

**REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL**



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

**MONDAY  
MARCH 13, 2023  
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, MARCH 13, 2023 – 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**

January 26-27, 2023 – Work Retreat  
February 13, 2023 – Regular Meeting

**IV. SPRING 2023 CITY UNIVERSITY GRADUATION**

**V. APPEARANCES BEFORE COUNCIL**

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

**a. Ms. Jennifer Robinson**

To speak to Council regarding funding for the Be Civil Legacy Organization.

**b. Bishop Chris Brown, The Sword of Truth Church**

To make an introduction to Council and speak on services offered by the church.

**c. Mr. Don Strickland, Executive Director – PDRTA**

To provide a transit update and to present an award.

**VI. ORDINANCES IN POSITION**

**a. Bill No. 2022-38 – Second Reading**

An Ordinance to annex and zone Commercial General three parcels located at 401, 409, and 411 Pamplico Highway, identified as Florence County Tax Map Parcels 90109-01-002, 90109-01-003 and a portion of 90108-05-001.

**b. Bill No. 2023-06 – Second Reading**

An Ordinance to annex and zone NC-6.3 the parcels located at 707 and 709 South Church Street, Florence County Tax Map Parcel Numbers 90104-02-015 and 90104-02-030.

**VII. INTRODUCTION OF ORDINANCES**

**a. Bill No. 2023-07 – First Reading**

An Ordinance to rezone a parcel located on Dexter Drive from Neighborhood Conservation-15 to Neighborhood Conservation-6.1, identified as Florence County Tax Map Number 00150-01-140.

**b. Bill No. 2023-08 – First Reading**

An Ordinance to rezone 400 East Pine Street from Planned Development (PDD-C) to Activity Center (AC), identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

**c. Bill No. 2023-09 – First Reading**

An Ordinance to annex and zone Light-Industrial (IL) the property located at 1100 South Church Street, identified as Florence County Tax Map Number 00149-01-005.

**d. Bill No. 2023-10 – First Reading**

An Ordinance to correct clerical errors made in the assignment of zoning designations during the adoption of the Unified Development Ordinance by correcting the City of Florence Zoning atlas.

**VIII. INTRODUCTION OF RESOLUTIONS**

**a. Resolution No. 2023-07**

A Resolution of Recognition of Henry Bryant by City Council.

**b. Resolution No. 2023-08**

A Resolution instructing city staff to issue notice to a Housing Authority Commissioner that a hearing will be held before the City Council of Florence to determine whether the member shall be removed as a Commissioner for inefficiency, neglect of duty, or misconduct in office.

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

**c. Resolution No. 2023-09**

A Resolution to recognize March as Women's History Month in the City of Florence.

- d. **Resolution No. 2023-10**  
A Resolution adopting the Reclaiming Our Communities Initiative.
- e. **Resolution No. 2023-11**  
A Resolution of Recognition for the Wilson High School Mock Trial Team.
- f. **Resolution No. 2023-12**  
A Resolution authorizing staff to negotiate a Grant Agreement with an applicant in compliance with the South Carolina Opioid Recovery Act.  
*(Note: This item may be discussed in Executive Session.)*
- g. **Resolution No. 2023-13**  
A Resolution authorizing staff to negotiate a Grant Agreement with an applicant in compliance with the South Carolina Opioid Recovery Act.  
*(Note: This item may be discussed in Executive Session.)*

**IX. REPORTS TO COUNCIL**

- a. **Appointments to Boards and Commissions**
- b. **Mr. Clint Moore, Assistant City Manager of Development**  
To provide a downtown update.

**X. MAYORAL REPORT**

**XI. COMMITTEE REPORTS**

- a. **Business Development Committee**
- b. **Community Development Committee**
- c. **Marketing and Public Relations Committee**
- d. **Finance, Audit and Budget Committee**
- e. **Judicial Review Committee**  
*(Note: May be discussed in Executive Session.)*

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

**XII. EXECUTIVE SESSION**

- a. **To receive legal advice on the removal of a member of the Housing Authority Board [30-4-70(a)(2)].**
- b. **For a discussion related to a Contractual Matter [30-4-70(a)(2).]**

c. For a discussion related to a Contractual Matter [30-4-70(a)(2).]

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

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

**XIII. ADJOURN**



**FLORENCE CITY COUNCIL WORK RETREAT  
THURSDAY, JANUARY 26, 2023 – 10:00 A.M. – 5:00 P.M.  
AND FRIDAY, JANUARY 27, 2023 – 9:00 A.M. – 12:00 P.M.  
MARINA INN AT GRANDE DUNES  
8121 AMALFI PLACE, MYRTLE BEACH, SC 29572**

**MEMBERS PRESENT**

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall (via telephone on Thursday, January 26, 2023; present on Friday, January 27, 2023), Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

**ALSO PRESENT**

Mr. Randall S. Osterman, City Manager; Mr. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; 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; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Utilities; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mr. Chuck Pope, Director of Public Works; Mr. Glenn Bodenheimer, Controller; Mr. Charlie Barrineau, Field Services Manager – Municipal Association of SC; Mr. Stephen Benjamin, President – The Benjamin Firm and Former City of Columbia Mayor; and Ms. Rania Jamison, Chief of Staff – The Benjamin Firm.

**MEDIA PRESENT**

Ms. Maya Lockett of WBTW News Channel 13 was present for the meeting.

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

**THURSDAY, JANUARY 26, 2023**

**CALL TO ORDER**

Mayor Ervin called the Thursday, January 26, 2023 Work Retreat Session of Florence City Council to order at 10:00 a.m.

