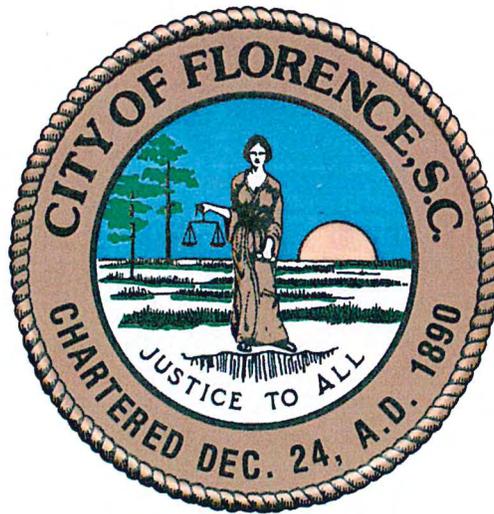


REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS  
324 W. EVANS STREET  
FLORENCE, SOUTH CAROLINA

MONDAY  
JANUARY 14, 2019  
1:00 P.M.

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, JANUARY 14, 2019 – 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**

*December 10, 2018 – Regular Meeting*

**IV. HONORS AND RECOGNITIONS**

**RETIREMENT RECOGNITIONS**

*John Rogers – June 14, 1999 – November 9, 2018*

*Karen Acosta – September 20, 1999 – August 22, 2018*

**SERVICE RECOGNITIONS**

*Anthony Judkins – 25 years – Police*

*Laneir Henneghan-Rowell – 15 years – Planning/Engineering*

**EDUCATIONAL RECOGNITION**

*Robert Manning – Passed his “D” Wastewater Operator Certification Exam on  
December 19, 2018.*

*Jerry Dudley – Successfully completed his Certification Exam in December, 2018 to  
become a Certified Planner through the American Institute of  
Certified Planners.*

## V. ORDINANCES IN POSITION

- a. **Bill No. 2018-20 – Second 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 – Second 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 – Second 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 – Second 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.*

## VI. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2019-01 – First Reading**  
*An Ordinance to annex and zone property owned by Hugh Leatherman LLC and located at 2713 Second Loop Road and on South Thomas Road, TMNs 90019-01-003, 90019-01-023, 90019-01-035, 90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040, and 90019-01-041.*
- b. **Bill No. 2019-02 – First Reading**  
*An Ordinance to annex and zone property owned by Michael McCoy Reaves et al, and located on Alligator Road; portions of TMNs 00076-01-011, 00076-01-012, 00076-01-058, and 00076-01-142.*
- c. **Bill No. 2019-03 – First Reading**  
*An Ordinance to annex and zone property owned by Tim Huntley and located at 3102 Hoffmeyer Road, TMN 00098-01-099.*

- d. Bill No. 2019-04 – First Reading**  
*An Ordinance to annex and zone property owned by Gene Todd and located at 704 Manchester Avenue, TMN 90069-04-010 and 90069-04-011.*

**VII. INTRODUCTION OF RESOLUTION**

- a. Resolution No. 2019 – 01**  
*A Resolution of Recognition for the Masterworks Choir*
- b. Resolution No. 2019 – 02**  
*A Resolution authorizing the City of Florence to participate in the HUD Public Offering as part of the Section 108 Loan Guarantee Assistance Program.*

**VIII. ADJOURN**

**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**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the regular meeting to order at 1:02 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, Mr. Ray Reich, Downtown Development Manager, Mr. Jerry Dudley, Planning Manager and Mr. Clint Moore, Development 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.

**COUNCILMAN GLYNN WILLIS**

Councilman Willis stated that in the past year the City has experienced much economic success and progress in improving the quality of life for our citizens. The City has also experienced challenging times including a 500 year storm and two hurricanes. Our hearts were broken on October 3<sup>rd</sup> when 7 officers, both city and county, were shot during an ambush that resulted in the death of two officers, Sgt. Terrence Carraway of the Florence Police Department and Investigator Farrah Turner of the Florence County Sheriff’s Office. Councilman Willis asked that the community continue to pray for the families of the two officers that were killed while in the performance of their duties and for the other five officers that were severely injured in the line of duty. Throughout all of this the employees of the City of Florence continued to perform their duties, 24/7, to the best of their abilities. Each day city employees ensured that all aspects of city government ran smoothly without exception. On behalf of City Council, Councilman Willis thanked city employees for their service to the City of Florence.

With this being said, Councilman Willis proposed a motion to Council to authorize a third Christmas holiday for the city employees.

Councilman Jebaily commended Councilman Willis for his passion and concern on behalf of the community, our citizens and the City of Florence employees. Historically this has been a motion that was made every year by Councilman Ed Robinson and Councilman Jebaily stated he had carried on this tradition on his behalf. It is a moment to reflect on his service to the community and to say thank you. Councilman

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
DECEMBER 10, 2018 – PAGE 2**

Jebaily joined Councilman Willis in making this motion, particularly in recognition of Councilman Robinson's support on behalf of the City of Florence employees.

Mayor Pro tem Brand seconded the motion

Council voted unanimously to authorize a third Christmas holiday for city employees.

**APPROVAL OF MINUTES**

Mayor Pro tem Brand made a motion to adopt the minutes of the November 13, 2018 Regular City Council Meeting. Councilwoman Ervin seconded the motion.

The minutes were adopted by unanimous vote.

**ELECTION OF MAYOR PRO TEMPORE**

Mayor Wukela requested, by unanimous consent, that Council reappoint Councilman Buddy Brand to continue to serve as Mayor Pro Tempore for City Council.

Councilman Jebaily made a motion to approve the request. Councilwoman Ervin seconded the motion.

Councilman Buddy Brand was unanimously reappointed to serve as Mayor Pro tem.

**HONORS AND RECOGNITIONS**

**SERVICE RECOGNITIONS**

Mayor Wukela presented Lt. Brian Barley a Certificate of Recognition for completing 15 years of service with the Florence Police Department.

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

**SPECIAL RECOGNITION**

Councilwoman Williams-Blake recognized Bryson Thomas, a 4<sup>th</sup> grade student at Lucy T. Davis Elementary School. Bryson is the winner of the Florence School District 1 Spelling Bee.

**APPEARANCE BEFORE COUNCIL**

**FLORENCE COUNTY COUNCIL CHAIRMAN KENT C. CAUDLE, FLORENCE COUNTY ADMINISTRATOR K. G. SMITH, JR., FLORENCE COUNTY COUNCIL SECRETARY/CHAPLAIN WAYMON MUMFORD, AND FLORENCE COUNTY COUNCILMAN AL BRADLEY– TO PRESENT A RESOLUTION OF APPRECIATION AND RECOGNITION TO THE CITY OF FLORENCE AND THE FLORENCE POLICE DEPARTMENT.**

Speaking on behalf of Florence County Council, Council Chairman Kent Caudle thanked the City of Florence and the Florence Police Department for their assistance to the Florence County Sheriff's Office during the October 3, 2018 event that resulted in the death of one City of Florence Police Officer and the death of one Florence County Sheriff's Deputy. An additional three City of Florence Police Officers and two Florence County Sheriff's Deputies were wounded.

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Chairman Caudle read the Resolution of Recognition and Appreciation that was adopted by Florence County Council on November 15, 2018. The framed Resolution was presented to the members of City Council and will be hung in the Florence City Council Chambers.

**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.**

Mr. Hill stated his company took charge of assembling care packages for individuals that he personally knew and were from Florence that were deployed to Afghanistan. One item that was sent was a City of Florence flag.

Mr. Hill introduced CW2 Officer William Carlson to Council. CW2 Officer Carlson enlisted in the National Guard at the age of 17 and this year he completed 19 years of service to our country. In those years he has been deployed four times. During one of his deployments he was awarded a bronze star for the duties he performed after his platoon was attacked by a suicide bomber just weeks before returning home. During this past deployment he was awarded a combat action badge for effectively engaging enemy combatants. He was recognized for his skills as a pilot early in his military career and continued on to become an instructor pilot with the minimum required hours.

CW2 Officer Carlson introduced CW2 Officer Peter McEachin, another Florence native. In November, 2017 while serving in Afghanistan, they were crewed together and flew the City of Florence flag for a week over Afghanistan. CW2 Officers Carlson and McEachin presented to the City of Florence the flag and Certificate of Authentication that the flag had flown over Helmond province Afghanistan, aboard an AH-64D Apache Attack Helicopter in support of “Operation Freedom’s Sentinel”.

**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.**

Ms. Brauner spoke to Council regarding the upcoming Florence Community Blood Drive that will be held January 4, 2019 at the Florence Center. Ms. Brauner stated that the American Red Cross is hoping to collect at least 50 units of blood at this Blood Drive.

Ms. Brauner invited the City Council, the employees of the City and County, First Responders, the Boy Scouts, the National Philanthropic Council and other community members to join the American Red Cross on January 4, 2019 for the blood drive.

**ORDINANCES IN POSITION**

**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.**

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 was adopted on second reading.

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

Council voted unanimously to adopt Bill No. 2018-36 on second reading.

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**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.**

An Ordinance to annex and zone property owned by Gary L. Finklea and R. Wade Finklea, TMN's 00153-01-216 and 00153-01-258 was adopted on second reading.

Councilwoman Moore made a motion to adopt Bill No. 2018-37. Councilman Willis seconded the motion.

Councilwoman Ervin had previously requested that an update be provided to Council prior to the second reading on this Ordinance regarding the mobile home that is located on this property and it being brought into the city. At present, mobile homes are not allowed to be annexed into the city.

Mr. Finklea stated that he has sent a letter to the tenants to vacate the premises but has not received a response. Mr. Finklea stated that he will proceed with eviction as that use is not consistent with his intended use of the property. Mr. Finklea has plans to develop the property with single family units only.

Council voted unanimously to adopt Bill No. 2018-37 on second reading.

**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.**

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 was adopted on second reading.

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

Bill No. 2018-38 was adopted by Council with a unanimous vote.

**INTRODUCTION OF ORDINANCES**

**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.**

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 was passed on first reading.

Councilwoman Williams-Blake recused herself from all discussions and voting on this matter due to a potential conflict of interest.

