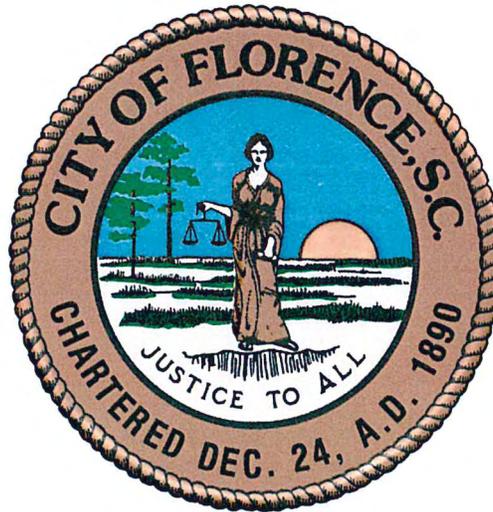


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
FEBRUARY 11, 2019
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, FEBRUARY 11, 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

January 14, 2019 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Teresa Eaton – 15 years – Finance & Accounting

James Woodard – 10 years – Distribution Operations

Charles McClain – 10 years – Recreation Programs

Jermaine Downs – 10 years – Utility Finance

David Meggs – 10 years – Distribution Operations

EDUCATIONAL RECOGNITION

*Keith Harris – Passed his “C” Water Operator Certification Exam on
January 15, 2019.*

*Robert Manning – Passed his “C” Wastewater Operator Certification Exam on
January 22, 2019.*

*Robert Hyman – Passed his “C” Water Operator Certification Exam on
January 29, 2019.*

*Travis Scott – Completed all requirements at Columbia College for his
Bachelor of Arts degree in Criminal Justice*

V. APPEARANCE BEFORE COUNCIL

- a. *Mr. Mark Allen and Mr. Ronnie Summersett – to speak to Council regarding stormwater issues on St Anthony Drive.*

VI. ORDINANCES IN POSITION

- a. **Bill No. 2019-01 – Second 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 – Second 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 – Second 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 – Second 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 ORDINANCES

- a. **Bill No. 2019-05 – First Reading**
An Ordinance authorizing the conveyance of the real estate known as Tax Map Parcel 90060-02-010, described more fully on Exhibit “A” attached to the Ordinance, to Rosezina McCrae.

VIII. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2019 – 03**
A Resolution to adopt the US 76 Gateway Corridor Study
- b. **Resolution No. 2019 – 04**
*A Resolution by the City Council of the City of Florence, South Carolina, Approving Redevelopment Grants in the Downtown HI Overlay District.
(Note: To be discussed in Executive Session)*
- c. **Resolution No. 2019 – 05**
A Resolution to honor Jazz on Dargan’s contributions to the efforts to revitalize Downtown Florence.

IX. EXECUTIVE SESSION

- a. Discussion of negotiations incident to proposed Contractual arrangements [30-4-70(a)(2)].**

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

X. ADJOURN

**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**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the regular meeting to order at 1:03 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 and Mrs. Tonya Brown of WPDE TV 15 were present for the meeting.

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

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the December 10, 2018 Regular City Council meeting. Councilman Jebaily seconded the motion.

The minutes were unanimously adopted.

HONORS AND RECOGNITIONS

RETIREMENT RECOGNITIONS

Mayor Wukela presented Major Karen Acosta a plaque in recognition of her retirement from the City of Florence on August 22, 2018. Major Acosta began her career with the City of Florence Police Department on September 20, 1999 and retired on August 22, 2018.

Cpl. John (Steve) Rogers received a plaque in recognition of his retirement from the City of Florence Police Department. Cpl. Rogers began his career on June 14, 1999 and retired on November 9, 2018.

SERVICE RECOGNITIONS

Sgt. Anthony (Tony) Judkins was presented a Certificate of Recognition by Mayor Wukela for completing 25 years of service with the City of Florence Police Department.

Mayor Wukela presented Laneir (Stacey) Henneghan-Rowell a Certificate of Recognition for completing 15 years of service with the City of Florence.

EDUCATIONAL RECOGNITIONS

Robert Manning received an Educational Recognition for successfully passing 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. Jerry received an Educational Recognition for this accomplishment.

ORDINANCES IN POSITION

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.

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 adopted on second reading.

Councilwoman Williams-Blake recused herself from all discussions and voting related to this issue.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-20. Councilwoman Moore seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2018-20 on second reading.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-39. Councilman Willis seconded the motion, which carried unanimously.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-40. Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2018-40.

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.

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 adopted on second reading.

Councilwoman Moore made a motion to adopt Bill No. 2018-41. Councilwoman Ervin seconded the motion.

