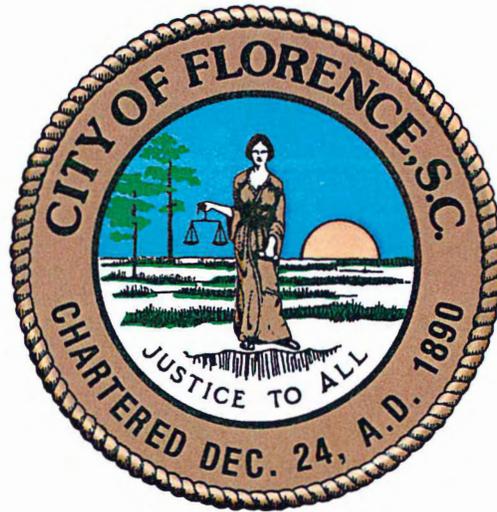


REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS  
324 W. EVANS STREET  
FLORENCE, SOUTH CAROLINA

MONDAY  
JULY 15, 2019  
1:00 P.M.



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JULY 15, 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**

June 10, 2019 – Regular Meeting

June 18, 2019 – Work Session

**IV. HONORS AND RECOGNITIONS**

**EDUCATIONAL RECOGNITIONS**

**James Joyce** – passed his “C” Water Operator Certification Exam on June 15, 2019.

**V. ORDINANCES IN POSITION**

**a. Bill No. 2019-19 – Second Reading**

An Ordinance to annex and zone property owned by Floyd Family Properties, LLC and located at Howe Springs Road and Canal Drive, TMN 00180-01-111.

**b. Bill No. 2019-22 – Second Reading**

An Ordinance to annex and zone property owned by The Grove at Ebenezer, LLC, a portion of TMN 00075-01-221.

**c. Bill No. 2019-23 – Second Reading**

An Ordinance to enter into a Development Agreement between the City of Florence and the developer of “Alligator West” and authorizing the City Manager to execute all documents associated therewith, properties being specifically designated in the Florence County tax records as Tax Map Parcels 00076-01-011; 00076-01-012; 00076-01-058; and a portion of 00077-01-215.

**VI. INTRODUCTION OF ORDINANCES**

**a. Bill No. 2019-24 – First Reading**

An Ordinance to annex and zone property owned by Lions Investment Group and located along West Palmetto Street, TMN 00100-01-257.

**b. Bill No. 2019-25 – First Reading**

An Ordinance to declare 2.108 acres of Tax Parcel 00076-01-206 and 0.089 acres of Tax Parcel 00076-01-207 as surplus and authorize the transfer of land to the South Carolina Department of Transportation for the purpose of establishing the new Right of Way for Twin Church Road.

**VII. INTRODUCTION OF RESOLUTIONS**

**a. Resolution No. 2019-17**

A Resolution for the City of Florence formally designating the plaza area with interactive water feature at 146 S. Dargan Street as Andrew H. Griffin Plaza for Drew Griffin's instrumental role in the development of downtown Florence and his many years of service to the Florence community.

**VIII. INTRODUCTION OF PROCLAMATIONS**

**a. Proclamation**

A Proclamation to recognize Tonya Brown and the WPDE-TV team for their 2019 Southeast Emmy® Award.

**IX. REPORTS TO COUNCIL**

**a. Appointments to Boards and Commissions**

**X. EXECUTIVE SESSION**

**a. Update of a project relating to a proposed Economic Development [30-4-70(a)(5)].**

**XI. ADJOURN**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JUNE 10, 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 1:00 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilman Glynn F. Willis, Councilwoman Octavia Williams-Blake and Councilwoman Pat Gibson-Hye Moore.

**ALSO PRESENT:**

Mr. Drew Griffin, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Assistant City Clerk; 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; Deputy Shannon Tanner, Florence Fire Department; Mr. Ray Reich, Downtown Development Manager; Mr. Jerry Dudley, Director of Planning and Mr. Clint Moore, Director of Development.

**MEDIA PRESENT:**

Mr. Matthew Christian of the Morning News.

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.

**CALL TO ORDER:**

Mayor Wukela called the June 10, 2019 regular meeting of Florence City Council to order at 1:03 p.m.

**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 April 29, 2019 Special City Council meeting and the May 13, 2019 Regular City Council meeting. Councilman Jebaily seconded the motion. The minutes were unanimously adopted.



**FLORENCE CITY COUNCIL  
REGULAR MEETING – JUNE 10, 2019**

**HONORS AND RECOGNITIONS:**

**EDUCATIONAL RECOGNITIONS:**

Mayor Wukela recognized Justin Galloway for obtaining his Associate’s Degree in Applied Science in Environmental Engineering Technology from Central Carolina Technical College.

**SERVICE RECOGNITIONS:**

Charlie Jernigan was presented a Certificate of Recognition by Mayor Wukela for completing 45 years of service with the City of Florence.

Randy Hatchell was presented a Certificate of Recognition by Mayor Wukela for completing 15 years of service with the City of Florence.

Debra Jackson was presented a Certificate of Recognition by Mayor Wukela for completing 10 years of service with the City of Florence.

Justin Head was presented a Certificate of Recognition by Mayor Wukela for completing 10 years of service with the City of Florence.

**PUBLIC HEARING:**

**A PUBLIC HEARING WILL BE HELD TO RECEIVE INPUT ON A PROPOSED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FLORENCE AND THE DEVELOPER OF “ALLIGATOR WEST.”**

Mayor Wukela opened the public hearing at 1:10 p.m.

Being no public comment on the proposed development, Mayor Wukela closed the public hearing at 1:11 p.m.

**APPEARANCE BEFORE COUNCIL:**

**SOUTH FLORENCE BRUIN ELITE DANCE SQUAD**

The South Florence Bruin Elite Dance Squad performed a choreographed routine to “Do what the Spirit Say Do” before Council.



**ORDINANCES IN POSITION:**

**BILL NO. 2019-11 – SECOND READING**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TO PROVIDE**  
**LAND USE REGULATIONS FOR SHORT TERM RENTALS, SECTIONS 1-2.7.2-a, 1-2.7.2-b,**  
**AND 7-25.2.**

Mayor Wukela said this Ordinance was passed on first reading with various suggestions and perspectives from Council and staff has drafted an amendment to the Ordinance to reflect these.

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-11 on second reading and Councilman Willis seconded the motion.

Mr. Dudley, Planning Director, reported on the amendments made for second reading (notated in *underlined italics*):

Amendments to Division 7-25.2 Definitions of the Unified Development Ordinance:

Short Term Rentals means a furnished residential unit that is rented out by the property owner for financial gain for a period of no more than 29 consecutive days *and not to exceed 72 days in the aggregate during any calendar year.*

Amendments to Table 1-2.7.2-a of the Unified Development Ordinance:

In Residential Zoning Districts, Short Terms Rentals have been amended from a Conditional Use to a *Special Exception Use.*

Amendments to Sec. 1-2.8.2 of the Unified Development Ordinance - Residential and Commercial Use of the Home Standards:

Short Term Rentals are permitted if it is demonstrated that:

1. Zoning districts: RE, RS, RG, RU, NC
  - a. *The short term rental shall be operated by the owner and full-time resident of the property. For the purposes of this ordinance, the "owner and full-time resident" shall mean the record owner of the property who physically resides at the subject property, has designated the subject property as his/her legal voting address and the address of his/her driver's license, and the subject property must be assessed at the four percent homeowner's assessment rate according to the records of the Florence County Assessor's Office. The owner or his/her designee is not required to be present during the entire lease period; however, the owner or his/her designee must be present at check-in to ensure the accuracy of the guest registry.*
  - b. The owner may rent out no more than two (2) bedrooms as short term rentals in the primary residence. *Rental bedrooms may not contain a separate kitchen or cooking area from the primary residence.*
  - c. *The owner shall maintain a guest registry which includes at minimum the guest's name, address, and contact phone number; the number of people in each guest's party; the*



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make, model, and license plate number of any guest's vehicle parked on the property; as well as the guest's date and time of arrival and scheduled departure date. The guest registry shall be maintained such that the owner, upon request, can supply information regarding the number of rooms rented, the number of individuals occupying the home, and the dates of guest's date and time of arrival and departure.

- d. A motor vehicle may not park in the front yard or side yard of a residential property, except in a driveway or on an improved surface such as concrete, asphalt, pavers, brick, or other material as approved by the Planning Director. The total area designated for parking shall not exceed 25% of the front and/or side yard area. There shall be no parking of motor vehicles on grass or the street.
- e. No exterior signage is permitted.
- f. No activities other than lodging shall be allowed as part of a short term rental (e.g. weddings, parties, conferences).
- g. The Short Term Rental will be operated in accordance with all other applicable provisions of this Unified Development Ordinance, the City's Code of Ordinances, as well as applicable Federal and State requirements.

Councilman Willis inquired on the information provided in the guest registry and made a motion to add a contact telephone number and Councilwoman Ervin seconded the motion. Voting in favor of the motion to amend the registry to add a contact telephone number was unanimous.

Council voted unanimously to adopt Bill No. 2019-11 with the amendment to add a contact telephone number to the guest registry.

**BILL NO. 2019-12 – SECOND READING**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TO PROVIDE LAND USE REGULATIONS FOR MOBILE FOOD VENDORS, SECTIONS 1-2.7.4, 1-2.8.4, AND 7-25.2.**

Mayor Wukela said Bill No. 2019-12 was passed on first reading with the expectation that there would be changes and amendments for Council to consider.

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-12 on second reading and Councilman Jebaily seconded the motion.

Mr. Dudley reported on the amendments made for second reading (notated in underlined italics):

Amendments to Section 1-2.8.4 (Conditional and Permitted Special Exception Use Standards – Commercial Use Standards)

L. Mobile food vendors are permitted to operate within the CG, CBD, AC, CA, DS, OSR, IL, and IH zoning districts if it is demonstrated that:

1. The mobile food vendor shall have the written approval of the property owner or authorized lease holder of the property upon which the food truck/cart is located. The vendor must maintain within the food truck/cart proof of written permission to occupy each vending location.
2. The mobile food vendor shall not locate on a property with a residential use.



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3. A mobile food vendor shall not operate within a 500 ft distance of the H-1, Historic Overlay District (measured from the perimeter of the district). Exceptions to this include:
  - a. Food carts as defined by this ordinance
  - b. Operating within the W-1, Food, Artisan, and Warehouse District if the vendor maintains a permanent eating establishment, commissary, certified kitchen or other physical location or base of operation within the W-1 District. This exception does not apply to a lease agreement solely for the purpose of parking and/or vending from a mobile food truck, cart, etc.
4. The food truck/cart shall be positioned at least 500 feet from the primary customer entrance of an eating establishment during its hours of operation measured by pedestrian travel path, unless the mobile food vendor provides documentation that the restaurant owner supports a closer proximity.  
Exceptions to this include:
  - a. Operating within the W-1, Food, Artisan, and Warehouse District if the vendor maintains a permanent eating establishment, commissary, certified kitchen or other physical location or base of operation within the W-1 District. This exception does not apply to a lease agreement solely for the purpose of parking and/or vending from a mobile food truck, cart, etc.
5. No mobile food vendor shall operate between the hours of 9:00 p.m. and 9:00 a.m. if the parcel upon which the vendor is located is within 400 feet of any residential district or use (measured from the shortest distance between parcel lines).
6. No mobile food vendor shall operate within 200 feet of a private or public school during school hours (measured from the shortest distance between parcel lines) with the exception of a recognized special event with written permission from the school district. A mobile food vendor may operate on school grounds during non-instructional hours with the written permission of the school district.
7. The mobile food vendor shall be positioned within developed and designated parking spaces or driveways only and shall accommodate necessary customer parking per Article 9 of this ordinance. The vending location shall not interfere with the movement of motor vehicles. Alternative parking may be approved by the Planning Director for special events or a non-reoccurring vending location.
8. Mobile food vendors are prohibited from operating on any public right-of-way to include but not limited to streets, sidewalks, allies, or trails.
9. In certain cases to include but not limited to publicly sanctioned events and festivals, mobile food vendors may be allowed, with written permission, to operate within the prohibited areas.
10. A mobile food vendor shall only operate as a walk-up vendor. It is expressly prohibited to operate as a drive-in window. The vendor is not required to provide tables and/or seating for customers.
11. If the mobile food vendor operates after dark, the vendor shall provide appropriate lighting limited to the parcel on which the vendor is located.
12. No signage shall be allowed other than signs permanently attached to the motor vehicle or cart and a portable menu sign no more than six (6) square feet in a display area on the ground in the customer waiting area. Animated or scrolling signs shall not be allowed. Illuminated signs shall be subject to the following provisions:
  - a. Illuminated signs shall not directly shine on abutting properties.
  - b. No illumination simulating traffic control devices or emergency vehicles shall be used, nor shall lights which are intermittently switched on and off, changed in intensity or



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- color, or otherwise displayed to create the illusion of flashing or movement be permitted.
- c. No flood lights shall be utilized nor shall any sign otherwise reflect or emit a glaring light so as to impair driver vision.
  - d. In no case shall an illuminated sign be located closer than 60 feet from the property line of an adjacent residential property.
13. The vendor may operate in any zoning district or land use when operating in a catering capacity for the property owner and not selling to the general public.
  14. Upon leaving the site, all materials associated with the business must be removed from the parcel to include but not limited to signage, trash, trash receptacles, equipment, etc.
  15. The vendor must comply with all applicable municipal utility requirements per Chapter 12 of the City of Florence Code of Ordinances
  16. The Noise and Vibration provisions of this Ordinance, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 shall apply to all permitted mobile food vendors. No mobile food vendor shall sound any device which produces an offensive or loud noise to attract customers, and vendors shall not use any public address system on the vehicle to broadcast or advertise products.
  17. The Mobile Food Vendor will be operated in accordance with all other applicable provisions of this Unified Development Ordinance, the City's Code of Ordinances, *the City's Fire Codes and Policies* as well as applicable Federal and State requirements.

Council voted unanimously to adopt Bill No. 2019-12.

**BILL NO. 2019-15 – SECOND READING**  
**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2019.**

Staff requested that this item be deferred.

Bill No. 2019-15 was deferred by Council without objection.

**BILL NO. 2019-16 – SECOND READING**  
**AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.3 OF THE ANIMAL CARE AND CONTROL ORDINANCE TO PROHIBIT THE UNLAWFUL SALE OR TRANSFER OF ANIMALS, PETS, OR LIVESTOCK.**

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-16 on second reading and Councilwoman Williams-Blake seconded the motion.

Council voted unanimously to adopt Bill No. 2019-16.



**BILL NO. 2019-17 – SECOND READING**  
**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY MEREDITH BAILEY**  
**AND LOCATED AT 154 NORTH LAKEWOOD DRIVE, TMN 90009-04-009.**

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-17 on second reading and Councilwoman Moore seconded the motion.

Council voted unanimously to adopt Bill No. 2019-17.

**BILL NO. 2019-18 – SECOND READING**  
**AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR PROPERTY**  
**LOCATED AT 2670 DAVID H. MCLEOD BOULEVARD, TMN 00099-01-077.**

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-18 on second reading and Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2019-18.

**BILL NO. 2019-19 – SECOND READING**  
**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FLOYD FAMILY**  
**PROPERTIES, LLC AND LOCATED AT HOWE SPRINGS ROAD AND CANAL DRIVE, TMN**  
**00180-01-111.**

The applicant requested that this item be deferred.

Bill No. 2019-19 was deferred without objection by Council.

**BILL NO. 2019-20 – SECOND READING**  
**AN ORDINANCE TO REZONE FROM PDD, PLANNED DEVELOPMENT DISTRICT TO CA,**  
**CAMPUS DISTRICT THE PROPERTY LOCATED AT 1840 SECOND LOOP ROAD, TMN**  
**90029-02-022.**

Mayor Pro tem Brand made a motion to adopt Bill No. 2019-20 on second reading and Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2019-20.

**BILL NO. 2019-21 – SECOND READING**  
**AN ORDINANCE TO AMEND DIVISION 1-2.4, DOWNTOWN DESIGN DISTRICTS, OF THE**  
**CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE TO AMEND THE CITY OF**  
**FLORENCE DESIGN GUIDELINES TO ADD THE IRBY STREET CORRIDOR OVERLAY**  
**DISTRICT.**

Councilwoman Moore made a motion to adopt Bill No. 2019-21 on second reading and Councilman Jebaily seconded the motion.

Council voted unanimously to adopt Bill No. 2019-21.



**INTRODUCTION OF ORDINANCES:**

**BILL NO. 2019-22 – FIRST READING**  
**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE GROVE AT**  
**EBENEZER, LLC, A PORTION OF TMN 00075-01-221.**

Councilman Willis made a motion to pass Bill No. 2019-22 on first reading and Mayor Pro tem Brand seconded the motion.

Mr. Dudley reported the proposed zoning, pending annexation, is (PDD) Planned Development District and the lot is currently vacant.

On May 14, 2019, the City of Florence Planning Commission held a public hearing on this matter and voted 6-0 to recommend the zoning request of (PDD) Planned Development District, pending annexation approval. City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property Planned Development District.

Voting in favor of the motion to pass Bill No. 2019-22 were Mayor Wukela, Mayor Pro tem Brand, Councilwoman Ervin, Councilwoman Williams-Blake, Councilwoman Moore, and Councilman Willis.

Councilman Jebaily recused himself from the vote due to a potential conflict of interest.

**BILL NO. 2019-23 – FIRST READING**  
**AN ORDINANCE TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY**  
**OF FLORENCE AND THE DEVELOPER OF “ALLIGATOR WEST” AND AUTHORIZING**  
**THE CITY MANAGER TO EXECUTE ALL DOCUMENTS ASSOCIATED THEREWITH,**  
**PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX**  
**RECORDS AS TAX MAP PARCELS 00076-01-011; 00076-01-012; 00076-01-058; AND A**  
**PORTION OF 00077-01-215.**

Mayor Pro tem Brand made a motion to pass Bill No. 2019-23 on first reading and Councilman Willis seconded the motion.

Clint Moore, Development Director, reported approximately 70 acres has already been annexed into the city and zoned General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR). The remaining, a portion of TMP 00077-01-215, will be required to annex upon development. The Development Agreement will give vested rights to the property owner and lock in the zoning as well as land use and development regulations to allow for proper planning of the development. The duration of the Development Agreement is for five years and will allow for future amendments.

Council voted unanimously to pass Bill No. 2019-23.



**INTRODUCTION OF RESOLUTIONS:**

**RESOLUTION NO. 2019 – 14**

**A RESOLUTION TO ADOPT A REVISION TO THE EMPLOYEE HANDBOOK.**

Councilman Jebaily made a motion to adopt Resolution No. 2019-14 and Councilwoman Moore seconded the motion.

Mr. Scotty Davis, General Services Director, presented it is considered a best practice by the Municipal Association of South Carolina to review and update the personnel administrative guidelines at least every five years. Updates to the handbook include the Equal Employment Opportunity and Anti-Harassment statements (protected classes updated); Events that Necessitate Office Closing (Policy updated to define delays and closings); and Marijuana use (updated specifically to address medical marijuana and use in other states where it is legal). Additions to the handbook include Employee Confidentiality, Audio and Video Recording, and CBD Oil.

Council voted unanimously to adopt Resolution No. 2019-14.

**RESOLUTION NO. 2019-15**

**A RESOLUTION EXPANDING THE GEOGRAPHIC BOUNDARIES FOR DOWNTOWN BUSINESS INCENTIVES PREVIOUSLY ADOPTED IN RESOLUTIONS 2012-04, 2015-03, AND 2017-20.**

Councilwoman Ervin made a motion to adopt Resolution No. 2019-15 and Councilman Willis seconded the motion.

For clarification purposes, Mayor Wukela explained this Resolution was initially presented to Council in a packet with a number of attachments; however, although the information in the attachments remains the same, they have been re-identified as Exhibits to the Resolution and if adopted, the Resolution will retain this nomenclature.

Mr. Dudley reported the Resolution will expand the downtown business incentives adopted in previous Resolutions into the newly established Irby Street Corridor Overlay District, adopted by Council in Bill No. 2019-21.

Council voted unanimously to adopt Resolution 2019-15.

**RESOLUTION NO. 2019-16**

**A RESOLUTION TO DESIGNATE THE CITY OF FLORENCE AS A BEE CITY USA® AFFILIATE.**

Councilwoman Ervin made a motion to adopt Resolution No. 2019-16 and Councilwoman Moore seconded the motion.

Mr. Dudley reported the mission of Bee City USA® is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides. With the



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REGULAR MEETING – JUNE 10, 2019**

adoption of this Resolution, the city will support this initiative through the continued provision of pollinator friendly habitats on City-owned property, outreach to residents and business owners regarding pollinator species, utilization of integrated pest management principles, and support of local beekeepers, gardeners, and farmers. The city will also organize a bee committee through the Planning Department to support this initiative.

Council expressed their support of this Resolution and Mr. Griffin commended Councilwoman Moore on her initiative to support the bee community.

Council voted unanimously to adopt Resolution No. 2019-16.

**ADJOURN**

Councilman Willis made a motion to adjourn the regular Council meeting and Mayor Pro tem Brand seconded the motion. Without objection, the meeting was adjourned at 2:20 p.m.

Dated this 15 day of July, 2019.

\_\_\_\_\_  
Amanda P. Pope, Municipal Clerk

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



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JUNE 18, 2019 – 3:30 P.M.  
CITY CENTER – 4<sup>TH</sup> FLOOR CONFERENCE ROOM  
324 WEST EVANS STREET  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:**

Mayor Stephen J. Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilman Glynn F. Willis, Councilwoman Octavia Williams-Blake and Councilwoman Pat Gibson-Hye Moore.

**ALSO PRESENT:**

Mr. Drew Griffin, City Manager; Mrs. Casey Moore, Assistant City Clerk; Chief Allen Heidler, Florence Police Department; Mr. Scotty Davis, Director of Community Services; Mr. Thomas Chandler, Director of Finance; Mr. Chuck Pope, Director of Public Works; Mr. Michael Hemingway, Director of Utilities; Chief Randy Osterman, Florence Fire Department; and Mr. Clint Moore, Director of Development.

**MEDIA PRESENT:**

Mr. Matthew Christian of the Morning News and Mr. Curtis Graham with WBTW News Channel 13.

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.

**CALL TO ORDER:**

Mayor Wukela called the June 18, 2019 regular meeting of Florence City Council to order at 3:35 p.m.

**INVOCATION:**

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

**BUDGET WORK SESSION:**

Mr. Drew Griffin, City Manager, presented the Fiscal Year budget for 2019-2020.



FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019

**Budget Totals by Fund:**

Total for all funds is \$92,848,000. The following chart illustrates the proposed FY 2019-20 budgets listed by fund:

<u>Proposed FY 2019-20 Budgets by Fund</u>		
General Fund	\$	38,489,000
General Fund Debt Service Fund		455,000
Hospitality Fund		5,165,000
W/S Utilities Enterprise Fund		35,660,000
Stormwater Utility Enterprise Fund		1,400,000
W/S Utilities Construction Fund		10,307,000
Stormwater Utility Construction Fund		240,000
W/S Utilities Equipment Replacement Fund		982,000
Stormwater Equipment Replacement Fund		<u>150,000</u>
<b>ALL FUNDS</b>		<b>\$92,848,000</b>

**Compensation/Benefits Highlights:**

There is a cost of living and merit pay increase included in the budget along with the annual longevity recognition. There is also an increase in the city's Health Insurance premiums. For both the city and the employees there will be an increase of 12.9% effective January 1, 2020. There will also be a 1% increase in the contribution for the Retirement System for the city (both the SC Retirement System (SCRS) and the Police Officer Retirement System (PORS)).

- ▶ Cost of Living and Merit pay increase eligibility effective January 1, 2020 included in the budget provided to City Council electronically and at the April 29, 2019 Council Work Session.
- ▶ Annual Longevity Recognition Pay.
- ▶ Effective January 1, 2020, the City's Health Insurance premium will increase 12.9% for both the City and employees.
- ▶ Retirement System contribution increases for the City **effective July 1, 2019:**
  - ▶ SCRS: **City** contribution increases 1.00% (from 14.56% to 15.56%)
  - ▶ PORS: **City** contribution increases 1.00% (from 17.24% to 18.24%)

**Note:** The 1% increase above assumes that the 1 percent pension employer contribution credit in the FY 2019 State budget is funded at the same level in the FY 2020 State budget. If this credit is not included in the state budget, both the SCRS and the PORS contribution will increase by 2% instead of 1%.

Mr. Griffin stated the associated costs for compensation and benefits average approximately \$2,000 per employee; with over 500 employees, the city is looking at a cost of over one million dollars of new money to budget for the upcoming fiscal year.



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

**General Fund Budget Highlights:**

The following is a list of highlights from the FY 2019-20 General Fund Budget. Initial budget requests were \$2,811,000 greater than revenue estimates. This shortfall was resolved through adjustments to capital requests, department operational requests, revenue projections, as well as adjustments based on attrition trend savings and delayed hiring.

Job related vacancies and controlling expenditures have resulted in savings which will be used for a one-time purchase of auto and maintenance equipment.

This year, Community Programs Funding was reduced by \$14,000; however, \$60,000 that went to the Weed and Seed Program in prior years is being transferred to the Iola Jones Community Center. PDRTA funding increased \$25,000 to provide free shuttle service downtown. The Florence Family Support Center is being funded \$21,000 for counseling and case management support services.

**FY 2019-20**  
**General Fund Budget Highlights**

- ▶ Initial budget requests were \$2,811,000 greater than revenue estimates
  - ▶ Shortfall resolved through:
    - ▶ Adjustments to capital requests
    - ▶ Adjustments based on attrition trend savings and delayed hiring
    - ▶ Adjustments to department operational requests
    - ▶ Adjustments to revenue projections
- ▶ FY 2019 job related vacancies and controlling expenditures have resulted in savings.
- ▶ FY 2019 anticipated savings will be used for:
  - ▶ One-time purchase of capital items
    - ▶ Auto Equipment
    - ▶ Maintenance Equipment
- ▶ Community Programs Funding was reduced by \$14,000. PDRTA was increased by \$25,000 to provide free shuttle service in downtown and Florence Family Support Center is funded in the amount of \$21,000 for counseling and case management support services. The Boxing Program and certain Weed and Seed services will become part of Iola Jones Community Center's programmatic activities offered and performed by the City.



**General Fund:**

For the FY 2019-20 General Fund Budget, original expenditure requests were \$2,811,000 higher than the original revenue projections.

<b><u>Balancing the FY 2019-20 General Fund Budget</u></b>		
Original Revenue Projections: \$38,440,000		Original Expenditure Requests: \$41,251,000
	Difference: <b>\$2,811,000</b>	
	Final FY 2019-20 Balanced Budget <b>\$38,489,000</b>	

Revenue projection adjustments were made to increase the general fund. These adjustments include an increase in business license fees (\$10,000) and an anticipated increase in the local government fund of (\$39,000) for a total revenue increase of \$49,000.

**General Fund  
Revenue Projection Adjustments Made in  
Balancing Proposed FY 2019-20 Budget**

	<b>Amount</b>
Business License	\$10,000
Local Government Fund	39,000
<b>Total</b>	<b>\$49,000</b>

The proposed budget assumes every position is funded every day of the year. Compensation and benefits cost reductions are projected at \$1,656,000, almost half of the cost savings for a balanced budget. A deferred hiring schedule of 16 weeks and other compensation savings save the city \$621,804. Of all the positions proposed, only five were funded (3 in recreation and 2 in sanitation) saving the city \$905,152.

**General Fund  
Compensation and Benefits  
Cost Reductions Made in Balancing  
Proposed FY 2019-20 Budget**

Extended hiring timeline & other compensation savings	\$ 621,804
Attrition & hard-to-fill positions	129,044
Positions proposed but not funded For 2019-20	905,152
<b>Total</b>	<b>\$ 1,656,000</b>



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

The following chart illustrates Operational and Capital Funding reductions in balancing the proposed FY 2019-20 budget:

**General Fund  
Operational & Capital Funding Reductions  
Made in Balancing Proposed FY 2019-20 Budget**

<b>Department</b>	<b>Operations</b>	<b>Capital</b>
City Court	\$ 6,000	\$ 0
City Manager	2,000	0
Police	35,000	0
Fire	0	200,000
Beautification & Facilities	10,000	0
Sanitation	25,000	0
Recreation	39,000	88,000
Athletics	34,000	120,000
Planning	10,000	0
<b>Non-Departmental</b>		
General Insurance/Claims	10,000	0
Community Programs	60,000	0
<b>OPERATIONS AND CAPITAL TOTAL</b>	<b>=</b>	<b>\$639,000</b>

These are purchases that were in the original budget and are being bought early or are being added back into the department's budgets. The Police end of year savings amount of \$347,000 will be used for the purchase of additional vehicles and equipment.

**General Fund  
End of Current Year Capital Purchases  
Proposed in Balancing FY 2019-20 Budget**

<b>Department</b>	<b>Amount</b>
Police	\$ 347,000
Fire	70,000
Beautification & Facilities	25,000
Sanitation	25,000
<b>Total</b>	<b>\$ 467,000</b>

This chart outlines the reductions that were necessary to balance the budget. The reductions totaled \$2,762,000 and are detailed below.

**Summary of Expenditure Adjustments  
To Balance General Fund Budget**

<b>Expenditure Reductions</b>	<b>Amount</b>
Compensation and Benefits Cost Reductions	\$ 1,656,000
Operational Funding Reductions	231,000
Eliminated Capital Cost Reductions	408,000
End of Year Capital Purchases Reductions	<u>467,000</u>
<b>Reductions to Balance Budget</b>	<b>\$ 2,762,000</b>



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

This a recap of how the FY 2019-20 General Fund Budget was balanced.

**GF REVENUES**

FY 2019-20 Original GF Revenues	\$38,440,000	
Miscellaneous Revenue Adjustments	<u>+ 49,000</u>	
<b>FY 2019-20 Adjusted GF Revenues</b>		<b>\$38,489,000</b>

**GF EXPENDITURES**

Original Expenditure Projections	\$41,251,000	
Expenditure Reductions	<u>-2,762,000</u>	
<b>FY 2019-20 Adjusted GF Expenditures</b>		<b>\$38,489,000</b>

The following chart illustrates the General Fund Revenue Budget by Source and the percentage of budget for each category. Property taxes and Licenses and Fees are the largest contributors to the General Fund revenues.

<b><u>FY 2019-20 General Fund</u></b>		
<b><u>Revenue Budget by Source</u></b>		
<b>Category</b>	<b>FY 2020</b>	<b>% of Total</b>
Property Taxes*	\$ 10,240,600	26.61%
Licenses & Fees	14,010,000	36.40%
Governmental Reimbursements	4,869,300	12.65%
Permits and Fees	2,580,000	6.70%
Fines & Forfeitures	383,000	1.00%
Miscellaneous & Other Revenues	837,000	2.17%
Interfund Transfers	<u>5,569,000</u>	<u>14.47%</u>
<b>TOTAL</b>	<b>\$ 38,489,000</b>	<b>100.00%</b>

\*Local Option Sales Property Tax Credit accounts for 40.23% of the total Property Taxes category.

This is a comparison between this year's budget and last year's budget.

<b><u>General Fund</u></b>				
<b><u>FY 2019 &amp; 2020 Revenue</u></b>				
<b><u>Budget Comparison</u></b>				
	<b>Original FY 2019</b>	<b>Budget for FY 2020</b>	<b>Change from Original FY 19</b>	<b>% Change From FY 19</b>
Property Taxes	\$ 10,415,600	\$ 10,240,600	-\$ 175,000	-1.68%
Business Licenses	9,255,000	9,750,000	495,000	5.35%
Franchise Fees	3,930,000	4,260,000	330,000	8.40%
Govt Reimbursements	3,173,800	4,869,300	1,695,500	53.22%
Permits and Fees	2,577,000	2,580,000	3,000	0.12%
Fines & Forfeitures	407,600	383,000	-24,600	-6.04%
Other Revenues	716,000	837,100	121,100	16.91%
Interfund Transfers	<u>5,295,000</u>	<u>5,569,000</u>	<u>274,000</u>	<u>5.17%</u>
<b>TOTAL</b>	<b>\$ 35,770,000</b>	<b>\$ 38,489,000</b>	<b>274,000</b>	<b>7.60%</b>



FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019

It is difficult to reduce the budget because a large portion of the budget is fixed costs. Variable costs are fairly limited and only account for 2.58% of the budget.

<b><u>FY 2019-20 General Fund</u></b>		
<b><u>Expenditure Budget – Fixed v. Variable</u></b>		
<b>FIXED COSTS</b>	<b>FY 20 Budget</b>	<b>% of Total</b>
Personnel/Benefits	\$24,775,870	64.37%
Departmental Operations	6,026,110	15.66%
Capital Leases	380,500	0.99%
Grants	107,000	0.28%
Debt Service	2,741,000	7.12%
OPEB/Unemployment Comp	766,000	1.99%
Property/Liability/Small Claims	679,000	1.76%
Fixed Non Departmental	<u>2,022,400</u>	<u>5.25%</u>
<b>Subtotal</b>	<b>\$37,497,880</b>	<b>97.42%</b>
<b>VARIABLE COSTS</b>		
Other Capital	\$406,620	1.06%
Other Non-Departmental	235,500	0.61%
Community Programs	<u>349,000</u>	<u>0.91%</u>
<b>Subtotal</b>	<b>\$991,120</b>	<b>2.58%</b>
<b>Total</b>	<b>\$38,489,000</b>	<b>100.00%</b>

Property tax operating and debt service millage remains the same as the prior fiscal year. The total property tax rate is 60.9 mills. Since 2019 is a Property Tax assessment year, this rate may change due to the countywide property tax reassessment.

**Community Programs Funding**

The following chart shows the community programs that are included in the FY 2019-20 budget. Additions to the fund include Salvations Army (\$7,000), Lighthouse Ministries (\$7,000), The Manna House (\$7,000) and My Brother's Keeper (\$18,000). There are 4 programs that are not funded in the 2019-20 budget, totaling \$110,000.



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

**Appropriation Requests by  
Agency/Event  
FY 2019-20**

<b><u>Included in the FY 2019-20 Budget</u></b>		<b><u>Not Included in the FY 2019-20 Budget</u></b>	
<b>Agency/Project/Event</b>	<b>Amount</b>	<b>Agency/Project/Event</b>	<b>Amount</b>
PAL Programming	\$ 4,500	PDCAP Boxing Program	\$ 10,000
Boys & Girls Club	41,000	Weed & Seed Direct Assistance	50,000
Stadium Commission	8,100	Pee Dee CAP Emergency Shelter	40,000
PDRTA	218,000	Pee Dee Coalition	<u>10,000</u>
Red Cross	10,000	<b>Total</b>	<b>\$ 110,000</b>
Keep Florence Beautiful	5,000	Note: Reference budget request documents provided by requesting agencies in budget notebook.	
No One Unsheltered Programs	75,000	The PDCAP Boxing Program and certain Weed & Seed services will become a part of the Iola Jones Community Center's programmatic activities offered and performed by the City, and are therefore not included in the Community Programs' budget.	
Florence Family Support Ct.	<u>21,000</u>	HUD does not recommend funding the same sub-recipients more than 3 consecutive years. It is recommended that the CDBG allocation usually directed to community sub-recipients be redirected to fund recreation capital expenditures, and the sub-recipients be funded from the General Fund as community programs.	
<b>SUBTOTAL</b>	<b>\$ 382,600</b>		
Salvation Army	7,000		
Lighthouse Ministries	7,000		
The Manna House	7,000		
My Brother's Keeper	18,000		
<b>TOTAL</b>	<b>\$ 421,600</b>		

**Hospitality Fund**

The Hospitality Fund is one of the city's growth funds but it is also a restricted fund. South Carolina Code requires any revenue generated by the hospitality fee must be used exclusively for the following purposes:

- Tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums.
- Tourism-related cultural, recreational, or historic facilities.
- Beach access and re-nourishment.
- Highways, roads, streets, and bridges providing access to tourist destinations.
- Advertisements and promotions related to tourism development.
- Water and sewer infrastructure to serve tourism-related demand.

However, because at least \$900,000 in accommodations taxes are collected annually in Florence County, State law permits hospitality funds to be spent for operations related to the above stated purposes.



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

Below is the hospitality fees comparison from FY 2015 to FY 2020, illustrating steady growth.

<u>FY 2015-2020</u>		
<u>Hospitality Fees Comparison</u>		
Fiscal Year	Collections	% Change
2015	3,677,328	8.27%
2016	3,863,554	5.06%
2017	4,036,958	4.49%
2018	4,101,928	1.61%
2019*	4,280,000	4.34%
2020*	4,410,000	3.04%
*2019 Estimated		
*2020 Budgeted		

The amount projected for FY 2019-20 is \$5,165,000.

Hospitality Fees	\$ 4,410,000
Interest Earnings	5,000
Drs. Bruce & Lee Foundation Grant Revenue <sup>1</sup>	<u>750,000</u>
<b>FY 19-20 Hospitality Fund Estimated Revenues</b>	<b>\$ 5,165,000</b>

<sup>1</sup>Drs. Bruce and Lee has committed to provide \$2 million per year in FY 2017, 2018 and 2019 for construction of the Soccer Complex and \$750,000 in FY 2020 for the Regional Recreation/Gymnasium Facility.

This is the list of recommended expenditures for the Hospitality Fund for FY 2019-20. The Radio Drive Debt Service (\$242,000) ends in 2021 and the Tennis Center/Performing Arts Center Debt Service (\$529,000) ends in 2024.

<u>Hospitality Fund Expenditures</u>	
Athletic Facilities Operations	\$ 1,303,000
Florence Museum	100,000
Florence Downtown Development Corporation	52,000
Florence Downtown Economic Development Incentives	80,000
Florence Downtown Promotions	30,000
Radio Drive/Veterans Park Debt Service (through June 2021)	242,000
Soccer Complex Debt Service (funded by Bruce & Lee Foundation – DS ends March 2020)	758,700
Tennis Center/Performing Arts Center Debt Service (through April 2024)	529,000
Recreation Facility/Gymnasium Debt Service (through June 2034)	325,500
2016 Special Obligation Bond Debt Service Appropriation (through Dec 2046)	300,000
Florence Historic District Street Lighting Operations	30,000
Florence Civic Center (Debt Service effective through April 2040. FY 19-20 DS = \$643,500)	1,405,500
James Allen Plaza Restroom Facilities – 5 <sup>th</sup> of 10-year Lease Payment	9,000
Contingency	<u>300</u>
<b>FY 19-20 Hospitality Fund Estimated Expenditures</b>	<b>\$ 5,165,000</b>



FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019

The Florence Downtown Development Corporation Funding Budget Request totals \$52,000 for FY 2019-20. Over the years, the total funding has decreased and is now at an operational amount.

**Florence Downtown  
Development Corporation  
Funding**

<b>Expense Category</b>	<b>Amount</b>
Insurance	\$ 7,000
Marketing	5,000
Administrative Operations (i.e. printing, supplies, professional fees, etc.)	<u>40,000</u>
<b>Total Funding</b>	<b>\$ 52,000</b>

Note: Reference budget request documents provided by the FDDC in budget notebook.

Below is the Civic Center Funding Budget Request for FY 2019-20. This is the city’s 50% share and will be matched by the County.

**Civic Center Funding**

<b>Expense Category</b>	<b>Amount</b>
Debt Service	\$ 643,500
Operations (City’s 50% share of Civic Center Deficit)	437,000
Business Development (Marketing)	175,000
Capital Improvements	<u>150,000</u>
Total Funding	\$1,405,500

Note: Reference budget request documents provided by the Civic Center in budget notebook. In FY 2018-19 the Civic Center also receives City Accommodations Tax in the amount of \$125,700 for advertising, market, & promotions (\$116,700), and business and conference development (\$9,000).

**Water & Sewer Utilities Enterprise Fund:**

This chart shows the Water and Sewer Revenues by Sources. 45% of the revenues for this fund comes from water fees and charges; 48% from wastewater fees and charges and 7% from other revenue.

**Water and Sewer  
Revenues by Source**

Water Fees & Charges	45%
Wastewater Fees & Charges	48%
Other Revenue	7%



**FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019**

This chart shows the Water and Sewer Expenses by Department.

**Water & Sewer Expenses  
By Department**

Utility Finance	\$ 2,737,210	7.68%
Engineering	1,449,510	4.06%
WW Treatment	5,303,388	14.87%
Surface Water Production	2,131,320	5.98%
Ground Water Production	1,995,850	5.60%
Distribution Operations	2,117,870	5.94%
Collection Operations	1,407,960	3.95%
Debt Service	10,543,000	29.56%
Non-departmental	<u>7,973,900</u>	<u>22.36%</u>
<b>Total</b>	<b>\$ 35,660,000</b>	<b>100.00%</b>

**Water & Sewer Utilities Construction Fund:**

This is the construction fund. Total budget for this fund is \$10,307,000 and consists of the items listed below. \$4,022,000 will be carried over from the previous year. There is an anticipated FEMA Grant in the amount of \$800,000 to assist McLeod Hospital with upgrades to their water system.

**FY 2019-20 Water & Sewer  
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2019	\$4,022,000
FY 2019-20 Transfer from W/S Operating Fund	2,500,000
Capital Construction Fund Transfer	1,000,000
Utility Relocation Reimb. for Highway Projects (from 1¢ Sales Tax)	1,800,000
EDA Grant – I-95/HWY 327	160,000
FEMA Grant – McLeod Water Reliability Upgrades	800,000
Projected Interest Earnings	<u>25,000</u>
<b>Total W/S Construction Fund Revenue</b>	<b>\$10,307,000</b>



FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019

This is a list of projects that are funded through the Water and Sewer Construction Fund.

**FY 2019-20**  
**W/S Construction Fund Projects**

**A. Projects Approved in Prior Year Budgets**

1. Elevated Tank Inspection Repair and Painting	\$ 300,000
2. Jeffries Creek Beaver Management (SSO Compliance)	7,000
3. Waterline Extension Requests – Florence County	100,000
4. McCown Street WTP Filter Vessel Replacement	1,150,000
5. Sumter Street Development Sewer Improvements	420,000
6. West Florence/Timmonsville Sewer Master Plan	25,000
7. SCDOT Alligator Rd. Widening – Utility Relocation	2,000,000
8. SCDOT Francis Marion/Claussen Traffic Cir. – Water Line	260,000

**B. Projects Approved in Prior Year Budgets**

1. SCDOT HWY 76 Timmonsville Truck Rt. Util. Relocation	\$ 226,000
2. Harris Court Water Line Extension	122,000
3. Middle Swamp Sewer Interceptor Manhole Upgrades	500,000
4. Guilford Circle Elevated Sewer Line Rehabilitation	200,000
5. Crossings/S. Florence Area Sewer Extension	50,000
6. SCDOT Ebenezer/Sumter/Pisgah Utilities Relocation	86,000

**C. Proposed Projects for FY 2019-20**

1. Hoffmeyer Rd. Sewer Extension(Fast Track Annexation)	\$ 374,000
2. Sumter Street Annexations	200,000
3. SCDOT Bentree Lane Utilities	150,000
4. SCDOT Edisto Bridge Water Line Crossing	100,000
5. I-95/HWY 327 Economic Development Project	200,000
6. W. Sumter St. Water Line Extension – Pisgah to Stokes Rd.	100,000
7. Alligator West Development Off-Site Utilities (Annex)	949,000
8. McLeod Hospital Water Reliability Upgrade(Ballard WTP)	1,000,000
9. Magna Carta Sewer Lift Station Upgrade (Traces Dev)	50,000
10. Summit at Oakdale Phase 2 – Sewer Lift Station	500,000

**D. Other**

1. Utility Line Engineering/Legal/Professional Services	\$ 150,000
2. Reserved for Other Projects	<u>1,088,000</u>

**Total W/S Construction Fund Expenses** **\$10,307,000**



**Stormwater Utility Enterprise Fund**

The total Stormwater Utility Enterprise fund is \$1,400,000. This fund comes from a flat fee and is a very dependable fund. When the fund was created, the city stated they would dedicate 50% of funds to operations and 50% of funds to construction associated with stormwater utility. Debt Service (\$357,400) will come off in 2022 and will become available to fund other projects.

**Stormwater Revenues by Source**

Stormwater Fees (\$1,325,000)	95%
Other Revenue (\$75,000)	5%

**Stormwater Expenses by Category**

Operations (\$732,000)	52%
Debt Service (\$357,400)	26%
Nondept./Const. Fund Trf. (\$310,600)	22%

**Stormwater Utility Construction Fund**

The Stormwater Utility Construction Fund has \$240,000 on hand to be used for projects. \$100,000 is being transferred from the Stormwater operating fund.

**FY 2019-20 Stormwater  
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2019	\$ 135,000
FY 2019-20 Transfer from Stormwater Operating Fund	100,000
Projected Interest Earnings	5,000
<b>Total Stormwater Construction Fund Revenue</b>	<b>\$ 240,000</b>

This is the list of projects that are funded through the FY 2019-20 Stormwater Construction Fund.