Councilwoman Moore made a motion to pass Bill No. 2018-20. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that this property is contiguous with the city limits. Currently the property is either unzoned (the lake portion) or R-2 Residential (TMP 00052-01-005). The other two parcels (TMP 00052-01-001 and 00052-01-049) are currently zoned rural or RU-1 in the county.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
DECEMBER 10, 2018 – PAGE 5**

Within this zoning designation single-family and some duplex development, manufactured housing and some commercial use (gas station, general retail) are allowed. If the proposed zoning is approved, as the applicant is requesting, the lake portion (currently unzoned) would become Open Space Recreational (conservation and preservation type of zoning). The remainder of the property, which is much of the developable property, is proposed to be zoned RG-2, Residential General-2. This 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 future land use map designates this property as either Neighborhood Conservation or Rural, which it currently exists as. The developer is proposing a cluster style development which is all single family detached housing. The proposed zoning is overall more restrictive than the existing zoning. The proposed zoning does not allow commercial development, mobile homes or apartments.

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 designations. The developer received preliminary sketch plan approval, pending annexation, from the Planning Commission on July 10, 2018 for a single-family detached subdivision on parcel 00052-01-005.

City water and sewer service is available to TMN 00522-01-027. City water services are available to TMPs 00052-01-001, 00052-01-005 and 00052-01-049; however city sewer service is currently not available.

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

City Staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the properties to OSR, Open Space Recreational and RG-2, Residential General District.

Council was assured that City services, fire, police, and sanitation will be available for any new development regarding this annexation request. Staff has also looked at water and sewer services for this area and based on the economic feasibility analysis performed by the City Engineering Department the project is economically feasible for the City.

Councilwoman Ervin reminded Staff of the ongoing concerns of the lack of water and sewer services in the older communities that are located in the City. She also requested that a comprehensive workshop be scheduled to discuss these concerns to have water and sewer services made available to these areas. Councilwoman Moore agreed with Councilwoman Ervin's concerns and feels that more information should be made available to the public on the benefits of annexation.

Mrs. Melle Sensibaugh addressed Council with her concerns and the concerns of 42 residents that could not attend the meeting regarding this proposed annexation and development. Their concerns focus on the impact of the small lot sizes and the concentration of population and how it will be handled financially with the infrastructure. Mrs. Sensibaugh was also concerned that this property is not contiguous with the existing city limits.

Mr. Jim Peterson, City Attorney stated that in his opinion, contiguity has been established for this property.

Mr. John Cameron stated he did not feel that contiguity has been established as a waterway is being used. His understanding of the ruling concerning this action is a waterway cannot be used to establish contiguity. He is also concerned about the higher density housing and the impact on the neighborhood infrastructure.

Mr. Chris Blum of the Neighborhood Association for Lake Oakdale spoke of the repairs and maintenance that has been done on the lake at the expense of the residents. Mr. Blum stated that all 96 members of the association is against this development. Their concerns include runoff, property values, and the preservation of wildlife on the lake.

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Another concern of Mr. Blum and Councilman Jebaily is a road (Pelican Drive), that is located where this property begins, that was washed out 2 years ago during a hurricane that has not been repaired sufficiently enough for SCDOT to repave it. Mr. Griffin responded his understanding is that this is a developer and DOT responsibility. Mr. Griffin added that the City has some water and sewer utilities that have been affected by this washout.

Mr. Michael York, a resident of Oakdale for 45 years, is concerned with the potential increase in traffic if this development occurs, increase in taxes, the infrastructure and the increase in population. Mr. York stated he believes his quality of life will be adversely affected if this development occurs.

Mr. Alfred Shenkle, an Oakdale resident, believes his quality of life will be affected by the annexation and development of this property. He has concerns with the existing sewer system being tied onto a new system and the effect this could have on the older system. He also has concerns with the possibility of increased traffic with this proposed development.

Mr. Gary Finklea first responded to the issue of Pelican Drive. Pelican Drive is a state DOT road and Mr. Finklea has no responsibility for this roadbed. Mr. Finklea stated that in this instance DOT has abandoned all interest in this road and disclaimed any responsibility for repairing the road. Mr. Finklea has told the residents that he would import sand clay to fill behind the washout and do what is needed to be done. This will be done with the resident's consent that owns the property. The state did say that once the washout is repaired they will pave the road. Once Mr. Finklea obtains water and sewer service he will proceed with the next phase of his development and will repair the road. Mr. Finklea stated that the sewer concerns would be dealt with whether this property is annexed or not. Mr. Griffin stated that this would be designed by a registered engineer and that the sewer system would not be overloaded.

Mr. Finklea added that some of the benefits of being annexed into the city include a lower tap fee, discounted water and sewer rates, discounted insurance rates, trash pick-up, police protection, lighted streets, curb and gutter streets, and an up-to-date stormwater system. Mr. Griffin added that these benefits generally increase the value of properties located in the city limits. Generally speaking properties located in the city are more sustainable, more stable and tend to increase in value more than properties located in the county.

Councilman Jebaily stated he had significant concerns regarding the issues of contiguity, the issue of providing of city services effectively, the issue of the road and what was going to happen with the road, the fundamentals of the development as well as the issue of the effect on the residents if the property is not annexed and development moves forward with an RU-1 zoning designation that would allow many commercial uses on that property. If the property is annexed it would be developed with more restrictions and would preserve the integrity of the development that is currently there than if left unannexed. Councilman Jebaily feels that the issues of contiguity and providing of city services have been resolved. Council has been assured that the road repair will be addressed and will be done within the confines of the manner in which the city has its restrictions and that it will be overseen by the City's Planning Department and will be done correctly. For the benefit of the residents that are currently there it appears to be to their benefit that this property be annexed into the city and developed as opposed to being outside the city limits.

Councilwoman Ervin concurred with Councilman Jebaily's statement.

City Council voted unanimously (6-0) to pass Bill No. 2018-20 on first reading.

BREAK: 3:50 p.m. – 4:03 p.m.

**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.**

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 was passed on first reading.

Councilwoman Ervin made a motion to pass Bill No. 2018-39. Councilwoman Moore seconded the motion.

Mr. Thomas Chandler, Director of Finance reported the budget amendment is being presented to Council for authorization to reappropriate funding from fiscal year 2017-18 to fiscal year 2018-19 to complete projects and purchases that were not finalized at the end of 2017-2018. The amendment also includes funding for certain general fund projects and requirements that have developed since the beginning of the fiscal year not included in the original budget.

Council voted unanimously to pass Bill No. 2018-39 on first reading.

**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.**

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-40 on first reading. Councilwoman Moore seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this is a previously approved Planned Development. 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.

The applicants are requesting to amend the PDD to allow residential instead of commercial development on the same parcels in order to construct single-family attached housing (duplex).

One concern of the Planning Commission, as well as staff is there is an adjacent neighborhood to the rear of the property, Sunset Acres located in the county, a single family detached development. This development is part of the original plan. There is a buffer in place there and staff made sure that this buffer was preserved. Also the setbacks that were originally in place remained which is a zero front lot line, five foot setbacks and 20 foot rears. Essentially the only thing that changed with this Planned Development amendment is the use, from a commercial use to the new proposed residential use.

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Adjacent properties are zoned PDD Planned Development, GC Commercial General and Single Family Residential in the county.

The currently proposed PDD amendment, which includes an updated development plan, was unanimously recommended by the Planning Commission on October 9, 2018.

City staff recommends the PDD (Ordinance 2006-26) be amended to include the requested use change.

Bill No. 2018-40 was passed unanimously on first reading by Council.

**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. See below for action taken.)

**REPORTS TO COUNCIL**

**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.**

Mr. Tracy Huggins of Burch, Oxner, Seale Company, CPA's, PA reported for fiscal year 2017-2018 the City had budgeted revenues of \$29,483,500 and actual revenues of \$31,627,324. This resulted in a positive variance of \$2,143,824. Budgeted expenditures were (\$39,677,551). Actual expenditures were (\$36,458,899) giving a positive variance of \$3,218,652. The net other financing sources budgeted were \$10,194,051, which gives a zero budget. Actual net other financing sources were \$4,566,903 resulting in a budget deficit of (\$5,627,148). This leaves an actual deficit in this year's budget of \$264,672. This number includes approximately \$2.5 million of one time major purchases that were straight out of unassigned general fund balance. They include three fire apparatuses of \$1.1 million, Francis Marion University appropriation of \$600,000 and four property acquisitions totaling \$846,846. Without those onetime purchases the city would have had an increase of \$2,324,875. 59% of general fund revenue came from property tax credits and business licenses and franchise fees. The Unassigned Fund balance was \$11,053,105, a decrease of \$2,267,272. The Unassigned General Fund balance represents 30% of the general fund expenditures. This is a decrease of 1.5% from the prior year.

Enterprise Funds: Operating revenues last year were \$36,930,253; operating expenses were (\$25,974,280); net non-operating expenses were (\$2,360,296); capital contributions were \$1,190,748; and net transfers out were (\$3,471,229); leaving a net income in the Enterprise Fund of \$6,315,196.

Council thanked Mr. Huggins for his report.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

**CITY OF FLORENCE ZONING BOARD OF APPEALS**

Councilwoman Ervin made a motion to appoint Ms. Deborah F. Moses to serve on the Zoning Board of Appeals. Councilman Jebaily seconded the motion, which carried unanimously.

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Ms. Deborah F. Moses was appointed to serve on the City of Florence Zoning Board of Appeals for a term to begin immediately and end June 30, 2021.

**EXECUTIVE SESSION**

**DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS [30-4-70(A)(2)] AND TO NEGOTIATIONS INCIDENT TO MATTERS RELATING TO PROPOSED ECONOMIC DEVELOPMENT PROJECTS [30-4-70(A)(5)].**

Mayor Pro tem Brand made a motion to enter into Executive Session. There was no objection.

Council entered into Executive Session at 4:12 p.m.

Mayor Wukela reconvened the regular meeting at 4:54 p.m.

**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.**

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 was passed on first reading.