Bill No. 2018-41 was adopted unanimously on second reading.

INTRODUCTION OF ORDINANCES

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.

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; 90019-01-038; 90019-01-039; 90019-01-040 and 90019-01-040 was passed on first reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 14, 2019 – PAGE 4**

Mayor Pro tem Brand made a motion to pass Bill No. 2019-01. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that the property is located along Second Loop Road and South Thomas Road. The properties located along South Thomas Road are the residential component of this Planned Development. There is an existing commercial component located along Second Loop Road.

Currently the property is zoned Planned Development in the County. There is an approved Planned Development for the location which retains the commercial component, a small business located along Second Loop.

The proposed zoning, pending annexation, is to adopt the Planned Development District as approved by Florence County.

City water and sewer service is currently available to the parcel proposed for development along Thomas Road.

Adjacent properties are zoned Neighborhood Conservation-15 (NC-15) in the city and unzoned in the County.

On May 8, 2018 the City of Florence Planning Commission held a public hearing on this matter.

The Planning Commission voted 8-0 to recommend the zoning request of PDD Planned Development District, pending annexation.

City staff recommends to 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.

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.

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 was passed on first reading.

Councilwoman Moore made a motion to pass Bill No. 2019-02 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported the property is located in the area of Twin Church Road and Alligator Road.

The property owner has petitioned to annex and zone portions of these parcels. The proposed zoning, pending annexation, for the property along Alligator Road is RG-3, General Residential (for TMNs 00076-01-011, 00076-01-012 and part of 00076-01-058). The proposed zoning, pending annexation, for the remainder of parcel 00076-01-058 is Commercial General (CG) and Open Space Recreation (OSR) for the strip of TMN 00076-01-142 that provides contiguity.

City water service is currently available. City sewer services are currently unavailable to the parcels. A lift station to serve the development will be installed by the developer.

Adjacent properties in the County are unzoned. Contiguity is provided through a 20 foot strip from Methodist Manor, which is zoned General Residential-1 (RG-1) in the city.

On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter. The Planning Commission voted 8-0 to recommend the zoning request of General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR), pending annexation approval.

Council voted unanimously to pass Bill No. 2019-02.

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.

An Ordinance to annex and zone property owned by Tim Huntley and located at 3102 Hoffmeyer Road, TMN 00098-01-099 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2019-03 on first reading. Councilman Willis seconded the motion.

A request has been received from the property owner to annex this property into the City and zone it Commercial General (CG). A portion of the parcel is currently developed with a convenience store/fuel station on the corner of Hoffmeyer and North Ebenezer Roads. The remainder of the parcel located along Hoffmeyer Road is undeveloped.

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).

On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter.

The Planning Commission voted 8-0 to recommend the zoning request of Commercial General (CG), pending annexation approval.

Council voted unanimously to pass Bill No. 2019-03 on first reading.

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.

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 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2019-04 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this property consists of a lot and a half within a single family detached neighborhood. TMN 90069-04-011 has a single family house on it and TMN 90060-04-010 contains the driveway and side yard for the house.

The proposed zoning, pending annexation, is Neighborhood Conservation-15 (NC-15).

City water and sewer services are currently available to the parcel.

Adjacent properties are zoned Neighborhood Conservation-15 (NC-15).

On December 11, 2018, the City of Florence Planning Commission held a public hearing on this matter.

The Planning Commission voted 8-0 to recommend the zoning request of Neighborhood Conservation-15 (NC-15), pending annexation approval.

Bill No. 2019-04 was passed unanimously on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2019 – 01

A RESOLUTION OF RECOGNITION FOR THE MASTERWORKS CHOIR

A Resolution of Recognition for the Masterworks Choir was adopted by Council.

Councilman Jebaily made a motion to adopt Resolution No. 2019-01. Mayor Pro tem Brand seconded the motion.

Councilman Jebaily read the Resolution and presented it to Dr. William Carswell, Music Director and Mr. Howard Efirid.

Council voted unanimously to adopt Resolution No. 2019-01.

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.

A Resolution authorizing the City of Florence to participate in the HUD Public Offering as part of the Section 108 Loan Guarantee Assistance Program was adopted by Council.

Mr. Scotty Davis, Director of Community Services reported that in 2005 the City received a \$1 million loan from HUD. This loan was backed through CDBG monies and was used to redevelop Barnes Street Activity Center and Levy Park. The City has been repaying the loan for several years and there is about five years left to repay the balance of \$350,000. HUD has made an offer to the City to refinance the loan. Refinancing the loan would result in a savings of about \$16,000 over five years for the City. If approved by Council, this would not cost any up-front money except for the \$1,750 fee.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2019-02. Councilwoman Ervin seconded the motion, which carried unanimously.

