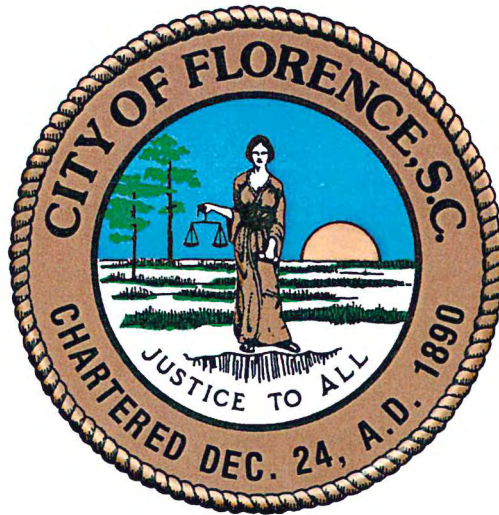


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
FEBRUARY 10, 2020
1:00 P.M.



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 10, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

January 13, 2020 – Regular Meeting

IV. ORDINANCES IN POSITION

a. Bill No. 2020-01 – Second Reading

An ordinance to declare five parcels of land along North Dargan Street: Florence County Tax Map Parcels 90086-04-003, 90086-04-004, 90085-11-005, 90085-11-003 and 90085-11-002 as surplus property and authorize the conveyance to HopeHealth for the purpose of facility expansion and development.

b. Bill No. 2020-02 – Second Reading

An ordinance to annex and zone NC-15 the parcel located at 2490 Abbey Way, Florence County Tax Map Parcel 01221-01-248.

c. Bill No. 2020-03 – Second Reading

An ordinance to annex and zone CG the parcel located on West Palmetto Street, Florence County Tax Map Parcel 00100-01-003.

d. Bill No. 2020-04 – Second Reading

An ordinance to abandon interest in the City of Florence ingress/egress easement located on Florence County Tax Map Parcel 00145-01-009, accessed from Cecil Road.

e. Bill No. 2020-05 – Second Reading

An ordinance to amend the City of Florence Unified Development Ordinance Section 2-4.1.3 and Table 2-4.1.3 regarding the requirements for townhome development.

f. Bill No. 2020-06 – Second Reading

An ordinance approving a Conditional Grant and Development agreement and authorizing the conveyance of property for Project Urban Square.

V. INTRODUCTION OF ORDINANCES

a. Bill No. 2020-07 – First Reading

An ordinance to execute a lease agreement to lease to the Children’s Museum of the Pee Dee property and facilities at Freedom Florence.

VI. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2020-03

A resolution adopting a Cash on Hand Policy for the City of Florence, South Carolina.

b. Resolution No. 2020-04

A resolution by the City Council of the City of Florence, South Carolina, declaring its intent pursuant to United States Treasury Department, Internal Revenue Service, Regulation 1.150-2 to reimburse certain funds or accounts of the city from proceeds of tax-exempt bonds for certain public infrastructure capital improvements.

c. Resolution No. 2020-05

A resolution for the City of Florence supporting the implementation of Renewable Energy.

VII. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JANUARY 13, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Stephen J. Wukela, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilman Glynn F. Willis, Councilwoman Octavia Williams-Blake and Councilwoman Pat Gibson-Hye Moore.

MEMBERS ABSENT

Mayor Pro tem Frank J. “Buddy” Brand

ALSO PRESENT

Mr. Andrew H. Griffin, City Manager; Mrs. Casey Moore, Assistant City Clerk; Mr. Scotty Davis, Deputy City Manager of Community Engagement; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Randy Osterman, Florence Fire Department; Mr. Michael Hemingway, Director of Utilities; Mr. Chuck Pope, Director of Public Works; and Mr. Jerry Dudley, Director of Planning.

MEDIA PRESENT

Mr. Matthew Christian of the Morning News and Mr. Curtis Graham of 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 January 13, 2020 regular meeting of Florence City Council to order at 1:00 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

Councilwoman Ervin made a motion to adopt the minutes of the December 9, 2019 Regular City Council meeting and Councilwoman Moore seconded the motion. The minutes were unanimously adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JANUARY 13, 2020**

HONORS AND RECOGNITIONS

RETIREMENT RECOGNITIONS:

Mayor Wukela recognized Lieutenant Gerald Cameron for 33 years of service with the City of Florence Police Department. Gerald began his career with the city on November 18, 1985 and retired on October 7, 2019.

EDUCATIONAL RECOGNITIONS:

Mayor Wukela recognized Marilyn Wall for passing the “D” Wastewater Operator Certification exam on December 13, 2019.

APPEARANCE BEFORE COUNCIL

Elder James Williams

To speak to Council on water tap fees charged to outside city limit customers.

Elder Williams stated he has circulated a petition to raise awareness on inequalities county residents face. Elder Williams questioned why the water tap fee for county residents is much higher than that of a city resident and asked for fairness in respect to water services provided to county residents.

Mayor Wukela stated the city has a periodic schedule of setting rates for utilities based on a rate study conducted by consultants. The city will be considering rates in the future, and the question of inside/outside rates will arise and the question of equity will be considered. However, according to the consultants, a uniform utility rate would more than likely increase the inside rate rather than lower the outside rate because Florence’s rates are already lower in comparison to surrounding areas than the consultants would normally recommend.

Ms. Cecilia Meggs, Executive Director of Lighthouse Ministries

To speak to Council on accomplishments made in 2019 and goals for 2020.

Ms. Meggs reported Lighthouse Ministries was a 2019 SC Secretary of State Angel Award. In an effort to focus on prevention, Lighthouse Ministries helped 1,741 families with \$143,275 in rent, utilities, and other assistance. Their new location of 1416 West Evans Street has 7 additional agencies on-site. Lighthouse Ministries has a goal to expand services and increase ministry aid in 2020.

ORDINANCES IN POSITION

Bill No. 2019-43 – Second Reading

An ordinance to amend the budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2019, and ending June 30, 2020.

Councilwoman Moore made a motion to adopt Bill No. 2019-43 on second reading and Councilwoman Ervin seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2019-43.



FLORENCE CITY COUNCIL
REGULAR MEETING – JANUARY 13, 2020

Bill No. 2019-45 – Second Reading

An ordinance to annex and zone NC-15 parcels located in the Windsor Forest Subdivision, specifically Florence County Tax Map Parcels 01221-01-249, 01221-01-256, 01221-01-284, 01221-01-311, 01221-01-312, 01221-01-313, 01221-01-314, 01221-01-315, 01221-01-316, 01221-01-317, 01221-01-318, 01221-01-319, 01221-01-320, 01221-01-321, 01221-01-322, 01221-01-324, 01221-01-325, 01221-01-326, 01221-01-327, 01221-01-328, and 01221-01-329.

Councilman Jebaily made a motion to adopt Bill No. 2019-45 on second reading and Councilman Willis seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2019-45.

Bill No. 2019-46 – Second Reading

An ordinance to annex and zone NC-15 the parcel located at 317 Hutchinson Avenue, Florence County Tax Map Parcel 90095-02-036.

Councilman Willis made a motion to adopt Bill No. 2019-46 on second reading and Councilman Jebaily seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2019-46.

INTRODUCTION OF ORDINANCES

Bill No. 2020-01 – First Reading

An ordinance to declare five parcels of land along North Dargan Street: Florence County Tax Map Parcels 90086-04-003, 90086-04-004, 90085-11-005, 90085-11-003 and 90085-11-002 as surplus property and authorize the conveyance to HopeHealth for the purpose of facility expansion and development.

Councilwoman Moore made a motion to pass Bill No. 2020-01 on first reading and Councilwoman Williams-Blake seconded the motion.

Mr. Dudley, Planning Director reported HopeHealth has requested the transfer of property to accommodate future facility expansion and development of the property along North Dargan Street.

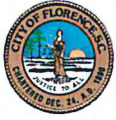
Councilman Jebaily expressed his desire for the new construction to face Dargan Street and be pedestrian friendly. Mr. Dudley replied the design will go before the Design Review Board prior to approval.

Council voted 5-0 to pass Bill No. 2020-01 on first reading, with Councilwoman Ervin having recused herself from the vote due to a potential conflict of interest.

Bill No. 2020-02 – First Reading

An ordinance to annex and zone NC-15 the parcel located at 2490 Abbey Way, Florence County Tax Map Parcel 01221-01-248.