Councilwoman Ervin made a motion to pass Bill No. 2018-41 on first reading. Councilman Willis seconded the motion.

Council voted unanimously to pass Bill No. 2018-41 on first reading.

**ADJOURN**

The regular meeting was adjourned by unanimous consent at 4:56 p.m.

Dated this 14<sup>th</sup> day of January, 2019.

\_\_\_\_\_  
Dianne M. Rowan, Municipal Clerk

\_\_\_\_\_  
Stephen J. Wukela, Mayor

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

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**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-

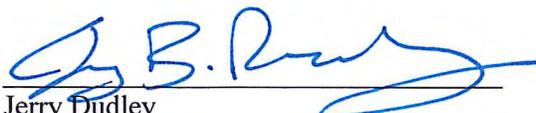
01-049 are zoned R-1; Tax Map Numbers 00052-01-001 and 00052-01-049 are zoned RU-1; and Tax Map Number 00052-01-005 is zoned R-2 (Attachment 6).

- (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:**

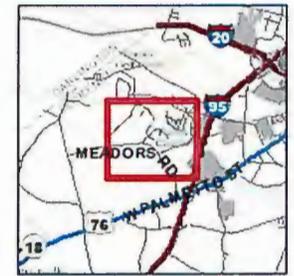
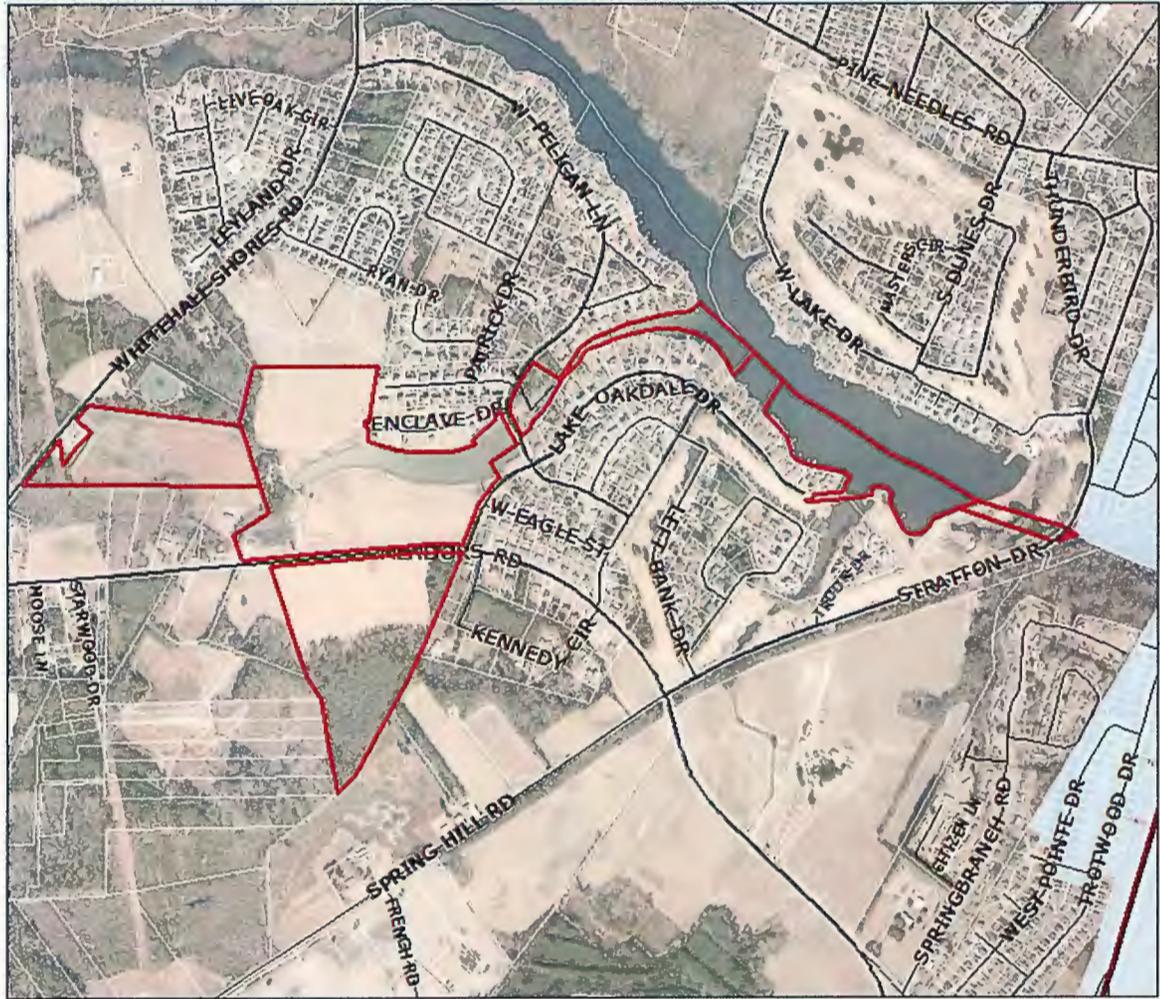
- (1) Ordinance
- (2) Vicinity Map of Proposed Annexation
- (3) Location Map of Proposed Annexation
- (4) Annexation Map for 00075-01-022 and the Portions of Tax Map Numbers 00075-01-021 and 00751-01-049
- (5) Parcel Number and Proposed Zoning Map
- (6) Current Zoning Map
- (7) Approved Sketch Plan Approval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