ADJOURN

Councilman Willis made a motion to adjourn the regular Council meeting. Without objection, the meeting was adjourned at 1:45 p.m.

Dated this 11th day of February, 2019.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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.

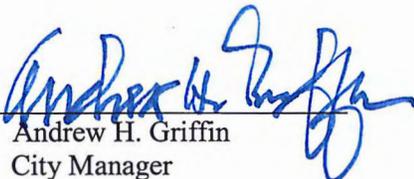
IV. PERSONAL NOTES:

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



Jerry Dudley
Planning Manager



Andrew H. Griffin
City Manager

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



- Legend**
-  City Limits
 -  Parcels

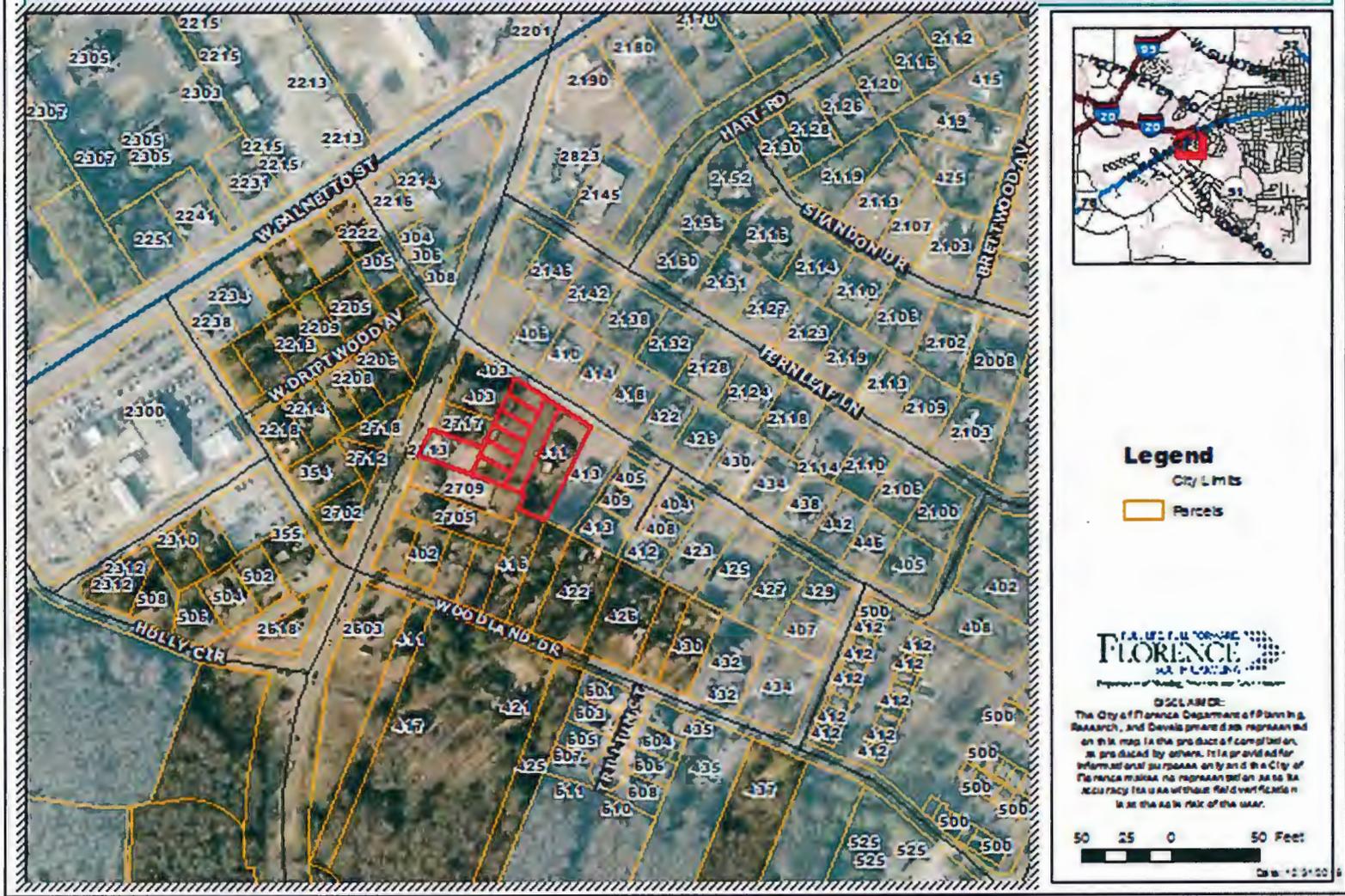


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of completion, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 12/31/2018

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



Legend
 --- City Limits
 [Yellow Outline] Parcels



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development does not represent or warrant that the information shown on this map is the product of a completed, or produced by others. It is provided for informational purposes only and is not a City of Florence official representation. The City of Florence makes no representation as to the accuracy of the information and does not warrant its accuracy in the absence of a survey.