Councilman Willis made a motion to pass Bill No. 2020-02 on first reading and Councilwoman Ervin seconded the motion.



FLORENCE CITY COUNCIL
REGULAR MEETING – JANUARY 13, 2020

Mr. Dudley reported this parcel is located within the Windsor Forest Community and is currently the site of a single-family detached home. Water and sewer services are currently available.

On December 10, 2019 Planning Commission held a public hearing on this matter and voted 6-0 to recommend the zoning designation of NC-15, pending annexation approval.

Council voted unanimously (6-0) to pass Bill No. 2020-02.

Bill No. 2020-03 – First Reading

An ordinance to annex and zone CG the parcel located on West Palmetto Street, Florence County Tax Map Parcel 00100-01-003.

Councilman Willis made a motion to pass Bill No. 2020-03 on first reading and Councilwoman Moore seconded the motion.

Mr. Dudley reported this parcel is currently undeveloped. City water is currently unavailable; however, the city has agreed to provide water access for the adjacent Lion's Gate Subdivision, at which time water service will be provided. Sewer service is also currently unavailable; however, it is economically feasible to provide sewer service to the parcel in conjunction with development of the adjacent Lion's Gate Subdivision.

On December 10, 2019 Planning Commission held a public hearing on this matter and voted 6-0 to recommend the zoning designation of CG, pending annexation.

Council voted unanimously (6-0) to pass Bill No. 2020-03.

Bill No. 2020-04 -- First Reading

An ordinance to abandon interest in the City of Florence ingress/egress easement located on Florence County Tax Map Parcel 00145-01-009, accessed from Cecil Road.

Councilman Jebaily made a motion to pass Bill No. 2020-04 on first reading and Councilwoman Moore seconded the motion.

Mr. Dudley reported the city currently has two easements located on the property in question that provide access from Cecil Drive to property owned by the City of Florence. The easement in consideration of abandonment is located interior to the property and the easement to the western perimeter of the property will remain.

Various city departments were contacted regarding the abandonment on the easement and none found any reason to maintain the city's interest in the interior easement.

Council voted 5-0 to pass Bill No. 2020-04, with Councilman Willis having recused himself from the vote due to a potential conflict of interest.



ADDENDUM TO THE AGENDA:

Bill No. 2020-05 – First Reading

An ordinance to amend the City of Florence Unified Development Ordinance Section 2-4.1.3 and Table 2-4.1.3 regarding the requirements for townhome development.

Councilwoman Moore made a motion to add this item to the January 13, 2020 regular City Council meeting agenda and Councilman Willis seconded the motion. This item was added by unanimous consent.

Councilman Jebaily made a motion to pass Bill No. 2020-05 on first reading and Councilman Willis seconded the motion.

Mr. Dudley reported current code (Unified Development Ordinance) allows parking via individual driveways accessed from the street or a rear alley as well as through the development of a rear parking court. A developer has requested to amend this code to also allow parking in front of townhomes with a non-residential style parking with marked spaces and landscaping. Staff feels this can be accomplished in Commercial zoning districts, but does not fit within the character of Neighborhood Conservation or Residential zoning districts.

On November 12, 2019 Planning Commission held a public hearing on this matter and voted to defer the matter such that city staff and the applicant could work together to create an amendment which would uphold the intent of the Unified Development Ordinance. Upon the rewrite of the proposed amendment, Planning Commission unanimously voted to recommend the proposed text amendments at their December 10, 2019 meeting.

The proposed amendment would allow townhomes to provide front parking lots within the CG and AC zoning districts in addition to the currently allowed parking styles. The following standards would apply to front parking lots: meet non-residential development standards, provide a Type B bufferyard, and provide a minimum (300 ft.) distance between vehicular access and the nearest NC district.

Council voted unanimously (6-0) to pass Bill No. 2020-05 on first reading.

Bill No. 2020-06 – First Reading

An ordinance approving a Conditional Grant and Development Agreement and authorizing the conveyance of property for Project Urban Square.

This item will be discussed in Executive Session.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2020-01

A resolution to appoint Kevin Yokim as a Director of the Public Facilities Corporation.

Councilwoman Moore made a motion to adopt Resolution No. 2020-01 and Councilwoman Ervin seconded the motion.



FLORENCE CITY COUNCIL
REGULAR MEETING – JANUARY 13, 2020

Mayor Wukela said the Public Facilities Corporation is the legal entity that issues the city's Installment Purchase Revenue Bonds. The retirement of Thomas Chandler has created a vacancy on the Board of Directors of the Public Facilities Corporation necessitating a replacement.

Council voted unanimously (6-0) to adopt Resolution No. 2020-01.

ADDENDUM TO THE AGENDA:

Resolution No. 2020-02

A resolution to proclaim the week of January 26 – February 1, 2020 as Catholic Schools Week in the City of Florence.

Councilman Jebaily made a motion to add this item to the January 13, 2020 Regular City Council Meeting agenda and Councilman Willis seconded the motion. This item was added to the agenda by unanimous consent.

Councilman Jebaily made a motion to adopt Resolution No. 2020-02 and Councilwoman Moore seconded the motion.

Councilman Jebaily read and presented the resolution to Ms. Kristine Glemmo, Principal of Saint Anthony Catholic School and its students.

Council voted unanimously (6-0) to adopt Resolution No. 2020-02.

REPORTS TO COUNCIL

To provide a timeline for the consideration of a Residential Rental Registry ordinance and Business License ordinance.

Mr. Drew Griffin, City Manager reported the city has been working towards the creation of a rental ordinance to help regulate properties that are vacant, abandoned and unfit for habitation. The ordinance is expected to be presented to Council within the next few months. Business License ordinance amendments will allow for offenders of the ordinance to lose their business license.

EXECUTIVE SESSION

Mayor Wukela stated Council will be entering into Executive Session for a discussion of matters related to a proposed Economic Development project.

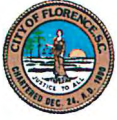
Without objection, Council entered into Executive Session at 2:27 p.m.

Council reconvened the regular session at 3:15 p.m.

Council took action on the following items:

Bill No. 2020-06 – First Reading

An ordinance approving a Conditional Grant and Development Agreement and authorizing the conveyance of property for Project Urban Square.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JANUARY 13, 2020**

Mayor Wukela said the ordinance authorizes the conveyance of property and the conditional grant and development agreement for Project Urban Square – a \$62.5 million mixed-use development. The private investment in the property will total approximately \$50 million. The city also agrees to construct a public parking garage costing approximately \$11 million and provide public amenities costing between 1 million – 1.5 million. The development will include the construction of an apartment complex with 150 units, a hotel, townhomes, office buildings and the parking deck with approximately 300 spaces.

The developer will provide the city with three site plan options to choose from, one of which will be chosen prior to the conveyance of the property.

Councilman Willis made a motion to pass Bill No. 2020-06 on first reading and Councilwoman Moore seconded the motion.

Council voted unanimously (6-0) to pass Bill No. 2020-06.

ADJOURN

Without objection, the Regular meeting of City Council was adjourned at 3:27 p.m.

Dated this 10th day of February, 2020.

Amanda P. Pope, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: An Ordinance to declare as surplus and authorize the transfer of five parcels of land to HopeHealth, specifically tax map parcels 90086-04-003, 90086-04-004, 90085-11-004, 90085-11-005, 90085-11-003, and 90085-11-002.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land located along North Dargan Street to HopeHealth for the purposes of facility expansion, specifically Florence County Tax Parcels 90086-04-003, 90086-04-004, 90085-11-004, 90085-11-005, 90085-11-003, and 90085-11-002 as shown on the attached Location Map.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

It has not been considered, nor has any previous action been taken, by Florence City Council


III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) HopeHealth has requested the transfer of property to accommodate future facility expansion and development of the property along North Dargan Street.
- (3) The City will donate the surplus property to HopeHealth, and the property will be surveyed and recorded by HopeHealth.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A. Ordinance
- B. Location Map
- C. HopeHealth Request Letter



Jerry Dudley
Planning Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE TO DECLARE AS SURPLUS AND AUTHORIZE THE CONVEYANCE OF LAND TO HOPEHEALTH, SPECIFICALLY TAX PARCELS 90086-04-003, 90086-04-004, 90085-11-004, 90085-11-005, 90085-11-003, AND 90085-11-002.

