



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 8, 2021 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA
MEETING CONDUCTED THROUGH ZOOM VIDEO CONFERENCING**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Pat Gibson-Hye Moore, Councilwoman Lethonia Barnes and Councilman Chaequez T. McCall.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Amanda P. Pope, Municipal Clerk; Mrs. Casey Moore, Assistant City Clerk; Mr. Scotty Davis, Deputy City Manager; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, 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

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 Ervin called the February 8, 2021 regular meeting of Florence City Council to order at 1:00 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman Moore made a motion to adopt the minutes of the January 11, 2021 Regular City Council meeting and Councilman McCall seconded the motion. The minutes were unanimously adopted.

APPEARANCE BEFORE COUNCIL

Mr. Paul Pittman and Mr. Ernie James

To make a presentation to City Council regarding the Florence Tennis Association.

Mr. Pittman and Mr. James gave a brief presentation to Council regarding the Florence Tennis Association (FTA) and their relationship with the city as well as their role within the community. The FTA is implementing a new youth program for children who do not typically have access to tennis– the



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Ron James Youth Tennis Program. The Ron James Youth Tennis Program has applied for admission to the National Junior Tennis and Learning (NJTL) network. The NJTL program was founded to help at-risk kids succeed in school and in life through tennis and education. Mr. Pittman and Mr. James ended their presentation by asking for continued cooperation and support and for an endorsement of the Ron James Youth Tennis Program as a City of Florence and Florence Tennis Association collaboration.

Councilwoman Moore and Pro tem Jebaily expressed appreciation for all the work Mr. Pittman and Mr. James has done with the community and offered support of the program.

Mayor Ervin said the program is a valuable program to the community and thanked Mr. Pittman and Mr. James and asked them to continue what they're doing to make Florence a better place.

ORDINANCES IN POSITION

Bill No. 2021-02 – Second Reading

An Ordinance to annex and zone 4 parcels located at 1534, 1537, 1539, and 1543 North Sierra Range, identified as Florence County Tax Map Parcels 90096-02-005, 90096-01-008, 90096-01-017, 90096-01-009.

Pro tem Jebaily made a motion to adopt Bill No. 2021-02 on second reading and Councilwoman Moore seconded the motion.

Council voted unanimously (5-0) to adopt Bill No. 2021-02.

INTRODUCTION OF ORDINANCES

Bill No. 2021-01 – First Reading

An Ordinance to adopt a model business license ordinance in accordance with the business license bill (H4431) passed by the South Carolina Legislature in September 2020.

Councilwoman Moore made a motion to pass Bill No. 2021-01 on first reading and Councilman McCall seconded the motion.

Mr. Kevin Yokim, Assistant City Manager, reported House Bill 4431 was adopted by SC legislature in September 2020 and became Act 176 once ratified by the Governor. This bill has been in the works for approximately the last six years. This bill relates to business licenses and does basically four things:

1. Requires all municipalities to use the same uniform classification for businesses.
2. Requires a uniform payment date of April 30th for businesses, to begin in 2022.
3. Provides a state-wide portal developed by the MASC for the payment of business licenses. This new portal will allow a business with locations in different municipalities to make one payment for all its business licenses, rather than making a separate payment to each municipality.
4. Requires all municipalities to recalibrate their business license fee schedule every other year.

Mr. Yokim recognized staff and Finance Administrator, Teresa Eaton, for all the work they have put into the business license reformation.

Pro tem Jebaily asked if this ordinance is a model ordinance drafted by the Municipal Association for all cities throughout the state. Mr. Yokim replied yes, the South Carolina Municipal Association has drafted a model business license ordinance in order to comply with state law and is encouraging all municipalities



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to adopt this ordinance in its entirety, rather than municipalities attempting to amend their current ordinances to comply with state law. Mr. Yokim added that Florence is the first municipality in the state to move forward with the adoption of this ordinance.

Council voted unanimously (5-0) to pass Bill No. 2021-01.

Bill No. 2021-03 – First Reading

An Ordinance to declare surplus and authorize the conveyance of real estate known as Florence County Tax Map Parcel 90076-04-016 to Silver Leaf Investments.