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 Leason, 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. Mulloy McEachin, Jr.
 Approved as to Form and Content
 D. Mulloy McEachin, Jr., County Attorney

SIGNED:

Kent C. Caudle
 Kent C. Caudle, Chairman

COUNCIL VOTE: *approved*
 OPPOSED:
 ABSENT:

Enclosure(s)

Attachment E: 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 90019-01-003, 90019-01-023, 90019-01-035,
90019-01-036, 90019-01-037, 90019-01-038, 90019-01-039, 90019-01-040,
90019-01-041

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

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

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

✱

Date 1-4-19

[Signature]
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition: Date <u>1/4/19</u>	FOR OFFICIAL USE ONLY <u>[Signature]</u>
--	---

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: Public hearing and 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

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 General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR), 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) The only uses that may be developed under the proposed zoning, per the City of Florence *Unified Development Ordinance*, are those permitted in the General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR) zoning districts.
- (5) City water service is currently available. City sewer services are currently unavailable to the parcels. A lift station to serve the development will be installed by the developer.
- (6) Adjacent properties in the County are unzoned. Contiguity is provided through a 20 foot strip from Methodist Manor, which is zoned General Residential-1 (RG-1) in the city.
- (7) 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

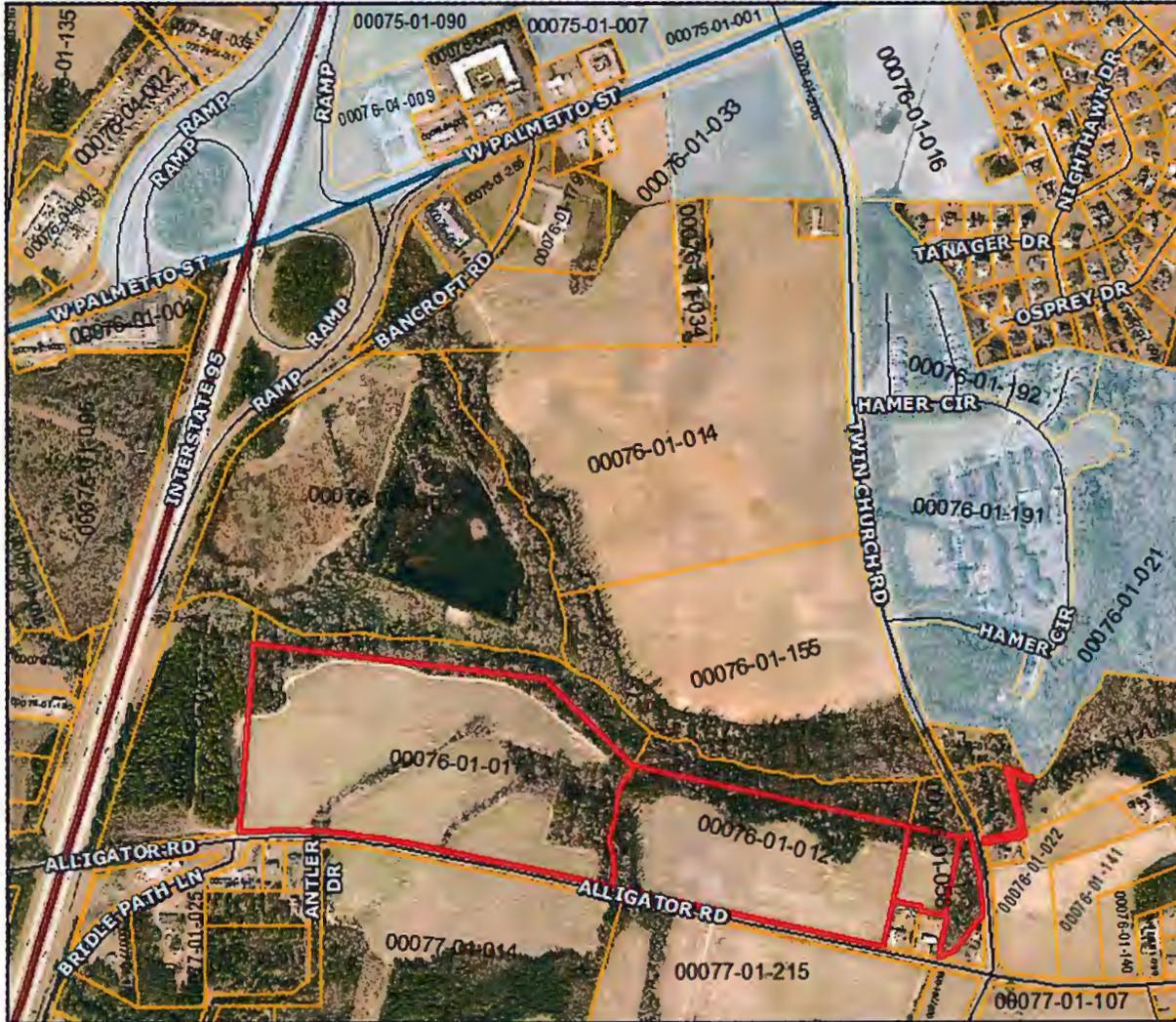


Jerry Dudley
Planning Manager



Andrew H. Griffin
City Manager

Vicinity Map - Alligator Road



Legend

- City Limits
- Parcels



DISCLAIMER:
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500 250 0 500 Feet

Date: 12/2019

ALLIGATOR ROAD: LOCATION AND PROPOSED ZONING DESIGNATIONS

Legend:
[Red outline] Alligator West Annexation
[Thin black line] All Other Roads
[Thick black line] State
[Thick blue line] Interstate
[Thin blue line] US
[Yellow outline] City Limits
[Yellow outline] Parcels
City Limits FLORENCE
DATE: 1/3/2019
1 inch = 300 feet
NORTH



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

Philip Lowe
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

Andrew A. [Signature]
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	<u> </u>
Total 18 and Over	<u> </u>
Total Registered to Vote	<u> </u>

Signatures of freeholder property owners attached on the following page

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

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