WHEREAS, after due consideration, the City has concluded that the land designated as Florence County tax parcels 90086-04-003, 90086-04-004, 90085-11-004, 90085-11-005, 90085-11-003, and 90085-11-002 is surplus land to the City, and conveyance of said property to HopeHealth is in the best interest and to the benefit of the citizens of the City of Florence and;

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

ADOPTED THIS _____ DAY OF _____, 2020.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

AMANDA P. POPE
Municipal Clerk

Surplus & Transfer - HopeHealth Attachment B Location Map



Legend

 Parcels



DISCLAIMER:
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30 15 0 30 Feet



Date: 12/3/2019

Attachment C: HopeHealth Request Letter

Doc / Sam Agency



Thursday, August 22, 2019

Drew Griffin
City Manager
324 West Evans St
Florence, SC 29501

Dear Drew:

Thank you for taking the time to attend our capital projects meeting on July 11th. As discussed, with the purchase of the Streater building and the 3 connecting storefronts, we are in the planning stages for developing that section of N. Dargan Street. We are also planning to make an offer to purchase the recycling building on Darlington Street.

As HopeHealth continues to grow, we are looking for opportunities to expand our facilities. The city of Florence owns 5 parcels of land along N. Dargan Street: 90086-04-003, 90086-04-004, 90085-11-005, 90085-11-003 and 90085-11-002. We are asking the City of Florence to gift these parcels to HopeHealth to accommodate our future growth and the development of N. Dargan Street. We will maintain these properties, remove the underbrush, and keep the grounds neat and clear of trash and debris until we break ground for outparcels with store fronts on Dargan Street.

I hope this will meet with the city's approval. If you need any further explanation or additional information, please let me know.

Thank you for your support of HopeHealth.

Sincerely,

Carl M. Humphries
CEO



Florence • Lake City • Timmonsville
Manning • Kingstree • Greeleyville

hope-health.org

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Rutul Patel, located at 2490 Abbey Way; TMN 01221-01-248.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2490 Abbey Way, Tax Map Number 01221-01-248, into the City of Florence and zone it Neighborhood Conservation-15 (NC-15).

II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:

- (1) On December 10, 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 designation of Neighborhood Conservation-15 (NC-15) pending annexation approval.


III. POINTS TO CONSIDER:

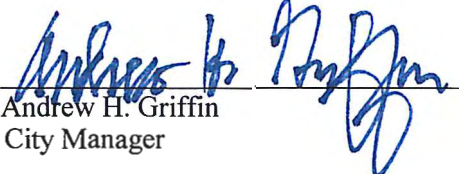
- (1) This request is being considered for first reading.
- (2) The property seeking annexation is in the County and is unzoned.
- (3) A single family house is currently on the parcel.
- (4) The proposed zoning, pending annexation, is Neighborhood Conservation-15 (NC-15).
- (5) City water and sewer service is currently available; there is no cost to extend utility services.
- (6) City staff recommends the annexation and concurs with Planning Commission's recommendation to zone the parcel Neighborhood Conservation-15 (NC-15).

IV. PERSONAL NOTES:

V. ATTACHMENTS:

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


Jerry B. Dudley
Planning Director


Andrew H. Griffin
City Manager

ORDINANCE NO. 2020 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY RUTUL PATEL LOCATED AT 2490 ABBEY WAY; TMN 01221-01-248.

WHEREAS, a Public Hearing was held in the Council Chambers on December 10, 2019 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Rutul Patel, owner of TMN 01221-01-248, to be zoned NC-15, 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-15 (NC-15).

The property requesting annexation is shown more specifically as Florence County Tax Map 01221, block 01, parcel 248 (0.55 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 _____, 2020

Approved as to form:

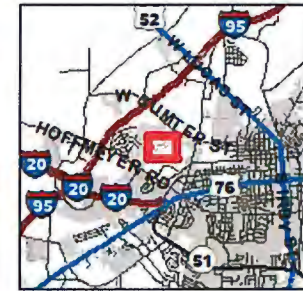
James W. Peterson, Jr.
City Attorney



Stephen J. Wukela,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

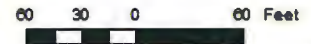
PC 2019-44
Vicinity Map - 2490 Abbey Way



- Legend**
-  City Limits
 -  Parcels




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Date: 11/19/2019

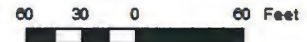
PC 2019-44 Location Map - 2490 Abbey Way



- Legend**
-  City Limits
 -  Parcels



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Date: 11/19/2015

Attachment D: Annexation Petition

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 01221-01-248

- 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	7
Race	Asian
Total 18 and Over	5
Total Registered to Vote	2

Date 10/31/19

Paul T. Abel
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 10-31-19	<i>AB</i>

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by the Dawson Family Limited Partnership, located on West Palmetto Street; TMN 00100-01-003.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located in the 2600 block of West Palmetto Street, Tax Map Number 00100-01-003, into the City of Florence and zone it Commercial General (CG).

II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:

- (1) On December 10, 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 designation of Commercial General (CG) pending annexation approval.


III. POINTS TO CONSIDER:


- (1) This request is being considered for first reading.
- (2) The property seeking annexation is in the County and is unzoned.
- (3) The parcel is currently undeveloped.
- (4) The proposed zoning, pending annexation, is Commercial General (CG).
- (5) City water is not currently available; however, the City has agreed to provide water access for the adjacent Lion's Gate Subdivision, at which time water service will be available to this property. City sewer service is also not available; however, it is economically feasible to provide sewer access for the parcel in conjunction with development of the adjacent Lion's Gate Subdivision.
- (6) City staff recommends the annexation and concurs with Planning Commission's recommendation to zone the parcel Commercial General (CG).

IV. PERSONAL NOTES:

V. ATTACHMENTS:

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


Jerry B. Dudley
Planning Director


Andrew H. Griffin
City Manager

ORDINANCE NO. 2020- _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE DAWSON FAMILY LIMITED PARTNERSHIP AND LOCATED IN THE 2600 BLOCK OF WEST PALMETTO STREET; TMN 00100-01-003.

WHEREAS, a Public Hearing was held in the Council Chambers on December 10, 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 Dawson Family Limited Partnership, owner of TMN 00100-01-003, to be zoned CG, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and add the zoning district classification of Commercial General (CG).

The property requesting annexation is shown more specifically as Florence County Tax Map 00100, block 01, parcel 003 (8.951114 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 _____, 2020

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

PC 2019-45 Vicinity Map - West Palmetto Street



- Legend**
-  City Limits
 -  Parcels

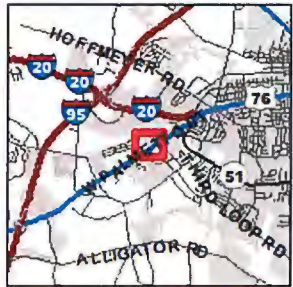


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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





Date: 11/19/2019

PC 2019-45 Location Map - West Palmetto Street



Legend

-  City Limits
-  Parcels



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Date: 11/19/2019

Attachment D: Annexation Petition

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 00100 - 01 - 003

- 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 0
 Race ~~White Caucasian~~
 Total 18 and Over 0
 Total Registered to Vote 0

Date 11-6-19

X Alfred G Dawson
Petitioner

Date _____

email: *alfredgdawson@gmail.com*
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>11-6-19</u>	<u><i>AG</i></u>

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: An ordinance to abandon interest in the City of Florence ingress/egress easement located on Florence County Tax Parcel 00145-01-009.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City of Florence ingress/egress easement, specifically the easement located interior to the property at the approximate terminus of the paved portion of Cecil Road on TMP 00145-01-009. The City has another easement on the aforementioned parcel which it will retain located along the western perimeter of the property.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This issue is before City Council for first reading. It has not been considered, nor has any previous action been taken by the City Council.

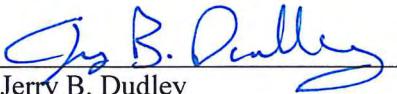
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) There are two easements located on Florence County Tax Map Parcel 00145-01-009 which provide access from Cecil Drive to property owned by the City of Florence.
- (3) One easement, which the City wishes to retain, is located along the western perimeter of the property. The second easement (identified on Exhibit A) is located interior to the property at the approximate terminus of the paved portion of Cecil Road. This interior easement is proposed for abandonment.
- (4) The following City of Florence departments were contacted regarding the abandonment of the easement: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. None of the aforementioned departments found any reason to maintain the City's interest in the interior easement.
- (5) Upon adoption of this ordinance, the easement may be released through the quit-claim deed process.
- (6) City Staff recommends abandonment of the City's ingress/egress easement as identified on Exhibit A (interior easement). Retention of the westernmost easement along the perimeter of the property will allow continued access to the City-owned property without impacting potential development of TMP 00145-01-009.