**FY 2019-20 Stormwater  
Construction Fund Projects**

<b>A. Projects Approved in Prior Years</b>	
1. Stormwater Operations Division	\$ 10,000
2. NPDES Phase II Compliance	50,000
<b>B. Projects Approved and Added in FY 2018-19</b>	
1. Thorncliffe Drainage Improvements	\$ 20,000
2. College Park Drainage Improvements	35,000
<b>C. Other</b>	
1. Stormwater Engineering/Legal/Professional Services	\$ 25,000
2. Reserved for Other Projects	<u>100,000</u>
<b>Total S/W Construction Fund Expenses</b>	<b>\$240,000</b>



FLORENCE CITY COUNCIL  
SPECIAL MEETING – JUNE 18, 2019

**Utilities Equipment Replacement Fund**

The Equipment Replacement Fund is a fund to replace utility equipment. This is a self-perpetuating fund is funded on an annual basis. This fund allows for the replacement of equipment when it is needed and does not require that the purchase be deferred.

**W/S Equipment Replacement Fund**  
**Budget by Department**

<b>Department</b>	<b>Amount</b>
Engineering	12,000
Wastewater Treatment Plant	350,000
Ground Water Production	140,000
Distribution Operations	180,000
Collection Operations	<u>300,000</u>
<b>W/S Capital Equipment Fund Total</b>	<b>\$982,000</b>

There is \$150,000 in the Stormwater Equipment Replacement Fund.

**Stormwater Equipment**  
**Replacement Fund**  
**Budget by Department**

<b>Department</b>	<b>Amount</b>
Stormwater Operations	<u>\$150,000</u>
<b>Stormwater Capital Equipment Fund Total</b>	<b>\$150,000</b>

**ORDINANCES IN POSITION:**

**BILL NO. 2019-15 – SECOND READING**

**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2019.**

Councilman Jebaily made a motion to adopt Bill No. 2019-15 on second reading and Councilwoman Moore seconded the motion.

The motion to adopt Bill No. 2019-15 was unanimous.

**ADJOURN**

Without objection, the special meeting of Florence City Council was adjourned at 4:55 p.m.

Dated this 15 day of July, 2019.

\_\_\_\_\_  
Amanda P. Pope, Municipal Clerk

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** May 13, 2019

**AGENDA ITEM:** An ordinance to annex and zone property owned by Floyd Family Properties, LLC and located at Howe Springs Road and Canal Drive, TMN 00180-01-111.

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

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located at the southwest corner of the intersection of Howe Springs Road and Canal Drive, Tax Map Number 00180-01-111, into the City of Florence and zone to Neighborhood Conservation-6.3 (NC-6.3).

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

- (1) On April 9, 2019, the City of Florence Planning Commission held a public hearing on this matter and voted 6-0 to recommend the zoning request of Neighborhood Conservation-6.3 (NC-6.3), pending annexation approval.

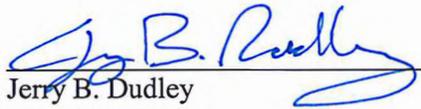
**III. POINTS TO CONSIDER:**

- (1) This request is being considered for first reading.
- (2) The property seeking annexation is unzoned in Florence County.
- (3) The 2.56 acre parcel is currently vacant.
- (4) The proposed zoning, pending annexation, is Neighborhood Conservation-6.3 (NC-6.3).
- (5) City water and sewer services are currently available to the parcel.
- (6) Adjacent properties are zoned Commercial General, Campus, and Planned Development.
- (7) City staff recommends the annexation and concurs with the Planning Commission's recommendation to zone the parcel Neighborhood Conservation-6.3 (NC-6.3) as requested. This recommendation is based on the future land use designation as well as the lot's dimensions, the proposed use, and the character of the adjacent parcels.

**IV. PERSONAL NOTES:**

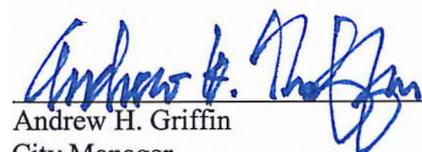
**V. ATTACHMENTS:**

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



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Jerry B. Dudley  
Planning Director



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Andrew H. Griffin  
City Manager

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FLOYD FAMILY PROPERTIES LLC; TMN 00180-01-111.**

**WHEREAS**, a Public Hearing was held in the Council Chambers on April 9, 2019 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, application by Tanner Garrett on behalf of Floyd Family Properties, owner of TMN 00180-01-111, to be zoned NC-6.3 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 Neighborhood Conservation-6.3 (NC-6.3);

The property requesting annexation is shown more specifically on Florence County Tax Map 00180, block 01, parcel 111 (2.560044 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 classification.
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

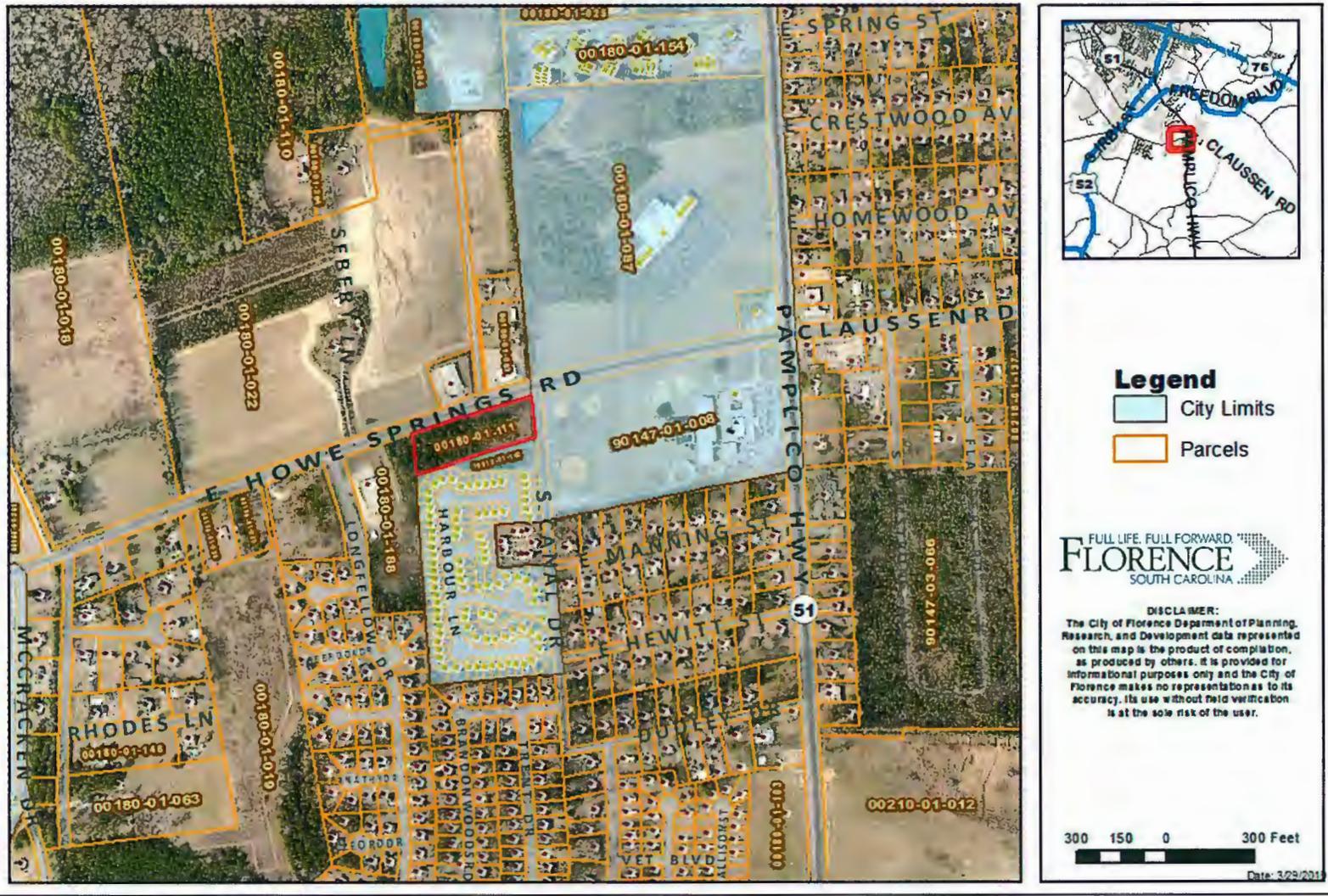
Approved as to form:

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

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

Attest:

\_\_\_\_\_  
Amanda P. Pope  
Municipal Clerk



**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: 3/23/2011



Attachment D: Annexation Petition

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

00180-D-111

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

city services

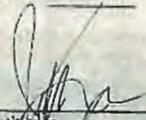
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

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

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

Date April 8 2019

Date \_\_\_\_\_

  
Petitioner

Edward B. Floyd  
Petitioner

Certification as to ownership on the date of petition:

FOR OFFICAL USE ONLY

Date 4-8-19

13

**FLORENCE CITY COUNCIL MEETING**

**DATE:** June 10, 2019

**AGENDA ITEM:** An Ordinance to Annex and Zone property owned by The Grove at Ebenezer, LLC and located on South Ebenezer Road and Grove Boulevard, being a portion of TMN 00075-01-221.

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

**I. ISSUE UNDER CONSIDERATION:**

Request to annex property on South Ebenezer Road and Grove Boulevard, a 6.8 acre portion of Tax Map Number 00075-01-221, into the City of Florence and zone to (PDD) Planned Development District. The request is being made by the property owner, The Grove at Ebenezer, LLC.

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

- (1) On May 14, 2019, the City of Florence Planning Commission held a public hearing on this matter.
- (2) The Planning Commission voted 6-0 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 lot is currently vacant.
- (3) The intended development is single family houses with property in common.
- (4) City water and sewer services are currently available; the developer will extend water and sewer services internal to the development.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property (PDD) Planned Development District.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- A. Ordinance
- B. Location Map of Proposed Annexation
- C. Plat of Parcel
- D. Petition for Annexation

  
Jerry Dudley  
Planning Director

  
Andrew H. Griffin  
City Manager

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE GROVE AT EBENEZER, LLC AND LOCATED ON SOUTH EBENEZER ROAD AND GROVE BOULEVARD, A PORTION OF TMN 00075-01-221.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on May 14, 2019 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS,** application by The Grove at Ebenezer, LLC, owner of TMN 00075-01-221, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of (PDD) Planned Development District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00075, block 01, parcel 221 (portion) (6.80 acres).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

Approved as to form:

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

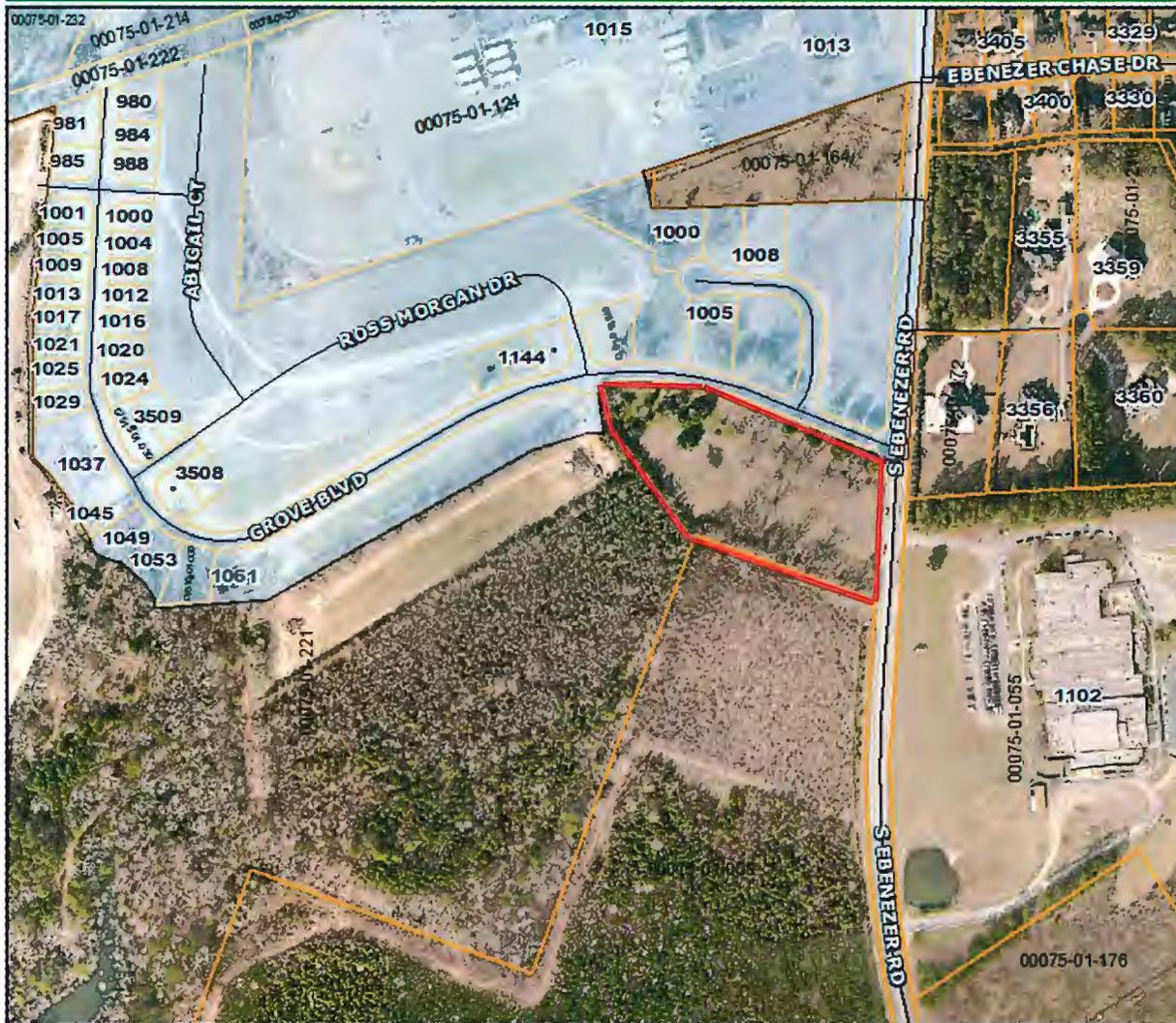
\_\_\_\_\_  
Stephen J. Wukela,  
Mayor

Attest:

\_\_\_\_\_  
Amanda P. Pope  
Municipal Clerk

# PC 2019-15

## Location Map - Easy Living at the Grove



### Legend

- City Limits
- Parcels

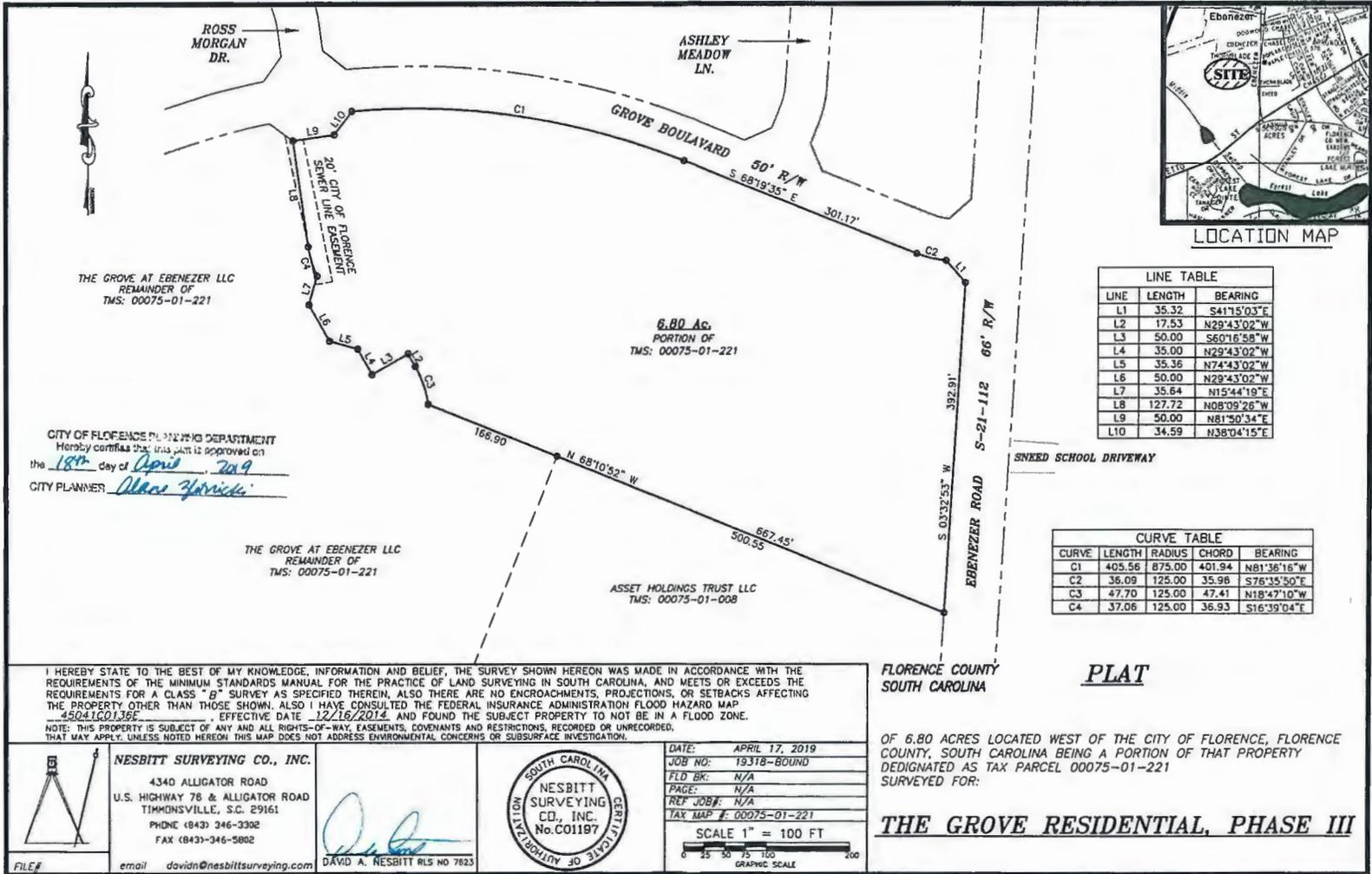


**DISCLAIMER:**  
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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

2000 1000 0 2000 Feet



Date: 4/4/2019



THE GROVE AT EBENEZER LLC  
REMAINDER OF  
TMS: 00075-01-221

6.80 AC.  
PORTION OF  
TMS: 00075-01-221

CITY OF FLORENCE PLANNING DEPARTMENT  
Heretby certifies that this plat is approved on  
the 18th day of April 2019  
CITY PLANNER: Alana Zarrick

THE GROVE AT EBENEZER LLC  
REMAINDER OF  
TMS: 00075-01-221

ASSET HOLDINGS TRUST LLC  
TMS: 00075-01-008



LOCATION MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.32	S41°15'03"E
L2	17.53	N29°43'02"W
L3	50.00	S60°16'58"W
L4	35.00	N29°43'02"W
L5	35.36	N74°43'02"W
L6	50.00	N29°43'02"W
L7	35.64	N15°44'19"E
L8	127.72	N08°09'26"W
L9	50.00	N81°50'34"E
L10	34.59	N38°04'15"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	405.56	875.00	401.94	N81°36'16"W
C2	36.09	125.00	35.96	S76°35'50"E
C3	47.70	125.00	47.41	N18°47'10"W
C4	37.06	125.00	36.93	S16°39'04"E

SINKED SCHOOL DRIVEWAY

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0136E, EFFECTIVE DATE 12/16/2014, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.  
NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

FLORENCE COUNTY  
SOUTH CAROLINA

PLAT

OF 6.80 ACRES LOCATED WEST OF THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING A PORTION OF THAT PROPERTY DEDICATED AS TAX PARCEL 00075-01-221 SURVEYED FOR:

**THE GROVE RESIDENTIAL, PHASE III**

**NESBITT SURVEYING CO., INC.**  
4340 ALLIGATOR ROAD  
U.S. HIGHWAY 78 & ALLIGATOR ROAD  
TIMMINSVILLE, S.C. 29161  
PHONE (843) 246-3302  
FAX (843)-246-5882  
email davidn@nesbittsurveying.com

DAVID A. NESBITT RLS NO 7823



DATE: APRIL 17, 2019  
JOB NO: 19318-BOUND  
FLD BK: N/A  
PAGE: N/A  
REF JOB#: N/A  
TAX MAP #: 00075-01-221  
SCALE 1" = 100 FT  
GRAPHIC SCALE

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:  
*Annex 6.8 acres (Tract 4 as show on a plat dated April 7, 2016 by Nesbitt Surveying Co.), recorded April 15, 2016 in Plat Book 104 - page 431. The proposed tract is part of The Grove at Ebenezer - PDD 2016-1.*
3. Annexation is being sought for the following purposes:  
*Phase III of the Grove Development to include +/- 30 single family homes.*
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>60 residents - Phase III</u>
Race	<u>Mixed</u>
Total 18 and Over	<u>Future</u>
Total Registered to Vote	<u>Future</u>

Date 04/10/19

Date \_\_\_\_\_

  
Petitioner - The Grove at Ebenezer, LLC  
by Phillip Lowe  
507 W. Cheves St., Florence SC 29501  
Petitioner

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** June 10, 2019

**AGENDA ITEM:** Development Agreement

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

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**I. ISSUE UNDER CONSIDERATION:**

An ordinance to enter into a Development Agreement between the City of Florence and the developer of "Alligator West", and authorizing the City Manager to execute all documents associated therewith, properties being specifically designated in the Florence County Tax Records as Tax Map Parcel parcels 00076-01-011; 00076-01-012; 00076-01-058; and a portion of 00077-01-215.

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

- (1) On May 14, 2019, the City of Florence Planning Commission held a public hearing on this matter.
- (2) No action was required of Planning Commission.

