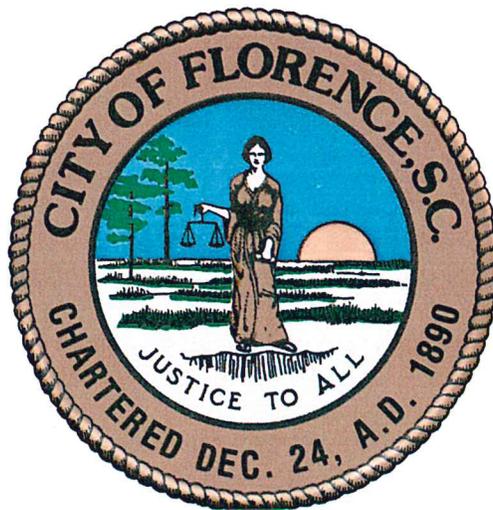


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
DECEMBER 10, 2018
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, DECEMBER 10, 2018 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

November 13, 2018 – Regular Meeting

IV. ELECTION OF MAYOR PRO TEMPORE

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Brian Barley – 15 years - Police

Andron Brown – 10 years - Police

Derek Johnston – 10 years – Building Inspections & Permits

SPECIAL RECOGNITION

*Bryson Thomas, 4th grade, Lucy T. Davis Elementary School
FSD1 Spelling Bee Winner*

VI. APPEARANCE BEFORE COUNCIL

- a. Florence County Council Chairman Kent C. Caudle, Florence County Council Vice-Chairman Willard Dorriety, Jr., and Florence County Council Secretary/Chaplain Waymon Mumford – to present a Resolution of Appreciation and Recognition to the City of Florence and the Florence Police Department.**
- b. Mr. Robby Hill and CW2 William Carlson – to present to City Council an American Flag and a City of Florence flag that was flown in Afghanistan.**
- c. Ms. Amy Brauner, Executive Director, American Red Cross and Catherine Shranko, Blood Drive Manager – to speak regarding a Florence Blood Drive scheduled for January, 2019.**

VII. ORDINANCES IN POSITION

- a. Bill No. 2018-36 – Second Reading**
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.
- b. Bill No. 2018-37 – Second Reading**
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.
- c. Bill No. 2018-38 – Second Reading**
An Ordinance to rezone the 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.

VIII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2018-20 – First Reading**
An Ordinance to annex and zone property owned by Finklea Law Firm, The Palms Course, South Florence Developers, LLC, and R. B. Kennedy Properties, LLC; TMN 00052-01-001, 00052-01-005, 00052-01-049, 00522-01-027, 00075-01-022, and portions of TMN 00075-01-021 and 00751-01-049.
- b. Bill No. 2018-39 – First Reading**
An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2018, and ending June 30, 2019.

- c. **Bill No. 2018-40 – First Reading**
An Ordinance to amend the Planned Development District Ordinance for the Lexus Office Park, TMN: 00100-01-133, 00100-01-141, 00100-01-160, 00100-01-161, 00100-01-162, 00100-01-163, 00100-01-164, 00100-01-165, 00100-01-166, 00100-01-167, 00100-01-168, 00100-01-169, 00100-01-170, 00100-01-171, 00100-01-172, 00100-01-173, 00100-01-174, 00100-01-175, 00100-01-176, 00100-01-177, 00100-01-178, 00100-01-179, 00100-01-180, 00100-01-181, 00100-01-182, 00100-01-183, 00100-01-184, 00100-01-185, and 00100-01-186 to allow for development plan revisions.

- d. **Bill No. 2018-41 – First Reading**
*An Ordinance authorizing the conveyance of the real estate known as Tax Parcel 90070-01-001 (the former Young Pecan property) described more fully on Exhibit "A" attached to this ordinance, said property to be utilized pursuant to the terms and conditions set out in the Conditional Grant Agreement attached hereto as Exhibit "B" and approved hereby.
(This item will be discussed in Executive Session)*

IX. REPORTS TO COUNCIL

- a. **Presentation of the City of Florence, SC Comprehensive Annual Financial Report and Audited Financial Statements by the independent Certified Public Accounting Firm of Burch, Oxner, Seale Company, CPA's PA.**

- b. **Appointments to Boards and Commissions**

- c. **Councilman Glynn Willis – Consideration of third Christmas holiday for City employees.**

X. EXECUTIVE SESSION

- a. **Discussion of negotiations incident to proposed contractual arrangements [30-4-70(a)(2)] and to negotiations incident to matters relating to a proposed economic development projects [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
TUESDAY, NOVEMBER 13, 2018 – 1:30 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the regular meeting to order at 1:35 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilwoman Octavia Williams-Blake, Councilman Glynn F. Willis and Councilwoman Pat Gibson-Hye Moore.

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

MEDIA PRESENT: Mr. Matthew Christian of the Morning News was present for the meeting.

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 October 9, 2018 Regular Meeting. Councilman Jebaily seconded the motion.
The minutes were adopted by unanimous vote.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

SPO Helen Bryant of the Florence Police Department received a Certificate of Recognition acknowledging the completion of 15 years of service with the City of Florence Police Department.

Nelson Lee received a Certificate of Recognition from Mayor Wukela acknowledging his 20 years of service with the City of Florence Public Works Department.

Mayor Wukela presented Teresa Simons a Certificate of Recognition for completing 30 years of service with the City of Florence Public Works Department.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2018 – PAGE 2**

APPEARANCE BEFORE COUNCIL

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.

Mr. Hesbach, Scout Executive of the Pee Dee and CEO of the Pee Dee Area Council of Boys Scouts of America reported that last year 3,401 Cub Scouts, Boy Scouts, Venturers and Explorers were served in the 11 county service area. 479 of those youth were from the City and County of Florence. Last year 7 Eagle Scouts were produced from the Florence based scout troops. The Pee Dee Area Council is led by a volunteer board of directors under the leadership of many Florence residents. Mr. Hesbach thanked Mr. Chuck Pope, Public Works Director, for his leadership and his serving on the United Way of Florence as a member of their Board of Directors and collectively thanked the City of Florence as a whole. The United Way, through its Day of Caring, provides an opportunity for businesses to roll up their sleeves and give back to the organizations that do so much for the Florence community. For the last two years under Mr. Pope's leadership during the United Way's Day of Caring, supervisors, managers, department heads from the City Manager and below, have taken an active role in beautifying the Boy Scouts' office located on Coit Street in the City of Florence. Today this office is serving 467 youth and are still recruiting. One of the special programs, Explorer Post 444, is chartered to the City of Florence Police Department. Police Explorers learn what it takes to be an officer, go on ride along and learn other law enforcement tactics. This group currently serves under the leadership of Officer Travis Scott and Officer Oscar Merchant of the Community Action Team.

Mr. Hesbach recognized Officer Terrence Carraway of the Florence Police Department, who in 1998-1999, served as a Scoutmaster of Troop 518 at Friendship Baptist Church in Darlington, SC.

Last year, our scouts served over 24,000 hours of community service across our 11 counties.

In closing, Mr. Hesbach stated he appreciated the support the City of Florence has given the Pee Dee Area Council of Boy Scouts.

ADDITION TO THE AGENDA

Councilman Willis made a motion to approve this addition to the agenda. Councilwoman Moore seconded the motion, which carried unanimously.

MR. GREGORY CHILDRESS, PUBLIC AFFAIRS SPECIALIST, U.S. SMALL BUSINESS ADMINISTRATION – TO DISCUSS THE SBA DISASTER ASSISTANCE PROGRAM.

Mr. Childress spoke to Council regarding low interest rate loans available to individuals who have suffered storm related loses. The deadline to apply for SBA disaster loans has been extended to December 5, 2018. The SBA provides low interest loans to eligible businesses, private and non-profit, homeowners and renters who have suffered storm related loses.

To be considered for all forms of disaster assistance, applicants should register online at DisastrAssistance.gov or download the FEMA mobile app.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-29. Councilwoman Ervin seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that these amendments to the Ordinance is to clarify the intent of the Ordinance and to reduce the potential for conflict between uses within the City.

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.

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

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.

Council unanimously adopted Bill No. 2018-29 on second reading.

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.

An Ordinance relating to the recovery of collection costs as a part of delinquent debts collected pursuant to the Setoff Debt Collection Act was adopted by Council.

Councilman Jebaily made a motion to adopt Bill No. 2018-33. Councilwoman Moore seconded the motion, which carried unanimously.

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.

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 was adopted on second reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2018 – PAGE 4**

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-34. Councilman Jebaily seconded the motion, which carried unanimously.

Mr. Charlton DeSaussure, bond attorney for the City of Florence, reported that seven responses were received from the request for proposals that were sent out to financial institutions across the country. Responses were received from Utah to Ohio, however the winning bids came from local institutions: First Citizens and BB&T.

Mr. DeSaussure added that this will be taken out by installment purchase revenue bond. Both bond anticipation notes have no penalty for pre-payment.

The taxable rate is 3.49% and the tax exempt rate is 2.67%. The taxable is BB&T and the tax exempt is First Citizens.

Mayor Wukela summarized that this issue relates to the City borrowing money based on the anticipated revenue from local options sales tax that will be used to service this debt. These monies are being used to buy certain properties and demolish a building in anticipation of an economic development project downtown.

The City anticipates issuing general obligation bond debt. This is debt that is secured by the full faith and credit of the City of Florence but before doing that the City is borrowing some money in anticipation of issuing that debt. The fact that the City has gotten interest from around the country in loaning that money to the City of Florence means that we are a good credit risk. The fact that these financial institutions competed with one another to provide the best interest rate also helps the taxpayer of the City of Florence. The City was able to secure two very good interest rates. One of the rates is taxable and the other is non-taxable and both are very good rates. The City is in a very good position to move forward with this project.

The City hopes to repay this debt from property taxes collected through Tax Increment Financing projects that occur over time within the TIF District.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-35 on second reading. Councilman Willis seconded the motion.

Council unanimously adopted Bill No. 2018-35.

INTRODUCTION OF ORDINANCES

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.

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; 00051-01-061; 00051-01-068; 00051-01-069; 00075-01-022; 00522-01-027 and a portion of Tax Map Parcel 00751-01-049 was deferred to the December 2018 meeting without objection.

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.

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-36 on first reading. Councilman Willis seconded the motion.

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.

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.

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.

On October 9, 2018, the 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.

City Staff recommends annexation and concurs with the 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.

Council voted unanimously to pass Bill No. 2018-36 on first reading.

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.

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 was passed on first reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2018 – PAGE 6**

Mayor Pro tem Brand made a motion to pass Bill No. 2018-37. Councilwoman Moore seconded the motion.

Mr. Jerry Dudley, Planning Manager reported these parcels of land are located along Green Acres Road. The combined parcels are approximately 34 acres in size. The property is vacant with the exception of one occupied mobile home on the property which would be brought into the City as an existing non-conformity.

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. Mr. Dudley noted that city staff has not yet been provided a sketch plan for the proposed development.

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.

On October 9, 2018 the 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.

City Staff recommends annexation and concurs with the 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.

Councilwoman Moore was concerned that staff has not seen any plans and asked that this issue be deferred until plans are made available to staff.