IV. PERSONAL NOTES

V. ATTACHMENTS:

- (A) Ordinance (and Exhibit A)
- (B) Location Map
- (C) Easement Map


Jerry B. Dudley
Planning Director


Andrew H. Griffin
City Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE TO ABANDON INTEREST OF THE CITY OF FLORENCE IN AN ACCESS EASEMENT INTERIOR TO FLORENCE COUNTY TAX PARCEL 00145-01-009 AND ADJACENT TO CECIL ROAD, ILLUSTRATED MORE FULLY ON EXHIBIT “A” ATTACHED HERETO.

WHEREAS, a request has been made for the City to abandon its interest in the access easement interior to Florence County Tax Parcel 00145-01-009 and adjacent to Cecil Road illustrated on Exhibit “A”;and

WHEREAS, Section 2-26 of the Code of Ordinances states Council shall act by ordinance in all matters required by law to be done by ordinance, including the conveyance of any lands of the City; and

WHEREAS, The following City of Florence departments were contacted regarding the abandonment of the easement: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. None of the aforementioned departments found any reason to maintain the City’s interest in this easement.

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 the City of Florence abandons its interest in the ingress/egress access easement which will then revert to the parcel’s property owner after the necessary legal documents have been properly executed.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

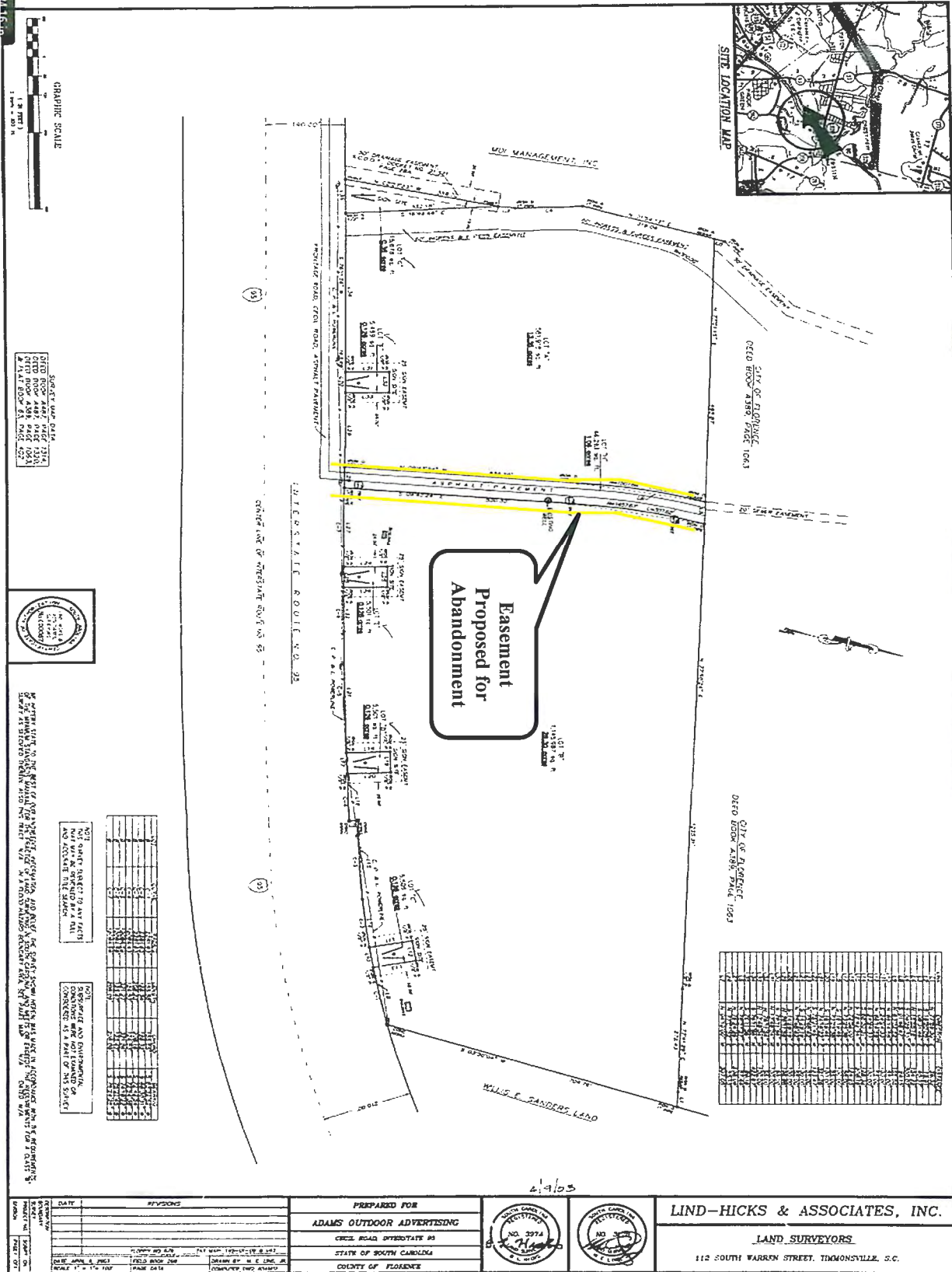
James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

Exhibit A: Easement Map



Cecil Road Easement Abandonment Vicinity Map



Legend

 Parcels



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

500 250 0 500 Feet



Date: 12/23/2018

Cecil Road Easement Abandonment Location Map



Legend

Parcels



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500 250 0 500 Feet



Date 12/23/2015

Attachment C: Location Map

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: Ordinance for proposed text amendments to the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type”

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendments to the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type,” specifically, the requirements for townhome development.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The text amendments were formally requested by Louie Hopkins (Hopkins Builders) in an effort to amend requirements related to townhome development, more specifically the location of parking lots as well as the front and rear setback requirements.
- (2) On November 12, 2019 Planning Commission held a public hearing on this matter and voted to defer the matter such that City Staff and the applicant could work together to create an amendment which would uphold the intent of the Unified Development Ordinance.
- (3) Upon this rewrite of the proposed amendment, Planning Commission unanimously (6-0) voted to recommend the proposed text amendments regarding townhouse parking.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, to guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- (3) Townhomes are defined as three or more single-family attached dwelling units arranged in a row and having common side walls. Currently, parking is allowed *via* individual driveways accessed from the street or a rear alley as well as through the development of a rear parking court, as designed to the nonresidential parking lot standards of the Unified Development Ordinance.
- (4) Townhomes are permitted in the following zoning districts: Residential Suburban (RS), Residential General (RG), Residential Urban (RU), General Commercial (CG), Central Business District (CBD), Activity Center (AC), and Neighborhood Conservation 6.3 (NC 6.3).
- (5) Based upon Planning Commission’s recommendation, the applicant and City staff worked jointly to create an amendment allowing townhouse parking lots (courts) within the front yard in the Commercial General (CG) & Activity Center (AC) zoning districts. Front parking lots

are to be buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses.

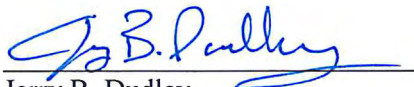
Additionally, vehicular access must adhere to Section 1-2.8.2H.3 of the Conditional Multifamily Standards, "Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of an NC district."