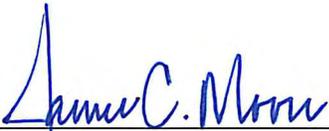
**III. POINTS TO CONSIDER:**

- (1) The State of South Carolina established the South Carolina Local Government Development Agreement Act in 1993 authorizing local governmental entities to enter into development agreements which the state recognized as a potentially valuable tool to be utilized to encourage healthy and appropriate growth through facilitation of private development.
- (2) The owner of the above referenced properties, annexed 00076-01-011 (43.36 Acres), 00076-01-012 (21.97 Acres), and 00076-01-058 (4.53 Acres) into the City of Florence and zoned them General Residential-3 (RG-3), Commercial General (CG), and Open Space Recreation (OSR), on February 11, 2019 (Ordinance 2019-06). A preliminary plan showing the property boundary has been submitted (Attachment 3 and 4).
- (3) The portion of TMN 00077-01-215 (13.34 acres) will be required to annex upon development. A preliminary plan showing this portion to the south of Alligator Road has been submitted (Attachment 4).
- (4) The South Carolina Local Government Development Agreement Act allows a developer of a large tract of highland property to vest their property rights by protecting such rights from the effect of subsequently enacted local legislations or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project.
- (5) Attached is the finalized Development Agreement between the City of Florence and the developer, to be executed upon approval.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- 1) Ordinance
- 2) Development Agreement
- 3) Preliminary layout for TMN 00076-01-011
- 4) Preliminary layout for TMN's 00076-01-012; 00076-01-058; and a portion of 00077-01-215
- 5) Location Map



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Clint Moore  
Development Director



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Andrew H. Griffin  
City Manager

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FLORENCE AND THE DEVELOPER OF “ALLIGATOR WEST” AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS ASSOCIATED THEREWITH, PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL PARCELS 00076-01-011; 00076-01-012; 00076-01-058; AND A PORTION OF 00077-01-215:**

**WHEREAS**, the first of two Public Hearings was held in the City Center Council Chambers on May 14<sup>th</sup>, 2019 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, the second of two Public Hearings was held in the City Center Council Chambers on June 10<sup>th</sup>, 2019 at 1:00 P.M. before the City of Florence City Council and notice of said hearing was duly given;

**WHEREAS**, the Developer of the “Alligator West” properties, requests to zone, pending annexation, the above referenced properties in accordance with the Unified Development Ordinance;

**WHEREAS**, the State of South Carolina established the South Carolina Local Government Development Agreement Act in 1993 authorizing local governmental entities to enter into development agreements which the state recognized as a potentially valuable tool to be utilized to encourage healthy and appropriate growth through facilitation of private development.

**WHEREAS**, Florence City Council concurs in the aforesaid Development Agreement, 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 to enter into a Development Agreement between the City of Florence and the developer of “Alligator West”(Attachment 2) and authorizing the City Manager to execute all documents associated therewith, properties being specifically designated in the Florence County Tax Records as Tax Map Parcels 00076-01-011; 00076-01-012; 00076-01-058; and a portion of 00077-01-215;
2. That this Ordinance shall become effective seven days upon its approval and adoption by

the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019**

**Approved as to form:**

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

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

**Attest:**

\_\_\_\_\_  
Amanda P. Pope  
**Municipal Clerk**

STATE OF SOUTH CAROLINA )  
 )  
CITY OF FLORENCE )

DEVELOPMENT AGREEMENT  
ALLIGATOR WEST (83.20 Acres)

This Development Agreement (“Agreement”) is made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between \_\_\_\_\_ (“Owner”) and the governmental authority of City of Florence, South Carolina (“City of Florence”).

**WHEREAS**, the legislature of the State of South Carolina has enacted the “South Carolina Local Government Development Agreement Act, (the “Act”) as set forth in Sections 6-31610 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and

**WHEREAS**, the Act recognizes that “The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning. “[Section 6-31.10 (B)(1]; and,

**WHEREAS**, the Act also states: “Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the Development Agreement or in any way hinder, restrict, or prevent the development of the project. Development Agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our state. “[Section 6-31.10 (B)(1]; and,

**WHEREAS**, the Act further authorizes local governments, including City governments, to enter Development Agreements with owners to accomplish these and other goals as set forth in Section 6-31-10 of the Act; and,

**WHEREAS**, Owner has acquired, or is in the process of acquiring approximately **83.20** acres, located along the Alligator Road corridor, hereinafter **Alligator West**, and proposes to develop, or cause to be developed, therein a mixture of residential, commercial and conservation uses; and,

**WHEREAS**, the City of Florence seeks to protect and preserve the natural environment and to secure for its citizens quality, well planned and designed development and a stable and viable tax base; and,

**WHEREAS**, the City of Florence finds that the program of development proposed by Owner for this Property is consistent with City of Florence’s comprehensive land use plan; and will further the health, safety, welfare and economic well being of City of Florence and its residents; and,

**WHEREAS**, the program for development of the Property presents an unprecedented opportunity for City of Florence to secure quality planning and growth, protection of the environment and a strengthened and revitalized tax base; and,

**WHEREAS**, this Development Agreement is being made and entered between Owner and City of Florence, under the terms of the Act, for the purpose of providing assurances to Owner that it may proceed with its development plan under the terms hereof, as hereinafter defined, without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to City of Florence.

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both City of Florence and Owner by entering this Agreement, and to encourage well planned development by Owner, the receipt and sufficiency of such consideration being hereby acknowledged, City of Florence and Owner hereby agree as follows:

**I. INCORPORATION**

The above recitals are hereby incorporated into this Agreement, together with the South Carolina General Assembly findings as set forth under Section 6-31-10(B) of the act.

**II. DEFINITIONS**

As used herein, the following terms mean:

**“Act”** means the South Carolina Local Government Development Agreement Act, as Codified in Sections 6-31-10 through 6-31-160 of the Code of Laws of South Carolina (1976), as amended; attached hereto as **EXHIBIT A**.

**“Alligator West”** means that certain tract of land described on **EXHIBIT B**.

**“Developer”** means Owner and all successors in title or lessees of the Owner who undertake Development of the Property or who are transferred Development Rights.

**“Development”** means the definition of development as set forth in the City of Florence Unified Development Ordinance at the time of this adopted ordinance.

**“Development Rights”** means Development undertaken by the Owner or Developers in accordance with the Unified Development Ordinance and this Development Agreement.

**“Duplex”** means a single-family attached unit type that includes two units that are attached along a common wall or separated by a floor that is not penetrated for the purpose of interior access between the two units. The standard duplex has side-by-side units with a common wall (the units may be divided into separate lots along the common lot line for individual fee-simple ownership). The units in the over-under duplex are located on different floors (the units may be accessed via separate outside entrances or through a common foyer area). Vehicular access to duplex homes in either style is from the street or from an alley.

**“Mixed Use”** means development in which a combination of residential and commercial uses (e.g., residential-over-retail), or several classifications of commercial uses (e.g., office and retail), are located on the same parcel proposed for development.

**“Multi-family Residential”** means a building that includes three or more dwelling units, which is not designed as townhomes or multiplex buildings. Multifamily also means two or more residential units that are located on the upper floors of a mixed-use building.

**“Multiplex also Quadraplex”** means a residential building that is constructed to look like a large single-family detached residence.

**“Owner”** means \_\_\_\_\_, his heirs and assigns.

**“Property”** means that tract of land described on **EXHIBIT B**.

**“Term”** means the duration of this agreement as set for in Section III hereof.

**“Townhome”** means three or more attached dwelling units that are arranged in rows with common side walls.

**“Zoning Regulations”** means the approval by the City Council of the City of Florence, herein after referred to as “City of Florence” on \_\_\_\_\_, 2019 establishing the zoning designation for the Property upon annexation, as defined in the Unified Development Ordinance, and this Development Agreement.

**III. TERM.**

The term of this Agreement shall commence on the date this Agreement is executed by City of Florence and Owner and the terminate five (5) years thereafter; provided however, that if at the expiration of the term Owner or its successors or assign have commenced development under the provisions hereof, the provisions of the Unified Development Ordinance shall be deemed vested against any future changes to City of Florence law which would materially affect the ability of the Owner or Developers to carry out the development plan as approved under the Unified Development Ordinance upon annexation.

**IV. AGREEMENT TO ANNEX**

The developer/assigns hereby agree to annex the property as described in this ordinance, at the time of development of each phase of Alligator West. In consideration of the agreement to annex, the City of Florence hereby agrees to provide certain water and sewer infrastructure, established elsewhere in this Development Agreement, immediately following annexation and in conjunction with the development.

**V. DEVELOPMENT OF THE PROPERTY.**

The Property shall be developed in accordance with the Zoning Regulations and this Development Agreement. City of Florence shall, throughout the Term, maintain or cause to be maintained, a procedure for the processing of reviews as contemplated by the Zoning Regulations.

**VI. CHANGES TO ZONING REGULATIONS.**

The Zoning Regulations relating to the Property subject to this Development Agreement shall not be amended or modified during the Term, without the express written consent of the Owner. Owner does, for itself and its successors and assigns, including Developers and notwithstanding the Zoning Regulations, agrees to be bound by the following:

1. The Owner shall be required to notify City of Florence, in writing, as and when Development rights are transferred to any other party. Such information shall include the identity and address of the acquiring party, a proper contact person, the location and number of acres of the Property transferred, and the number of residential units and/or commercial acreage, as applicable, subject to the transfer. Developers transferring Development Rights to any other party shall be subject to this requirement of notification, and any entity acquiring Development Rights hereunder shall be required to file with City of Florence an acknowledgment of this Development Agreement and a commitment to be bound by it.

2. The Owners and Developers, and their respective heirs, successors and assigns agree that all development, with the exception of irrigation, incidental maintenance facilities and facilities existing at the date of this Development Agreement will be served by potable water and sewer through the City of Florence, upon annexation, prior to occupancy, except as otherwise provided herein for temporary use of wells, and/or septic tanks (or similar devices).

**VII. DEVELOPMENT SCHEDULE**  
**The Development Schedule**

Years 0-5 include: The zoning of properties 00076-01-011, 00076-01-012, and a portion of 00076-01-058, pending annexation to RG-3; and a portion of 00076-01-058, pending annexation to CG.

Tract 00076-01-12 and -058  
Phase I – 43 lots 2019  
Phase II – 47 lots 2020/21

Tract 00076-01-11  
Phase III – 50 Lots 2021/22

Years 5-10 include: The zoning of property 00077-01-215, pending annexation to a zoning designation within the Unified Development Ordinance.

Tract 00076-01-11  
Phase IV – 65 lots 2024  
Phase V – 62 lots 2026

Tract 00077-01-215  
Phase VI – 32 lots 2028  
Phase VII – 31 lots 2029

Pursuant to the Act, the failure of the Owner and any subsequent Owner to meet an implied development schedule shall not, in and of itself, constitute a material breach of this agreement. In such an event, the failure to meet the development expectation or sequence of development shall be judged by the totality of circumstances, including but not limited to the Owners and Developer(s) good faith efforts to attain compliance with the development. Any implied phases or schedules are planning and forecasting tools only. The fact that actual development may take place at a difference pace or sequence, based on future market forces, is expected and shall not be considered a default hereunder. Furthermore, periodic adjustments which may be submitted by Owner / Developers in the future shall not be considered a material amendment or breach of the Agreement.

## **VIII. DEVELOPMENT STANDARDS**

### **A. Density and Use**

The Developer shall develop Alligator West to the densities, uses, and development standards applicable to the Unified Development Ordinance, which shall be petitioned by the Developer at the time of annexation.

The success of Alligator West is directly related to its ability to meet the changing demands of the development market. Due to the inherent uncertainty of projections such as these it is likely market conditions will dictate a different mix of land uses as those represented on the General Development Plan. The developer shall submit specific plans with each phase as he requests zoning and annexation and must follow the Development Review Procedures as outlined within the city's Unified Development Ordinance.

## **IX. RESTRICTED ACCESS**

Owner and/or Developer shall have the right to develop restricted access communities within the Property in accordance with the Unified Development Ordinance, but shall not be required to do so in the future. In the event a restricted access community is developed, access to publicly owned infrastructure and facilities shall be afforded at all times and under any circumstances. Access shall also be afforded to emergency service providers such as police, fire, EMS, etc.

## **X. EFFECT OF FUTURE LAWS**

Owner and Developers shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations, as defined herein and modified hereby, and as may be modified in the future pursuant to the terms hereof, and this Development Agreement for the entirety of the Term. Future enactments of, or changes or amendments to City of Florence ordinances, including zoning or development standards ordinances, which conflict with the Zoning Regulations in effect at the time of adoption of this Agreement shall not apply to the Property unless the Owner and/or Developer(s) consent to such modification.

The parties specifically acknowledge that this Agreement shall not prohibit the application of any future building, housing, electrical, plumbing, gas or other standard codes, or any tax or fee of general application throughout the City of Florence. Owner(s) shall pay all applicable service

fees, connection fees, assessments and taxes that are approved and adopted by City Council which are applied to all other properties within the jurisdiction of the City of Florence. Special assessments or impact fees not levied against other properties, however, shall not be applied to the property without the consent of the Owner(s).

**XI. INFRASTRUCTURE AND SERVICES**

City of Florence and Owner recognize that the majority of the direct costs associated with the Development of the property will be borne by the Owner and Developer, and many other necessary services will be provided by other governmental or quasi-governmental entities, and not by City of Florence. For clarification, the parties make specific note of and acknowledge the following:

**A. PRIVATE ROADS.** All roads within the Property shall be constructed by the Owner and to the specifications and standards of the Unified Development Ordinance, and maintained by it and/or an Owner’s Association or dedicated for maintenance to other appropriate entities. City of Florence will not be responsible for the construction of any roads within the Property unless City of Florence specifically agrees to such in the future. Any private roads built or constructed within this development shall adhere to the provisions of the City of Florence Unified Development Ordinance, in effect at the time of adoption of this agreement.

**B. PUBLIC ROADS.** The Property shall be served by direct access to Alligator Road and Twin Church Road as shown on the General Development Plan.

**C. POTABLE WATER.** Upon annexation, potable water will be supplied to the Property by the City of Florence at a location mutually agreeable between the City of Florence and the Developer. City of Florence will not be responsible for the construction of any water distribution lines within the Property. Any water distribution lines built or constructed within this development shall adhere to the provisions of the City of Florence Code of Ordinances and the Unified Development Ordinance, in effect at the time of adoption of this agreement. Upon completion water distribution lines, at the discretion of the Developer, the water distribution lines maybe maintained as private or offered to the City of Florence as part of the public system. Upon acceptance by the City of Florence, the City of Florence shall maintain the water distribution system in the same manner as other developments within the City. If water distribution lines are maintained as private, the City of Florence will have no responsibility to maintain such private water systems. All fees and charges associated with the treatment and provision of potable water shall be levied and paid by the Developer or residents of the Property. Nothing contained in this Agreement shall be interpreted to allow the Developer to resell water as prohibited within the City of Florence Code of Ordinances.

**D. SEWAGE TREATMENT AND DISPOSAL.** Upon annexation, sewage collection and disposal will be supplied to the Property by the City of Florence at a location mutually agreeable between the City of Florence and the Developer. City of Florence will not be responsible for the construction of any sewer collection lines within the Property. Any sewer collection lines built or constructed within this development shall adhere to the provisions of the City of Florence Code of Ordinances and the Unified Development Ordinance, in effect at the time of adoption of this agreement. Upon completion of sewer collection lines, at the discretion of the Developer, the

sewer collection lines maybe maintained as private or offered to the City of Florence as part of the public system. Upon acceptance by the City of Florence, the City of Florence shall maintain the sewer collection system in the same manner as other developments within the City. If sewer collection lines are maintained as private, the City of Florence will have no responsibility to maintain such private sewage systems. All fees and charges associated with the treatment and provision of sewage service shall be levied and paid by the Developer or residents of the Property. Nothing contained in this Agreement shall be interpreted to allow the Developer to resell sewer services as prohibited within the City of Florence Code of Ordinances.

**E. USE OF EFFLUENT.** Owner agrees that treated effluent will be disposed of only in such manner as may be approved by DHEC and the City of Florence.

**F. OTHER SERVICES / FUTURE AGREEMENTS.** The development activity which is authorized and vested under this Development Agreement is allowable, in general terms, under existing City of Florence law. Normal City of Florence services, such as fire protection, police protection will be made available to this Property, on the same basis as would occur for the development if a Development Agreement had not been requested or approved. The parties recognize that as future development unfolds on the Property, the Owner or Developers may request enhanced services, beyond the normal services which would otherwise be provided. The parties agree that they will work together in the future, in good faith, to modify this Agreement in the future to provide enhanced City services, if requested, if the Owner, or its successors or assigns, request negotiations for such enhanced services in the future. For instance, if the Alligator West development recognizes a future need for additional police services, beyond those services normally provided to the area as a part of the City of Florence, or additional fire or emergency service, then the parties may negotiate to provide additional fees to be paid by development on the Property to cover the cost of such enhancement services. Neither party is required herby to reach such a future agreement for additional fees for enhanced services, but both parties agree to discuss such issues in the future should the need arise. In the meantime, development within the Property shall be entitled to all normal services provided to other property within the City of Florence with the understanding that all development within the Property will be subject to all City of Florence taxes of universal application within City of Florence as well as any special service district taxes which may apply to all other new and existing properties and development within the area, such as Fire District millage rates. City of Florence will not be required to provide enhanced services in the future at the expense of other City of Florence residents unless future arrangements are made by amendment to this Agreement to provide payment for such enhanced services. Normal service will be considered a matter of right within this Property on the same basis as all other City of Florence property.

## **XII. COMPLIANCE REVIEWS**

As long as Owner owns any of the Property; Owner, or its designee, shall meet with the City of Florence, or its designee, at least once per year as required by South Carolina state law during the Term to review Development completed in the prior year and the Development anticipated to be commenced or completed in the ensuing year. The Owner, or its designee, shall be required to provide such information as may reasonably be requested to include but not be limited to acreage of the Property sold in the prior year, acreage of the Property under contract,

the number of certificates of occupancy issued in the prior year, and the number anticipated to be issued in the ensuing year, Development Rights transferred in the prior year, and anticipated to be transferred in the ensuing year, the Owner, or its designee, shall be required to compile this information.

**XIII. DEFAULTS**

The failure of the Owner, developer or City of Florence to comply with the terms of this Agreement shall constitute a default, entitling the non-defaulting party to pursue such remedies as deemed appropriate, including specific performance and the termination of this Development Agreement in accordance with the Act; provided however no termination of this Development Agreement may be declared by the City of Florence absent its according the Owner and any relevant Developer the notice, hearing and opportunity to cure in accordance with the Act; and provided further that nothing herein shall be deemed or construed to preclude the City of Florence or its designee from issuing stop work orders or voiding permits issued for Development when such Development contravenes the provisions of the Zoning Regulations of this Development Agreement. A default of the Owner shall not constitute a default by Developer, default by a developer shall not constitute a default by the Owner.

**XIV. MODIFICATION OF AGREEMENT**

This Development Agreement may be modified or amended only by the written agreement of the City of Florence and the Owner. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

**XV. NOTICES**

Any notice, demand, request, consent, approval or communication which a signatory party is required to and may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile or if by mail on the fifth (5<sup>th</sup>) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided.

All notices, demands, requests, consents, approvals or communications to City of Florence shall be addressed to

The City at: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

And to the Owner at: \_\_\_\_\_

With Copy to:

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**XVI. ENFORCEMENT**

Any party hereto shall have the right to enforce the terms, provisions and conditions of the Agreement by any remedies available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with said enforcement.

**XVII. GENERAL**

**SUBSEQUENT LAWS.** In the event state or federal laws or regulations are enacted after the execution of this Development Agreement or decisions are issued by a court of competent jurisdiction which prevent or preclude compliance with the Act or one or more provisions of this Agreement ("New Laws"), the provisions of this Agreement shall be modified or suspended as may be necessary to comply with such New Laws. Immediately after enactment of any such New Law, or court decision, a party designated by the Owners, and Owners and City of Florence shall meet and confer in good faith in order to agree upon such modification or suspension based on the effect such New Law would have on the purposes and intent on this Agreement. During the time that these parties are conferring on such modification or suspension or challenging the new Laws, City of Florence may take reasonable action to comply with such New Laws. Should these parties be unable to agree to a modification or suspension, either may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Owner, developers and City of Florence each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

**ESTOPPEL CERTIFICATE.** City of Florence, the Owner or any Developer may, at any time, and from time to time, deliver written notice to the other applicable party requesting such party to certify in writing:

- (1) that this Agreement is in full force and effect
- (2) that this Agreement has not been amended or modified, or if so amended, identifying the amendments
- (3) whether, to the knowledge of such party, the requesting party is in default or claimed default in the performance of its obligations under this Agreement, and, if so, describing the nature and amount, if any, of such default or claimed default, and
- (4) whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both would constitute a default and if so, specifying each such event.

**ENTIRE AGREEMENT.** This agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings among City of Florence and the Owner relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

**NO PARTNERSHIP OR JOINT VENTURE.** Nothing in this Agreement shall be deemed to create a partnership or joint venture between The City of Florence, the Owner or any Developer or to render such party liable in any manner for the debts or obligations of another party.

**EXHIBITS.** All exhibits attached hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

**CONSTRUCTION.** The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this agreement or any amendments or exhibits hereto.

**ASSIGNMENTS.** Subject to the notification provisions hereof, Owner may assign its rights and responsibilities hereunder to subsequent land owners and Developers.

**GOVERNING LAW.** This Agreement shall be governed by the laws of the State of South Carolina.

**COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which shall be deemed original, and such counterparts shall constitute but one and the same instrument.

**AGREEMENT TO COOPERATE.** In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

**EMINENT DOMAIN.** Nothing contained in this Agreement shall limit, impair or restrict the City of Florence's right and power of eminent domain under the laws of the State of South Carolina.

**NO THIRD PARTY BENEFICIARIES.** The provisions of this Agreement may be enforced only by the City of Florence, the Owner and Developers. No other persons shall have any rights hereunder.

**XVIII. STATEMENT OF REQUIRED PROVISIONS**

**A. Specific Statements.** The Act requires that a development agreement must include certain mandatory provisions, pursuant to Section 6-31-60 (A). Although certain of these items are addressed elsewhere in this Agreement, the following listing of the required provisions is set forth for convenient reference. The numbering below corresponds to the numbering utilized under Section 6-31-60 (A) for the required items:

1. **LEGAL DESCRIPTION OF PROPERTY AND LEGAL AND EQUITABLE OWNERS.** The legal description of the property is set forth in **EXHIBIT B** attached hereto. The present legal Owner of the Property is \_\_\_\_\_, or its affiliated entity, and the equitable owner is \_\_\_\_\_, who will take title prior to the recording hereof.
2. **DURATION OF AGREEMENT.** The duration of this Agreement is five (5) years.
3. **PERMITTED USES, DENSITIES, BUILDING HEIGHTS AND INTENSITIES.** A complete listing and description of permitted uses, population densities, building intensities and heights, as well as other development – related standards, are contained in the Unified Development Ordinance of the City of Florence and will be determined for each phase at the time of request for zoning and annexation.
4. **REQUIRED PUBLIC FACILITIES.** The utility services available to the Property are described generally above regarding electrical services, telephone service and solid waste disposal. The mandatory procedures of the Zoning Regulations and Land Development and Subdivision Regulations will ensure availability of roads and utilities to serve the residents on a timely basis.
5. **DEDICATION OF LAND AND PROVISIONS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.** No dedications of land to the public are required hereunder. The Zoning Regulations described above, and incorporated herein; contain numerous provisions for the protection of environmentally sensitive areas. All relevant State and Federal laws will be fully complied with, in addition to the important provisions set forth in this Agreement.
6. **LOCAL DEVELOPMENT PERMITS.** The Development standards for the Property shall be as set forth in the Zoning Regulations. Specific permits must be obtained prior to commencing Development, consistent with the standards set forth in the Unified Development Ordinance. Building Permits must be obtained under applicable law for any vertical construction, and appropriate permits must be obtained from the State of South Carolina and Army Corps of Engineers, when applicable, prior to any impact upon freshwater wetlands. It is specifically understood that the failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Owner, its successors and assigns, of the necessity of complying with the law governing the permitting requirements, conditions, terms of restrictions, unless otherwise provided hereunder.
7. **COMPREHENSIVE PLAN AND DEVELOPMENT AGREEMENT.** The Development permitted and proposed under the Zoning Regulations, is consistent with the Comprehensive Plan and with current land use regulations of the City of Florence, South Carolina.