  
\_\_\_\_\_  
Jerry Dudley  
Planning Manager

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager



### Location 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.



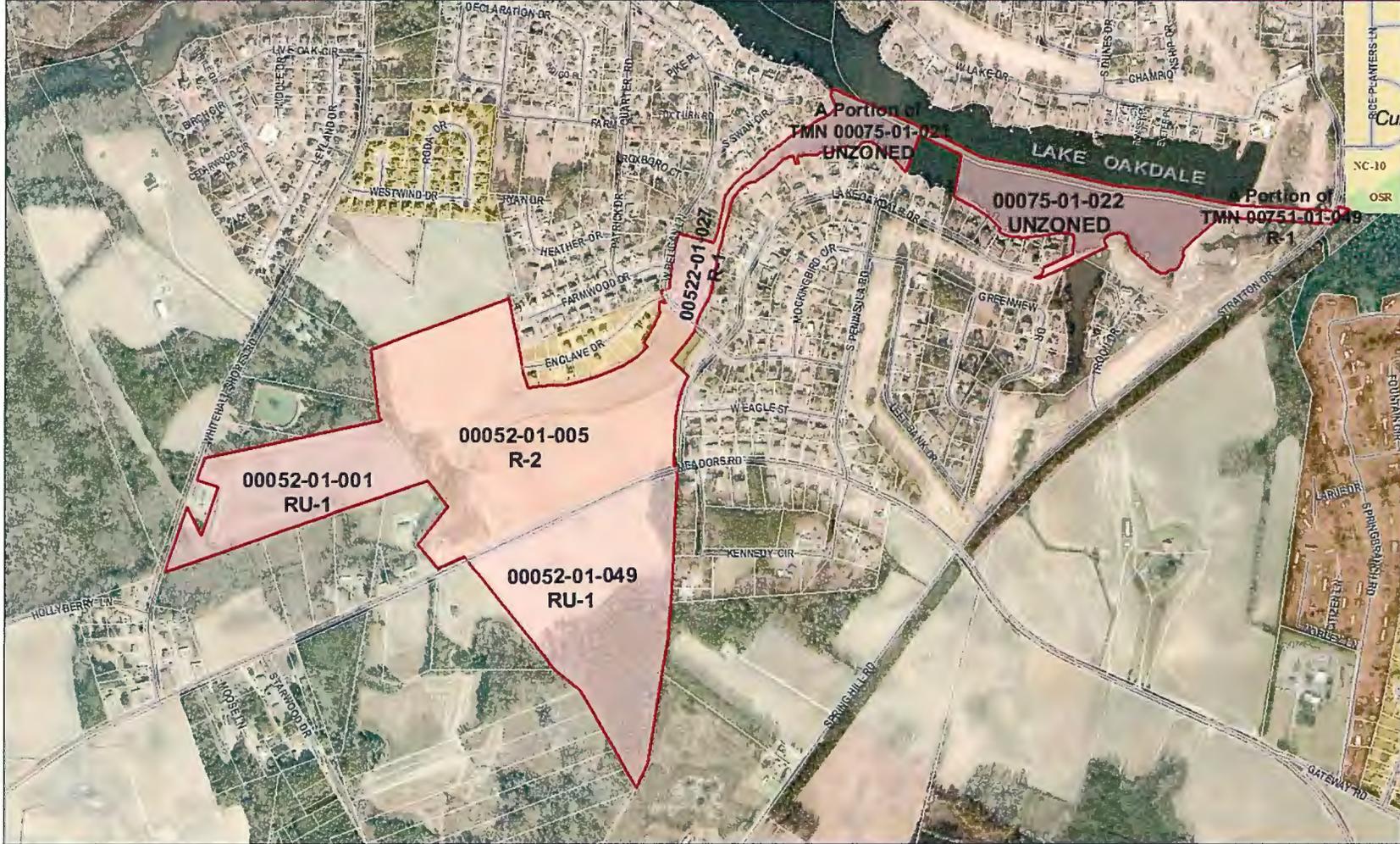
Date 12/4/2015

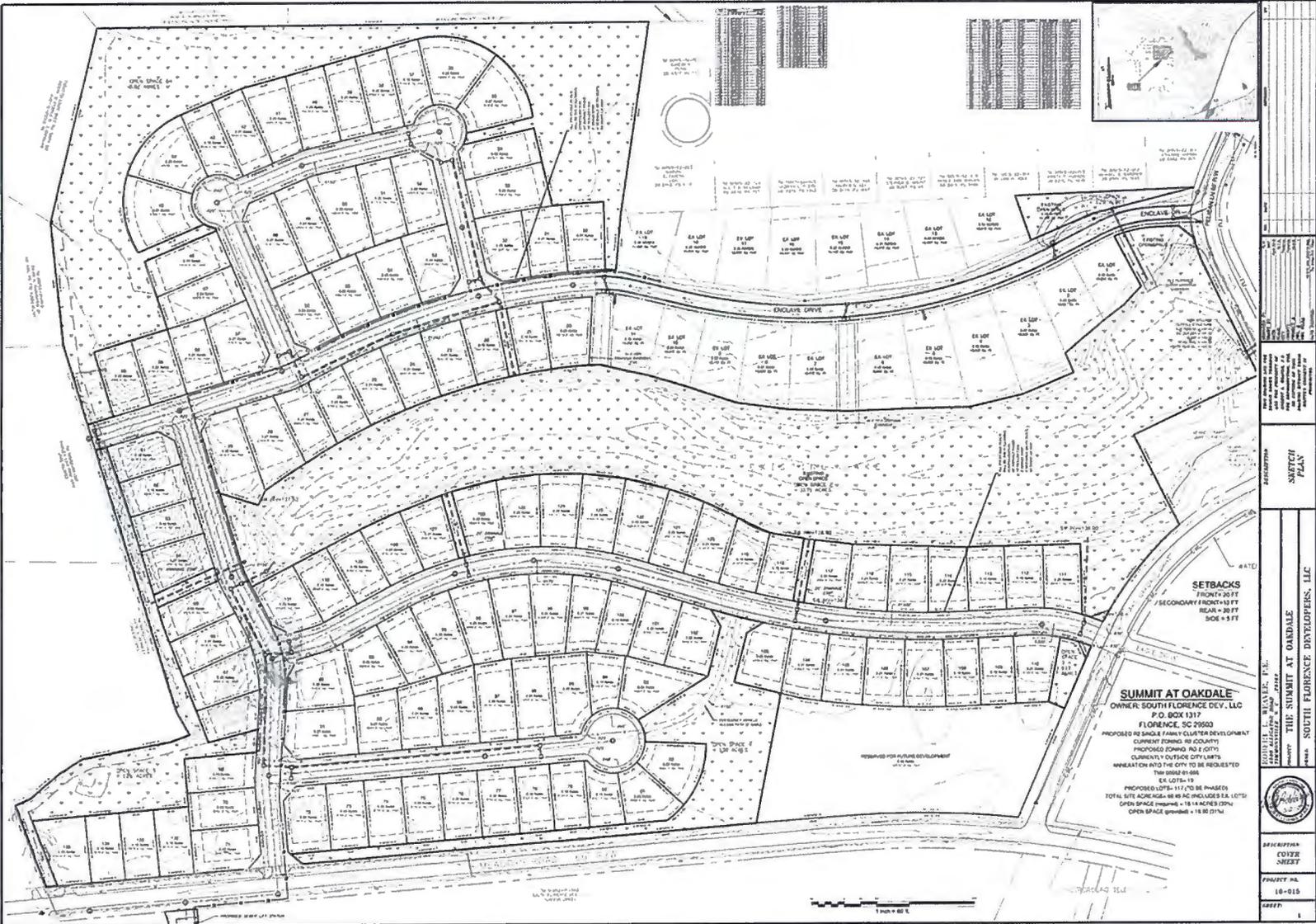




# OAKDALE ANNEXATION: CURRENT ZONING DESIGNATIONS

☐ Tax Parcels included in PC 2018-14    City Limits    FLORENCE, SOUTH CAROLINA    Date: 12/9/2018  
All Other Tax Parcels    All Other Tax Parcels    1 inch = 583 Feet    NORTH





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

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map 00052-01-001  
00522-01-027

3. Annexation is being sought for the following purposes:

*Benefits of City Services & Governance*

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

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

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

Date 4-17-18

*FINKLEA LAW FIRM PROFIT*  
*Spring Place, F1810 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):	FOR OFFICIAL USE ONLY
Date <u>4/19/18</u>	<u>[Signature]</u>

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 <sup>A PORTION OF</sup> 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 growth & development

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

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

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

Date 4-17-18

The Palms Course AT OAKLAND, LLC  
By: Alfred Cassady  
Petitioner

Date \_\_\_\_\_  
Petitioner

Certificates as to ownership on the date of petition Date 4/19/18	FOR OFFICIAL USE ONLY Alfred Cassady
--	---

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

Date 4.17.18

South Florence Developers, LLC  
By: [Signature]  
Petitioner

Date \_\_\_\_\_

Petitioner

\* The Petitioner requests the City provide or cost share in a community det station

Certification as to ownership on the date of petition	FOR OFFICIAL USE ONLY
Date <u>4/19/18</u>	<u>Alfred Casady</u>

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

V. b.  
Bill No. 2018-39  
Second Reading

**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 Bentree 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

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**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**

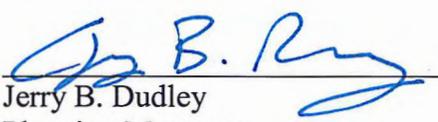
City Council may:

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:**

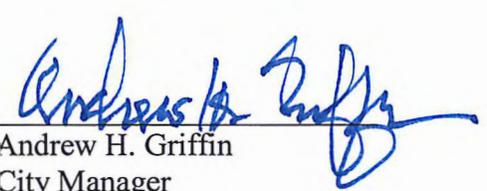
**VI. ATTACHMENTS:**

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



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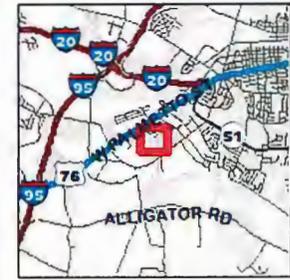
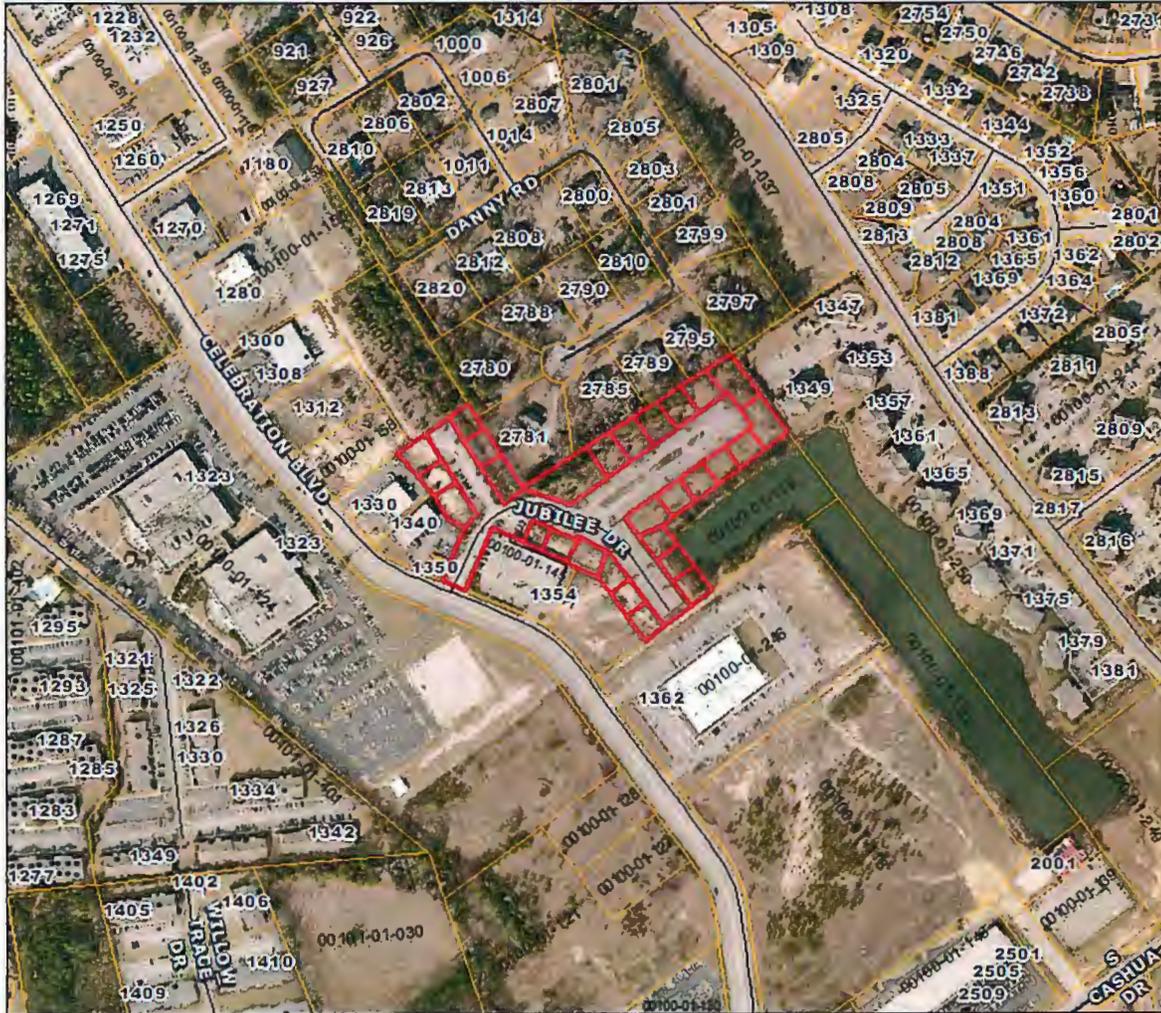
Jerry B. Dudley  
Planning Manager



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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: 5/24/2018



**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. Wukela  
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:**

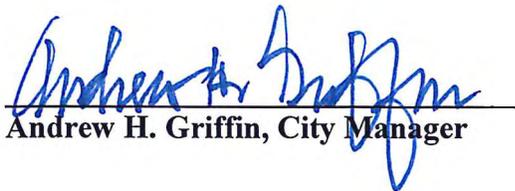
First reading of Ordinance to sell and transfer property to Pecan Healthcare Realty, LLC.

**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**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** January 14, 2019

**AGENDA ITEM:** Ordinance to Annex and Zone Property Owned by Hugh Leatherman LLC located at 2713 Second Loop Road and on South Thomas Road, TMNs 90019-01-003, 90019-01-023, 90019-01-035, 90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040, and 90019-01-041.

