community activities? If yes, please list:
I am a member of alpha phi alpha fraternity, inc., and the naacp.

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

I would like to ensure that the housing authority is engaging in fair practices towards all members based on race, gender, or religion, and to ensure that we can do our best ensure the people who need housing the most are able to receive it. Homelessness is becoming a problem around the Florence are and I want to be apart of helping to fight it. I am a concerned citizen and feel that it is my duty to speak up and help take part in making our city the best we can make it.

Please initial and date below:

JKG 06/30/2018 I certify that the information above is true and correct.

INITIAL DATE

JKG 06/30/2018 I understand that the information on this form will be considered public information.

INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	<u>7-2-2018</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: Housing Authority of Florence			
Your Name (Last, First, Middle) Moultre Jerrrod J		County Florence	Council District
Residential Address 845 HARKLESS CT	City TIMMONSVILLE	State South Carolina	Zip Code 29161
Mailing Address	City	State South Carolina	Zip Code
Your Occupation- Title Pastor	Business Phone (910) 628-6385	Residence Phone 843 858-5237	
Employer Name DAK GROVE MISSIONARY BAPTIST CHURCH	E-Mail Address DAK.GROVE.FAIRMONT@GMAIL.COM		
Employer Address 2060 Turkey Branch	City FAIRMONT	State South Carolina	Zip Code 28740

General Qualifications

Are you a resident of the City? Yes No (County) How long? 15 yrs

Why would you like to serve?

TO HELP BETTER SERVE THE COMMUNITY

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

NO

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

NO

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

NO

Are you involved in any community activities? If yes, please list: YES

NAAEP, LUMBER RIVER BAPTIST ASSOCIATION, FAIRMONT MINISTERIAL ALLIANCE

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

TO HELP MAKE THE BOARD BETTER SERVE THE COMMUNITY

Please initial and date below:

JM 10-24-18 I certify that the information above is true and correct.
INITIAL DATE

JM 10-24-18 I understand that the information on this form will be considered public information.
INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	Oct. 24, 2018
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Housing Authority			
Your Name (Last, First, Middle) Scott, Ann K.	County Florence	Council District #2	
Residential Address 1314 East Pine Street	City Florence	State South Carolina	Zip Code 29506
Mailing Address SAME	City	State South Carolina	Zip Code
Your Occupation- Title Retired (Behavior Health Counselor)	Business Phone	Residence Phone 843-245-2558	
Employer Name NA	E-Mail Address ascott51@juno.com		
Employer Address None	City	State South Carolina	Zip Code

General Qualifications

Are you a resident of the City? Yes No How long? 67 years

Why would you like to serve?

I would like to serve the people of Florence County and for them to have better living conditions to show pride in their residence. I was employed with Florence School District as a Behavior Health Counselor. I am now retired.

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

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:
YES- The City Center Commission Board.

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

Are you involved in any community activities? If yes, please list:
East Florence Community Center,

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

If appointed to the Housing Authority Board, I would work with the staff and not against them. I would dedicate myself to be fair and to treat all with dignity and respect.

Please initial and date below:

AKS 10/30/2018 I certify that the information above is true and correct.

INITIAL DATE

AKS 10/30/2018 I understand that the information on this form will be considered public information.

INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	10-31-2018
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND
COMMISSIONS CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Housing Authority			
Your Name (Last, First, Middle) Roberts, Ron	County Florence	Council District 3 South Florence-Alligator Road	
Residential Address 3204 Spiral Lane	City Florence	State South Carolina	Zip Code 29502
Mailing Address PO BOX 7551	City Florence	State South Carolina	Zip Code 29502
Your Occupation- Title Counselor	Business Phone 843-661-8084	Residence Phone 843-453-3372	
Employer Name FDTC	E-Mail Address RON.ROBERTS@FDTC.EDU		
Employer Address NA	City Florence	State South Carolina	Zip Code 29502

General Qualifications

Are you a resident of the City? Yes No How long? 10 years

Why would you like to serve?

To give back to the community and to make a difference

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

no

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

no

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

no

Are you involved in any community activities? If yes, please list:

Yes, Church, work and community events

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

To help build the community and to make a difference

Please initial and date below:

RR 09/27/2017 I certify that the information above is true and correct.

INITIAL DATE

RR 09/27/2017 I understand that the information on this form will be considered public information.

INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	7-27-2017
Appointed to:	
Date:	