Witness my hand and official Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires:

STATE OF SOUTH CAROLINA            )  
  )  
CITY OF FLORENCE                    )     **ACKNOWLEDGMENT**

I, the undersigned Notary Public, do hereby certify that \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires:

EXHIBIT A

SOUTH CAROLINA LOCAL GOVERNMENT  
DEVELOPMENT AGREEMENT ACT

CHAPTER 31:

SECTION 6-31-10

SECTION 6-31-160

**Title 6 - Local Government - Provisions Applicable to Special Purpose Districts and Other Political Subdivisions**

**CHAPTER 31**

**South Carolina Local Government Development Agreement Act**

**SECTION 6-31-10.** Short title; legislative findings and intent; authorization for development agreements; provisions are supplemental to those extant.

(A) This chapter may be cited as the "South Carolina Local Government Development Agreement Act".

(B)(1) The General Assembly finds: The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning.

(2) Assurance to a developer that upon receipt of its development permits it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, reduces the economic costs of development, allows for the orderly planning of public facilities and services, and allows for the equitable allocation of the cost of public services.

(3) Because the development approval process involves the expenditure of considerable sums of money, predictability encourages the maximum efficient utilization of resources at the least economic cost to the public.

(4) Public benefits derived from development agreements may include, but are not limited to, affordable housing, design standards, and on and off-site infrastructure and other improvements. These public benefits may be negotiated in return for the vesting of development rights for a specific period.

(5) Land planning and development involve review and action by multiple governmental agencies. The use of development agreements may facilitate the cooperation and coordination of the requirements and needs of the various governmental agencies having jurisdiction over land development.

(5) Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project. Development agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State.

(C) It is the intent of the General Assembly to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

(D) This intent is effected by authorizing the appropriate local governments and agencies to enter into development agreements with developers, subject to the procedures and requirements of this chapter.

(E) This chapter must be regarded as supplemental and additional to the powers conferred upon local governments and other government agencies by other laws and must not be regarded as in derogation of any powers existing on the effective date of this chapter. HISTORY: 1993 Act No. 150, Section 1.

**SECTION 6-31-160.** Agreement may not contravene or supersede building, housing, electrical, plumbing, or gas code; compliance with such code if subsequently enacted.

Notwithstanding any other provision of law, a development agreement adopted pursuant to this chapter must comply with any building, housing, electrical, plumbing, and gas codes subsequently adopted by the governing body of a municipality or county as authorized by Chapter 9 of Title 6. Such development agreement may not include provisions which supersede or contravene the requirements of any building, housing, electrical, plumbing, and gas codes adopted by the governing body of a municipality or county. HISTORY: 1993 Act No. 150, Section 1.

## EXHIBIT B

# ALLIGATOR WEST BOUNDARY AND LEGAL DESCRIPTION





WILLIAM JOHANNES HOFFMEYER  
TMS 00076-01-165

MICHAEL A & SHERRY C VOLK  
TMS 00076-01-075

HARBOR OF UNITED METROPOLS  
TMS 00076-01-115

LEE HICKS  
TMS 00076-01-142

LINDA C & KELSO HICKS  
TMS 00076-01-022

LEBNICKS  
TMS 00076-01-060

MICHAEL MCCOY REAVES ETAL  
Portion of  
TMS 00076-01-058  
Total-6.117 AC.  
(Annex-2.83 AC.)  
RG-3  
General Residential - 3

MICHAEL MCCOY REAVES ETAL  
TMS 00076-01-012  
Total-28.343 AC.  
(Annex-21.97 AC.)  
RG-3  
General Residential - 3

MICHAEL MCCOY REAVES ETAL  
TMS 00077-01-014  
104.783 AC.

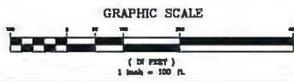
MICHAEL MCCOY REAVES ETAL  
TMS 00077-01-215  
93.109 AC.

THREADGILL PROPERTIES LLC  
TMS 00077-01-060

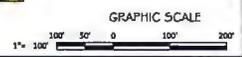
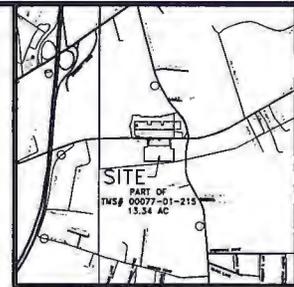
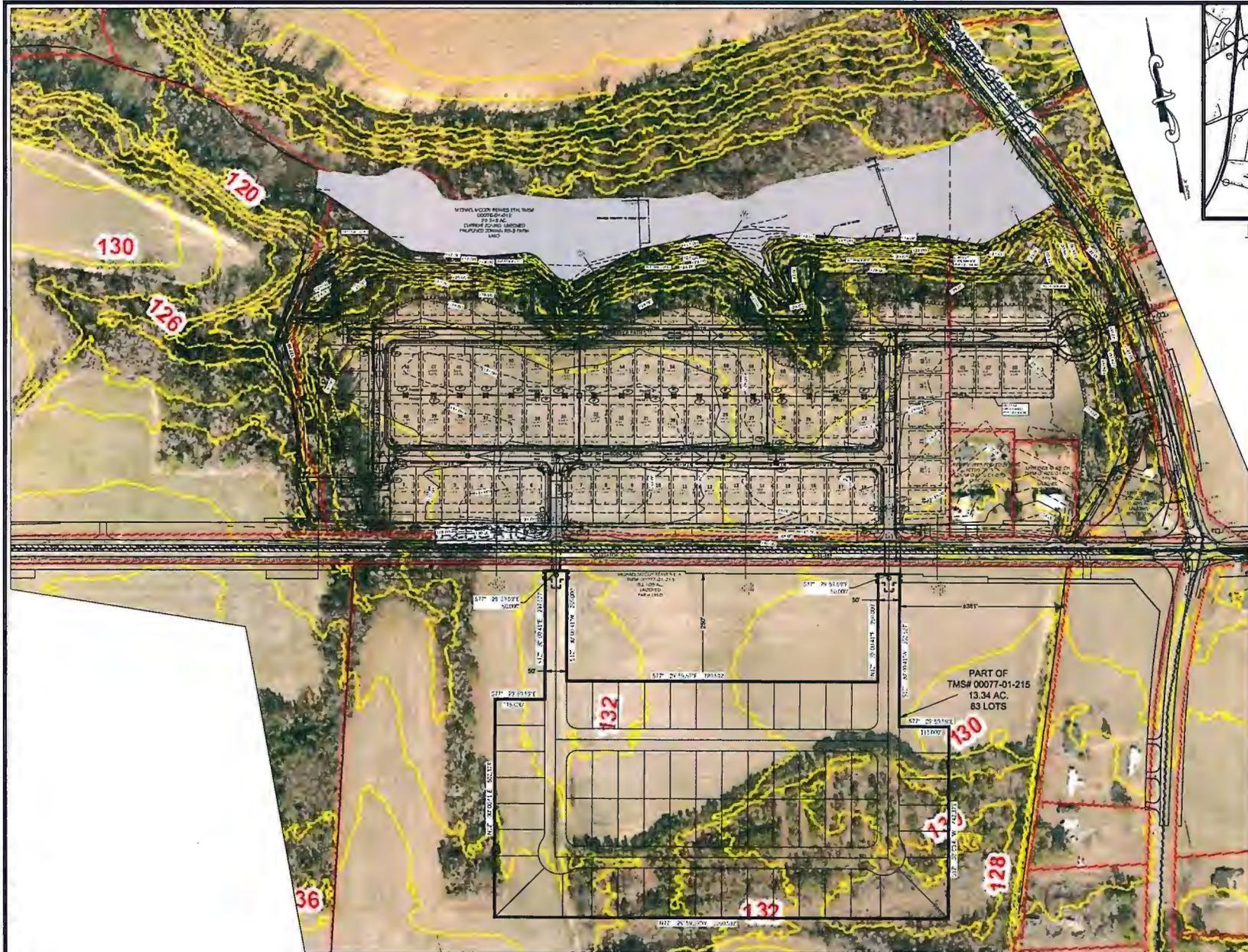
SECURED FITTINGS  
POURED SPECIAL  
REINFORCED TRACT  
TMS 00076-01-070

MICHAEL A & SHERRY C VOLK  
TMS 00076-01-075

LEBNICKS  
TMS 00076-01-060



PREPARED BY: _____ CHECKED BY: _____ DATE: _____		NO. _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____	PLANNET NETWORK DESCRIPTION: _____ REVISION BLOCK: _____
THESE PARCELS ARE BEING SUBMITTED FOR THE PROPERTY OF THE CITY OF FLORENCE FOR THE PURPOSE OF THE ANNEXATION OF LAND OR EXPANSION OF EXISTING DEVELOPMENT WITHOUT THE NECESSITY OF A WRITTEN COMMENT BY THE CITY OF FLORENCE.			
DESCRIPTION: <b>ANNEXATION PLAN</b>			
ROBERT L. WEAVER, P.E. 4540 ALLIGATOR ROAD THIMONSVILLE, SC 29961		PROJECT: <b>ALLIGATOR WEST</b> FLORENCE, SC	
CLIENT: <b>LOWE PROPERTY</b>		PROJECT NO.: 18-042 SHEET # 1 of 2	



<p>DESIGNED BY: [REDACTED]</p> <p>DATE: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>SCALE: [REDACTED]</p> <p>BY: [REDACTED]</p>	
<p>THIS DRAWING AND DESIGN THEREON ARE THE PROPERTY OF ROBERT L. WEAVER, P.E. ANY REPRODUCTION, USE OR COPYING OF THIS DRAWING WITHOUT HIS WRITTEN CONSENT IS PROHIBITED.</p>	
<p>DESCRIPTION: MASTER PLAN 13.34 AC.</p>	<p>ROBERT L. WEAVER, P.E. 4240 ALLIGATOR ROAD THURGOODVILLE, SC 29161 PROJECT: ALLIGATOR WEST - SOUTH FLORENCE, SC CLIENT: LOWE INVESTMENTS, LLC</p>
<p>DESCRIPTION: MASTER PLAN 13.34 AC.</p>	<p>ROBERT L. WEAVER, P.E. CIVIL ENGINEERING &amp; LAND PLANNING PHONE: 843.636.1800 FAX: 843.636.1801 WWW: WWW.RLWEAVER.PE.COM</p>
<p>PROJECT # 8-042</p>	<p>SHEET # 1 of 1</p>



**TMS 00076-01-011**  
**Annexed- 43.36 Ac**  
**RG-3: Minimum 177 Lots**



# DEVELOPMENT AGREEMENT - ALLIGATOR WEST

CITY OF FLORENCE, SC

 City Limits  
 Alligator West - Development Agreement

Date: 6/5/2019  
1 inch = 500 feet



TMS: 00076-01-011

TMS:  
00076-01-012

TMS:  
00077-01-215

95

BRIDLE PATH LN SC-1748

FAWN DR

ANTLER DR

ALLIGATOR RD

CHURCH RD

WELLEN

FLORENCE CITY COUNCIL MEETING

**DATE:** July 15, 2019

**AGENDA ITEM:** Ordinance to Annex and Zone Property Owned by Lions Investment Group, LLC, TMN 00100-01-257

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

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located along West Palmetto Street, Tax Map Number 00100-01-257, into the City of Florence and zone to RG-2, Residential General District. The request is being made by the property owner, Lions Investment Group, LLC.

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

(1) On June 25, 2019, Planning Commission held a public hearing on this matter. The Planning Commission voted (8-0) to recommend the zoning request of RG-2, Residential General District.

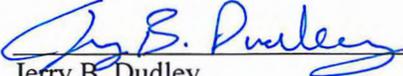
**III. POINTS TO CONSIDER:**

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-2 (RG-2).
- (3) The developer is proposing to build a conventional residential subdivision, which requires 10,000 minimum square foot lots.
- (4) City water and sewer services are not currently available. Based on an economic feasibility analysis performed by the City Engineering Department, the estimated cost to extend utility services is \$82,586. The 20 year anticipated revenue for the extension is \$82,898; therefore, the project is economically feasible for the City.
- (5) Adjacent properties are zoned (OSR) Open Space Recreation (City) and unzoned (County).
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property to RG-2, Residential General District. The proposed zoning is consistent with the Future Land Use Plan and the proposed development.

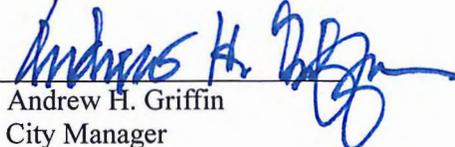
**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- (1) Ordinance
- (2) Vicinity map of proposed annexation
- (3) Location map of proposed annexation
- (4) Petition for Annexation form (Lions Investment Group, LLC)



Jerry B. Dudley  
Planning Director



Andrew H. Griffin  
City Manager

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

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LIONS INVESTMENT GROUP, LLC; TMN 00100-01-257.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on June 25, 2019 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS,** application by Lions Investment Group, LLC, owner of TMN 00100-01-257, to be zoned RG-2 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 Residential General-2 (RG-2);

The property requesting annexation is shown more specifically on Florence County Tax Map 00100, block 01, parcel 257 (18.28 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:

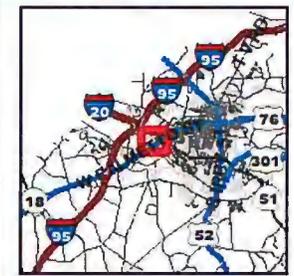
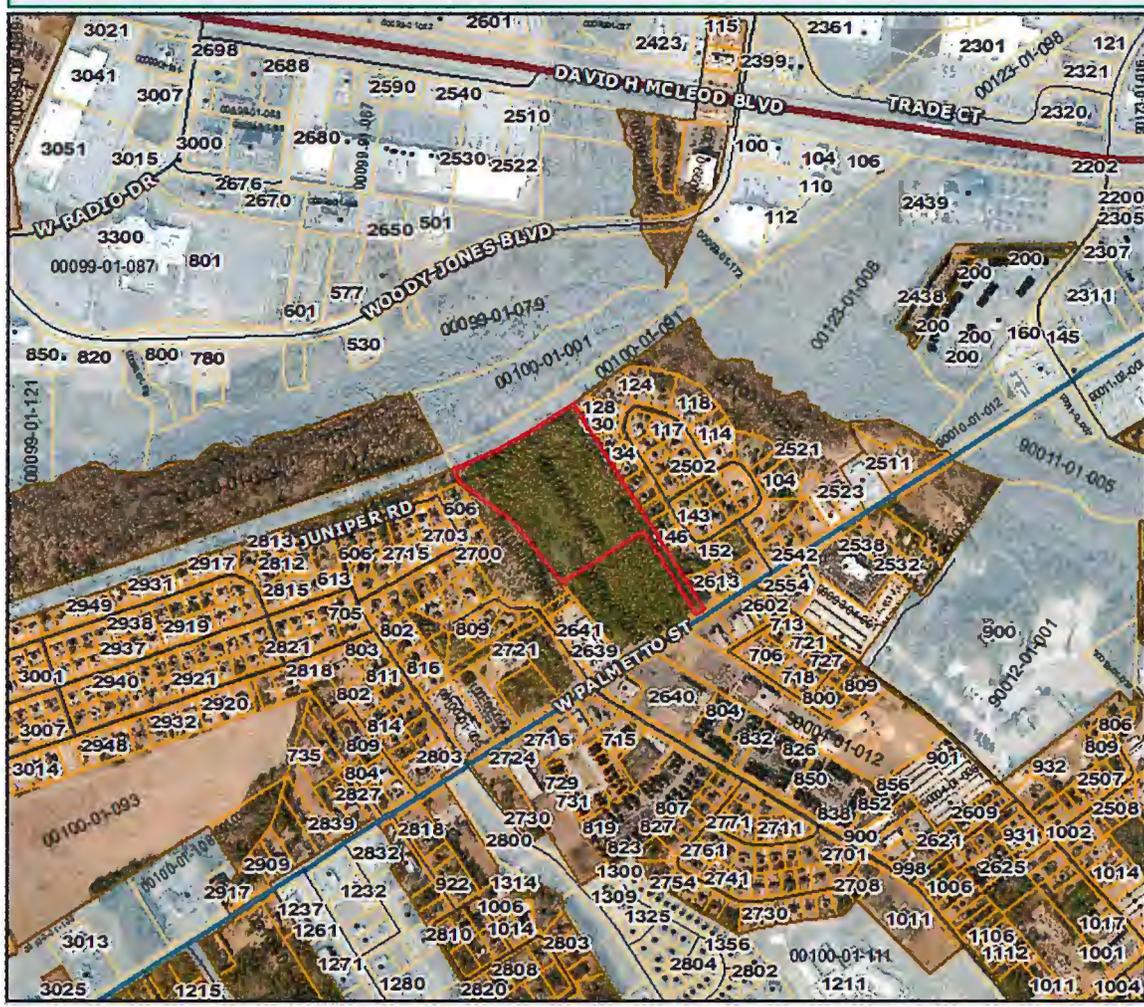
\_\_\_\_\_  
James W. Peterson, Jr.  
City Attorney

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

Attest:

\_\_\_\_\_  
Amanda P. Pope  
Municipal Clerk

## Vicinity Map - Lionsgate Annexation



### Legend

- City Limits
- Parcels

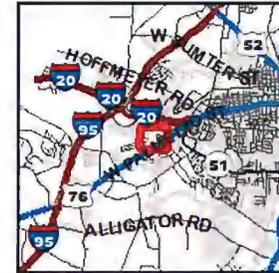
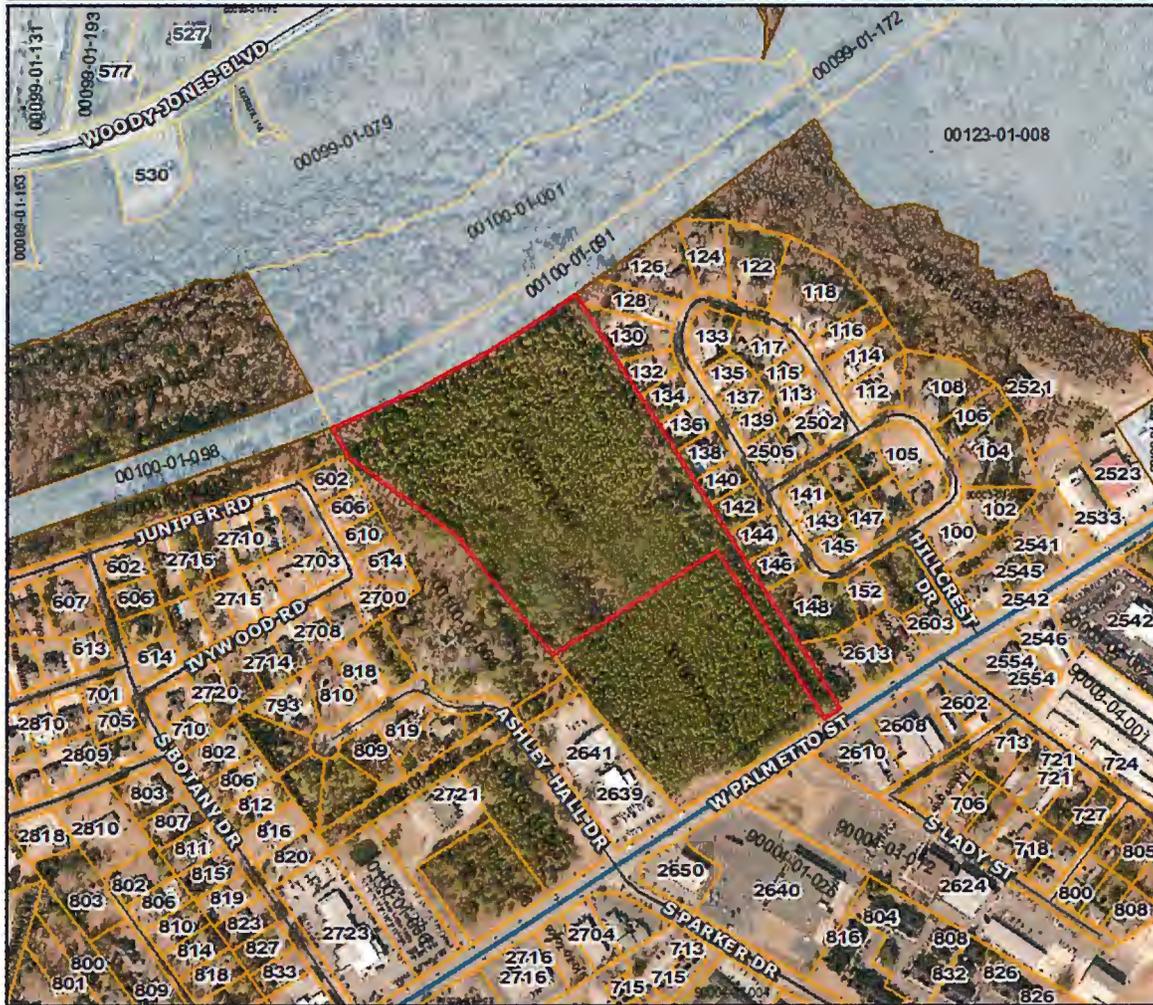


**DISCLAIMER:**  
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without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



Attachment 2: Vicinity map of proposed annexation

## Location Map - Lionsgate Annexation



### Legend

- City Limits
- Parcels

FULL LIFE. FULL FORWARD.  
**FLORENCE**  
 SOUTH CAROLINA

**DISCLAIMER:**  
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500 250 0 500 Feet



Date: 6/25/2011

Attachment 4: Petition of Annexation Form – Lions Investment Group, 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 001000-01-257

18.28 acres shown on plat dated 2/7/19 by Nesbitt Surveying Co., Inc. in Deed Book A-466 Pg. 1650

3. Annexation is being sought for the following purposes:  
 Development of ~ 40 single-family homes  
 PINT BOOK E, Pg 102
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	N/A
Race	↓
Total 18 and Over	↓
Total Registered to Vote	↓

Date 5/9/19

X Ashwin R Patel  
 Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>5/31/19</u>	<u>(JSD)</u>

VI. b.  
Bill No. 2019-25  
First Reading

**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 15, 2019

**AGENDA ITEM:** An Ordinance to declare 2.108 acres of tax parcel 00076-01-206 and 0.089 acres of tax parcel 00076-01-207, as surplus and authorize the transfer of land to the South Carolina Department of Transportation for the purpose of establishing the new right of way for Twin Church Road.