- (6) The parking lot location within residential and downtown zoning designations would not change.
- (7) City staff recommends the proposed amendment for approval based upon the compromise reached, allowing development flexibility while mitigating conflicts with adjacent properties, the streetscape, and the single-family character of townhouse development.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- 1) Proposed Amendments
- 2) Ordinance



Jerry B. Dudley
Planning Director



Andrew H. Griffin
City Manager

Attachment 1: Proposed Amendments

**Deletions have been struck through.
Additions have been underlined and highlighted.**

Sec. 2-4.1.3 Lot and Building Standards

- A. Generally.** The buildable area and the number of dwelling units that is allowed within each neighborhood type is determined by applying the open space ratio and gross density spelled out in Table 2-4.1.1, Residential Development Standards. This is accomplished by multiplying the acreage of the parcel proposed for development by the minimum open space ratio and the maximum gross density. Once the buildable area and dwelling unit count are determined, Table 2-4.1.3, Lot and Building Standards by Housing Type, sets out the lot area and width, building setbacks, and building height and coverage standards for each neighborhood type and housing type. The conventional neighborhood permits only single-family detached dwelling units. Mixed housing types are allowed in cluster and planned neighborhoods where noted as “Mixed Residential” in Table 2-4.1.1, Residential Development Standards. This is to allow for the preservation of open space and protection of natural resources without a material loss of development yield.
- B. Mixed Housing Types.** In the conventional neighborhoods, the lot area and width, building setbacks, and building height and cover standards are established for each zoning district and neighborhood type. The lot areas are equal to those set out in Table 2-4.1.1, Residential Development Standards. Where noted as “Mixed Residential”, the cluster and planned neighborhoods allow a mixture of detached, attached, and multi-family housing types, subject to the gross density allowed for the respective zoning district and neighborhood type. Set out in **Table 2-4.1.3, Lot and Building Standards by Housing Type**, is the lot area and width, building setbacks, and building height and cover standards for each zoning district and housing type.

Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ³	Street Side	Rear	Height	Cover
Attached and Multi-Family Dwelling Units								
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%
<u>Townhouse⁵</u>	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%
Apartment, Mixed-use Building(s)	See Section 2-6.1.1. General Development Standards.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types								
² A setback of 25 feet is required from the building line to the face of garage doors.								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
Within CG and AC zoning designations : Townhomes are allowed front parking lots(courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3. of the Conditional Multifamily Standards.								

C. **Illustrative Housing Standards.** Set out in **Figure 2-4.1.3, Housing Standards**, are illustrations of the lot area and width and building setback standards for each housing type that is set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.

1. **Single-Family Detached Home.** These residences for one family that is commonly located on a privately- owned lot, with private yards on each side of the unit. Single-family detached units may also be located on condominium-owned property, surrounded by common open space for use by residents, which serve the same purpose as a private yard. Clustered single-family lots are smaller in size and oriented around common open space.
2. **Patio / Lot Line House.** This is a single-family detached unit that is commonly situated on a smaller lot that orients outdoor activity within rear or side yard patio areas for better use of the site. Only the rear yard is fenced on a patio home, preserving a narrow side yard that is visible from the street. Vehicular access to patio homes may be by way of a street or an alley. The following standards apply:
 - a. The interior side setback shall provide for a usable, combined side and rear yard;
 - b. If the home is configured as a lot line or attached unit, no window shall be permitted on the lot line or attached side of the house unless:
 1. It is framed at a minimum of six feet six inches above the room floor so as not to provide a line of sight into the neighboring yard; or
 2. It is inoperable and composed of glass block or frosted glass.
3. **Duplex Unit.** Duplexes are single-family attached units that include two units that are attached along a common wall (side-by-side) or separated by a floor (over-under) that is not penetrated for the purpose of interior access between the two units. The side-by-side duplex has a common wall (the units may be divided into separate lots along the common lot line for individual fee-simple ownership). The units in an 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 units may be by way of a street or an alley.
4. **Townhouses.** Townhouses are three or more single-family attached dwelling units that are commonly arranged in a row with common side walls. Vehicular access to townhomes may be by way of a street or an alley, or rear yard parking courts. Within CG and AC zoning designations, vehicular access may also be by way of parking lots located in the front yard if buffered from adjacent street(s) by a Type B Bufferyard (Table 4-10.3.1). Townhouses may be arranged in rows of four to no more than eight attached units. Fewer than four townhomes may be permitted in a townhome row if:
 - a. The average number of units per townhouse row in the development is four or more; and
 - b. The smaller rows are necessary for an efficient layout of the parcel proposed for development.
5. **Multiplex.** A multiplex is a three- to four-unit building that is constructed to appear as a large single-family detached unit. Individual units in a multiplex are not necessarily separated by a wall that extends from the foundation to the roof. Entrances and garage units are commonly on separate elevations that are accessed by streets, alleys, and/or parking courts so individual elevations do not have more than one entrance of one set of garage doors.
6. **Multi-Family.** The multifamily housing type is commonly in the form of apartments or condominium units that are two to three stories in height. Multi-Family may also be located in the upper floors of vertically mixed-use buildings, which are subject to the standards for nonresidential and mixed use buildings, and not the standards of this Section. Vehicular access to multifamily buildings is via a public street where parking is provided in surface lots (which may include access to private garages) or a parking structure.
7. **Manufactured Home.** Manufactured homes are allowed only in an existing manufactured home park or existing manufactured home subdivision.

ORDINANCE NO. 2020_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE SECTION 2-4.1.3 “LOT AND BUILDING STANDARDS” AND TABLE 2-4.1.3 “LOT AND BUILDING STANDARDS BY HOUSING TYPE” REGARDING TOWNHOUSE PARKING WITHIN THE COMMERCIAL GENERAL (CG) & ACTIVITY CENTER (AC) ZONING DISTRICTS.

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 West Evans Street on November 12, 2019 before the City of Florence Planning Commission, and notice of said hearing was duly given; and

WHEREAS, the purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, to guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence; and

WHEREAS, the text amendments have been prepared by the Planning, Research, and Development Department in an effort to clarify the intent of the ordinance, preserve the character of existing residential districts regarding townhouse parking standards, and allow for reasonable development within the City; and

WHEREAS, the text amendments contained herein will conditionally allow development of parking lots in the front yard of townhome developments within the CG (Commercial General) and AC (Activity Center) zoning districts.

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 the text of the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type” will read in whole as follows:

Sec. 2-4.1.3 Lot and Building Standards

- A. Generally.** The buildable area and the number of dwelling units that is allowed within each neighborhood type is determined by applying the open space ratio and gross density spelled out in Table 2-4.1.1, Residential Development Standards. This is accomplished by multiplying the acreage of the parcel proposed for development by the minimum open space ratio and the maximum gross density. Once the buildable area and dwelling unit count are determined, Table 2-4.1.3, Lot and Building Standards by Housing Type, sets out the lot area and width, building setbacks, and building height and coverage standards for each neighborhood type and housing type. The conventional neighborhood permits only single-family detached dwelling units. Mixed housing types are allowed in cluster and planned neighborhoods where noted as “Mixed Residential” in Table 2-4.1.1, Residential Development Standards. This is to allow for the preservation of open space and protection of natural resources without a material loss of development yield.
- B. Mixed Housing Types.** In the conventional neighborhoods, the lot area and width, building setbacks, and building height and cover standards are established for each zoning district and neighborhood type. The lot areas are equal to those set out in Table 2-4.1.1, Residential Development Standards. Where noted as “Mixed Residential”, the cluster and planned neighborhoods allow a mixture of detached, attached, and multi-family housing types, subject to the gross density allowed for the respective zoning district and neighborhood type. Set out in **Table 2-4.1.3, Lot and Building Standards by Housing Type**, is the lot area and width, building setbacks, and building height and cover standards for each zoning district and housing type.

Table 2-4.1.3 Lot and Building Standards by Housing Type									
Zoning District and Housing Types	Minimum							Maximum	
	Lot Dimension		Setbacks				Building		
	Area ¹	Width ²	Front ²	Interior Side ³	Street Side	Rear	Height	Cover	
Attached and Multi-Family Dwelling Units									
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%	
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%	
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%	
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%	
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%	
Townhouse ⁵	2,400 sf.	16'	10'	0'	6'	20'	35'	65%	
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%	
Apartment, Mixed-use Building(s)	See Section 2-6.1.1. General Development Standards.								
TABLE NOTES:									
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types									
² A setback of 25 feet is required from the building line to the face of garage doors.									
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line. Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.									
Within CG and AC zoning designations : Townhomes are allowed front parking lots(courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3. of the Conditional Multifamily Standards.									

- C. Illustrative Housing Standards.** Set out in **Figure 2-4.1.3, Housing Standards**, are illustrations of the lot area and width and building setback standards for each housing type that is set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
1. Single-Family Detached Home. These residences for one family that is commonly located on a privately- owned lot, with private yards on each side of the unit. Single-family detached units may

also be located on condominium-owned property, surrounded by common open space for use by residents, which serve the same purpose as a private yard. Clustered single-family lots are smaller in size and oriented around common open space.