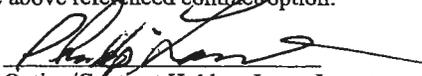
See annexation Map

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

Residential and Commercial development

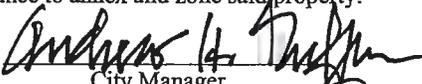
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.
- 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	<u> </u>
Total 18 and Over	<u> </u>
Total Registered to Vote	<u> </u>

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. Reeves
Petitioner

Date 11/17/18

Michael M. Reeves
Petitioner

Date 11-18-18

[Signature]
Petitioner

Date 11-18-18

Harold H. [Signature]
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 _____

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

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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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


 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.

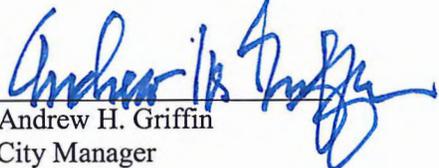
IV. PERSONAL NOTES:

V. ATTACHMENTS:

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

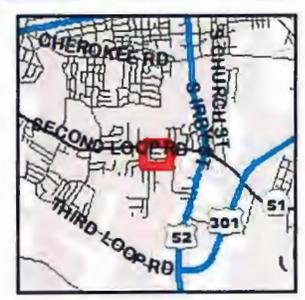


Jerry Dudley
Planning Manager



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

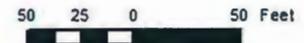


Legend

-  City Limits
-  Parcels



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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 11-15-18	<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

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: February 11, 2019
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: General Services/Community Services

I. ISSUE UNDER CONSIDERATION

An ordinance authorizing the conveyance of the real estate known as tax parcel number 90060-02-010 (904 Dixie Street) to Rosezina McCrae.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

As a part of our neighborhood redevelopment efforts, the City purchased the property in question at a tax sale. The tax sale process that occurred regarding said property, while legally sufficient, resulted in unfair hardship to Rosezina McCrae who had previously paid for said property through an unrecorded Installment Agreement, but received no notice of the tax sale since her interest was based on an unrecorded document.

III. POINTS TO CONSIDER

- A. Rosezina McCrae previously purchased said property through an unrecorded Installment Agreement.
- B. Rosezina McCrae received no notice of the tax sale of said property because her ownership interest was based on an unrecorded document.
- C. The City of Florence invested \$1,665.60 in the purchase of said property through the tax sale process.
- D. Rosezina McCrae has offered to fully reimburse the City for all monies invested in said property in return for the conveyance authorized herein.

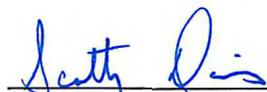
IV. STAFF RECOMMENDATION

Approve and adopt the ordinance as presented.