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

**I. ISSUE UNDER CONSIDERATION:**

Request to annex properties located at 2713 Second Loop Road and along South Thomas Road, namely Tax Map Numbers 90019-01-003, 90019-01-023, 90019-01-035, 90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040, and 90019-01-041, into the City of Florence and zone them PDD Planned Development District. The request is being made by the property owner, Hugh K. Leatherman.

**II. CURRENT STATUS AND 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 8-0 to recommend the zoning request of PDD Planned Development District, pending annexation.

**III. POINTS TO CONSIDER:**

- (1) This request is being considered for first reading.
- (2) The properties seeking annexation are all zoned Planned Development District in Florence County.
- (3) The proposed zoning, pending annexation, is to adopt the Planned Development District as approved by Florence County.
- (4) City water and sewer service is currently available to the parcel proposed for development along Thomas Road.
- (5) Adjacent properties are zoned Neighborhood Conservation-15 (NC-15) in the city, and unzoned in the County.
- (6) City staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the parcels Planned Development District (PDD) as requested and previously approved in Florence County. This recommendation is based on the character of the existing and proposed uses within the PDD and the character of the existing development adjacent along Second Loop Road.

**IV. PERSONAL NOTES:**

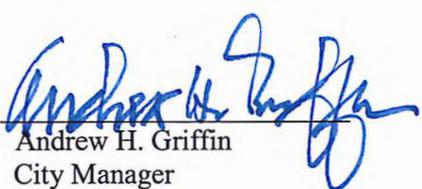
**V. ATTACHMENTS:**

- A. Ordinance
- B. Vicinity Map of Proposed Annexation
- C. Location Map of Proposed Annexation
- D. Adopted Florence County PDD
- E. Petition for Annexation



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Jerry Dudley  
Planning Manager



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Andrew H. Griffin  
City Manager

## Location Map 411 S. Thomas Rd. & 2713 Second Loop Rd.



### Legend

City Limits

Parcels



Department of Planning, Research, and Development

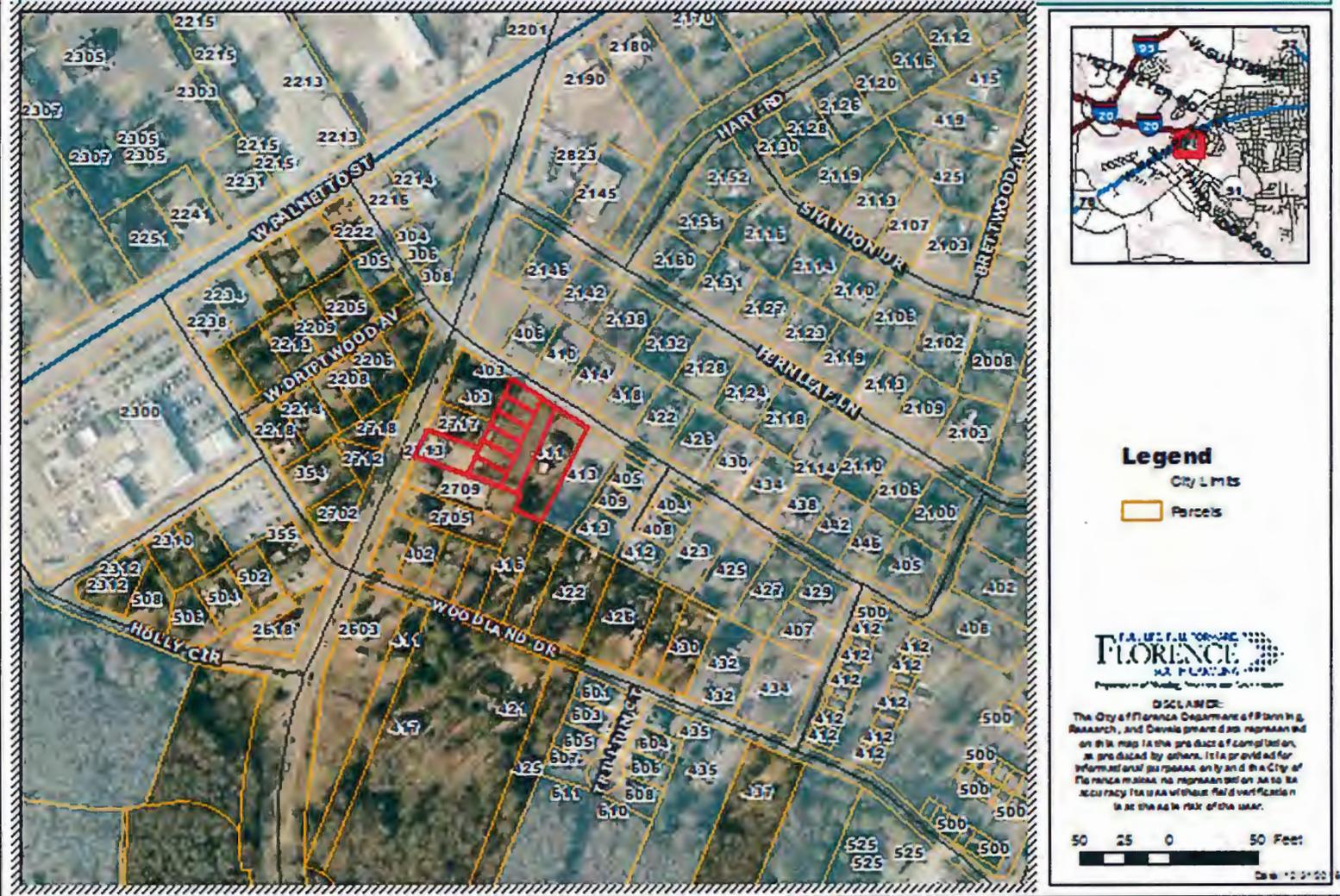
**DISCLAIMER:**  
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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

100 50 0 100 Feet



Date: 12/31/2018

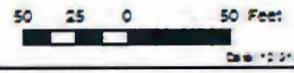
## Vicinity Map 411 S. Thomas Rd and 2713 Second Loop Rd



**Legend**  
 City Limits  
 Parcels



**DISCLAIMER:**  
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Attachment D: Florence County Planned Development District – Ordinance

Sponsor(s) : Planning Commission  
 Planning Commission Consideration : November 28, 2017  
 Planning Commission Public Hearing : November 28, 2017  
 Planning Commission Action : November 28, 2017 [Approved 7-0]  
 First Reading/Introduction : December 14, 2017  
 Committee Referral : N/A  
 County Council Public Hearing : N/A  
 Second Reading : January 18, 2018  
 Third Reading : February 15, 2018  
 Effective Date : Immediately

*Connie Y. Haselden*  
 Council Clerk, certify that  
 this Ordinance was  
 advertised for Public  
 Hearing on 11/9/2017.

ORDINANCE NO. 18-2017/18

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Rezone Property Owned By Leacon, Inc. Located On Second Loop Rd. And S. Thomas Rd., Florence, SC As Shown On Florence County Tax Map No. 90019, Block 01, Parcels 003, 023 And 024; Consisting Of Approx. 1.535 Acres From Unzoned District (UZ) To Planned Development District (PD); And Other Matters Related Thereto.]

WHEREAS:

1. The Florence County Council must be satisfied that this Zoning Atlas amendment will not be injurious from a public health, safety and general welfare outlook and the effect of the change will not negatively impact the immediate environs or the County in general; and
2. The amendment procedure established in the Florence County Code, Chapter 30-Zoning Ordinance has been followed by the Florence County Planning Commission at a public hearing on November 28, 2017.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Property located on Second Loop Rd. and S. Thomas Rd., Florence, SC as shown on Florence County Tax Map No. 90019, Block 01, Parcels 003, 023 and 024 are hereby rezoned to Planned Development District (PD)
2. Provisions in other Florence County Ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable

ATTEST:  
*Connie Y. Haselden*  
 Connie Y. Haselden, Council Clerk  
*D. Malloy McEachin, Jr.*  
 Approved as to Form and Content  
 D. Malloy McEachin, Jr., County Attorney

SIGNED:  
*Kent C. Caudle*  
 Kent C. Caudle, Chairman  
 COUNCIL VOTE: *approved*  
 OPPOSED: 0  
 ABSENT: 0

Enclosure(s)





ORDINANCE NO. 2019 \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY HUGH K. LEATHERMAN, LLC; TMNs 90019-01-003, 90019-01-023, 90019-01-035, 90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040, AND 90019-01-041.**

**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 Hugh K. Leatherman, LLC, owner of TMNs 90019-01-003, 90019-01-023, 90019-01-035, 90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040, and 90019-01-041, to be zoned PDD was 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 classification of PDD Planned Development District;

The properties requesting annexation are shown more specifically on Florence County Tax Map 90019, block 01, parcel 003 (0.232893 acres), Florence County Tax Map 90019, block 01, parcel 023 (0.543414 acres), Florence County Tax Map 90019, block 01, parcel 035 (0.239828 acres), Florence County Tax Map 90019, block 01, parcel 036 (0.085113 acres), Florence County Tax Map 90019, block 01, parcel 037 (0.083286 acres), Florence County Tax Map 90019, block 01, parcel 038 (0.083286 acres), Florence County Tax Map 90019, block 01, parcel 039 (0.083286 acres), Florence County Tax Map 90019, block 01, parcel 040 (0.083286 acres), and Florence County Tax Map 90019, block 01, parcel 041 (0.090619 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 \_\_\_\_\_, 2019

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:** January 14, 2019

**AGENDA ITEM:** Ordinance to annex and zone properties represented by Lowe Investments, LLC located along Alligator Road and Twin Church Road, including portions of TMNs 00076-01-011, 00076-01-012, 00076-01-058, and 00076-01-142.

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

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex properties located along Alligator Road and Twin Church Road, including portions of TMNs 00076-01-011, 00076-01-012, 00076-01-058, and 00076-01-142, into the City of Florence and zone them General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR). The request is being made by the agent for the property owners, Phillip Lowe.

**II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:**

- (1) On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter.
- (2) The Planning Commission voted 8-0 to recommend the zoning request of PDD Planned Development District, pending annexation approval.