Councilwoman Ervin was concerned with allowing mobile homes within the City. Currently mobile homes are not allowed in the city limits and allowing this one to come in may be a major conflict of interest.

Mayor Wukela stated the message Council would like to convey to the developer is that the City is interested in the annexation and the development and does not want to hold that back, but there are very real concerns about this particular mobile home and about seeing the plans for the proposed development. Council would like to have those addressed before second reading on this Ordinance.

Council voted unanimously to pass Bill No. 2018-37 on first reading.

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.

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-38 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that this property is located along South Irby Street. The applicant is proposing to rezone the property to NC-6.1 Neighborhood Conservation District which would allow only single family detached houses.

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. However, upon implementation of the Unified Development Ordinance this property (and several properties in the vicinity) was given the zoning designation of NC-15. The developer intends to subdivide this into four

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2018 – PAGE 7**

separate parcels, one with the existing house on it and three other parcels that follow the NC-6.1, Neighborhood Conservation District.

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

City Staff recommends the parcels be zoned NC-6.1, Neighborhood Conservation as requested.
Council voted unanimously to pass Bill No. 2018-38 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2018-16

A RESOLUTION TO DECLARE DECEMBER 7, 2018 AS ARBOR DAY IN THE CITY OF FLORENCE.

A Resolution to declare December 7, 2018 as Arbor Day in the City of Florence was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2018-16. Councilman Jebaily seconded the motion, which carried unanimously.

RESOLUTION NO. 2018-17

A RESOLUTION TO RECOGNIZE THE CONTRIBUTIONS OF HIGH POINT SOFA FACTORY.

A Resolution to recognize the contributions of High Point Sofa Factory was adopted by Council.
Councilwoman Ervin made a motion to adopt Resolution No. 2018-17. Councilwoman Moore seconded the motion.

Council voted unanimously to adopt Resolution No. 2018-17.

REPORT TO COUNCIL

Appointments to Boards and Commissions

Zoning Board of Appeals

Councilwoman Ervin deferred her appointment to this Board.

Housing Authority of Florence

Mayor Wukela made a motion to appoint Ms. Angela Barrett Myers to complete the unexpired term of Ms. Frances Ann James on the Housing Authority of Florence. Councilman Willis seconded the motion.

Ms. Angela Barrett Myers was appointed by unanimous vote to complete the unexpired term of Ms. Frances Ann James on the Housing Authority of Florence. This term shall begin immediately and end June 30, 2022.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2018 – PAGE 8**

At the request of Mrs. Clamentine V. Elmore, Executive Director for the Housing Authority of Florence and the Housing Authority Board, in a letter dated September 20, 2018 to Mayor Stephen Wukela, two additional members are being recommended for appointment to serve on the board of the Housing Authority of Florence. Currently the Housing Authority operates with a five (5) member board. This action by Council will create a seven (7) member board.

Mayor Wukela made a motion to appoint Ms. Rosa Holliday Mullins to serve on the Housing Authority of Florence. Councilman Willis seconded the motion, which carried unanimously.

Ms. Rosa Holliday was appointed to serve on the Housing Authority of Florence for a term to begin immediately and end June 30, 2023.

Council voted unanimously to appoint Ms. Rosa Holliday Mullins.

Mayor Wukela made a motion to appoint Mr. Jerrod J. Moultrie to serve on the Housing Authority of Florence. Councilman Willis seconded the motion.

Mr. Jerrod J. Moultrie was appointed to serve on the Housing Authority of Florence for a term to begin immediately and end June 30, 2023.

Council voted unanimously to appoint Mr. Jerrod J. Moultrie.

EXECUTIVE SESSION

Mayor Wukela stated an Executive Session has been requested by staff to discuss negotiations incident to matters relating to a proposed economic development.

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

Council entered into Executive Session at 2:30 p.m.

Mayor Wukela reconvened the regular meeting at 3:15 p.m.

Mayor Wukela stated that during Executive Session economic matters were discussed pursuant to SC Code 30-4-7(a)(5). No action was requested and no action was taken.

ADJOURN

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

The meeting was adjourned at 3:16 p.m.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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.

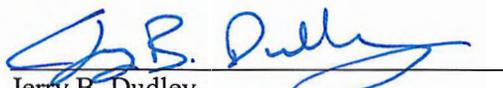
III. POINTS TO CONSIDER:

- (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

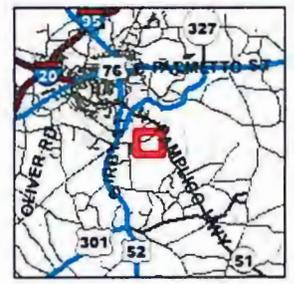
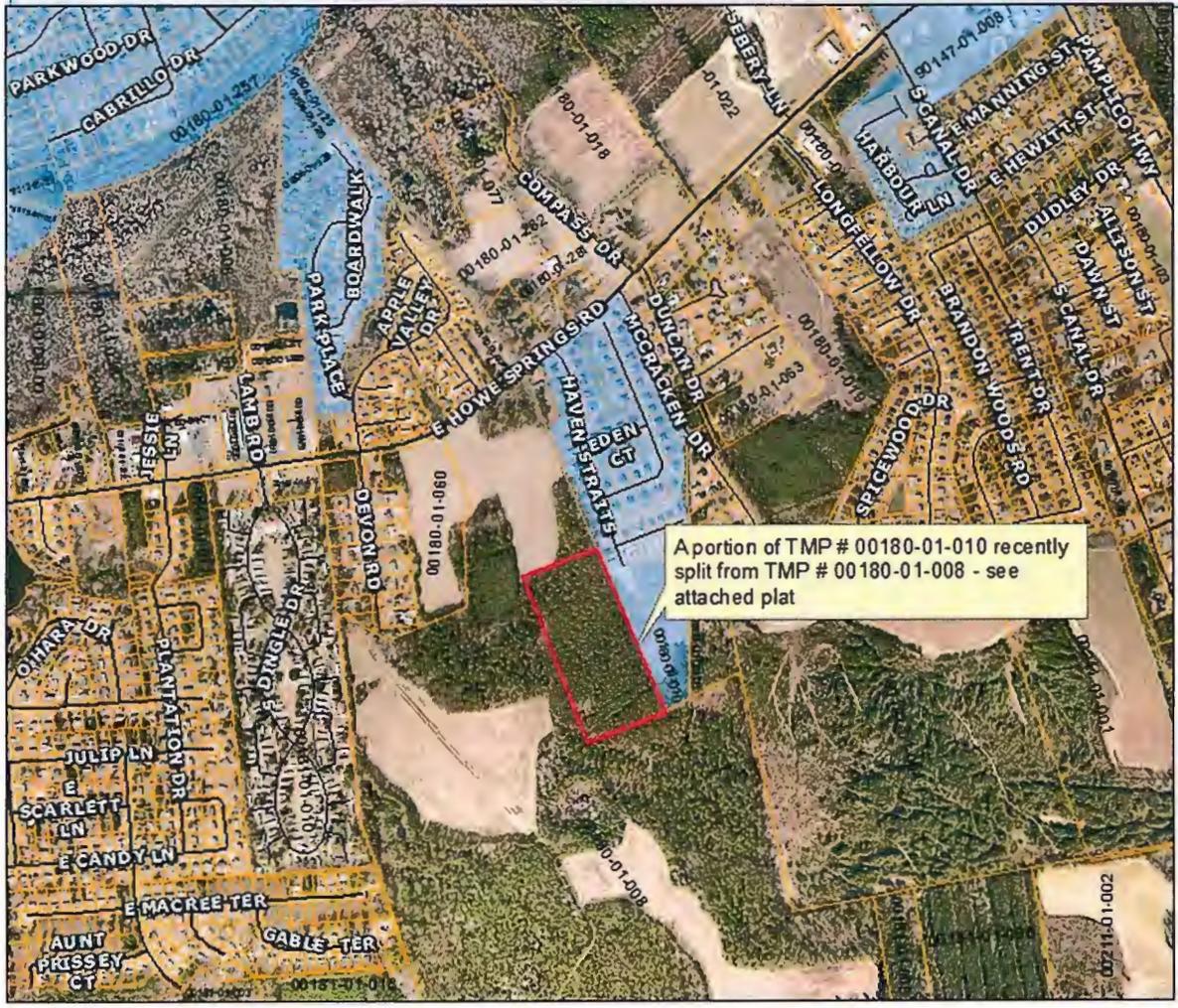