**INVOCATION**

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



FLORENCE CITY COUNCIL  
WORK RETREAT – JANUARY 26-27, 2023

WORKSESSION

Mr. Randy Osterman, City Manager, began the Work Session and introduced Mr. Charlie Barrineau, Field Services Manager with the Municipal Association of South Carolina. Mr. Barrineau briefly spoke of his experiences as a City Manager and as a Field Services Manager. He explained the importance of Council working as a team, building trust and working collectively to achieve accomplishments.

Mr. Barrineau explained the role of the Municipal Association of South Carolina and their local revenue programs, advocacy and communications, risk management services, and education, training and technical assistance. Florence is a member of the South Carolina Municipal Insurance Trust and the South Carolina Insurance and Risk Financing Fund.

Mr. Barrineau began a presentation entitled “Leadership, Your City and How it Works” and spoke of Council’s leadership role. Florence is a seven-member Council where each member’s vote is the same, representing Florence as a team. The key to a successful Council meeting is preparedness and he urged Council to be prepared when they come to the meetings by asking necessary questions beforehand, reading the agenda packet, et cetera. He explained the Municipal Association’s civility campaign and the importance civility plays in running effective meetings, communicating thoughtfully and building relationships among Council. He gave examples of incivility and showed a video of a Council meeting that depicted “what not to do” during a Council meeting. Mr. Barrineau briefly spoke of social media and potential pitfalls to avoid. A Councilmember’s social media account may likely be considered a public forum and First Amendment considerations do apply.

[Break: 10:45 am – 10:55 am]

Mr. Barrineau resumed the meeting by discussing the forms of municipal government in South Carolina. There are three forms of government in South Carolina and the City of Florence is a Council-Manager form of government. The Council-Manager form is the third most used form of government in SC and the most utilized form nationally. In the Council-Manager form, Council has all legislative and policy making authority and must employ a manager. Council is forbidden by state law to interfere with employees in this form. As a Council-Manager form, the Mayor presides over meetings of Council by tradition rather than statute, acts and votes as a member of Council, calls special meetings and can designate a temporary judge.

Mr. Barrineau then went over the basics of effective meetings. Preparation is the key to a successful meeting. Members should arrive on time, put away/silence phones, avoid side conversations during the meeting and be mindful of their body language. A written agenda is required under the Freedom of Information Act (FOIA) for all meetings and must be published twenty-four hours in advance. There is a procedure that must be followed to add items to the agenda. The City of Florence has adopted Robert’s Rules of Order to govern the proceedings of meetings.

Ordinances, resolutions and public engagement were discussed next. An Ordinance is a law made by Council and requires two readings on two separate days with at least six days between each reading. A Resolution is a motion and is a formal expression of opinion, will or intent and only requires a single vote. While public engagement is encouraged at meetings, it is not mandated for all meetings. The City of Florence has rules for public participation adopted by ordinance. Council’s are prescribed by state law to enter into Executive Session for the following reasons: Personnel Matters; Contractual, Real Estate and Legal Matters; Security Matters; Investigative Matters; and Economic Development Matters. No minutes and no votes are to be taken in Executive Session.



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Critical compliance issues for Municipal Finance and Administration were discussed next. The annual budget must be adopted by ordinance following a public hearing. It is required that the newspaper publish notice of the public hearing at least fifteen days in advance to the hearing. Municipalities are also required to complete an independent financial audit and submit it to the state. There are limitations on a municipality's ability to raise property taxes. The increase in millage rate is limited to the Consumer Price Index + population growth. There are also several funds that are held in trust to include state fines fees and assessments, employee payroll deductions and insurance premiums. Mr. Barrineau discussed some general restrictions on public funds. Public funds may only be used for public purposes and violations may trigger criminal or state ethics enforcement action.

Mr. Barrineau discussed the Freedom of Information Act (FOIA) and the SC Ethics Act. A meeting is considered a public meeting whenever a quorum is present on Council. Members should be familiar with agenda items prior to a meeting. If a conflict of interest is identified, members are able to recuse themselves from the vote. A recusal is not the same as an abstention from voting.

[Break: 12:00pm – 1:00pm]

Mr. Osterman began the afternoon session with a discussion on the budget and the Comprehensive Plan. These two documents are extremely important to the City. The Comprehensive Plan is the City's guiding document and is updated every ten years. The budget indicates how the City is going to operate and where monies will be expended over the fiscal year. In South Carolina, a balanced budget must be adopted and this balanced budget is based on the needs of the city and expectations of Council. Council and Staff both have wants and needs that impact the budget. Mr. Osterman asked Mr. Kevin Yokim, Assistant City Manager of Finance/Administration, to discuss the budget development process. Mr. Yokim said once the budget process opens, department staff will submit their budget requests to the Finance Department. While that process is happening, Human Resources is compiling the personnel budget and the Finance Department is estimating City revenues. Finance compiles all the information and presents it to the City Manager. Budget requests tend to always come in higher than estimated revenues and Randy meets with each Director to reduce budget requests in order to balance the budget. Budget workshops are typically held with Council throughout this process to gather input. First reading of the budget and the public hearing typically occur in May, with the second reading and adoption occurring in June.

Mr. Osterman passed out the current fiscal year's budget book, saying it accounts for every penny the City expects to spend. While there are small contingencies, whenever something new or different is requested and revenues aren't high enough to cover the cost, the money will have to be taken from somewhere. The majority of the money in the budget is allocated to personnel costs; however, this is a difficult part of the budget to reduce because without people the City would not be able to offer any services. A large portion of money is also allocated to operations with the largest contributors being the Police, Fire and Public Works Departments. Operations include uniforms, fuel, maintenance, equipment, et cetera. The next area where money is being expended is Capital Investments, which are sanitation and fire trucks, police cars, heavy equipment, et cetera. In summary, Mr. Osterman said that there's not many places in the budget to come up with money that won't have a negative effect, which leaves the City in a dilemma. Mr. Osterman said the City is currently struggling with hiring and retaining good, quality employees and told Council he would like to see pay increases for city employees. He further mentioned that this session is discussion only and he is not making any recommendations. Discussion was then opened to Council.

