

**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



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

**MONDAY
December 13, 2021
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 13, 2021 – 1:00PM
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

November 8, 2021 – Regular Meeting

IV. PUBLIC HEARING

- a. A public hearing will be held regarding the proposed issuance by the Housing Authority of the City of Florence of its Multifamily Housing Revenue Bonds (Dillon Grade School Apartments), in the maximum principal amount of \$10,000,000.**

V. APPEARANCES BEFORE COUNCIL

- a. Mr. Don Strickland, PDRTA Director**
To provide a transit update.
- b. Ms. Robynn Stembridge**
To speak about gun violence in Florence.

VI. ORDINANCES IN POSITION

- a. Bill No. 2021-37 – Second Reading**
An Ordinance to declare surplus and donate a portion of city-owned property located at Florence County Tax Map Parcel 70012-20-002 in Timmonsville, SC to Florence County for the Timmonsville Rescue Squad.

VII. INTRODUCTION OF ORDINANCES

a. Bill No. 2021-12 – First Reading

An Ordinance to annex and zone a portion of Lake Oakdale and the Lake Oakdale dam, identified as a portion of Florence County Tax Map Parcel 00751-01-049. **(The applicant is requesting that this item be deferred.)**

b. Bill No. 2021-39 – First/Final Reading

An Emergency Ordinance to replace the existing Emergency Ordinance 2021-30 in response to the COVID-19 emergency.

c. Bill No. 2021-40 – First Reading

An Ordinance to rezone 1926 Second Loop Road from AC to CG; identified as Florence County Tax Map Parcel 90029-02-002.

d. Bill No. 2021-41 – First Reading

An Ordinance to rezone NC-15, pending annexation, 2468 Parsons Gate; identified as Florence County Tax Map Parcel 01221-01-323.

e. Bill No. 2021-42 – First Reading

An Ordinance to abandon the City of Florence’s interest in the undeveloped portion of public right-of-way for Honey Hill Drive located behind 1911 through 1923 Hayden Court.

VIII. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2021-41

A Resolution to allow the City of Florence to lease city-owned property located at 719 Walnut Street to the Pee Dee Community Action Agency Partnership as part of their homeless prevention program.

b. Resolution No. 2021-44

A Resolution approving the issuance by the Housing Authority of the City of Florence of its Multifamily Housing Revenue Bonds (Dillon Grade School Apartments), as required by Section 147(f) of the Internal Revenue Code in the maximum principal amount of \$10,000,000.

c. Resolution No. 2021-45

A Resolution honoring Aroha Afro Latin Dance for contributions to the Arts in Florence and the Greater Pee Dee.

d. Resolution No. 2021-46

A Resolution approving the formation of a Community Development Corporation to focus on neighborhood redevelopment efforts and to approve the bylaws for the corporation and to appoint the initial board of directors for the corporation.

(Note: To be discussed in Executive Session.)

IX. REPORTS TO COUNCIL

a. Presentation of City of Florence, SC Comprehensive Annual Financial Report and Audited Financial Statements by the independent Certified Public Accounting Firm of Burch, Oxner, Seale Company, CPA's, PA.

b. A report on designating a Banking Services Evaluation and Recommendation Committee to review the results of proposals requested to provide the City's banking services for a five-year period.

c. Appointments to Boards and Commissions

X. COMMITTEE REPORTS

a. Business Development Committee

b. Community Development Committee

c. Marketing and Public Relations Committee

XI. EXECUTIVE SESSION

a. To receive an update on a proposed Economic Development project [30-4-70(a)(5)].

b. To receive legal advice on redistricting [30-4-70(a)(2)].

c. To receive legal advice on the formation of a Community Development Corporation [30-4-70(a)(2)].

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

XII. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 8, 2021 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Pat Gibson-Hye Moore, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock and Councilman C. William Schofield.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, 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. Jerry Dudley, Director of Planning; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Michael Hemingway, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Mr. Matthew Christian of the Florence Morning News, Mr. Carlos Flores and Mrs. Tonya Brown of WPDE News, and Ms. Lacey Lee of WBTW News were present for the meeting.

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

CALL TO ORDER

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

INVOCATION

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

APPROVAL OF MINUTES

Councilwoman Moore made a motion to adopt the minutes of the October 11, 2021 Regular Meeting and the November 1, 2021 Special Meeting and Councilwoman Barnes seconded the motion. The minutes were unanimously adopted.



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APPEARANCE BEFORE COUNCIL

Reverend Leo Woodberry

Reverend Leo Woodberry and Mr. Anthony Hall with New Alpha CDC appeared before Council to speak on green infrastructure and cease fire zones in the city. Reverend Woodberry said weather related and disaster flooding continues to increase across the country. He said they have been working with the National Wildlife Federation and the SC Wildlife Federation and will be planting 1000 trees in Marion County and they also have several hundred trees they would like to plant in the city. The trees will be donated by New Alpha CDC and will become available in February. Reverend Woodberry said he'd like to meet with members of Council and the City Manager to work out the details.

Mr. Anthony Hall spoke on increased gun violence in Florence and the Pee Dee area and shared the following recommendations with Council: establish cease fire zones throughout the city in areas that are heavily populated or regularly visited by the public and establish cease fire stakeholders' groups comprised of non-profit entities.

Councilman Braddock asked if there are other cities that have cease fire zones and what is a cease fire zone comprised of. Reverend Woodberry said many cities are having discussions of cease fire zones and specifically mentioned Chicago. He said cease fire zones are areas that are frequented by the general public and places people gather. Cease fire zones would have heightened charges with different mandatory minimums. Potential cease fire zones can be identified, but policy change will need to occur on the state level in order to move forward with implementation.

Several Councilmembers spoke on making the community safer. Councilwoman Barnes said Council is on board with cleaning up the community and making it safer and the city will need to continue to build partnerships to make it happen. She asked when the next cease fire rally will be, and Reverend Woodberry replied it will be at Levy Park on November 20th from 12:00-4:00pm. Councilwoman Moore said it's up to the whole community to help, one organization can't do it all. Councilman Schofield said it takes a village to fix a community's problems. He said the majority of the violence is coming from children aged 12-20 and it takes the whole community to provide for and mentor these children. Mayor Ervin said in order to prevent violence the community will need to come together. She encouraged the community to join one of the various community associations and community watch groups and get to know your neighbors. She thanked Reverend Woodberry and Mr. Hall for their appearance.

ORDINANCES IN POSITION

Bill No. 2021-33 – Second Reading

An Ordinance to enter into a Development Agreement between the City of Florence and the developer of “The Bluffs at Mill Creek” and zone RG-3, Residential General-3, pending annexation, 106 acres located at Redbud Lane and Howe Springs Road, identified as Florence County Tax Map Parcel 00152-01-021, and authorizing the City Manager to execute all documents associated therewith.

Councilwoman Moore made a motion to adopt Bill No. 2021-33 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2021-33.



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Bill No. 2021-34 – Second Reading

An Ordinance to rezone 257 North Coit Street from UR, Urban Residential, to DS, Destination/Select Use; identified as Florence County Tax Map Parcel 90073-05-005.

Councilman Schofield made a motion to adopt Bill No. 2021-34 on second reading and Councilman Braddock seconded the motion.

Councilwoman Moore said she is not opposed to the zoning; she is opposed to the proposed use of a tobacco store on the property.

Councilman McCall said he also disagrees with the proposed use, but he is voting for the rezoning because of the mistake that was made in placing the incorrect zoning on the property with the adoption of the Unified Development Ordinance.

Mayor Ervin said she will be voting for the rezoning. She said Council is simply rezoning the property back to its original zoning prior to the adoption of the Unified Development Ordinance.

Council voted 6-1 to adopt Bill No. 2021-34, with Councilwoman Moore voting against.

Bill No. 2021-35 – Second Reading

An Ordinance to rezone 802 Cherokee Road, 806 Cherokee Road, 812 Cherokee Road, and 810 Congaree Road from NC-6.1 to NC 6.3; identified as Florence County Tax Map Parcels 90064-11-006, 90064-11-007, 90064-11-013, and 90064-11-012.

Councilwoman Moore made a motion to adopt Bill No. 2021-35 on second reading and Councilman Schofield seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2021-35.

INTRODUCTION OF ORDINANCES

Bill No. 2021-12 – First Reading

An Ordinance to annex and zone a portion of Lake Oakdale and the Lake Oakdale dam, identified as a portion of Florence County Tax Map Parcel 00751-01-049.

Mayor Ervin said the applicants have requested that this item be deferred. Without objection, this item was deferred.

Bill No. 2021-37 – First Reading

An Ordinance to declare surplus and donate a portion of city-owned property located at Florence County Tax Map Parcel 70012-20-002 in Timmons ville, SC to Florence County for the Timmons ville Rescue Squad.

Councilwoman Barnes Made a motion to pass Bill No. 2021-37 on first reading and Councilwoman Moore seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported this property was received when the city acquired the Timmons ville water and sewer system. The Timmons ville Rescue Squad building currently sits on a portion of this property. The city has no use for the property and Florence County has agreed to receive this donated property and donate it to the Timmons ville Rescue Squad.



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Council voted unanimously (7-0) to pass Bill No. 2021-37.

Bill No. 2021-38 – First Reading

An Ordinance to rezone 517 West Sumter Street from NC-6.2, Neighborhood Conservation-6.2, to CBD, Central Business District; identified as Florence County Tax Map Parcel 90072-07-001.

Councilwoman Moore made a motion to pass Bill No. 2021-38 and Councilwoman Barnes seconded the motion.

Mr. Jerry Dudley, Planning Director, reported this property is on the corner of Chase Street and West Sumter Street. The lot is currently vacant and is surrounded by residential zoning. The proposed zoning of Central Business District is a mixed-use zoning intended for development, redevelopment, and reuse of residential, commercial, and mixed-use buildings in Downtown. It is staff's opinion that the proposed zoning meets the definition of "spot zoning" and staff does not recommend the rezoning.

Planning Commission held a public hearing on this matter and voted unanimously to deny the rezoning request.

Pro tem Jebaily thanked Planning Commission and staff for identifying and addressing these spot zoning issues as they arise. He said this lot is among residential homes and rezoning it to a commercial use would have an adverse effect on the community.

Councilwoman Barnes said she received a phone call from a resident and the owner is operating the property as a business with food trucks.

Mayor Ervin said this is an area that has seen neighborhood redevelopment through investment. Old Carver Station and the R.N. Beck Center are right down the street. She also complimented staff and the Planning Commission for maintaining the neighborhoods.

Councilman Braddock asked if there is a fine or procedure to stop the food truck use of the property. Mr. Osterman replied the Codes Enforcement Division has the ability to enforce the misuse of the lot. They have already reached out to the owner of the property to advise them of the improper use, and they are currently on notice.

The motion to pass Bill No. 2021-38 failed. Council voted unanimously (7-0) to deny the rezoning request.

Bill No. 2021-39 – First/Final Reading

An Emergency Ordinance to replace the existing Emergency Ordinance 2021-30 in response to the COVID-19 emergency.

Councilwoman Moore made a motion to pass Bill No. 2021-39 and Councilwoman Barnes seconded the motion.

Pro tem Jebaily said he appreciates the opportunity to address this matter and look at where we were in September in comparison to where we are now. He said it is important to look at the measures the city has had in place and the effect they have had. Pro tem Jebaily referred to a chart from the Center of Disease Control's (CDC) website portraying the observed and forecasted weekly COVID-19 cases in Florence County since the beginning of the pandemic in March, 2020. The numbers reflected are the average active cases. Active case numbers have drastically decreased since the city kicked off their



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vaccination campaign and the passing of a Resolution to encourage masks indoors at the September meeting. According to the chart, in September 2021 there were 1,357 active cases and now there are 141 active cases. Pro tem Jebaily thanked and congratulated citizens for their role in doing the right thing. The vaccination rates have increased to approximately 63% and the CDC projections call for a continuous drop in active cases. Pro tem Jebaily said what we are doing is working and numbers are declining. While the projections are encouraging, caution is still needed as the holidays are approaching. Pro tem Jebaily made a motion to defer this Bill to next month and Councilwoman Barnes seconded the motion.

Councilwoman Moore said the goal was to reach a 70% vaccination rate, and we have not gotten there yet. She said we need to continue the existing emergency ordinance until the 70% is reached. The holidays could result in an incline of cases.

Mayor Ervin clarified that there is a Resolution further along in the agenda that will address the current emergency ordinance. The Bill currently being discussed will implement a mask ordinance throughout the whole city in public areas. The current ordinance mandates masks in city buildings, and the upcoming Resolution will address extending those measures.

Councilwoman Barnes said a mask mandate is not enforceable for gatherings in homes with family over the holidays. Encouraging testing and vaccinations will have a higher success rate than a mask mandate.

Mayor Ervin said she will be voting for masks because they are part of the four-prong process to protect against COVID-19, along with washing hands, social distancing and vaccination.

Pro tem Jebaily said they can all agree on the importance of wearing masks. There is a Resolution further down in the agenda that will extend the current emergency ordinance to require masks in city buildings. Voting to defer the current Bill does not change or undermine what is currently in place or the upcoming Resolution. He congratulated the community on doing what was asked by getting vaccinated, wearing masks, social distancing and washing hands.

Council voted (5-2) in favor of the motion to defer, with Councilwoman Moore and Mayor Ervin opposed. Bill No. 2021-39 was deferred.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2021-38

A Resolution to proclaim Friday, December 3, 2021 as Arbor Day in the City of Florence.

Councilwoman Moore made a motion to adopt Resolution No. 2021-38 and Councilwoman Barnes seconded the motion.

Mr. Chuck Pope, Public Works Director, reported this Resolution is an annual event. The annual tree planting will occur on Friday, December 3rd and this year they will be planting a tree at the new fire station on Smith Drive. The Forestry Commission awarded the Parks and Beautification Commission with the city's 41st Tree City USA award. They also awarded the city with the growth award for the 16th year.

Council voted unanimously (7-0) to adopt Resolution No. 2021-38.

Resolution No. 2021-39

A Resolution by the City of Florence recognizing November as "Native American Heritage Month."



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Councilwoman Moore made a motion to adopt Resolution No. 2021-39 and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) to adopt Resolution No. 2021-39.

Resolution No. 2021-40

A Resolution to strongly encourage residents to vaccinate against COVID-19 and to test for COVID-19 before they gather with friends and family for the holidays.

Councilman McCall made a motion to adopt Resolution No. 2021-40 and Pro tem Jebaily seconded the motion.

Councilman McCall read the Resolution into the record. Pro tem Jebaily thanked staff and the Marketing and Public Relations Committee of Council on their contributions to this Resolution and the vaccination campaign.

Council voted unanimously (7-0) to adopt Resolution No. 2021-40.

Resolution No. 2021-41

A Resolution to allow the City of Florence to lease city-owned property located at 719 Walnut Street to the Pee Dee CAA Partnership as part of their homeless prevention program.

Councilwoman Moore made a motion to defer Resolution No. 2021-41 in order to obtain further information and Mayor Ervin seconded the motion.

Council voted unanimously (7-0) to defer Resolution No. 2021-41.

Resolution No. 2021-42

A Resolution pursuant to Section 10 of Emergency Ordinance No. 2021-30 to extend the emergency term and application of said Ordinance by an additional sixty (60) days.

Pro tem Jebaily made a motion to adopt Resolution No. 2021-42 and Councilman Schofield seconded the motion.

Pro tem Jebaily read the Resolution into the record.

Council voted unanimously to adopt Resolution No. 2021-42.

Resolution No. 2021-43

A Resolution of City Council approving Downtown Redevelopment Grants for 2nd Quarter, FY22.

Mayor Ervin said this item will be discussed in Executive Session.

REPORTS TO COUNCIL

Mr. Frank Rainwater, Executive Director of the SC Department of Revenue and Fiscal Affairs

Mr. Rainwater appeared before Council to present information on the redistricting plan for the city. He said the law has changed since the last redistricting and he wants to advise Council on all the elements of



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redistricting. When redistricting, cities must meet the one person, one vote requirement in an attempt to equalize the districts. When looking at the city's data, there is very little change in population growth. At the end of each census, the populations should be within a 10% variance. According to census data, the city's numbers are lower than 5% and meet the one person, one vote requirement and there is no need for the city to redistrict. Since the last redistricting, provisions of the voting rights act have changed. There is no longer the requirement to achieve preclearance from the Department of Justice on the redistricting plan. Councils are now entirely responsible for their redistricting plans. When looking at redrawing a minority district, the courts decided you must look at the minority community compactness, determine if the minority community votes as a block and determine any crossover voters, which requires a statistical analysis of voting data. If there is a need to redistrict, there are things to consider: blocks cannot be split, districts must be contiguous, and districts should be as compact as possible. If Council does decide to redistrict, there must be a Resolution adopted in advance that states their goals, what the deviation is, and identifies the communities of interest.

Councilman Braddock asked who performs the statistical analysis. Mr. Rainwater said it can be done by many sources including in house, by statisticians, universities, as well as his firm. Councilman Braddock asked about the timeline. Mr. Rainwater said it would take about 3 weeks to complete a statistical analysis and this is a service they provide at no cost.

Appointments to Boards and Commissions

Mr. Scotty Davis, Deputy City Manager, presented the packet of appointments to Boards and Commissions to Council.