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

---

**I. ISSUE UNDER CONSIDERATION:**

To declare as surplus and authorize the conveyance of land designated as Florence County tax parcels 00076-01-206 that measures at 2.108 acres and 00076-01-207 that measures 0.089 shown on the plat attached hereto, as Exhibit "A" and Exhibit "B", is surplus land to the City and transfer of said property to South Carolina Department of Transportation is in the best interest and to the benefit of the citizens of the City of Florence.

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

(1) No previous action has been taken on this item.

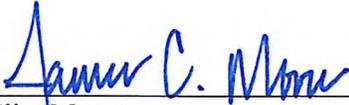
**III. POINTS TO CONSIDER:**

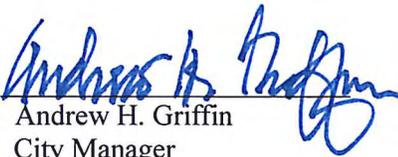
- (1) Request is being considered for first reading.
- (2) South Carolina Department of Transportation has requested the transfer of property to accommodate the relocation of Twin Church Road as a part of the development of the City of Florence soccer complex.
- (3) The parcels known as 00076-01-206 and 00076-01-207 to be conveyed is to be surveyed, subdivided and recorded by SCDOT.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- (1) Ordinance
- (2) Exhibit "A"
- (3) Exhibit "B"

  
\_\_\_\_\_  
Clint Moore  
Development Director

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

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE TO DECLARE 2.108 ACRES OF TAX PARCEL 00076-01-206 AND 0.089 ACRES OF TAX PARCEL 00076-01-207, AS SURPLUS AND AUTHORIZE THE TRANSFER OF LAND TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF ESTABLISHING THE NEW RIGHT OF WAY FOR TWIN CHURCH ROAD:**

**WHEREAS**, after due consideration, the City has concluded that the land designated as Florence County tax parcel 00076-01-206 that measures at 2.108 acres and tax parcel 00076-01-207 that measures 0.089 acres, shown on the plats attached hereto as Exhibit "A" and Exhibit "B" is surplus land to the City, and transfer of said property to South Carolina Department of Transportation at fair market value is in the best interest and to the benefit of the citizens of the City of Florence and;

**WHEREAS**, said portion of Florence County tax parcels 00076-01-206 and 00076-01-207 is to be combined with SCDOT Twin Church Road Right of Way;

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

1. That pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed and other documentation in order to convey title to the property described above to SCDOT.
2. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019**

**Approved as to form:**

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

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

**Attest:**

\_\_\_\_\_  
Amanda P. Pope  
**Municipal Clerk**



**THE STATE OF SOUTH CAROLINA**

**COUNTY OF FLORENCE**

Road/Route **S-106 (Twin Church Road)  
Reloc.**  
Project ID No. **P037376**  
Tract **2**

**RIGHT OF WAY EASEMENT**

Approximate Survey Stations

214+00 To 224+00 Lt. & Rt.  
S-106 (Twin Church Road Reloc.)  
\_\_\_\_\_  
To \_\_\_\_\_  
\_\_\_\_\_  
To \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS,** That I (or we) The City of Florence - 324 West Evans Street, Florence, South Carolina 29501 in consideration of the sum of One Dollar, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell, release and quitclaim, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road as a State Highway S-106 (Twin Church Road), State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognized the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

**SPECIAL PROVISIONS:**

All that parcel of land, to establish a right of way, containing 2.108 acres, more or less, owned by The City of Florence, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereon, between approximate survey stations 214+00 and 224+00, left and right of Road S-106 (Twin Church Rd. Reloc.). Right of Way herein granted is along a relocated centerline as shown on the plans between approximate survey stations 214+71.70 and 224+25.20, S-106 (Twin Church Rd. Reloc.). This being a portion of the property acquired from Asset Holdings Trust, LLC by deed dated December 21, 2016 and recorded December 22, 2016 in Deed Book B667, Page 1179 in the records for Florence County and shown as Tax Map Number 00076-01-206.

**GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191**

Date Checked \_\_\_\_\_ By \_\_\_\_\_

Project ID No. P037376 Tract 2

**TO HAVE AND TO HOLD**, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the right of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of the South Carolina Department of Transportation.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two Thousand and **Nineteen**.

Signed, sealed and delivered in the presence of:

**The City of Florence**

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
Grantor (L.S.)

**By: Its**

\_\_\_\_\_  
2<sup>nd</sup> Witness

\_\_\_\_\_  
Grantor (L.S.)

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF FLORENCE )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ by \_\_\_\_\_ of The City of Florence.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

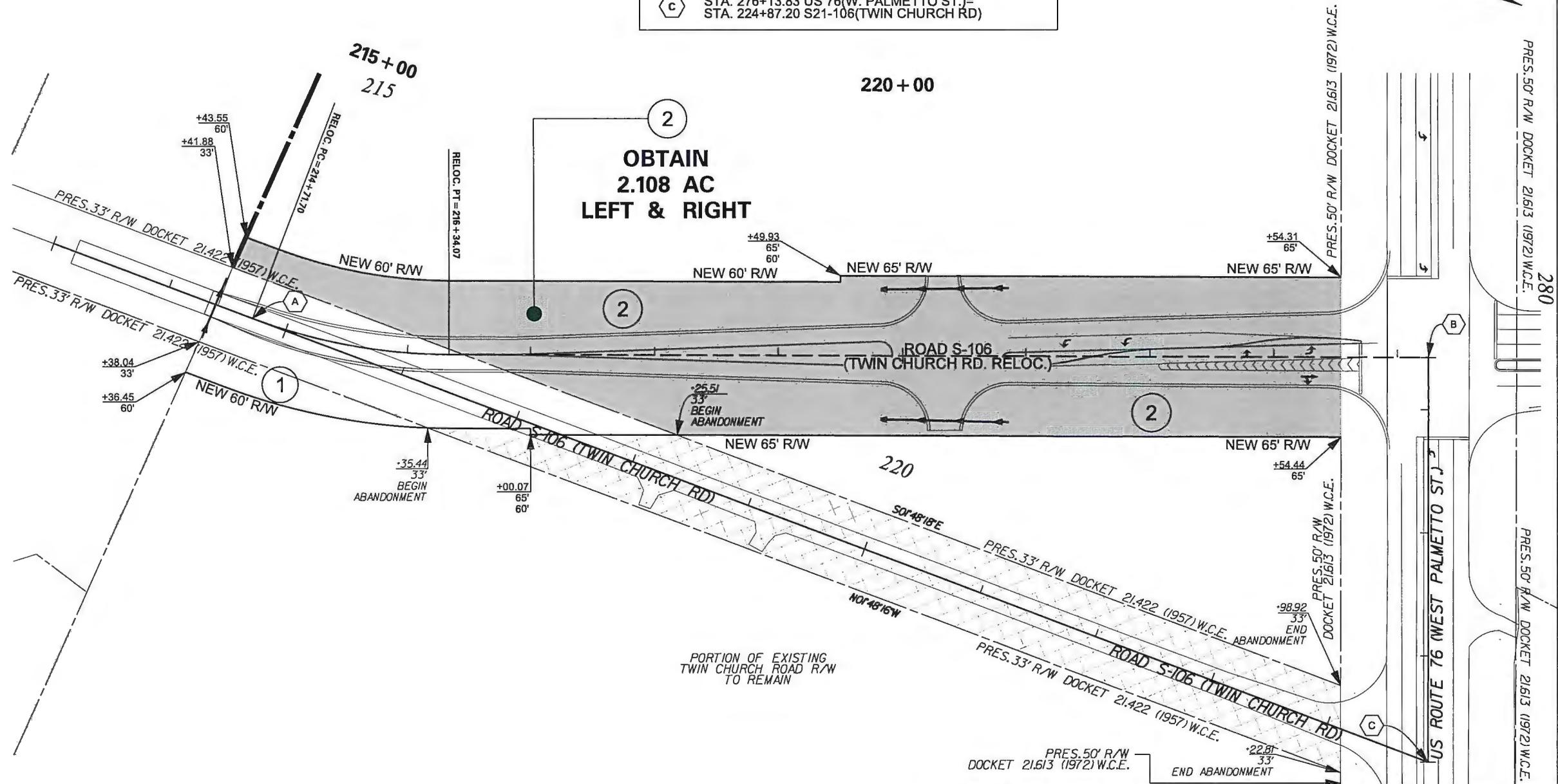
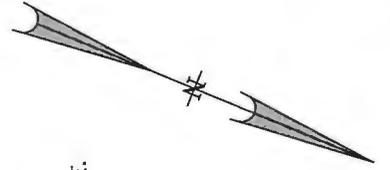
**NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA**

My Commission Expires: \_\_\_\_\_  
(Affix seal if outside SC)

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TIE EQUALITIES	
A	STA. 214+71.70 S21-106(TWIN CHURCH RD.)= STA. 214+71.70 S21-106(TWIN CHURCH RD-RELOC.)
B	STA. 279+43.36 US 76(W. PALMETTO ST.)= STA. 224+25.20 S21-106(TWIN CHURCH RD-RELOC.)
C	STA. 276+13.83 US 76(W. PALMETTO ST.)= STA. 224+87.20 S21-106(TWIN CHURCH RD)



PRES. 50' R/W DOCKET 21,613 (1972) W.C.E.

280

Page 3 of 3 pages

PRES. 50' R/W DOCKET 21,613 (1972) W.C.E.

		<b>SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION</b> <b>AREA OF ACQUISITION FROM TRACT 2 Proj ID P037376</b>		
PREPARED 06/26/2019	SCALE 	COUNTY FLORENCE		



**THE STATE OF SOUTH CAROLINA**

**COUNTY OF FLORENCE**

**RIGHT OF WAY EASEMENT**

Approximate Survey Stations

Road/Route **S-106 (Twin Church Road)  
Reloc.**  
Project ID No. **P037376**  
Tract **1**

\_\_\_\_\_ 214+00 To \_\_\_\_\_ 217+00 Rt.  
S-106 (Twin Church Road Reloc.)  
\_\_\_\_\_  
To \_\_\_\_\_  
\_\_\_\_\_  
To \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS,** That I (or we) The City of Florence - 324 West Evans Street, Florence, South Carolina 29501 in consideration of the sum of One Dollar, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell, release and quitclaim, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road as a State Highway S-106 (Twin Church Road), State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognized the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

**SPECIAL PROVISIONS:**

All that parcel of land, to establish a right of way, containing 0.089 acre, more or less, owned by The City of Florence, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereon, between approximate survey stations 214+00 and 217+00, right of Road S-106 (Twin Church Rd. Reloc.). Right of Way herein granted is along a relocated centerline as shown on the plans between approximate survey stations 214+71.70 and 224+25.20, S-106 (Twin Church Rd. Reloc.). This being a portion of the property acquired from Asset Holdings Trust, LLC by deed dated December 21, 2016 and recorded December 22, 2016 in Deed Book B667, Page 1179 in the records for Florence County and shown as Tax Map Number 00076-01-207.

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_

Project ID No. P037376 Tract 1

**TO HAVE AND TO HOLD**, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the right of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of the South Carolina Department of Transportation.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two Thousand and **Nineteen**.

Signed, sealed and delivered in the presence of:

**The City of Florence**

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
Grantor (L.S.)

**By: Its**

\_\_\_\_\_  
2<sup>nd</sup> Witness

\_\_\_\_\_  
Grantor (L.S.)

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

**THE STATE OF** SOUTH CAROLINA )  
 )  
**COUNTY OF** FLORENCE )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ by \_\_\_\_\_ of The City of Florence.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF** SOUTH CAROLINA

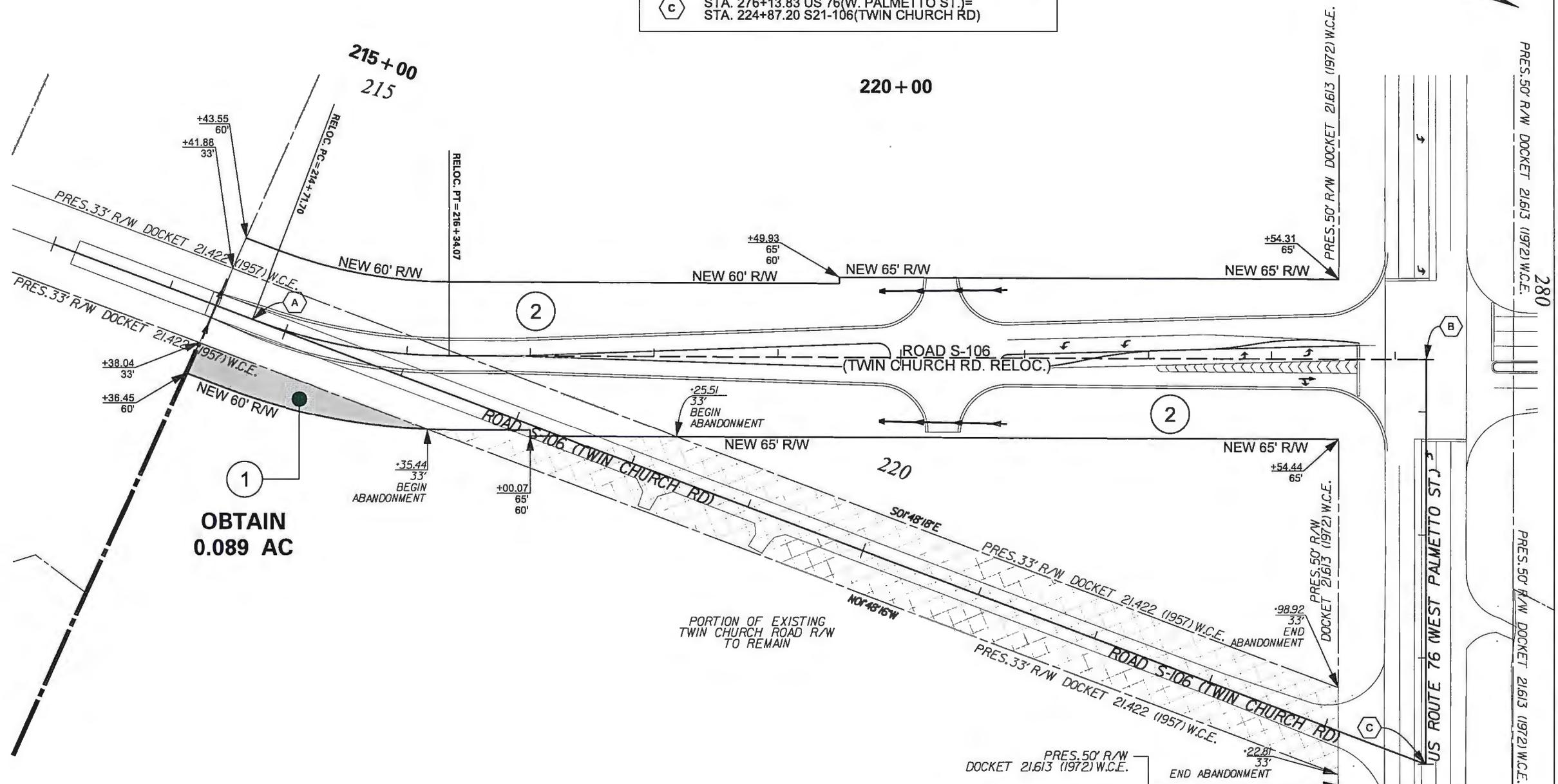
My Commission Expires: \_\_\_\_\_  
(Affix seal if outside SC)

# EXHIBIT "B"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

## TIE EQUALITIES

- A STA. 214+71.70 S21-106(TWIN CHURCH RD.)=  
STA. 214+71.70 S21-106(TWIN CHURCH RD-RELOC.)
- B STA. 279+43.36 US 76(W. PALMETTO ST.)=  
STA. 224+25.20 S21-106(TWIN CHURCH RD-RELOC.)
- C STA. 276+13.83 US 76(W. PALMETTO ST.)=  
STA. 224+87.20 S21-106(TWIN CHURCH RD)



**OBTAIN  
0.089 AC**

**SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION**  
**AREA OF ACQUISITION FROM TRACT 1 Proj ID P037376**

PREPARED 06/26/2019

SCALE 50 0 100 FEET

COUNTY FLORENCE

**SCDOT**

VII. a.  
Resolution  
No. 2019-17

FLORENCE CITY COUNCIL MEETING

**DATE:** July 1, 2019  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Administration

**I. ISSUE UNDER CONSIDERATION**

A resolution for the City of Florence formally designating the plaza area with interactive water feature at 146 S. Dargan Street as Andrew H. Griffin Plaza for Drew Griffin's instrumental role in the development of downtown Florence and his many years of service to the Florence community.

**CURRENT STATUS/PREVIOUS ACTION TAKEN**

City Council took action by motion at the May 13, 2019 meeting, this resolution formalizes that action previously taken.

**II. POINTS TO CONSIDER**

- A. City Council took action at the May 13, 2019 meeting to name the new park being constructed downtown "Griffin Park" (Andrew H. Griffin Plaza).
- B. Drew has served the City of Florence community for over 30 years, and has worked as City Manager since October, 2011.
- C. Drew has been an integral part of the development efforts in Downtown Florence being innovative and working closely with City Council, private developers, and other key community partners for improvements downtown and the betterment of the community.

**III. PERSONAL NOTES**

**IV. ATTACHMENTS**

- A. Resolution No. 2019 - A resolution for the City of Florence formally designating the plaza area with interactive water feature at 146 S. Dargan Street as Andrew H. Griffin Plaza
- B. Plaza layout with marker locations for plaza

  
Amanda P. Pope, Municipal Clerk

**RESOLUTION 2019 –**

**A resolution for the City of Florence formally designating the plaza area with interactive water feature at 146 S. Dargan Street as Andrew H. Griffin Plaza for Drew Griffin's instrumental role in the development of downtown Florence and his many years of service to the Florence community.**

**WHEREAS,** City Council took action at the May 13, 2019 meeting with a motion by Councilman Brand, second by Councilwoman Ervin, which carried unanimously to name the new park being constructed downtown "Griffin Park" (Andrew H. Griffin Plaza); and

**WHEREAS,** Drew Griffin has served the City of Florence community for over 30 years, working as City Manager since October, 2011; and,

**WHEREAS,** Drew Griffin has played an integral part of the development efforts in Downtown Florence being innovative and working closely with City Council, private developers, and other key community partners to ensure improvements downtown occurred for the overall betterment of the community.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE:**

*The City of Florence formally designates the plaza area with interactive water feature at 146 S. Dargan Street as Andrew H. Griffin Plaza for Drew Griffin's instrumental role in the development of downtown Florence and his many years of service to the Florence community.*

RESOLVED THIS \_\_\_\_ DAY OF July, 2019.

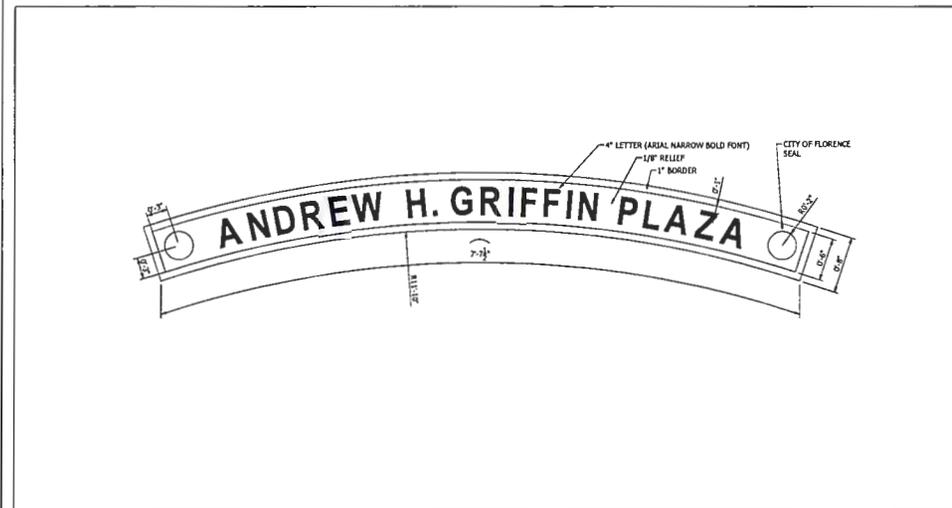
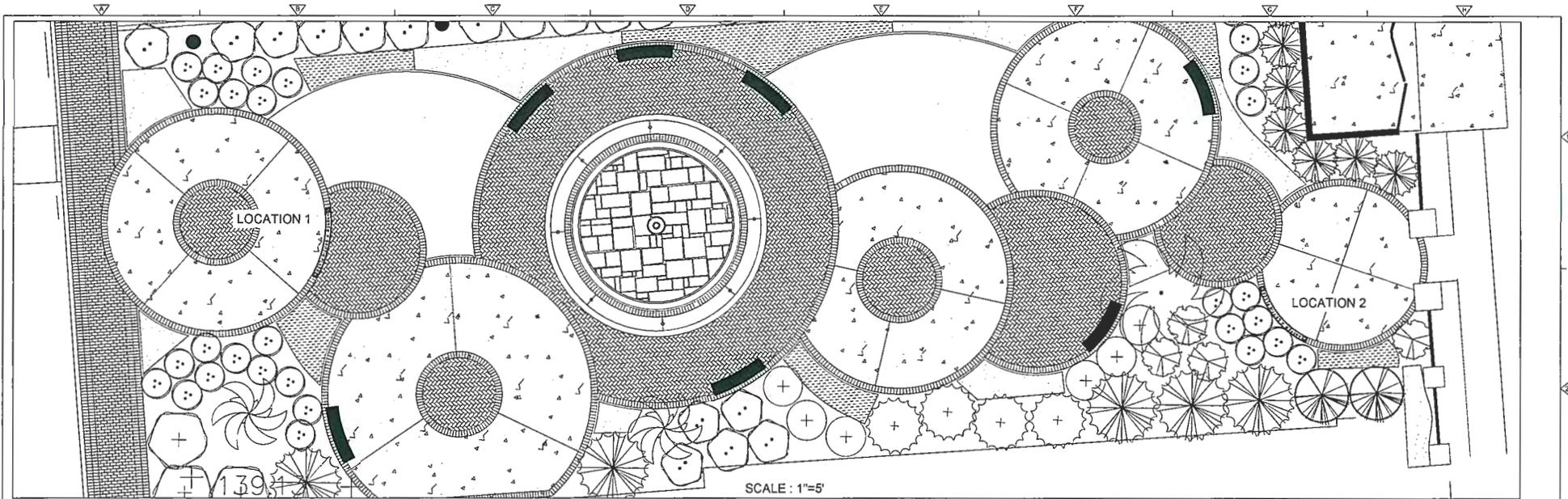
Approved as to form:

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

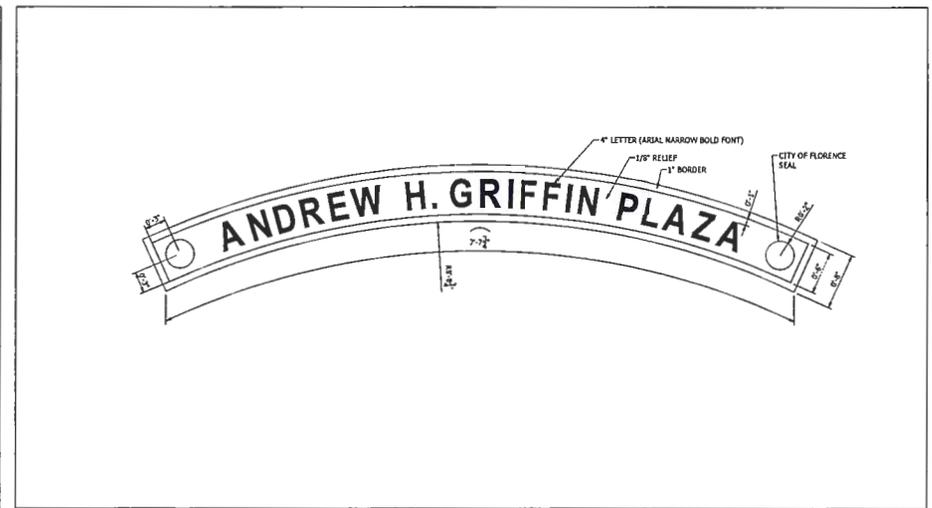
\_\_\_\_\_  
James W. Peterson, Jr., City Attorney

ATTEST:

\_\_\_\_\_  
Amanda P. Pope, Municipal Clerk



LOCATION 1  
SCALE : 1-1/2"=1'



LOCATION 2  
SCALE : 1-1/2"=1'

REV. NO.	DATE	DRWN	CHKD	REMARKS	DESIGNED BY:		CITY OF FLORENCE FLORENCE, SOUTH CAROLINA FLORENCE CULTURAL GARDEN	MARKER DETAILS	PROJECT NO. 0719
					DRAWN BY:				FILE NAME:
					CHECKED BY:				SHEET NO.
					APPROVED BY:				X
					DATE:				

FLORENCE CITY COUNCIL MEETING

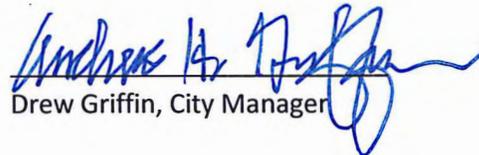
VII. a.  
Proclamation

DATE: July 15, 2019

AGENDA ITEM: Introduction of Proclamation

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Proclamation to recognize Tonya Brown and the WPDE-TV team for their 2019 Southeast Emmy® Award.