Councilwoman Moore made a motion to pass Bill No. 2021-03 on first reading and Councilman McCall seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported this property is located at 306 West McLeod Alley and is currently vacant. The request to purchase is being made by the adjacent property owner, Drayton Realty Group in order to expand their existing offices. The Drayton Realty Group is owned by Silver Leaf Investments. The property was appraised at \$6,000 by the Alliance Appraisal Group and Silver Leaf Investments has submitted an offer of \$6,000 to purchase the property.

Council voted unanimously (5-0) to pass Bill No. 2021-03.

Bill No. 2021-04 – First Reading

An Ordinance to amend Sections 2-6.1.1 and 6-19.3.2 of the Unified Development Ordinance regarding setbacks in the CG district.

Councilman McCall made a motion to pass Bill No. 2021-04 on first reading and Councilwoman Moore seconded the motion.

Mr. Jerry Dudley, Planning Director, reported upon the adoption of the Unified Development Ordinance, properties that were previously zoned B-3 carried over to the new designation of CG (Commercial General). In doing so, lot size and setback requirements changed:

Comparison Chart: B-3 Versus CG Development Standards

	B-3 (2008 Zoning Ordinance)	CG (UDO)
Min. Lot Width (feet)	50	200
Min. Lot Area (sq. ft.)	5,000	18,000+
Front Setback (feet)	35	50
Side Setbacks (feet)	5	25
Rear Setback (feet)	20	40
Max. ISR (percentage)	90	85

This change caused there to be many preexisting lots in the city that do not meet these standards, resulting in the development of these lots needing to apply for variances. The proposed text amendments will allow proposed development within the CG district to follow alternative setback standards equal to or greater than the average setbacks within the district and vicinity and allows alternative setbacks as an additional option for the development of nonconforming lots.



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On January 12, 2021 Planning Commission held a public hearing on this matter and voted unanimously to recommend the proposed amendments.

Councilwoman Moore said she sat through many meetings on the development of the Unified Development Ordinance. She said it was developed the way it is for a reason and questioned if the city was going to keep changing it every time there was a request.

Mr. Dudley said this amendment has been requested by staff because of problems they have encountered while working with developers. He said the Unified Development Ordinance is such a comprehensive document that, as real situations arise, they are realizing how things on paper don't work so well in the real world. He further said that as these changes are being made, the intent of the code is still upheld.

Mayor Ervin asked if character will be maintained moving forward with the proposed changes. Mr. Dudley replied yes, character will actually be promoted with the adoption of this ordinance. Many developers have requested to revert back to the previous zoning of B-3, but staff did not agree with this request. Staff feels the proposed amendments are a better solution and will allow a reduction of setbacks dictated by the character in certain areas

Council voted unanimously (5-0) to pass Bill No. 2021-04.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2021-03

A Resolution of City Council approving Downtown Redevelopment Grants for Third Quarter, FY21.

Discussion for this item will occur in Executive Session.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Planning Commission

Pro tem Jebaily nominated Vanessa Murray to fill the unexpired term of Jennifer Edwards, to expire June 30, 2021. Ms. Murray was appointed by unanimous consent.

Housing Authority

Councilwoman Barnes deferred her appointment to the Housing Authority.

EXECUTIVE SESSION

Councilman McCall made a motion to enter into Executive Session and Councilwoman Barnes seconded the motion. Without objection, Council entered into Executive Session at 2:04 p.m. for discussions of negotiations incident to matters relating to a proposed Economic Development Project.

Council reconvened Open Session at 2:16 p.m. and took action on the following item:



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Resolution No. 2021-03

A Resolution of City Council approving Downtown Redevelopment Grants for Third Quarter, FY21.

Councilwoman Moore made a motion to adopt Resolution No. 2021-03 and Councilwoman Barnes seconded the motion.

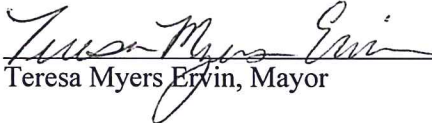
Council voted unanimously (5-0) to adopt Resolution No. 2021-03.

ADJOURN

Without objection, the February 8, 2021 Regular meeting of City Council was adjourned at 2:18 p.m.

Dated this 8th day of March 2021.


Amanda P. Pope, Municipal Clerk


Teresa Myers Erwin, Mayor