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Vicinity Map: Haven Straits



- Legend**
- City Limits
 - Parcels

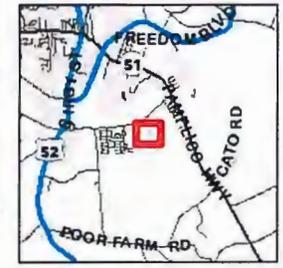


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 11/6/2018

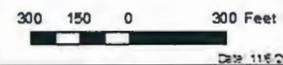
Vicinity Map: Haven Straits



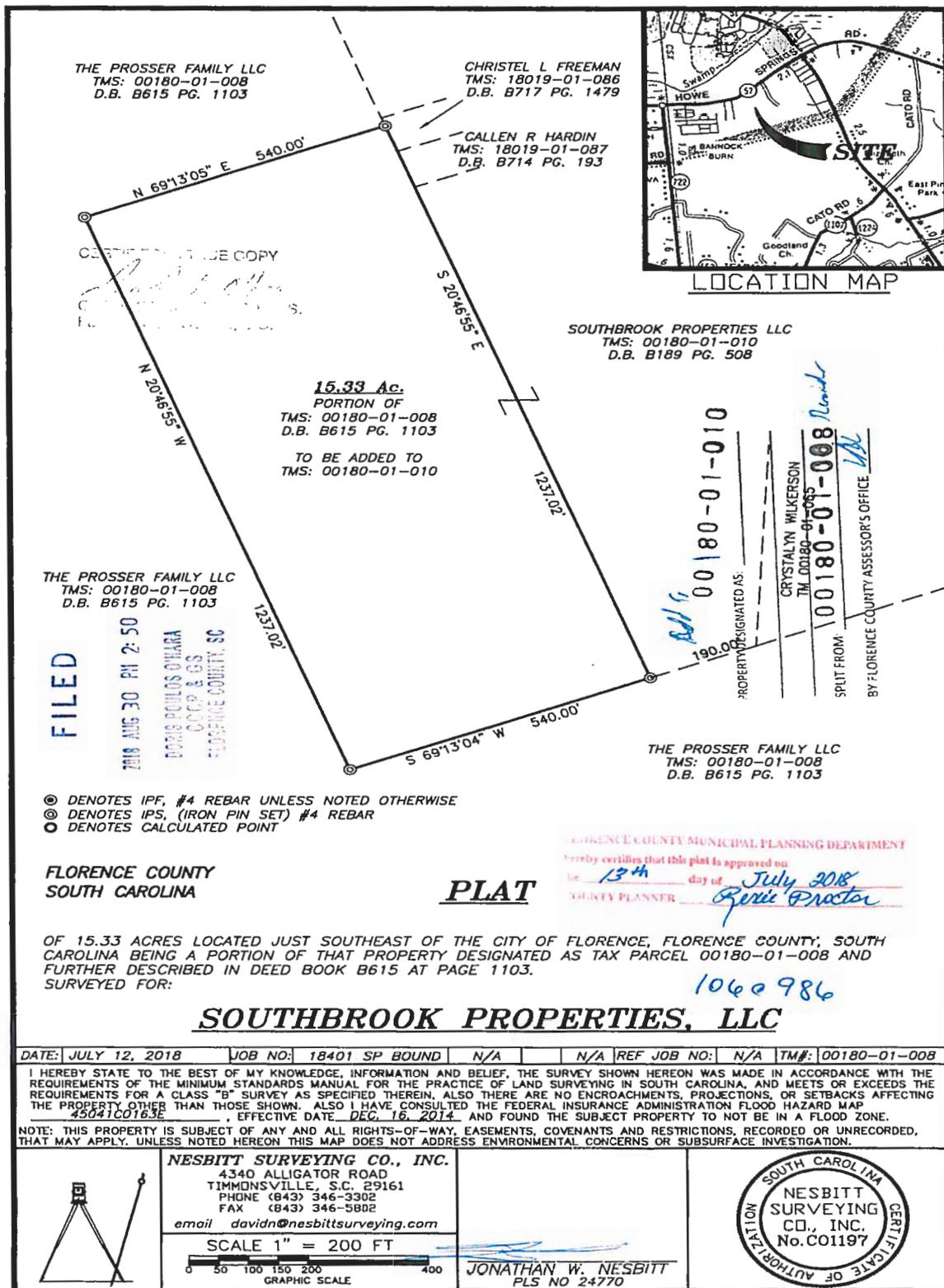
Legend
City Limits
Parcels



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



Attachment 4: Plat



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 _____

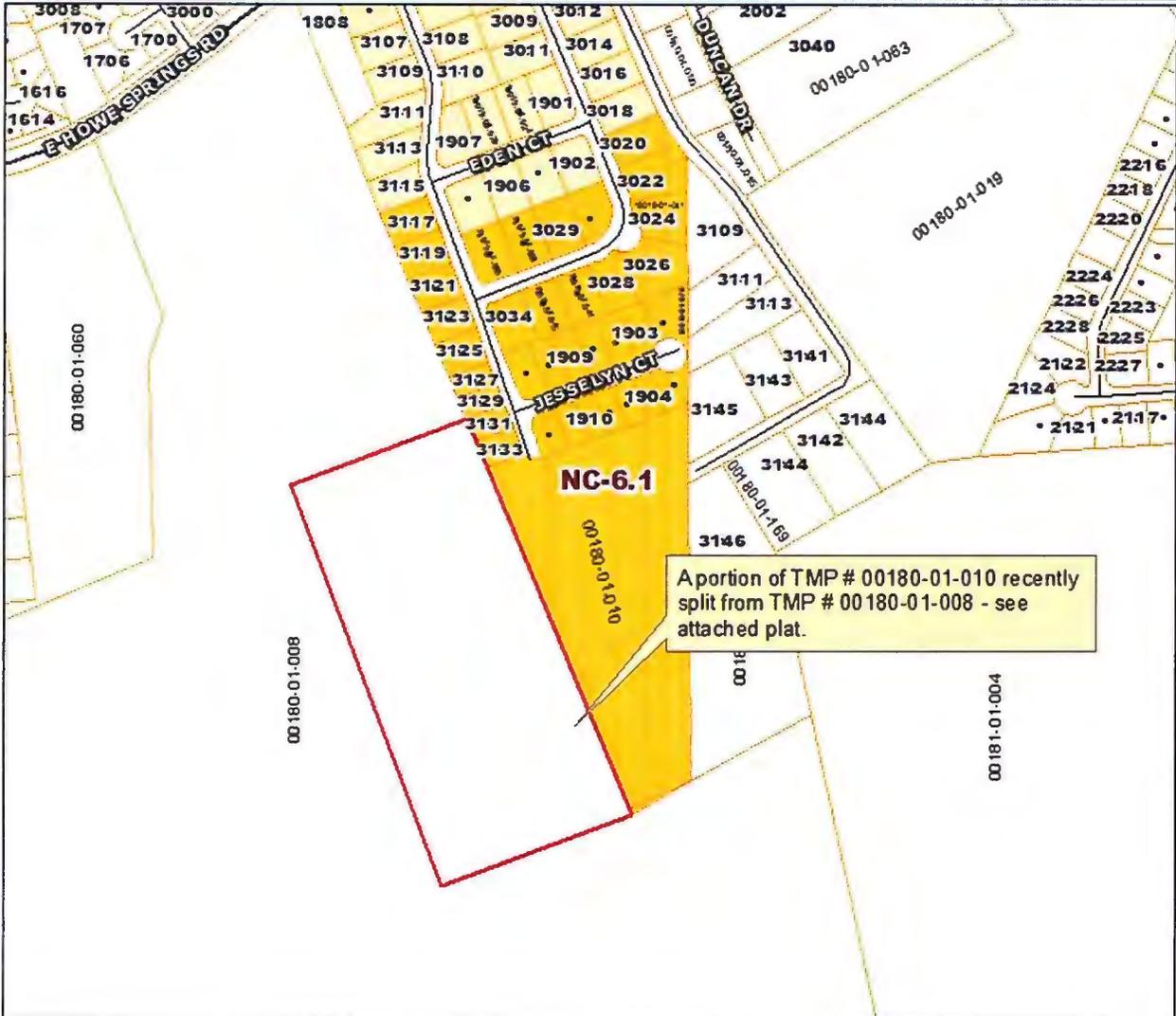
[Signature]
Petitioner
Southbrook Properties, LLC
Petitioner

Certification as to ownership on the date of petition: FOR OFFICIAL USE ONLY
Date 9-7-18 *[Signature]*

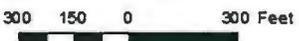
No financial contributions or cost sharing for utilities are requested. All improvements will be funded by developer.

[Signature]
9-16-18

Current Zoning Map: Haven Straits



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



Date: 10/25/2018

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.

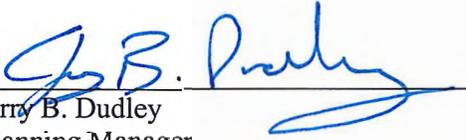
III. POINTS TO CONSIDER:

- (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:

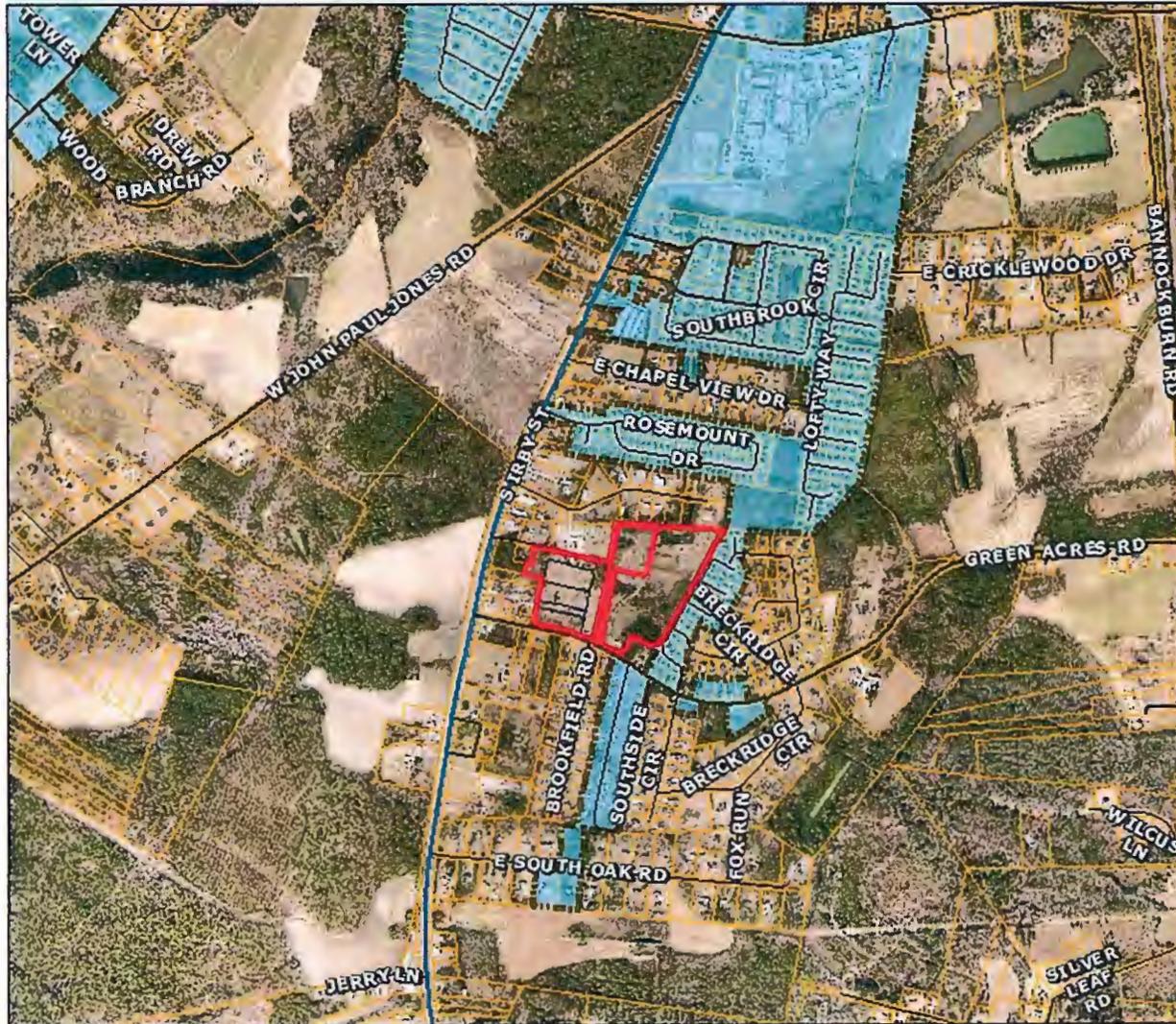
V. ATTACHMENTS:

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

400 200 0 400 Feet

Date: 11/3/2018

Location Map: Green Acres Road Annexation



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



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



Date: 11/5/2013

Attachment 4: Petition for Annexation Form – Ware Developers, LLC

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

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

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

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

Florence County Tax Map 00 153-01-258 and
00 153-01-216

- 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

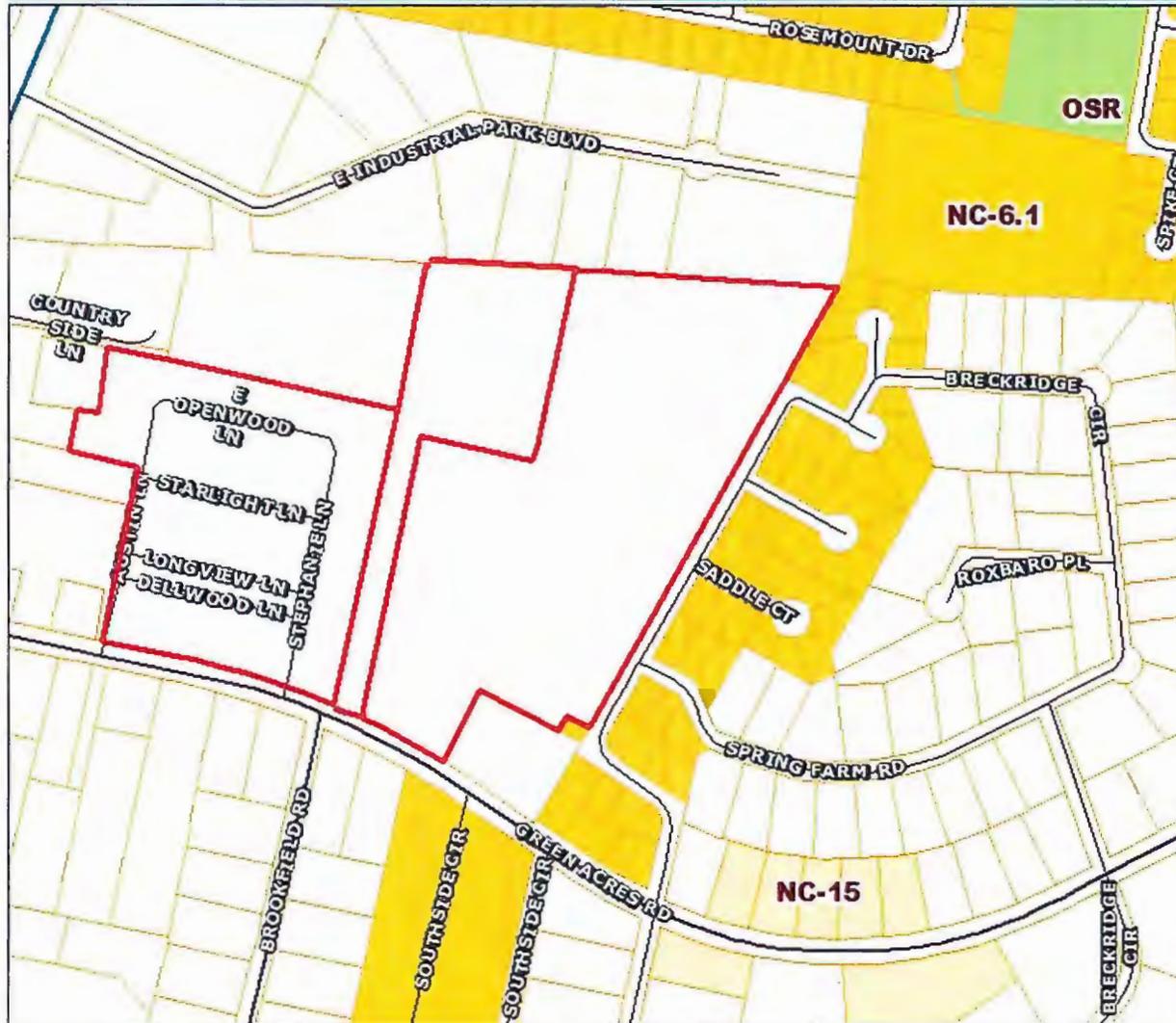
Certification as to ownership on the date of petition:

Date: 9/7/18

FOR OFFICIAL USE ONLY

[Signature]

Current Zoning Map: Green Acres Rd



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



Date: 11/5/2013

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:

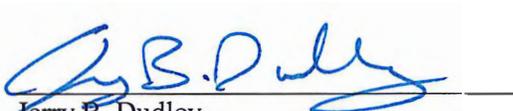
City Council may:

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

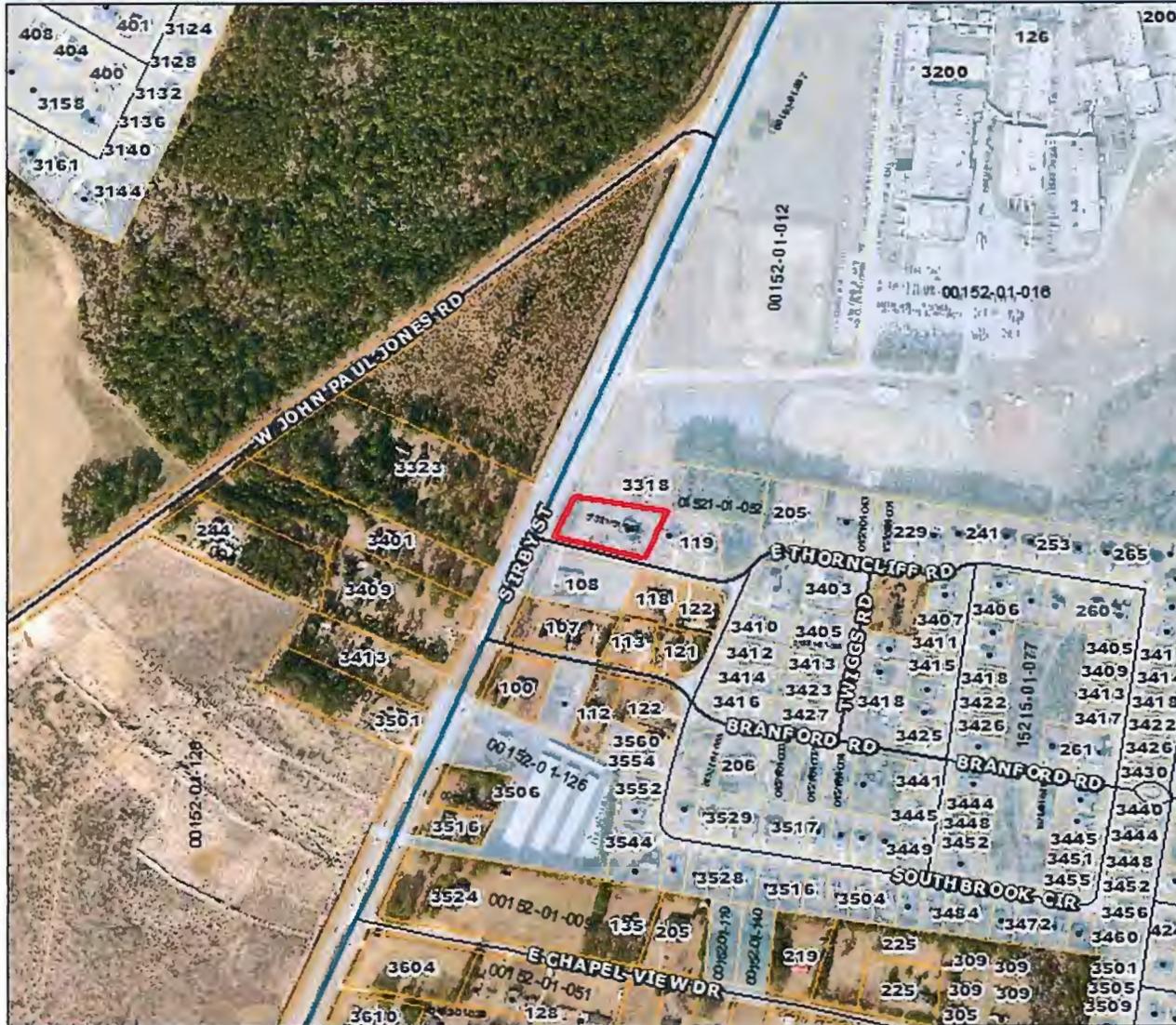


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

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



Legend

City Limits

Parcels



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

100 50 0 100 Feet



Date: 11/1/2018

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



Legend

 Parcels



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

100 50 0 100 Feet



Date: 9/26/2018

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

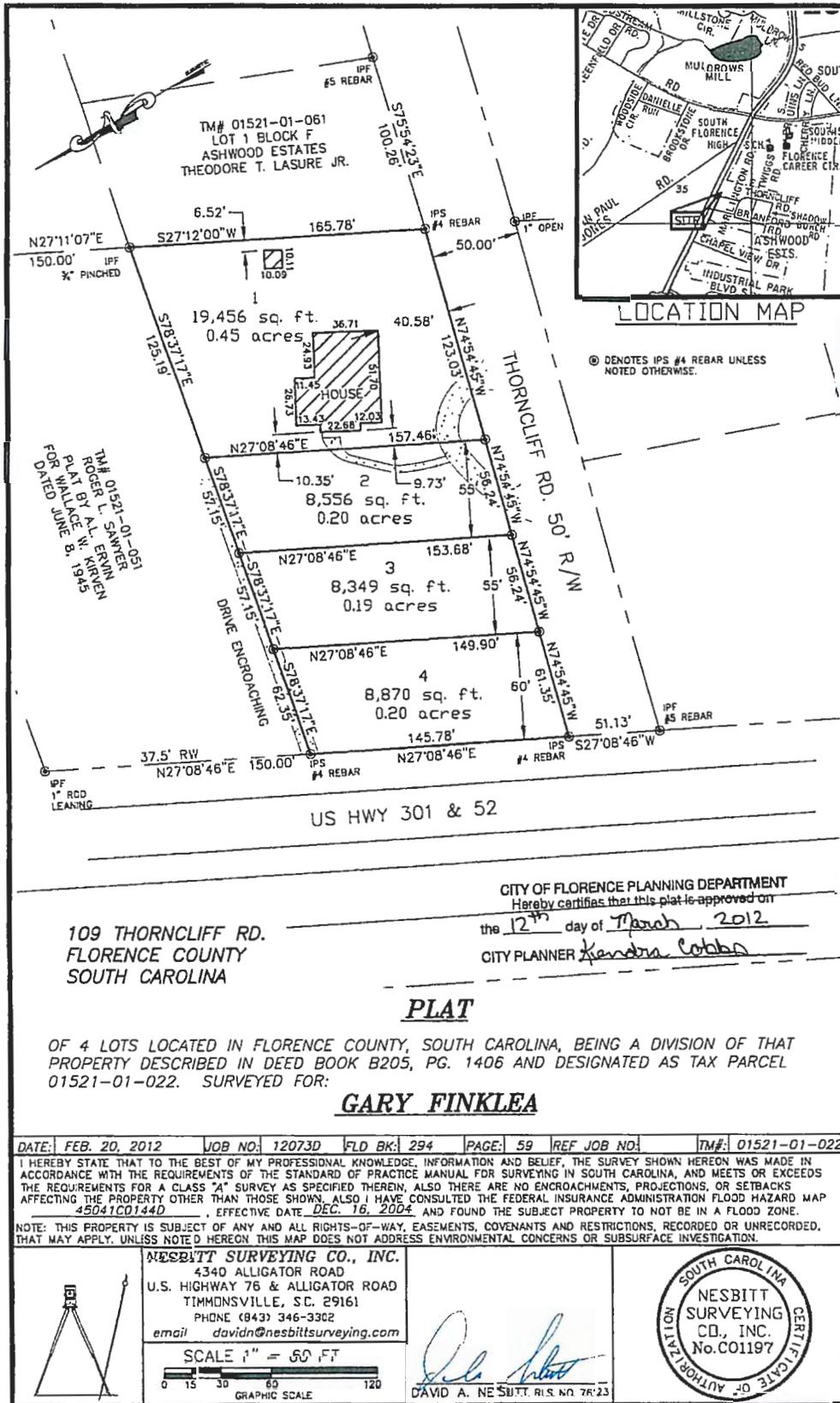


DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 11/2/2018

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

DATE: December 10, 2018

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Finklea Law Firm, The Palms Course, South Florence Developers, LLC, and R. B. Kennedy Properties, LLC; TMN's 00052-01-001, 00052-01-005, 00052-01-049, 00522-01-027, 00075-01-022, and portions of TMN 00075-01-021, and 00751-01-049.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located along Lake Oakdale, namely Tax Map Numbers 00052-01-001, 00052-01-005, 00052-01-049, 00522-01-027, 00075-01-022, and portions of Tax Map Numbers 00075-01-021 and 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, South Florence Developers, LLC, and R.B. Kennedy Properties, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