Councilwoman Barnes asked what the options are to increase revenues. Mr. Osterman said municipalities are limited by state law, as Mr. Barrineau discussed earlier. Due to these limitations, city property taxes



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can only be increased a maximum of seven mills right now, which is equivalent to \$1.225 million dollars. Mr. Yokim briefly went over the City's various revenue sources: licenses and fees, property taxes, interfund transfers, governmental reimbursements, permits and fees, fines and forfeitures and miscellaneous revenues.

Councilman Braddock mentioned other municipalities that have begun to utilize public safety cameras and asked if there has been any measurable decrease in criminal activity with the use of these cameras. Mr. Allen Heidler, Police Chief, responded these are fairly new but some of these municipalities have seen reductions in the ability to investigate crime and bring people to justice. Councilman Braddock inquired on pricing of these cameras. Chief Heidler said it would be approximately \$400,000 over a five-year term for thirty cameras.

Councilwoman NeSmith-Jackson inquired on high crime downtown prior to its revitalization. Chief Heidler said downtown had the perception of high crime, but that wasn't necessarily the case. Councilwoman NeSmith-Jackson asked if cameras were installed downtown. Chief Heidler responded there were cameras downtown from a grant the City received, but they have since expired.

Councilman McCall asked if it made sense to do an automatic tax increase, similar to how the City did water increases. Mr. Osterman said there is the ability to pass an Ordinance to automatically increase taxes each year by a certain percentage or amount. Councilman McCall also asked how the City's taxes compare to other municipalities. Mr. Osterman distributed a study conducted by Rock Hill that compares various rates, cost of living, property taxes, et cetera in municipalities across the state. According to the study, Florence ranks next to the lowest in the state in property taxes.

Mr. Yokim took the opportunity to speak on the local options sales tax. In 1994, Florence County voters approved of a 1% Local Options Sales Tax. As a result, residents receive a property tax credit against their property taxes. Mr. Yokim passed out examples of property tax bills in the City. The City's property taxes account for approximately 10-20% of the total tax bill depending on what type of property it is.

Councilman Smith asked when the City last raised property taxes. Mr. Yokim replied it has been approximately five or six years. Pro tem Jebaily pointed out that as people move into the City, the population increase would allow for a higher cap on milage increases. A larger population also leads to an increase in services. Mr. Clint Moore, Assistant City Manager of Development, spoke on the census and population numbers. The last census was not reflective of the growth the City is currently experiencing.

Mr. Chuck Pope, Public Works Director, spoke to Pro tem Jebaily's comment. Public Works is already behind because of deferring the purchase of heavy equipment and garbage trucks for a number of years, especially in sanitation. Although, the increase in the roll cart maintenance fee several years ago has helped generate funding for residential trucks. Inflation costs have greatly impacted the cost of heavy equipment and parts. There are approximately 14,500 residential units collected by sanitation trucks which really requires seven routes. Currently, the City is only running five to six routes. The increase in online shopping has created additional garbage and cardboard boxes that need to be collected. This has become a problem across the state and many municipalities are having to tighten their regulations on what is allowed. Councilman NeSmith-Jackson suggested fining residents for excessive trash. Mr. Osterman said an education campaign may be a good way to start to show our residential customers how to use the service. Mayor Ervin suggested researching the topic and how other municipalities are handling this issue.



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Mr. Osterman said as the City expands geographically, we need to start looking at expanding services. Last year, Council approved several new positions; unfortunately, these positions have not been able to be filled because they are not lucrative enough. Mr. Osterman reiterated that the City is in competition with every other business and organization in Florence for employees.

Councilman Braddock asked how Envision will impact the City's budget. Mr. Yokim responded the City will collect approximately \$15 million in water and sewer revenues over the first five years. Envision is not located in the City; therefore, the City will not collect property taxes or business licenses fees. Mayor Ervin pointed out that this economic development project will lead to other potential projects located in the City.

[Break: 3:00pm – 3:30pm]

Mr. Osterman conducted an exercise for Council in order to have a better understanding of Council's desires moving forward. He posed the following questions – If the City had an extra \$100,000, what would you like to see done with it? If the City had an extra \$1,000,000, what would you like seen done with it? Below are Council's responses.

**Extra \$100,000**

- To be directed by Council for community projects
- Citibot
- Beautification project/corridor enhancement
- Enhance quality of life in areas that have been oppressed

**Extra \$1,000,000**

- Camera system
- Staff pay increase
- Sanitation trucks
- Police cars
- Developer's incentive to develop in certain areas
- Community center enhancements

**ADJOURN**

Without objection, the January 26, 2023 Retreat Work Session of City Council was adjourned at 3:50 p.m.

**FRIDAY, JANUARY 27, 2023**

**CALL TO ORDER**

Mayor Ervin called the Friday, January 27, 2023 Work Retreat Session of Florence City Council to order at 9:00 a.m.

**INVOCATION**

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



## WORKSESSION

Mr. Osterman asked Mr. Moore to provide an update on the Comprehensive Plan. Mr. Moore said they have finally reached a final draft of the Comprehensive Plan, as it was delayed mainly due to COVID as well as some health issues with the consultant. Mr. Moore said the plan is the guiding document for the City and provides Council with the support and rationale for the policy decisions they make. The City will begin the process of public meetings for public input in the next month. It will then go before Planning Commission for recommendation to Council and then to Council for adoption by June 2023.