Board of Zoning Appeals

Councilman McCall made a motion to appoint Nathaniel Mitchell to the unexpired term of Randolph Hunter, to expire June 30, 2023. The motion carried unanimously.

Councilwoman Barnes deferred her appointment to the Board.

Construction & Maintenance Board of Adjustments and Appeals

Being no applicants, Mayor Ervin deferred her two nominations to the Board.

Aesthetics Advisory Committee

Councilman McCall made a motion to appoint LaTisha Jackson for an initial term of two years to begin immediately and expire on June 30, 2023. The motion carried unanimously.

Being no additional applicants, the remaining appointments were deferred.

Resilience and Sustainability Advisory Committee

Councilwoman Barnes made a motion to appoint Leo Woodberry to an initial term of one year to begin immediately and expire on June 30, 2022. The motion carried unanimously.

Being no additional applicants, the remaining appointments were deferred.

COMMITTEE REPORTS



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Business Development Committee, Chaired by Pro tem Jebaily

On behalf of the Business Development Committee, Pro tem Jebaily thanked everyone for their participation in the 17th annual SC Pecan Festival. He said the Pecan Festival has an economic impact of approximately \$2.5 million a year.

Pro tem Jebaily said the Committee spoke of conducting a Florence market study for the city and ways to recruit business to the area. They received an update on an industrial project Florence County is working on. There was also discussion on the status of the White Hawk Industrial Park.

Mayor Ervin recognized Councilwoman Moore as the founder of the SC Pecan Festival, which is now recognized by the state. Councilwoman Moore said she appreciates everyone that participates and volunteers in this event.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes thanked the former Mayor, Council and staff for their diligence on making the Sav-A-Lot project happen in the community. The completion of this project has been great for the community and has given them a great boost in morale.

Mayor Ervin notated the importance of this store in the community. This area was a designated Food Desert, and this store is the product of various organizations coming together through partnerships.

Marketing and Public Relations Committee, Chaired by Councilman McCall

Councilman McCall said they are continuing work on the vaccination campaign. He said they received information on the results of the vaccination campaign and the cases have drastically decreased since its implementation. He thanked the citizens of Florence for answering the challenge. The city will continue to promote vaccinations through the end of the year. Councilman McCall also said the Committee voted to bring forth the Resolution to “Test Before You Gather” at today’s meeting and he thanked Council for their unanimous support of that Resolution.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a discussion of matters related to a proposed economic development project and to receive legal advice on redistricting. Councilwoman Barnes made a motion to enter into Executive Session and Councilwoman Moore seconded the motion. Council entered into Executive Session at 2:52 p.m.

Council reconvened open session at 4:15 p.m. and took action on the following items:

Resolution No. 2021-43

A Resolution of City Council approving Downtown Redevelopment Grants for 2nd Quarter, FY22.

Pro tem Jebaily made a motion to adopt Resolution No. 2021-43 and Councilman Schofield seconded the motion.

Council voted unanimously (7-0) to adopt Resolution No. 2021-43.

ADJOURN



**FLORENCE CITY COUNCIL
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Without objection, the November 8, 2021 Regular meeting of City Council was adjourned at 4:16 p.m.

Dated this 13th day of December 2021.

Casey C. Moore, Municipal Clerk

Teresa Myers Ervin, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: November 08, 2021
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: City Manager's Office

I. ISSUE UNDER CONSIDERATION

An Ordinance to declare surplus and donate a portion of city-owned property located at tax map 70012-20-002 in Timmons ville, SC to Florence County for the Timmons ville Rescue Squad.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

1. The property at tax map 70012-20-002 was initially used as part of the Timmons ville water and sewer system. The utility system, including said property, was acquired by the City of Florence. The City of Florence abandoned this portion of the utility system and has no use for the property.
2. The old Timmons ville Rescue Squad building currently sits on a portion of said property.
3. The Timmons ville Rescue Squad has asked that the City of Florence donate a portion of tax map 70012-20-002 to them.
4. Florence County has agreed to receive this donated property and donate said property to the Timmons ville Rescue Squad.

III. POINTS TO CONSIDER

IV. OPTIONS:

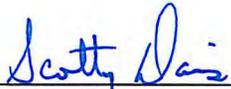
City Council may:

1. Approve and adopt the Ordinance as presented.
2. Defer should additional information be needed.
3. Deny the Ordinance.

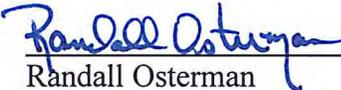
V. PERSONAL NOTES:

VI. ATTACHMENTS

1. Proposed Ordinance
2. Map of property to be donated



Scotty Davis
Deputy City Manager



Randall Osterman
City Manager

ORDINANCE NO. 2021-____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE SHOWN AS 0.98 ACRES ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" TO FLORENCE COUNTY, SAID PROPERTY BEING A PORTION OF THE PROPERTY CURRENTLY OCCUPIED BY TIMMONSVILLE RESCUE SQUAD AND BEING A PORTION OF THE PROPERTIES CONVEYED TO THE CITY BY TIMMONSVILLE AS PART OF THE ACQUISITION OF THE TIMMONSVILLE WATER AND SEWER SYSTEM.

WHEREAS, after due consideration, the City has concluded that the land described on Exhibit "A" attached hereto and incorporated herein by reference, said land being surplus land to the City since it is not needed for the operation of the water and sewer system and has been part of the Timmons ville Rescue Squad operations.

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 deeds and other documentation to convey title to the property described as Parcel 1 on the plat attached hereto to Florence County for the Timmons ville Rescue Squad.

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 _____, 2021.

Approved as to form:

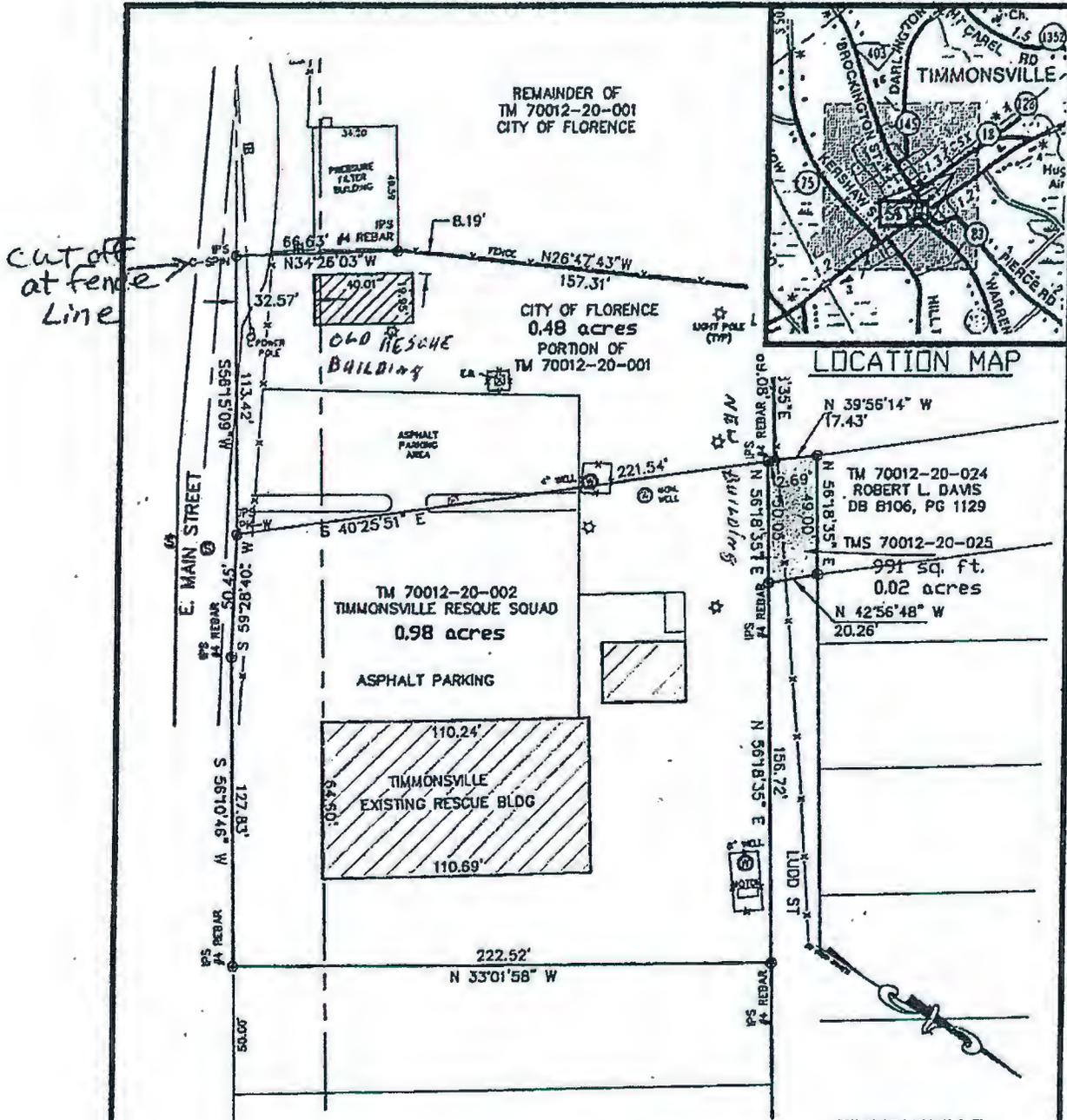
JAMES W. PETERSON, JR.
City Attorney

TERESA MYERS ERVIN
Mayor

Attest:

CASEY C. MOORE
Municipal Clerk

EXHIBIT A



PLAT

TIMMONSVILLE
FLORENCE COUNTY
SOUTH CAROLINA

OF 0.98 ACRES LOCATED IN TIMMONSVILLE, FLORENCE COUNTY, SOUTH CAROLINA, BEING THAT PROPERTY DESIGNATED AS TAX PARCEL 70012-20-001. SURVEYED FOR:

TIMMONSVILLE RESCUE SQUAD

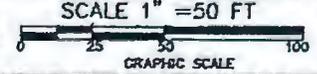
PORTION OF

DATE: APRIL 14, 2014 JOB NO: 114604 FLD BK: PAGE: REF JOB NO: 07596 TM#: 70012-20-001

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCHROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C01150, EFFECTIVE DATE DEC. 18, 2004, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.
NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
email davidn@nesbittsurveying.com



DAVID A. NESBITT RLS NO 7623



VII. a.
Bill No. 2021-12
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: May 10, 2021

AGENDA ITEM: Ordinance to Annex and Zone the North Side of Lake Oakdale and the Lake Oakdale Dam, a portion of TMN 00751-01-049.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex a portion of Tax Map Number 00751-01-049 which includes the north half of Lake Oakdale and the dam into the City of Florence and zone to OSR, Open Space and Recreation. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On April 13, 2021, Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning request of OSR, Open Space and Recreation.

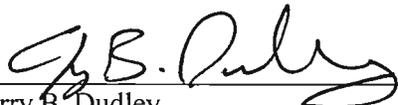
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) City water and sewer services are not necessary; there is no cost to extend utility services.
- (3) A Public Hearing for zoning was held at the April 13, 2021 Planning Commission meeting.
- (4) This request includes portions of Lake Oakdale and the associated dam. The proposed zoning of OSR is in agreement with the existing use of the property.

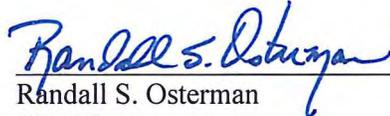
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Parcels 1 and 2 Plat
- (4) Annexation Petition



Jerry B. Dudley
Planning Director



Randall S. Osterman
City Manager

ORDINANCE NO. 2021_____

AN ORDINANCE TO ANNEX AND ZONE THE NORTH SIDE OF LAKE OAKDALE AND THE LAKE OAKDALE DAM, A PORTION OF TMN 00751-01-049.

WHEREAS, a Public Hearing was held in the Council Chambers on April 13, 2021 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 Claussen Developers, LLC, owner of TMN 00751-01-049, 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 OSR:

The property requesting annexation is shown more specifically on Florence County Tax Map 00751, block 01, parcel 049 and on the plat filed in Plat Book 107 at page 233.

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:

Casey C. Moore
Municipal Clerk

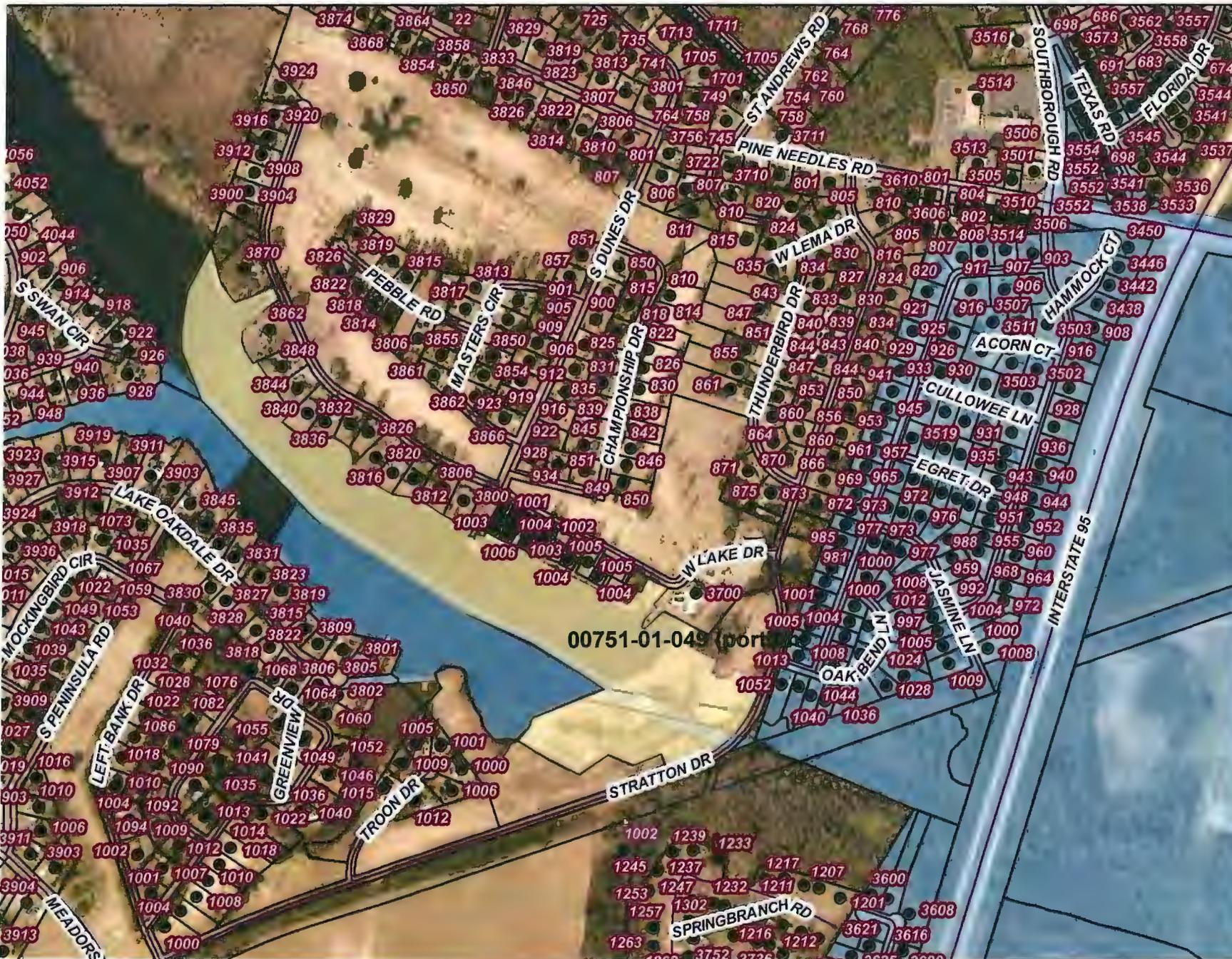
Lake Oakdale Annexation

April, 2021



Legend

- Oakdale Annex
- County address
- Streets
- Parcels
- City Limits



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

William F. Cox, Jr. 8/31/20
 WILLIAM F. COX, JR. PLS 11363 DATE



Florence County Planning Department
 Map by certified professional surveyor
 City of *Ray*
 County Planning *Donna Sigler*

LEGEND
 I.N. IRON NEW 1/2" REBAR
 I.O. IRON OLD
 PT. POINT

NOTES:
 1) TAX MAP NO. 00075-01-020, 00751-01-049
 2) DATE OF SURVEY: AUGUST 19, 2020
 3) THIS LOT IS LOCATED IN FLOOD ZONE "X"
 NATIONAL FLOOD INSURANCE PROGRAM,
 FLOOD RATE MAP DATED DEC. 16, 2014

REFERENCE:
 1) PLAT BY ERVIN ENGINEERING DATED MARCH 15, 1993 FOR OAKDALE COUNTRY CLUB.
 2) PB 22/555
 3) PB 23/173
 4) PB 30/210
 5) PB 36/419
 6) PB 43/135
 7) PB 84/121
 8) PB 90/170
 9) PB 92/295