V. PERSONAL NOTES:

VI. ATTACHMENTS

Ordinance
Map of property



Scotty Davis
Director of General Services



Andrew H. Griffin
City Manager

ORDINANCE NO. 2019-

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE KNOWN AS TAX PARCEL 90060-02-010, DESCRIBED MORE FULLY ON EXHIBIT "A " ATTACHED TO THE ORDINANCE, TO ROSEZINA McCRAE.

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 which was acquired through a tax sale process for total consideration of \$1,665.60; and

WHEREAS, it is has been determined that the tax sale process that occurred regarding said property, while legally sufficient, resulted in unfair hardship to Rosezina McCrae who had previously paid for said property through an unrecorded Installment Agreement, but received no notice of the tax sale since their interest was based on an unrecorded document; and

WHEREAS, Rosezina McCrae has offered to totally reimburse the City for all monies invested in said property in return for the conveyance authorized herein.

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary deeds and other documentation in order to convey title to the property described on Exhibit "A" hereto to Rosezina McCrae in return for the sum of \$1,665.60, which amounts to all funds the City has invested in said property, in order to correct the undue hardship that occurred to Rosezina McCrae through a tax sale process that occurred without her being notified.

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

ADOPTED THIS ____ DAY OF _____, 2019.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

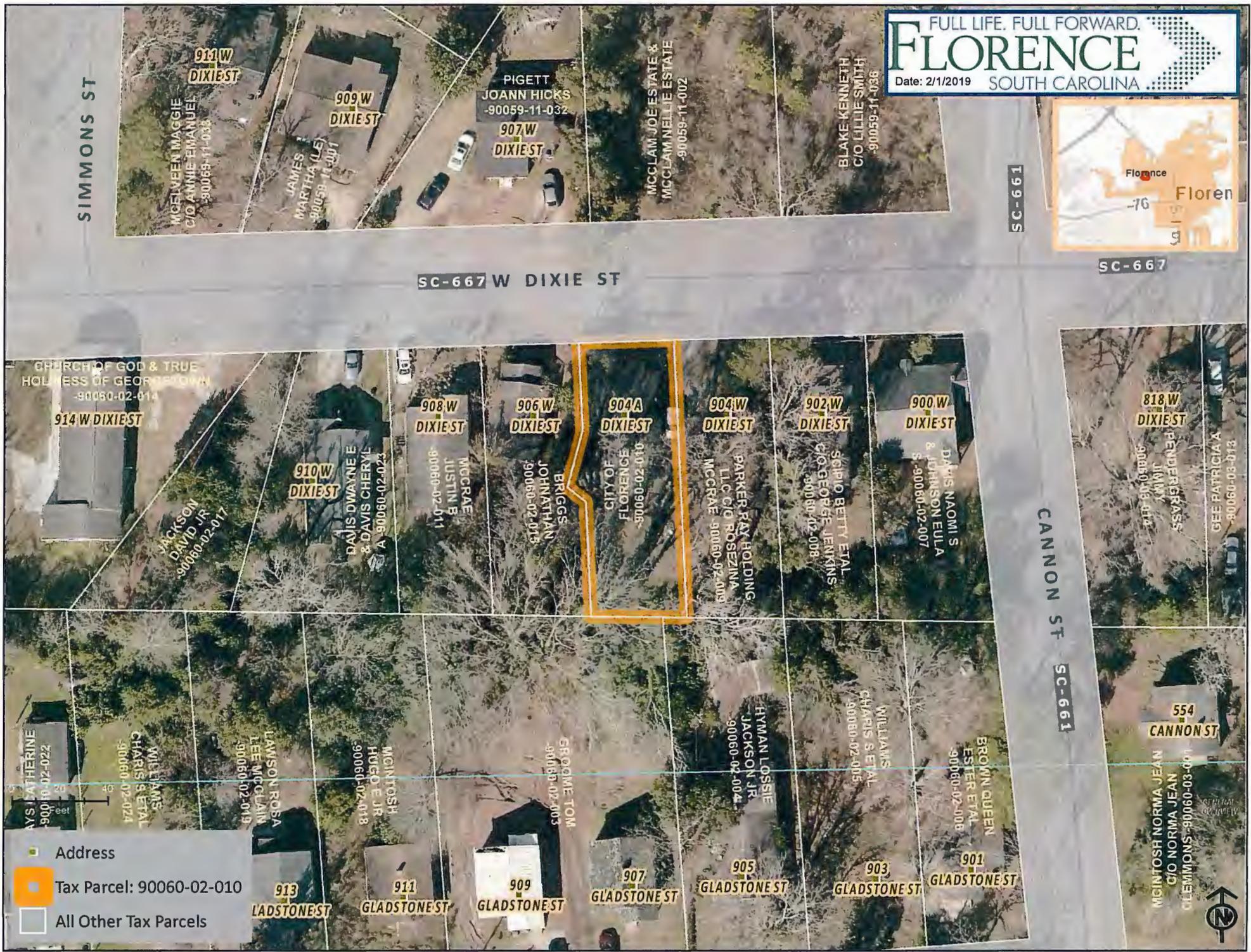
Exhibit A

Description of Property

All that certain piece, parcel or tract of land situate, lying and being in the City and County of Florence, State of South Carolina, shown as 904 Dixie Street on a plat prepared for William Ray Parker, Jr. and Kim P. Shepard by Terry W. Joyner on November 26, 1993. Said parcel includes all of Lot 142 and a portion of Lot 141 as shown on said plat. The property fronts on Dixie Street and has such measurements as shown on said plat. Said plat is recorded in Plat Book 51 at page 352 in the Florence County Records.

This being the same property conveyed to the City of Florence by deed of the Florence County Forfeited Land Commission dated September 24, 2018 and recorded September 24, 2018 in Book 764 at page 965, in the office of the Clerk of Court for Florence County, South Carolina.

TMS#90060-02-010



- Address
- Tax Parcel: 90060-02-010
- All Other Tax Parcels



CITY OF FLORENCE COUNCIL MEETING

DATE: February 11, 2019

AGENDA ITEM: Resolution to Adopt the US 76 Gateway Corridor Study

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Adoption of the 76 Gateway Corridor Study.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken by City Council regarding this issue/

III. POINTS TO CONSIDER:

1. US 76 is one of the most prominent gateways into the City of Florence. It connects Downtown Florence to Francis Marion University and communities beyond. Because of the significance of the corridor, it is often the first and only impression many people have of the City. The 76 Gateway Corridor Study encompassed US 76 from Church Street in Downtown Florence to Francis Marion Road at the campus of Francis Marion University.
2. The US 76 Corridor Study summarizes current conditions and provides solutions and implementation strategies for corridor improvement.