2. **Patio / Lot Line House.** This is a single-family detached unit that is commonly situated on a smaller lot that orients outdoor activity within rear or side yard patio areas for better use of the site. Only the rear yard is fenced on a patio home, preserving a narrow side yard that is visible from the street. Vehicular access to patio homes may be by way of a street or an alley. The following standards apply:
 - a. The interior side setback shall provide for a usable, combined side and rear yard;
 - b. If the home is configured as a lot line or attached unit, no window shall be permitted on the lot line or attached side of the house unless:
 1. It is framed at a minimum of six feet six inches above the room floor so as not to provide a line of sight into the neighboring yard; or
 2. It is inoperable and composed of glass block or frosted glass.
3. **Duplex Unit.** Duplexes are single-family attached units that include two units that are attached along a common wall (side-by-side) or separated by a floor (over-under) that is not penetrated for the purpose of interior access between the two units. The side-by-side duplex has a common wall (the units may be divided into separate lots along the common lot line for individual fee-simple ownership). The units in an 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 units may be by way of a street or an alley.
4. **Townhouses.** Townhouses are three or more single-family attached dwelling units that are commonly arranged in a row with common side walls. Vehicular access to townhomes may be by way of a street or an alley, or rear yard parking courts. Within CG and AC zoning designations, vehicular access may also be by way of parking lots located in the front yard if buffered from adjacent street(s) by a Type B Bufferyard (Table 4-10.3.1). Townhouses may be arranged in rows of four to no more than eight attached units. Fewer than four townhomes may be permitted in a townhome row if:
 - a. The average number of units per townhouse row in the development is four or more; and
 - b. The smaller rows are necessary for an efficient layout of the parcel proposed for development.
5. **Multiplex.** A multiplex is a three- to four-unit building that is constructed to appear as a large single-family detached unit. Individual units in a multiplex are not necessarily separated by a wall that extends from the foundation to the roof. Entrances and garage units are commonly on separate elevations that are accessed by streets, alleys, and/or parking courts so individual elevations do not have more than one entrance of one set of garage doors.
6. **Multi-Family.** The multifamily housing type is commonly in the form of apartments or condominium units that are two to three stories in height. Multi-Family may also be located in the upper floors of vertically mixed-use buildings, which are subject to the standards for nonresidential and mixed use buildings, and not the standards of this Section. Vehicular access to multifamily buildings is via a public street where parking is provided in surface lots (which may include access to private garages) or a parking structure.
7. **Manufactured Home.** Manufactured homes are allowed only in an existing manufactured home park or existing manufactured home subdivision.

EXECUTED ON ONE (1) ADDITIONAL PAGE

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 2020
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

IV. f.
Bill No. 2020-06
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: February 10, 2020

AGENDA ITEM: Ordinance

DEPARTMENT/DIVISION: City Manager

I. ISSUE UNDER CONSIDERATION

An ordinance authorizing the conveyance of the real estate known as Tax Parcels 90073-15-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 020, 021, 024, and 028 described more fully on Exhibit "A" to be attached to the ordinance, said property to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

This is second reading by City Council of this ordinance.

III. POINTS TO CONSIDER

- A. The City acquired the parcels of land for the purpose of facilitating its private redevelopment.
- B. The conveyance of property to the developer will facilitate the development of Project Urban Square in Downtown Florence under the terms and conditions of the Conditional Grant and Development Agreement.

IV. ATTACHMENTS

Proposed ordinance
Exhibit "A" – Property description
Exhibit "B" – Conditional Grant & Development Agreement



Andrew H. Griffin
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: January 27, 2020
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: City Administration

ISSUE UNDER CONSIDERATION: To give consideration to a lease granting The Children's Museum to use a building located within the Freedom Florence Recreational Complex for the purpose of development and operating facilities and properties to create innovative and enjoyable educational experiences and programs to engage and attract people in lifelong learning.

CURRENT STATUS/PREVIOUS ACTION TAKEN: During a special meeting, City Council received information and gave general approval to providing assistance for the development of a Children's Museum in Florence. Under the direction of City Council, City staff has worked with the committee for The Children's Museum to determine a location for the facility.

POINTS TO CONSIDER:

1. The Children's Museum Committee is searching for a permanent location to house an educational hands-on creative space for children and young families in the community.
2. Originally, the search for a facility location was centered around the downtown area; however, the permanent closing of the Science South facility, which is owned by the City of Florence, presents an opportunity for a suitable and affordable location for The Children's Museum.
3. The lease is for an initial term of 10 years and contains a non-transferable clause unless approved by City Council.
4. Parking shall be shared by both the City and The Children's Museum and it will be the responsibility of The Children's Museum to schedule its programming around City uses of the Freedom Florence Recreational Complex.
5. Lease to cover the same use as in previous lease to Science South.

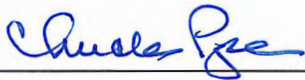
STAFF RECOMMENDATION:

Staff recommends the approval of the lease and the development of The Children's Museum within the leased area.

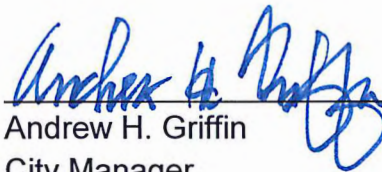
NOTES:

ATTACHMENTS:

1. Copy of the lease agreement.



Chuck Pope
Public Works Director



Andrew H. Griffin
City Manager

ORDINANCE No. 2020 - _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT TO LEASE A CITY BUILDING LOCATED WITHIN THE FREEDOM FLORENCE RECREATIONAL COMPLEX TO THE CHILDREN'S MUSEUM.

WHEREAS, it is in the best interest of the citizens of Florence and the surrounding region for the City to facilitate the location of The Children's Museum facility to allow The Children's Museum, as a nonprofit organization, to create, operate and maintain facilities, programs, and events for innovative and enjoyable educational experiences to engage people in lifelong learning, and

WHEREAS, the City has agreed to enter into a Lease Agreement with The Children's Museum of certain building and property owned by the City at Freedom Florence;

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

1. That, 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 a Lease to lease The Children's Museum property and facilities at Freedom Florence, said properties being described in the Lease attached hereto and incorporated herein, as Exhibit A.
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 _____, 2020.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

AMANDA P. POPE
Municipal Clerk

once every five (5) years, on the anniversary date of this Agreement. No notice is required to be given by either party in order to provide for the Extended Terms herein described. Such Extended Terms shall accrue automatically, and consent therefor shall be automatically inferred on the part of both parties hereto; provided, however, that the Extended Term(s) shall be valid only if, at the time of the maturity of such Extended Term(s), neither party has delivered to the other written notice that the party does not consent to any further extension of the Term. During each Extended Term, all of the terms and conditions of this Agreement shall continue in full force and effect, as the same may be amended, supplemented, or modified.

4. Warranties:

(a) Authority: The Lessor has the authority to enter into this lease and has fulfilled all legal requirements for the authorization and execution of this lease.

(b) Warranties of Title: Lessor represents to Lessee that it has good and marketable title to the leased premises, subject to all valid easements and restrictions of record, and that it has full and lawful authority to enter into this lease and to put Lessee into peaceful possession of the leased premises.

(c) Disclaimer of Warranties of Condition: Lessee accepts the leased premises "as is." Lessor makes no warranties or representations as to the condition of the leased premises or any improvements thereon.

(d) Warranty of Quiet Enjoyment: Lessor warrants to Lessee the quiet enjoyment of the leased premises, safe from lawful claim or disturbance of any person claiming by, through, or under Lessor, for the full term of the lease, and during the term of any and all renewal terms hereof, so long as Lessee is not in default of its performance of any covenant contained herein. It is understood and agreed that Lessor shall be allowed to

continue to use the gymnastics facility located on the leased premises until such time as Lessor moves the gymnastics programs to another location.

(d) Assignment of Contractor and Vendor Warranties: Lessor assigns to Lessee its rights under all assignable contractor or vendor warranties relating in any way to any building, fixture, or other improvement located on the leased premises.

5. Rent: The consideration for entering into this lease is one (\$1.00) dollar per year of each and every leased term, said sum to be paid in one lump sum of ten and 00/100 (\$10.00) Dollars upon execution of his Lease, receipt whereof is hereby acknowledged.

6. Permitted Uses: The leased premises may be used by the Lessee, as a nonprofit organization, for the development, maintenance, and operation of facilities and properties for innovative and enjoyable educational experiences and programs to engage and attract people in lifelong learning.