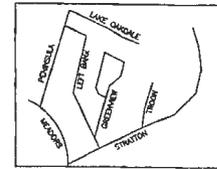
L=506.93'
 R=1446.74'
 $\Delta=20^{\circ}04'34''$
 C LEN=504.34'
 BRG=S 32^{\circ}39'40" E

L=363.35'
 R=4175.26'
 $\Delta=04^{\circ}59'10''$
 C LEN=363.23'
 BRG=N 64^{\circ}36'46" E

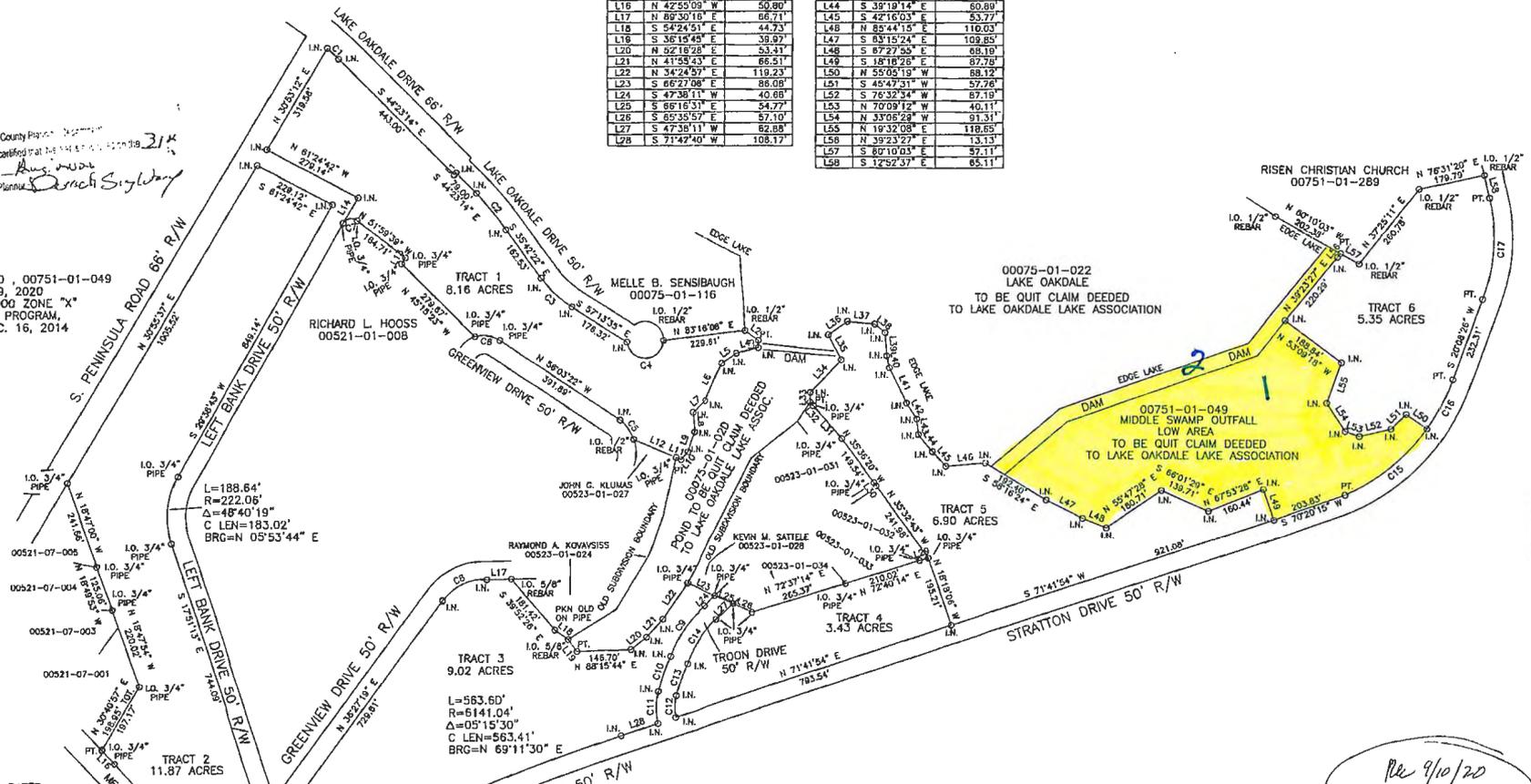
L=157.70'
 R=4010.68'
 $\Delta=02^{\circ}15'10''$
 C LEN=157.69'
 BRG=N 61^{\circ}05'21" E

LINE	BEARING	DISTANCE
L1	N 45°36'46" E	8.00'
L2	S 53°04'41" E	44.59'
L3	S 00°55'31" W	20.00'
L4	S 72°29'11" W	81.45'
L5	S 39°40'58" W	48.73'
L6	S 23°50'57" W	112.87'
L7	S 50°59'00" W	48.77'
L8	S 04°28'03" E	54.28'
L9	S 18°58'10" E	57.50'
L10	S 38°22'49" W	28.79'
L11	N 66°01'44" W	15.00'
L12	N 66°01'42" W	125.56'
L13	N 31°03'42" E	19.65'
L14	N 30°29'52" E	79.73'
L15	S 59°34'17" W	74.41'
L16	N 42°55'09" W	50.80'
L17	N 69°50'18" E	86.71'
L18	S 44°24'51" E	44.73'
L19	S 36°15'45" E	38.97'
L20	N 92°18'28" E	53.41'
L21	N 41°54'53" E	86.51'
L22	N 34°24'57" E	119.23'
L23	S 66°27'08" E	85.05'
L24	S 47°38'11" W	40.68'
L25	S 66°16'31" E	54.77'
L26	S 65°35'57" E	57.10'
L27	S 47°38'11" W	82.88'
L28	S 71°42'40" W	108.17'

LINE	BEARING	DISTANCE
L29	N 72°29'30" E	24.93'
L30	N 35°32'43" W	10.04'
L31	N 49°43'54" W	118.04'
L32	N 40°43'34" W	12.03'
L33	N 00°37'28" E	27.15'
L34	N 43°12'51" E	121.67'
L35	N 26°59'42" W	78.24'
L36	N 54°44'50" E	62.84'
L37	S 84°19'27" E	74.80'
L38	S 50°17'24" E	36.42'
L39	S 03°45'57" E	62.22'
L40	S 13°28'31" E	33.88'
L41	S 25°03'17" E	107.12'
L42	S 32°36'48" E	50.65'
L43	S 05°41'58" E	42.58'
L44	S 39°19'14" E	60.89'
L45	S 42°16'03" E	53.77'
L46	N 85°44'05" E	110.03'
L47	S 83°15'24" E	109.85'
L48	S 87°27'55" E	68.10'
L49	S 18°18'28" E	87.78'
L50	N 55°09'19" W	68.12'
L51	S 45°47'31" W	57.76'
L52	S 76°32'54" W	87.19'
L53	N 70°09'12" W	40.11'
L54	N 33°39'28" W	91.31'
L55	N 19°32'08" E	118.65'
L56	N 39°23'27" E	13.13'
L57	S 80°10'03" E	57.11'
L58	S 12°52'37" E	85.11'



VICINITY MAP
 NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	663.08'	41.68'	41.87'	S 46°14'14" E	03°29'48"
C2	1100.89'	178.95'	128.88'	S 38°55'33" E	08°18'11"
C3	309.35'	115.88'	115.20'	N 46°42'30" W	21°27'40"
C4	60.00'	148.53'	98.63'	S 87°28'37" W	17°12'15"
C5	116.50'	65.51'	84.70'	S 34°29'21" E	31°24'42"
C6	77.11'	70.40'	67.98'	S 81°22'19" E	52°18'24"
C7	25.72'	43.47'	38.48'	N 79°10'48" E	96°42'51"
C8	139.62'	140.42'	134.58'	N 84°41'20" E	57°37'22"
C9	340.73'	188.61'	167.09'	N 34°44'58" E	28°23'12"
C10	591.12'	101.57'	101.43'	N 19°23'17" E	10°33'35"
C11	208.65'	83.95'	88.32'	N 02°58'07" E	2°32'34"
C12	158.65'	59.17'	58.83'	N 02°02'50" E	21°22'08"
C13	501.12'	92.07'	91.94'	N 19°28'04" E	10°31'39"
C14	287.66'	148.55'	146.51'	N 34°38'13" E	29°35'21"
C15	541.51'	280.45'	288.58'	S 59°20'00" W	37°43'58"
C16	541.51'	151.12'	150.83'	S 26°58'20" W	15°58'23"
C17	478.55'	279.30'	278.89'	S 03°52'42" W	33°39'07"

Re 9/10/20
107/233

SURVEY FOR
 THE PALMS COURSE AT OAKDALE, LLC
 FLORENCE COUNTY SOUTH CAROLINA
 0' 200' 400' 600'
 SCALE 1"=200' AUGUST 19, 2020
 SURVEY AND PLAT BY
 LOWER FLORENCE COUNTY SURVEYING
 155 NORTH CHURCH STREET
 LAKE CITY, S.C. 29560
 843-374-8614



SCHEDULE A
PROPERTY TO BE ANNEXED

Parcel 1 of 3: The parcel of land depicted as "Middle Swamp Outfall Low Area to be Quit Claim Deeded to Lake Oakdale Lake Association" on the plat filed in the Florence County Clerk of Court's Office on September 10, 2020 in Plat Book 107 at Page 233.

Parcel 2 of 3: The strip of land abutting Parcel 1 above depicted on the plat referenced above as "DAM", being bound as follows: on its southernmost end by Tract 5 as shown on the above referenced plat; on its eastern line by Parcel 1 above and Tract 6 depicted on the above reference plat; on its northernmost line by property of Risen Christian Church (tax parcel 00751-01-289); and on its westernmost line by Lake Oakdale.

Parcel 3 of 3: The **portion** of Tax Parcel Number 00751-01-049 comprising essentially the northern half of Lake Oakdale, bounded as follows: on the south by Parcels 00075-01-022 and 00075-01-237; on the east by a portion of Parcel 2 above; on the West by Parcels 00075-01-021 and 0051-01-003 and on its northern most line by the rear property lines of various residential parcels that front on West Lake Drive; this Parcel 3 to be annexed also abuts two (2) portions of West Lake Drive - one near its northeastern end between Tax Parcels 00751-01-285 and 00751-01-040 and the other near its southern end between Tax Parcels 00751-01-281, 00751-01-282 and 00751-01-289.

VII. b.
Bill No. 2021-39
First/Final Reading

FLORENCE CITY COUNCIL MEETING

DATE: November 8, 2021
AGENDA ITEM: Emergency Ordinance
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

An Ordinance to replace the existing Emergency Ordinance 2021-30 in response to the COVID-19 emergency.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

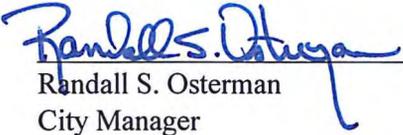
1. City Council has previously adopted Emergency Ordinances designed to properly react to the emergency presented by the pandemic including, but not limited to Emergency Ordinance No.2021-30, Emergency Ordinance No. 2020-28, which consolidated Emergency Ordinance No. 2020-13, Emergency Ordinance No. 2020-12, and Emergency Ordinance No. 2020-20, Ordinance No. 2021-08, and Resolution 2021-15.

III. POINTS TO CONSIDER:

1. This Ordinance will replace the current Emergency Ordinance No. 2021-30.

IV. ATTACHMENTS:

1. Proposed Ordinance


Randall S. Osterman
City Manager

EMERGENCY ORDINANCE NO. 2021-_____

AN ORDINANCE TO REPLACE THE EXISTING EMERGENCY ORDINANCE 2021-30 IN RESPONSE TO THE COVID-19 EMERGENCY.

WHEREAS, the 2019 Novel Coronavirus (“COVID-19”) is a respiratory disease that can result in serious illness or death by the SARS-CoV-2 virus, which is a new strain of coronavirus previously unidentified in humans and which can spread from person to person;

WHEREAS, the Delta strain of the COVID-19 has caused significant increases in number of COVID-19 cases throughout South Carolina, and these increases have been of particular note in Florence County and the metropolitan area of the City of Florence as evidenced by Exhibit A attached hereto;

WHEREAS, the Centers for Disease Control and Prevention (the “CDC”) continues to warn of the high public health threat posed by COVID-19 globally, in the United States, and in South Carolina;

WHEREAS, the CDC and South Carolina Department of Health and Environmental Controls (“SCDHEC”) advise the use of cloth face coverings to slow the spread of COVID-19;

WHEREAS, in Executive Order 2020-63 Governor Henry McMaster urged municipalities to enact measures requiring individuals to wear face coverings and the COVID-19 infection levels in South Carolina and Florence County now exceed the infection rates then existing;

WHEREAS, health authorities, including the CDC, the Surgeon General of the United States, and SCDHEC have recommended the use of face coverings as a means of preventing the spread of COVID-19;

WHEREAS, the Florence City Council has previously unanimously adopted Emergency Ordinances designed to properly react to the emergency presented by the pandemic including, but not limited to the most recent Emergency Ordinance No. 2021-30;

WHEREAS, it has been determined by the City Council that the emergency measures set forth in the prior Ordinances and Resolutions are necessary, including the reinstatement of a requirement that face coverings or masks be worn in public in the City of Florence as previously required in Ordinance No. 2021-08; and

WHEREAS, Section 5-7-250 of the South Carolina Code of Laws and Section 2-29(c) of the Florence Code of Ordinances empowers Council to enact emergency ordinances affecting life, health, or safety on one reading by affirmative two-thirds vote of members present provided that such emergency ordinance shall automatically expire on the 61st day following enactment unless extended by future action of Council;

NOW, THEREFORE, it is hereby ordained by the City Council of the City of Florence that a state of emergency continues to exist because of the COVID-19 situation, and the following emergency provisions shall apply within the City:

Section 1. Remote Meetings During the COVID-19 Crisis. The provisions of this Section shall apply to Council and to any and all boards, commissions, committees, or other subsidiary, related, or delegated bodies of the City (collectively, “Boards and Commissions”). Until the termination of this Ordinance pursuant to Section 10 below, the Council and all of its Boards and Commissions shall be entitled to conduct all regular and special meetings by telephone or other electronic means, provided that:

- a) Members attending by electronic means shall be able to hear any and all comments made by the public, staff, and other council members;
- b) All public participants and attendees, staff, and other members shall be able to hear the comments, motions, and votes of the members attending such meeting by electronic means;
- c) Other than establishing the electronic connections, there shall be no communications among the members attending electronically, unless such communication is part of the meeting and can be heard by all public participants or attendees; and
- d) The comments, motions, and votes of the members attending electronically shall be recorded in the minutes of the meeting.

Collectively, these conditions are referred to as the “Participation Requirements.”

Section 2. Physical Presence Not Required to be Counted as Part of a Quorum. The provisions of this section shall apply to Council and to all of its Boards and Commissions. During the Emergency Term, and notwithstanding any other provision of applicable State or local law, a member attending a meeting of Council or any of its Boards and Commissions by telephone or electronic means in compliance with the Participation Requirements, whether physically present or not, shall be counted as present in determining the quorum for such meeting.

Section 3. Suspension of Deadlines. The City Manager is authorized to suspend all deadlines imposed by City Ordinance, applicable to the municipality or applicant during the duration of the emergency conditions caused by COVID-19.

Section 4. Plan for Continuity of Government Services. The City Manager is authorized to develop and enact a plan to ensure continuity in the delivery of government services in light of the COVID-19 outbreak.

Section 5. Special Events Permits. The City Manager is authorized to cancel and revoke any special events permits issued prior to the date of this ordinance for events scheduled to take place during this state of emergency period.

Section 6. Use of Face Coverings. Effective immediately:

- a) All persons entering any Establishment Open to the Public or Foodservice Establishment as defined below in the City of Florence must wear a face covering while inside the establishment. For purposes of this Ordinance, the term “Establishment Open to the Public” shall mean any organization, establishment, facility, or retail business open to the public within the City of Florence. Since schools and daycares have limited public access, they are not included as an “Establishment Open to the Public” hereunder. “Foodservice Establishment” shall mean any establishment within the City of Florence that sells prepared food on a dine-in, delivery, carry-out, or drive-through basis. The business shall not have responsibility for enforcing this requirement, but it shall post conspicuous signage at all entrances informing its patrons of the requirements of this section.
- b) All Establishments Open to the Public and Foodservice Establishments in the City shall require their staff and employees to wear a face covering at all times while having face to face interaction with the public and while working in areas open to the general public and areas in which interactions with other staff are likely in which social distancing of at least six feet cannot be observed.
- c) “Face Covering” as used herein means a uniform piece of cloth, fabric, or other material that securely covers a person’s nose and mouth and remains affixed in place without the use of one’s hands. Face Coverings include, but are not limited to, bandanas, medical masks, cloth masks, scarves, and gaiters, provided they are worn such that they securely cover the person’s nose and mouth.

Section 7. Exemptions. Face Coverings shall not be required as follows:

- a) in outdoor or unenclosed areas appurtenant to Establishments Open to the Public or Foodservice Establishments in which social distancing of at least six feet is possible and observed;
- b) for people whose religious beliefs prevent them from wearing a Face Covering;
- c) for those who cannot wear a Face Covering due to a medical or behavioral condition;
- d) for children under six (6) years old, provided that adults accompanying children age two (2) through five (5) shall use reasonable efforts to cause those children to wear Face Coverings while inside the enclosed area of any Establishments Open to the Public or Foodservice Establishment;
- e) for patrons of Foodservice Establishments while they are dining;

- f) in private offices and workspaces in which social distancing of at least six feet is possible and observed;
- g) when complying with directions of law enforcement officers;
- h) in settings where it is not practical or feasible to wear a Face Covering, including when obtaining or rendering goods or services such as the receipt of dental services or while swimming; and/or
- i) while exclusively with members of a family or the same household, and no person other than such family or household is within the same enclosed area.

Section 8. Civil Infraction.

- a) Any person violating the provisions of Section 6(a) of this Ordinance by failing to wear a Face Covering when required shall be guilty of a civil infraction, punishable by a penalty of \$25.00. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense.
- b) A person who fails to comply with Section 6(b) of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$100.00. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense. Repeated violations of this Ordinance are additionally hereby declared to be a public nuisance, which may be abated by the City by restraining order, preliminary and permanent injunction, or other means provided for by the laws of this State. The foregoing notwithstanding, every effort shall be made to bring the business into voluntary compliance with the terms of this Ordinance prior to the issuance of any citation. For the purposes of Section 6(b) of this Ordinance, “person” shall be defined as any individual associated with the business who has the control or authority and ability to enforce the requirements of the Ordinance within the business, such as an owner, manager or supervisor. “Person” may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc. but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

Section 9. Suspension of Contrary Local Provisions. During the term of this Ordinance, any ordinance, resolution, policy, or bylaw of the City of Florence that conflicts with the provisions hereof shall be and is hereby suspended and superseded.

Section 10. Termination of Ordinance. This Ordinance may be terminated or expire upon the first of the following events:

(a) Upon the issuance of a Resolution by the City Council of the City of Florence declaring that COVID-19 is no longer a serious threat to the public health, safety and welfare of the citizens of the City of Florence;

(b) Absent adoption of a Resolution or Ordinance extending the term of this Emergency Ordinance, upon the 61st day following its enactment.

Section 11. Severability. Should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

Effective Date and Time. This Ordinance shall take immediately upon its adoption on second reading by City Council.

ADOPTED this ____ day of November, 2021.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021
AGENDA ITEM: Ordinance to rezone 1926 Second Loop Road from Ac to CG,
identified as Tax Map Number 90029-02-002
DEPARTMENT/DIVISION: Planning, Research, & Development

I. ISSUE UNDER CONSIDERATION:

A request to rezone the commercial property located at 1926 2nd Loop Rd from Activity Center (AC) to Commercial General (CG), said property being specifically designated in the Florence County Tax Records as Tax Map Number 90029-02-002. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

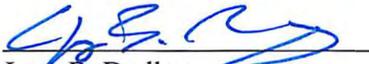
On November 9, 2021, the City of Florence Planning Commission held a public hearing on this matter and voted 6-1 to deny the rezoning request for Commercial General (CG).

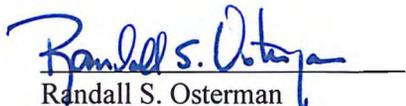
III. POINTS TO CONSIDER:

1. This request is being considered for first reading.
2. The property is currently zoned Activity Center (AC), which permits uses such as recreation, amusement uses, and a variety of commercial uses as well as residential uses such as multifamily and live-work units.
3. The proposed zoning is Commercial General (CG). The CG zoning district is described by the Unified Development Ordinance as “intended to provide for a broad range of retail, restaurant, entertainment, office, institutional, and service uses.”
4. Adjacent properties are zoned Activity Center to the north, south, east, and west of the property (Attachment 4).
5. Previous zoning of the property prior to the adoption of the Unified Development Ordinance was B-2, Convenience Business District, which allowed similar uses to the current AC zoning designation. The closest CG zoning district is located approximately 2,500 ft to the west at the intersection of Second Loop Road and Cashua Drive.
6. City staff recommends that the rezoning be denied and concurs with Planning Commission’s recommendation not to rezone the property to Commercial General (CG) due to current zoning designation of surrounding commercial properties in the vicinity of the parcel and the lack of adjacency or proximity to the CG zoning district.

IV. ATTACHMENTS:

1. Ordinance
2. Vicinity Map
3. Location Map
4. Zoning Map
5. Future Land Use Map


Jerry B. Dudley
Planning Director


Randall S. Osterman
City Manager

ORDINANCE NO. 2021-_____

AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS 1926 2ND LOOP ROAD, TAX MAP NUMBERS 90029-02-002, FROM ACTIVITY CENTER ZONING DISTRICT TO COMMERCIAL GENERAL ZONING DISTRICT:

WHEREAS, a Public Hearing was held in City Council Chambers on November 9, 2021 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the property owners made application to rezone from AC, Activity Center District to CG, Commercial General;

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 not to adopt by amending the Zoning Atlas of the City of Florence for the aforesaid property to AC
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.

Ordinance No. 2021-_____

Page 2

ADOPTED THIS _____ DAY OF _____, 2021

Approved as to form:

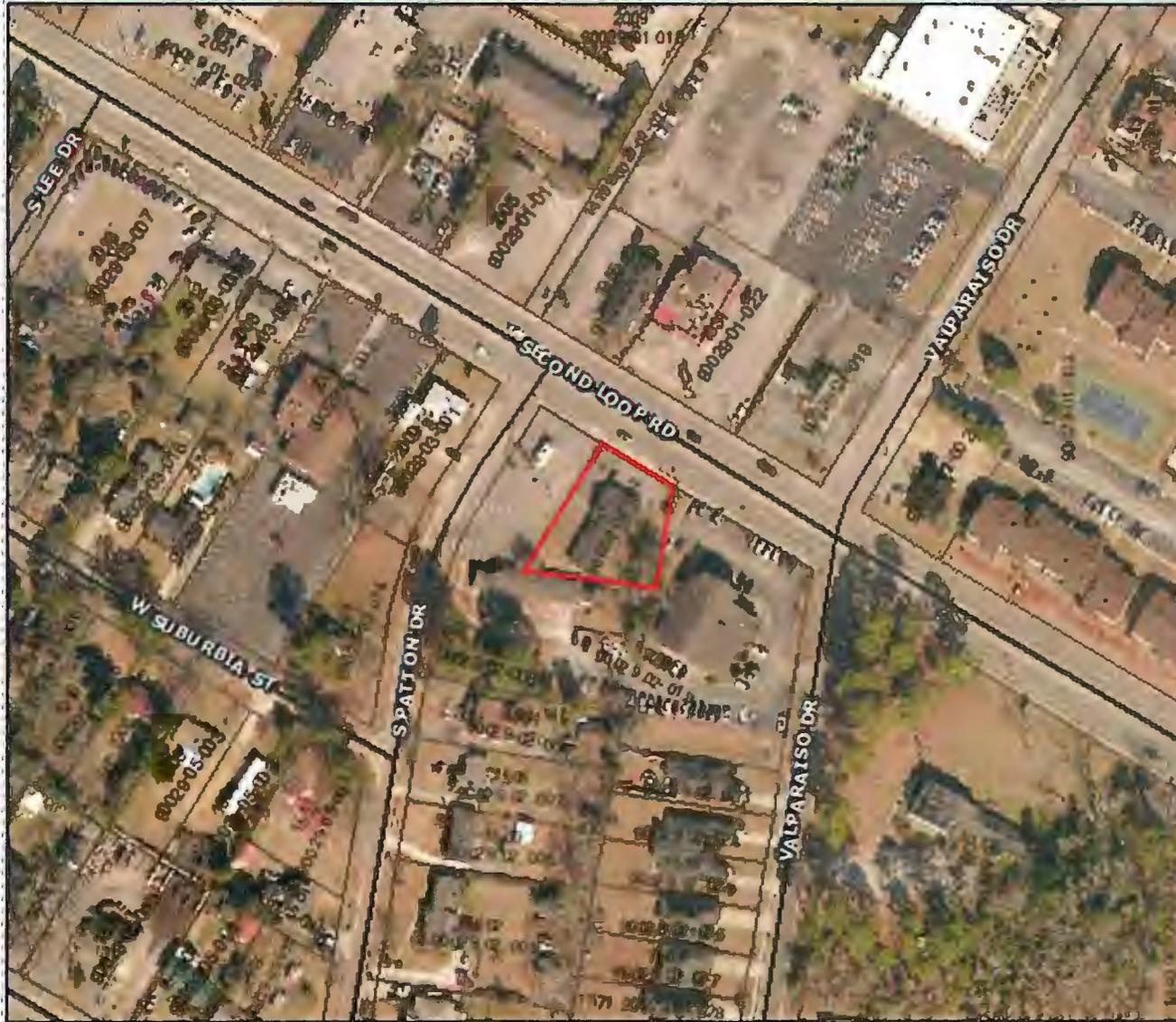
James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

Vicinity Map 1926 Second Loop Road



Legend

-  Parcels
-  Proposed Parcel



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development does not warrant 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. Use without field verification is at the sole risk of the user.

50 25 0 50 Feet



DATE: 12/22/21

Location Map 1926 Second Loop Road



Legend

-  Parcels
-  Proposed Parcel

FLORENCE
SOUTH CAROLINA

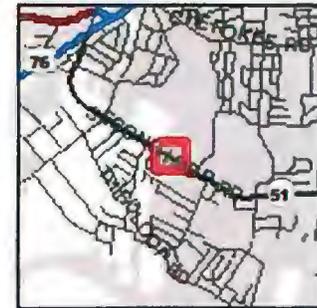
DISCLAIMER:
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50 25 0 50 Feet



Date: 12/22/21

Current Zoning Map 1926 Second Loop Road



Legend

- Parcels
- Zoning District
- Residential Districts
 - FD
- Neighborhood Conservation Sub-Districts
 - NC-15
 - NC-6.3
- Business and Commercial Districts
 - CA
- Mixed-Use Districts
 - AC
- Proposed Parcel



DISCLAIMER:
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50 25 0 50 Feet



Date: 12/21/22

Future Land Use 1926 Second Loop Road



Legend

-  Parcels
- Future Land Use 2010**
- Future Land Use**
-  Auto-Urban Comercial
-  Neighborhood Conservation
-  Public and Institutional
-  Proposed Parcel



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Date: 12/02/09

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021

AGENDA ITEM: Ordinance To Annex and Zone 2468 Parsons Gate, TMN 01221-01-323

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2468 Parsons Gate, Tax Map Number 01221-01-323, into the City of Florence and zone to NC-15, Neighborhood Conservation 15. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On November 9, 2021, the Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning designation of NC-15, Neighborhood Conservation 15.

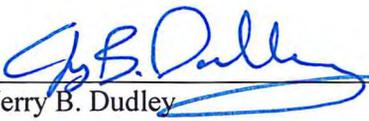
III. POINTS TO CONSIDER:

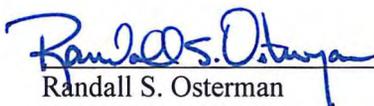
- (1) The request is being considered for first reading.
- (2) City water and sewer services are currently available; there is no cost to extend utility services.
- (3) The lot is currently vacant; a single-family detached house is proposed for construction, which is an appropriate use for the zoning district.
- (4) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property NC-15 Neighborhood Conservation 15.

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. 2021-_____

AN ORDINANCE TO ANNEX AND ZONE 2468 PARSONS GATE, TMN 01221-01-323.

WHEREAS, a Public Hearing was held in Council Chambers on November 9, 2021 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 Barubhai Patel, owner of TMN 01221-01-323, 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-15:

The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 323 (0.618994 acre).

Any portions of public rights-of-way abutting the above described property are 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.**

Ordinance No. 2021 - _____
Page 2

ADOPTED THIS _____ DAY OF _____, 2021

Approved as to form:

James W. Peterson, Jr.
City Attorney

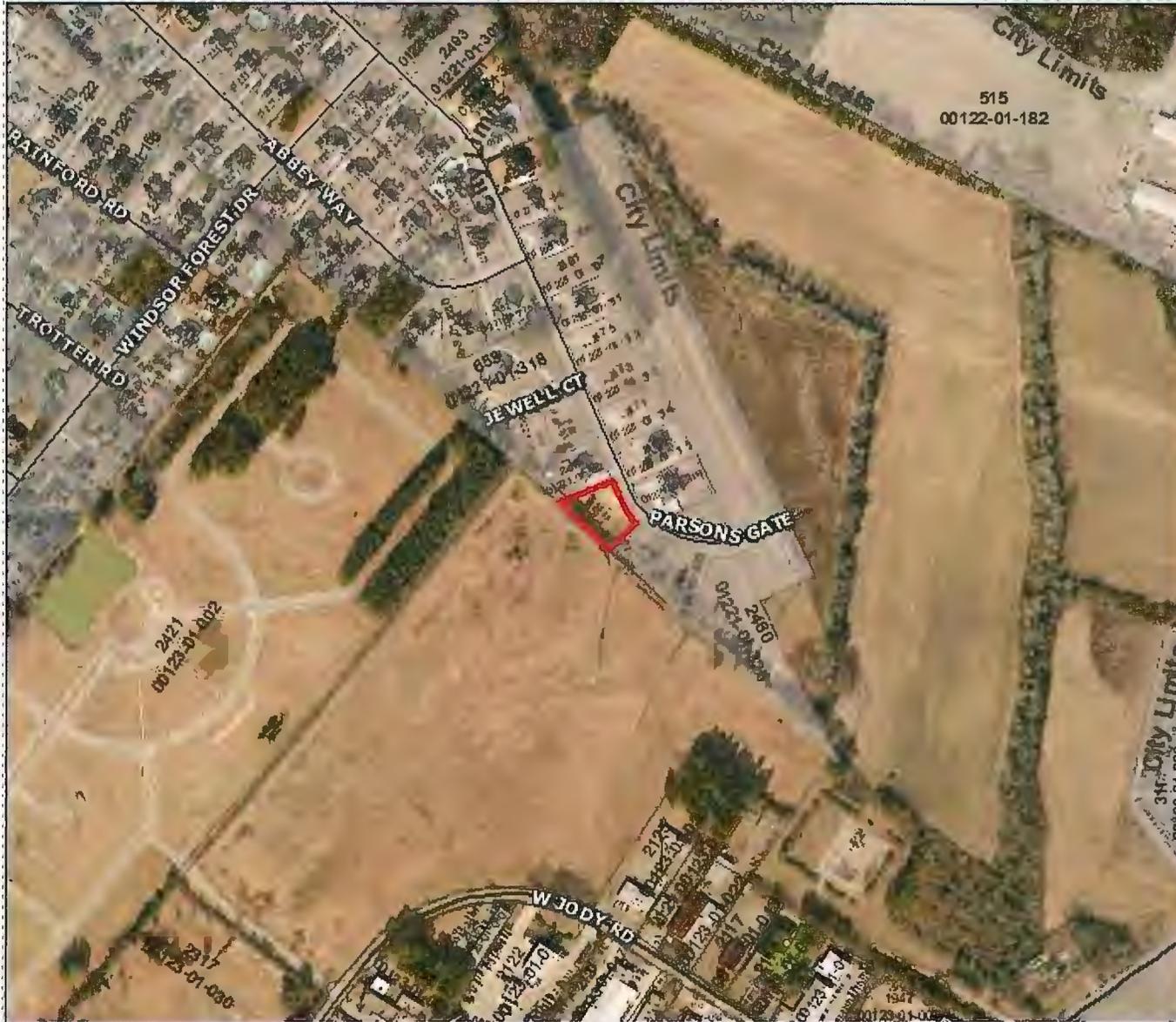
Teresa Myers Ervin,
Mayor

Attest:

Casey C. Moore
Municipal Clerk

PC 2021-34

Vicinity Map - 2468 Parsons Gate



Legend

- City Limits
- Parcels
- Proposed Parcel



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60 30 0 60 Feet



Date: 10/26/2021

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: 01221-01-323
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 S-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>6</u>	Race	<u>INDIAN</u>
Total 18 and Over	<u>4</u>	Total Registered to Vote	<u>3</u>

APPLICANT (S) (Please print or type):

Name(s): BARBARA PATEL

Address: 915 W. HUNTER AVE HARTSVILLE SC 29550

Telephone Numbers: 917-499-7829 [work] _____ [home]

Email Address: Mayank75@hotmail.com

Signature: [Signature] Date: 10-12-21

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date: <u>10/13/21</u>	<u>[Signature]</u>

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021

AGENDA ITEM: An ordinance to abandon the City of Florence's interest in the undeveloped portion of public right-of-way for South Honey Hill Drive located behind 1911 through 1923 Hayden Court.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of the City of Florence Right of Way, specifically a portion of an unopened and undeveloped portion north of South Honey Hill Drive. The property is bounded on the North by 626 & 704 Ansley Street; Sidney Avenue to the South; 707 & 706 Wimbledon Avenue, Wimbledon Avenue proper, and 707 Sydney Avenue to the West; and Sydney Avenue proper to the East.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On November 9, 2021 Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the Right of Way abandonment to City Council.

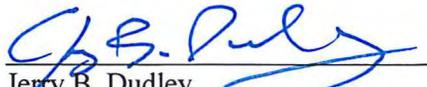
III. POINTS TO CONSIDER:

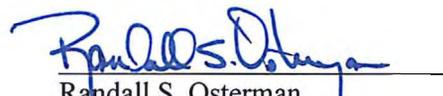
- (1) Request is being considered for first reading.
- (2) The request was made by the property owner of 1915 Hayden Court and supported by the other nine adjoining property owners. The property will be divided amongst seven of the adjacent property owners as shown on the proposed summary plat (Attachment D). The nine adjoining property owners have signed a Letter of Agreement (Attachment E) confirming acceptance of the proposed plat.
- (3) This portion of right-of-way is undeveloped and unopened land between Malden Drive and South Honey Hill Drive. Two residential lots on Ansley Drive prohibit any future connection of the two roads.
- (4) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. Engineering is requiring a sewer easement and storm drainage easement for future maintenance as shown on the proposed plat (Attachment D). None of the other aforementioned departments found reason to maintain the City's interest in this right-of-way.
- (5) If the right-of-way is abandoned by City Council, the property can be conveyed to the seven adjacent property owners utilizing the quit-claim deed process, thus placing the right of way into private ownership.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- 1) Ordinance
- 2) Vicinity Map
- 3) Location Map
- 4) Utility Map
- 5) Proposed Summary Plat
- 6) Letter of Agreement
- 7) Site Photos


Jerry B. Dudley
Planning Director


Randall S. Osterman
City Manager

ORDINANCE NO. 2021-_____

AN ORDINANCE TO ABANDON INTEREST OF THE CITY OF FLORENCE IN RIGHT-OF-WAY TO INCLUDE THE UNOPENED PORTION OF SOUTH HONEY HILL DRIVE. THE PROPERTY IS BOUNDED ON THE NORTH BY 626 & 704 ANSLEY STREET; SIDNEY AVENUE TO THE SOUTH; 707 & 706 WIMBLEDON AVENUE, WIMBLEDON AVENUE PROPER, AND 707 SYDNEY AVENUE TO THE WEST; AND SYDNEY AVENUE PROPER TO THE EAST.

WHEREAS, a request has been made for the City to abandon its interest in the unopened portions of South Honey Hill Drive located behind 1911 through 1923 Hayden Court.

WHEREAS, a Public Hearing was held in the City Center Council Chambers on November 9, 2021 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, a public notice was published three times in the Morning News prior to the December 13, 2021 City Council meeting as required by City Code Section 2-28(b) and adjacent property owners and utility providers were notified, 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 abandons its interest in the rights-of-way which will then revert to the abutting property owners after the necessary legal documents have been properly executed.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2021-_____
Page 2

ADOPTED THIS _____ DAY OF _____, 2021

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

South Honey Hill Drive ROW Abandonment Vicinity Map



Legend

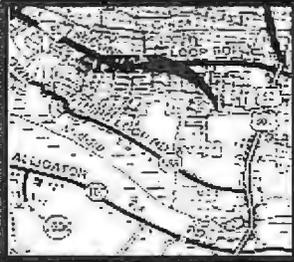
 Parcels



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Date: 12/6/2021



LOCATION MAP

JERRY L. MASON II
TMS: 01503-01-097
D.B. A911 PG. 290

JONATHAN HILLMAN
TMS: 01503-01-146
D.B. B607 PG. 831

LINDEL H. LITTON
TMS: 01504-01-007
D.B. A962 PG. 783

CURTIS ROBERT YOUNG JR
TMS: 01503-01-004
D.B. A213 PG. 783

JULIE A. CORD
TMS: 01505-01-003
D.B. A831 PG. 438

KATHLEEN W. ROSS
TMS: 01504-01-008
D.B. B366 PG. 838

ASHLEY NEAL
TMS: 01505-01-002
D.B. B496 PG. 1814

CLARENCE MATTHEWS
TMS: 01504-01-022
D.B. A438 PG. 1871

YVONNE M. STARR
TMS: 01505-01-001
D.B. A311 PG. 2168

LINE	LEN	BEARING
L1	33.13	S89°49'40"E
L2	33.13	S89°49'40"E
L3	175.93	S00°38'57"W
L4	100.02	S00°28'34"W
L5	100.02	S00°28'34"W
L6	145.12	S00°32'36"W
L7	33.07	S87°17'56"W
L8	33.06	S87°17'56"W
L9	158.51	N00°20'30"E
L10	165.38	N00°40'00"E
L11	33.00	S89°23'53"E
L12	25.04	N00°30'53"E
L13	24.70	N00°38'32"E
L14	33.13	N89°23'53"W
L15	150.36	N00°36'07"E
L16	150.81	S00°38'08"W
L17	33.00	S89°27'32"E
L18	165.32	S00°30'24"W
L19	9.70	S00°30'24"W
L20	33.11	S89°29'38"E
L21	33.46	N89°29'38"W
L22	145.97	S00°30'24"W
L23	33.06	N89°29'36"W
L24	80.32	N00°30'24"E
L25	75.00	N00°30'24"E

W WIMBLETON AVENUE 50' CITY R/W

SIDNEY AVENUE

HAYDEN COURT

FLORENCE COUNTY

SOUTH CAROLINA

PLAT

OF 7 TRACTS LOCATED IN THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING A REDIVISION OF A PORTION OF A PUBLIC R/W KNOWN AS MALDEN DRIVE BEING ADDED TO THE ADJOINING LOTS AS SHOWN ABOVE.
SURVEYED FOR:

JULIE A. CORD

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45024102242Z, EFFECTIVE DATE 12/16/2014, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.
NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 78 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843) 346-3802

DAVID A. NESBITT RLS NO 7823



DATE: SEPTEMBER 29, 2021
JOB: 21848
F.B. N/A
P.C. N/A
REF. N/A
TMS: SEE ABOVE

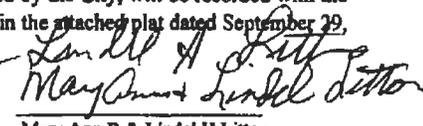
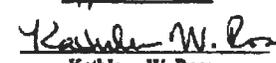
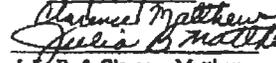
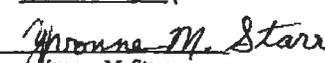
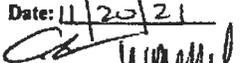
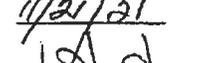
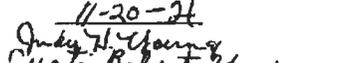


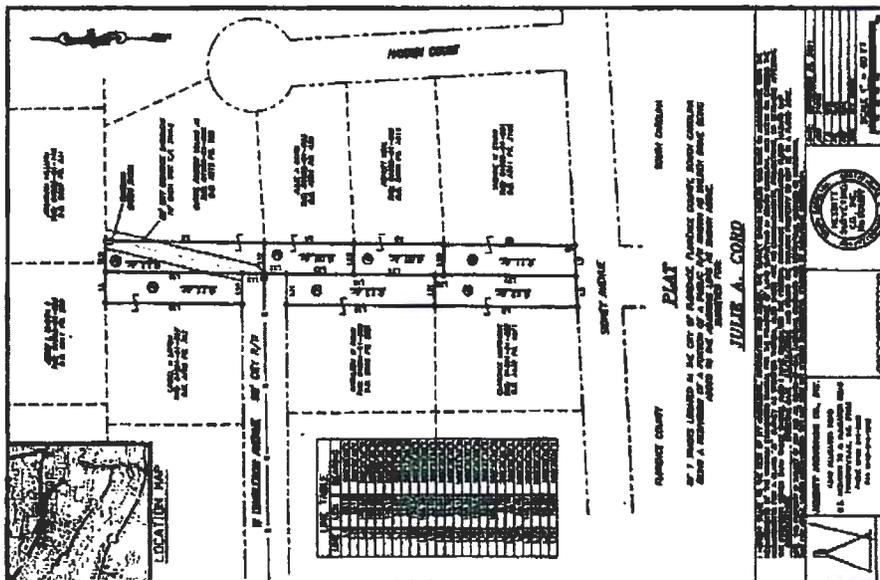
FILE

email davidn@nesbittsurveying.com

Letter of Agreement

The following parties have come to an agreement as to the subdivision of a right-of-way that has the potential for abandonment by Florence City Council in the near future. The land in question is bounded on the North by 626 & 704 Ansley Street; Sidney Avenue to the South; 707 & 706 Wimbledon Avenue, Wimbledon Avenue proper, and 707 Sidney Avenue to the West; and Sidney Avenue proper to the East. The adjacent property owners will, by right, have the option to divide the land among themselves. A summary plat has been created and agreed upon by the adjacent property owners, which if the Right-of-Way is abandoned by the City, will be recorded with the County of Florence to subdivide the aforementioned property as shown in the attached plat dated September 29, 2021 by affixing their signatures below:

 Jonathan Hillman 628 Ansley Street Date: <u>11/20/21</u>	 Jerry L. Mason II 704 Ansley Street Date: <u>11/20/21</u>	 Mary Ann R. & Lindel H. Litton 703 Wimbledon Avenue Date: <u>11-20-2021</u>
 Kathleen W. Ross 702 Wimbledon Avenue Date: <u>11/20/21</u>	 Julia B. & Clarence Matthews 703 Sidney Avenue Date: <u>11/21/21</u>	 Yvonne M. Starr 1923 Hayden Court Date: <u>11-20-21</u>
 Ashley & Christopher Neal 1919 Hayden Court Date: <u>11-20-2021</u>	 Julie A. Cord 1915 Hayden Court Date: <u>11-20-2021</u>	 Judy H. & Curtis Robert Young 1911 Hayden Court Date: <u>11-21-2021</u>



Letter drafted by the City of Florence as Intermediary November 19, 2021
 CITY CENTER 324 WEST EVANS STREET FLORENCE, SC 29501-3456



End of Wimbledon Avenue (Right-of-Way to North(left) and South(right))



*From Wimbledon Avenue facing North
(Driveway of 702 Wimbledon Avenue to South)*



Facing North (Right-of Way Ends at Wooden Fence in Background)

FLORENCE CITY COUNCIL MEETING

DATE: November 08, 2021
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Manager's Office

I. ISSUE UNDER CONSIDERATION

A resolution to authorize staff to lease property located at 719 Walnut Street to the Pee Dee Community Action Agency to be used in their Transitional Shelter Program.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

1. In 2009, the City of Florence allowed the Pee Dee Community Action Agency to use the house at 719 Walnut Street in their housing program for approximately three (3) years when they experienced a fire at their transitional housing shelter.
2. The City of Florence leased 719 Walnut Street to the Pee Dee Community Action Agency in January 2012 for five (5) years with an automatic renewed for one additional term of five (5) years.
3. The current lease expires in January 2022.
4. The Pee Dee Community Action Agency has requested to renew the lease on 719 Walnut Street.

III. POINTS TO CONSIDER

1. The Community Action Agency is a non-profit organization that has a Transitional Shelter Program that assists the homeless population.
2. Historically, the City of Florence has assisted the Pee Dee Community Action Agency and its Transitional Shelter.
3. As required by the City Code of Ordinances, City Council must approve of the City Manager to execute the necessary documentation to lease city-owned property.

4. The lease will be for five (5) years and shall be automatically renewed for one additional term of five (5) years under the same terms and conditions as the initial lease.
5. The lease will require the Pee Dee Community Action Agency to be solely responsible for the maintenance and upkeep of the property and maintain insurance on the property.

IV. OPTIONS:

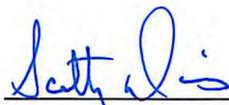
City Council may:

1. Approve and adopt the Resolution as presented.
2. Defer should additional information be needed.
3. Suggest an alternative Resolution.
4. Deny the Resolution.

V. PERSONAL NOTES:

VI. ATTACHMENTS

1. Proposed Resolution
2. Proposed Lease
3. Letter of request from the Community Action Agency



Scotty Davis
Deputy City Manager



Randall Osterman
City Manager



Rev. Robert Cooper Sr.
Chairman, Board of Directors

Walter Fleming, Jr.
Executive Director

October 20, 2021

RE: 719 Walnut Street Residence

Dear Mr. Davis

Over the past several years, PDCAP has utilized the residence located at 719 Walnut Street to provide housing for homeless clients. During that time, the agency has been able to assist countless individuals and families that were not able to receive shelter due to capacity. Along with regular maintenance, there has been extensive repairs made for the upkeep of the home.

It is with hope that the agency can continue to utilize the home to provide a safe haven for homeless individuals and families. Please accept this letter as a formal request to extend the current agreement for an additional 10 years.

Regards,

A handwritten signature in black ink, appearing to read "Walt Fleming", is written over the typed name.

Walt Fleming, Executive Director

Serving: Florence / Marion / Dillon Counties

2685 S. Irby Street Post Office Box 12670 Florence, South Carolina 29505
Office:(843) 678-3400 Fax (843) 678-3404



Reverend Robert B. Cooper, Sr., Board Chair
Walter Fleming, Jr. Executive Director

December 6, 2021

Alberta Durant
Pee Dee Community Action Partnership
2685 South Irby Street
Florence SC, 29501

Scotty Davis
Deputy City Manager
324 West Evans Street
Florence, SC 29501

Dear Scotty,

As you know the Emergency Shelter has changed Directors twice since Rev. Mack Hines left in FY 2013. Due to Personal Identifiable Information (PII), we are unable to disclose names of the Emergency Shelter residents.

Initially we used the house on Walnut Street to house families in emergency situations. However, in the last few years we have used the house for our Rapid Rehousing Program which is used as permanent housing under our Emergency Shelter Grant funded by OEO.

Regards



Alberta Durant, Fiscal Director

Serving: Florence / Marion / Dillon Counties

2685 S. Irby Street Post Office Box 12670 Florence, South Carolina 29505
Office:(843) 678-3400 Fax (843) 678-3404 Email: info@peedeccap.org



RESOLUTION NO. 2021-

WHEREAS, that certain real property consisting of a house and lot in the City of Florence known as 719 Walnut Street and being designated as tax map parcel 90-118-13-020 in the records of the Florence County Tax Assessor; and

WHEREAS, said property is surplus property and not being used by the City of Florence; and

WHEREAS, the Pee Dee Community Action Agency has leased said property from the City of Florence and used it in their Transitional Shelter Program since 2012; and

WHEREAS, The Pee Dee Community Action Agency has proposed to continue to lease said property to use the home to house a family pursuant to its Transitional Shelter Program; and

WHEREAS, it is hereby determined that the leasing of said property for use in this program will accomplish the goal of the City to provide good and affordable housing to deserving but financially challenged families and is in the best interest of the City of Florence and to the benefit of the citizens of the City of Florence;

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary documentation to lease the property described above, including but not limited to the Lease attached hereto.
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 _____, 2021.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

TERESA MYERS ERVIN
Mayor

Attest:

CASEY MOORE
Municipal Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

LEASE

This lease entered into this _____ day of _____, 2021, by and between City of Florence, hereinafter referred to as "Lessor", and Pee Dee Community Action Agency hereinafter referred to as "Lessee".

**ARTICLE I
Premises**

The Lessor hereby leases unto the Lessee and the Lessee does hereby accept and rent from the Lessor that certain real property consisting of a house and lot in the City of Florence, State of South Carolina known as 719 Walnut Street. The premises are being leased in an "as is" condition and any structural changes, relocation of walls or other modifications shall be at the expense of the Lessee and upon the written consent of the Lessor, as set out hereinbelow.

**ARTICLE II
Use of Premises**

The premises shall not be used for any illegal purposes, nor in violation of any valid regulation of any governmental body, nor in any manner to create any nuisance or trespass. The Lessee shall use the premises for housing for a family in accordance with the Transitional Shelter Project.

**ARTICLE III
Term and Renewal**

(a) The Lessee to have and to hold the said premises, together with all singular improvements, appurtenances, rights, privileges and easements thereunto belonging or in anyway appertaining for a term of five (5) years commencing November 08, 2021 and ending November 08, 2026.

(b) This Lease shall automatically renew for one additional term of five (5) years under the same terms and conditions set forth herein unless either Lessor or Lessee notifies the other in writing of their intent not to renew by no later than May 08, 2025.

**ARTICLE IV
Rental**

Lessee shall pay to Lessor during the term of Lease the amount of One and no/100 (\$1.00) Dollar per year in rent, the receipt of said rent being hereby acknowledged by Lessor.

ARTICLE V
Place of Payment and Notices

Unless notified in writing to the contrary by the Lessor, all payments and notices hereunder by Lessee shall be made to the Lessor at:

Office of the City Manager
Florence City-Center
324 West Evans Street
Florence, South Carolina 29501.

The address and contact for Lessee, Unless notified in writing to the contrary by the Lessee, shall be: Pee Dee Community Action Agency.

ARTICLE VI
Quiet Possession

Lessor covenants and warrants that if Lessee discharges the obligation herein set forth to be performed by the Lessee, the Lessee shall have and enjoy during the term of this lease the quiet and undisturbed possession of the leased premises together with all appurtenances thereto without hindrance from the Lessor.

ARTICLE VII
Subletting Pursuant to the Transitional Shelter Program

The Lessee may sublet the leased premises to a family pursuant to the Pee Dee Community Action – Transitional Shelter

ARTICLE
Taxes

It is understood and agreed by and between the parties hereto that in each year during the term of this lease the Lessee shall be responsible for payment of any city and county ad valorem taxes due on said premises.

ARTICLE IX
Insurance

Lessor will during the term of this lease, keep the building on the leased premises insured by a responsible and reputable insurance company against loss or damage by fire and extended coverage. Lessee shall be solely responsible for maintaining proper and adequate insurance upon the contents of said building and upon all its property located within the said building. Lessee shall further maintain general liability coverage with limits of not less than One Million and no/100 (\$1,000,000.00) Dollars, protecting itself and the Lessor herein from liability for injuries to persons or property which may occur upon the leased premises.

ARTICLE X
Improvements and Repairs

Lessee shall keep and maintain the interior and exterior of said building including, but not limited to, wiring, plumbing, heating and air conditioning, the interior and exterior walls, equipment, and roof at its own expense and shall keep the same in good order and repair. All glass, including windows and doors, of the building shall be the responsibility of the Lessee. At the end of the lease term shall surrender such premises and improvements in good condition to the Lessor with normal wear and tear excepted.

ARTICLE XI
Damage and Destruction

Should the whole or any part of the building or other improvements on the leased premises be partially or totally destroyed by fire or other cause, if Lessor determines that repair or replacement of the building is financially unwise and not in the best interest of either or both parties to this lease, the Lessor shall have the option of notifying the Lessee that it will not repair or replace the building and in such event this lease shall terminate as of the date of such damage or destruction.

ARTICLE XII
Indemnity

Lessor shall not be liable to Lessee or to any other person for any personal injury, loss or damage to any personal property in or upon the leased premises and Lessee assumes all liability for or on account of any such injury, loss or damage and shall save the Lessor harmless therefrom.

ARTICLE XIII
Title to Improvements

In the event of default or termination of this lease for any reason, either at the end of said lease or during the term of said lease, all improvements constructed upon the leased premises shall become the property of the Lessor.

ARTICLE XIV
Default

Every provision of this lease is a condition and covenant on the part of the Lessee and Lessor and failure to comply with any of said provisions shall constitute default and shall give the Lessor the right of cancellation of this lease in the following manner:

(a) Upon notice of Lessee's default in any other condition of this lease, the Lessor shall give the Lessee written notice of such default and if such default continues for a period of thirty (30) days following the receipt of said notice by the Lessee, the Lessor shall have the full right at its election to enter the leased premises and building thereon and take immediate possession thereof.

(b) In the event the Lessee shall have filed against it or for it a petition in bankruptcy alleging insolvency for reorganization or for appointment of a receiver or any proceeding of a similar type the Lessor shall have the right to cancel this lease in the manner described heretofore as though a provision of this lease had been violated by the Lessee and

default had occurred.

**ARTICLE XV
Ordinances**

The Lessee shall at its own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the federal, state, and city government and any and all of their departments and bureaus including all environmental regulations, and will use no part of said premises in any manner so as to create a nuisance or for any unlawful purpose.

**ARTICLE
Paragraph Headings**

The headings used herein for each paragraph are used only for convenience and are not intended to explain the nature or contents of each paragraph.

**ARTICLE XVII
No Estate in Land**

This contract shall create the relationship of landlord and tenant between the Lessor and Lessee; no estate shall pass out of the Lessor; the Lessee has only a usufruct, not subject to levy and sale.

**ARTICLE XVIII
Holding over**

If the Lessee remains in possession after expiration of the terms hereof, with the Lessor's acquiescence and without any distinct agreement of parties, the Lessee shall be a tenant at will, and there shall be no renewal of this lease by operation of law.

**ARTICLE XIX
Save Harmless**

The Lessee shall be liable for and shall hold the Lessor harmless in respect of damage or injury to the leased premises, or the person or property of the Lessor, or anyone else, if due to act of neglect of the Lessee or anyone under its control or its employ.

**ARTICLE XX
Amendment**

It is hereby agreed that none of the terms or conditions of this lease may be changed or amended except by written agreement signed by all parties hereto.

**ARTICLE XXI
Binding Effect**

All parties hereto agree that this lease shall be binding upon each respective party and their heirs, successors and assigns.

**ARTICLE XXII
Entire Agreement**

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herewith shall be of any force or effect.

All rights, powers and privileges conferred hereunder upon the parties hereto shall be cumulative but not restrictive to those given by law.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this _____ day of November, 2021.

IN THE PRESENCE OF:

(As to Lessor)

LESSOR:

City of Florence

By: _____ (Seal)

IN THE PRESENCE OF:

(As to Lessee)

LESSEE:

Pee Dee Community Action Agency

By: _____ (Seal)

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Manager

I. ISSUE UNDER CONSIDERATION:

A Resolution approving the issuance by the Housing Authority of the City of Florence of its multifamily housing revenue bonds (Dillon Grade School Apartments), as required by Section 147(f) of the Internal Revenue Code, in the maximum principal amount of \$10,000,000.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

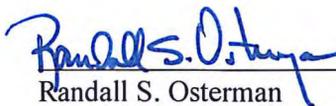
1. On July 12, 2021, at the request of the Florence Housing Authority, Florence City Council conducted a public hearing and adopted Resolution 2021-24 in support of the renovation and conversion of the Dillon Grade School (located in the City of Dillon) into senior affordable housing and community facilities.

III. POINTS TO CONSIDER:

1. Resolution 2021-24 called for the issuance by the Florence Housing Authority of revenue bonds not to exceed \$8,000,000 to finance a portion of the costs of the project.
2. Due to delays and increased material and construction costs, the developer now needs up to \$10 million in bonds for the project.
3. On November 23, 2021, the Florence Housing Authority approved a resolution increasing their commitment to issue bonds up to the requested \$10 million. The developer is requesting City Council's approval of a similar increase from what was approved by Resolution No. 2021-24.
4. The City of Florence will have no obligation with respect to the payment of the bonds or construction/operation of the project and the bonds will not affect the debt limit of the City

IV. ATTACHMENTS:

1. Proposed Resolution



Randall S. Osterman
City Manager

RESOLUTION No. 2021-44

APPROVING THE ISSUANCE BY THE HOUSING AUTHORITY OF THE CITY OF FLORENCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS (DILLON GRADE SCHOOL APARTMENTS), AS REQUIRED BY SECTION 147(f) OF THE INTERNAL REVENUE CODE, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$10,000,000.

WHEREAS, the Housing Authority of the City of Florence, South Carolina (the "*Housing Authority*"), has been requested by Dillon School Senior, LP, a South Carolina limited partnership (the "*Applicant*"), to assist the Applicant in providing financing for a portion of the costs of acquisition of an approximately 5.6 acre parcel of land and the existing improvements thereon located at 301 Martin Luther King, Jr. Boulevard (the "*Site*") in the City of Dillon, South Carolina and constructing, renovating such improvements, and adapting for reuse for 37 affordable residential units for elderly persons, including amenities functionally related and subordinate thereto, and a portion of the costs of financing (the "*Project*"); and

WHEREAS, the Housing Authority adopted an Inducement Resolution on February 19, 2021, as amended by an Amended and Restated Inducement Resolution adopted on November 16, 2021, providing that in the event the Applicant meets the requirements set forth in the Inducement Resolution, the Housing Authority will undertake to issue its multifamily housing revenue bonds or notes (the "*Bonds*") pursuant to the provisions of Act No. 369 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina, Regular Session of 1986, and the South Carolina State Housing Finance and Development Authority Act of 1977, as amended (codified as Title 31, Chapter 13 of the Code of Laws of South Carolina 1976, as amended), in the amount necessary to fund one or more mortgage loans to the Applicant in the maximum amount of \$10,000,000 to provide funds for the acquisition, rehabilitation, and conversion of the Project to affordable senior rental housing; and

WHEREAS, Sections 31-3-400 and 31-3-410 of the Code of Laws of South Carolina 1976, as amended, authorize a housing authority to exercise any or all of its powers within the territorial boundaries of any other municipality if resolutions are adopted (a) by the council of such municipality in which the housing authority proposes to exercise its powers and (b) by the housing authority of such municipality, if any, declaring that there is a need for the housing authority to exercise its powers within such municipality; and

WHEREAS, the City Council of the City of Dillon (the "*Dillon City Council*") has not created a municipal housing authority within the City of Dillon; and

WHEREAS, the Housing Authority expects the Dillon City Council to give its approval authorizing the Housing Authority to issue its Bonds to finance a portion of the costs of the Project; and

WHEREAS, the City Council has been further advised that the Applicant intends to borrow the proceeds derived from the sale of the Bonds and undertake the Project such that the interest on the Bonds will be excluded from gross income for federal income tax purposes under Sections 103 and 142 of the Internal Revenue Code of 1986, as amended (the "*Tax Code*"), if certain procedural steps are taken with respect to the approval of the Bonds, to qualify the Project for federal and South Carolina low income housing tax credits, thereby reducing the costs of acquiring and converting the Project to affordable housing which will result in lower rents than would otherwise be necessary to charge the tenants in the Project; and

WHEREAS, Section 147(f) of the Tax Code provides that the Bonds may not be issued as tax-exempt bonds under the Tax Code unless the issue of Bonds has been approved by the next higher governmental body (i) with elected members and (ii) from which the authority of the Housing Authority is derived; and

WHEREAS, the City Council of the City of Florence (the “*City Council*”) is the elected legislative body of the next higher governmental body with elected members and from which the authority of the Housing Authority is derived, all within the meaning of Section 147(f) of the Tax Code; and

WHEREAS, the Housing Authority has further advised City Council that one of the requirements of the Tax Code is that a public hearing must take place before approval by the elected legislative body under Section 147(f) of the Tax Code; and

WHEREAS, the City Council has previously given its approval to the proposal of the Housing Authority to issue its Bonds in the amount of not to exceed \$8,000,000 to pay a portion of the costs of the Project by resolution duly adopted on July 12, 2021; and

WHEREAS, because of delays in the financing schedule and construction cost increases as a result of such delays, the Housing Authority is requesting City Council to increase the amount of its approval to the issuance of not to exceed \$10,000,000 of Bonds to be issued by the Housing Authority to finance a portion of the costs of the Project; and

WHEREAS, the City Council held a public hearing during the meeting at which this Resolution is being considered prior to consideration of this Resolution, duly noticed by publication of a notice of public hearing not less than seven (7) days prior to the date of the public hearing in The Morning News, a newspaper published in the City of Florence, at which all residents of the City of Florence and other interested persons were given a reasonable opportunity to express their views; and

WHEREAS, upon consideration of the Housing Authority’s requests, the City Council has determined to support the Project by approving the proposal of the Housing Authority to issue the Bonds to finance a portion of the costs of the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence, South Carolina, as follows:

SECTION 1. The City Council hereby approves, within the meaning of Section 147(f) of the Tax Code, the issuance of the Bonds in the maximum principal amount of \$10,000,000 as qualified exempt facility bonds for qualified residential rental projects under Section 142(a)(7) of the Tax Code, to finance a portion of the costs of the Project.

SECTION 2. The Bonds will be payable by the Housing Authority solely and exclusively out of payments to be made by the Applicant with respect to the Project. The Bonds will not constitute a debt or grant or loan of the credit of the City of Florence (the “*City*”), the Housing Authority, the State of South Carolina (the “*State*”), or any other political subdivision of the State within the meaning of any State constitutional provision or statutory limitation or other applicable authority, nor give rise to a pecuniary liability of the City, the Housing Authority, or the State. The Bonds will not constitute a charge against the general credit of the City, the Housing Authority, or the State or the taxing powers of either the City or the State. Neither the State nor the City shall be liable on the Bonds.

SECTION 3. The Resolution adopted by the City Council on July 12, 2021, with respect to the Project and its financing is hereby superceded by this Resolution.

SECTION 4. All resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed, and this resolution shall take effect and be in full force and effect from and after its adoption.

Adopted this ___ day of December, 2021.

CITY OF FLORENCE, SOUTH CAROLINA

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

TERESA MYERS ERVIN
Mayor

ATTEST:

CASEY C. MOORE
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

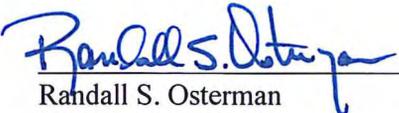
A Resolution honoring Aroha Afro Latin Dance for contributions to the Arts in Florence and the Greater Pee Dee.

II. POINTS TO CONSIDER:

1. The investment by Aroha Afro Latin Dance in Florence is playing a role in the continued development of Florence's Downtown Business District.
2. The owners are contributors to the community's growth through their advancement of the arts, diverse dance classes, and unique programs focused on equity and inclusion.
3. Upon recommendation from the Greater Florence Chamber of Commerce, Florence City Council recognizes businesses that have made contributions to the development of downtown.

III. ATTACHMENTS:

1. Proposed Resolution



Randall S. Osterman
City Manager

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

RESOLUTION NO. 2021-45

A RESOLUTION HONORING AROHA AFRO LATIN DANCE FOR CONTRIBUTIONS TO THE ARTS IN FLORENCE AND THE GREATER PEE DEE

- WHEREAS,** the owners and associates of Aroha Afro Latin Dance have established a dance studio and creative space in Downtown Florence and are small business owners in the community who are active in numerous civic events; and
- WHEREAS,** the investment by Aroha Afro Latin Dance is welcomed and is playing a role in the continued development of Florence’s Downtown Business District, and
- WHEREAS,** the owners are contributors to the community’s growth through their advancement of the arts, diverse dance classes, and unique programs focused on equity and inclusion; and
- WHEREAS,** the Greater Florence Chamber of Commerce has requested that the City recognize the business efforts of Aroha Afro Latin Dance and its contributions to our community; and

NOW, THEREFORE, BE IT RESOLVED:

THAT, upon the petition of the Greater Florence Chamber of Commerce and in recognition of Aroha Afro Dance’s contributions to the continued efforts to promote the arts in Florence, the City Council of the City of Florence hereby declares the months of October through December, the Aroha Afro Latin Dance quarter.

AND IT IS SO RESOLVED, this 13th day of December, 2021.

TERESA MYERS ERVIN, MAYOR

GEORGE D. JEBAILY, MAYOR PRO TEM

C. WILLIAM SCHOFIELD, DISTRICT 1

PAT GIBSON-HYE MOORE, DISTRICT 2

BRYAN A. BRADDOCK, DISTRICT 3

ATTEST:

LETHONIA BARNES, AT-LARGE

CASEY C. MOORE, MUNICIPAL CLERK

CHAQUEZ T. MCCALL, AT-LARGE

APPROVED AS TO FORM:

**JAMES W. PETERSON, JR.,
CITY ATTORNEY**

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: City Manager

I. ISSUE UNDER CONSIDERATION:

A resolution approving the formation of a Community Development Corporation to focus on neighborhood redevelopment efforts and to approve the bylaws for the corporation and to appoint the initial board of directors for the corporation.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

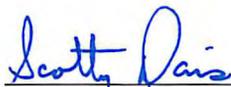
The Community Development Committee of city council is submitting this request.

III. POINTS TO CONSIDER:

1. The development of a Community Development Corporation is an effective mechanism used by numerous cities in South Carolina to facilitate neighborhood redevelopment and revitalization.
2. The Corporation will be a nonprofit, public benefit corporation (i) organized and existing in accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code and the regulations thereunder, and Sections 12-6-540 and 12-6-550, Code of Laws of South Carolina, 1976, as amended; and (ii) incorporated under the Nonprofit Act.
3. The Corporation would act independently of the City of Florence but would cooperate with the City, provide advice to the City, and actively seek to improve the quality of life for residents and citizens of the City through activities designed to encourage and facilitate the redevelopment and revitalization of neighborhoods within the City.

IV. ATTACHMENTS:

1. Resolution
2. Community Development Corporation Bylaws



Scotty Davis
Deputy City Manager



Randall S. Osterman
City Manager

RESOLUTION NO. 2021-_____

A RESOLUTION APPROVING THE FORMATION OF A COMMUNITY DEVELOPMENT CORPORATION TO FOCUS ON NEIGHBORHOOD REDEVELOPMENT EFFORTS AND TO APPROVE THE BYLAWS FOR THE CORPORATION AND APPOINT THE INITIAL BOARD OF DIRECTORS FOR THE CORPORATION.

Incident to adoption of this Resolution, City Council ("Council") makes the following findings of fact:

1. The development of a Community Development Corporation is an effective mechanism used by numerous cities in South Carolina to facilitate neighborhood redevelopment and revitalization.
2. The Corporation will be a nonprofit, public benefit corporation (i) organized and existing in accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code and the regulations thereunder, and Sections 12-6-540 and 12-6-550, Code of Laws of South Carolina, 1976, as amended; and (ii) incorporated under the Nonprofit Act.
3. The Corporation would act independently of the City of Florence but would cooperate with the City, provide advice to the City, and actively seek to improve the quality of life for residents and citizens of the City through activities designed to encourage and facilitate the redevelopment and revitalization of neighborhoods within the City.

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

- a. The City of Florence hereby authorizes the formation of a nonprofit community development corporation under an available corporate name to be chosen by the board of directors.
- b. The initial Bylaws of the corporation shall be as set out in Exhibit A hereto.
- c. As called for in the Bylaws set forth in Section 4 of said Bylaws (Exhibit A hereto), City Council hereby appoints the initial Board of Directors of the corporation to be the individuals named therein.

d. In recognition of the need for funding to facilitate the activities of the corporation and neighborhood redevelopment and revitalization efforts in general, Council hereby recommends and requests that City Staff, to the extent possible, seek to include in each of the next five annual budgets for the City the following funding:

- (1) Funding for the corporation in the amount of \$400,000.00 per year to be utilized pursuant to the purposes of the corporation.
- (2) Funding for neighborhood redevelopment efforts conducted by City Staff in the amount of \$800,000.00 per year.

e. This Resolution shall be effective immediately upon its approval by Council.

AND IT IS SO RESOLVED this ____ day of December, 2021.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

TERESA MYERS ERVIN
Mayor

ATTEST:

CASEY C. MOORE
Municipal Clerk

EXHIBIT A

BYLAWS OF

FLORENCE NEIGHBORWORKS COMMUNITY DEVELOPMENT CORPORATION

As of (December 13, 2021)

ARTICLE I

NAME, PURPOSE, ORGANIZATION, AND OFFICES

SECTION 1. Name. The name of the corporation shall be **Florence NeighborWorks** (the "Corporation").

SECTION 2. Purpose. The Corporation shall operate exclusively for charitable and educational purposes within the meaning of 26 U.S.C. ("the Internal Revenue Code") Section 501(c)(3) and the South Carolina Nonprofit Corporation Act of 1994, as amended ("the Nonprofit Act"). To accomplish this purpose, the Corporation may:

- Own, develop, construct, improve and manage price appropriate housing for low to moderate income persons and families living in the City of Florence.
- Promote the planned redevelopment efforts of the Neighborhood Revitalization Strategy in order to increase the economic life growth and vitality of Florence and the neighborhoods identified in the city's Neighborhood Revitalization Strategy.
- Actively participate with Workforce Development to educate and train individuals to meet the needs of current and future business and industry in order to maintain a sustainable competitive economic environment.
- Perform such other functions as may be necessary or appropriate to fulfill the purposes of the Corporation.

The broadest discretion is vested in and conferred upon the Board of Directors for the accomplishment of these purposes, provided, however, that no contributions shall be made or distributed to or for any person, firm corporation or other entity that shall apply, directly or indirectly, such contributed funds for any purpose or purposes in violation of the Constitution and statutes of the United States or the State of South Carolina

SECTION 3. Organization. The Corporation is and shall be a nonprofit, public benefit corporation (i) organized and existing in accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code and the regulations thereunder, and Sections 12-6-540 and

12- 6-550, Code of Laws of South Carolina, 1976, as amended; and (ii) incorporated under the Nonprofit Act.

SECTION 4. Relationship to City Council.

The Corporation is a nonprofit organization that operates independently of the City of Florence, South Carolina. The Corporation may advise the City Council, through the Board of Directors or the City Council Liaison, on the needs of low to moderate income persons and families and make recommendations to the City Council on policies that improve the quality of life for the residents and citizens of the City.

SECTION 5. Period. The period of the Corporation's duration is perpetual.

SECTION 6. Offices. The street address of the Corporation's initial office shall be located at 324 West Evans Street, Florence, SC 29501.

The registered office of the Corporation required by Section 33-31-501 of the Nonprofit Act to be maintained in the State of South Carolina may be, but need not be, identical with the principal office of the Corporation, and the address of the registered office may be changed from time to time by the Corporation.

The name of the registered agent is (Executive Director) _____, and the street address of such registered agent is **324 West Evans Street, Florence, SC 29501.**

**ARTICLE II
MEMBERSHIP**

SECTION 1. The Corporation shall have no members.

**ARTICLE III
BOARD OF DIRECTORS**

SECTION 1. Duties of Directors. The business and affairs of the Corporation shall be managed by its Board of Directors, who may exercise all such powers of the Corporation and do all such lawful acts and things as are permitted by law, the Articles of Incorporation, or these Bylaws, or a resolution adopted by the Board.

The Board is responsible for overall policy and direction of the Corporation and shall delegate authority for day-to-day operations to the Executive Director of the Corporation. The Executive Director will be an employee of the City of Florence hired by the city manager (or his designee) of the City of Florence.

SECTION 2. Number and Terms of Directors. The initial number of Directors shall be eleven (11).

The initial Directors shall be appointed by City Council and shall serve staggered terms of (2) years and (3) years, which expire at the end of the fiscal year, in order to establish a rotation which prevents the terms of all directors from expiring at the same time. After the initial terms,

all directors will serve for terms of three (3) years and shall be elected or appointed as described in Section 4 below. Directors may not serve for a period exceeding three consecutive terms from the date of their first election or appointment to a full term. Each director shall hold office until (a) the expiration of his or her term, or (b) his or her earlier death, resignation, or removal. After serving three consecutive terms, a director will be eligible for re-election or re-appointment to the Board after one year has elapsed since the expiration of his or her last term.

SECTION 3. Qualifications of Directors. The Corporation shall seek to ensure that the composition of the Board is reflective of the diversity of the community of the City of Florence. Nominees of candidates for the Board of Directors must possess the following qualifications:

- a. Is at least 18 years of age or older;
- b. Must be a resident of the City of Florence or Florence County, South Carolina;
- c. Board will consist of the following:
 - 1. (1) Developer or contractor
 - 2. (3) At-large members
 - 3. (1) Attorney
 - 4. (2) Mortgage/banking/financial background
 - 5. (4) From the neighborhoods identified in the city’s Neighborhood Revitalization Strategy.
- d. Must not have any business or personal relationships with the City of Florence or other activities that could create a serious conflict of interest or affect ability to impartially serve the community; and
- e. Indicates an interest in and desire to participate in the enhancement of the quality of life of the residents of the City of Florence by signing and returning to the Board Secretary a Board of Directors Application.

SECTION 4. Procedures for Nominations of Candidates for Board of Directors.

- a. The following eleven (11) persons constitute the initial Board of Directors:

NAME	INITIAL TERM
Craig Boatwright*	2 year
Les Echols	3 year
Maggie Glover	3 year
Chris Handley	3 year
Tyrone Jones	3 year
Suzanne La Rochelle*	2 year
Devon Long*	2 year
Jamie McDonald	3 year
Derrick Owens	2 year
Clay Swaggard	2 year
Tim Waters	3 year

* Seats to be appointed by City Council following initial term

b. Three (3) of the eleven (11) board member seats shall be designated as seats to be filled by action of City Council. The remaining seats on the Board shall be elected by the sitting Board of Directors at a duly noticed meeting of the board at which a quorum is present. When openings occur on the Board of Directors in the seats elected by the Board or at the last meeting of the Board prior to the end of the fiscal year at which terms of such board elected directors will expire, the chair of the meeting shall announce at the meeting of the Board the number of Directors to be elected at the meeting, shall declare the floor open for nominations by the present board members of candidates for election as Director are open. Any Director who is entitled to vote at the meeting may make nominations. Nominations need not be seconded. After nominations have been made, the chair of the meeting shall, on motion, declare the nominations closed, and thereafter no further nominations may be made. After the nominations have been closed, the Directors shall cast their votes by voting for the candidates as follows:

(1) The first vote taken will be for the candidates nominated for “at-large members”. Each sitting board member present will vote for the same number of candidates as there are open “at-large” seats. The candidate or candidates receiving the most votes will be elected. For example, if there are two (2) at-large seats open, the two candidates receiving the most votes will be elected.

(2) The second vote taken will be for the candidates nominated for the seats “from the neighborhoods identified in the city’s Neighborhood Revitalization Strategy”. Each sitting board member present will vote for the same number of candidates as there are open seats. The candidate or candidates receiving the most votes will be elected. For example, if there are two (2) such seats open, the two candidates receiving the most votes will be elected.

(3) The third vote taken will be for candidates nominated for the seat to be filled by a contractor or developer. The candidate receiving the most votes shall be elected.

(4) The fourth vote taken will be for candidates nominated for the seat to be filled by an attorney. The candidate receiving the most votes shall be elected.

(5) The fifth vote taken will be for candidates nominated for the seats to be filled by persons with mortgage/banking/financial background attorney. Each sitting board member present will vote for the same number of candidates as there are open seats. The candidate or candidates receiving the most votes will be elected. For example, if there are two (2) such seats open, the two candidates receiving the most votes will be elected.

No more than three (3) board members or a maximum of 33% of the full Board of Directors may be appointed by City Council.

SECTION 5. Removal. After missing three consecutive meetings without an excuse, a director may be removed from office by a majority vote at any meeting of the Board. The meeting notice must state that the purpose, or one of the purposes, of the meeting is removal of the director.

SECTION 6. Resignation. A director may resign upon written notification to the Chair or Secretary.

SECTION 7. Vacancies. Whenever a vacancy occurs due to death, resignation, or removal, a new Director may be appointed by a majority of the Board to fill the unexpired term upon seven days' notice prior to such consideration. However, the three Director positions appointed by city council will continue be appointed by action of city council.

SECTION 8. Compensation and Liability. No director shall receive any compensation for service in such capacity as a director. The Board of Directors may authorize the payment of, or reimbursement for, all actual expenses of each director if such is approved in advance. The directors shall not be liable for loss to the Corporation, including any loss incurred on investment of the Corporation's funds, except in the event of intentional misconduct.

SECTION 9. Voting Rights. Each director shall be entitled to one vote.

SECTION 10. Members Emeriti. The Board may, by majority vote, appoint such members emeriti to advise the Board as it shall deem necessary. Community volunteers who have exhibited exemplary service and long-term commitment to the initial work and formation of the Corporation shall be eligible for consideration. Members emeriti may attend and speak at board meetings, but may not vote, and are not held to other responsibilities and requirements of Board members and are not counted in the number of directors in Section 2 of this Article. Members emeriti may serve until they resign or are removed by a majority vote of the members of the Board of Directors present and voting at which a quorum is present.

ARTICLE IV MEETINGS OF THE BOARD OF DIRECTORS

SECTION 1. Regular Meetings. The Board of Directors shall hold regular meetings at such place and time as may be designated by the Board.

SECTION 2. Special Meetings. A special meeting of the Board of Directors may be held upon the call of the Chair and shall be held upon the request of members of the Board of Directors constituting not less than twenty (20%) percent of the total members of the Board of Directors then serving.

SECTION 3. Notices. Notice of a regular meeting of the Board of Directors shall be given as soon as reasonably possible, but in any event at least twenty-four (24) hours prior to the time set for such regular meeting. Notice of the date, time, and place of any special meeting shall be given to each board member no less than five (5) days prior to the meeting. Such notices shall be given in writing unless oral notice is reasonable under the circumstances. Notice may be communicated in Person, by telephone, telegraph, teletype or other form of wire or wireless communication, such as e-mail, facsimile, or voice mail, or by mail or private carrier or any other lawful means. A director's attendance at or participation in a meeting waives any required notice of the meeting, unless the director upon arriving at the meeting (or prior to the vote on a matter not properly noticed under these Bylaws) objects to and does not thereafter vote for or

assent to the objected-to action. Notice of an adjourned meeting need not be given if the time and place are fixed at the meeting adjourning.

SECTION 4. Quorum. Except as may otherwise be provided for in the Articles of Incorporation, -or these Bylaws, a majority of the directors then in office shall constitute a quorum for the transaction of business. If a quorum shall not be present at any meeting of the directors, the directors present may adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum is present. A quorum is not necessary to adjourn a meeting.

SECTION 5. Meeting by Conference, Telephone, or Electronic Communication. Members of the Board of Directors may participate in a meeting by means of a conference telephone, similar communications equipment, or electronic means by which all directors participating may hear each other simultaneously during the meeting. Participation in a meeting by these means constitutes presence in person at a meeting.

SECTION 6. Consent of Directors in Lieu of Meeting. Any action permitted by law, the Articles of Incorporation, or these Bylaws to be taken at a meeting of the Board of Directors, may be taken without a meeting if consent in writing, setting forth the action to be taken, shall be signed by all of the directors of the Corporation. Such action shall be effective upon the signature of the last director so signing unless otherwise provided therein. Such consent shall have the same force and effect as a majority vote of the Board of Directors taken at a meeting of the Board and filed with the Secretary of the Corporation.

ARTICLE V OFFICERS

SECTION 1. Board Officers. The officers of the Board shall be a President, A Vice President, a Secretary and a Treasurer. The officers may include one or more Assistant Secretaries, one or more Assistant Treasurers, and such other officers as the Board may determine by resolution. No person shall concurrently hold more than one office except for that of Secretary and Treasurer.

SECTION 2. Election and Term. Officers shall serve for a term of one (1) year. Officers may not serve for a period exceeding two consecutive terms from the date of their first election or appointment to a full term. After serving two consecutive terms, an officer will be eligible for re-election or re-appointment after one year has elapsed since the expiration of his or her last term. Notwithstanding any other provision in these Bylaws to the contrary, all Officers may serve as prescribed in these Bylaws and remain as a director for the duration of the term for such office, although he or she may have exceeded eligibility to serve as a director.

SECTION 3. President. The President shall chair the annual membership meeting and all meetings of the Board of Directors and shall perform the following duties and responsibilities:

- a. Except as provided herein, appoint the chairs of all committees and serve as liaison to the Corporation's board, committees, and staff;
- b. Facilitate and coordinate the Board's discharge of its responsibilities as set forth in the

Bylaws and by board resolutions; and

- c. Such other responsibilities as prescribed in these Bylaws or as may be assigned by the Board.

SECTION 4. Vice President. The Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President and perform such other duties as the Board shall assign from time to time.

SECTION 5. Secretary. The Secretary shall record, or cause to be recorded, all votes and the minutes of all meetings of the Board of Directors and the Executive Committee and shall ensure the integrity of Board documents. In the event of the Secretary's absence from a meeting of the Board or Executive Committee or the Secretary's inability to perform its duties, the President may designate a temporary substitute.

SECTION 6. Treasurer. The Treasurer shall prepare an annual financial report prior to each annual meeting of the Board of Directors and the Members in such form and containing such information as may be from time to time be directed by the Board. The Treasurer shall also provide such other financial records and reports as may be requested by the Board. The Treasurer shall sign such documents as may require the Treasurer's signature and shall perform such other duties as may be required by law. The Treasurer shall also ensure the integrity of the Corporation's financial reporting in conformance with Board policies.

ARTICLE VI COMMITTEES

SECTION 1. Executive Committee. The Executive Committee shall consist of the officers of the Corporation as described in Article V, Section 1, and the heads of board committees appointed by the Board President. The Board President shall serve as Chair of the Executive Committee. The Executive Committee will have full authority to act for the Board in managing the affairs of the Corporation on urgent and time-sensitive matters between meetings of the Board. Except as otherwise provided by these Bylaws or by resolution, the Executive Committee shall have and may exercise all of the powers and authority of the Board in management of the Corporation. Approval of a majority of Executive Committee members shall be required to authorize action.

SECTION 2. Other Committees. The Board of Directors may establish such other committees, advisory bodies, or task forces as it may deem advisable and may appoint such directors, non-directors, Members, and non-Members as the Board President may from time to time determine.

ARTICLE VII EXECUTIVE DIRECTOR

SECTION 1. Selection Process. The Executive Director shall be hired solely by the city manager (or his designee) of the City of Florence.

SECTION 2. Responsibilities. The Executive Director shall manage the Corporation's day-to-day operations and be responsible for its staff (if any), budget activities, committees, and implementation of action items. The Executive Director may attend all meetings of the Board, the Members, or committees except when the Executive Director's performance or compensation is to be discussed. The Executive Director shall be responsible for hiring, discharging, directing, and supervising the staff and contractors of the Corporation. The Executive Director in general shall perform all duties as the chief executive officer of the Corporation and such other duties as may be prescribed by the Board from time to time.

SECTION 3. Signature Authority. The Executive Director may sign all documents and contracts binding on the Corporation which the Board has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Nonprofit Act, the Board, or these Bylaws to some other officer or agent of the Corporation, or shall be required by law to be otherwise signed or executed.

SECTION 4. Budget. The Executive Director, with the cooperation of the Board President and the Finance Committee, shall assist in the preparation of the annual budget. The Executive Director shall be responsible for all expenditures within the approved budget.

ARTICLE VIII INDEMNIFICATION AND INSURANCE

SECTION 1. Indemnification Scope. The Corporation shall indemnify, defend, and hold harmless the Corporation's Directors and Officers to the fullest extent permitted by and in accordance with the Nonprofit Act. The plan of indemnification shall constitute a binding agreement of the Corporation for the benefit of the Directors and Officers as consideration for their services to the Corporation and may be modified or terminated by the Board only prospectively. Such right of indemnification shall not be exclusive of any other right which such Directors, Officers, or representatives may have or hereafter acquire and, without limiting the generality of such statement, shall be entitled to their respective rights of indemnification under any bylaw, agreement, insurance, provision of law, or otherwise, as well as their right under this Article.

SECTION 2. Indemnification Plan. The Board may from time to time adopt an indemnification plan implementing the rights granted herein. This plan shall set forth in detail the mechanics of how the indemnification rights shall be exercised, provided that the plan shall include that the Directors shall not be indemnified until twenty (20) days after notice is given to the South Carolina Attorney General as provided in Section 33-31- 855(d) (or successor provision) of the Nonprofit Act.

SECTION 3. Directors & Officers Insurance. The Board shall cause the Corporation to purchase or maintain insurance on behalf of any person who is or was a Director or Officer of the Corporation against any liability asserted against such person and incurred in any such capacity or arising out of such status, whether or not the Corporation would have the power to indemnify such person.

SECTION 4. Other Insurance. The Board may cause the Corporation to purchase or maintain insurance on behalf of any person who is or was serving at the request of the Corporation as a

Director or Officer of another corporation, or as its representative in a partnership, joint venture, trust, or other enterprise, against any liability asserted against such person and incurred in any such capacity or arising out of such status, whether or not the Corporation would have the power to indemnify such person.

ARTICLE IX FINANCE AND TRANSACTIONS

SECTION 1. General. Management of the Corporation's finances and contracts shall comply with Board directives and policies. The Executive Director is authorized to pay all expenditures consistent with the approved budget and to make all commitments except those financial and contractual commitments the Board has reserved to itself.

SECTION 2. Payments. All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Corporation shall be signed by such officer(s) or agent(s) of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of a resolution, such instruments shall be signed by the President.

SECTION 3. Fiscal Year. The fiscal year of the Corporation shall begin on the first day of July of each year and shall end on the thirtieth day of June of the next year, unless otherwise specified by the Board of Directors.

ARTICLE X ANNUAL REPORT

SECTION 1. Annual Report. The President and Treasurer shall present the Board at its annual meeting a report, verified by the President and Treasurer or by a majority of the Board, showing in appropriate detail the following:

- a. The assets and liabilities, including the trust funds, of the Corporation as of the end of the fiscal year immediately preceding the date of the report.
- b. The principal changes in assets and liabilities, including the trust funds, during the year immediately preceding the date of the report.
- c. The revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes, for the year immediately preceding the date of the report, including separate data with respect to each trust fund held by or for the Corporation.
- d. The expenses or disbursement of the Corporation, for both general and restricted purposes, during the year immediately preceding the date of the report, including separate data with respect to each trust fund held by or for the Corporation.

The annual report for the Board shall be filed with the minutes of the annual meetings of the Board. A copy of the annual report will be provided to the Florence City Council.

**ARTICLE XI
CORPORATE RECORDS**

SECTION 1. Corporate Records. The Corporation shall keep (a) an original or duplicate record of the proceedings of the Board, (b) the original or a copy of its Bylaws, including all amendments thereto to date, certified by the Secretary of the Corporation, and (c) appropriate, complete, and accurate books or records of account, at its registered office or at its principal place of business.

**ARTICLE XII
MISCELLANEOUS**

SECTION 1. Conflicts of Interest. The Board of Directors shall adopt and enforce a Conflict of Interest Policy, which shall be distributed to each officer, director, employee or volunteer acting on behalf of the Corporation. Each such person shall annually sign a form acknowledging receipt of the statement and declaring any conflicts of interest affecting the Corporation. Any Director who shall apply for any staff position with the Corporation or any future organization controlled by the Corporation shall resign from the Board prior to taking any affirmative act towards gaining such employment. Any Director who shall have failed to resign prior to taking such affirmative act shall be deemed to have resigned upon the taking of the act.

SECTION 2. Parliamentary Authority. Conduct of the business and meetings of the Corporation shall be governed first by the Articles of Incorporation and the Bylaws, insofar as they are not inconsistent with those sections of the Internal Revenue Code governing the tax-exempt status of the Corporation and the Nonprofit Act. Matters not addressed by the Articles of Incorporation or these Bylaws shall be governed, first, by the Nonprofit Act, as amended, and second, by the Board's written rules of order.

**ARTICLE XII
AMENDMENT OF BYLAWS**

SECTION 1. Amendment. Except as otherwise provided by law, the Articles of Incorporation, or these Bylaws, these Bylaws may be amended, modified, supplemented, or replaced in whole or in part by a majority vote of the full Board of Directors.

SECTION 2. Notice. Written notice of any such amendment, modification, supplement, or repeal shall be accompanied by a copy or summary of the proposed change or state the general nature of the change. This notice shall be sent not less than seven (7) days prior to the meeting and may be sent by electronic communication; by regular United States mail, first class or priority mail with postage prepaid; or by submitting same to an overnight courier service to each Director then in office at his or her last known address.

[END OF DOCUMENT]

IX. a.
Reports to Council
Annual Financial Report

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021
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

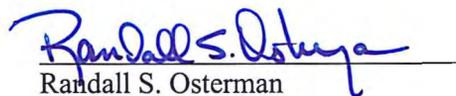
Pursuant to state law the City of Florence contracts with an independent firm of certified public accountants to annually audit and certify the financial records and transactions of the City using generally accepted accounting principles.

III. POINTS TO CONSIDER

1. 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, 2021. 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.
2. 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

IX. b.
Reports to Council
Banking Services

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021
AGENDA ITEM: Banking Services Evaluation and Recommendation Committee
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Designation of a Banking Services Evaluation and Recommendation Committee to review the results of proposals requested from banks located within the City of Florence to provide the City's banking services for a five-year contract period.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. The City of Florence contracts its banking services with a local bank selected through a request-for-proposal (RFP) process.
- B. On January 9, 2017, City Council selected First Citizens Bank to provide banking services to the City of Florence.
- C. This selection was based on the recommendation of an Evaluation Committee composed of three members of City Council appointed by the Mayor.
- D. The present contract with First Citizens expires on January 31, 2022.

III. POINTS TO CONSIDER

- A. On October 25, 2021 Requests for Proposals were submitted to banks located within the Florence city limits to provide the City's banking services for a five-year contract period beginning February 1, 2022 and ending January 31, 2027.
- B. The deadline for submitting these proposals was December 3, 2021. Timely proposals were received from First Citizens Bank, TD Bank, and Wells Fargo Bank.
- C. Criteria used in analyzing the proposals will include, but may not be limited to, customer accessibility, total bank deposits within the City, experience/governmental references, Community Reinvestment Act (CRA) performance/rating, average annual interest rate, monthly service fees, and earnings credit rate.
- D. The process for selection has in the past included a recommendation to City Council by the Evaluation and Recommendation Committee to approve a proposing bank that, in the committee's determination, best meets the needs of the City consistent with, but not limited to the following: a fair and reasonable fee structure, reputation of the institution, technological capabilities, the degree to which the City's requirements will be met, and prior experience of principals involved.

IV. STAFF RECOMMENDATION

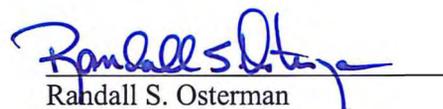
Staff recommends that a committee of council members be selected to: a) evaluate banking services proposals, and b) make a recommendation to City Council for final bank selection.

V. ATTACHMENTS:

Calendar of Activities related to the referenced Banking Service RFP and bank selection by City Council.



Kevin V. Yokim
Assistant City Manager



Randall S. Osterman
City Manager

**City of Florence, SC
Banking Services RFP
For 2022 Five-Year Contract
Beginning February 1, 2022**

Calendar of Activities

1. October 25, 2021: Request Proposals from area banks for banking services
2. December 3, 2021: Deadline for receiving banking services RFPs
3. December 13, 2021: Appointment of Bank Services RFP Evaluation Committee by Mayor
4. December 13-30, 2021: Review meeting(s) of Bank Services RFP Evaluation Committee
5. January 10, 2022: Designation of provider of banking services by City Council
6. February 1, 2022: Five-year banking services contract begins

FLORENCE CITY COUNCIL MEETING

DATE: December 13, 2021

AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

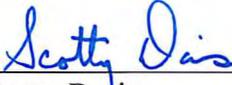
Council will consider nominations for City Boards and/or Commissions.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

There are four (4) Boards or Commissions that have either vacancies and/or expired terms.

III. ATTACHMENTS:

- (1) Spreadsheet of Council Nominations to Boards and Commissions.
- (2) Nomination Packet.



Scotty Davis
Deputy City Manager



Randall S. Osterman
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - DECEMBER 2021

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large-3	Mayor
	Schofield	Moore	Braddock	Jebaily	Barnes	McCall	Ervin
City of Florence Board of Zoning Appeals					x		
Construction & Maintenance Board							x ²
Aesthetics Advisory Committee		x					x
Resilience and Sustainability Advisory Committee						x	x
		x	x	x			

CITY OF FLORENCE BOARD OF ZONING APPEALS

I. NOMINATIONS:

There is one (1) expired term on the Board of Zoning Appeals.

II. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Councilwoman Barnes

III. SEEKING REAPPOINTMENT:

- Nathaniel Poston

IV. NEW APPLICANT(S):

- Michael (Tommy) Phillips

V. ATTACHMENTS:

- Letters of interest from current board members
- Applications received



FULL LIFE. FULL FORWARD.
FLORENCE
 SOUTH CAROLINA

OFFICE OF THE CITY MANAGER

TEL: (843) 665-3113

FAX: (843) 665-3110

April 27, 2021

Mr. Nathaniel Poston
 P.O. Box 3426
 Florence, SC 29502

Dear Mr. Poston,

Our records indicate that your term on the Board of Zoning Appeals will expire on June 30, 2021. City Council will begin reviewing vacancies and expired terms on City Boards and Commissions at their July meeting.

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

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

Sincerely,

Randall S. Osterman
 City Manager

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

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

Signature

5-1-2021
 Date

Entry #: 34

Date Submitted: 7/23/2021 5:40 PM

Board or Commission for which you are applying:
City of Florence Board of Zoning Appeals

Your Name
Phillips, Michael T. (Tommy)

County
Florence

Council District
District 3

Email Address
mtommyp@att.net

Residential Address
1703 Pineland Ave., Apt A, Florence, South Carolina 29501

Mailing Address
Same as residence, Florence, South Carolina 29501

Your Occupation - Title
Semi retired

Business Phone
(843) 661-0995

Residence Phone
(843) 669-4432

Employer Name
A Bail Bonds, Notary Public, B and L Properties, LLC, Silver Haired Legislature.

Employer Address
1703 Pineland Ave., Apt A

City
Florence

State
South Carolina

General Qualifications

Are you a resident of the City?
Yes

If so, how Long?
1958

Why would you like to serve?
I believe that my knowledge and experience with the city of Florence, will help me be of service to the City.

Do you presently serve on any Commissions/ Boards of the City/ County/ State?
Yes

If so, please list:
Silver Haired Legislature

Have you formerly served on any Commissions/ Boards of the City/ County/ State?
Yes

If so, please list:
Florence City Planning Com.
Florence Airport Com.

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?

Yes/No
No

If so, list the position and date:

Are you involved in any Community Activities?
Yes

If so, please list:
Past:
Completed the Citizen's Police Academy
Completed the "Leadership Florence" Program with the Chamber of Commerce
Chairman for the Florence County Republican (4 terms)

What are your goals and objectives if appointed to the Commission/Board?
Use my experience and knowledge to help make Florence a better place to live.

I certify that the information above is true and correct.

Today's Date
7/23/2021

Information on this form will be considered public.

Today's Date
7/23/2021

CONSTRUCTION AND MAINTENANCE BOARD OF ADJUSTMENTS AND APPEALS

I. NOMINATIONS:

There are two (2) vacancies on the Construction and Maintenance Board of Adjustments and Appeals.

- William Wilcox has indicated that he would not like to be considered for reappointment. Mr. Wilcox served as an Engineer.
- Gary Bullard has resigned his position. Mr. Bullard served as a Mechanical Contractor. The unexpired term of Mr. Bullard will expire on 06/30/2023.

II. APPOINTMENT REQUIREMENTS:

- (A) 1 – Engineer
- (B) 1 – Mechanical Contractor

III. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Mayor Ervin will make all nominations to this Board, per City Code.

IV. NEW APPLICANT(S):

- There are currently no qualified applicants for this Board.

V. ATTACHMENTS

AESTHETICS ADVISORY COMMITTEE

I. NOMINATIONS:

There are two (2) seats to be filled on the Aesthetics Advisory Committee. Terms of the initial appointees shall be staggered, as follows:

- Seats designated as seats 5, 6 & 7 will serve initial terms of three (3) years.

After the completion of initial terms, all members appointed shall serve three (3) year terms.

II. APPOINTMENT REQUIREMENTS:

Members must reside or be employed within the city limits.

III. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Mayor Ervin (Seat 5 – 3-year term)
- Councilwoman Moore (Seat 7 – 3-year term)

IV. NEW APPLICANT(S):

There are currently no applicants for this Committee.

V. ATTACHMENTS

RESILIENCE & SUSTAINABILITY ADVISORY COMMITTEE

I. NOMINATIONS:

There are five (5) seats to be filled on the Resilience and Sustainability Advisory Committee. Terms of the initial appointees shall be staggered, as follows:

- Seats designated as seats 1, 2 & 3 will serve initial terms of one (1) year.
- Seats designated as seats 4, 5 & 6 will serve initial terms of two (2) years.
- Seats designated as seats 7, 8 & 9 will serve initial terms of three (3) years.

After the completion of initial terms, all members appointed shall serve three (3) year terms.

II. APPOINTMENT REQUIREMENTS:

Members must reside or be employed within the city limits.

Remaining memberships will consist of the following:

- (A) **1** – Representative from a local university or college
- (B) **1** – Representative from conservation or environmental organizations
- (C) **1** – Representative from District 2
- (D) **1** – Representative from District 3
- (E) **1** – Layperson, resident of the city

III. COUNCILMEMBER(S) TO MAKE NOMINATION:

- Councilman McCall (Seat 4 – 2-year term)
- Mayor Ervin (Seat 5 – 2-year term)
- Councilwoman Moore (Seat 7 – 3-year term)
- Councilman Braddock (Seat 8 – 3-year term)
- Pro tem Jebaily (Seat 2 – 1-year term)

IV. NEW APPLICANT(S):

- Travis Knowles (Meets qualifications of (A) and (E) above – Appointment requirements)
- Lisa Pike (Meets qualifications of (A) and (E) above – Appointment requirements)
- Loretta Slater (Meets qualifications of (B) above – Appointment requirements)

V. ATTACHMENTS

- Applications received

Entry #: 81

Date Submitted: 12/1/2021 6:39 PM

Board or Commission for which you are applying:
Resilience and Sustainability Advisory Committee

Your Name
Knowles, Travis Warren

County
Florence

Council District
District 1

Email Address
dactylomya@gmail.com

Residential Address
913 King Ave, Florence, South Carolina 29501

Mailing Address
913 King Ave, Florence, South Carolina 29501

Your Occupation - Title
Associate Professor

Business Phone
(843) 661-1408

Residence Phone
(843) 610-8198

Employer Name
Francis Marion University

Employer Address
4822 E Palmetto St

City
Florence

State
South Carolina

General Qualifications

Are you a resident of the City?
Yes

If so, how Long?
30

Why would you like to serve?
To help educate the city about the benefits of native plants in landscaping.

Do you presently serve on any Commissions/ Boards of the City/ County/ State?
No

If so, please list:

Have you formerly served on any Commissions/ Boards of the City/ County/ State?
No

If so, please list:

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?

Yes/No
No

If so, list the position and date:

Are you involved in any Community Activities?
No

If so, please list:

What are your goals and objectives if appointed to the Commission/Board?
To review and advise the city about ways to help improve the environment using native tree species and other native plants (e.g. pollinator beds).

I certify that the information above is true and correct.

Today's Date
12/1/2021

TK

Information on this form will be considered public.

Today's Date
12/1/2021

TK

Entry #: 79

Date Submitted: 12/1/2021 5:12 PM

Board or Commission for which you are applying:
Resilience and Sustainability Advisory Committee

Your Name County Council District
Pike, Lisa A. Florence District 1

Email Address
LPike@fmarion.edu

Residential Address
1007 King Ave., Florence, South Carolina 29501

Mailing Address
1007 King Ave., Florence, South Carolina 29501

Your Occupation - Title Business Phone Residence Phone
Associate Professor, Biology (843) 661-1411 (843) 409-7344

Employer Name
Francis Marion University

Employer Address City State
4822 E. Palmetto St. Florence South Carolina

General Qualifications

Are you a resident of the City? If so, how Long?
Yes 30

Why would you like to serve?
I am passionate about the environment, and am very concerned about climate change in particular. As a biology teacher, as a community member, and as a mother, I would like to leave the world - and my home, Florence SC - a better place. In particular, South Carolina will face some serious issues as climate change continues to plague the state, from sea level rise to a changing rainfall and temperature pattern that will affect agriculture and recreation opportunities. I understand the issues behind climate change (and water & air pollution) and am a science educator and science communicator as well, working to get technical information to the public and community in which I live.

Do you presently serve on any Commissions/ Boards of the City/ County/ State?
No

If so, please list:

Have you formerly served on any Commissions/ Boards of the City/ County/ State?
No

If so, please list:

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? Yes/No
No

If so, list the position and date:

Are you involved in any Community Activities?
No

If so, please list:

What are your goals and objectives if appointed to the Commission/Board?
My main goal will be to help the City of Florence address climate change and begin to formulate a plan to mitigate the effects of climate change in our local community. I could be instrumental in brainstorming ideas to mitigate climate change and communicating to the public the need to address climate change.

I certify that the information above is true and correct. Todays Date
12/1/2021

Information on this form will be considered public. Todays Date
12/1/2021