3. The City participated in the development of this plan financially and as members of the steering committee.
4. Florence County is also planning to adopt the study.
5. The introduction from the final study document is included as an attachment. A complete copy of the study can be viewed at the City of Florence website at the following link:
<http://www.cityofflorence.com/docs/default-source/default-document-library/final-us76-study-0921182bf213266e7a6f849d74ff0000707b3f.pdf?sfvrsn=0>

IV. OPTIONS:

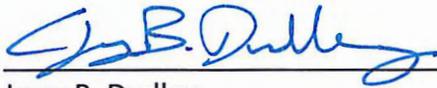
City Council may:

1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.

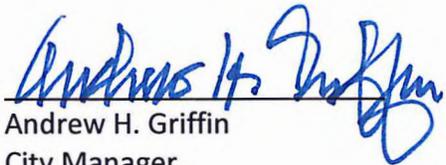
V. NOTES:

VI. ATTACHMENTS:

1. Resolution
2. Introduction Chapter from The 76 Gateway Corridor Study



Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2019 - _____

WHEREAS, the City Council of the City of Florence recognizes the US 76 corridor as a prominent gateway into the City and supports the stabilization, enhancement, and beautification of the corridor;

WHEREAS, The 76 Gateway Corridor Study has been prepared through cooperation with Florence County, AECOM, and Toole Design and provides a summary of current conditions as well as solutions and implementation strategies for corridor improvement;

WHEREAS, the City of Florence wholly adopts the plan as it pertains to properties within City limits as well as any properties annexed in the future, and the City of Florence will mutually work with the County of Florence to be consistent with the recommendations of the study.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence concurs with the aforesaid findings and recommendations;

AND IT IS SO RESOLVED THIS _____ DAY OF _____, 2019

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



Introduction

US 76 is one of the most prominent corridors in Florence County. It connects Downtown Florence to Francis Marion University and communities beyond. Prior to the improvement and widening of Williston Road (SC 327), US 76 served as the principle route for seasonal beach traffic traveling to/from I-20 and I-95. Even now, many travelers still prefer US 76, either because of nostalgia or habit. No matter the type of traffic, local, commuter, or seasonal, there is no arguing that US 76 is and will continue to be a significant corridor in the Florence community. Many key destinations are located on or immediately adjacent to the corridor, including Downtown Florence, McLeod Health, Florence Regional Airport, Florence Flea Market, and Francis Marion University.

Because of the significance of the corridor, it is often the first and only impression many people have of Florence County. Today, that impression is poor, as the corridor is not attractive or inviting. With no zoning along the majority of the corridor, land has developed in a somewhat haphazard manner, with some property owners taking great pride of ownership, while others do the absolute minimum required. Because of its history as a highway, the road itself is designed for moving large numbers of cars and trucks at higher speeds, with very little accommodations for people who walk, ride a bicycle, or take transit. These factors have contributed to the corridor having very little character, designed as a passthrough rather than a place.