Mr. Scotty Davis, Deputy City Manager, introduced former City of Columbia Mayor, Steven Benjamin, today's meeting facilitator. He spoke of the impacts of COVID and how the world changed dramatically as a result. The way people live and work have fundamentally changed and Councils are tasked with how to adapt. Mr. Benjamin briefly spoke of the role of an elected official and spoke of successes he had with the City of Columbia, one being that he increased the Police Department's budget by 90%.

Councilman Braddock asked how he grew Columbia's Police Department budget. Mr. Benjamin said he started by reading the Annual Comprehensive Financial Report. He said it took aggressive creativity. One of the things he looked at were ways to reduce costs of medical expenses (physicals), and he accomplished this by opening a health center for employees. He briefly elaborated on how they also redirected funding from other sources. Councilman Braddock asked what the impact was of the budget increase in the Police Department in terms of crime reduction. Mr. Benjamin said many municipalities have seen a spike in violent crimes recently. He said it is important to hire, train and hold accountable those that wear a badge and advised Council to invest in all technologies that make the City transparent and engages the community. Mayor Ervin said much of the City's crime issues arise with the criminal system and broken bond and parole system. Many offenders of violent crimes are out on parole for other crimes they have committed.

Councilman McCall asked how Columbia articulated to the community the need to raise taxes. Mr. Benjamin said the best way to prepare your community is to be transparent and let them know exactly what you're going to do, how you're going to do it and why the millage increase needs to be done. People will then become more engaged, informed, and willing to accept the increase.

Pro tem Jebaily asked how difficult it was to establish the Business Improvement District in Columbia. Mr. Benjamin explained the Business Improvement District and said those located in this district pay a little more in return for the additional services they receive. He said they did receive some push back at first, but ultimately the additional services received in this district helped to create a welcoming environment.

[Break: 10:30am – 11:00am]

Mr. Benjamin spoke of the importance of investing in and taking care of the community and its innovators and small businesses. He advised Council to take time to keep their priorities in order and to not focus on what they're doing, but why they're doing it.

Councilman McCall asked what type of creative funding Columbia used for capital improvements. Mr. Benjamin said they utilized philanthropic funds, built strong public-private partnerships, and they chased federal dollars.



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Councilman Braddock asked what Columbia’s approach was to affordable housing. Mr. Benjamin said he listened to community concerns. There was a brief conversation on inhabitable housing. Councilwoman NeSmith-Jackson expressed concerns with the City’s rental registry process and said uninhabitable housing is a major problem. She voiced her desire for the City to be more proactive with these properties and the rental registry process.

**ADJOURN**

Without objection, the January 27, 2023 Retreat Work Session of City Council was adjourned at 12:10 p.m.

Dated this 13<sup>th</sup> day of February 2023.

\_\_\_\_\_  
Casey C. Moore, Municipal Clerk

\_\_\_\_\_  
Teresa Myers Ervin, Mayor



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, FEBRUARY 13, 2023 – 1:00 P.M.  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT**

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

**ALSO PRESENT**

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

**MEDIA PRESENT**

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

**CALL TO ORDER**

Mayor Ervin called the February 13, 2023 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**

Councilman Jebaily made a motion to adopt the minutes of the January 9, 2023 regular meeting and Councilman Smith seconded the motion. The minutes were unanimously adopted.



**APPEARANCES BEFORE COUNCIL**

**Mr. Brad Hanna**

Mr. Brad Hanna appeared before Council to speak on a water concern. He spoke of an elderly water customer that went without water for approximately a month due to a broken water main in front of her home. Over the course of several weeks, she received multiple door hangers from the City with the last one indicating she had a leak on her side of the meter. The resident then contacted Mr. Hanna and his technicians responded and they were unable to locate any connection to the meter. After further investigation, the technicians concluded the meter was never reconnected to the City's line after repairs were made to the broken water main. Mr. Hanna said Randy Osterman, City Manager, did contact the resident and took full responsibility for the incident and offered the resident no charges to her water bill for three months. Mr. Hanna offered some closing statements expressing his displeasure in how the situation was handled.

**Ms. Linda Johnson, Executive Director – Senior Citizens Association**

Ms. Linda Johnson appeared before Council to request funding for the Meals on Wheels program. She said the Senior Citizens Association is a non-profit, independent organization. They are not receiving enough funds to take care of senior citizens in Florence County. Meals on Wheels is a program that provides meals to seniors Monday through Friday at the average cost of eight dollars per meal. She said there are currently 125 people on their waiting list and she requested that Council consider increasing funding for this program.

Pro tem Jebaily thanked Ms. Johnson for the work and services they provide to the community. He asked if she is requesting one-time funding or if it would be ongoing. Ms. Johnson replied it would be ongoing.

Councilwoman NeSmith-Jackson asked if they have reached out to any churches for help. Ms. Johnson replied that they do work with the churches they help them deliver the meals.

Councilman McCall asked if she knew how many people on the waiting list live in the City. Ms. Johnson said she would provide that information to Council as soon as possible.

Councilman Smith asked how many meals they provide, and Ms. Johnson replied they provide approximately 200 meals per days and another 150 frozen meals that are sent out.

**ORDINANCES IN POSITION**

**Bill No. 2022-38 – Second Reading**

**An Ordinance to annex and zone Commercial General three parcels located at 401, 409, and 411 Pamplico Highway, identified as Florence County Tax Map Parcels 90109-01-002, 90109-01-003, and a portion of 90108-05-001.**

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

**Bill No. 2023-01 – Second Reading**

**An Ordinance to annex and zone NC-6.1 the parcel at 925 West Sumter Street, Florence County Tax Map Parcel 90060-07-002.**



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Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2023-01 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-01 was adopted on second reading.

**Bill No. 2023-02 – Second Reading**

**An Ordinance to annex and zone DS the lot at 825 South Church Street, Florence County Tax Map Parcel 90105-01-007.**

Councilman Smith made a motion to adopt Bill No. 2023-02 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-02 was adopted on second reading.