7. Improvements and Signage:

(a) Improvements by Lessee: Lessee shall have the right, at its expense, to make additions and/or modifications to those facilities and improvements existing upon the leased premises at the commencement of the lease term and to develop additional facilities and improvements in the future, not inconsistent with the permitted uses stated herein. All additional facilities and improvements will require approval by the Lessor.

(b) Signage: Lessee shall also have the right, at its expense, to place signage for its facilities and programs on the premises, and it is agreed that such signage will be designed and installed in a manner consistent with the signage for Freedom Florence and approved by the Lessor. Lessor shall not unreasonably refuse to approve such signage.

8. User Fees: The Lessee shall be entitled to establish its own schedule of user fees for the use of the facilities by the public.

9. Insurance by Lessee and Hold Harmless Agreement: Lessee agrees that, at its own cost and expense, it shall obtain and maintain in force during the term of this lease one or more policies of general liability and hazard, and worker's compensation insurance in an amount sufficient to provide coverage for any and all risks of liability associated with Lessee's occupancy and use of the leased premises and the activities authorized hereunder. The general liability insurance shall at all times be in an amount at least equal to the amount of coverage as maintained by the City of Florence.¹ Such insurance shall be written by companies authorized to write such insurance in the State of South Carolina. Lessor and Lessee hereby waive any and all rights of recovery against the other to the extent that damage or liability is insured against under a policy or policies of insurance. Additionally, Lessee hereby agrees to hold Lessor harmless and to provide Lessor with a defense from any and all liability arising from or associated with its operation and use of said facilities.

10. Transfer or Assignment: The Lessee may not transfer or assign this lease or let or sublet the whole or any part of the leased premises to anyone without the prior written consent of Lessor.

11. Maintenance: Lessee is to maintain all buildings and improvements on the sites in a reasonable and safe manner, keep said buildings and sites in good condition, and pay for all costs for said maintenance. Lessor shall notify the Lessee in writing of any alleged failure on the part of the Lessee to properly maintain all buildings and improvements.

12. Taxes, Assessments, and Utilities: Lessee shall be responsible for all *ad valorem* property taxes (real or personal) or payments in lieu thereof as may be due during the lease term and any and all subsequent renewals of this lease on the leased premises, and any buildings or improvements thereon. In addition, the Lessee shall be responsible for payment of all utilities provided to service the leased premises.

¹ The current requirement is for general liability coverage in the amount of not less than \$1,000,000.00.

13. Surrender of Lease: The voluntary or other surrender of this lease by Lessee, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Lessor, terminate all or any existing subleases or subtenancies, or may, at the option of Lessor, operate as an assignment to it of any and all such subleases or subtenancies.

14. Event of Default:

(a) The following events ("Events of Default") shall constitute events of default under this lease:

(i) If Lessee shall fail to pay any sum of money payable hereunder on or before the date the same is due and such failure shall continue for a period of forty-five (45) days after due written notice thereof to Lessee by Lessor; or

(ii) If Lessee fails to comply with the terms and conditions of this lease other than payment of any sum of money due hereunder, and shall not commence to cure such failure within forty-five (45) days after due written notice thereof to Lessee by Lessor, or thereafter fails to act diligently and promptly to cure such failure; or

(iii) If Lessee voluntarily discontinues or voluntarily ceases to use the leased premises as provided hereunder for a period in excess of ninety (90) days.

(b) Upon the occurrence of any Event of Default hereunder, Lessor shall be entitled, as its sole and exclusive remedy, to terminate this lease and Lessee's right of possession of the premises in which event, Lessee shall surrender the premises to Lessor.

(c) In the event Lessor elects to terminate this lease by reason of the occurrence of an Event of Default, this lease shall terminate and come to an end as if the date of termination hereof were the date originally fixed herein for the expiration of the terms hereof.

15. Condemnation: If the whole or any part of the leased premises is taken or condemned by any competent authority for any public use or purpose, then this lease may, at the sole option of

Lessee, terminate as to the portion taken as of the date said title shall be taken. If a portion of the leased premises shall be taken so as to render the remainder thereof unusable for the purposes for which the premises were leased, then this lease shall, at the sole option of Lessee, terminate as of the date said title shall be taken. In the event that any portion of the leased premises shall be taken and by reason thereof, Lessee exercise its option to terminate this lease, then and in that even, Lessee shall have no claim against Lessor for the value of any unexpired portion of the lease term. Lessor shall be entitled to the entire award given, including any special damages; provided, however, that as to any portion of payment received by way of just compensation which is in any way attributable to the value of any and all capital improvements by Lessee, then and in that event, Lessee shall be entitled to receive a pro-rata share thereof based upon the percentage that its funding contribution therein bears to the total capital costs thereof. In the event that either party should disagree with the valuation given within any award to any improvement taken or damaged, or be unable to agree between and among themselves as to such value, the parties shall jointly petition the jury, commission, or other trier of fact, by way of appeal or otherwise, to apportion their award so as to separately set forth the contributing value, if any, of each improvement taken or damaged.

16. Severability: The provisions hereof are independent covenants and should any provision or provisions contained in this lease be declared by a court or other tribunal of competent jurisdiction to be void, unenforceable, or illegal, then such provision or provisions shall be severable and the remaining provisions hereof shall remain in full force and effect.

17. Parties Bound: The covenants and conditions herein contained shall, subject to the provisions as to assignment, transfer, and subletting, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto.

18. Notices: Wherever in this lease it shall be required or permitted that notice be given by either party to this lease to the other, such notices must be in writing and must be given personally or forwarded by certified mail addressed as follows:

City Manager
City of Florence
324 W. Evans Street
Florence, SC 29501

Meghan Swink
Children’s Museum
Need address

19. Modification: This lease agreement may be modified only by a signed and written instrument, properly and validly executed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto do hereby set our seals on this the ___ day of February, 2020.

WITNESSES:

City of Florence

By: _____
ANDREW H. GRIFFIN
City Manager

Children’s Museum

By: _____

VI. a.
Resolution
2020-03

FLORENCE CITY COUNCIL MEETING

DATE: February 10, 2020
AGENDA ITEM: Resolution to Establish Cash on Hand Policy
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

The City of Florence currently does not have a formal cash on hand policy.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The City's financial advisor, Walter Goldsmith of First Tryon Advisors, has indicated that adopting such a policy would assist in improving the City's bond rating.

III. POINTS TO CONSIDER

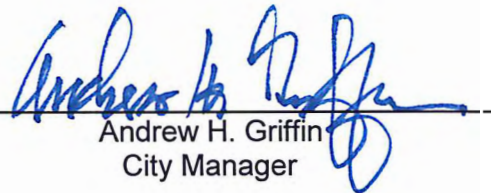
The City's most recent ratings report noted the City's "informal policy" regarding cash on hand. This Resolution would formalize this policy and thereby strengthen future ratings reports.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed resolution.



Kevin V. Yokim
Assistant City Manager



Andrew H. Griffin
City Manager

City of Florence, SC Cash on Hand Policy

Purpose

The City of Florence, SC Cash on Hand Policy establishes the procedures for reporting unrestricted cash and cash equivalents (Cash) in the General Fund and the Water and Sewer Utilities Fund. Adherence to this Cash on Hand Policy will help ensure that there will be adequate financial resources to fund the cash flows of the City, to protect the City against unforeseen circumstances and events such as revenue shortfalls and unanticipated expenditures.

The purpose of establishing a policy on the Cash in these funds is to provide guidelines to ensure that adequate reserves are established to fund operations by providing sufficient working capital and to ensure a favorable credit rating.

Policy

To ensure a favorable the credit rating for the City and to meet the City's seasonal cash flow needs, the City shall provide for a minimum Cash on hand in the General Fund of not less than 150 days of the ensuing year's recent General Fund Budget which is adopted annually. The minimum Cash on hand in the Water and Sewer Utilities Fund is set at not less than 270 days of expenses adopted in the ensuing year's Water and Sewer Utilities Fund Budget which is adopted annually.

If, at the end of the fiscal year, the Cash on hand falls below the targets established by this policy , then the City shall endeavor to rebuild the Cash balance over a period not exceeding two (2) years.