Recognizing the significance of the US 76 corridor, Florence County initiated [The 76 Gateway Corridor Study](#). The Study was focused on identifying the right

balance between growth, transportation needs, and the community's desires for the future. The Study considered mobility, safety, convenience, and comfort for all modes of transportation coupled with the impact to adjoining land uses and the unique character of the area. Specifically, The 76 Gateway Corridor Study considered US 76 from Church Street in Downtown Florence to Francis Marion Road at the campus of Francis Marion University.

The 76 Gateway Corridor Study Final Report summarizes the strategic planning and design approach that was followed. That approach was composed of five key steps:

- 1. Public Participation** – A continuous and meaningful public participation process was implemented to ensure that the desires of the community were clearly understood and integrated into final recommendations. The critical component of this was the convening of a Steering Committee that provided guidance to the development of the Study.
- 2. Baseline Review** – To establish a firm foundation for the Study, existing conditions were reviewed. This provided the project team with a strong understanding of history, opportunities, constraints, and possibilities for the future.
- 3. Technical Analyses** – While public participation was extremely important, it was equally important to temper public input with analysis of land use and transportation. This enabled the project team to develop solutions that would be agreeable to the community while also being technically sound.

4. Alternative Solutions – Based on public input received and technical analyses performed, the needs of the corridor were determined and alternative solutions developed. Working with the Steering Committee, alternatives were reviewed to determine the most appropriate path forward.

5. Recommendations and Implementation

– Following direction from the Steering Committee, alternative solutions were refined into final recommendations. Recommendations include a variety of strategies for moving the corridor toward a more place-based future. An implementation plan was also crafted to determine how to most successfully advance recommendations.

FLORENCE CITY COUNCIL MEETING

DATE: February 11, 2019

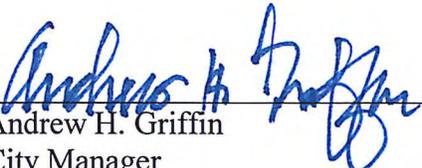
AGENDA ITEM: Resolution No. 2019-05 – Councilman Glynn Willis

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Resolution to honor Jazz on Dargan’s contributions to the efforts to Revitalize Downtown Florence.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

- 1) The investment by Jazz on Dargan in Florence is playing a role in the continued development of Florence’s Downtown Business District.
- 2) The owners are contributors to the community’s growth through their philanthropic endeavors, leadership and business investments.
- 3) Every quarter, with recommendation from the Greater Florence Chamber of Commerce, Florence City Council recognizes a business that has made contributions to the development of Downtown.



Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2019 – 05

**A RESOLUTION HONORING JAZZ ON DARGAN’S CONTRIBUTIONS TO THE EFFORTS TO
REVITALIZE DOWNTOWN FLORENCE**

- WHEREAS,** the owners of Jazz on Dargan, Mr. Thomas Mitchell and Mr. Deidrich Thomas have established a unique jazz establishment in Downtown Florence and are small business owners and pillars of the community who are active in numerous civic organizations; and
- WHEREAS,** the investment by Jazz on Dargan is welcomed and is playing in the continued development of Florence’s Downtown Business District; and
- WHEREAS,** the owners are contributors to the community’s growth through their community service endeavors, unique themed menu, exemplary customer service, and celebrating of the arts; and
- WHEREAS,** the Greater Florence Chamber of Commerce has requested that the City recognize the business efforts of Jazz on Dargan and its contributions to our community.

NOW, THEREFORE, BE IT RESOLVED:

THAT, upon the petition of the Greater Florence Chamber of Commerce and in recognition of Jazz on Dargan’s contributions to the continued efforts to revitalize downtown Florence, the City Council of the City of Florence hereby declares the months of January through March, the Jazz on Dargan quarter.

AND IT IS SO RESOLVED, this 11th day of February, 2019.

STEPHEN J. WUKELA, MAYOR

FRANK J. BRAND, II, MAYOR PRO TEM

TERESA MYERS ERVIN, DISTRICT 1

PAT GIBSON-HYE MOORE, DISTRICT 2

GEORGE D. JEBAILY, AT-LARGE

ATTEST:

OCTAVIA WILLIAMS-BLAKE, AT-LARGE

DIANNE M. ROWAN, MUNICIPAL CLERK

GLYNN F. WILLIS, AT-LARGE

APPROVED AS TO FORM:

JAMES W. PETERSON, JR., CITY ATTORNEY