**III. POINTS TO CONSIDER:**

- (1) This request is being considered for first reading.
- (2) The properties seeking annexation are all unzoned in Florence County.
- (3) The proposed zonings, pending annexation, are General Residential-3 (RG-3) for TMNs 00076-01-011, 00076-01-012, and part of 00076-01-058; Commercial General (CG) for the remainder of 00076-01-058; and Open Space Recreation (OSR) for the strip of TMN 00076-01-142 providing contiguity.
- (4) City water service is currently available. City sewer services are currently unavailable to the parcels, and the applicant has agreed to sufficiently fund the sewer extension project such that it is financially feasible for the City per a development agreement..
- (5) City staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the parcels as requested.

**IV. PERSONAL NOTES:**

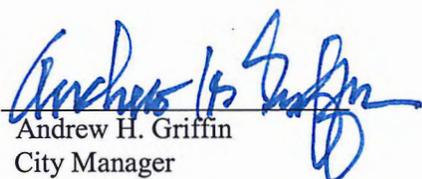
**V. ATTACHMENTS:**

- A. Ordinance
- B. Vicinity Map of Proposed Annexation
- C. Location Map of Proposed Annexation
- D. Petition for Annexation Forms



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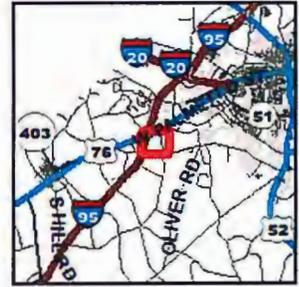
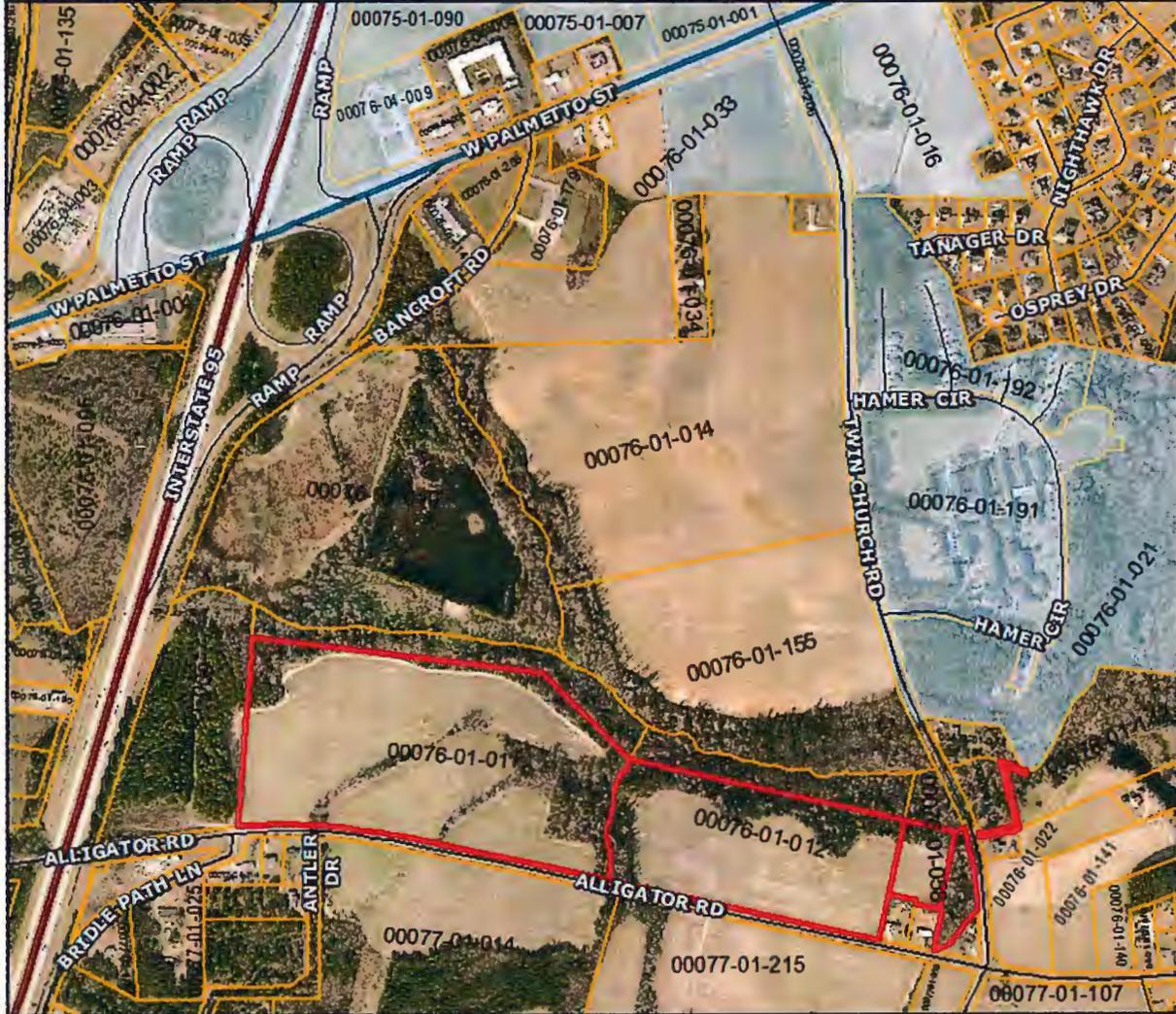
Jerry Dudley  
Planning Manager



---

Andrew H. Griffin  
City Manager

### Vicinity Map - Alligator Road



- 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: 1/3/2015

**ALLIGATOR ROAD: LOCATION AND PROPOSED ZONING DESIGNATIONS**

Legend:  
[Red outline] Alligator West Annexation  
[Black line] All Other Roads  
[Grey line] State  
[Blue line] Interstate  
[Blue line] US  
[Yellow outline] City Limits  
[Yellow outline] Parcels  
[North arrow] NORTH

**FLORENCE** Date: 1/3/2019  
Scale: 1 inch = 300 feet



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: Partial annexation of 00076-01-142. See attached Annexation Map.

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

Florence County Tax Map  
00076-01-142 (partial)

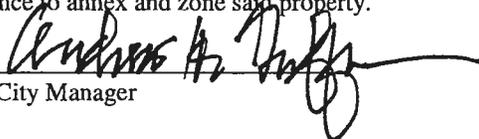
- 3. Annexation is being sought for the following purposes:  
Open Space Recreational
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.
- 5. The owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property.

Date 1-15-18

  
Option/Contract Holder: Lowe Investments, LLC

The City of Florence acknowledges that the owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property.

Date 1-7-19

  
City Manager

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

Total Residents	<u>1</u>
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Signatures of freeholder property owners attached on the following page

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

Partial annexation of: 00076-01-012; 00076-01-011; 00076-01-058

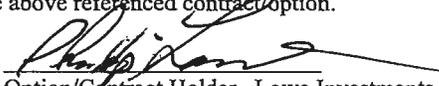
See annexation Map

3. Annexation is being sought for the following purposes:

Residential and Commercial development

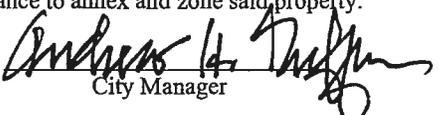
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.
5. The owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property. Second reading will not occur until after the closing on the sale of the property pursuant to the above referenced contract option.

Date 11-19-18

  
Option/Contract Holder Lowe Investments, LLC  
By: Phillip Lowe

The City of Florence acknowledges that the owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property.

Date 1-7-19

  
City Manager

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

Total Residents	<u>+/-270 projected</u>
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Signatures of freeholder property owners attached on the following page

PETITION FOR ANNEXATION - Page 2

Florence County Tax Map(s) 00076-01-012; 00076-01-058; 00076-01-011

Date 11-17-18

Ang L. Reaves  
Petitioner

Date 11/17/18

Michael M. Reaves  
Petitioner

Date 11-18-18

[Signature]  
Petitioner

Date 11-18-18

Heath H L  
Petitioner

Date 11/18/18

[Signature]  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

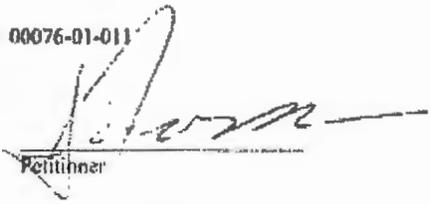
Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

PETITION FOR ANNEXATION - Page 2

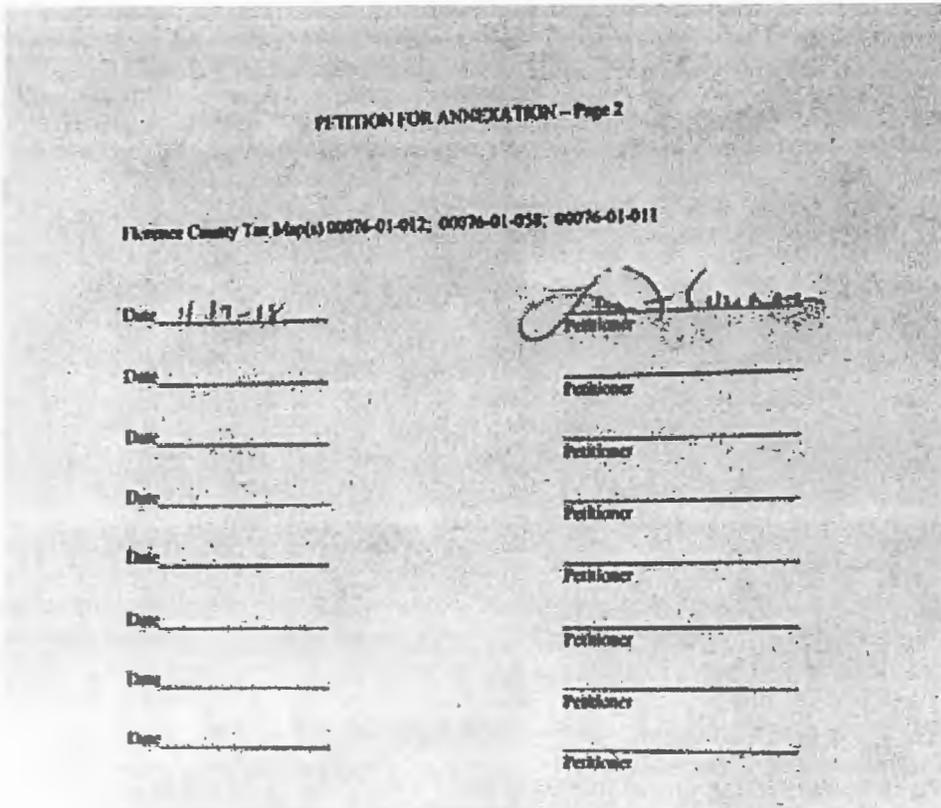
Florence County Tax Map(s) 00076-01-012; 00076-01-058; 00076-01-011