III. POINTS TO CONSIDER:

- (1) This request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-2 (RG-2) for the land, and Open Space Recreation (OSR) for the portions of Lake Oakdale involved (see Attachment 5).
- (3) According to the City of Florence *Unified Development Ordinance*, the 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) 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. The developer received preliminary sketch plan approval, pending annexation, from Planning Commission on July 10, 2018 for a single-family detached subdivision on parcel 00052-01-005 (see Attachment 7).
- (5) City water and sewer service is available to Tax Map Number 00522-01-027. City water services are available to Tax Map 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) Two of the properties seeking annexation are currently unzoned in the County: Tax Map Numbers 00075-01-021 and 00075-01-022. The other properties that are seeking annexation are currently zoned in the County as follows: Tax Map Numbers 00522-01-027 and 00751-

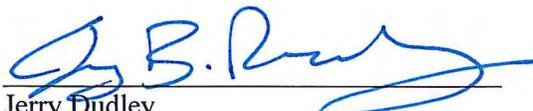
01-049 are zoned R-1; Tax Map Numbers 00052-01-001 and 00052-01-049 are zoned RU-1; and Tax Map Number 00052-01-005 is zoned R-2 (Attachment 6).

- (7) Adjacent properties are zoned Neighborhood Conservation-10 (NC-10)/Open Space Recreational (OSR) in the City, and R-1 and RU-1 in the County.
- (8) City Staff recommends the 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 consistency of the proposed zoning with the development plans.

IV. PERSONAL NOTES:

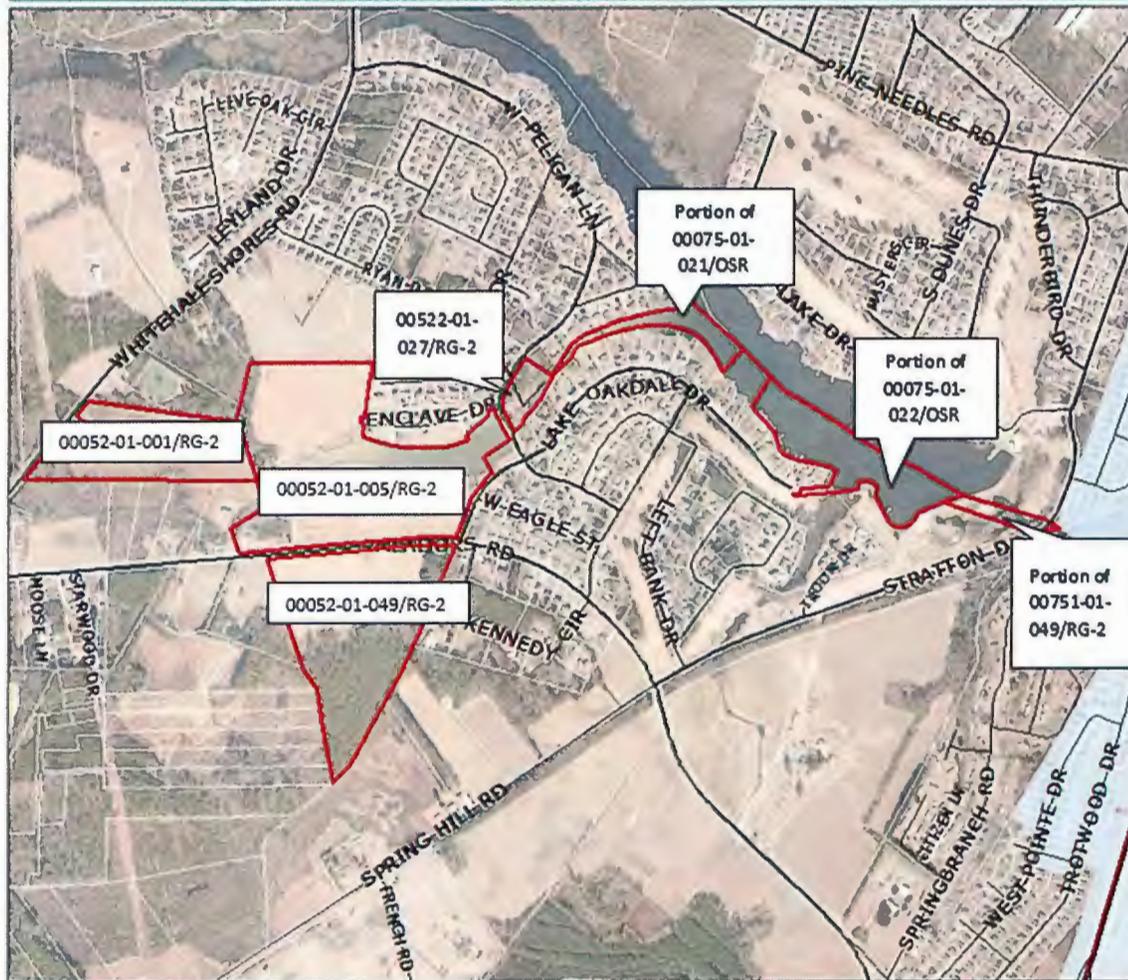
V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map of Proposed Annexation
- (3) Location Map of Proposed Annexation
- (4) Annexation Map for 00075-01-022 and the Portions of Tax Map Numbers 00075-01-021 and 00751-01-049
- (5) Parcel Number and Proposed Zoning Map
- (6) Current Zoning Map
- (7) Approved Sketch Plan Approval for TMN 00052-01-005
- (8) Petition for Annexation Forms


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Parcel Number and Proposed Zoning Map Oakdale Annexation

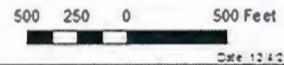


Legend

- Proposed Parcels
- City Limits
- Parcels



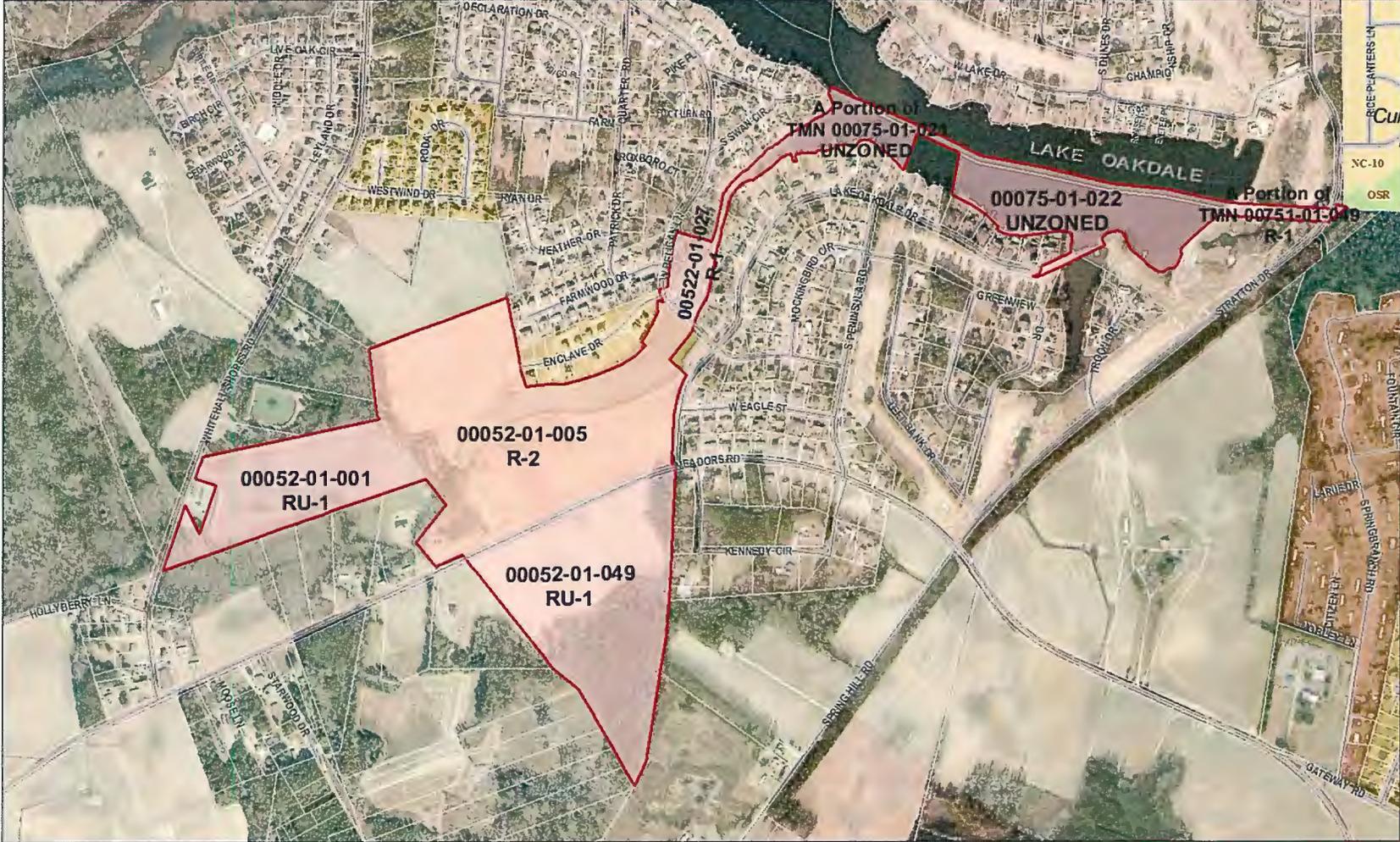
DISCLAIMER
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only, and the City of Florence makes no representation as to its accuracy. Its use without field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