  
Drew Griffin, City Manager

# PROCLAMATION

**WHEREAS,** *Tonya Brown is a General Assignment Reporter at WPDE NewsChannel 15; and*

**WHEREAS,** *Tonya has been reporting stories out of the Pee Dee for nearly 20 years; she has covered hurricanes, tornadoes and a major ice storm; and*

**WHEREAS,** *The Regional Southeast EMMY® Chapter is one of 19 chapters identifying and celebrating television excellence at the local and regional level of The National Academy of Television Arts & Sciences; and*

**WHEREAS,** *Tonya, along with her WPDE-TV team, were nominated for two Southeast Emmys in the 'Breaking News' and 'Spot News' categories for their "Officer Involved Shooting" report; and*

**NOW, THEREFORE,** I, Stephen J. Wukela, Mayor of the City of Florence, South Carolina, do hereby proclaim that the City of Florence recognize:

***Tonya Brown and the WPDE-TV team  
for their 2019 Southeast EMMY® Award -  
'Breaking News' Category.***

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of the City of Florence to be affixed this 15<sup>th</sup> day of July, 2019.

---

**STEPHEN J. WUKELA  
MAYOR**

IX. a.  
Appointments to  
Boards & Commissions

FLORENCE CITY COUNCIL MEETING

**DATE:** July 15, 2019

**AGENDA ITEM:** Report to Council/Boards & Commissions

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION:**

Council will consider nominations for City Boards and/or Commissions.

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

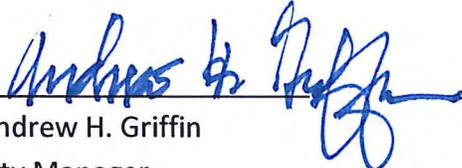
There are eleven (11) Boards or Commissions that have either a vacancy or an expired term.

**III. ATTACHMENTS:**

Spreadsheet of Council Nominations to Boards and Commissions

Letters from Board members indicating if they want to continue to serve

Applications Received

  
Andrew H. Griffin  
City Manager

**SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - JULY 2019**

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large-3	Mayor	Currently Serving
	Ervin	Moore	Brand	Jebaily	Wms-Blake	Willis	Wukela	
Accommodations Tax Advisory Committee					<sup>1</sup> X	<sup>1</sup> X		<sup>1</sup> Steven Doulaveris; <sup>1</sup> Daniel Paola
Agriculture Commission							X	Jesse Adams
City of Florence Planning Commission	X	X	X	X				Andrew Chaplin; Kevin Gause; Charles Howard; Betty Gregg
City of Florence Board of Zoning Appeals					X	X	X	Vacancy; Larry Chewning; Larry Adams
Civic Center Commission	X							Vacancy (Sam Fryer)
City of Florence Design Review Board		<sup>2</sup> X	<sup>3</sup> X					<sup>2</sup> Jamie Carsten; <sup>3</sup> Vacancy
Const. & Maint. Board of Adjustments and Appeals				<sup>4</sup> X	<sup>3</sup> X	<sup>5</sup> X	<sup>6</sup> X	<sup>4</sup> James Cooper, Jr.; <sup>3</sup> Gilbert Dozier; <sup>5</sup> Gary Bullard; <sup>6</sup> Werner Jacob
Housing Authority Board	X							Felicia Smith
Parks and Beautification Commission		X	X	X	X			Cecil Floyd, Jr.; MaSabra Player; Anna Wentzell; Roger Malfatti
Pee Dee Regional Transit Authority							X	George Jebaily
Veterans Park Committee	X					X	X	Barry Wingard; Bruce Mallick James McLaughlin

<sup>1</sup>Hospitality (See attached highlighted sections of SC Code of Laws for committee member requirements)

<sup>2</sup>Qualified in financing of commercial and residential real property or in real estate

<sup>3</sup>General Contractor

<sup>4</sup>Electrical Contractor

<sup>5</sup>Mechanical Contractor

<sup>6</sup>Plumbing Contractor

## Accommodations Tax Advisory Committee

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
<sup>1</sup> Steven Doulaveris (Hospitality)	Would like to be reappointed	Councilwoman Williams-Blake
<sup>1</sup> Daniel Paola (Hospitality –Lodging)*	Would like to be reappointed	Councilman Willis

### **Notes:**

<sup>1</sup>Hospitality – Means persons directly involved in the service segment of the travel and tourism industry, including, but not limited to, business that primarily serve visitors such as lodging facilities, restaurants, attractions, recreational amenities, transportation facilities and services, and travel information and promotion entities.

\* At least 2 of the hospitality industry members must be from the lodging industry where applicable.

### **Attachments:**

Section of SC Code of Laws

Letters of interest from current board members

CHAPTER 4  
Allocation of Accommodations Tax Revenues

**SECTION 6-4-5. Definitions.**

As used in this chapter:

- (1) "County area" means a county and municipalities within the geographical boundaries of the county.
- (2) "Cultural", as it applies to members of advisory committees in Section 6-4-25, means persons actively involved and familiar with the cultural community of the area including, but not limited to, the arts, historical preservation, museums, and festivals.
- (3) "Hospitality", as it applies to members of the committees in item (2), means persons directly involved in the service segment of the travel and tourism industry including, but not limited to, businesses that primarily serve visitors such as lodging facilities, restaurants, attractions, recreational amenities, transportation facilities and services, and travel information and promotion entities.
- (4) "Travel" and "tourism" mean the action and activities of people taking trips outside their home communities for any purpose, except daily commuting to and from work.

HISTORY: 1991 Act No. 147, Section 1; 2001 Act No. 74, Section 2; 2002 Act No. 312, Section 2.

**SECTION 6-4-25. Advisory Committee; guidelines for expenditures; annual reports; reports to Accommodations Tax Oversight Committee.**

(A) A municipality or county receiving more than fifty thousand dollars in revenue from the accommodations tax in county areas collecting more than fifty thousand dollars shall appoint an advisory committee to make recommendations on the expenditure of revenue generated from the accommodations tax. The advisory committee consists of seven members with a majority being selected from the hospitality industry of the municipality or county receiving the revenue. At least two of the hospitality industry members must be from the lodging industry where applicable. One member shall represent the cultural organizations of the municipality or county receiving the revenue. For county advisory committees, members shall represent the geographic area where the majority of the revenue is derived. However, if a county which receives more in distributions of accommodations taxes than it collects in accommodations taxes, the membership of its advisory committee must be representative of all areas of the county with a majority of the membership coming from no one area.

(B) A municipality or county and its advisory committee shall adopt guidelines to fit the needs and time schedules of the area. The guidelines must include the requirements for applications for funds from the special fund used for tourism-related expenditures. A recipient's application must be reviewed by an advisory committee before it receives funds from a county or municipality.

(C) Advisory committees shall submit written recommendations to a municipality or county at least once annually. The recommendations must be considered by the municipality or county in conjunction with the requirements of this chapter.

(D) Municipalities and counties annually shall submit to the South Carolina Accommodations Tax Oversight Committee:

- (1) end-of-the-year report detailing advisory committee accommodations tax recommendations;
- (2) municipality's or county's action following the recommendations;
- (3) list of how funds from the accommodations tax are spent, except for the first twenty-five thousand dollars and five percent of the balance in Section 6-4-10(2) allocated to the general fund. The list is due before October first and must include funds received and dispersed during the previous fiscal year;
- (4) list of advisory committee members noting the chairman, business address if applicable, and representation of the hospitality industry including the lodging industry and cultural interests.

(E) The regional tourism agencies in Section 6-4-20 annually shall submit reports on their budgets and annual expenditure of accommodations tax funds pursuant to this chapter to the Accommodations Tax Oversight Committee.



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Steven Doulaveris  
1411 St. James Court  
Florence, SC 29501

Dear Mr. Doulaveris,

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Accommodations Tax Advisory Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

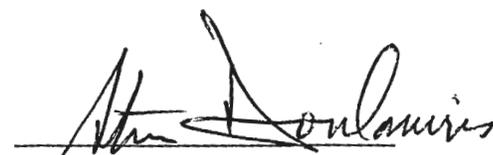
The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Accommodations Tax Advisory Committee.

I do not want to be considered for reappointment to the Accommodations Tax Advisory Committee.

  
Mr. Steven Doulaveris



FULL LIFE. FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

OFFICE OF THE CITY MANAGER

TEL: (843) 665-3113

FAX: (843) 665-3110

July 1, 2019

Mr. Daniel Paola

Dear Mr. Paola,

Our records indicate that your term on the Accommodations Tax Advisory Committee expired on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Accommodations Tax Advisory Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Drew Griffin".

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Accommodations Tax Advisory Committee.

I do not want to be considered for reappointment to the Accommodations Tax Advisory Committee.

A handwritten signature in black ink, appearing to read "D. Paola".

Mr. Daniel Paola

**Agriculture Commission**

**Current Board Member**

**Status**

**Councilmember to  
make appointment**

Jesse Adams

Would like to be reappointed

Mayor Wukela

**Attachments:**

Letter of interest from current board member



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Jesse Adams  
812 Eleanor Drive  
Florence, SC 29505

Dear Mr. Adams,

Our records indicate that your term on the Agriculture Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Agriculture Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Agriculture Commission.

I do not want to be considered for reappointment to the Agriculture Commission.

Mr. Jesse Adams

**City of Florence Planning Commission**

<b><u>Current Board Member</u></b>	<b><u>Status</u></b>	<b><u>Councilmember to make appointment</u></b>
Andrew Chaplin, Jr.	Would like to be reappointed	Councilwoman Ervin
Kevin Gause	Would like to be reappointed	Councilwoman Moore
Charles Howard	Would like to be reappointed	Councilman Brand
Betty Gregg	Would like to be reappointed	Councilman Jebaily

**Attachments:**

Letters of interest from current board members  
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Andrew Chaplin, Jr.  
1411 W. Palmetto Street  
Florence, SC 29501

Dear Mr. Chaplin,

Our records indicate that your term on the Planning Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

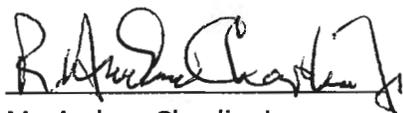
The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Planning Commission.

I do not want to be considered for reappointment to the Planning Commission.

  
Mr. Andrew Chaplin, Jr.



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Kevin Gause  
812 Lancelot Drive  
Florence, SC 29505

Dear Mr. Gause,

Our records indicate that your term on the Planning Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Planning Commission.

I do not want to be considered for reappointment to the Planning Commission.

Mr. Kevin Gause



FULL LIFE. FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

OFFICE OF THE CITY MANAGER

TEL: (843) 665-3113

FAX: (843) 665-3110

June 24, 2019

Mr. Charles Howard  
2011 Pineland Avenue  
Florence, SC 29501

Dear Mr. Howard,

Our records indicate that your term on the Planning Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Planning Commission.

I do not want to be considered for reappointment to the Planning Commission.

Confirmed via email (attached)  
Mr. Charles Howard

## Casey Moore

---

**From:** Casey Moore  
**Sent:** Wednesday, July 03, 2019 9:21 AM  
**To:** Charles Howard  
**Subject:** RE: Reappointment Letter

Good morning Mr. Howard,

I hope you are having a good day! Please send me your signed reappointment letter as soon as possible.

Thanks,

### Casey Moore

CITY MANAGER'S OFFICE

City of Florence . 324 West Evans Street . Florence, SC 29501

Phone: 843-665-3113 Ext. 1013

Email: [ccmoore@cityofflorence.com](mailto:ccmoore@cityofflorence.com) Web: [www.cityofflorence.com](http://www.cityofflorence.com)

**From:** Charles Howard <[charles@chaseoil.com](mailto:charles@chaseoil.com)>  
**Sent:** Saturday, June 29, 2019 6:13 AM  
**To:** Casey Moore <[ccmoore@cityofflorence.com](mailto:ccmoore@cityofflorence.com)>  
**Cc:** Alane Zlotnicki <[azlotnicki@cityofflorence.com](mailto:azlotnicki@cityofflorence.com)>  
**Subject:** Re: Reappointment Letter

**CAUTION:** This email originated from outside the City of Florence. Maintain caution when opening external links/attachments

I have been out of town all week. **Please put me down to be reappointed for another term.** I can sign the form and submit when I'm back in the office on Monday. Thanks!

Charles

Sent from my iPhone

On Jun 26, 2019, at 12:20 PM, Casey Moore <[ccmoore@cityofflorence.com](mailto:ccmoore@cityofflorence.com)> wrote:

Good afternoon Charles,

Re: 3 year term for Planning Commission



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Ms. Betty Gregg  
1423 Reed Court  
Florence, SC 29506

Dear Ms. Gregg,

Our records indicate that your term on the Planning Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

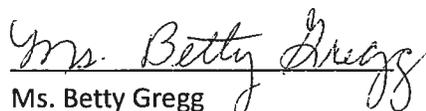
The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Planning Commission.

I do not want to be considered for reappointment to the Planning Commission.

  
Ms. Betty Gregg



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>Planning Commission or Board of Zoning Appeals</b>			
Your Name (Last, First, Middle) Ruben A Chico	County Florence	Council District 2	
Residential Address 412 S McQueen St.	City Florence	State South Carolina	Zip Code 29501
Mailing Address 412 S McQueen St.	City Florence	State South Carolina	Zip Code 29501
Your Occupation- Title Product Manager - Global Aftersales	Business Phone 843-664-4205	Residence Phone 843-617-1730	
Employer Name ESAB Welding & Cutting Products	E-mail Address rchico@aol.com		
Employer Address 118 E Evans St., Suite 18	City Florence	State South Carolina	Zip Code 29506

General Qualifications

Are you a resident of the City? Yes  No  How Long? 22 yrs

Why would you like to serve?

I live and work in the city of Florence, my main home is in one of the downtown overlay districts. My daughter and step-son both graduated from FMU and still live and work here. I'm very interested the future of Florence and believe I could provide useful service to the city.

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

No

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

NO

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

No

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

Volunteer Mentor for the FSD1 High School Robotics team. (2014 - present),

Exec. Committee member - S. Florence HS Athletic Boosters (2017-18)

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

I would like to see the city's growth and the improvements in the quality of life here continue and accelerate. I want to make a positive contribution to the city, applying my 30+ years of experience as a home owner, commercial property owner, engineer and business manager.

I certify that the information above is true and correct. rac Initial 6/26/2019 Date  
Information on this form will be considered public. rac Initial 6/26/2019 Date

RETURN COMPLETED FORM TO:

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

FOR OFFICE USE ONLY

Received:	6-27-19 (m)
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <u>City of Florence Planning Commission</u>			
Your Name (Last, First, Middle) <u>Attaway, Spring</u>		County <u>Florence</u>	Council District
Residential Address <u>1901 Furman Dr</u>		City <u>Florence</u>	State <u>South Carolina</u>
Mailing Address <u>4</u>		City	Zip Code <u>29501</u>
Your Occupation- Title <u>Admin. Assist.</u>		Business Phone <u>8436621771</u>	Residence Phone <u>8437994212</u>
Employer Name <u>Partnership Property Management</u>		E-Mail Address <u>springattaway@sc.p.r.com</u>	
Employer Address <u>1831 W. Evans St. #230</u>		City <u>Florence</u>	State <u>South Carolina</u>
			Zip Code <u>29501</u>

General Qualifications

Are you a resident of the City?

Yes  No

How long? 5+ years

Why would you like to serve?

Having to have taken a break for the last two years due to personal reasons, I am ready to return and serve.

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

NO

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

Yes - member + chairperson for City of Florence, Planning 2016 + 2017.

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

NO

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

NO

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

My goal is to re-join such a special board in assisting the planning phase in Florence. My objective is to hopefully become the chairwoman once begun and fulfill my civic duty as soon as possible.

Please initial and date below:

SA 5/23/19

I certify that the information above is true and correct.

SA 5/23/19

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

RETURN COMPLETED FORM TO:

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

OFFICE USE ONLY

Received:	<u>5-23-19</u> <u>(M)</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <b>City of Florence Planning Commission</b>			
Your Name (Last, First, Middle) <b>Deas, Shelanda Monicke</b>	County <b>Florence</b>	Council District <b>District One</b>	
Residential Address <b>405 Lawson Street</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>405 Lawson Street</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Your Occupation- Title <b>RUSH Counselor</b>	Business Phone <b>843-661-8184</b>	Residence Phone <b>843-669-0864</b>	
Employer Name <b>Florence-Darlington Technical College</b>	E-Mail Address <b>shelanda.deas@yahoo.com</b>		
Employer Address <b>2715 West Lucas Street</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29502</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How long? 15+

Why would you like to serve?

I am a Florentine and would like to continue to assist in improving the quality of life for the citizens of Florence, South Carolina.

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

City-County Civic Center Commission

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

City-County Civic Center Commission

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

No I am not currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence.

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

I have volunteered with several different community organizations.

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

I would like to continue to enhance the quality of life for the citizens of Florence, South Carolina by continuing to plan programs for the physical, social and economic growth, development and redevelopment of Florence, South Carolina.

**Please initial and date below:**

SD SD 05/03/2019 I certify that the information above is true and correct.

INITIAL DATE

SD SD 05/03/2019 I understand that the information on this form will be considered public information.

INITIAL DATE

**RETURN COMPLETED FORM TO:**

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

**OFFICE USE ONLY**

Received:	5-3-19
Appointed to:	
Date:	

**City of Florence Board of Zoning Appeals**

<b><u>Current Board Member</u></b>	<b><u>Status</u></b>	<b><u>Councilmember to make appointment</u></b>
Vacancy		Councilwoman Williams-Blake
Larry Chewning	Would like to be reappointed	Councilman Willis
Larry Adams	Would like to be reappointed	Mayor Wukela

**Attachments:**

Letters of interest from current board members  
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Larry Chewning  
803 Woodstone Drive, Apt. C  
Florence, SC 29505

Dear Mr. Chewning,

Our records indicate that your term on the Board of Zoning Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

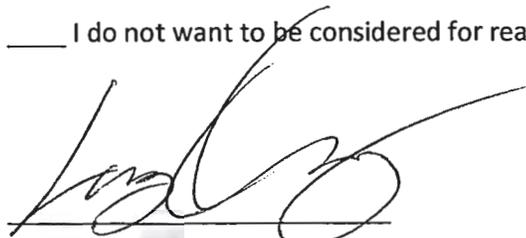
The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

  
Drew Griffin  
City Manager

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

I do not want to be considered for reappointment to the Board of Zoning Appeals.

  
Mr. Larry Chewning



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Mr. Larry Adams  
2013 Butterfly Lake Drive  
Florence, SC 29505

Dear Mr. Adams,

Our records indicate that your term on the Board of Zoning Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

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

Sincerely,

Drew Griffin  
City Manager

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

I do not want to be considered for reappointment to the Board of Zoning Appeals.

Mr. Larry Adams



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>Planning Commission or Board of Zoning Appeals</b>			
Your Name (Last, First, Middle) Ruben A Chico	County Florence	Council District 2	
Residential Address 412 S McQueen St.	City Florence	State South Carolina	Zip Code 29501
Mailing Address 412 S McQueen St.	City Florence	State South Carolina	Zip Code 29501
Your Occupation- Title Product Manager - Global Aftersales	Business Phone 843-664-4205	Residence Phone 843-617-1730	
Employer Name ESAB Welding & Cutting Products	E-mail Address rchico@aol.com		
Employer Address 118 E Evans St., Suite 18	City Florence	State South Carolina	Zip Code 29506

General Qualifications

Are you a resident of the City? Yes  No  How Long? 22 yrs

Why would you like to serve?

I live and work in the city of Florence, my main home is in one of the downtown overlay districts. My daughter and step-son both graduated from FMU and still live and work here. I'm very interested the future of Florence and believe I could provide useful service to the city.