Date 11-17-18

  
\_\_\_\_\_  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner



ORDINANCE NO. 2019 \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LOWE INVESTMENTS, LLC, PORTIONS OF TMNs 00076-01-011, 00076-01-012, 00076-01-058, AND 00076-01-142.**

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

**WHEREAS,** application by Lowe Investments, LLC, agent for the property owners, for portions of TMNs 00076-01-011, 00076-01-012, and a portion of 00076-01-058 to be zoned RG-3, a portion of TMN 00076-01-058 to be zoned CG, and a portion of TMN 00076-01-142 to be zoned OSR was 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 appropriate zoning district classifications;

The properties requesting annexation are shown more specifically on Florence County Tax Map 00076, block 01, parcel 011 (43.36 acres), Florence County Tax Map 00076, block 01, parcel 012 (21.97 acres), Florence County Tax Map 00076, block 01, parcel 058 (4.53 acres), and Florence County Tax Map 00076, block 01, parcel 142 (0.36 acres).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2019 - \_\_\_\_\_  
Page 2

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** January 14, 2019

**AGENDA ITEM:** Ordinance to annex and zone property owned by Tim Huntley located at 3102 Hoffmeyer Road, TMN 00098-01-099

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

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located at 3102 Hoffmeyer Road, namely Tax Map Number 00098-01-099, into the City of Florence and zone it Commercial General (CG). The request is being made by the property owner, Tim Huntley.

**II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:**

- (1) On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter.
- (2) The Planning Commission voted 8-0 to recommend the zoning request of Commercial General (CG), pending annexation approval.

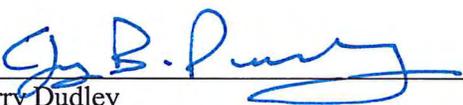
**III. POINTS TO CONSIDER:**

- (1) This request is being considered for first reading.
- (2) A portion of the parcel is currently developed with a convenience store/fuel station (corner of Hoffmeyer and North Ebenezer Roads). The remainder of the parcel located along Hoffmeyer Road is undeveloped.
- (3) The proposed zoning, pending annexation, is Commercial General (CG).
- (4) City water service is currently available. Sewer service is not available without an extension; however, it is economically feasible for the City to extend sewer to serve this property. Adjacent properties are unzoned in the County. Contiguity is provided via Waterchase Apartments along Hoffmeyer Road, which is zoned Neighborhood Conservation-6.3 (NC-6.3).
- (5) City staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the parcel Commercial General (CG) as requested. This recommendation is consistent with the development that has already taken place on the parcel. Furthermore, other development in the area has created heavier traffic along the Hoffmeyer Road corridor making this property more conducive to commercial development.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- A. Ordinance
- B. Vicinity Map of Proposed Annexation
- C. Location Map of Proposed Annexation
- D. Petition for Annexation Forms

  
\_\_\_\_\_  
Jerry Dudley  
Planning Manager

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager



## Location Map - 3102 Hoffmeyer Road



### Legend

-  City Limits
-  Parcels



**DISCLAIMER:**  
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500 250 0 500 Feet



Date: 14/2019

Attachment D: Petition for Annexation Form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map 00098-01-099

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

City Services

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

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

Total Residents \_\_\_\_\_  
 Race \_\_\_\_\_  
 Total 18 and Over \_\_\_\_\_  
 Total Registered to Vote \_\_\_\_\_

Commercial Property

\* Date 11/15/2018

[Signature]  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>11-15-18</u>	<u>13</u>

ORDINANCE NO. 2019 \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY TIM HUNTLEY; TMN 00098-01-099**

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

**WHEREAS,** application by Tim Huntley, owner of TMN 00098-01-099 to be zoned CG was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property 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 classification of Commercial General Zoning District;

The property requesting annexation is shown more specifically on Florence County Tax Map 00098, block 01, parcel 099 (8.524556 acres).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2019 - \_\_\_\_\_  
Page 2

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** January 14, 2019

**AGENDA ITEM:** Ordinance to Annex and Zone Property Owned by F. Gene Todd, located at 704 Manchester Avenue, TMNs 90069-04-010 and 90069-04-011.

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

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex properties located at 704 Manchester Avenue, namely Tax Map Numbers 90069-04-010 and 90069-04-011, into the City of Florence and zone them Neighborhood Conservation-15 (NC-15). The request is being made by the property owner's daughter, Charlotte Tilton, on his behalf.

**II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:**

- (1) On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter.
- (2) The Planning Commission voted 8-0 to recommend the zoning request of Neighborhood Conservation-15 (NC-15), pending annexation approval.

**III. POINTS TO CONSIDER:**

- (1) This request is being considered for first reading.
- (2) The properties seeking annexation are zoned R-1 in Florence County.
- (3) TMN 90069-04-011 has a single family house on it; TMN 90069-04-010 contains the driveway and side yard for that house, composing a double lot.
- (4) The proposed zoning, pending annexation, is Neighborhood Conservation-15 (NC-15).
- (5) City water and sewer services are currently available to the parcel.
- (6) Adjacent properties are zoned Neighborhood Conservation-15 (NC-15).
- (7) City staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the parcels Neighborhood Conservation-15 (NC-15) as requested. This recommendation is based on the current use and the character of the neighborhood.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- A. Ordinance
- B. Vicinity Map of Proposed Annexation
- C. Location Map of Proposed Annexation
- D. Petition for Annexation Form

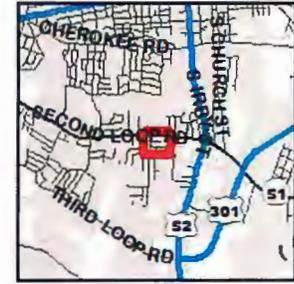
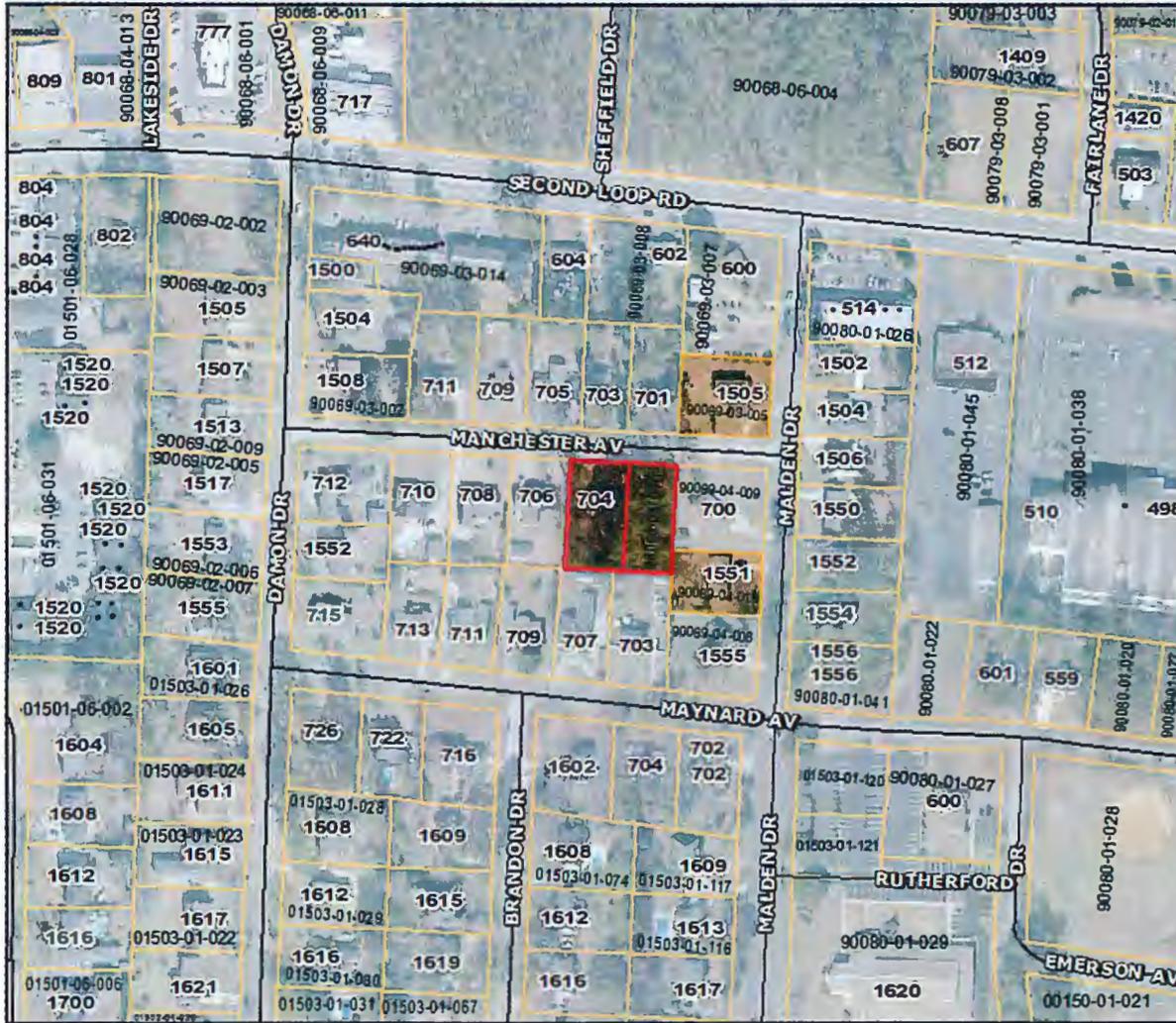