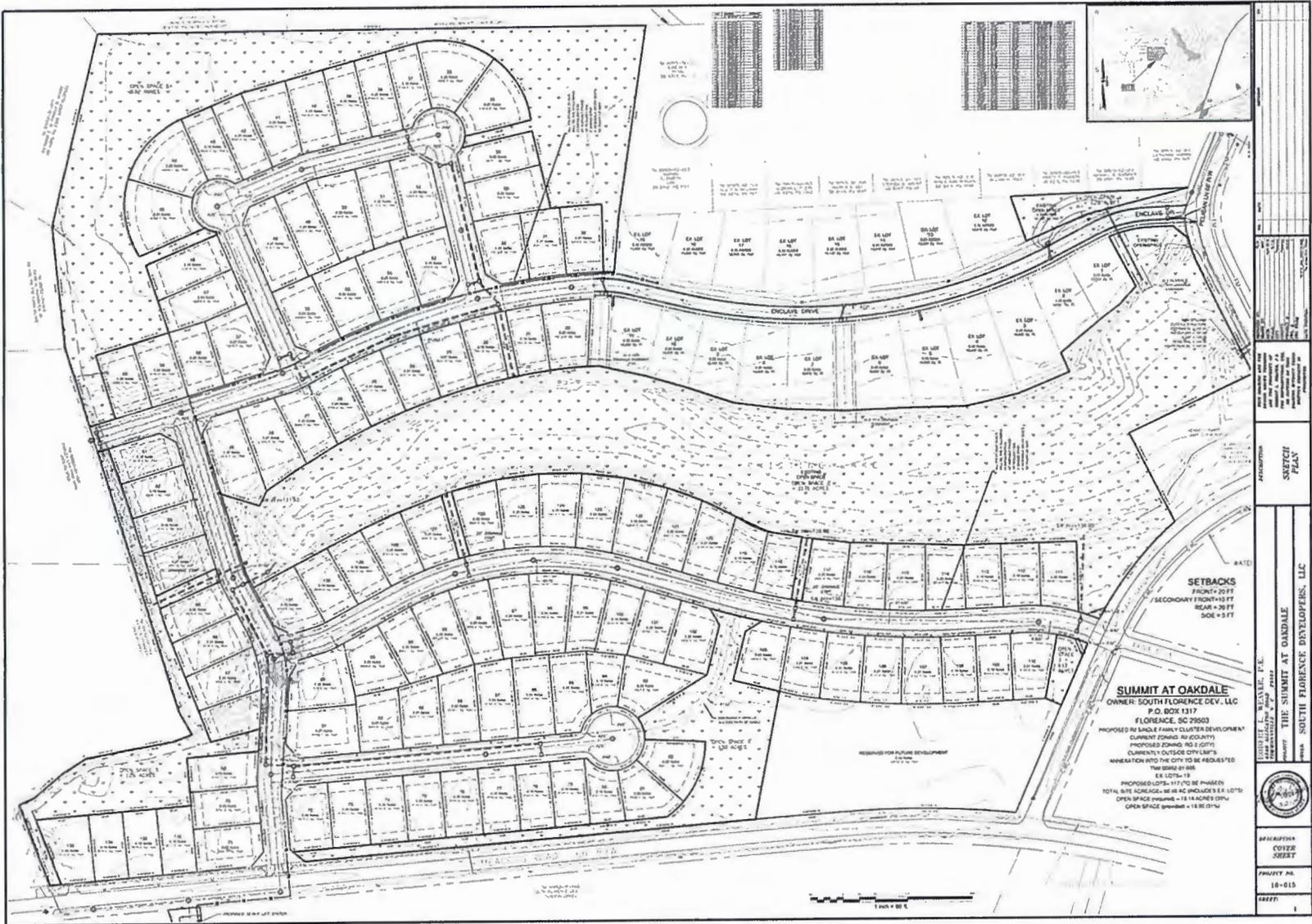
Date: 12/4/2013

OAKDALE ANNEXATION: CURRENT ZONING DESIGNATIONS

☐ Tax Parcels included in PC 2018-14 City Limits **FLORENCE** Date 12/5/2018
All Other Tax Parcels All Other Tax Parcels 1 inch = 583 feet



Attachment 6: Current Zoning Map



Attachment 8a: Petition of Annexation Form – Finklea Law Firm

STATE OF SOUTH CAROLINA)
 COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

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

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

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

Florence County Tax Map 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 _____
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____

000
000
0

Date 4-17-18

FINKLEA LAW FIRM P.C.F.F.
Spring Place, F/Bo Gary Finkle
 By [Signature]
 Petitioner

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: _____
 Date 4/19/18 _____
 FOR OFFICIAL USE ONLY
Alfred Cassidy

Attachment 8b: Petition of Annexation Form – The Palms Course

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 ^{A PORTION OF} the property more particularly described below:

Florence County Tax Map 00751-01-049 and 00751-01-022
See attached sketch

3. Annexation is being sought for the following purposes:

to provide connectivity to adjoining tracts to the city
in order to promote safety and 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 _____
Race _____
Total 18 and Over _____
Total Registered to Vote _____

Date 4-17-18

The Palms Course AT OAKDALE, LLC
By: [Signature]
Petitioner

Date _____

Petitioner

Certification as to person on the date of petition	FOR OFFICIAL USE ONLY
Date 4/19/18	Alfred Canady

Attachment 8c: 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 _____

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 lift station

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 4/19/18

[Signature]

Attachment 8d: Petition of Annexation Form – R. B. Kennedy 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 00075-01-021

3. Annexation is being sought for the following purposes:

protections of zoning ordinance

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

MA

R. B. Kennedy Properties, LLC

By: Robert Coward
Petitioner

Date 11-13-18

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 11-14-18	<i>[Signature]</i>

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FINKLEA LAW FIRM, THE PALMS COURSE, SOUTH FLORENCE DEVELOPERS, LLC, AND R.B. KENNEDY PROPERTIES, LLC; TMN 00052-01-001, 00052-01-005, 00052-01-049, 00522-01-027, 00075-01-022, AND PORTIONS OF TMN 00075-01-021 AND 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 00522-01-027 to be zoned RG-2, and application by The Palms Course, owner of 00075-01-022 and the portion of TMN 00751-01-049 to be zoned OSR, and application by South Florence Developers, LLC, owner of TMN’s 00052-01-005 and 00052-01-049 to be zoned RG-2, and application by R.B. Kennedy Properties, LLC, owner of the portion of TMN 00075-01-021 to be zoned OSR were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated into 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 add the zoning district classifications 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 00522, block 01, parcel 027 (3.068032 acres), Florence County Tax Map 00075, block 01, parcel 022 (16.161918 acres), and portions of Florence County Tax Map 00075, block 01, parcel 021 (7.68 acres), and Florence County Tax Map 00751, block 01, parcel 049 (1.72 acres).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

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: December 10, 2018
AGENDA ITEM: FY 2018-19 Budget Amendment Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2018-19 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.

B. Funds are being re-appropriated from fiscal year 2017-18 to provide funding from Unappropriated Reserves for FY 2018-19 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, the Water & Sewer Equipment Replacement Fund, and the Stormwater Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2017-18.

C. The General Fund is also being amended to provide funding from Unappropriated Reserves for projects and purchases that were not anticipated during the development and adoption of the original FY 2018-19 budget.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2018, AND ENDING JUNE 30, 2019

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2018, and ending June 30, 2019, is hereby amended as follows:

Section 1. That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 100375-435010 From Unappropriated Reserve is increased in the amount of \$2,339,600 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2017-18.
- 100375-435010 From Unappropriated Reserve is increased in the amount of \$551,500 from Unassigned Fund Balance for projects and purchases which were not anticipated during the development and adoption of the FY 2018-19 budget.

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 10041900-580040 Auto Equipment (Community Services) is funded in the amount of \$30,000 to provide for the replacement of vehicle # 500.
- 10042100-580040 Auto Equipment (Police) is funded in the amount of \$191,500 to provide for an SRO replacement SUV (\$42,000), a Codes Enforcement replacement vehicle (\$27,500), 2 Traffic Unit replacement SUVs (\$62,000), and 2 Investigations replacement vehicles (\$60,000)
- 10042100-580060 Other Equipment (Police) is increased in the amount of \$47,000 to provide for seven in-car cameras and body-worn cameras.
- 10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$125,000 to provide for the replacement of pickup truck # 301 (\$25,000), pickup truck # 305 (\$25,000), pickup truck # 325 (\$25,000), pickup truck # 936 (\$25,000), and pickup truck # 938 (\$25,000).
- 10043020-580050 Facility Improvements (Beautification & Facilities) is funded in the amount of \$87,000 to provide for a new Public Utilities shed (\$50,000), Public Works roof replacement (\$35,000), and sign shop repairs (\$2,000).
- 10043020-580060 Other Equipment (Beautification & Facilities) is increased in the amount of \$20,500 to provide for the replacement of mower # 332 (\$12,500), and a streets paint striper (\$8,000).
- 10043022-580060 Other Equipment (Sanitation) is funded in the amount of \$42,000 to provide for the replacement of recycling van # 428 (\$35,000) and recycling trailer repairs (\$7,000).

FY 2018-2019 Budget Amendment Ordinance (continued)

- 10043024-534050 Barnes Street Maintenance (Recreation) is increased in the amount of \$33,000 to provide for the replacement of 5 HVAC units.
- 10043024-580040 Auto Equipment (Recreation) is funded in the amount of \$98,800 to provide for the replacement of bus # 926 (\$65,800) and pickup truck # 927 (\$33,000).
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$1,100 for amenities at the Inclusive Park.
- 10043024-580060 Other Equipment (Recreation) is funded in the amount of \$12,000 for Barnes Street facility maintenance.
- 10043024-890000 Miscellaneous Grants (Recreation) is increased in the amount of \$22,100 to provide for grant expenditures related to improvements at the Inclusive Park.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$138,000 to provide for marketing related expenditures for Freedom Florence, the Tennis Center, the Pearl Moore Gymnasium, and the Soccer Complex.
- 10043025-574030 Tournament Expenditures (Athletic Programs) is increased in the amount of \$1,600 to provide for tournament All Star teams travel expenses.
- 10043025-580040 Auto Equipment (Athletic Programs) is funded in the amount of \$52,000 to provide for a Soccer Complex pickup truck (\$25,000) and for a Gym & Athletic Maintenance pickup truck (\$27,000).
- 10043025-580050 Facility Improvements (Athletic Programs) is funded in the amount of \$25,000 for Timrod Park tennis court resurfacing.
- 10043025-580060 Other Equipment (Athletic Programs) is funded in the amount of \$295,000 to provide for gymnastics equipment replacement (\$28,300), Skate Park repair and deck replacement (\$76,000), a new tractor and bush hog for Freedom Florence (\$24,000), replacement drag machine # 901 (\$14,000), replacement mower # 950 (\$20,000), a gymnasium floor scrubber/cleaner (\$6,000), a new tractor for the Soccer Complex (\$25,000), a new mower for the Soccer Complex (\$12,000), a zero-turn mower for the Soccer Complex (\$14,000), a tandem trailer for the Soccer Complex (\$3,000), a striper for the Soccer Complex (\$5,000), the replacement of turf mower # 953 (\$33,200), a UTV for the Soccer complex (\$11,500), a replacement UTV for the Tennis Center (\$11,500), and a replacement UTV for Freedom Florence (\$11,500).
- 1006300-531000 Professional Services (Planning, Research & Development) is

FY 2018-2019 Budget Amendment Ordinance (continued)