**Bill No. 2023-03 – Second Reading**

**An Ordinance to annex and zone OSR the lot at 833 South Church Street, Florence County Tax Map Parcel 90105-01-018.**

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2023-03 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-03 was adopted on second reading.

**Bill No. 2023-04 – Second Reading**

**An Ordinance to abandon a sewer line and easement located on South Cashua Drive, Florence County Tax Map Parcel 00100-01-159.**

Councilwoman Barnes made a motion to adopt Bill No. 2023-04 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-04 was adopted on second reading.

**Bill No. 2023-05 – Second Reading**

**An Ordinance to abandon the City of Florence interest in right-of-way located on Power Street on the north side of Florence County Tax Map Parcel 00147-01-072.**

Councilwoman Barnes made a motion to adopt Bill No. 2023-05 on second reading and Councilwoman NeSmith-Jackson seconded the motion

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-05 was adopted on second reading.

**INTRODUCTION OF ORDINANCES**



**FLORENCE CITY COUNCIL  
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**Bill No. 2023-06 – First Reading**

**An Ordinance to annex and zone NC-6.3 the parcels located 707 and 709 South Church Street, Florence County Tax Map Parcel Numbers 90104-02-015 and 90104-02-030.**

Councilman Smith made a motion to pass Bill No. 2023-06 on first reading and Councilman McCall seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported water and sewer services are currently available.

Planning Commission held a public hearing on the matter and voted to recommend the zoning designation of NC-6.3.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-06 was passed on first reading.

**INTRODUCTION OF RESOLUTIONS**

**Resolution No. 2023-04**

**A Resolution of City Council approving Downtown Redevelopment Grants for Third Quarter, FY23.**

Mayor Ervin said this item is to be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.

**Resolution No. 2023-05**

**A Resolution to adopt the South Carolina Municipal Association 2023 Advocacy Initiatives.**

Councilman McCall made a motion to adopt Resolution No. 2023-05 and Councilman Smith seconded the motion.

Councilman McCall highlighted several of the initiatives that are beneficial to the City of Florence. Enclave annexation will address how to better handle the doughnut holes across the City. He also spoke of the Municipal penny sales tax initiative. This would be similar to the County's and would give the City the ability to fund capital projects in the city.

Council voted unanimously in favor of the motion. Resolution No. 2023-05 was adopted.

**Resolution No. 2023-06**

**A Resolution approving an investment policy for the City of Florence.**

Councilman McCall made a motion to adopt Resolution No. 2023-06 and Pro tem Jebaily seconded the motion.

Mr. Kevin Yokim, Assistant City Manager of Finance/Administration, reported it is best practice to adopt a formal investment policy that will serve as a guide for the City's future investments and also enhance the City's bond rating.

Council voted unanimously in favor of the motion. Resolution No. 2023-06 was adopted.

**REPORTS TO COUNCIL**



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REGULAR MEETING – FEBRUARY 13, 2023

**Appointments to Boards and Commissions**

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

**City-County Memorial Stadium Commission**

Councilman McCall deferred his nomination for the Commission.

**Public Safety Citizen's Review Board**

Mayor Ervin made a motion to appoint David Jones. Without objection, David Jones was appointed to the Public Safety Citizen's Review Board for a term to begin immediately and expire on June 30, 2024.

**Board of Zoning Appeals**

Councilman Smith made a motion to appoint Michael Valrie. Without objection, Michael Valrie was appointed to the Board of Zoning Appeals with a term to begin immediately and expire on June 30, 2025.

**Design Review Board**

Councilman Braddock made a motion to appoint David Lowe in the role of a person specifically qualified by reason of education, training, or experience in landscape design. Without objection, David Lowe was appointed to the Design Review Board for a term to begin immediately and expire on June 30, 2024.

Being no applicants, Pro tem Jebaily deferred his nomination for the Board.

**Comprehensive Financial Report and Audited Financial Statements**

Mr. Tracy Huggins of Burch, Oxner, Seale Company, CPA's, PA reported for the fiscal year ending June 30, 2022. The City had budgeted revenues of \$36,216,300 and actual revenues of \$44,750,975 in the General Fund. This resulted in a positive variance of \$8,534,675. Budgeted expenditures were (\$46,703,040). Actual expenditures were (\$59,199,871) leaving a negative variance of (\$12,496,831). Budgeted operating deficiency in the general fund of revenues over expenditures was (\$10,486,740). Actual operating deficiency of revenues over expenditures was (\$14,448,896), leaving a negative budget variance of (\$3,962,156). 48% of general fund revenue came from property tax credits, business licenses and franchise fees.

Governmental Funds: The unassigned fund balance in the General Fund is \$12,140,735, a decrease of \$3,887,969 from prior year.

Enterprise Funds: Operating revenues last year were \$43,541,712; operating expenses were (\$29,018,449); net non-operating expenses were (\$9,344,585); total transfers in were \$1,515,086; leaving a net income of \$6,683,764.

Council thanked Mr. Huggins for his report.

**MAYORAL REPORT**



**FLORENCE CITY COUNCIL  
REGULAR MEETING – FEBRUARY 13, 2023**

Mayor Ervin thanked Councilman McCall for the update from Hometown Legislative Action Day and thanked Council for attending. Mayor Ervin acknowledged Councilman McCall's graduation from the advanced institute and congratulated him. Mayor Ervin also thanked staff for setting up the off-site work retreat session.

**COMMITTEE REPORTS**

**Business Development Committee, Chaired by Pro tem Jebaily**

Pro tem Jebaily said the Committee discussed a review of the "Downtown Loop" which will be available on the City's website soon. Various development projects were also discussed, to include Urban Square, the Nofal Building, and Carolina Theater. The Committee continued discussions on corridor enhancements.