Jerry Dudley  
Planning Manager



Andrew H. Griffin  
City Manager

### Vicinity Map - 704 Manchester Avenue



**Legend**

City Limits

Parcels



**DISCLAIMER:**  
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Date: 1/9/2019

# Location Map - 704 Manchester Avenue



## Legend

- City Limits
- Parcels



**DISCLAIMER:**  
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Date: 1/9/2019

Attachment D: Petition for Annexation Form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map 90069-04-010 + -011

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

City services

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

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

Total Residents	<u>2</u>
Race	<u>cauc.</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 11/15/18

Charlotta Jilton  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Certification as to ownership on the date of petition	FOR OFFICIAL USE ONLY
Date <u>11-15-18</u>	<u>AB</u>

ORDINANCE NO. 2019 \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY F. GENE TODD; TMNs 90069-04-010 AND 90069-04-011.**

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

**WHEREAS,** application by Charlotte Tilton, acting as agent for F. Gene Todd, owner of TMNs 90069-04-010 and 90069-04-011, to be zoned NC-15 was 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 classification of Neighborhood Conservation-15 (NC-15);

The properties requesting annexation are shown more specifically on Florence County Tax Map 90069, block 04, parcel 010 (0.301383 acres) and Florence County Tax Map 90069, block 04, parcel 011 (0.367082 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 \_\_\_\_\_, 2019

Approved as to form:

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela,  
Mayor

Attest:

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk

**VII. a.  
Resolution  
No. 2019-01**

**FLORENCE CITY COUNCIL MEETING**

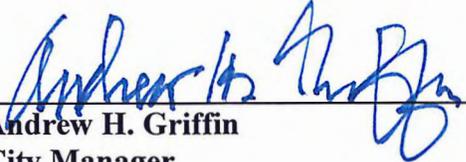
**DATE:** January 14, 2019  
**AGENDA ITEM:** Resolution No. 2019-01  
**DEPARTMENT/DIVISION:** City Council – Councilman George Jebaily  
**ISSUE UNDER CONSIDERATION:** A Resolution Celebrating Masterworks Choir’s 40<sup>th</sup> Anniversary

**I. CURRENT STATUS:**

1. This is Masterworks Choir’s 40<sup>th</sup> year of presenting free concerts to the Florence community.
2. The Masterworks Choir has previously represented the Florence Community in Washington, D.C., Vienna, Austria and New York City.
3. In June 2019, the Masterworks Choir will commemorate its 40<sup>th</sup> Anniversary with a tour of Central Europe.

**II. ATTACHMENT:**

Resolution No. 2019-01

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager

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

## RESOLUTION OF RECOGNITION

- Whereas,** In 1979 the Masterworks Choir was founded to satisfy the desire of musicians throughout the Pee Dee Region to present programs of serious choral music. The choir was soon incorporated and board members were elected. Central United Methodist Church offered their facilities for rehearsals and performances; and
- Whereas,** William B. Mills, was the Founder and Director of the Masterworks Choir until he passed away in 2012 and Dr. William Carswell was then named the Music Director; and
- Whereas,** In the summer of 1995, the choir toured Austria and Germany giving concerts in Vienna, Melk and Salzburg; and
- Whereas,** The choir has participated twice in the Festival of Churches program in Charleston as part of Piccolo Spoleto and has sung in the National Cathedral in Washington, DC; and
- Whereas,** the Masterworks Choir has participated for several years in local events including Arts Alive and The South Carolina Pecan Festival; and
- Whereas,** In 2005, the Masterworks Choir was selected to perform the works of nationally renowned composer, Robert Powell, at a concert in his honor in his home church in Greenville, SC; and
- Whereas,** the Choir sang at Carnegie Hall in New York City in 2014 with internationally acclaimed composer and conductor, John Rutter and in June 2016, Masterworks participated in a performing tour of Italy singing in Venice, Florence and St. Peter's Basilica in Rome; and
- Whereas,** In June 2019, the Masterworks Choir will commemorate its 40<sup>th</sup> anniversary with a tour of Central Europe, including performances in Prague, Budapest, Vienna and Salzburg; and
- Whereas,** programs are financed by choir members' dues, private contributions, grants and donations from local businesses and civic organization with no subscription system of any kind being maintained and no tickets being sold. Admission to all concerts is free to the public.

**NOW, THEREFORE, BE IT RESOLVED,** that the Florence City Council recognizes and congratulates the

### MASTERWORKS CHOIR

on their 40<sup>th</sup> anniversary. Florence City Council extends its deepest appreciation for the outstanding contributions made by the Masterwork Choir to the Florence community.

**Dated this 14<sup>th</sup> day of January, 2019**

---

**Stephen J. Wukela, Mayor**

**ATTEST:**

---

**Dianne M. Rowan, Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** January 14, 2019

**AGENDA ITEM:** Resolution

**DEPARTMENT/DIVISION:** General Services

**I. ISSUE UNDER CONSIDERATION**

A resolution authorizing the City of Florence to participate in the HUD public offering as part of the SECTION 108 LOAN GUARANTEE ASSISTANCE PROGRAM to refinance the existing note obligation in the original principal amount of \$1,000,000 for the Levy Park and Barnes Street Recreational improvements.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

At the November 2005 City Council meeting, City Council authorized staff to apply for a \$1,000,000 Section 108 loan. These funds were used to redevelop the Levy Park and Barnes Street recreational facilities. The city dedicates a portion of its annual CDBG allocation to repay the Section 108 loan.

**III. POINTS TO CONSIDER**

- A. The City of Florence's current note has a balance of \$ 350,000. Based on current estimates, the net savings to the City of Florence would be approximately \$16,778 between now and the note's final maturity date.
- B. The City of Florence will have to pay issuance costs on the new note, which are expected to be approximately 0.5% of the loan amount. The issuance costs are estimated to be approximately \$1,750. CDBG funds can be used to pay these costs.

- C. See below the City's current interest rates under the Series 2008-A note compared to the projected interest rates for the Series 2019-A offering (based on current US Treasury yields and estimated spreads):

Payment Date	2008-A	2019-A*
Aug 1, 2019	4.87%	2.89%
Aug 1, 2020	4.96%	3.05%
Aug 1, 2021	5.05%	3.08%
Aug 1, 2022	5.13%	3.13%
Aug 1, 2023	5.19%	3.15%

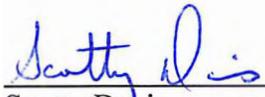
\*Estimated rates as of 11/26/2018

**IV. STAFF RECOMMENDATION**

Approve and adopt the resolution as presented.

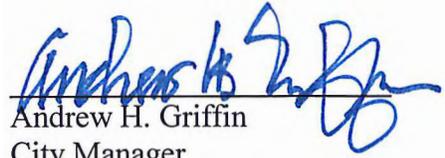
**V. PERSONAL NOTES:**

**VI. ATTACHMENTS**



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Scotty Davis  
Director of General Services



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Andrew H. Griffin  
City Manager

**RESOLUTION NO. 2019 - 02**

**RESOLUTION AUTHORIZING CITY OF FLORENCE TO PARTICIPATE IN THE HUD PUBLIC OFFERING AS PART OF THE SECTION 108 LOAN GUARANTEE ASSISTANCE PROGRAM TO REFINANCE THE EXISTING NOTE OR OTHER OBLIGATION IN THE ORIGINAL PRINCIPAL AMOUNT OF \$1,000,000 FOR THE LEVY PARK AND BARNES STREET RECREATIONAL IMPROVEMENTS.**

**WHEREAS**, the City of Florence, by Resolution adopted November 14, 2005, authorized an application seeking loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, from the United States Department of Housing and Urban Development (“HUD”), and did authorize David Williams to execute the documents necessary to accomplish the transaction, and did accept HUD’s guarantee of Section 108 note number B-05-MC-45-0007 for the recreational projects under a Section 108 Contract for Loan Guarantee Assistance; and

**WHEREAS**, the assistance provided by HUD was the guarantee of a note in the original principal amount of \$1,000,000 plus interest thereon; and

**WHEREAS**, HUD has notified the City of Florence that a public offering will occur in February 2019 and to participate the City of Florence\_ must immediately notify HUD of its intention to refinance all or a portion of its existing Section 108 commitment through the public offering; and

**WHEREAS**, HUD may require, as a condition of participation in the public offering, that the City of Florence execute documents related to the transaction, and whereas the City of Florence has previously agreed to pay the City of Florence’s share, as determined by HUD, of the customary and usual issuance, underwriting, and other costs related to the public offering and future administration of the Note and the trust certificates; and

**WHEREAS**, it is economically sound and in the best interest of the City of Florence to accept more favorable fixed rates of interest under the Section 108 Loan Guarantee program offered by HUD under the public offering;

**NOW THEREFORE BE IT RESOLVED BY** the Florence City Council, that Andrew H. Griffin, or his duly authorized agent, shall notify HUD of the City of Florence’s desires to participate in the February 2019 public offering by HUD through the loan guarantee assistance program under Section 108 of the Housing and Community Development Act of 1974, as amended, for the existing obligation B-05-MC-45-0007 in the original principal amount of \$1,000,000, and to refinance the original principal amount of \$1,000,000 at such rates of interest that will be determined by HUD at the time of the public offering.

**BE IT FURTHER RESOLVED HEREBY**, Andrew H. Griffin is authorized to execute the necessary documents as required by HUD to refinance the existing guaranteed Section 108 Note, and to execute such other documents, contracts, amendments and agreements with HUD, and to authorize payment of any required fees, as may be necessary to effectuate this refinancing transaction.

This resolution shall be effective from and after the date of its adoption, this 14th day of January, 2019.

ADOPTED, this 14th day of January, 2019.

Approved as to form:

\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

\_\_\_\_\_  
Stephen J. Wukela, Mayor

Attest:

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk