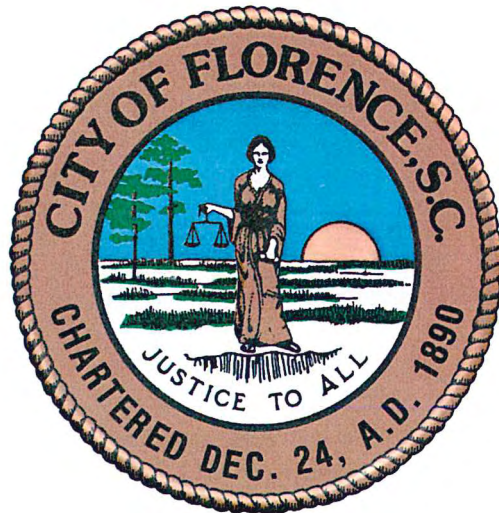


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
DECEMBER 14, 2020
1:00 P.M.



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 14, 2020 – 1:00PM
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

This meeting will be conducted through Zoom Video Conferencing

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

November 9, 2020 – Regular Meeting

IV. ELECTION OF MAYOR PRO TEMPORE

V. APPEARANCES BEFORE COUNCIL

- a. Frank J. “Buddy” Brand II, Councilman, Florence County Council
- b. Community Members
To speak on the Black Lives Matter mural

VI. ORDINANCES IN POSITION

- a. **Bill No. 2020-37 – Second Reading**
An Ordinance to grant Florence County a permanent right-of-way easement on Dargan Street for the construction of a sidewalk.
- b. **Bill No. 2020-38 – Second Reading**
An Ordinance to annex and zone 2 acres on Jody Road, identified as Florence County Tax Map Parcels 00123-01-152 and 00123-01-R/W, and portions of Tax Map Parcels 00123-01-005 and 00123-01-006.

c. **Bill No. 2020-39 – Second Reading**

An Ordinance to annex and zone 3553 Texas Road, identified as Florence County Tax Map Parcel 00741-01-007, and 695 Florida Drive, identified as Florence County Tax Map Parcel 00741-01-008.

d. **Bill No. 2020-40 – Second Reading**

An Ordinance to annex and zone 234 Shenandoah Lane, identified as Florence County Tax Map Parcel 90113-01-120.

VII. INTRODUCTION OF ORDINANCES

a. **Bill No. 2020-41 – First Reading**

An Ordinance to rezone from NC-15 to NC-10 a parcel located on Marion Avenue, identified as Florence County Tax Map Parcel 90067-03-014.

b. **Bill No. 2020-42 – First Reading**

An Ordinance to annex and zone 15 acres on West Sumter Street and Pisgah Road, identified as a portion of Florence County Tax Map Parcel 00097-01-008.

c. **Bill No. 2020-43 – First Reading**

An Ordinance to grant an easement on a portion of Florence County Tax Map Parcel 00102-01-161 to Duke Energy Progress, LLC, specifically 15 feet wide along the northern most property line fronting Alligator Road.

VIII. REPORTS TO COUNCIL

a. Presentation of Audited Financial Statements

b. Appointments to Boards and Commissions

IX. EXECUTIVE SESSION

a. Discussion related to a personnel matter [30-4-70(a)(1)].

b. To provide an update on a proposed economic development project located within the downtown area [30-4-70(a)(5)].

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

X. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 9, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA
MEETING CONDUCTED THROUGH ZOOM VIDEO CONFERENCING**

MEMBERS PRESENT

Mayor Stephen J. Wukela, Mayor Pro tem Frank J. “Buddy” Brand, Mayor-Elect Teresa M. Ervin, Councilman George Jebaily, Councilman Glynn F. Willis, Councilwoman Octavia Williams-Blake, Councilwoman Pat Gibson-Hye Moore, Councilwoman-Elect Lethonia Barnes and Councilman-Elect Chaquez T. McCall.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Amanda P. Pope, Municipal 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 Wukela called the November 9, 2020 regular meeting of Florence City Council to order at 1:06 p.m.

INVOCATION

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

Mayor Wukela congratulated Pro tem Brand on his election to Florence County Council. Mayor Wukela said Pro tem Brand is a trusted friend and counselor and his voice has been important to the City and he will be missed.

Mayor Wukela congratulated Mayor-Elect Ervin on her election to Mayor of Florence City Council. Mayor Wukela said given Mayor-Elect Ervin’s time and history on Council, this Council will be well served moving forward.

Mayor Wukela also congratulated Councilman-Elect Chaquez McCall and Councilwoman-Elect Lethonia Barnes on their election to Florence City Council.



FLORENCE CITY COUNCIL REGULAR MEETING – NOVEMBER 9, 2020

Mayor Wukela explained this will be the last meeting with himself, Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis. The swearing in for Mayor Ervin, Councilman McCall and Councilwoman Barnes will be Thursday, November 12th. The new Council will be seated at the December meeting with two vacancies (seats of Pro tem Brand and Mayor-Elect Ervin) to be filled. State law mandates that the election of Pro tem happen immediately following the General Election; however, Mayor Wukela suggested they defer this appointment until the new Council is seated at the December meeting.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the October 12, 2020 Regular City Council meeting and Councilwoman Moore seconded the motion. The minutes were unanimously adopted.

ORDINANCES IN POSITION

Bill No. 2020-36 – Second Reading

An ordinance to annex property owned by The Grove at Ebenezer, LLC, located as an extension of Sunflower Bluff Drive and being a portion of TMN 00075-01-221.

Mayor Pro tem Brand made a motion to adopt Bill No. 2020-36 on second reading and Councilwoman Moore seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2020-36.

INTRODUCTION OF ORDINANCES

Bill No. 2020-37 – First Reading

An ordinance to grant Florence County a permanent right-of-way easement on Dargan Street for the construction of a sidewalk.

Pro tem Brand made a motion to pass Bill No. 2020-37 on first reading and Councilwoman Moore seconded the motion.

Mr. Scotty Davis, Deputy City Manager reported Florence County has requested the permanent easement for the construction of a sidewalk located on the property of 706 North Dargan Street. The property is currently vacant, and the request is for a right-of-way of 50 feet in length and 5 feet in width from the property line. The easement is subject to a right of reversion to the City of Florence if Florence County does not complete the North Dargan Street Sidewalk project.

Council voted unanimously (7-0) to pass Bill No. 2020-37.

Bill No. 2020-38 – First Reading

An ordinance to annex and zone 2 acres on Jody Road, identified as Florence County Tax Map Numbers 00123-01-152 and 00123-01-R/W, and portions of Florence County Tax Map Numbers 00123-01-005 and 00123-01-006.

Pro tem Brand made a motion to pass Bill No. 2020-38 on first reading and Councilwoman Williams-Blake seconded the motion.

Mr. Jerry Dudley, Planning Director reported the site is being developed as a city fire station and the 10-foot strips are to provide contiguity to the existing city limits. The proposed zoning is AC-Activity



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REGULAR MEETING – NOVEMBER 9, 2020**

Center, which is not in agreement with the Future Land Use plan; however, Planning Commission did recommend the zoning. The area was initially proposed as industrial but has developed into more of a commercial character since the future land use plan was adopted; therefore, the proposed zoning of AC fits in with the character.

Pro tem Brand inquired on the number of employees to be stationed at the new station. Mr. Randy Osterman, City Manager responded the 12 employees currently stationed at the West Palmetto Station will move to the new station.

Council voted unanimously (7-0) to pass Bill No. 2020-38.

Bill No. 2020-39 – First Reading

An ordinance to annex and zone 3553 Texas Road, identified as Florence County Tax Map Number 00741-01-007, and 695 Florida Drive, identified as Florence County Tax Map Number 00741-01-008.

Pro tem Brand made a motion to pass Bill No. 2020-39 on first reading and Councilman Willis seconded the motion.

Mr. Dudley reported the two lots are currently the site of single-family detached homes within the Oak Forest subdivision. The proposed zoning is NC-6.1, Neighborhood Conservation 6.1. Planning Commission voted unanimously to recommend the zoning request of NC-6.1.

Mayor Wukela inquired on if these are low lying properties with potential stormwater issues. Mr. Dudley replied that there are stormwater concerns across the road with rear yard flooding. Mayor Wukela said these have been recommended by Planning Commission and he wants to note that we have brought property into the city before with underlying stormwater issues that ultimately have flooded. Mayor Wukela said he wants to support the annexation, but we need to make sure the property owners understand the stormwater issues in this area will not be resolved by virtue of this annexation.

Council voted unanimously (7-0) to pass Bill No. 2020-39.

Bill No. 2020-40 – First Reading

An ordinance to annex and zone 234 Shenandoah Lane, identified as Florence County Tax Map Number 90113-01-120.

Councilwoman Moore made a motion to pass Bill No. 2020-40 on first reading and Mayor-Elect Ervin seconded the motion.

Mr. Dudley reported this property is currently the site of a single-family detached home in the Spaulding Heights subdivision. The proposed zoning is NC-6.1 and Planning Commission voted unanimously to recommend this zoning.

Council voted unanimously (7-0) to pass Bill No. 2020-40.

Bill No. 2020-41 – First Reading

An ordinance to rezone from NC-15 to NC-10 a parcel located on Marion Avenue, identified as Florence County Tax Map Number 90067-03-014.

Mayor-Elect Ervin made a motion to pass Bill No. 2020-41 on first reading and Councilwoman Moore seconded the motion.



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Mr. Dudley reported the property is 1.67 acres borders Jeffries Creek and partially lies within the Special Flood Hazard Area (SFHA). The current zoning is Neighborhood Conservation-15 (NC-15), which is characterized by single-family detached development with 15,000 square feet minimum lot areas. Adjacent developed properties to the south, east, and west are zoned NC-15 and property to the north is zoned Open Space Recreation (OSR). The proposed zoning is NC-10, which is still characterized by single-family detached homes but allows for smaller lots. The purpose for the rezoning is to allow the subdivision of the property into three lots for the development of two single-family detached homes, with the possibility of a third in the future. This could result in two smaller lots outside of the regulated SFHA and a third larger lot that would be subject to floodplain development regulations. Planning Commission voted unanimously to recommend the rezoning.

Councilwoman Williams-Blake asked if there currently is a structure on the lot, to which Mr. Dudley replied there is not.

Pro tem Brand asked if there is street access to both lots, to which Mr. Dudley replied there is.

Councilman Jebaily expressed concern on flooding and asked for clarification on the lot subdivision. Mr. Dudley said the initial two lots would be located outside the 100-year floodplain, but the third, potential lot, would be located within the 100-year floodplain and would be subject to floodplain development regulations. These regulations will require any development to be at least one foot above base flood elevation. Mr. Dudley said there is also a riparian buffer of 20 feet outside of the floodway in which there could be no development, so any development would have to be pushed as far south as possible. Councilman Jebaily asked if development for the third lot were to move forward, would the developer have to get a building permit from the city so the city knows exactly where on the lot the structure would be placed. Mr. Dudley replied they would have to get a building permit. Furthermore, they would have to provide a plat showing where the 100-year floodplain is in relation to the structure and provide an elevation certificate, which is a FEMA document showing that the structure is to be constructed at least one foot above the base flood elevation. The city will review all these documents prior to issuing a building permit and an inspection will be conducted at the end of construction to verify.

Mayor Wukela said a portion of this lot is in the floodway (no development allowed), a portion is in the floodplain, and a portion is outside the floodplain. The rainfalls the city has recently seen have not honored the floodplain boundary. Mayor Wukela clarified that this lot has already been annexed into the city, the task before Council is to approve the subdivision of these lots as well as the rezoning.

Mayor-Elect Ervin asked why the property owner is requesting to subdivide property that is unusable. Mr. Dudley replied the rezoning to the smaller lot size will allow two lots to be completely outside the floodplain and the homeowner would not be obligated to purchase flood insurance; however, should the homeowner choose to purchase flood insurance it would be at the preferred rate.

Councilwoman Moore also shared her concerns. She said all three lots have a potential to flood, but the third lot is probable.

Councilman Jebaily asked if the south side of Jefferies Creek experiences the same stormwater and sewer issues as the north side of Jefferies Creek and further asked if these properties will have problems with sewer service once developed. Mr. Michael Hemingway, Utilities Director approached the podium and said that they would have to look at the elevations of the houses once constructed to make sure those elevations were above the current sewer elevation based on the last significant rain event. Councilman Jebaily asked if it were possible to figure out the sewer situation before the homes were built in order to determine if sewer service will be compatible with the development of the homes. Mr. Hemingway said



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they could go ahead and get measurements on the current elevation and get with the developer on what elevation they will decide to build on.

Mayor Wukela summarized the two main concerns brought forth by Council. The large lot has a) a portion that is located within the Floodway in which no development is allowed; b) a portion that is located in the floodplain (the 100 year boundary) which sees frequent flooding; and c) a portion that is outside the floodplain and the floodway that is still subject to have flooding and stormwater issues. Mayor Wukela then summarized the second concern regarding sewer. He said a main sewer line runs through Jefferies Creek that was placed there approximately 50-60 years ago because of its low-lying vicinity. As the water levels in Jefferies Creek have risen, due either to beavers or increased storms and flooding, the city has seen intrusion into the stormwater lines which has caused surcharging into Jefferies Creek. These issues will hopefully be addressed with the construction of the new wastewater treatment plant on the west side of town; however, it is an extremely expensive endeavor and will take several years.

Councilman Jebaily made a motion to defer in order to give staff time to meet with the owner and determine if sewer service is capable and available for construction. Councilwoman Moore seconded the motion.

Council voted unanimously (7-0) to defer Bill No. 2020-41.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2020-21

A resolution pursuant to Section I., II., and III. Of Ordinance No. 2020-28 to extend the emergency term and the application of said ordinance by an additional sixty (60) days.

Councilwoman Moore made a motion to adopt Resolution No. 2020-21 and Mayor-Elect Ervin seconded the motion.

Council voted unanimously (7-0) to adopt Resolution No. 2020-21.

Resolution No. 2020-22

A resolution designating Friday, December 4, 2020 as Arbor Day in the City of Florence.

Councilman Willis made a motion to adopt Resolution No. 2020-22 and Councilwoman Moore seconded the motion.

Council voted unanimously to adopt Resolution No. 2020-22.

Resolution No. 2020-23

A resolution to adopt the COVID-19 CARES Act Budget of \$312,331.

Mayor-Elect Ervin made a motion to adopt Resolution No. 2020-23 and Councilwoman Moore seconded the motion.

Mr. Dudley reported the President signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) on March 27, 2020. The \$2 trillion aid package provides financial aid to families and businesses impacted by the COVID-19 coronavirus pandemic.



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On May 11, 2020 the City of Florence adopted a Community Development Block Grant budget for the initial allocation of CARES Act funds totaling \$161,263 for fiscal year 2020-2021.

On September 11, 2020, the United States Department of Housing and Urban Development Secretary announced the allocation of the remaining \$1.98 billion in CARES Act funding, of which, the City of Florence has been allocated an additional \$312,331. These funds are to be used to assist low-moderate income citizens whose jobs or incomes have been affected by the COVID-19 pandemic.

The proposed allocation of additional funds is to provide direct services to residents to include rent, mortgage, and utility assistance to eligible clients with caps of \$500 for rent/mortgage and \$250 for utilities for up to 6 months, as well as funding for food pantries and meal centers to combat hunger and food insecurity due to the pandemic.

Proposed 2020-2021 CARES Act Funding	
Lighthouse Ministries	\$ 112,331
Harvest Hope Food Bank	50,000
Manna House	50,000
Meals on Wheels	50,000
My Brother's Keeper Shelter	50,000
Total	\$ 312,331

Councilman Jebaily noted that anytime the city receives federal funding they must report back the accounting of funds. He asked what accounting documentation each of these entities provides so that the city may report back to the Federal Government. Mr. Dudley replied there is initially a public hearing on the allocation of funds to receive any public input. The proposed recipients for funding then provide justification for the requested funds. These recipients submit line-items and receipts to the city for activities related to COVID-19 based off their justification and the city then reimburses these entities. The city in turn files for reimbursement of these funds to the Federal Government through the CARES Act.

Councilwoman Moore voiced her support to each of these entities, stating they have each been willing to help when called upon.

Councilman Willis asked if a review of the accounting is completed when an entity requests reimbursement to ensure the money is being used according to the CARES Act. Mr. Dudley replied a review is completed and the city has a Federal representative in the event any questions arise.

Council voted unanimously (7-0) to adopt Resolution No. 2020-23.

COUNCILMAN GEORGE JEBAILY

Councilman Jebaily proposed a motion to add to the agenda the authorization of a third Christmas holiday for city employees and Councilman Willis seconded the motion. This item was added to the agenda by unanimous consent. Councilman Jebaily then made a motion to authorize a third Christmas holiday for city employees and Councilman Willis seconded the motion. The motion carried unanimously. Mayor-Elect Ervin requested the third Christmas holiday be a permanent holiday for city employees. Mr. Randy Osterman, City Manager said we will move forward this year with the third holiday being a temporary holiday and staff will get something together at the first of the year for Council's consideration to make it a permanent holiday.



REPORTS TO COUNCIL

Appointments to Boards and Commissions

Design Review Board

Mayor-Elect Ervin deferred her appointment to this Board.

Construction and Maintenance Board of Adjustments and Appeals

Being no applicants, Mayor Wukela deferred his appointment.

Housing Authority

Mayor-Elect Ervin nominated Lawrence Smith to fill the unexpired term of Felicia Smith Charles, to expire June 30, 2024. Mr. Smith was appointed by unanimous consent.

EXECUTIVE SESSION

Council entered into Executive Session at 1:50 p.m. for a discussion of negotiations incident to proposed contractual arrangements.

Council reconvened Open Session at 1:58 p.m.

Mayor Wukela stated Council entered into Executive Session to hear a report from staff regarding the applications for redevelopment grants within the downtown H-1 Overlay District. Mayor Wukela explained Council adopted a mechanism to award grants utilizing an established scoring criteria. Each application is reviewed and scored by a committee of staff and the scoring and recommendations are then referred to City Council for action.

Councilwoman Moore made a motion to adopt Resolution 2020-24, a resolution approving redevelopment grants in the downtown H-1 Overlay District, and Mayor-Elect Ervin seconded the motion. The motion carried unanimously (7-0).

SERVICE PRESENTATIONS

Councilman Glynn Willis

Mayor Wukela presented a service award to Councilman Willis and thanked him for his service. Councilman Willis served two terms on Council.

Councilman Willis requested to make a few comments with it being his last Council meeting. He thanked his wife, Sandra, and his family for being the root of his success. He also thanked the neighborhood watch groups throughout the City and stated they are the core of the quality of life among each neighborhood. Councilman Willis said he worked with the neighborhood watch groups when he was on Planning Commission and for two terms on City Council and the different departments throughout the city have heard their concerns. Councilman Willis also thanked the citizens of Florence who volunteer to make the city the best it can be. Next, Councilman Willis thanked city management, department heads



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and all city employees for making the City great and the hub of the Pee Dee. He further acknowledged the Police and Fire Departments for everything they do when emergencies occur.

Councilman Willis addressed Council and said it has been a pleasure to work with them and Mayor Wukela. He said it is impressive what this Council has been able to achieve the past few years by coming together and listening to each other.

Lastly, Councilman Willis thanked the citizens of Florence and said “it has been an honor and pleasure to serve these two terms on Council and I will miss my interactions with you throughout the City. Thank you for giving me the opportunity to serve and represent you, it has been an awesome trip for me.”

Councilwoman Octavia Williams-Blake

Mayor Wukela presented a service award to Councilwoman Williams-Blake and thanked her for her service. Councilwoman Williams-Blake served 3 terms and was the first African American elected to an At-Large seat and the first woman to serve on Council since 1953.

Councilwoman Williams-Blake thanked Mayor Wukela and Council for their friendship, city staff for their guidance, and the citizens of Florence. 12 years ago, she was the first African American elected to an at-large seat and the first woman elected to Council since 1953. She noted that the city has made history again with the election of two African American at-large members and the first female and first African American Mayor. Councilwoman Williams-Blake said she is thankful to have been part of Council for 12 years. She said she is most proud of the many examples of Democrats and Republicans working together in order to get things done including the newly revitalized downtown, athletic facilities, and the smoke-free ordinance of 2012.

Councilwoman Williams-Blake thanked Mayor Wukela for being the type of leader council members could follow over the years. In closing, Councilman Williams-Blake thanked the voters of Florence who elected her three times to be of service to them. She said “there is a saying that the first rule of positivity is no matter where you go, the place should be a little bit better when you leave, and I hope I have done that for the City of Florence.”

Mayor Pro Tempore Frank J. “Buddy” Brand

Mayor Wukela presented a service award to Mayor Pro tempore Buddy Brand and thanked him for his service. Pro tem Brand has served on Council since 2005. Mayor Wukela noted the differences he and Pro tem Brand have had over the years, with the Mayor being a Democrat and the Pro tem being a Republican. The Mayor said the decisions made by Council have been bettered by the tension that exists between their different perspectives.

Pro tem Brand thanked Mayor Wukela, Council, and City Staff and said he’s learned a lot over his years of service. He noted the Mayor’s leadership and said it is the reason the city has worked as well as it has.

Mayor Stephen J. Wukela

Pro tem Brand presented a service award to Mayor Wukela. Mayor Wukela was elected in 2008 and served 3 terms. Pro tem Brand thanked Mayor Wukela’s family for allowing him to be of service to the city. Pro tem Brand said Mayor Wukela is a great listener and has compassion for the citizens of the city as well as the region. He has the willingness and the ability to bring people together and has done an



**FLORENCE CITY COUNCIL
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outstanding job in our community. In closing, Pro tem Brand said, “he’s my Mayor and he’s made me a better person because he’s my Mayor.”

Mayor Wukela mentioned the word legacy and said he wanted to talk a little about Council’s shared legacy. He said this Council has been part of a grand coalition in the community and as a result of the efforts of this coalition, hundreds of millions of dollars have been invested into downtown, in our neighborhoods, in our parks and in infrastructure.

Mayor Wukela said this group comes from vastly different backgrounds with vastly different perspectives and they have disagreed passionately. All too often disagreement becomes hostility and, quoting Abraham Lincoln, the Mayor said “‘though passion may have strained, it has never broken our bonds of affection that bind us together’ and that, ladies and gentleman, is our legacy as a Council and it is my earnest hope that it is a legacy will be shared by our successors.

ADJOURN

Without objection, the Regular meeting of City Council was adjourned at 2:21 p.m.

Dated this 14th day of December 2020.

Amanda P. Pope, Municipal Clerk

Teresa Myers Ervin, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: November 9, 2020

AGENDA ITEM: An Ordinance to grant Florence County a permanent right-of-way easement specifically at tax parcel 90100-13-010 for the construction of a sidewalk.

DEPARTMENT/DIVISION: City Manager

I. ISSUE UNDER CONSIDERATION:

After due consideration, the City has concluded that the land designated as the portion of Florence County tax parcel 90100-13-010 that extends parallel with the existing right-of-way 50 feet in length and 5 feet in width from the property line of tax parcel 90100-13-010 shall be hereby assigned a permanent easement to Florence County and;

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

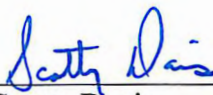
III. POINTS TO CONSIDER:

- (1) Florence County has requested the permanent easement for the construction of a sidewalk on North Dargan Street.
- (2) The portion of tax map 90100-13-010 to be conveyed is 250 square feet or .006 acres.
- (3) This easement is subject to a right of reversion to the City of Florence if the North Dargan Street Sidewalk project is not completed by Florence County.

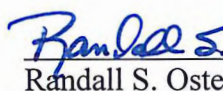
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



Scotty Davis
Deputy City Manager



Randall S. Osterman
City Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE TO GRANT FLORENCE COUNTY A PERMANENT RIGHT-OF-WAY EASEMENT SPECIFICALLY AT TAX PARCEL 90100-13-010 FOR THE CONSTRUCTION OF A SIDEWALK.

WHEREAS, after due consideration, the City has concluded that the land designated as the portion of Florence County tax parcel 90100-13-010 that extends parallel with the existing right-of-way 50 feet in length and 5 feet in width from the property line of tax parcel 90100-13-010 shall be hereby assigned a permanent easement to Florence County and;

WHEREAS, said portion of Florence County tax parcel 90100-13-010 will be used by Florence County for the construction, improvement, operation, and maintenance of a public road known as S-354 (North Dargan Street) and;

WHEREAS, this easement is subject to a right of reversion to the City of Florence if the North Dargan Street Sidewalk project is not completed by Florence County.

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 documentation in order to convey a permanent easement to the property described above to Florence County.

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 **December**, 2020.

TERESA MYERS ERVIN
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

AMANDA POPE
Municipal Clerk

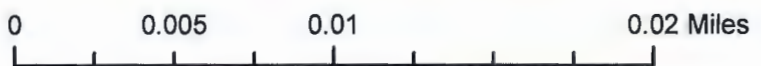
Florence County Easement



Legend

-  Parcels
-  City Owned Property
-  Address Points
-  Roads
-  Requested Easement

Scale 1:380



FLORENCE CITY COUNCIL MEETING

DATE: November 9, 2020

AGENDA ITEM: Ordinance To Annex And Zone Properties Owned By the City of Florence, S & W Manufacturing, Inc., and ASOP, LLC; TMNs 00123-01-152, 00123-01-R/W, and Portions of TMNs 00123-01-005 and 00123-01-006.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on Jody Road, Tax Map Numbers 00123-01-152 and 00123-01-R/W, 00123-001-006 (portion); and on West Darlington Street, Tax Map Number 00123-01-005 (portion) into the City of Florence and zone to AC, Activity Center District. The request is being made by the property owners.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On October 13, 2020, Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning request of AC, Activity Center District.

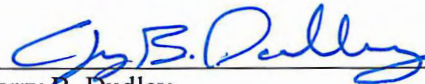
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The site is being developed as a City of Florence fire station. The portions of the lots are to provide contiguity to existing City limits.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the October 13, 2020 Planning Commission meeting.
- (5) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property AC, Activity Center District.

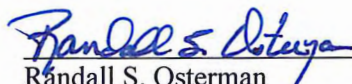
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Summary Plat
- (4) Annexation Petition



Jerry B. Dudley
Planning Director



Randall S. Osterman
City Manager

ORDINANCE NO. 2020_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY THE CITY OF FLORENCE, S & W MANUFACTURING, INC., AND ASOP, LLC; TMNs 00123-01-152, 00123-01-R/W, AND PORTIONS OF TMNs 00123-01-005 AND 00123-01-006.

WHEREAS, a Public Hearing was held in the Council Chambers on October 13, 2020 at 6:00 P.M. before the City of Florence Planning Commission via Zoom, and notice of said hearing was duly given;

WHEREAS, application by the City of Florence, owner of TMNs 000123-01-152 and 00123-01-R/W; ASOP, LLC, owner of TMN 00123-01-005; and S & W Manufacturing, Inc., owner of TMN 00123-01-006; was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and given the zoning district classification of AC, Activity Center:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00123, block 01, parcel 152 (1.0 acre); parcel R/W (0.86 acre); parcel 005 (0.332 acre); and parcel 006 (0.013 acre).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin,
Mayor

Attest:



Amanda P. Pope
Municipal Clerk

Location Map - Jody Road Annexation

TMNs 00123-01-152 & 00123-01-R/W; 00123-01-005 & 00123-01-006 (portions)



Legend

-  City Limits
-  Parcels

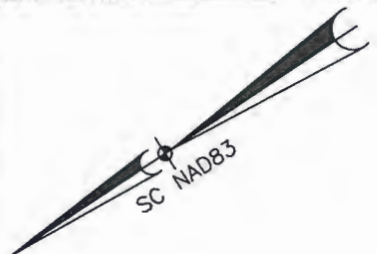


DISCLAIMER:
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500 250 0 500 Feet

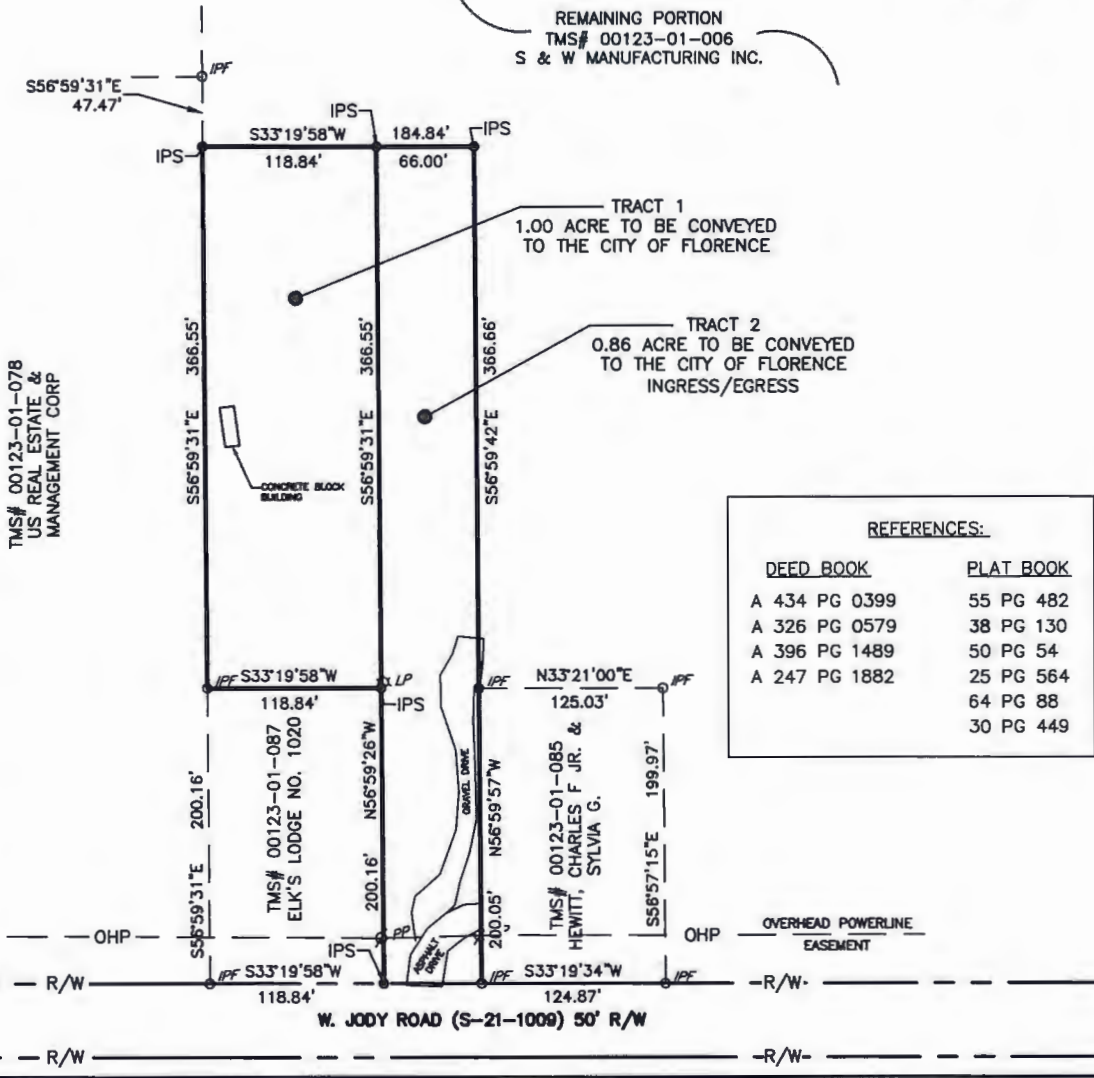


Date 9/15/2020



VICINITY MAP
NOT TO SCALE

G:\60624393 - JODY ROAD FIRE STATION (FLORENCE)\900 - WORKS\910 - DRAWINGS\60624393 - JODY ROAD FIRE STATION - 02-13-2020.DWG 2/14/2020 2:00:51 PM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

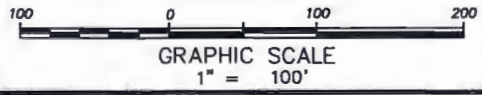
THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD BOUNDARY AREA AS SHOWN ON MAP NUMBER 45041C0133E PANEL 133 OF 565 DATED DECEMBER 16, 2014.

- LEGEND**
- IPS IRON PIN SET #4 REBAR
 - IPF IRON PIN FOUND
 - R/W --- RIGHT-OF-WAY
 - — — PROPERTY LINE
 - - - - - EXISTING PROPERTY LINE
 - - - - - OHP - - - OVERHEAD POWER LINE

**PROPERTY SURVEY
SURVEYED FOR THE
CITY OF FLORENCE, S.C.
FLORENCE COUNTY SOUTH CAROLINA**



425 South Cashua
Florence, South Carolina 29501
Telephone (843) 665-9166 : Fax (843) 665-9167
www.AECOM.com



AECOM
KYLE McLAMB, S.C.P.S. NO. 16,818
425 SOUTH CASHUA DRIVE, SUITE A
FLORENCE, S.C. 29501
TELEPHONE: (843) 665-9166

SIGNATURE DATE

DATE: FEBRUARY 14, 2020 SCALE: 1" = 100'

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 Numbers: 00123-01-152 and 00123-01-R/W

- 3. Annexation is being sought for the following purposes: for the construction of a fire station for the City of Florence on City owned property and to provide right of way access to it.

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

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

Total Residents	<u>0</u>	Race	<u>n/a</u>
Total 18 and Over	<u>0</u>	Total Registered to Vote	<u>n/a</u>

APPLICANT (S) (Please print or type):

Name(s): City of Florence

Address: 324 West Evans Street, Florence, SC 29501

Telephone Numbers: 843-665-2047 [work] _____ [home]

Email Address: rosterman@cityofflorence.com

- Signature Randall S. Atuya Date 8.21.20

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>8/21</u>	<u>8-20-2020</u>

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 Number: portions of TMNs 00123-01-005 and 00123-01-006, namely a 10 foot wide strip along the property line

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

To provide contiguity to municipal limits of TMNs 00123-01-152 and 00123-01-R/W, for the purpose of constructing a fire station on City owned property

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

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

Total Residents	<u>0</u>
Race	<u>0</u>
Total 18 and Over	<u>0</u>
Total Registered to Vote	<u>0</u>

Date: 09/29/2020 Petitioner Signature: Richard C. Harrington Jr.

APPLICANT(S) (Please print or type): Name(s): SFW Manufacturing, Inc by Richard C. Harrington Jr.

Address: 2295 Hoffmeyer Rd

Telephone Number: 843-662-5498 ^{Home} 843-260-6846 ^{Cell} [home]

Email Address: RichardCJrHarrington@gmail.com

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
--	-----------------------

FLORENCE CITY COUNCIL MEETING

DATE: November 9, 2020

AGENDA ITEM: Ordinance To Annex and Zone 3553 Texas Road, TMN 00741-01-007; and 695 Florida Drive, TMN 00741-01-008.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 3553 Texas Road, Tax Map Number 00741-01-007; and 695 Florida Drive, Tax Map Number 00741-01-008 into the City of Florence and zone to NC-6.1, Neighborhood Conservation 6.1. The request is being made by the property owners.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On October 13, 2020, Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning request of NC-6.1, Neighborhood Conservation 6.1.

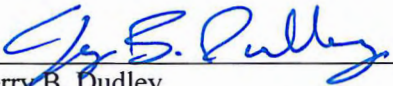
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) 3553 Texas Road is immediately adjacent to existing City limits. It provides contiguity to 695 Florida Drive.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the October 13, 2020 Planning Commission meeting.
- (5) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the properties NC-6.1 Neighborhood Conservation 6.1.

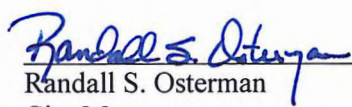
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petitions



Jerry B. Dudley
Planning Director



Randall S. Osterman
City Manager

ORDINANCE NO. 2020_____

AN ORDINANCE TO ANNEX AND ZONE 3553 TEXAS ROAD, TMN 00741-01-007; AND 695 FLORIDA DRIVE, TMN 00741-01-008.

WHEREAS, a Public Hearing was held in the Council Chambers on October 13, 2020 at 6:00 P.M. before the City of Florence Planning Commission via Zoom, and notice of said hearing was duly given;

WHEREAS, application by Clayton B. Griffin, owner of TMN 00741-01-007, and Robert and Terrie Miller, owners of TMN 00741-01-008, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated into the City limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and given the zoning district classification of NC-6.1:

The properties requesting annexation are shown more specifically on Florence County Tax Maps 00741, block 01, parcel 007 (0.195 acre); and parcel 008 (0.191 acre).

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

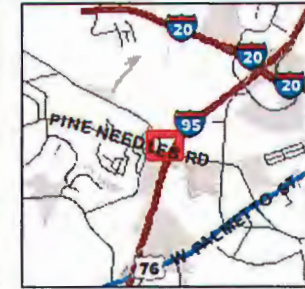
James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin,
Mayor



Attest:

Amanda P. Pope
Municipal Clerk

PC-2020-25
Vicinity Map - 3553 Texas Road & 695 Florida Drive

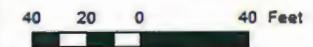


Legend

-  City Limits
-  Parcels



DISCLAIMER:
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Date: 9/29/2020

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 Number: 00741-01-007 (3553 Texas Rd.)

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 2 Race B
Total 18 and Over 2 Total Registered to Vote 2

APPLICANT (S) (Please print or type):

Name(s): Clayton B. Griffin

Address: PO Box 4526, Florence, SC 29502

Telephone Numbers: (843) 496-3541 [work] [home]

Email Address: claybird99@yahoo.com

Signature Clayton B. Griffin Date 8/26/20

Certification as to ownership on the date of petition: FOR OFFICAL USE ONLY
Date 8/28/2020 [Signature]

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 Number: 00000741-01-008 (695 Florida Dr.)

3. Annexation is being sought for the following purposes:

city services

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

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

Total Residents	<u>2</u>	Race	<u>W</u>
Total 18 and Over	<u>2</u>	Total Registered to Vote	<u>2</u>

APPLICANT (S) (Please print or type):

Name(s): Robert T. Miller Terrie W. Miller

Address: 695 Florida Dr., Florence, SC 29501

Telephone Numbers: 843-687-8449 [work] _____ [home]

Email Address: tmiller633@aol.com

Signature Robert T. Miller Date 8-27-20

Terrie W. Miller

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>8-28-2020</u>	<u>az</u>

FLORENCE CITY COUNCIL MEETING

DATE: November 9, 2020

AGENDA ITEM: Ordinance To Annex and Zone 234 East Shenandoah Lane, TMN 90113-01-120.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 234 East Shenandoah Lane, Tax Map Number 90113-01-120, into the City of Florence and zone to NC-6.1, Neighborhood Conservation 6.1. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On October 13, 2020, Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning request of NC-6.1, Neighborhood Conservation 6.1.

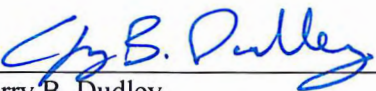
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available; there is no cost to extend utility services.
- (3) A Public Hearing for zoning was held at the October 13, 2020 Planning Commission meeting.
- (4) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property NC-6.1 Neighborhood Conservation 6.1.

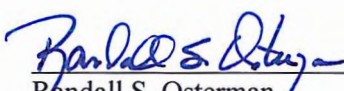
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petition



Jerry B. Dudley
Planning Director



Randall S. Osterman
City Manager

ORDINANCE NO. 2020 _____

AN ORDINANCE TO ANNEX AND ZONE 234 EAST SHENANDOAH LANE, TMN 90113-01-120.

WHEREAS, a Public Hearing was held in the Council Chambers on October 13, 2020 at 6:00 P.M. before the City of Florence Planning Commission via Zoom, and notice of said hearing was duly given;

WHEREAS, application by Moses Ellerbe, Jr., owner of TMN 90113-01-120 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 given the zoning district classification of NC-6.1:

The property requesting annexation is shown more specifically on Florence County Tax Map 90113, block 01, parcel 120 (0.351 acre).

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

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

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

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

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

PC 2020-26

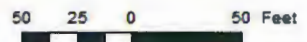
Vicinity Map - 234 East Shenandoah Lane



- Legend**
- City Limits
 - Parcels



DISCLAIMER:
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Date: 9/29/2020

FLORENCE CITY COUNCIL MEETING

DATE: November 9, 2020

AGENDA ITEM: Ordinance to rezone from Neighborhood Conservation 15 (NC-15) to Neighborhood Conservation 10 (NC-10) a parcel located on Marion Avenue, Tax Map Number 90067-03-014.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone from NC-15 to NC-10 1.67 acres located on Marion Avenue, specifically identified as Florence County Tax Map Number 90067-03-014. The request is being made by the property owner, Louie Hopkins.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On October 13, 2020 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the rezoning request of NC-10, Neighborhood Conservation Housing District.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning is Neighborhood Conservation 10 (NC-10), which is characterized by single-family detached development and requires minimum lot areas of 10,000 square feet and minimum lot widths of 80 ft.
- (3) The parcel is currently zoned NC-15, which is characterized by single-family detached development with 15,000 square feet minimum lot areas and 100 ft minimum lot widths.
- (4) Adjacent developed properties to the South, East, and West are zoned NC-15; property to the North is zoned OSR.
- (5) The Future Land Use Plan designates the properties as Neighborhood Conservation.
- (6) The 1.67 acre lot borders Jeffries Creek and partially lies within the Special Flood Hazard Area (SFHA). Any development within the SFHA would be regulated per FEMA and local requirements for floodplain development.
- (7) The purpose for the rezoning is to allow the subdivision of the property into three lots for the development of two single-family detached homes, with the possibility of a third in the future. This could result in two smaller lots outside of the regulated SFHA and a third larger lot that would be subject to floodplain development regulations.
- (8) The adjacent developed lots are characterized by single-family detached homes with varying lot widths ranging from 90' up to 150' and varying lot areas ranging from approximately 11,000 square feet to approximately 22,000 square feet. The average lot width for the homes along Marion Avenue is approximately 130' and the average lot area is approximately .442 acres or 19,254 square feet.


IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A. Ordinance
- B. Location Map
- C. Current Zoning Map
- D. Future Land Use Map



Jerry B. Dudley
Planning Director



Randall S. Osterman
City Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS TAX MAP NUMBER 90067-03-014 LOCATED ALONG MARION AVENUE FROM NC-15 NEIGHBORHOOD CONSERVATION-15 ZONING DISTRICT TO NC-10 NEIGHBORHOOD CONSERVATION-10 ZONING DISTRICT

WHEREAS, a Public Hearing was held in City Council Chambers on October 13, 2020 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Louie Hopkins made application to rezone from NC-15, Neighborhood Conservation-15 District to NC-10, Neighborhood Conservation-10 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 NC-10 Neighborhood Conservation-10 District;
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2020 - _____
Page 2

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

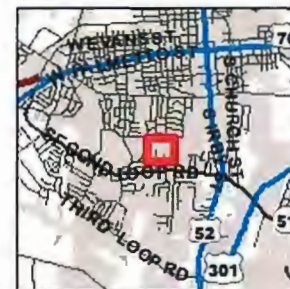
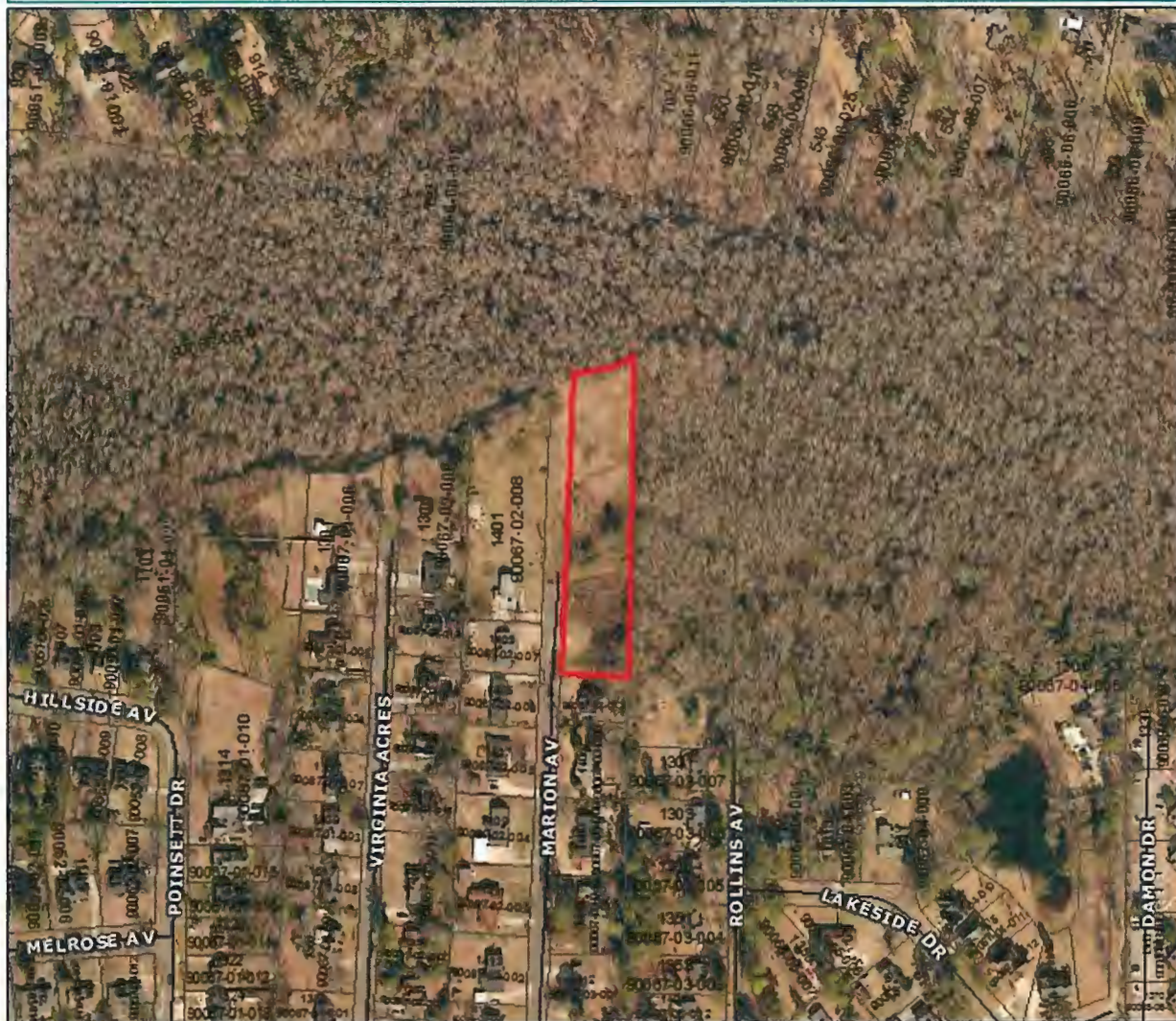
James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

PC 2020-24 Attachment B Location Map Marion Avenue



Legend

Parcels



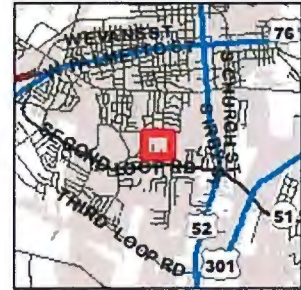
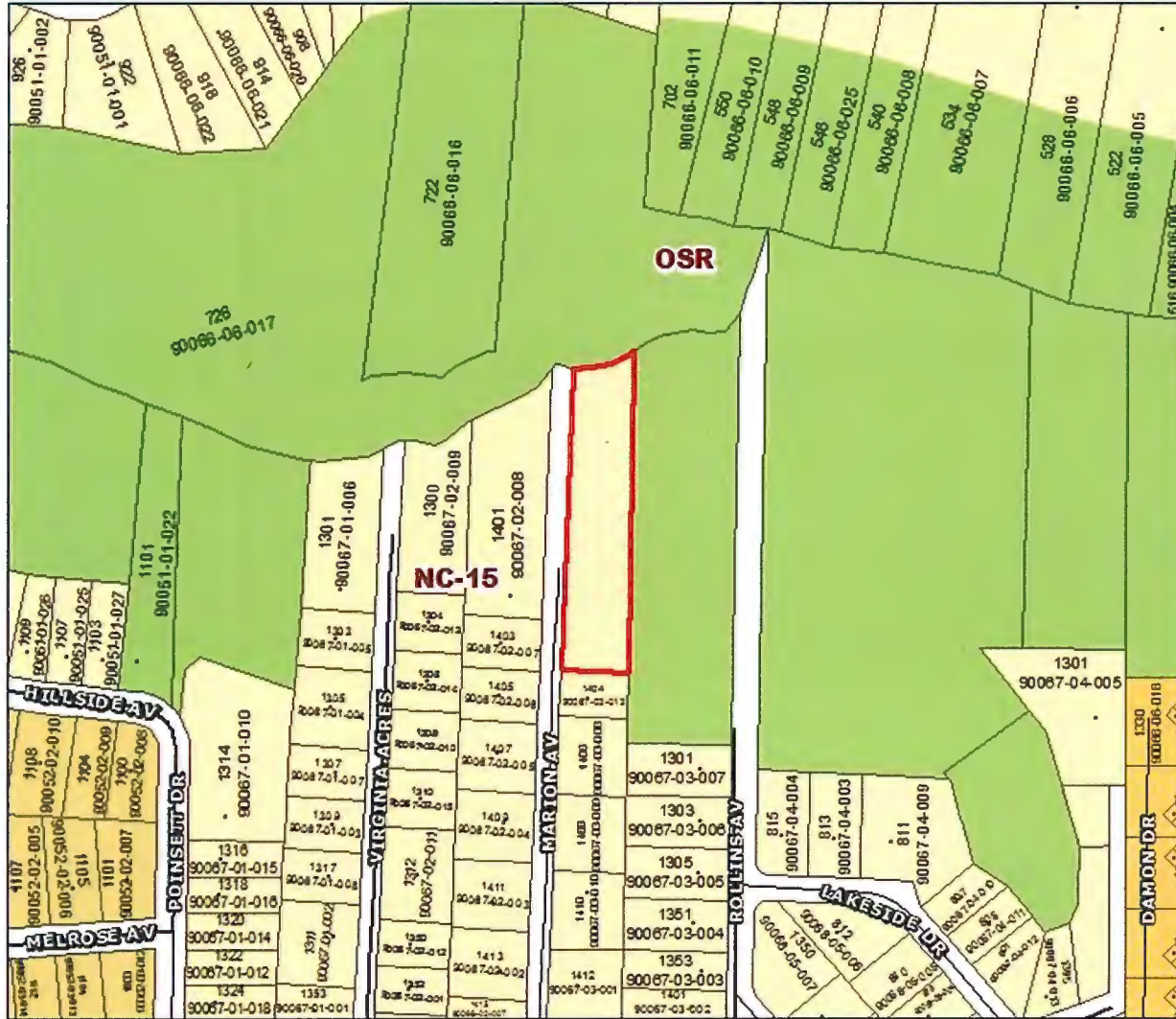
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300 150 0 300 Feet

DATE: 10/30/2020

PC 2020-24 Attachment C

Current Zoning Map



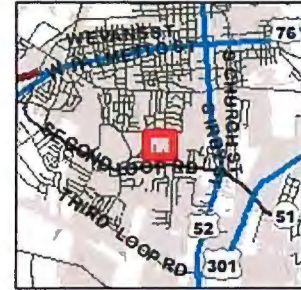
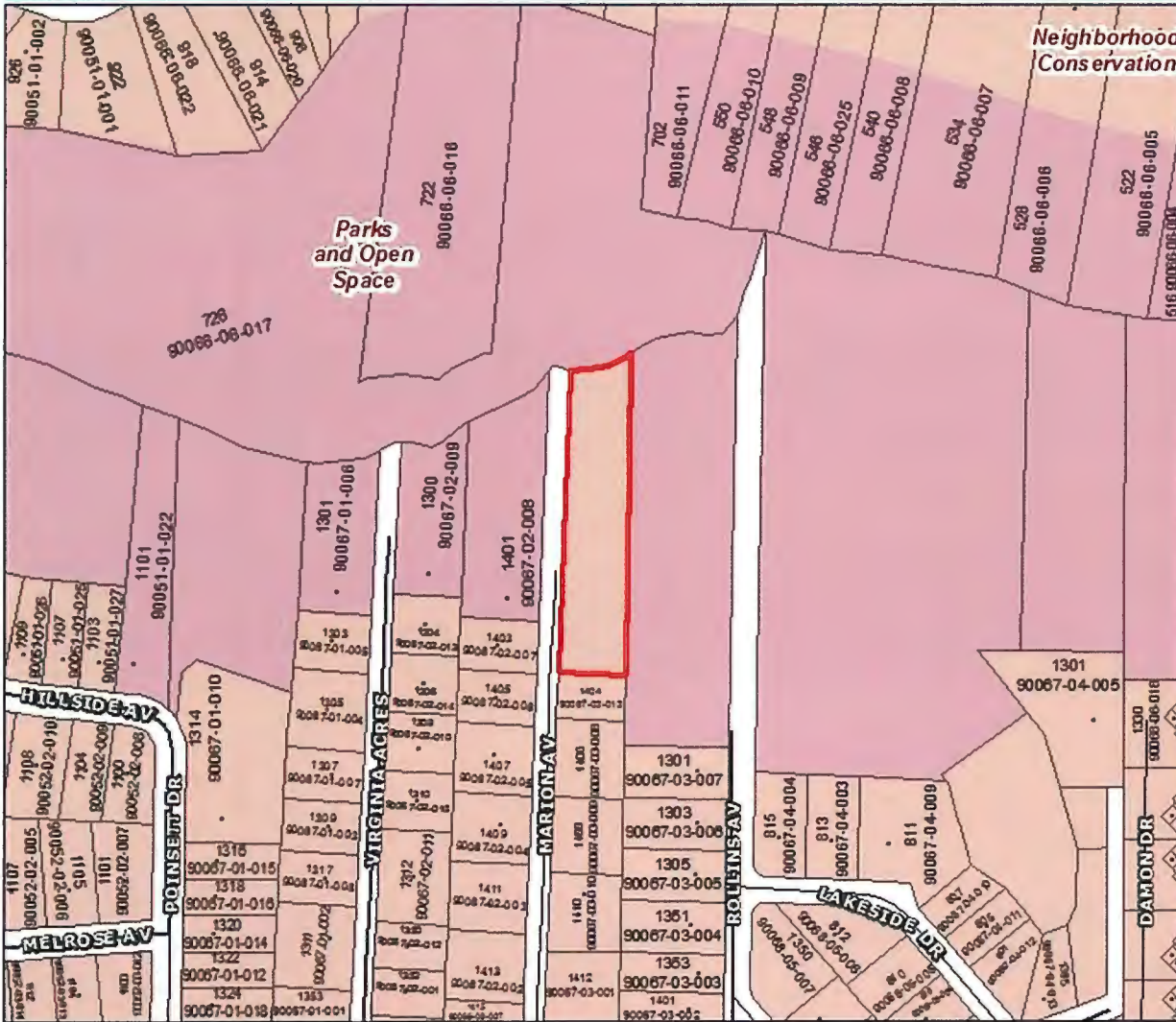
- Legend**
- Parcels
 - Zoning District**
 - Agricultural and Open Space Districts**
 - OSR
 - Neighborhood Conservation Sub-Districts**
 - NC-15
 - NC-10
 - NC-6.3



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



PC 2020-24 Attachment D Future Land Use



Legend

-  Parcels
- Future Land Use 2010**
- Future Land Use**
-  Neighborhood Conservation
-  Parks and Open Space



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Date: 9/30/2020

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2020

AGENDA ITEM: Ordinance To Annex and Zone a parcel located on West Sumter Street at Pisgah Road, TMN 00097-01-008 (portion).

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on West Sumter Street at the intersection with Pisgah Road and being a portion of Tax Map Number 00097-01-008, into the City of Florence and zone to RG-3, General Residential-3. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On November 10, 2020, Planning Commission held a public hearing on this matter, and voted unanimously, 9-0, to recommend the zoning request of RG-3 General Residential-3.

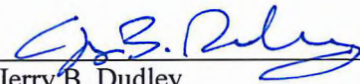
III. POINTS TO CONSIDER:

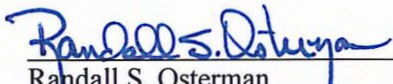
- (1) Request is being considered for first reading.
- (2) The property is intended to be developed as a single family subdivision.
- (3) City water and sewer services are currently unavailable, but will be provided by the developer as part of the Cedar Crest extension/lift station project (see Economic Feasibility Study, attached).
- (4) A Public Hearing for zoning was held at the November 10, 2020 Planning Commission meeting.
- (5) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property RG-3 General Residential-3.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petition
- (4) Letter from Applicant
- (5) Economic Feasibility Study (Cedar Crest extension/lift station project)


Jerry B. Dudley
Planning Director


Randall S. Osterman
City Manager

ORDINANCE NO. 2021-_____

AN ORDINANCE TO ANNEX AND ZONE 15 ACRES LOCATED AT WEST SUMTER STREET AND PISGAH ROAD, TMN 00097-01-008 (PORTION).

WHEREAS, a Public Hearing was held in the Council Chambers on November 10, 2020 at 6:00 P.M. before the City of Florence Planning Commission via Zoom, and notice of said hearing was duly given;

WHEREAS, application by Florence West Properties, LLC, owner of TMN 00097-01-008, 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 given the zoning district classification of RG-3:

The property requesting annexation is shown more specifically as a portion of Florence County Tax Map 00097, block 01, parcel 008 (15 acres).

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

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

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

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

ADOPTED THIS _____ DAY OF _____, 2021

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

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 Number: 0097-01-008 ^{Portion of}
3. Annexation is being sought for the following purposes: To develop single family subdivision and obtain city services.
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

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

Total Residents	<u>TBD</u>
Race	<u>N/A</u>
Total 18 and Over	<u>N/A</u>
Total Registered to Vote	<u>N/A</u>

Date: 10-13-20 Petitioner Signature: [Signature]

Date: _____ Petitioner Signature: _____

APPLICANT(S) (Please print or type): Name(s): Gary Finklea / Florence West Properties, LLC
 Address: PO Box 1317, Florence, SC 29503
 Telephone Number: 843-317-4900 [cell] 843-687-3568 [home]
 Email Address: gfinklea@finklealaw.com

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date: <u>10-13-2020</u>	<u>[Signature]</u>

FLORENCE WEST PROPERTIES, LLC

Post Office Box 1317
Florence, SC 29501

November 2, 2020

Steven H. Allen, Engineering Division Superintendent
City of Florence
218 W. Evans Street
Florence, SC 29501

Re: West Florence Properties
Our File No.: 20001GF

Dear Steven:

This is to confirm the owner is not requesting an independent water/sewer feasibility analysis as it relates to this site. The City has already factored contributing to the cost to extend water and sewer to this site in its overall economic feasibility analysis for the Cedar Crest extension/lift station project. We are not requesting feasibility be reconsidered as a stand-alone extension project. We understand any contribution is limited to that reserved for this extension in the Cedar Creek overall feasibility analysis (\$167,115.00) and any costs in excess of that amount shall be borne by the owner.

With kindest regards, I am

Very truly yours,



GARY I. FINKLEA
gfinklea@finklealaw.com

GIF/jeg

PROPOSED / ANTICIPATED DEVELOPMENT GROWTH DATA

GROWTH TIER - #1

Cedar Crest Phase-1&2	48 Lots	14.0 Acres	3.4 Density (Single Family)
Cedar Crest Phase-3&4	43 Lots	11.0 Acres	3.9 Density (Single Family)
00097-01-008 Phase-1	30 Lots	9.0 Acres	3.3 Density (Single Family)
00097-01-008 Phase-2	30 Lots	9.0 Acres	3.3 Density (Single Family)

GROWTH TIER - #2

00098-01-022 Remainder	196 Lots	59.3 Acres	3.3 Density (Single Family)
Final Buildout (Tier 1)	15 Lots	0.0 Acres	0.0 Density (Single-Family)

GROWTH TIER - #3

Future Developments	23 Lots	145.0 Acres	0.2 Density (Single Family) Assumption
	0 Lots	0.0 Acres	0.0 Density (Single Family)

NARRATIVE

Cedar Crest Developers, LLC is a local developer and the owner of an 84.6 acre tract of land (TM# 00098-01-022) that is located on the Southside of Sumter Street and just East of the intersection of Pisgah and N. Ebenezer Road. Currently there is no water or sewer along this portion of Sumter Street where the proposed subdivision is being developed. Per the City of Florence "Future Land Use" (map attached) this property and the surrounding areas would be zoned "Residential Sub-Urban" and this development would meet that designation. Currently, the developer has an approved set of site plans "ready for construction" for 25.5 acres of the 84.6 tract. The 25.5 acre development is being called Cedar Crest Subdivision, which is a proposed 91 lot single-family residential development that is expected to be constructed in 2 phases. For the purposes of this study it is being grouped into "Growth Tier #1" and it is anticipated to be completed and built out over the next 2-5 years. The remaining 59.1 acres will be developed in the future and is being grouped into "Growth Tier #2" and is projected to be developed and have a 60% buildout over the next 10 years. "Growth Tier #3" is the surrounding areas situated around the Cedar Crest S/D and build out is not completely known at this time, but a factor of growth has been accounted for in this study. Currently, the approved plans account for no gravity sewer being installed along Sumter Street. Minor adjustments to the design of the proposed sewer lift station may be warranted to allow for a greater reach of the proposed gravity sewer system that is being proposed by the developer. Also, coordination with the developer and their engineer will be necessary to properly plan the "Cedar Crest Expansion" to account for future sewer placement to the "Growth Tier #3" areas. It is recommended a discussion with the developer and their engineer take place to explore these issues in further detail. The plans do propose a 12" water main tie-in to the existing city water line at the intersection of Sumter and Pisgah and extending it past the second drive entrance to the proposed development. The developer is very interested in annexing the 84.6 acres and is currently working with adjacent land owners to obtain a path to provide a contiguous border.

ATTACHMENTS

Cedar Crest S/D & Growth Potential Map, Cedar Crest Sewer Lift Station Design Calculations, Bid Results (RWF Const. & Pigate Const.)

CONSTRUCTION COST				
Construction Cost is from developer's competitive bid from RWF Const. dated 09/11/2019	\$512,729	x	1	= \$512,729
Construction Cost to provide sewer to 00097-01-008 (Formal Quote by RWF Const.)	\$167,115	x	1	= \$167,115
CONSTRUCTION COST =				\$679,844

WATER TAP REVENUE							
GROWTH TIER - #1							
<i>90% buildout assumed within the next 2-5 years</i>							
48	X	$\frac{90\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{1}{(PV:0\%,2-YR.)} =$	\$27,216
<i>Cedar Crest Phase-1&2</i>							
43	X	$\frac{90\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{0.7835}{(PV:5\%,5-YR.)} =$	\$19,103
<i>Cedar Crest Phase-3&4</i>							
30	X	$\frac{90\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{1}{(PV:0\%,2-YR.)} =$	\$17,010
<i>00097-01-008 Phase-1</i>							
30	X	$\frac{90\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{0.7835}{(PV:5\%,5-YR.)} =$	\$13,327
<i>00097-01-008 Phase-2</i>							
GROWTH TIER - #2							
<i>60% buildout assumed would be developed within the next 10 years</i>							
196	X	$\frac{60\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{0.6139}{(PV:5\%,10-YR.)} =$	\$45,483
<i>G0098-01-022 Remainder</i>							
15	X	$\frac{100\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{0.6139}{(PV:5\%,10-YR.)} =$	\$5,801
<i>Final Buildout (Tier 1)</i>							
GROWTH TIER - #3							
<i>10% buildout assumed would be developed within the next 20 years (within any given 5 year window)</i>							
23	X	$\frac{10\%}{(BUILD-OUT\%)}$	X	$\frac{\$630}{(FY20\ FEE)}$	X	$\frac{0.481}{(PV:5\%,15-YR.)} =$	\$697
<i>Future Developments</i>							
WATER TAP REVENUE =							\$128,637

WATER USAGE BILLINGS:										
GROWTH TIER - #1										
<i>90% buildout assumed within the next 2-5 years</i>										
43	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(\%BILL=REVENUE)}$	X	$\frac{12.4622}{(PVA:5\%,20-YR.)}$	=	\$40,458
<i>Cedar Crest Phase-1&2</i>										
39	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(\%BILL=REVENUE)}$	X	$\frac{12.4622}{(PVA:5\%,20-YR.)}$	=	\$36,244
<i>Cedar Crest Phase-3&4</i>										
27	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(\%BILL=REVENUE)}$	X	$\frac{10.3797}{(PVA:5\%,15-YR.)}$	=	\$21,061
<i>00097-01-008 Phase-1</i>										
27	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(\%BILL=REVENUE)}$	X	$\frac{10.3797}{(PVA:5\%,15-YR.)}$	=	\$21,061
<i>00097-01-008 Phase-2</i>										
GROWTH TIER - #2										
<i>60% buildout assumed would be developed within the next 10 years</i>										
196	X	$\frac{60\%}{(BUILD-OUT\ \%)}$	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(\%BILL=REVENUE)}$	X	
<i>00098-01-022 Remainder</i>										
						$\frac{7.7217}{(PVA:5\%,10-YR.)}$	X	$\frac{0.6139}{(PV:5\%,10-YR.)}$	=	\$41,894
15	X	$\frac{100\%}{(BUILD-OUT\ \%)}$	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(REVENUE)}$	X	
<i>Final Buildout (Tier 1)</i>										
						$\frac{7.7217}{(PVA:5\%,10-YR.)}$	X	$\frac{0.6139}{(PV:5\%,10-YR.)}$	=	\$5,344
GROWTH TIER - #3										
<i>10% buildout assumed would be developed within the next 20 years (within any given 5 year window)</i>										
23	X	$\frac{10\%}{(BUILD-OUT\ \%)}$	X	$\frac{\$25.05}{(FY21\ RATE)}$	X	$\frac{12}{(MONTHS)}$	X	$\frac{25\%}{(REVENUE)}$	X	
<i>Future Developments</i>										
						$\frac{4.3295}{(PVA:5\%,5-YR.)}$	X	$\frac{0.481}{(PV:5\%,15-YR.)}$	=	\$360
WATER USAGE BILLINGS =										\$166,421

SEWER TAP REVENUE							
GROWTH TIER - #1							
<i>90% buildout assumed within the next 2-5 years</i>							
48	X	90% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	1 <small>(PV:0%,1-YR.)</small>	= \$7,776
<i>Cedar Crest Phase-1&2</i>							
43	X	90% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	0.7835 <small>(PV:5%,5-YR.)</small>	= \$5,458
<i>Cedar Crest Phase-3&4</i>							
30	X	90% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	1 <small>(PV:0%,1-YR.)</small>	= \$4,860
<i>00097-01-008 Phase-1</i>							
30	X	90% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	0.7835 <small>(PV:5%,5-YR.)</small>	= \$3,808
<i>00097-01-008 Phase-2</i>							
GROWTH TIER - #2							
<i>60% buildout assumed would be developed within the next 10 years</i>							
196	X	60% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	0.6139 <small>(PV:5%,10-YR.)</small>	= \$12,995
<i>00098-01-022 Remainder</i>							
15	X	100% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	0.6139 <small>(PV: 5%, 10-YR.)</small>	= \$1,658
<i>Final Buildout (Tier 1)</i>							
GROWTH TIER - #3							
<i>10% buildout assumed would be developed within the next 20 years (within any given 5 year window)</i>							
23	X	10% <small>(BUILD-OUT %)</small>	X	\$180 <small>(FY20 FEE)</small>	X	0.481 <small>(PV: 5%, 15-YR.)</small>	= \$199
<i>Future Developments</i>							
SEWER TAP REVENUE =							\$36,753

SEWER USAGE BILLINGS:										
GROWTH TIER - #1										
90% buildout assumed within the next 2-5 years										
43	X	\$43.35	X	12	X	30%	X	12.4622	=	\$84,018
<i>Cedar Crest Phase-1&2</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		<i>(PVA:5%,20-YR.)</i>		
39	X	\$43.35	X	12	X	30%	X	12.4622	=	\$75,266
<i>Cedar Crest Phase-3&4</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		<i>(PVA:5%,20-YR.)</i>		
30	X	\$43.35	X	12	X	30%	X	10.3797	=	\$48,596
<i>00097-01-008 Phase-1</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		<i>(PVA:5%,15-YR.)</i>		
30	X	\$43.35	X	12	X	30%	X	10.3797	=	\$48,596
<i>00097-01-008 Phase-2</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		<i>(PVA:5%,15-YR.)</i>		
GROWTH TIER - #2										
60% buildout assumed would be developed within the next 10 years										
196	X	60%	X	\$43.35	X	12	X	30%	X	
<i>00098-01-022 Remainder</i>		<i>(BUILD-OUT %)</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		
						7.7217	X	0.6139	=	\$86,998
						<i>(PVA:5%,10-YR.)</i>		<i>(PV:5%,10-YR.)</i>		
15	X	100%	X	\$43.35	X	12	X	30%	X	
<i>Final Buildout (Tier 1)</i>		<i>(BUILD-OUT %)</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		
						7.7217	X	0.6139	=	\$11,097
						<i>(PVA:5%,10-YR.)</i>		<i>(PV:5%,10-YR.)</i>		
GROWTH TIER - #3										
10% buildout assumed would be developed within the next 20 years (within any given 5 year window)										
23	X	10%	X	\$43.35	X	12	X	30%	X	
<i>Future Developments</i>		<i>(BUILD-OUT %)</i>		<i>(FY21 RATE)</i>		<i>(MONTHS)</i>		<i>(% BILL=REVENUE)</i>		
						4.3295	X	0.481	=	\$747
						<i>(PVA:5%,5-YR.)</i>		<i>(PV:5%,15-YR.)</i>		
SEWER USAGE BILLINGS =										\$355,317

ANALYSIS SUMMARY (20 YEAR PROJECTION)

WATER TAP REVENUE =	\$128,637
WATER USAGE BILLINGS =	\$166,421
TOTAL WATER REVENUE =	\$295,058

SEWER TAP REVENUE =	\$36,753
SEWER USAGE BILLINGS =	\$355,317
TOTAL SEWER REVENUE =	\$392,070

CONSTRUCTION COST =	\$679,844
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\$687,128	÷	\$679,844	=	1.01
ANTICIPATED REVENUE		ANTICIPATED COST		(REVENUE / COST) RATIO
IF (REVENUE / COST) RATIO IS 1.00 OR GREATER			=	RECOMMEND PROJECT
IF (REVENUE / COST) RATIO IS 0.99 OR LESS			=	REJECT PROJECT
FUNDS NEEDED TO MAKE PROJECT ECONOMICIALLY FEASIBLE			=	-\$7,284
THE ABOVE ANALYSIS IS DESIGNED TO BE USED ONLY AS A GUIDE FOR THE STUDY OF ECONOMIC FEASIBILITY IN THE CONSIDERATION OF THE EXTENSION OF WATER AND/OR SEWER SERVICE TO A PROSPECTIVE CUSTOMER(S) IN THE CITY'S SERVICE AREA.				
May 19, 2020				
END OF REPORT				

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2020

AGENDA ITEM: An ordinance to grant an easement on a portion of tax parcel 00102-01-161 to Duke Energy Progress, LLC, specifically 15' in depth along the northern most property line fronting Alligator Road.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to grant an easement on a portion of tax parcel 00102-01-161 to Duke Energy Progress, LLC, specifically 15' in depth along the northern most property line fronting Alligator Road.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

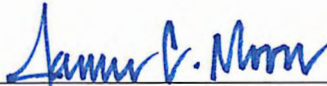
- (1) This issue is before City Council for first reading.
- (2) It has not been considered, nor has any previous action been taken.

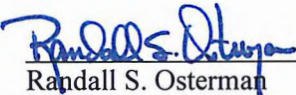
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) 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 rights of any lands of the City.
- (3) The property is the location of the Alligator Road water plant owned and operated by the City of Florence.
- (4) A 15' deep easement along the entire road frontage of Alligator Road will be granted to Duke Energy (see Attachment B)
- (5) Duke Energy is requesting this easement to facilitate the widening of Alligator Road.

IV. ATTACHMENTS:

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


Clint Moore
Assistant City Manager


Randall S. Osterman
City Manager

ORDINANCE NO. 2021-_____

AN ORDINANCE TO GRANT AN EASEMENT ON A PORTION OF TAX PARCEL 00102-01-161 TO DUKE ENERGY PROGRESS, LLC, SPECIFICALLY 15' IN DEPTH ALONG THE NORTHERN MOST PROPERTY LINE FRONTING ALLIGATOR ROAD.

WHEREAS, a request has been made for the City to grant an easement to Duke Energy Progress, LLC for their purposes of maintenance and access to their utility lines on the property identified as 00102-01-161, and;

WHEREAS, the easement will be approximately 15' in depth along the northern most property line adjacent to Alligator Road, and;

WHEREAS, the City Council of the City of Florence held first reading in the City Center Council Chambers on December 14, 2020 at 1:00 P.M., 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 the City of Florence grants an easement to Duke Energy Progress, LLC on the aforementioned property.
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

Ordinance No. 2021 - _____

Page 2 – January 2021

ADOPTED THIS _____ DAY OF _____, 2021

Approved as to form:

James W. Peterson, Jr.

City Attorney

Teresa Myers Ervin

Mayor

Attest:

Amanda P. Pope

Municipal Clerk

Attachment B: Location Map



EASEMENT

SOUTH CAROLINA
FLORENCE COUNTY

Prepared By: Duke Energy Progress, LLC
Return To: Duke Energy Progress, LLC
Attn: Bill Foxworth
Re: Alligator Rd Phase II
Tract 91
PO Box 1241
Conway, SC 29528
Parcel: 00102-01-161

THIS EASEMENT ("Easement") is made this _____ day of _____, 20_____
("Effective Date"), from CITY OF FLORENCE, ("GRANTOR," whether one or more), to Duke Energy Progress, LLC, a
North Carolina limited liability company ("DEP"); its successors, licensees, and assigns.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto DEP, its successors, lessees, licensees, transferees, permittees, apportionees, and assigns, the perpetual right, privilege, and easement to go in and upon the land of GRANTOR situated in said County and State, described as follows: containing 1 acre more or less and being the land described in a deed from Barbara T. Mooney and Richard P. Proctor to City of Florence, dated October 12, 1999, recorded in Deed Book A575, Page 1053, Florence County Register of Deeds (the "Property"), LESS AND EXCEPT any prior out-conveyances, and to construct, reconstruct, operate, patrol, maintain, inspect, repair, replace, relocate, add to, modify and remove electric and/or communication facilities thereon including but not limited to, supporting structures such as poles, cables, wires, guy wires, anchors, underground conduits, enclosures/transformers, vaults and manholes, and other appurtenant apparatus and equipment (the "Facilities") within an easement area being fifteen (15) feet wide (the "Easement Area"), for the purpose of transmitting and distributing electrical energy and for communication purposes of DEP and Incumbent Local Exchange Carriers. The centerline of the Facilities shall be the center line of the Easement Area. **Grantor shall retain the right to use the Easement Area in any manner provided such use is not inconsistent with the rights granted herein to Grantee.**

The right, privilege and easement shall include the following rights granted to DEP: (a) ingress and egress over the Easement Area and over adjoining portions of the Property (using lanes, driveways and paved areas where practical as determined by DEP); (b) to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening or improvement; (c) to trim and keep clear from the Easement Area, now or at any time in the future, trees, limbs, undergrowth, structures or other obstructions, and to trim or clear dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of DEP, might interfere with or fall upon the Facilities; (d) to install guy wires and anchors extending beyond the limits of the Easement Area; and (e) all other rights and privileges reasonably necessary or convenient for DEP's safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement Area for the purposes described herein.

Notwithstanding anything to the contrary above, It is understood and agreed that:

1. The general location of the Easement Area is shown on the sketch attached hereto as Exhibit A and recorded herewith. The final and definitive location of the Easement Area shall become established by and upon the final installation and erection of the facilities by DEP in substantial compliance with Exhibit A hereto.

TO HAVE AND TO HOLD said rights, privilege, and easement unto DEP, its successors, licensees, and assigns, forever, and GRANTOR, for itself, its heirs, executors, administrators, successors, and assigns, covenants to and with DEP that GRANTOR is the lawful owner of the Property and the Easement Area in fee and has the right to convey said rights and Easement.

IN WITNESS WHEREOF, this EASEMENT has been executed by GRANTOR and is effective as of the Effective Date herein.

Witnesses:

CITY OF FLORENCE

BY: _____

ITS: _____

ATTEST:

_____, _____ Clerk

(Affix Official Seal)

STATE OF _____ }

COUNTY OF _____ }

I, _____, a Notary Public of _____ County, State of _____, certify that _____ personally appeared before me this day and made oath that he/she saw the within named _____, the _____ of CITY OF FLORENCE, sign the foregoing EASEMENT and _____, its City Clerk, attest the same, and said City of Florence, by said officials, seal said EASEMENT as its act and deed, deliver the same, and that he/she with _____ witnessed the execution thereof.

Sworn to before me, this _____ day
of _____, 20____.

Notary Public

Print Name of Notary

Witness Signature





Funding #: PFP187512

Designed By: Len Blanton

Work Order #: 29468477

Design Completed: 12-09-19

Address:
Exhibit A
Southern Land Company A
Alligator Rd. Widening
Florence, SC 29541
Florence County

Scale: 1" = 30'

Office Phone:

Cell Phone: 843-323-2870

Sheet #:



1838 Habersham Square
Suite B
Florence, SC 29501
LICENSURE #: 4286

LEGEND

- INSTALL (RED)
- REMOVE (GREEN)
- EXISTING TO REMAIN (BLUE)
- ABANDON (ORANGE)
- TEMPORARY (YELLOW)
- - - PERMANENT UTILITIES EASEMENT
- - - AERIAL UTILITIES EASEMENT

TYPICAL DE R/W EASEMENTS

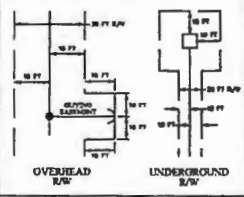
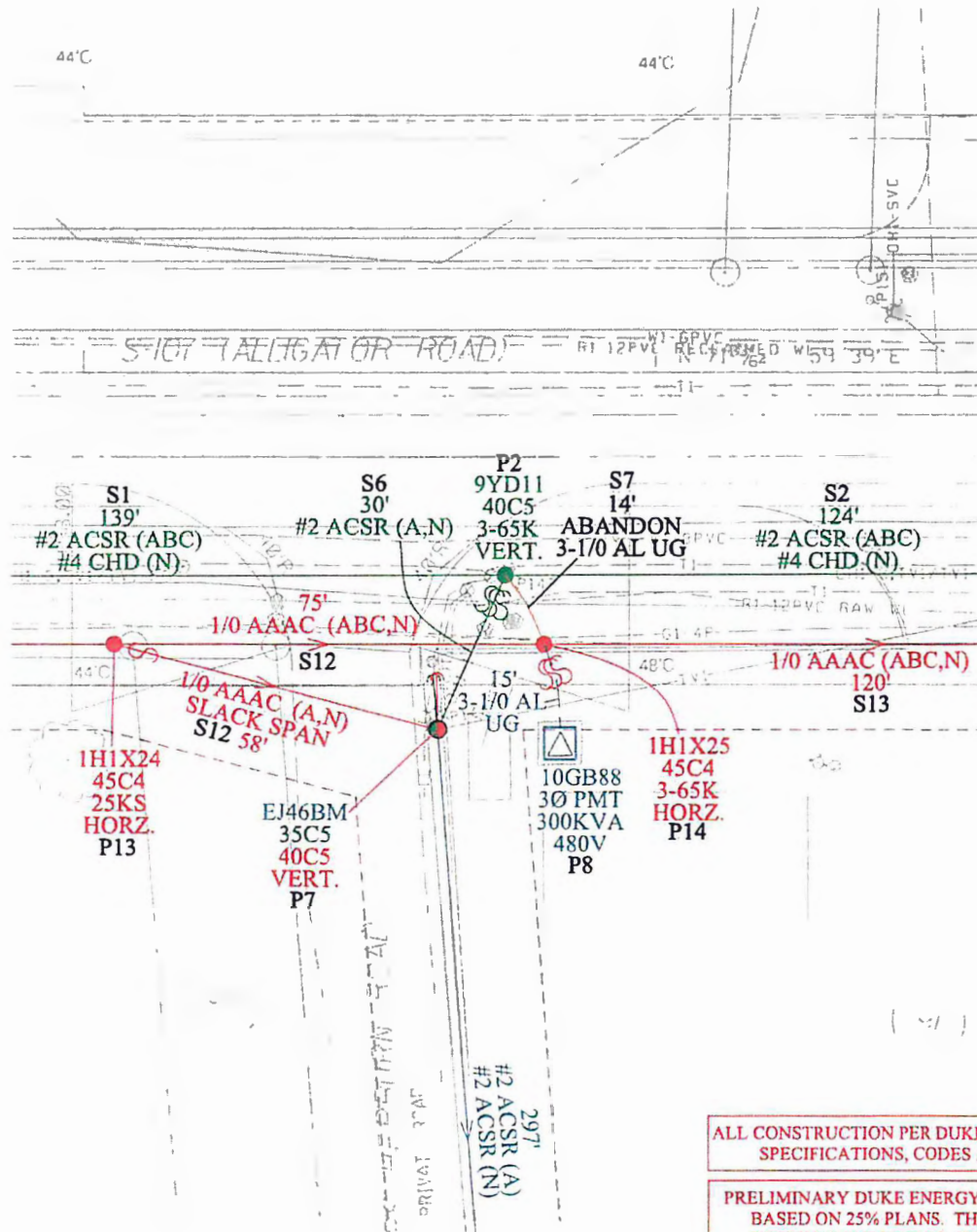


EXHIBIT A



ALL CONSTRUCTION PER DUKE ENERGY PROGRESS SPECIFICATIONS, CODES AND MANUALS.

PRELIMINARY DUKE ENERGY PROGRESS DESIGN BASED ON 25% PLANS. THIS PRELIMINARY DESIGN IS SUBJECT TO CHANGE BASED ON RIGHT-OF-WAY ACQUISITION, SCOPE CHANGES, FINAL PLAN CHANGES, COORDINATION WITH OTHER UTILITIES, ETC.

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2020
AGENDA ITEM: Presentation of Audited Financial Statements
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

The City of Florence, SC Comprehensive Annual Financial Report and audited financial statements will be presented to City Council by the independent certified public accounting firm of Burch, Oxner, Seale Company, CPA's PA.


II. CURRENT STATUS/PREVIOUS ACTION TAKEN

Pursuant to state law the City of Florence contracts with an independent firm of certified public accountants to annually audit and certify the financial records and transactions of the City using generally accepted accounting principles.

III. POINTS TO CONSIDER

A. The accounting firm Burch, Oxner, Seale Company, Co., CPA's, PA has completed its audit of the City's financial statements for the year ending June 30, 2020. Mr. Tracy Huggins of the firm will present the report and distribute bound copies of the completed audit report to members of Council at the meeting.

B. The audited financial statements continue to reflect a sound financial position by the City. As a result of prudent financial planning, the City continues to experience financial stability while at the same time facing occasional economic challenges.



Kevin V. Yokim
Assistant City Manager



Randall S. Osterman
City Manager

VIII. b.
Report to Council
Boards/Commissions

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2020
AGENDA ITEM: Report to Council
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION

Council will consider nominations for City Boards and Commissions.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN


- A. There are two (2) Boards or Commissions that have vacancies: The Design Review Board and the Construction and Maintenance Board of Adjustments and Appeals.
- B. There is one (1) Committee that requires the appointment of a Councilmember - the FLATS Committee.

III. ATTACHMENTS

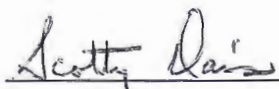
Exhibit "A" – December 2020 Nomination Schedule

Exhibit "B" – Board/Commission appointment packet

Exhibit "C" – Selection process/rotation schedule for Boards and Commissions



Randall S. Osterman
City Manager



Scotty Davis
Deputy City Manager

DESIGN REVIEW BOARD**I. NOMINATIONS:**

There is one (1) vacancy* on the Design Review Board.

- * Mr. Tom Kolas has indicated that he would not like to be considered for reappointment. Mr. Kolas fulfilled the requirement of a person specifically qualified by reason of education, training, or experience in landscape design.

II. APPOINTMENT REQUIREMENTS:

This appointment requires a person specifically qualified by reason of education, training, or experience in landscape design.

III. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Councilwoman Moore*

*At the November 9, 2020 Council meeting, Mayor-elect Ervin deferred District 1's appointment to the Design Review Board. Since this seat is currently vacant, the appointment falls to Councilwoman Moore.

IV. NEW APPLICANTS:

- Erik J. Healy (meets qualifications)

V. ATTACHMENTS:

- Section of City Code – Appointment requirements.
- Application received.

Sec. 16-31. - Membership.

The City of Florence Design Review Board shall consist of ten (10) members appointed by the Mayor and City Council of Florence, South Carolina. All members of the board shall have an interest in historic preservation. Membership on the board shall be composed as follows: One (1) professional architect; one (1) historian, knowledgeable in local history; one (1) person either specifically qualified by reason of education, training, or experience in the financing of commercial and residential real property or in the area of real estate; one (1) person actively engaged in business, commerce, or industry; one (1) commercial general contractor duly licensed by the State of South Carolina; one (1) professional structural engineer; one (1) person specifically qualified by reason of education, training, or experience in landscape design; and one (1) at large resident of the City of Florence; and two (2) persons actively engaged in business, commerce, or industry within the Downtown Central District as established by Section 2.9, et seq., of the Zoning Ordinance. At all times, at least six (6) members of the Design Review Board shall be residents of the City of Florence.

(Ord. No. 2005-16, § 1, 6-13-2005; Ord. No. 2005-23, § 1, 8-8-2005; Ord. No. 2011-05, § 1, 1-31-2011)

Sec. 16-32. - Terms and rules of membership.

- (a) The members of the Florence Design Review Board appointed by city council, giving consideration to the recommendations of the board. Upon appointment the members shall serve four-year terms, or until successors are appointed, whichever is later. Provided, however, the terms of initial appointees shall be staggered so that two (2) of the appointees shall serve initial terms of two (2) years, four (4) of the appointees shall serve initial terms of four (4) years, and four (4) of the appointees shall serve initial terms of three (3) years. After completion of the initial terms, all members of the design review board appointed by city council shall serve four-year terms.
- (b) Members appointed by city council may be appointed to succeed themselves up to a maximum of three (3) full terms. Thereafter, such members may be appointed only after they have been off of the design review board for at least one (1) year.
- (c) The mayor and council may remove any member appointed by city council by majority vote of the council for cause, including repeated failure to attend meetings of the board or for any other cause deemed sufficient by the city council. If any place on the board becomes vacant due to resignation, removal, or for any reason, the city council shall appoint a replacement within sixty (60) days for the remainder of the unexpired term.
- (d) As required by S.C. Code § 6-29-870(C), no members shall hold any other municipal office or hold any position in the city, and all members shall serve without pay. Members may be reimbursed by the City of Florence for actual expenses incurred in the performance of their duties from available funds approved in advance.
- (e) *Conflicts of interest.* Any member of the board who has a personal or financial interest, either directly or indirectly, in any property which is the subject of, or affected by, a decision of the board shall be disqualified from participating in the decision of the board concerning the property.
- (f) *Liability of members.* Any member of the board acting within powers granted by the ordinance shall be relieved from personal liability for any damage and held harmless by the City of Florence. Any suit brought against any member of the board shall be defended by a legal representative furnished by the city until the termination of the proceedings.

(Ord. No. 2005-16, § 1, 6-13-2005; Ord. No. 2005-23, § 1, 8-8-2005; Ord. No. 2011-05, § 1, 1-31-2011)



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Design Review Board			
Your Name (Last, First, Middle) Healy Erik Joseph	County Florence	Council District	
Residential Address 2395 Trilly Lane	City Florence	State South Carolina	Zip Code 29505
Mailing Address same	City	State South Carolina	Zip Code
Your Occupation- Title President - Healy Horticulture	Business Phone 8432061385	Residence Phone	
Employer Name Healy Horticulture	E-mail Address Erik@HealyHorticulture.com		
Employer Address 2395 trilly lane	City florence	State South Carolina	Zip Code 29505

General Qualifications

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

Why would you like to serve?
To give back to the community

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

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
No

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

Are you involved in any Community Activities? If so, please list:
No

What are your goals and objectives if appointed to the Commission/Board?
To ensure proper design principals are being utilized.

I certify that the information above is true and correct. EH Initial 10/12/20 Date
Information on this form will be considered public. EH Initial 10/12/20 Date

RETURN COMPLETED FORM TO:

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

FOR OFFICE USE ONLY

Received:	<u>10-12-2020</u>
Appointed to:	
Date:	

**CONSTRUCTION & MAINTENACE BOARD OF
ADJUSTMENTS & APPEALS**

I. NOMINATIONS:

There is one (1) vacancy* on the Construction and Maintenance Board of Adjustments and Appeals.

* Ms. Ann Scott has resigned her position on this Board. Ms. Scott fulfilled the requirement of a Layperson.

II. APPOINTMENT REQUIREMENTS

Members of the Board shall be appointed by the mayor with the approval of city council.

III. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Mayor Ervin

IV. NEW APPLICANTS:

- Joe Linder

V. ATTACHMENTS:

- Board requirements
- Application received

The construction and maintenance board of adjustments and appeals shall consist of nine (9) members as follows: one architect, one engineer, one electrical contractor, one general contractor, one mechanical contractor, one plumbing contractor and three (3) laypersons who are residents of the city, provided, however, at all times at least four (4) of the members will be residents of the Community Development Block Grant (CDBG) area of the city. With the exception of the laypersons, all of the members of the board shall be licensed by the state in their respective professions and shall have done a significant amount of business with the city in their respective professions so as to be familiar with the city's code practices. Substantiation of having done a significant amount of business in the city will be established at the time of appointment by the prior issuance of business licenses to such individuals, or the businesses with which they are associated, in three (3) of the last five (5) calendar years. The members of the board shall be appointed by the mayor with the approval of the city council. They shall serve without compensation. Members shall be removed for cause by the mayor and city council upon written charges and a public hearing. A board member shall not participate in any case in which he has a personal or implied interest, and all members should avoid the appearance of impropriety. Continued absence of any member from meetings of the board shall at the discretion of the city council result in his removal from office.

(Ord. No. 2017-06, § 3(Exh. A), 3-13-2017)



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Construction and Maintenance Board of Adjustments and Appeals			
Your Name (Last, First, Middle) Linder Joe Lewis		County Florence	Council District
Residential Address 511 Hickory St		City Florence	State South Carolina
			Zip Code 29501
Mailing Address 511 Hickory St		City Florence	State South Carolina
			Zip Code 29501
Your Occupation- Title Maintenance		Business Phone 843-6152131	Residence Phone
Employer Name Three J Property Maintenance LLC		E-mail Address Three_J3@yahoo.com	
Employer Address Po Box 12151		City Florence	State South Carolina
			Zip Code 29505

General Qualifications

Are you a resident of the City? Yes No How Long? 3

Why would you like to serve?

IM LOOKING TO BE OF SERVICE TO MY COMMUNITY & CITY WHILE OFFERING MY SKILLED INPUT AND TRADE TO THE SOMMISSION BOARD

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

NO

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

NO

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

NO

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

ME & MY COMPANY HAVE SPONSORED FLORENCE YOUTH FOOTBALL TEAMS & HOSTED FREE COMMUNITY EVENTS.

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

MY GOALS ARE TO LEARN MORE ABOUT THE CITY OF FLORENCE BUILDING CODES & BE OF SERVICE AS A RESIDENT.

I certify that the information above is true and correct. JL Initial 11/19/2020 Date

Information on this form will be considered public. JL Initial 11/19/2020 Date

RETURN COMPLETED FORM TO:

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

FOR OFFICE USE ONLY

Received:	11/19/2020
Appointed to:	
Date:	

FLORENCE AREA TRANSPORTATION STUDY (FLATS) COMMITTEE

I. VACANCY:

There is one (1) vacancy* on the FLATS Committee.

*Mayor Ervin previously served as the designated Councilmember to this committee.

II. COMMISSION REQUIREMENTS:

The FLATS Committee requires the City of Florence Mayor and a Councilperson nominated by the Mayor, with the approval of Council, serve as voting members.

Nominations to City Boards and Commissions

I. Selection process

- In 2010, City Council adopted an ordinance to formalize the selection process for City Boards and Commissions.
- A nomination rotation was established in which each member of City Council shall be assigned the exclusive right to nominate a person to fill the next available seat on the respective board or commission.
- The rotation is to be set out on a spreadsheet prepared by the City Manager.
- Whenever it is time to select a member of any board or commission, the city council member assigned the nomination under the spreadsheet shall make the nomination and City Council shall vote on the nominee.

II. Rotation Schedule (see below)

- The rotation schedule runs on a continuous cycle.
- In the 2020 General Election, Councilwoman Barnes and Councilman McCall were elected to the At-Large seats previously held by Councilwoman Williams-Blake and Councilman Willis. Having won the most votes in the election, Councilwoman Barnes was placed in the At-Large 2 seat in the rotation, and Councilman McCall was placed in the At-Large 3 seat.
- District 3 and District 1 seats will remain vacant until the April 2021 Council meeting. In the event a nomination falls to one of these seats prior to the April meeting, the vacant seat will be skipped, and the nomination will fall to the next council member in the rotation.

Rotation Schedule

Prior Rotation	Seat	New Rotation
Ervin	District 1	Vacant (skip until filled)
Moore	District 2	Moore
Brand	District 3	Vacant (skip until filled)
Jebaily	At-Large 1	Jebaily
Williams-Blake	At-Large 2	Barnes
Willis	At-Large 3	McCall
Wukela	Mayor	Ervin

III. Nomination Schedule (see next page)

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large-3	Mayor
Accommodations Tax Advisory Committee							
Agriculture Commission							
City of Florence Planning Commission							
City of Florence Board of Zoning Appeals							
Civic Center Commission							
City of Florence Design Review Board							
Const. & Maintenance Board							
Housing Authority Board							
City-County Memorial Stadium Commission							
Parks and Beautification Commission							
Pee Dee Regional Airport Authority							
Veterans Park Committee							