- increased in the amount of \$20,000 to provide for professional services related to updating the City's sign ordinance.
- 10049200-593020 Transit System (Community Programs) is increased in the amount of \$95,400 to provide for improvements to the new PDRTA bus transfer station site on the corner of Irby and Darlington Streets (\$75,400), and carry-over funding for the PDRTA downtown shuttle route (\$20,000).
- 10049200-593080 NOU Homeless Program (Community Programs) is increased in the amount of \$53,500 to provide carry-over funding for operational costs of organizations participating in the No One Unsheltered (NOU) project
- 10049300-594013 Art Trail Gallery (Non-Departmental) is funded in the amount of \$61,400 to provide funding for remaining costs related to rehabilitation of property owned by the City located at 142 North Dargan Street to house the Art Trail Gallery.
- 10049300-594015 City Center Operations (Non-Departmental) is increased in the amount of \$19,000 to provide for the General Fund portion of costs related to parking lot and sidewalk improvements for the City Center.
- 10049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated General Fund projects, programs and/or other requirements in FY 2018-19.
- 10049300-594049 Cut/Patch Paving (Non-Departmental) is funded in the amount of \$500,000 to provide matching funds required by SCDOT for the improvement and widening of Bintree Lane.
- 10049300-594052 Tank Site Development (Non-Departmental) is funded in the amount of \$75,000 to provide for the General Fund portion of a gasoline tank site development due to closure of the City's gasoline tank at the County Complex.
- 10049300-594080 Special Projects (Non-Departmental) is increased in the amount of \$15,000 to provide for the General Fund portion of upgrades to the City's website (\$5,000) and development of a City mobile cell phone application (\$10,000).
- 10049300-594101 Recreation Facilities (Non-Departmental) is funded in the amount of \$155,000 to provide funds for existing recreation facilities improvements and upgrades.
- 10049300-594130 IT Upgrade (Non-Departmental) is increased in the amount of \$10,000 to provide funds for IT upgrades in the General Fund related to IT system equipment replacement and upgrades.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the amount

FY 2018-2019 Budget Amendment Ordinance (continued)

of \$1,500 to provide for DHEC grant-funded trail system improvements.

- 10049300-594142 Neighborworks Program (Non-Departmental) is funded in the amount of \$48,500 to provide the City's portion of funding for the Neighborhood Works IDA matched savings program.
- 10049300-594160 Property Acquisition (Non-Departmental) is funded in the amount of \$451,500 to provide for the acquisition of property located at 141 North Dargan Street.
- 10049300-598040 Downtown Promotions (Non-Departmental) is increased in the amount of \$13,700 to provide carry-over funding for the Downtown Promotion TV Campaign.
- 10049300-598130 Florence Center (Non-Departmental) is budgeted in the amount of \$100,000 to provide additional funding for additional Civic Center renovations capital expansion and improvement costs. The City and County are equally sharing a portion of the cost of these renovations.

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

- 200375-435010 From Unappropriated Reserve is funded in the amount of \$689,400 from unrestricted net assets.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

- 20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$100,000 to provide for the purchase of a centrifuge solids separator.
- 20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$96,900 to provide for the Surface Water Plant bulk chemical tanks replacement.
- 20044044-534070 Building Maintenance (Distribution Operations) is increased in the amount of \$68,500 to provide for Public Works building repairs and a new Public Utilities shed.
- 20049300-594015 City Center Operations (Non-Departmental) is increased in the amount of \$19,000 to provide for the Water and Sewer Enterprise Fund portion of costs related to parking lot and sidewalk improvements for the City Center.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2018-19.

FY 2018-2019 Budget Amendment Ordinance (continued)

- 20049300-594052 Tank Site Development (Non-Departmental) is funded in the amount of \$75,000 to provide for the Water and Sewer Enterprise Fund portion of a gasoline tank site development due to closure of the City's gasoline tank at the County Complex.
- 20049300-594080 Special Projects (Non-Departmental) is increased in the amount of \$15,000 to provide for the Water and Sewer Enterprise Fund portion of upgrades to the City's website (\$5,000) and development of a City mobile cell phone application (\$10,000).
- 20049300-594125 Economic Development (Non-Departmental) is increased in the amount of \$250,000 to provide carry-over funding for economic development incentives.
- 20049300-594130 IT Upgrade (Non-Departmental) is increased in the amount of \$15,000 to provide funds for IT upgrades in the Water and Sewer Utilities Enterprise Fund related to IT system equipment replacement and upgrades.

Section 5. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$508,000 from unrestricted net assets.

Section 6. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 21041506-580040 Auto Equipment (Utility Finance Equipment Replacement) is increased in the amount of \$43,000 to provide funding for the replacement of pickup truck # 616 (\$21,500) and the replacement of pickup truck # 619 (21,500).
- 21041506-580070 Data Processing Equipment (Utility Finance Equipment Replacement) is funded in the amount of \$20,000 to provide funding for the purchase of utility billing computer hardware.
- 21044041-580040 Auto Equipment (Wastewater Equipment Replacement) is increased in the amount of \$120,000 to provide funding for the replacement of pickup truck # 650 (\$45,000) and the replacement of bucket truck # 652 (\$75,000).
- 21044044-580040 Auto Equipment (Distribution Operations Equipment Replacement) is increased in the amount of \$65,000 to provide funding for the replacement of dump truck # 663.
- 21044045-580040 Auto Equipment (Collections Operations Equipment Replacement) is increased in the amount of \$180,000 to provide funding for the replacement of sewer wash truck # 678.

FY 2018-2019 Budget Amendment Ordinance (continued)

21044045-580060 Other Equipment (Collections Operations Equipment Replacement) is increased in the amount of \$80,000 to provide funding for the replacement of wash trailer # 649.

Section 7. That the category of revenues of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

310375-435010 From Unappropriated Reserve is funded in the amount of \$174,000 from unrestricted net assets.

Section 8. That the category of expenses of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

31044060-580040 Auto Equipment (Stormwater Operations Equipment Replacement) is funded in the amount of \$80,000 to provide funding for the of replacement flatbed truck # 831.

31044060-580060 Other Equipment (Stormwater Operations Equipment Replacement) is funded in the amount of \$94,000 to provide funding for a street sweeper to be used downtown.

Section 9. That the category of revenues of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

400375-435010 From Unappropriated Reserve is funded in the amount of \$42,500 from fund balance.

Section 10. That the category of expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

40049900-531000 Professional Services (Hospitality Fund General Expenditures) is funded in the amount of \$15,500 for costs associated with advertising for the Florence Branding Campaign.

40049900-598049 Wayfinding Signage (Hospitality Fund General Expenditures) is funded in the amount of \$27,000 for the acquisition of wayfinding signage.

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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

FY 2018-2019 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 10, 2018

AGENDA ITEM: Ordinance to amend Planned Development District Ordinance 2006-26.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend PDD 2006-26, known as Lexus Office Park, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00100-01-133, 00100-01-141, 00100-01-160, 00100-01-161, 00100-01-162, 00100-01-163, 00100-01-164, 00100-01-165, 00100-01-166, 00100-01-167, 00100-01-168, 00100-01-169, 00100-01-170, 00100-01-171, 00100-01-172, 00100-01-173, 00100-01-174, 00100-01-175, 00100-01-176, 00100-01-177, 00100-01-178, 00100-01-179, 00100-01-180, 00100-01-181, 00100-01-182, 00100-01-183, 00100-01-184, 00100-01-185, and 00100-01-186.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The original PDD was created in August, 2006 as Ordinance 2006-26. The most recent plat was filed on December 14, 2007, in which the parcel was subdivided into 27 distinct parcels intended for commercial development.
2. The currently proposed PDD amendment, which includes an updated development plan, was unanimously recommended by the Planning Commission on October 9, 2018.

III. POINTS TO CONSIDER:

1. Development proposals within PDD 2006-26 are reviewed by staff per the development guidelines within the adopted ordinance as well as the referenced ordinances (both the *City of Florence Zoning Ordinance* as well as the *Land and Subdivision Ordinance*) in effect at the time of adoption.
2. The applicants are asking to amend the PDD to allow residential instead of commercial development on the same parcels in order to construct single-family attached housing (duplex).
3. Adjacent properties are zoned PDD Planned Development, CG Commercial General, and single family residential in the county.
4. City staff recommends the PDD (Ordinance 2006-26) be amended to include the requested use change.

IV. OPTIONS

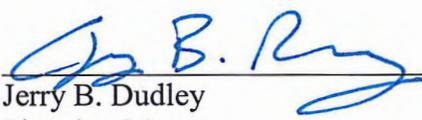
City Council may:

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

V. NOTES:

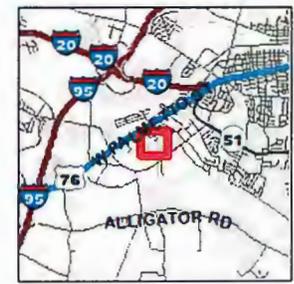
VI. ATTACHMENTS:

- A) Location Map
- B) PDD Site Plan
- C) Ordinance


Jerry B. Dudley
Planning Manager


Andrew H. Griffin
City Manager

PC 2018-26 Lexus Office Park Location Map



Legend
Parcels

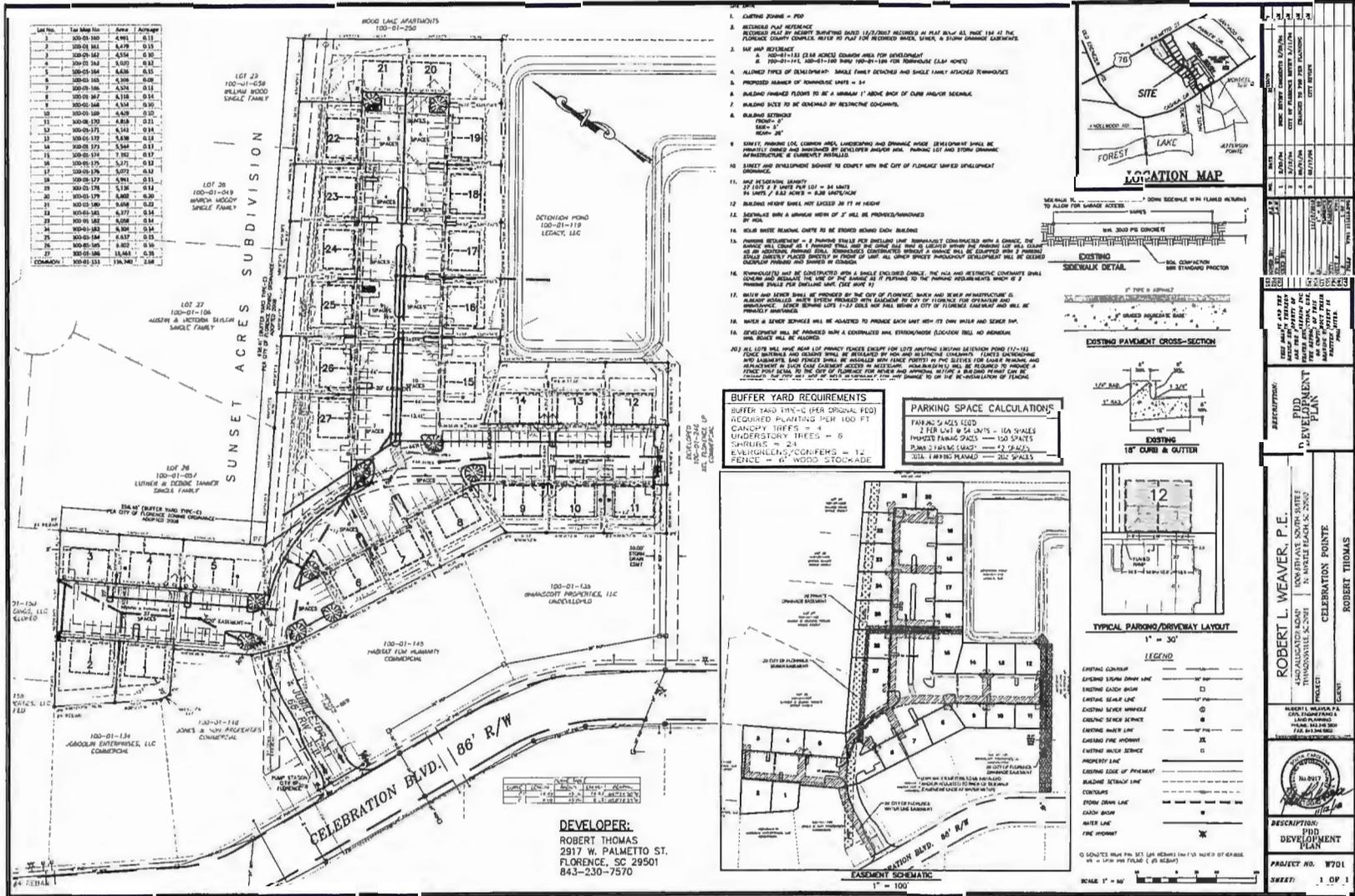


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 8/24/2018

Attachment B: PDD Site Plan



Attachment B: PDD Site Plan

ORDINANCE NO. 2018-_____

AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THE LEXUS OFFICE PARK, TMN: 00100-01-133, 00100-01-141, 00100-01-160, 00100-01-161, 00100-01-162, 00100-01-163, 00100-01-164, 00100-01-165, 00100-01-166, 00100-01-167, 00100-01-168, 00100-01-169, 00100-01-170, 00100-01-171, 00100-01-172, 00100-01-173, 00100-01-174, 00100-01-175, 00100-01-176, 00100-01-177, 00100-01-178, 00100-01-179, 00100-01-180, 00100-01-181, 00100-01-182, 00100-01-183, 00100-01-184, 00100-01-185, and 00100-01-186 TO ALLOW FOR DEVELOPMENT PLAN REVISIONS:

WHEREAS, a Public Hearing was held in City 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, The Lexus Office Park made application to amend the Planned Development District Ordinance to update the development plan to allow single-family attached housing uses on TMN: 00100-01-133, 00100-01-141, 00100-01-160, 00100-01-161, 00100-01-162, 00100-01-163, 00100-01-164, 00100-01-165, 00100-01-166, 00100-01-167, 00100-01-168, 00100-01-169, 00100-01-170, 00100-01-171, 00100-01-172, 00100-01-173, 00100-01-174, 00100-01-175, 00100-01-176, 00100-01-177, 00100-01-178, 00100-01-179, 00100-01-180, 00100-01-181, 00100-01-182, 00100-01-183, 00100-01-184, 00100-01-185, and 00100-01-186;

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

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

1. That an Ordinance is hereby adopted by amending the Planned Development District Ordinance to update the development plan to allow single-family attached uses on TMS#: 00100-01-133, 00100-01-141, 00100-01-160, 00100-01-161, 00100-01-162, 00100-01-163, 00100-01-164, 00100-01-165, 00100-01-166, 00100-01-167, 00100-01-168, 00100-01-169, 00100-01-170, 00100-01-171, 00100-01-172, 00100-01-173, 00100-01-174, 00100-01-175, 00100-01-176, 00100-01-177, 00100-01-178, 00100-01-179, 00100-01-180, 00100-01-181, 00100-01-182, 00100-01-183, 00100-01-184, 00100-01-185, and 00100-01-186;
2. That this Ordinance shall become effective seven days upon its approval adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018-_____

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

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukē'a
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 10, 2018

AGENDA ITEM: An ordinance authorizing the conveyance of the real estate known as tax parcel 90070-01-001 (the former Young Pecan Property) described more fully on Exhibit "A" attached to the Ordinance, said property to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement attached hereto as Exhibit "B" and approved hereby.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

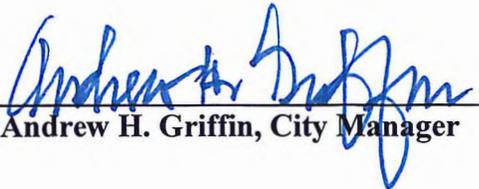
First reading of Ordinance to sell and transfer property to Pecan Healthcare Realty, LLC.

II. POINT TO CONSIDER:

This property was gifted to the City of Florence by Young Pecan through King Ranch, LLC.

III. ATTACHMENTS:

Proposed Ordinance



Andrew H. Griffin, City Manager

ORDINANCE NO. 2018-

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE KNOWN AS TAX PARCEL 90070-01-001 (THE FORMER YOUNG PECAN PROPERTY) DESCRIBED MORE FULLY ON EXHIBIT "A " ATTACHED TO THE ORDINANCE, SAID PROPERTY TO BE UTILIZED PURSUANT TO THE TERMS AND CONDITIONS SET OUT IN THE CONDITIONAL GRANT AND DEVELOPMENT AGREEMENT ATTACHED HERETO AS EXHIBIT "B" AND APPROVED HEREBY.

WHEREAS, after due consideration, the City has concluded that the land described on Exhibit "A" attached hereto and incorporated herein by reference is surplus land to the City since the City has no current use for said property that was gifted to the City by Young Pecan;

WHEREAS, the City Council has made certain Findings of Fact as set forth in detail in the Conditional Grant and Development Agreement attached hereto as Exhibit "B"; and

WHEREAS, based upon the above referenced Findings of Fact, it is has been determined by Council that the conveyance of said property to Pecan Healthcare Realty, LLC for the purpose of facilitating the development of a 120-140 bed skilled nursing facility to replace a skilled nursing facility presently operated on Sumter Street in Florence under the terms and conditions of the Conditional Grant and Development Agreement attached hereto as Exhibit "B" and incorporated herein by reference is in the best interest and to the benefit of the citizens of the City of Florence;

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

1. That, in accordance with the findings of fact recited in the Conditional Grant and Development Agreement attached hereto as Exhibit "B", said Conditional Grant and Development Agreement is hereby approved and the City Manager is hereby authorized to execute said Agreement.

2. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary deeds and other documentation in order to sell the property described on Exhibit "A" hereto to Pecan Healthcare Realty, LLC of the development of a 120-140 bed skilled nursing facility to replace a skilled nursing facility presently operated on Sumter Street in Florence under the terms and conditions of the Conditional Grant and Development Agreement attached hereto as Exhibit "B" and incorporated herein by reference.

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

ADOPTED THIS ____ DAY OF _____, 2019.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

Exhibit A

Description of Property

All that certain piece, parcel or tract of land situate, lying and being at the northeast corner of West Lucas Street (U.S. Highway #52) and Pecan Street containing 9.419 acres and being more particularly described as follows to wit: beginning at a 112" pipe (indicated on survey as P.O.B. #1), where the northeastern right-of-way line of said West Lucas Street (U.S. Highway 52), said right-of-way being 80 feet northeast of and parallel to the center line of CSX Railroad, intersects the southeastern right-of-way line of said Pecan Street (which is 50 feet wide); thence, going along the said southeastern right-of-way line of Pecan Street in a northeasterly direction $N45^{\circ}-00'-40''E$, a distance of 854.73 feet to a 3/4" pipe; thence, in a southeasterly direction $S17^{\circ}-33'-55''E$, a distance of 596.74 feet to a 112" rod; thence, in a southwesterly direction $S72^{\circ}-55'-51''W$, a distance of 171.60 feet to a 112" rod; thence, in a southeasterly direction $S22^{\circ}-35'-50''E$, a distance of 196.42 feet to a 1/2" pipe; thence, in a southwesterly direction $S45^{\circ}-02'-28''W$, a distance of 353.12 feet to a 112" pipe on the said northeastern right-of-way line of West Lucas Street (U.S. Highway #52); thence, along the said northeastern right-of-way line of West Lucas Street (in a northwesterly direction $N45^{\circ}-01'-04''W$, a distance of 630.76 feet to the point of beginning. For a more complete and accurate description of said property reference is had to the plat prepared by Ervin Engineering Co., Inc. dated May 18, 2009 and recorded in Plat Book 96 at page 454 in the Office of the Clerk of Court for Florence County whereon said property is designated and shown as Tract #1.

This being a portion of the same property conveyed to the City of Florence by deed of Ceres Holdings, LLC dated July 27, 2018, and recorded July 31, 2018, in Book 756 at page 1844, in the office of the Clerk of Court for Florence County, South Carolina.

TMS#90070-01-001

Exhibit "B"

Conditional Grant and Development Agreement

***IX. a.
Report to Council
Appointment to Board***

FLORENCE CITY COUNCIL MEETING

DATE: December 10, 2018

AGENDA ITEM: Report to Council / Boards & Commissions

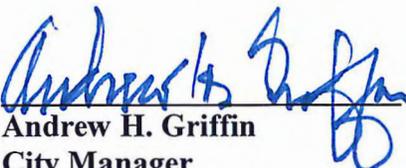
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Zoning Boards of Appeals.

II. CURRENT STATUS / PREVIOUS ACTION TAKEN:

There is one vacancy left to fill on this Board


Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - December 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

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



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: Zoning Commission			
Your Name (Last, First, Middle) Moses, Deborah F.	County Florence	Council District District 1	
Residential Address 1708 N. Irby Street	City Florence	State. South Carolina	Zip Code 29501
Mailing Address 1708 N. Irby Street	City Florence	State South Carolina	Zip Code 29501
Your Occupation- Title Retired	Business Phone	Residence Phone 843-669-2477	
Employer Name	E-Mail Address williams2470@bellsouth.net		
Employer Address	City	State South Carolina	Zip Code

General Qualifications

Are you a resident of the City? Yes No How long? 55 years

Why would you like to serve? **To become more knowledgeable about the ordinances and regulations involved in city planning and zoning.**

Do you presently serve on any Commissions/Boards of the City/County/State? If yes, please list below:
None

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:
None

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:
None

Are you involved in any community activities? If yes, please list: **Court appointed volunteer Guardian ad Litem since January 2017; Azalea Home & Garden Club, VP; Wilson HS Alumni Assoc. Scholarship Committee, Chair**

What are your goals and objectives if appointed to the Commission/Board? **To be a part of my hometown's growth initiative and better understand why and how our city and county boundaries are set.**

Please initial and date below:

OSM 11-13-18

I certify that the information above is true and correct.

INITIAL DATE
OSM 11-13-18
INITIAL DATE

I understand that the information on this form will be considered public information.

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:	Nov. 14, 2018
Appointed to:	
Date:	