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

No

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

NO

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

No

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

Volunteer Mentor for the FSD1 High School Robotics team. (2014 - present),  
Exec. Committee member - S. Florence HS Athletic Boosters (2017-19)

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

I would like to see the city's growth and the improvements in the quality of life here continue and accelerate. I want to make a positive contribution to the city, applying my 30+ years of experience as a home owner, commercial property owner, engineer and business manager.

I certify that the information above is true and correct. rac Initial 6/26/2019 Date  
Information on this form will be considered public. rac Initial 6/26/2019 Date

RETURN COMPLETED FORM TO:

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

FOR OFFICE USE ONLY

Received:	6-27-19
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <u>City of Florence Board of Zoning Appeals</u>			
Your Name (Last, First, Middle) <u>Attaway, Spring</u>		County <u>Florence</u>	
Residential Address <u>1901 Furman Dr.</u>		City <u>Florence</u>	State <u>South Carolina</u>
Mailing Address <u>4</u>		City	State <u>South Carolina</u>
Your Occupation- Title <u>Admin. Assist.</u>		Business Phone <u>8436621771</u>	Residence Phone <u>8437994212</u>
Employer Name <u>Partnership Property Management</u>		E-Mail Address <u>springattaway@sc.rr.com</u>	
Employer Address <u>1831 W. Evans St # 230</u>		City <u>Florence</u>	State <u>South Carolina</u>
			Zip Code <u>29501</u>

General Qualifications

Are you a resident of the City?  Yes  No How long? 5+ years

Why would you like to serve?

Having taken a break for the last two years due to personal reasons, I am ready to return and serve.

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

NO

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

Yes, City of Florence, Planning member + chairperson in 2016 + 2017

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

NO

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

NO

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

My goal is to better understand the process of hearing + deciding special exceptions to the zoning ordinance and to offer my experience when possible.

Please initial and date below:

SA 5/23/19 I certify that the information above is true and correct.

SA 5/23/19 I understand that the information on this form will be considered public information.

RETURN COMPLETED FORM TO:

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

OFFICE USE ONLY

Received:	<u>5-23-19</u> <u>SA</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <b>City of Florence Board of Zoning Appeals</b>			
Your Name (Last, First, Middle) <b>Deas, Shelanda Monicke</b>		County <b>Florence</b>	Council District <b>District One</b>
Residential Address <b>405 Lawson Street</b>		City <b>Florence</b>	State <b>South Carolina</b>
			Zip Code <b>29501</b>
Mailing Address <b>405 Lawson Street</b>		City <b>Florence</b>	State <b>South Carolina</b>
			Zip Code <b>29501</b>
Your Occupation- Title <b>RUSH Counselor</b>		Business Phone <b>843-661-8184</b>	Residence Phone <b>843-669-0864</b>
Employer Name <b>Florence-Darlington Technical College</b>		E-Mail Address <b>shelanda.deas@yahoo.com</b>	
Employer Address <b>2715 West Lucas Street</b>		City <b>Florence</b>	State <b>South Carolina</b>
			Zip Code <b>29502</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How long? <sup>15+</sup> \_\_\_\_\_

Why would you like to serve?

I am a Florentine and would like to continue to assist in improving the quality of life for the citizens of Florence, South Carolina.

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

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

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

No I am not currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence.

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

I have volunteered with several different community organizations.

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

I would like to continue to enhance the quality of life for the citizens of Florence, South Carolina by continuing to plan programs for the physical, social and economic growth, development and redevelopment of Florence, South Carolina.

**Please initial and date below:**

SD SD 05/03/2019 I certify that the information above is true and correct.  
INITIAL DATE

SD SD 05/03/2019 I understand that the information on this form will be considered public information.  
INITIAL DATE

**RETURN COMPLETED FORM TO:**

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

**OFFICE USE ONLY**

Received:	5-3-19
Appointed to:	
Date:	

Civic Center Commission

Current Board Member

Status

Councilmember to  
make appointment

Vacancy

Mr. Sam Fryer is not  
eligible for reappointment

Councilwoman Ervin

**Attachments:**

Applications received



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <u>City-County Civic Center Commission</u>			
Your Name (Last, First, Middle) <u>Attaway, Spring</u>	County <u>Florence</u>	Council District	
Residential Address <u>1901 Furman Drive</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29501</u>
Mailing Address <u>A</u>	City	State <u>South Carolina</u>	Zip Code
Your Occupation- Title <u>Admin. Assist.</u>	Business Phone <u>8436621771</u>	Residence Phone <u>8437994212</u>	
Employer Name <u>Partnership Property Management</u>	E-Mail Address <u>springattaway@sc.rr.com</u>		
Employer Address <u>1831 W. Evans Street #230</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29501</u>

General Qualifications

Are you a resident of the City?  Yes  No How long? 5+ years

Why would you like to serve?  
Having taken a break for the last two years due to personal reasons, I am ready to return and serve.

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

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:  
Yes, City of Florence, Planning member + chairperson in 2016 to 2017

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

Are you involved in any community activities? If yes, please list:  
NO

What are your goals and objectives if appointed to the Commission/Board?  
My goal is to support the implementation of new ideas to further grow the center to rec utmost exposure bringing tourism and joy/entertainment to the City/County of Florence; objectively seeking new ideas with the board to accomplish this goal.

Please initial and date below: SJK 5/23/19 I certify that the information above is true and correct.

J 5/23/19 I understand that the information on this form will be considered public information.

RETURN COMPLETED FORM TO:

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

OFFICE USE ONLY

Received:	<u>5-23-19</u> <u>aw</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <b>City-County Civic Center Commission</b>			
Your Name (Last, First, Middle) <b>Wilson, Isaac</b>	County <b>Florence</b>	Council District <b>1</b>	
Residential Address <b>1015 Ingram Street</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>1521 Saint Anthony Ave Apt B</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29505</b>
Your Occupation- Title <b>Self-Employed</b>	Business Phone <b>803-297-6744</b>	Residence Phone	
Employer Name <b>The Isaac Wilson Project</b>	E-Mail Address <b>theisaacwilsonproject@gmail.com</b>		
Employer Address <b>1521 Saint Anthony Ave Apt B</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29505</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How long? 6 years

Why would you like to serve?

I truly think I can bring new ideas and strategies to help cultivate new activities and attractions to the center.

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

I do not

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

Yes, I served on the Board of Zoning and Appeals

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

NO

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

Bullying Prevention

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

The purpose for me joining this commission is to participate in the planning process and to ensure community involvement.

Also help to foster and develop support for the fine and performing arts in the Pee Dee area.

**Please initial and date below:**

IW 4/2/2019 I certify that the information above is true and correct.

INITIAL DATE

IW 4/2/2019 I understand that the information on this form will be considered public information.

INITIAL DATE

**RETURN COMPLETED FORM TO:**

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

**OFFICE USE ONLY**

Received:	4/3/2019
Appointed to:	
Date:	

Design Review Board

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
<sup>2</sup> Jamie Carsten	Would like to be reappointed	Councilwoman Moore
<sup>3</sup> Vacancy		Councilman Brand

**Notes:**

<sup>2</sup>Appointment requires: Someone qualified in financing of commercial and residential real property or in real estate.

<sup>3</sup>Appointment requires: General Contractor

**Attachments:**

Letter of interest from current board member  
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Jamie Carsten  
1123 Rock Creek Road  
Florence, SC 29505

Dear Mr. Carsten,

Our records indicate that your first term on the Design Review Board will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Design Review Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Design Review Board.

I do not want to be considered for reappointment to the Design Review Board.

  
Mr. Jamie Carsten



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <u>City of Florence Design Review Board</u>			
Your Name (Last, First, Middle) <u>Attaway Spring</u>		County <u>Florence</u>	
Residential Address <u>1901 Furmen Dr.</u>		City <u>Florence</u>	
Mailing Address <u>A</u>		City <u>Florence</u>	
Your Occupation- Title <u>Admin. Assist.</u>		Business Phone <u>8436621771</u>	
Employer Name <u>Partnership Property Management</u>		E-Mail Address <u>springattaway@sc.ppr.com</u>	
Employer Address <u>1831 W. Evans St #230</u>		City <u>Florence</u>	
State <u>South Carolina</u>		Zip Code <u>29501</u>	

General Qualifications

Are you a resident of the City?  Yes  No How long? 5+ years

Why would you like to serve?  
Having taken a break for the last two years due to personal reasons, I am ready to return + serve.

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

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:  
Yes, City of Florence, Planning member + chairperson in 2016 + 2017

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

Are you involved in any community activities? If yes, please list:  
NO

What are your goals and objectives if appointed to the Commission/Board?  
To assist in the interpretation and enforcement of the design regulations in order to better understand and assist in the implementation of the current planning ordinance.

Please initial and date below: SI 5/23/19 I certify that the information above is true and correct.

SI 5/23/19 I understand that the information on this form will be considered public information.

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

OFFICE USE ONLY	
Received:	<u>5-23-19</u> <u>(u)</u>
Appointed to:	
Date:	

**Construction & Maintenance Board  
of Adjustments and Appeals**

<b><u>Current Board Member</u></b>	<b><u>Status</u></b>	<b><u>Councilmember to make appointment</u></b>
<sup>4</sup> James Cooper, Jr.	Would like to be reappointed	Councilman Jebaily
<sup>3</sup> Gilbert Dozier	Does not want to be reappointed	Councilwoman Williams-Blake
<sup>5</sup> Gary Bullard	Would like to be reappointed	Councilman Willis
<sup>6</sup> Werner Jacob	Would like to be reappointed	Mayor Wukela

**Notes:**

<sup>3</sup> Appointment requires:	General Contractor
<sup>4</sup> Appointment requires:	Electrical Contractor
<sup>5</sup> Appointment requires:	Mechanical Contractor
<sup>6</sup> Appointment requires:	Plumbing Contractor

**Attachments:**

Letters of interest from current board members



May 16, 2019

James Cooper, Jr.  
332 N. Church Street  
Florence, SC 29506

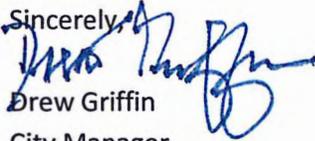
Dear Mr. Cooper,

Our records indicate that your term on the Construction & Maintenance Board of Adjustments and Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

I do not want to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

Confirmed by phone  
Mr. James Cooper, Jr.



FULL LIFE. FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

OFFICE OF THE CITY MANAGER

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Gilbert Dozier  
716 Rice Hope Cove  
Florence, SC 29501

Dear Mr. Dozier,

Our records indicate that your term on the Construction & Maintenance Board of Adjustments and Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

I do not want to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

*Confirmed by phone*  
Mr. Gilbert Dozier



FULL LIFE. FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

OFFICE OF THE CITY MANAGER

TEL: (843) 665-3113

FAX: (843) 665-3110

May 16, 2019

Gary Bullard  
817 N. Firetower Road  
Florence SC, 29506

Dear Mr. Bullard,

Our records indicate that your term on the Construction & Maintenance Board of Adjustments and Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

I do not want to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

confirmed by phone

Mr. Gary Bullard



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mr. Werner Jacob  
210 West Cedar Street  
Florence, SC 29501

Dear Mr. Jacob,

Our records indicate that your term on the Construction & Maintenance Board of Adjustments and Appeals will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

I do not want to be considered for reappointment to the Construction & Maintenance Board of Adjustments and Appeals.

  
Mr. Werner Jacob

**Housing Authority**

**Current Board Member**

**Status**

**Councilmember to  
make appointment**

Felicia R. Smith

Would like to be reappointed

Councilwoman Ervin

**Attachments:**

Letter of interest from current board member  
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mrs. Felicia R. Smith  
305 S. Johns Street  
Florence, SC 29506

Dear Mrs. Smith,

Our records indicate that your term on the Housing Authority Board will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Housing Authority Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

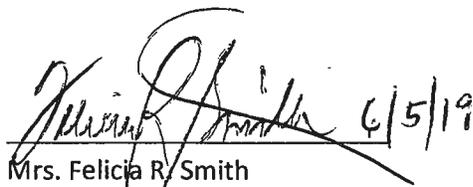
The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

  
Drew Griffin  
City Manager

I would like to be considered for reappointment to the Housing Authority Board.

I do not want to be considered for reappointment to the Housing Authority Board.

  
Mrs. Felicia R. Smith



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>CITY OF FLORENCE HOUSING AUTHORITY</b>			
Your Name (Last, First, Middle) <b>Streit, Timothy Arthur</b>	County <b>Florence</b>	Council District <b>City Council 01</b>	
Residential Address <b>2305 W Palmetto St, Apt A</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>2305 W Palmetto St, Apt A</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Your Occupation- Title <b>Social Studies Teacher</b>	Business Phone <b>843-687-3183</b>	Residence Phone <b>843-687-3183</b>	
Employer Name <b>Trinity-Byrnes Collegiate School</b>	E-mail Address <b>tstreit@trinitybyrnes.org</b>		
Employer Address <b>5001 Hoffmeyer Rd</b>	City <b>Darlington</b>	State <b>South Carolina</b>	Zip Code <b>29532</b>

General Qualifications

Are you a resident of the City? Yes<sup>x</sup> \_\_\_ No \_\_\_ How Long? 5 years

Why would you like to serve?

As a citizen of the City of Florence and someone who has lived in multiple apartment complexes around the city, as well as being well acquainted with the living situations my students reside in, I believe I could do some good work to help make wise decisions in regards to housing in Florence.

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

No.

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

No.

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

No, not that I am aware.

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

Teacher, Trinity-Byrnes Collegiate School / Founder, Florence Film Society / Executive Committeeman; Florence County Democratic Party

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

My goals would be to support fair and just housing policies in the City of Florence and give back to this city which has given me so much.

I certify that the information above is true and correct. TS \_\_\_\_\_ Initial 07/03/19 Date  
Information on this form will be considered public. TS \_\_\_\_\_ Initial 07/03/19 Date

RETURN COMPLETED FORM TO:

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

FOR OFFICE USE ONLY

Received:	<u>7-8-19</u> (CM)
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

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

**General Qualifications**

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

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

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

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

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

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

What are your goals and objectives if appointed to the Commission/Board?  
If appointed to the Housing Authority Board, I would work with the staff and not against them. I would dedicate myself to be fair and to treat all with dignity and respect.

**Please initial and date below:**

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

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

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

**OFFICE USE ONLY**

Received:	<u>10-31-2018</u>
Appointed to:	
Date:	

**Parks & Beautification Commission**

<b><u>Current Board Member</u></b>	<b><u>Status</u></b>	<b><u>Councilmember to make appointment</u></b>
Cecil Floyd, Jr.	Would like to be reappointed	Councilwoman Moore
MaSabra Player	Would like to be reappointed	Councilman Brand
Anna Wentzell	Would like to be reappointed	Councilman Jebaily
Roger Malfatti	Would like to be reappointed	Councilwoman Williams-Blake

**Attachments:**

Letters of interest from current board members  
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mr. Cecil Edward Floyd, Jr.  
1419 Woods Road  
Florence, SC 29501

Dear Mr. Floyd,

Our records indicate that your term on the Parks and Beautification Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Parks and Beautification Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Parks and Beautification Commission.

I do not want to be considered for reappointment to the Parks and Beautification Commission.

Mr. Cecil Edward Floyd, Jr.



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Ms. MaSabra S. Player  
2233 Blass Drive  
Florence, SC 29505

Dear Ms. Player,

Our records indicate that your term on the Parks and Beautification Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Parks and Beautification Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Parks and Beautification Commission.

I do not want to be considered for reappointment to the Parks and Beautification Commission.

Ms. MaSabra S. Player



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mrs. Anna Belk Wentzell  
1501 Jackson Avenue  
Florence, SC 29501

Dear Mrs. Wentzell,

Our records indicate that your term on the Parks and Beautification Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Parks and Beautification Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Parks and Beautification Commission.

I do not want to be considered for reappointment to the Parks and Beautification Commission.

Mrs. Anna Belk Wentzell



DUPLICATE

CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mr. Roger A. Malfatti  
P.O. Box 7653  
Florence, SC 29502

Dear Mr. Malfatti:

Our records indicate that your term on the Parks and Beautification Commission will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Parks and Beautification Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Parks and Beautification Commission.

I do not want to be considered for reappointment to the Parks and Beautification Commission.

  
Mr. Roger A. Malfatti



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>PARKS, BEAUTIFICATION AND LEISURE SERVICES COMMISSION</b>			
Your Name (Last, First, Middle) <b>Streit, Timothy Arthur</b>	County <b>Florence</b>	Council District <b>City Council 01</b>	
Residential Address <b>2305 W Palmetto St, Apt A</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>2305 W Palmetto St, Apt A</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Your Occupation- Title <b>Social Studies Teacher</b>	Business Phone <b>843-687-3183</b>	Residence Phone <b>843-687-3183</b>	
Employer Name <b>Trinity-Byrnes Collegiate School</b>	E-mail Address <b>tstreit@trinitybyrnes.org</b>		
Employer Address <b>5001 Hoffmeyer Rd</b>	City <b>Darlington</b>	State <b>South Carolina</b>	Zip Code <b>29532</b>

**General Qualifications**

Are you a resident of the City? Yes<sup>x</sup> No How Long? 5 years

*Why would you like to serve?*

As a resident of the City of Florence, I use its outdoor spaces on a regular basis for recreation. Also, as a local teacher, I work with the school's clubs to support environment-friendly initiatives.

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

No.

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

No.

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

No, not that I aware.

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

Teacher, Trinity-Byrnes Collegiate School / Founder, Florence Film Society / Executive Committeeman; Florence County Democratic Party

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

To help create and maintain attractive outdoor spaces for longtime and newcomer residents alike, supporting my city in becoming the best it can be.

I certify that the information above is true and correct. TS Initial 07/03/19 Date  
Information on this form will be considered public. TS Initial 07/03/19 Date

**RETURN COMPLETED FORM TO:**

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

**FOR OFFICE USE ONLY**

Received:	7-8-19 CW
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND  
COMMISSIONS CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>Parks and Beautification Commission</b>			
Your Name (Last, First, Middle) <b>Deas, Shelanda Monicke</b>		County <b>Florence</b>	Council District <b>District One</b>
Residential Address <b>405 Lawson Street</b>		City <b>Florence</b>	State. Zip Code <b>South Carolina 29501</b>
Mailing Address <b>405 Lawson Street</b>		City <b>Florence</b>	State. Zip Code <b>South Carolina 29501</b>
Your Occupation- Title <b>RUSH Counselor</b>		Business Phone <b>843-661-8184</b>	Residence Phone <b>843-669-0864</b>
Employer Name <b>Florence-Darlington Technical College</b>		E-Mail Address <b>shelanda.deas@yahoo.com</b>	
Employer Address <b>2715 West Lucas Street</b>		City <b>Florence</b>	State. Zip Code <b>South Carolina 29502</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How long? <sup>15+</sup> \_\_\_\_\_

Why would you like to serve?

I am a Florentine and would like to continue to assist in improving the quality of life for the citizens of Florence, South Carolina.

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

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

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

No I am not currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence.

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

I have volunteered with several different community organizations.

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

I would like to continue to enhance the quality of life for the citizens of Florence, South Carolina by continuing to plan programs for the physical, social and economic growth, development and redevelopment of Florence, South Carolina.

**Please initial and date below:**

SD SD 05/03/2019 I certify that the information above is true and correct.

INITIAL DATE  
SD SD 05/03/2019 I understand that the information on this form will be considered public information.  
INITIAL DATE

**RETURN COMPLETED FORM TO:**

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

**OFFICE USE ONLY**

Received:	5-3-19
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: <b>Parks and Beautification Commission</b>			
Your Name (Last, First, Middle) <b>Rogers, Jamie Lee</b>	County <b>Florence</b>	Council District <b>1</b>	
Residential Address <b>164 S. Homestead Drive</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>PO Box 3426</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29502</b>
Your Occupation- Title <b>HR-Recruiter</b>	Business Phone <b>8435191940</b>	Residence Phone <b>8433193598</b>	
Employer Name <b>Carbis Solutions Group</b>	E-Mail Address <b>jamielerogers@gmail.com</b>		
Employer Address <b>1430 W. Darlington Street</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How long? 30 years

Why would you like to serve?

I enjoy working in the community and helping to make it a better place. Since I was in the Coast Guard, I have enjoyed helping others and making an impact no matter how small or big the opportunity. Our parks and facilities deserve to be the best in the State and I want to help ensure they rise to the top.

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

No

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

No

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

No

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

Pee Dee Regional Education Board for overseeing the educational opportunities and jobs for those in the technical field.

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

I would like to improve the parks in our city, help improve our visibility with sporting events at our parks, and I would like to preserve the parks and recreational facilities for many generations to come.

Please initial and date below:

JLR 3/1/19  
INITIAL DATE

I certify that the information above is true and correct.

JLR 3/1/19  
INITIAL DATE

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

**RETURN COMPLETED FORM TO:**

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

**OFFICE USE ONLY**

Received:	3-3-19 (CM)
Appointed to:	
Date:	

**Veterans Park Committee**

<b><u>Current Board Member</u></b>	<b><u>Status</u></b>	<b><u>Councilmember to make appointment</u></b>
Barry Wingard	Would like to be reappointed	Councilman Willis
Bruce Mallick	Would like to be reappointed	Mayor Wukela
James McLaughlin	Would like to be reappointed	Councilwoman Ervin

**Attachments:**

Letters of interest from current board members



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

Mr. Barry F. Wingard, Jr.  
1420 Lazar Place  
Florence, SC 29501

Dear Mr. Wingard,

Our records indicate that your term on the Veterans Park Committee will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Veterans Park Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Veterans Park Committee.

I do not want to be considered for reappointment to the Veterans Park Committee.

Mr. Barry F. Wingard, Jr.

Thank You,  
Barry  
5/31/2019



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2019

*change*

Mr. Bruce A. Mallick

1316 S. Poinse

Florence, SC 29505



Bruce A Mallick  
401 Merlin Pl.  
Florence, SC 29505-3186

Dear Mr. Mallick,

Our records indicate that your term on the Veterans Park Committee will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Veterans Park Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin

City Manager

I would like to be considered for reappointment to the Veterans Park Committee.

I do not want to be considered for reappointment to the Veterans Park Committee.

Mr. Bruce A. Mallick



June 4, 2019

Mr. James McLaughlin  
2420 Walker Swinton Rd  
Timmonsville, SC 29161

Dear Mr. McLaughlin,

Our records indicate that your term on the Veterans Park Committee will expire on June 30, 2019. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Veterans Park Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

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

Sincerely,

Drew Griffin  
City Manager

I would like to be considered for reappointment to the Veterans Park Committee.

I do not want to be considered for reappointment to the Veterans Park Committee.

A handwritten signature in black ink that reads "James McLaughlin".  
Mr. James McLaughlin