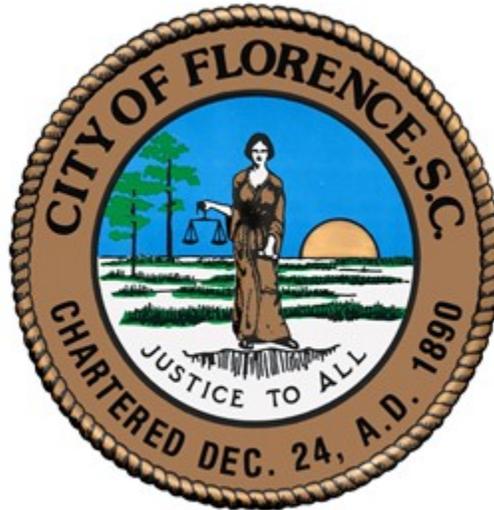


**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



**COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

**MONDAY
JULY 8, 2024
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JULY 8, 2024 – 1:00PM
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

June 10, 2024 – Regular Meeting

IV. APPEARANCES BEFORE COUNCIL

Note: Each person who gives notice to speak may be limited to a five (5) minute presentation at the discretion of the presiding officer, City of Florence Code of Ordinances, Section 2-24(h).

a. Shonette Richardson, Pee Dee Coalition

To provide an update on the Pee Dee Coalition.

b. Shyla Hernandez

To speak to Council regarding handicap parking.

c. Don Strickland, Executive Director – PDRTA

To provide an update on PDRTA.

d. Barbara Brooks

To speak to Council regarding traffic signals and safety.

e. Mindy Taylor, District Manager – Duke Energy

To present to the City of Florence the Duke Energy Emergency Preparedness and Storm Resiliency Grant.

f. Jerrod Moultrie, Housing Authority Board Member

To speak to Council regarding Boards and Commissions.

V. ORDINANCES IN POSITION

a. Bill No. 2024-11 – Second Reading

An Ordinance to amend the Unified Development Ordinance regarding tattoo facilities.

b. Bill No. 2024-12 – Second Reading

An Ordinance to rezone 1401 Fairfax Road from OSR to NC-15, identified as Florence County Tax Map Number 90029-01-005.

VI. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2024-29

A Resolution honoring Innovate Florence as an innovative partnership for small business in Florence.

b. Resolution No. 2024-30

A Resolution authorizing staff to negotiate grant agreements with organizations in the amounts as shown in “Exhibit A” in compliance with the South Carolina Opioid Recovery Act.

(Note: This item may be discussed in Executive Session.)

VII. REPORTS TO COUNCIL

a. Appointments to Boards and Commissions

(Note: This item may be discussed in Executive Session.)

VIII. MAYORAL REPORT

IX. COMMITTEE REPORTS

a. Business Development Committee

b. Community Development Committee

c. Marketing and Public Relations Committee

d. Finance, Audit and Budget Committee

(Note: Action may be taken during Committee Reports.)

X. EXECUTIVE SESSION

a. For a discussion related to a contractual matter [30-4-70(a)(2)].

b. For a discussion regarding appointments to boards and commissions [30-4-70(a)(1)].

c. For discussion of a contractual matter and to receive legal advice regarding PFAS litigation [30-4-70(a)(2)].

d. Personnel matter [30-4-70(a)(1)].

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

XI. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 10, 2024 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Benjamin T. Zeigler, City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Mr. Jerry Dudley, Director of Planning; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Joshua Whittington, Director of Utilities; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Adam Swindler, Director of Public Works; Mr. Glenn Bodenheimer, Controller and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Mr. Seth Taylor with the Post and Courier was present for the meeting.

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

CALL TO ORDER

Mayor Ervin called the June 10, 2024 regular meeting of Florence City Council to order at 1:00pm.

INVOCATION

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

APPROVAL OF MINUTES

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the April 29, 2024 Work Session, the May 13, 2024 Special Meeting and the May 13, 2024 Regular Meeting and Councilwoman Barnes seconded the motion. The minutes were unanimously (7-0) adopted.



SERVICE RECOGNITIONS

Mr. Adam Swindler, Public Works Director, presented Charlie Jernigan with a certificate of recognition for 50 years of service with the City of Florence.

A representative with Congressman Russell Fry's office presented Mr. Jernigan with a certified U.S. flag that was flown over the U.S. Capitol Building in Washington, D.C. in honor of his 50 years of service with the City of Florence.

Mr. Swindler presented Thomas Hatchell with a certificate of recognition for 20 years of service with the City of Florence.

Mr. Shannon Tanner, Fire Chief, presented Reginald Bridges with a certificate of recognition for 20 years of service with the Florence Fire Department.

Mr. Allen Heidler, Police Chief, presented Justin Head with a certificate of recognition for 15 years of service with the Florence Police Department.

EDUCATIONAL RECOGNITIONS

Mr. Clint Moore, Assistant City Manager, recognized Hannah Davis for obtaining the Main Street America Revitalization Professional certification.

Mayor Ervin and Pro tem Jebaily congratulated Mrs. Davis on her educational accomplishment and thanked her for her service to the City of Florence.

APPEARANCES BEFORE COUNCIL

Ms. Suzanne LaRochelle

Ms. Suzanne LaRochelle appeared before Council to speak on community safety. Ms. LaRochelle spoke of the community and the perception of crime. She said she spends time researching how she can help the community and commended the Police Department for all they do.

Councilwoman Barnes thanked Ms. LaRochelle for coming before Council to discuss crime. She said crime needs to be deterred and began to explain her five points of a crime plan.

Mayor Ervin interjected and asked Councilwoman Barnes if she had a question for Ms. LaRochelle and Councilwoman Barnes said she was giving a statement. Mayor Ervin said Councilwoman may ask Ms. LaRochelle a question but statements should be presented outside of this period. Mayor Ervin asked Mr. Ben Zeigler, City Attorney, if political statements are permissible during this period. Mr. Zeigler said "Appearances Before Council" are not within the contemplation of Robert's Rule of Order; therefore, there is no rule of order that governs this type of interchange. Mr. Zeigler said it is custom for councilmembers to make statements, ask questions, et cetera during this period and it is up to Council to decide if this is customary or acceptable.

Mayor Ervin asked Mr. Zeigler if Ms. LaRochelle needed to return to the podium for Councilwoman Barnes to finish her statement. Mr. Zeigler responded no. Mayor Ervin said she would like for Ms. LaRochelle to come forward so that she may have the opportunity to respond to Councilwoman Barnes.



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Councilwoman Barnes said she agrees with Ms. LaRochelle and spoke of bringing back the Community Action Team (CAT) and more visibility of officers in the community. She continued to list the points of the crime plan to include a gun buyback program, Camp FEVER/Camp Carraway camp for youth, and holding businesses with high volumes of crime accountable.

Ms. LaRochelle said she is familiar with some of the initiatives Councilwoman Barnes listed but she would need to do more research to make a comment, as she is not an expert. She said she recognized the crime plan as part of her campaign and Councilwoman Barnes raised a point of order. Councilwoman Barnes said Ms. LaRochelle is here to address crime. Mayor Ervin asked that Ms. LaRochelle not refer to Councilwoman Barnes' campaign.

Pro tem Jebaily asked Mr. Scotty Davis, City Manager, of the feasibility of implementing some of the initiatives in the crime plan, particularly community policing. Mr. Davis said the city currently has three officers who are a part of the Community Action Team. These officers are embedded in and have regular interactions with the community. Starting salaries for certified police officers have been increased to \$50,500 and the city is working to continue to increase this rate. Pro tem Jebaily asked if the city can grow the community policing aspect of the police department and Mr. Davis said yes.

Mayor Ervin began to ask Mr. Davis a question and Pro tem Jebaily asked that she hold her questions until after he has completed his statement. Mayor Ervin raised a point of order on the topic being discussed. Pro tem Jebaily said he is discussing the five points of the crime plan. Following discussion, Mayor Ervin said she will yield the floor for Pro tem Jebaily to continue his questions on the five points but reminded him that they are outside of Roberts Rules of Order.

Pro tem Jebaily inquired on the ability to offer incentives for police officers who agree to reside in neighborhoods to create more visibility and deter crime. Mayor Ervin raised a point of order and said livability was not stated in crime plan points. Pro tem Jebaily clarified that it was stated within the points. Mr. Davis continued, saying city staff would need to identify the areas and set a cap on the dollar amount of the incentive due to budgetary implications.

Pro tem Jebaily inquired on the feasibility of a gun buyback program. Mr. Davis said Chief Heidler has previously looked into this program and staff can certainly look into the program again. This program will also have a budgetary impact and a dollar amount will need to be set per gun.

Pro tem Jebaily asked Mr. Davis to provide a summary of Camp FEVER. Mr. Davis said Camp FEVER was initiated by the Florence Police Department and Sergeant Terrance Carraway was very instrumental in leading the program. The camp was held at Camp Sexton and officers would take the youth out to learn life skills. Mr. Davis said staff can also look into a similar program; however, due to the purchase of Camp Sexton, a new location would also need to be located.

Pro tem Jebaily spoke of enforcing code regarding businesses with criminal activity occurring and asked Mr. Davis and Chief Allen Heidler how enforcement can be addressed. Chief Heidler said the recently installed FLOCK cameras are helping to catch individuals involved in crimes. The rental registry also helps to identify those businesses that have not registered on the rental registry. Mr. Davis said the city received information from the county regarding 2,000 businesses that were not registered with the rental registry. The rental registry does not allow criminal activity and it can be used as enforcement.

Mayor Ervin reviewed the points and said the city has already looked at some ways to implement these initiatives.



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Councilwoman NeSmith-Jackson said she noticed that all these initiatives would require more funding and asked Mr. Davis if implementing these initiatives would cause a tax increase. Mr. Davis responded no. City staff would determine how much funding would be needed and Council would direct staff to locate the funds in the budget. Councilwoman NeSmith-Jackson asked the amount of the grant that the Police Department received to help with police incentives. Chief Heidler said the grant was received a number of years ago and he does not remember the exact amount. Mr. Davis said there are ten vacant positions for officers that could possibly be used for the CAT Team. If not, then additional positions would need to be added to the Police Department.

PUBLIC HEARING

A public hearing will be held to receive input on the City of Florence Fiscal Year budget 2024-2025.

Mayor Ervin opened the public hearing at 1:50pm.

There being no one signed up to speak, the public hearing was closed at 1:50pm.

ORDINANCES IN POSITION

Bill No. 2024-10- Second Reading

An ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

Pro tem Jebaily made a motion to adopt Bill No. 2024-10 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-10 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2024-11- First Reading

An Ordinance to amend the Unified Development Ordinance regarding tattoo facilities.

Councilman Braddock made a motion to pass Bill No. 2024-11 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Director of Planning, reported city staff was approached about the confusion of where tattoo facilities are able to be located in the city. Currently, the Unified Development Ordinance classifies tattoo facilities under two land use designations: Tattoo Facilities and Specialty Uses. The proposed amendments clarify the classification of a Tattoo Facility by removing it from the Specialty Use category, but increasing the commercial zoning districts where it is conditionally allowed to align with Specialty Uses. Additionally, the amendments clarify signage requirements, create conditions for window signage, reduce the distance from residential districts, and incorporate applicable requirements adapted from the Specialty Use conditions, specifically, the requirement for tattoo facilities to locate 750 feet from each other and the exclusion of metal bars or roll-up doors to cover doors and windows. Planning Commission and staff recommends the proposed amendments.

Pro tem Jebaily made a motion to defer Bill No. 2024-11 to next month's meeting to allow Council to review the ordinance in depth and have any questions answered by staff. Councilwoman Barnes seconded the motion.



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Councilman Braddock said there is already a deferral process in place seeing that there will be two readings for this ordinance. While he understands Pro tem Jebaily's reason for deferral, this is an ongoing issue where businesses have been discriminated against due to an outdated stigma associated with tattoo facilities. Business owners have faced obstacles when trying to start a tattoo business due to the strict zoning requirements. Councilman Braddock asked what the recommendation from Planning Commission was. Mr. Dudley said it was deferred at the first meeting for staff to review, and then the proposed amendments were unanimously recommended by Planning Commission at the second meeting. Councilman Braddock said waiting an additional thirty days won't change much and expressed that the previous classification for tattoo facilities was inappropriate.

Councilwoman NeSmith-Jackson asked for clarification on the security measures regarding metal bars and roll down security doors. Mr. Dudley said often bars on exterior windows and roll down security doors are signs of blight. These security measures are not allowed in the downtown area and the Specialty Uses category. Councilwoman NeSmith-Jackson also asked for clarification on the 750 feet radius. Mr. Dudley said that tattoo facilities must be 750 feet away from each other.

Councilman McCall asked when this section of the Unified Development Ordinance was last amended and Mr. Dudley responded it was with the adoption of the Unified Development Ordinance. Councilman McCall asked Ben Zeigler, City Attorney, if this ordinance was passed on first reading and any additional amendments for Specialty Uses were made, would this require another reading. Mr. Zeigler said another reading would be recommended if a major amendment was to be made to this category.

Pro tem Jebaily withdrew the motion to defer.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-11 was passed on first reading.

Bill No. 2024-12- First Reading

An Ordinance to rezone 1401 Fairfax Road from OSR to NC-15, identified as Florence County Tax Map Number 90029-01-005.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2024-12 on first reading and Councilman Braddock seconded the motion.

Mr. Dudley reported this parcel is the site of a single-family residence. It is located next to the Jeffries Creek floodway and the parcel was rezoned when the Unified Development Ordinance was adopted. The parcel is surrounded by Open Space and Recreation zoning and the parcel should have been zoned NC-15 initially. City staff is bringing this forward on behalf of the property owner to have the parcel rezoned to the recommended land use of NC-15. Planning Commission held a public hearing on this matter and voted unanimously (6-0) to approve the rezoning recommendation.

Councilwoman NeSmith-Jackson asked how long the parcel has been zoned as OSR. Mr. Dudley said it has been since the Unified Development Ordinance was adopted in 2018. The zoning discrepancy was found during an appraisal of the home and the property owner contacted city staff. Councilwoman NeSmith-Jackson asked if the parcel was zoned NC-15 prior to 2018. Mr. Dudley said the parcel was zoned R-1, which is the equivalent of NC-15, and it should have been carried over into the new zoning code.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-12 was passed on first reading.



INTRODUCTION OF RESOLUTIONS

Resolution No. 2024-25

A Resolution approving an amendment to the Conditional Grant and Development Agreement dated May 31, 2020 between the City of Florence and Styx Florence Land, LLC.

Mayor Ervin said this item will be discussed in Executive Session. Having no objection, this item will be discussed in Executive Session.

Resolution No. 2024-26

A Resolution to proclaim June 17-23, 2024 as National Pollinator Week in the City of Florence.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2024-26 and Councilman McCall seconded the motion.

Council voted unanimously (7-0) to pass Resolution No. 2024-26. Resolution No. 2024-26 was passed.

Resolution No. 2024-27

A Resolution to declare the month of June as Homeownership Month in the City of Florence.

Pro tem Jebaily made a motion to pass Resolution No. 2024-27 and Councilman McCall seconded the motion.

Mayor Ervin presented the Resolution to Mr. Cliff McBride, Senior Staff Attorney for SC Centers for Equal Justice. Mr. McBride thanked Council for acknowledging homeownership in the City of Florence.

Councilman McCall spoke on Council renewing the neighborhood revitalization strategy and said that Florence has made progress with ensuring affordable housing in the area.

Mayor Ervin thanked the Community Services Department for all they do for the community.

Council voted unanimously (7-0) to pass Resolution No. 2024-27. Resolution No. 2024-27 was passed.

Resolution No. 2024-28

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2024-2025.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2024-28 and Councilman McCall seconded the motion.

Mr. Dudley said the city was allocated a total of \$325,064 for the Fiscal Year 2024-2025 CDBG Budget. City staff has taken the recommendations of the community based on the public hearings for the following budget: \$65,000 for Planning and Administration, \$200,000 for Emergency Rehabilitation, \$40,000 for Down Payment Assistance, and \$20,000 for My Brother's Keeper. Last year's budget was \$20,000 less with similar allocations as this year's budget.

Council voted unanimously (7-0) to pass Resolution No. 2024-28. Resolution No. 2024-28 was passed.



REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.

Parks and Beautification Commission

Pro tem Jebaily deferred his nomination to the Board.

Resilience and Sustainability Advisory Committee

Councilwoman Barnes deferred her nomination to the Board.

MAYORAL REPORT

Mayor Ervin said the 2nd Annual Pee Dee Youth Day Initiative is scheduled for Saturday, July 13th at Barnes Street Activity Center. Mayor Ervin also shared that she graduated from the Midlands Diversity Leaders Initiative, Class 16, and she is also a fellow for the Riley's Institute of Diversity Fellowship.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee did not meet last month. The committee will receive updates regarding the gateway projects, particularly the Lucas Street gateway at their next committee meeting.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the committee will meet later this month and will continue to work on the community "wish list." The committee will look for funding for some of the initiatives that are listed on the wish list.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson gave an update regarding the city's new AI bot. A soft launch for the bot is scheduled for June 28th at Florence After 5. The committee is working on several awareness campaigns to include recycling, the city's rental registry, and hurricane preparedness.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee reviewed the monthly financial reports for April 2024. The committee also discussed the glitch with the CARE program and Councilman McCall said this issue has been resolved. Additionally, the City of Florence has been awarded \$557,484.96 from the South Carolina Opioid Recovery Fund (SCORE) Board for the opioid recovery grant funding.

Councilman McCall made a motion to reopen the application process for the opioid recovery grant funding and Councilman Smith seconded the motion.



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Council voted unanimously (7-0) in favor of the motion.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a discussion of matters related to an Economic Development Project, for a discussion of appointments to City Boards and Commissions, and for a discussion regarding an Economic Development Project.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Councilwoman Barnes seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:28pm.

Council resumed open session at 4:06pm and took action on the following items:

Resolution No. 2024-25

A Resolution approving an amendment to the Conditional Grant and Development Agreement dated May 31, 2020 between the City of Florence and Styx Florence Land, LLC.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2024-25 and Councilman McCall seconded the motion.

Council voted unanimously (7-0) to pass Resolution No. 2024-25. Resolution No. 2024-25 was passed.

ADJOURN

Without objection, the June 10, 2024 Regular meeting of City Council was adjourned at 4:08pm.

Dated this 8th day of July 2024.

Casey C. Moore, Municipal Clerk

Teresa Myers Ervin, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: June 10, 2024

AGENDA ITEM: An ordinance to amend sections Section 1-2.7.4, Section 1-2.8.4(s), and Section 7-25.2(S) of the City of Florence Unified Development Ordinance.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

The proposed text amendments to Section 1-2.7.4, Section 1-2.8.4(S), and Section 7-25.2 (S) are a request to amend the requirements of “Tattoo Facilities” within the Unified Development Ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On April 9, 2024, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously (7-0) to defer the amendment, allowing staff to conduct further research.
- (2) On May 14, 2024, the City of Florence Planning Commission held a second public hearing and voted unanimously (6-0) to recommend the proposed amendments.

III. POINTS TO CONSIDER:

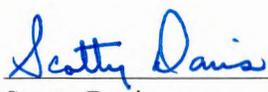
- (1) The purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted June 12, 2024, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- (2) Currently, the Unified Development Ordinance classifies Tattoo Facilities under two land use designations, Tattoo Facilities and Specialty Uses. Each of the two land uses has a unique list of conditional requirements.
- (3) The proposed amendments clarify the classification of a Tattoo Facility by removing it from the Specialty Use category, but increasing the commercial zoning districts where it is conditionally allowed to align with Specialty Uses (CG, CBD, AC, and DS). Additionally, the amendments clarify signage requirements, create conditions for window signage, reduce the distance from residential districts, and incorporate applicable requirements adapted from the Specialty Use conditions, specifically, the requirement for tattoo facilities to locate 750 ft from each other and the exclusion of metal bars or roll-up doors to cover doors and windows.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A) Ordinance


Jerry Dudley
Planning Director


Scotty Davis
City Manager

ORDINANCE NO. 2024-_____

AN ORDINANCE TO AMEND SECTIONS SECTION 1-2.7.4, SECTION 1-2.8.4(S), AND SECTION 7-25.2(S) OF THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE:

WHEREAS, a Public Hearing was held in City Council Chambers on April 9, 2024 and May 14, 2024 before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted June 12, 2023, 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;

WHEREAS, the Planning Commission and City Staff recommend the proposed text amendments as they guide development in a manner consistent with the stated purpose of the Unified Development Ordinance.

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 provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amending Section 1-2.7.4, Section 1-2.8.4(S), and Section 7-25.2(S) et seq., which will read in whole as follows;**

Sec. 1-2.7.4 Commercial Uses

Set out in **Table 1-2.7.4, Commercial Uses** is which commercial uses are allowed in each zoning district.

Table 1-2.7.4 Commercial Uses															
Land Use	Zoning Districts														
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space	
	RE	RS	RG	RU	NC	CR	CA	CG	CB	AC	DS	IL	IH	OSR	AR
Commercial Uses															
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	-	P
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-	-
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	-	P
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-	-
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-	-
Brewpub	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-
Overnight Accommodations(hotels, motels, commercial inns)l	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
Commercial Retail (Business Services; Personal Services; Shopping Centers)	-	-	-	-	-	C	C	P	P	P	P	C	C	-	-
Fueling Station / Car Wash	-	-	-	-	-	-	-	C _B	-	C _B	-	C _B	C _B	-	-
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	C _B	-	-
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-	-
Micro-brewery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Micro-distillery	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Restaurant; No Drive-In or Drive-Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-	-
Restaurant; Drive-In or Drive Through	-	-	-	-	-	-	-	P _B	-	SE _B	-	P _B	-	-	-
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
Mobile Food Vendor	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-
Tattoo Facilities	!	!	!	!	!	!	!	C	C	C	C	!	!	!	!
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-

RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

Section 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in Table 1-2.7.4, “Commercial Uses” as conditional (C) or permitted special exception (SE).

S. Tattoo Facilities are permitted if it is demonstrated that:

1. The location of a tattoo facility complies with this Unified Development Ordinance and Section 44-34-110 of the South Carolina Code of Laws, which requires the facility to be a minimum distance of 1,000 feet from a church, school, or playground. The distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground; **and**
2. **There is no more than one tattoo facility use located within a radius of 750 feet; and**
3. It will be located a minimum distance of **500 400** feet from the outer wall of the occupied space of the tattoo business to the nearest property line of a residential district or use (measured in a straight line);
4. It will be located a minimum distance of 200 feet from the outer wall of the occupied space of the tattoo business to the nearest boundary line of a residential district or property line of a residential use (measured in a straight line), provided the following conditions are met:
 - a. The tattoo business is separated from a residential district by an arterial or collector street of at least four lanes and commercial development; or
 - b. The tattoo business is buffered with a Type C bufferyard from a residential district;
5. *Signage complies with the standards and requirements in Part 5, subject to the added restrictions of no **window signage**; flashing, **neon, LED**, or reader board signage; or signs containing animation; **within the direct line of sight of any adjacent residential district or use; and***
6. **The use of static window signage is permitted, including neon and LED. However, signage cannot exceed 25% of the front façade window area. Window signage is only permitted within the front façade windows, and the storefront window area cannot be tinted greater than 10%; and**
7. **Security measures associated with the use do not include metal bars or roll-down shutters over doors and windows; and**
8. The hours of the tattoo facility will be between 8:00 a.m. and 9:00 p.m.

Division 7-25.2 Definitions

(S)

Specialty Use means a commercial use that tends to be an indicator of urban blight, particularly when located in close proximity to established residential areas. This phrase includes, but is not limited to:

A. ~~Tattoo parlors;~~

- A. Shops where smoking tobacco and other products is permitted, such as a cigar shop or hookah bar;
- B. Shops that principally sell paraphernalia associated with the use of illicit drugs, such as water pipes, roach clips, glass pipes, pipe screens, vaporizers, rolling papers, rolling machines, scales or balances, blacklight-responsive posters, incense, cigarette lighters, whipped-cream chargers and taps, and products claimed to give false negative results for drugs on urinalysis tests;
- C. Consignment stores;

- D. Thrift stores;
- E. Retail stores that stock some sexually related goods but not at the volume where they are classified as a sexually oriented business;
- F. Movie rental stores and theaters that offer some sexually explicit movies but not at the volume where they are classified as sexually oriented businesses;
- G. Pawn shops;
- H. Bail bonds;
- I. Payday loans and check cashing stores; and
- J. Title loans.

ADOPTED THIS _____ DAY OF _____, 2024

Approved as to form:

Benjamin T. Zeigler
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 10, 2024

AGENDA ITEM: Ordinance to Rezone from OSR to NC-15 the parcel located at 1401 Fairfax Road, TMN 90029-01-005.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A request to rezone from Open Space and Recreation (OSR) to Neighborhood Conservation-15 (NC-15) the parcel located at 1401 Fairfax Road, said property being specifically designated in the Florence County Tax Records as Tax Map Number 90029-01-005. The request is being made by City staff on behalf of the owners, Joshua and Michelle Huxford.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On May 14, 2024, the City of Florence Planning Commission held a public hearing regarding the rezoning of this parcel and voted unanimously (6-0) to approve the rezoning request.

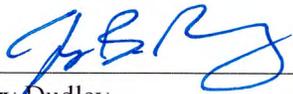
III. POINTS TO CONSIDER:

- (1) The 2.24 acre parcel is situated next to the Jeffries Creek floodway. It was zoned R-1 on the previous zoning map from 2008, which is a single family residential designation that permits single family detached uses only.
- (2) The current zoning map was adopted on January 15, 2018, and at that time this lot was mistakenly zoned Open Space and Recreation (OSR), which permits passive recreational uses only.
- (3) The zoning discrepancy was brought to staff's attention during an appraisal of the house. If the existing house is destroyed in any way, the owners could not rebuild it under the OSR zoning.
- (4) Staff is applying on the owners' behalf to rezone the parcel to Neighborhood Conservation-15 (NC-15) to protect the home and bring the lot's zoning into conformity with the remainder of the neighborhood.
- (5) The Future Land Use Map designates this parcel as Parks and Open Space, and therefore needs to be corrected as well.
- (6) Section 6-21.7.12 of the *Unified Development Ordinance* requires within 14 days, City Council shall:
 - a. Approve the zone change by ordinance;
 - b. Approve the zone change by ordinance with modifications;
 - c. Deny the zone change; or
 - d. Refer the zone change back to the Planning Commission, the Director, to a committee of Council, or an ad hoc committee for further consideration.

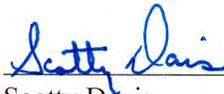
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A) Ordinance
- B) Vicinity Map
- C) Zoning Map
- D) Future Land Use Map



Jerry Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2024-_____

AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS 1401 FAIRFAX ROAD, TAX MAP NUMBER 90029-01-005 FROM OPEN SPACE AND RECREATION ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-15 ZONING DISTRICT:

WHEREAS, a Public Hearing was held in City Council Chambers on May 14, 2024 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, City staff on behalf of the owners, Joshua and Michelle Huxford, made application to rezone from Open Space and Recreation to Neighborhood Conservation-15 Zoning District;

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 Atlas of the City of Florence for the aforesaid property to Neighborhood Conservation-15;**

- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2024

Approved as to form:

Benjamin T. Zeigler,
City Attorney

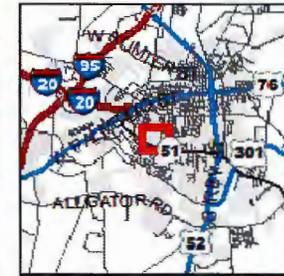
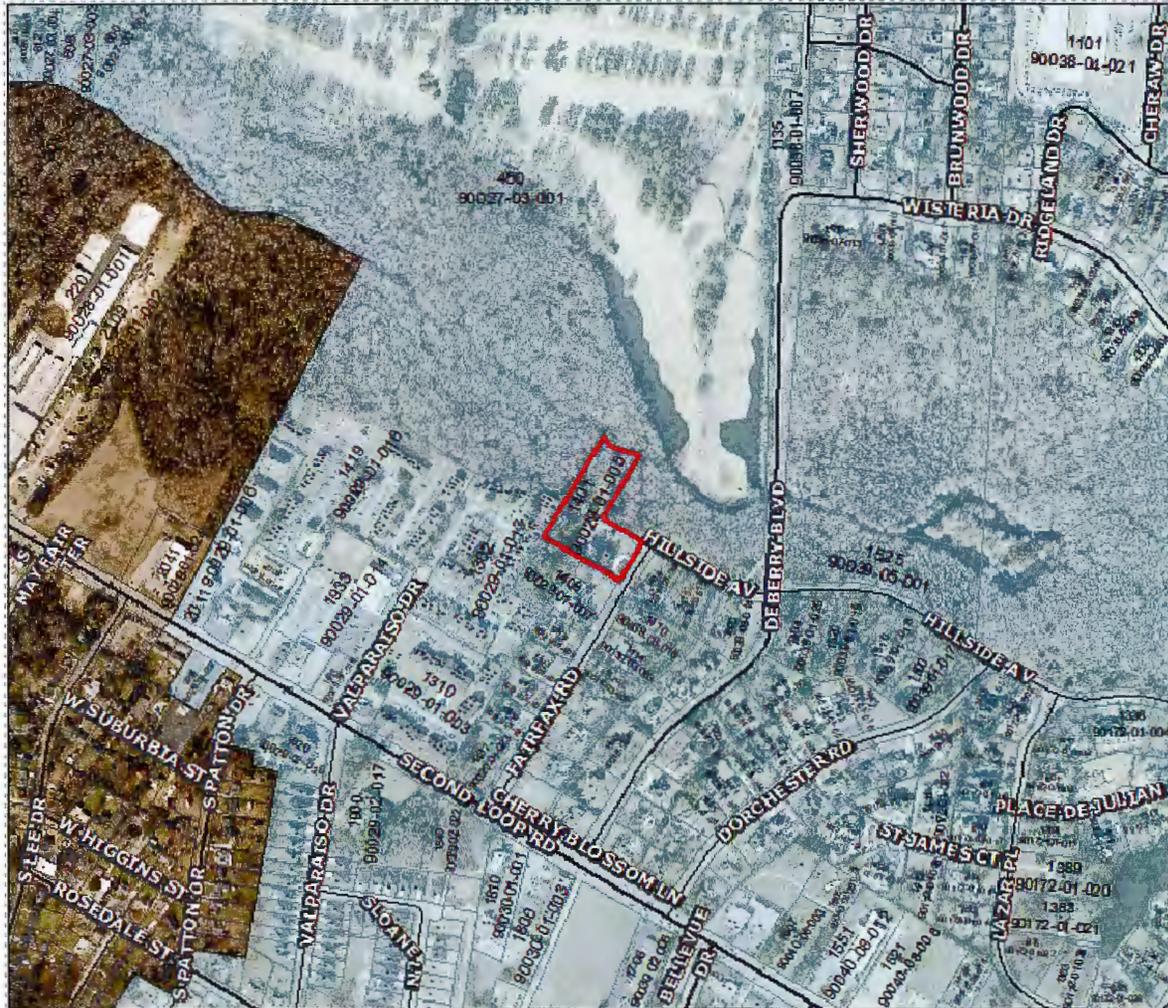
Teresa Myers Ervin,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2024-14

Vicinity Map - 1401 Fairfax Road



Legend

- City Limits
- Parcels
- Proposed Parcel



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.

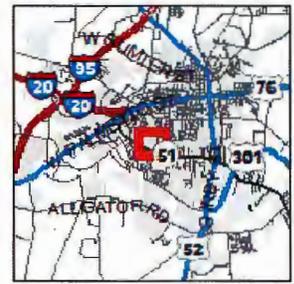
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Date: 4/25/2024

PC 2024-14

Zoning Map - 1401 Fairfax Road



Legend

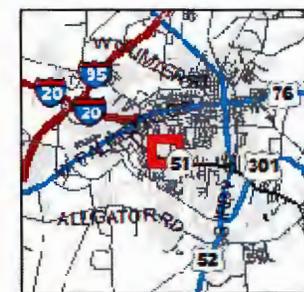
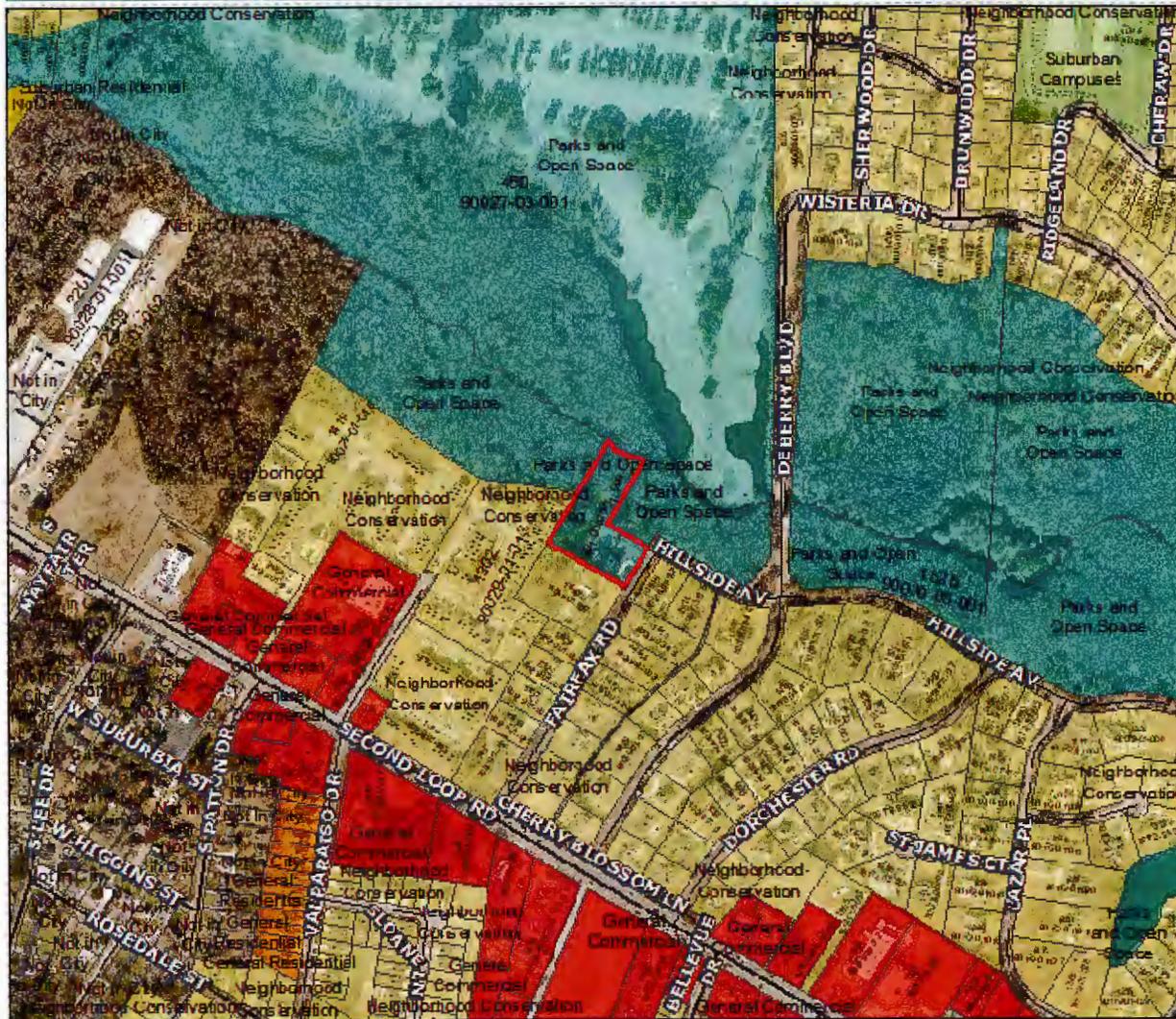
- Parcels
- Zoning District**
- Agricultural and Open Space Districts**
- OSR
- Residential Districts**
- PD
- Neighborhood Conservation Sub-Districts**
- NC-15
- NC-10
- NC-6.1
- NC-6.2
- NC-6.3
- Business and Commercial Districts**
- CR
- CA
- Mixed-Use Districts**
- AC
- Proposed Parcel

300 150 0 300 Feet

Date: 4/25/2024

PC 2024-14

Future Land Use Map - 1401 Fairfax Road



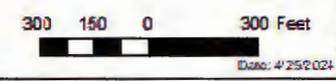
Legend

- Parcels
- Proposed Parcel

Future Land Use and Character 2023

FLU_1

- Parks and Open Space
- Suburban Residential
- General Residential
- Urban Residential
- Neighborhood Conservation
- Suburban Commercial
- General Commercial
- Corridor Mixed Use
- Urban Downtown
- Suburban Campuses
- Industrial
- Utilities



FLORENCE CITY COUNCIL MEETING

VI. a.
Resolution No.
2024-29

DATE: July 8, 2024
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Mayor Teresa Myers Ervin

I. ISSUE UNDER CONSIDERATION:

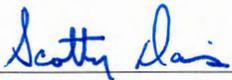
A Resolution honoring Innovate Florence as an innovative partnership for small business in Florence.

II. POINTS TO CONSIDER:

1. Developed from a concept of Mayor Ervin, Innovate Florence is similar to “Shark Tank” highlighting small businesses in the community to allow for growth and development.
2. Innovate Florence is a partnership between the City of Florence and the Florence Chamber of Commerce and offers business the resources to build capacity and join the Florence Chamber.
3. The goal of Innovate Florence is to break down barriers and form meaningful connections.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION NO. 2024-29

A RESOLUTION HONORING INNOVATE FLORENCE AS AN INNOVATIVE PARTNERSHIP FOR SMALL BUSINESS IN FLORENCE.

- WHEREAS,** the City of Florence is committed to fostering innovation, economic growth and an improved quality of life for all its residents; and
- WHEREAS,** recognizing a need for small business development in the Florence community, Mayor Teresa Myers Ervin shared her concept with the Florence Chamber of Commerce to spur Innovate Florence; and
- WHEREAS,** with the goal to break down barriers and form meaningful connections, Innovate Florence is a unique endeavor spotlighting emerging and innovative small business owners while also allowing for community feedback and support; and
- WHEREAS,** Innovate Florence offers small business owners access to local resources, local leaders, potential supporters or investors, and helps businesses build capacity to join the Greater Florence Chamber of Commerce, cultivating business growth; and
- WHEREAS,** Innovate Florence aims to build successful, local small businesses, contributing to the betterment of the Florence community.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Florence, recognize Innovate Florence for its contributions to promote innovation and small business development.

RESOLVED THIS 8th DAY OF JULY 2024.

Approved as to form:

BENJAMIN T. ZEIGLER
CITY ATTORNEY

TERESA MYERS ERVIN
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

VI. b.
Resolution No.
2024-30

FLORENCE CITY COUNCIL MEETING

DATE: July 8, 2024
AGENDA ITEM: Resolution to Authorizing Guaranteed Political Subdivision Opioid Funds
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION:

For City Council's consideration to authorize staff to negotiate grant agreements with organizations and in the amounts listed in "Appendix A" in compliance with the South Carolina Opioid Recovery Act.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The funds available for distribution are additional funds made available to the City of Florence and is in the amount of \$557,484.96. There have been 10 applicants with a total request of \$2,838,978.

III. POINTS TO CONSIDER:

Each year, the City of Florence is allotted a funding through the South Carolina Opioid Recovery Act. Throughout each year of funding adjustments may to the allotted amount may occur to the initial annual amount. Adjustments were made to the 2024 funds allotted to the City of Florence, providing an additional \$557,484.96 to distribute. The window to apply for the Guaranteed Political Subdivision Funds opened on July 3, 2024, and will remain open through August 5, 2024. During this time those applicants that the City Council approves, may apply for the Guaranteed Political Subdivision Opioid Funds.

IV. STAFF RECOMMENDATION:

Staff recommends authorizing the City Manager and Staff to negotiate a grant agreement between the approved organizations for the amounts approved by Council.



Kevin D. Rawlinson
Chief Financial Officer



Scotty Davis
City Manager

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING STAFF TO NEGOTIATE A GRANT AGREEMENT WITH THE ORGANIZATIONS IN THE AMOUNTS AS SHOWN IN “EXHIBIT A” IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT.

Incident to adoption of this Resolution, City Council of the City of Florence, South Carolina (the “Council”) makes the following findings of fact:

1. South Carolina is one of the many states receiving payments from the nationwide \$26 billion settlement agreement with opioid manufacturers, distributors, and retailers for actions contributing to the current opioid epidemic.
2. The South Carolina Opioid Recovery Fund Board (the “SCORF Board”) administers the distribution of the South Carolina Opioid Recovery Funds, including funds from the Guaranteed Political Subdivision Fund (the “GPS) as set forth in Section 11-58-50 of the South Carolina Code, which must be used for approved abatement strategies.
3. Projects to be funded from the GPS Funds must be submitted to the SCORF Board for approval by a political subdivision of the State of South Carolina.
4. The City of Florence (the “City”) currently has \$557,484.96 available in GPS Fund to be spend in accordance with the South Carolina Recovery Act.
5. The City of Florence solicited and received ten applications for funding from the GPS Fund:
 - a. Potter House Recovery, Inc - \$100,000
 - b. Putting You First Counseling Services, LLC - \$488,000
 - c. Tenacious Grace - \$75,000
 - d. Pee Dee Healthy Start Inc. - \$275,000
 - e. Keyell Kastke, LLC Child Care Center - \$100,000
 - f. Circle Park (Peer Support Specialist) - \$59,535
 - g. Circle Park (Clinical Counselor) - \$73,710
 - h. Resurrection Restoration Center for the Homeless - \$1,000,000
 - i. Advanced Healthcare Staffing Solutions, LLC - \$417,733
 - j. House of Hope – \$250,000
6. Council finds that each of the projects complies with the application requirements set out by the SCORF Board and is for an approved abatement strategy.

NOW, THEREFORE, BASED UPON THE FINDINGS OF FACTS REFERENCED AND SET OUT ABOVE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA AS FOLLOWS:

- a. City Council hereby authorizes staff to negotiate a grant agreement for monies from the Guaranteed Political Subdivision Fund with the organizations and in the amounts shown in “Exhibit A” attached to this resolution.
- b. Upon execution of each such grant agreement, staff is authorized to take all such actions as may be required for consideration and approval of funding from the SCORF Board, and to take all other actions necessary to effectuate the purpose, determinations, and directions of this resolution.

RESOLVED THIS _____ DAY OF _____, 2024.

APPROVED AS TO FORM:

Benjamin T. Zeigler
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

City of Florence, SC
Avaiable Opioid Funds
Calendar Year 2024 (Additional Funding)

Agency	Amount Requested	Committee Recommended	Council Approved	Available
Potter House Recovery, Inc	\$ 100,000.00	\$ 72,949.96		\$557,484.96
Putting You First Counseling Services, LLC	488,000.00			
Tenacious Grace	75,000.00	75,000.00		
Pee Dee Health Head Start	275,000.00	100,000.00		
Keyell Kastke, LLC Child Care Center	100,000.00			
Circle Park (Peer Support Specialist)	59,535.00	59,535.00		
Circle Park (Clinical Counselor)	73,710.00			
Ressurrection Restoration Center for the Homeless	1,000,000.00			
Advanced Healthcare Staffing Solutions, LLC	417,733.00			
House of Hope	250,000.00	250,000.00		
	<u>\$2,838,978.00</u>	<u>\$ 557,484.96</u>		