In the event the Cash on hand is greater than the targets set forth in this policy, the excess may only be used to fund capital expenditures which do not increase ongoing costs to the City and/or other one-time expenditures.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A CASH ON HAND POLICY
FOR THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the City of Florence, South Carolina is responsible to its citizens for the care and management of public funds used to provide essential services for its citizens and the maintenance of public facilities; and

WHEREAS, sound financial management principles require that sufficient funds be maintained by the City to provide a stable financial base at all times; and

WHEREAS, City Council has deemed it appropriate to adopt a policy to set forth guidelines for maintaining adequate levels of cash on hand to meet the City's goals, provide for future capital projects, and provide for natural disasters or emergencies that may arise;

NOW, THEREFORE, IT IS RESOLVED that the attached Cash on Hand Policy be adopted by the City of Florence, South Carolina to ensure that adequate reserves are established to fund operations by providing sufficient working capital and to ensure a favorable bond credit rating.

Adopted this ____ day of _____ 2020.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Amanda Pope
Municipal Clerk

VI. b.
Resolution
2020-04

FLORENCE CITY COUNCIL MEETING

DATE: February 10, 2020
AGENDA ITEM: Resolution to Reimburse the City from Tax Exempt Bond Proceeds
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

The City of Florence is currently planning to issue up to \$31,500,000 in Installment Purchase Revenue Bonds ("IPRBs") in late 2020 to retire the Bond Anticipation Notes issued to purchase the Florentine property and to fund the completion of the track and baseball complex, a downtown theater, a parking garage and other related infrastructure improvements, and two fire stations.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN


- 1) The City intends to expend funds on these various projects for such items as survey, architect, and engineering services before the IPRB's are issued.
- 2) In order for the City to reimburse itself for these expenditures from bond proceeds, IRS regulations require the adoption of a reimbursement resolution.

III. POINTS TO CONSIDER

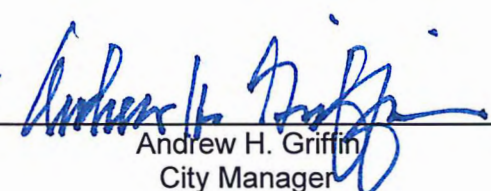
Without the adoption of this resolution, the City could not reimburse itself from bond proceeds. Therefore, any costs incurred prior to the issuance of these bonds would have to be funded from the General Fund.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed resolution.



Kevin V. Yokim
Assistant City Manager



Andrew H. Griffin
City Manager

RESOLUTION 2020-_____

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA,
DECLARING ITS INTENT PURSUANT TO UNITED STATES TREASURY DEPARTMENT,
INTERNAL REVENUE SERVICE, REGULATION 1.150-2 TO REIMBURSE CERTAIN FUNDS
OR ACCOUNTS OF THE CITY FROM PROCEEDS OF TAX-EXEMPT BONDS FOR CERTAIN
PUBLIC INFRASTRUCTURE CAPITAL IMPROVEMENTS**

WHEREAS, the City Council of the City of Florence, South Carolina ("**City Council**") is the governing body of the City of Florence, South Carolina (the "**City**"); and

WHEREAS, City Council intends to issue bonds to defray the cost of public infrastructure capital improvements including a baseball stadium, downtown theatre, parking garage and other related infrastructure improvements, and fire stations (the "**Project**"); and

WHEREAS, City Council intends to issue tax-exempt bonds (the "**Bonds**") in one of more series in calendar year 2020 in the anticipated maximum principal amount of \$31,500,000 to provide permanent financing for payment of the \$3,025,000 General Obligation Bond Anticipation Note, Taxable Series 2019A, dated November 26, 2019, the \$4,340,000 General Obligation Bond Anticipation Note, Tax-Exempt Series 2019A, dated November 26, 2019 (collectively, the "**BANS**"), as well as the Project; and

WHEREAS, prior to the issuance of the Bonds, the City intends to temporarily advance amounts from certain funds and accounts of the City for the payment of the Project with the expectation that sufficient proceeds of the Bonds will be deposited to such funds or accounts to replenish amounts advanced; and

WHEREAS, no funds from any sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the City pursuant to the budget or financial policies of the City for the financing of the costs of acquisition, construction and equipping of the Project or any part thereof; and

WHEREAS, City Council is mindful that, in order for the use of federally tax-exempt bond proceeds to be considered "expended" for purposes of United States Treasury Department Internal Revenue Service Regulation 1.150-2 ("**Reg. 1.150-2**") when used to reimburse the City for expenditures made prior to the issuance of the Bonds, certain conditions including the making of a declaration of intent to reimburse such expenditures must be met; and

WHEREAS, with the intent of supplementing, but not superseding, any prior declarations of intent of City Council with respect to the Improvements, City Council desires to make this declaration of intent;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. It is hereby declared that the facts set forth in the preambles to this Resolution are in all respects true and correct.

Section 2. It is hereby declared that the City intends and reasonably expects to reimburse itself with the proceeds of debt to be incurred by the City through the issuance of the Bonds for all expenditures for the acquisition, construction, and equipping the Project and the issuance of the Bonds paid prior to the issuance of the Bonds.

2020 Tax -Exempt Bonds Reimbursement Resolution

Page 2

Section 3. This Resolution shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

Section 4. The anticipated maximum principal amount of debt expected to be issued for the purpose of paying the BANS, the costs of acquisition, construction and equipping of the Project and the costs of issuance of the Bonds is \$31,500,000.

DONE IN A MEETING DULY ASSEMBLED ON 10th day of February, 2020.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukeya
Mayor

Attest:

Amanda Pope
Municipal Clerk

VI.
Resolution
2020-05

FLORENCE CITY COUNCIL MEETING

DATE: February 10, 2020
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Administration

I. ISSUE UNDER CONSIDERATION

For City Council's consideration is a resolution for the City of Florence supporting the implementation of Renewable Energy.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken.

III. POINTS TO CONSIDER

- A. Renewable energy comes from natural sources or processes that are constantly replenished. Common types include Wind, Solar, and Geothermal.
- B. Climate change and global warming concerns, coupled with the continuing fall in the costs of some renewable energy equipment are driving increased use of renewables.
- C. City staff will include participation of community members interested in the advancement of renewable energy initiatives in the development of the City's Comprehensive Plan, to be adopted FY 2020/21.

IV. ATTACHMENTS

Resolution No. 2020 - 05


Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2020 - 05

**A RESOLUTION FOR THE CITY OF FLORENCE SUPPORTING THE
IMPLEMENTATION OF RENEWABLE ENERGY**

WHEREAS, renewable energy initiatives represents an opportunity for the Florence community to create jobs in an emerging industry, increase economic security and expand prosperity for local residents. In addition, these initiatives benefit the public by reducing air pollution and its associated public health risks, as well as reducing the strain on water resources; and

WHEREAS, the costs of utility-scale wind and solar energy is declining, thereby augmenting the benefits of affordable programs that can ease the energy burden on low-income households and help to mitigate the impact of price spikes and the cost of implementing renewable programs; and

WHEREAS, there is scientific consensus regarding the reality of climate change and the connection between the combustion of fossil fuels that create greenhouse gas pollution and the warming and disturbance of the global climate; and

WHEREAS, the combustion of fossil fuels impact human and environmental health globally through increased air and water pollution, sea level rise, climate-driven drought and extreme weather events, and accelerates the loss of species and habitats; and

WHEREAS, renewable energy is the fastest-growing energy source in the United States, increasing 100 percent from 2000 to 2018; and

WHEREAS, the City of Florence shall define “renewable energy” to include energy derived from wind, solar, geothermal, and wave technology resources; and

WHEREAS, a renewable energy transition is an opportunity to redress historical inequities in our community. The City of Florence shall facilitate and prioritize training and hiring of people who have been traditionally underrepresented in the workforce. Through these actions, the City shall assist in creating quality careers within the renewable energy industry; and

WHEREAS, the City of Florence Comprehensive Plan has a role to promote community health and livability, economic development, safety, and future development; manage growth change and renewal of community; help to ensure a continued high quality of life for residents; and balance diverse community goals; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Florence, South Carolina, directs City staff to include participation of those community members that have an interest in the advancement of renewable energy initiatives in the development of the City of Florence Comprehensive Plan, to be adopted in Fiscal Year 2020-21, for the purpose of creating a healthier, safer and more prosperous community.

RESOLVED THIS 10th DAY OF February, 2020.

Approved as to form:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

AMANDA P. POPE
MUNICIPAL CLERK