**Community Development Committee, Chaired by Councilwoman Barnes**

Councilwoman Barnes said the Committee discussed home demolitions. There are currently 30 homes on the list to be demolished. The Committee also discussed the new Weatherization program to be offered. This program will provide grants to weatherize homes for qualifying low-income residents to provide better living conditions. Councilwoman Barnes also spoke of the Reclaiming Our Communities initiative, a pro-active approach to engage and inform the community.

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

Councilwoman NeSmith-Jackson reported the Committee continues to research platforms to increase public engagement. The Committee received a presentation from Citibot at their last meeting and Councilwoman NeSmith-Jackson briefly described some of their services that may be beneficial to the City.

**Finance, Audit and Budget Committee, Chaired by Councilman McCall**

Councilman McCall said he was unable to attend the meeting and asked Councilman Braddock to make the report. Councilman Braddock reported the Committee received an update on the opioid settlement and an advisory committee has been formed to review applications. The Investment Policy adopted by Resolution at today's Council meeting was also discussed. The Committee also discussed the potential for a developer's agreement to reduce water and sewer tap fees for certain developments not currently located in the City.

**EXECUTIVE SESSION**

Mayor Ervin said Council will be entering into Executive Session for a discussion related to a proposed economic development project, to receive an update on legal matters, a personnel matter and for a discussion of legal matters.

Without objection, Council entered into Executive Session at 2:00 p.m.

Council resumed open session at 4:20 p.m. and took action on the following items:



**FLORENCE CITY COUNCIL  
REGULAR MEETING – FEBRUARY 13, 2023**

**Resolution No. 2023-04**

**A Resolution of City Council approving Downtown Redevelopment Grants for Third Quarter, FY23.**

Councilwoman NeSmith-Jackson made a motion to adopt Resolution No. 2023-04 and Pro tem Jebaily seconded the motion.

Mayor Ervin recused herself from the vote due to a conflict of interest. (A copy of the recusal statement is attached to and made part of these minutes.)

Council voted 6-0 in favor of the motion. Resolution No. 2023-04 was adopted.

Councilwoman Barnes made a motion to instruct city staff and the city attorney to have further communication with the commissioners or representative of the Housing Authority and advise council on this communication, and to expand the evaluation to the entire Housing Authority Board of Commissioners. Councilman Braddock seconded the motion.

The motion carried unanimously (7-0).

**ADJOURN**

Without objection, the February 13, 2023 Regular meeting of City Council was adjourned at 4:23 p.m.

Dated this 13<sup>th</sup> day of March 2023.

---

Casey C. Moore, Municipal Clerk

---

Teresa Myers Ervin, Mayor

# RECUSAL STATEMENT

Member Name: TERESA MYERS ERVIN

Meeting Date: 2-13-2023

Agenda Item: Section Resolution Number: 2023-04

Topic: A Resolution of City Council approving Downtown Redevelopment Grants for 30th, F123

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

## Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: I am related to one of the Grants recipient,  
R. THOMAS

Date: 2/13/2023 Teresa Myers Ervin  
Member

Approved by Parliamentarian: [Signature]

FLORENCE CITY COUNCIL MEETING

**DATE:** December 12, 2022

**AGENDA ITEM:** Ordinance to Annex and Zone 401, 409, and 411 Pamplico Highway, TMNs 90108-05-001 (portion), 90109-01-002, and 90109-01-003

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located at 401, 409, and 411 Pamplico Highway, Tax Map Numbers 90108-05-001 (portion), 90109-01-002, and 90109-01-003, into the City of Florence and zone to CG Commercial General. The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On November 8, 2022, Planning Commission held a public hearing on this matter, and voted unanimously, 8-0, to recommend the zoning designation of CG Commercial General.

**III. POINTS TO CONSIDER:**

- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available.
- (3) The intent is to combine the parcels for commercial development.
- (4) City staff concurs with Planning Commission's recommendation to zone the property CG Commercial General.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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



Clint Moore  
Assistant City Manager



Randall S. Osterman  
City Manager

ORDINANCE NO. 2022-\_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE 401 (PORTION), 409, AND 411 PAMPLICO HIGHWAY, TMNs 90108-05-001 (PORTION), 90109-01-002, AND 90109-01-003.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on November 8, 2022 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by Southbound Florence, LLC, owner of TMNs 90108-05-001 (portion), 90109-01-002, and 90109-01-003, 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 **CG**:

**The properties requesting annexation are shown more specifically on Florence County Tax Map 90108, block 05, parcel 001 (0.90 acre); Map 90109, block 01, parcel 002 (0.482141 acre); and Map 90109, block 01, parcel 003 (0.128969 acre).**

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

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

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

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

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

Approved as to form:

\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

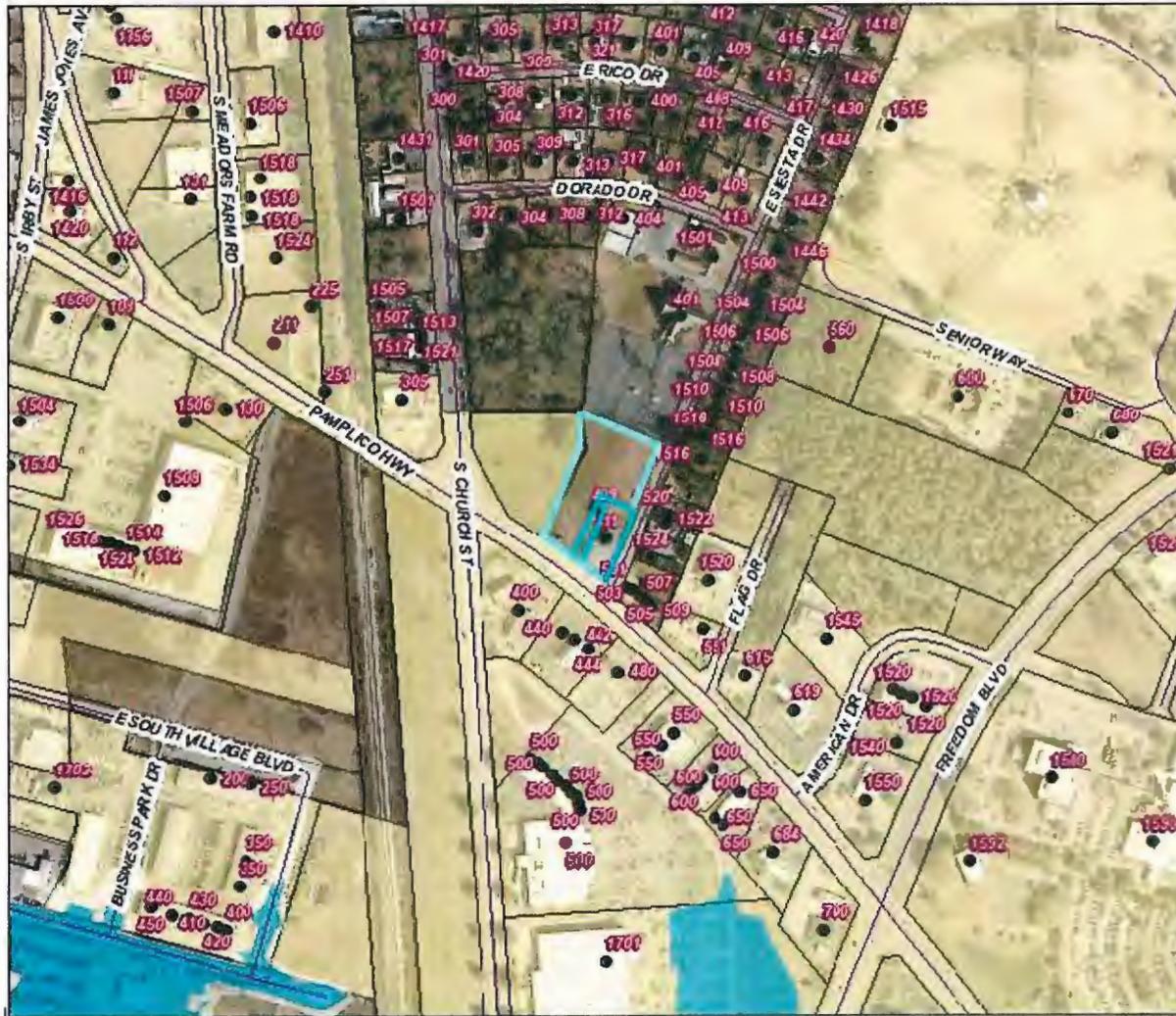
\_\_\_\_\_  
**Teresa Myers Ervin,**  
Mayor

Attest:

\_\_\_\_\_  
**Casey C. Moore**  
Municipal Clerk

# PC-2022-35

## Vicinity Map 409 & 411 Pamplico Highway



- Legend**
- County address points
  - Streets
  - ▭ Parcels
  - ▭ City Limits
  - ▭ Parcels to be annexed



STATE OF SOUTH CAROLINA)  
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

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:                     Portion of 90108-05-001                    

3. Annexation is being sought for the following purposes:

New commercial development. Adjacent property that is part of this project is already in  
City of Florence

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

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

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

Date: 10-18-22 Petitioner Signature: *Mike Seal* (property owner)

Date: \_\_\_\_\_ Petitioner Signature: \_\_\_\_\_

APPLICANT(S) (Please print or type): Name(s): Southbound Florence, LLC

Address: 2569 Green Meadows Lane NE, Atlanta GA 30319

Telephone Number: 404-987-2402 [cell] \_\_\_\_\_ [home]

Email Address: mike@southbounddevelopment.com

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date: 10/19/22

*MS*

STATE OF SOUTH CAROLINA)  
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

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: 90109-02-002, 90109-01-003

3. Annexation is being sought for the following purposes:

New commercial development. Adjacent property that is part of this project is already in City of Florence

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

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

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

Date: 10/18/22 Petitioner Signature: Michael Birnbrey

Date: \_\_\_\_\_ Petitioner Signature: \_\_\_\_\_

APPLICANT(S) (Please print or type): Name(s): Southbound Florence, LLC

Address: 2569 Green Meadows Lane NE, Atlanta GA 30319

Telephone Number: 404-987-2402 [cell] \_\_\_\_\_ [home]

Email Address: mike@southbounddevelopment.com

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date: 10/19/22

A3

VI. b.  
Bill No. 2023-06  
Second Reading

FLORENCE CITY COUNCIL MEETING

**DATE:** February 13, 2023

**AGENDA ITEM:** Ordinance to annex and zone 707 and 709 South Church Street, TMNs 90104-02-015 and 90104-02-030.

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex two lots located at 707 and 709 South Church Street, Tax Map Numbers 90104-02-015 and 90104-02-030, into the City of Florence and zone them NC-6.3, Neighborhood Conservation-6.3. The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On January 10, 2023, the Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to recommend the zoning request of NC-6.3, Neighborhood Conservation-6.3.

**III. POINTS TO CONSIDER:**

- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available; there is no cost to extend utilities.
- (3) A Public Hearing for zoning was held at the January 10, 2023 Planning Commission meeting.
- (4) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property NC-6.3, Neighborhood Conservation-6.3.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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

  
\_\_\_\_\_  
Clint Moore  
Assistant City Manager

  
\_\_\_\_\_  
Randall S. Osterman  
City Manager

ORDINANCE NO. 2023 - \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE 707 AND 709 SOUTH CHURCH STREET, TMNs 90104-02-015 and 90104-02-030.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on January 10, 2023 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by Raymond Moses, owner of TMNs 90104-02-015 and 90104-02-030, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and given the zoning district classification of **NC-6.3**:

**The properties requesting annexation are shown more specifically on Florence County Tax Map 90104, block 02, parcels 015 (0.164387 acre) and 030 (0.164374 acre).**

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

Approved as to form:

\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

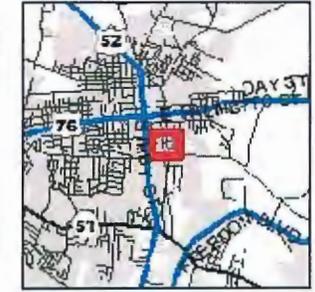
\_\_\_\_\_  
**Teresa Myers Ervin,**  
Mayor

**Attest:**

\_\_\_\_\_  
**Casey C. Moore**  
Municipal Clerk

# PC 2023-04

## Vicinity Map - 707 & 709 S. Church St.



### Legend

- City Limits
- Parcels
- Proposed Parcel

FLORENCE  
SOUTH CAROLINA

**DISCLAIMER**  
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Date: 12/15/2022

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: 90104-02-030, 90104-02-015
3. Annexation is being sought for the following purposes:  
ensure residential zoning
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

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

Total Residents 0 Race \_\_\_\_\_  
 Total 18 and Over \_\_\_\_\_ Total Registered to Vote \_\_\_\_\_

APPLICANT (S) (Please print or type):

Name(s): Raymond L. Moses

Address: 504 Prince St.

Telephone Numbers: 843 6623820 [work] \_\_\_\_\_ [home]

Email Address: \_\_\_\_\_

Signature Raymond L. Moses Date 12-13-2022

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>12/14/22</u>	<u>AB</u>

check 709

**FLORENCE CITY COUNCIL MEETING**

**DATE:** March 13, 2023

**AGENDA ITEM:** Ordinance to Rezone from NC-15 to NC-6.1 the parcel located on Dexter Drive at Attwood Avenue, TMN 00150-01-140.

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

---

**I. ISSUE UNDER CONSIDERATION:**

A request to rezone from NC-15 to NC-6.1 the parcel located on Dexter Drive at Attwood Avenue, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00150-01-140. The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

1. On January 10, 2023, the City of Florence Planning Commission voted to defer this matter to receive further information.
2. On February 14, 2023, the City of Florence Planning Commission held a public hearing on this matter and voted 4-1 to recommend the parcels be rezoned from NC-15 to NC-6.1.

**III. POINTS TO CONSIDER:**

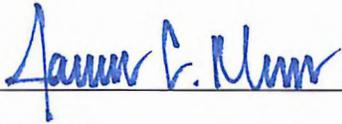
- (1) This request is being considered for first reading.
- (2) City water and sewer are available to the parcel.
- (3) The property is currently zoned NC-15, Neighborhood Conservation-15 District.
- (4) The applicant requested the zoning designation of NC-6.3, Neighborhood Conservation-6.3 District. The NC-6.3 zoning designation allows mixed detached and attached residential uses.
- (5) City staff recommended the zoning designation of NC-6.1 to the Planning Commission. The NC-6.1 zoning designation is limited to single-family detached residential.
- (6) This project will require stormwater review, and to receive a Land Disturbance permit.
- (7) Planning Commission voted 4-1, for the rezoning to NC-6.1.
- (8) City staff recommends that the rezoning request be approved.
- (9) Neighborhood Conservation lot area and lot width table:

Neighborhood Conservation	Minimum Lot Area	Minimum Lot Width
NC-15	15,000 SF	100 ft
NC-10	10,000 SF	80 ft
NC-6.1	6,000 SF	60 ft
NC-6.2	6,000 SF	60 ft
NC-6.3	6,000 SF	50 ft
NC-4	4,400 SF	10 ft

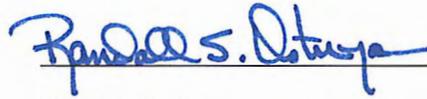
**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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

A handwritten signature in blue ink, appearing to read "Clint Moore", written over a horizontal line.

Clint Moore  
Assistant City Manager

A handwritten signature in blue ink, appearing to read "Randall S. Osterman", written over a horizontal line.

Randall S. Osterman  
City Manager

**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS DEXTER DRIVE AT ATTWOOD AVENUE, TAX MAP NUMBER 00150-01-140 FROM NEIGHBORHOOD CONSERVATION-15 ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-6.1 ZONING DISTRICT:**

**WHEREAS**, a Public Hearing was held in City Council Chambers on February 14, 2023 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, Piyush Mehta made application to rezone from NC-15 Neighborhood Conservation-15 District to NC-6.1 Neighborhood Conservation-6.1 District;

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

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

- 1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to NC-6.1;**
- 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 \_\_\_\_\_, 2023

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

# PC 2023-03

## Vicinity Map - Dexter Drive



### Legend

- City Limits
- Parcels
- Proposed Parcel



**DISCLAIMER:**  
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400 200 0 400 Feet

Date: 12/9/2022

**PC 2023-03**  
**Location Map - Dexter Drive**



FULL LIFE. FULL FORWARD.  
**FLORENCE**  
 SOUTH CAROLINA

**DISCLAIMER:**  
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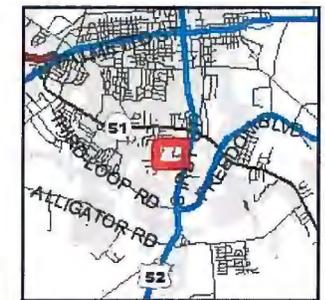
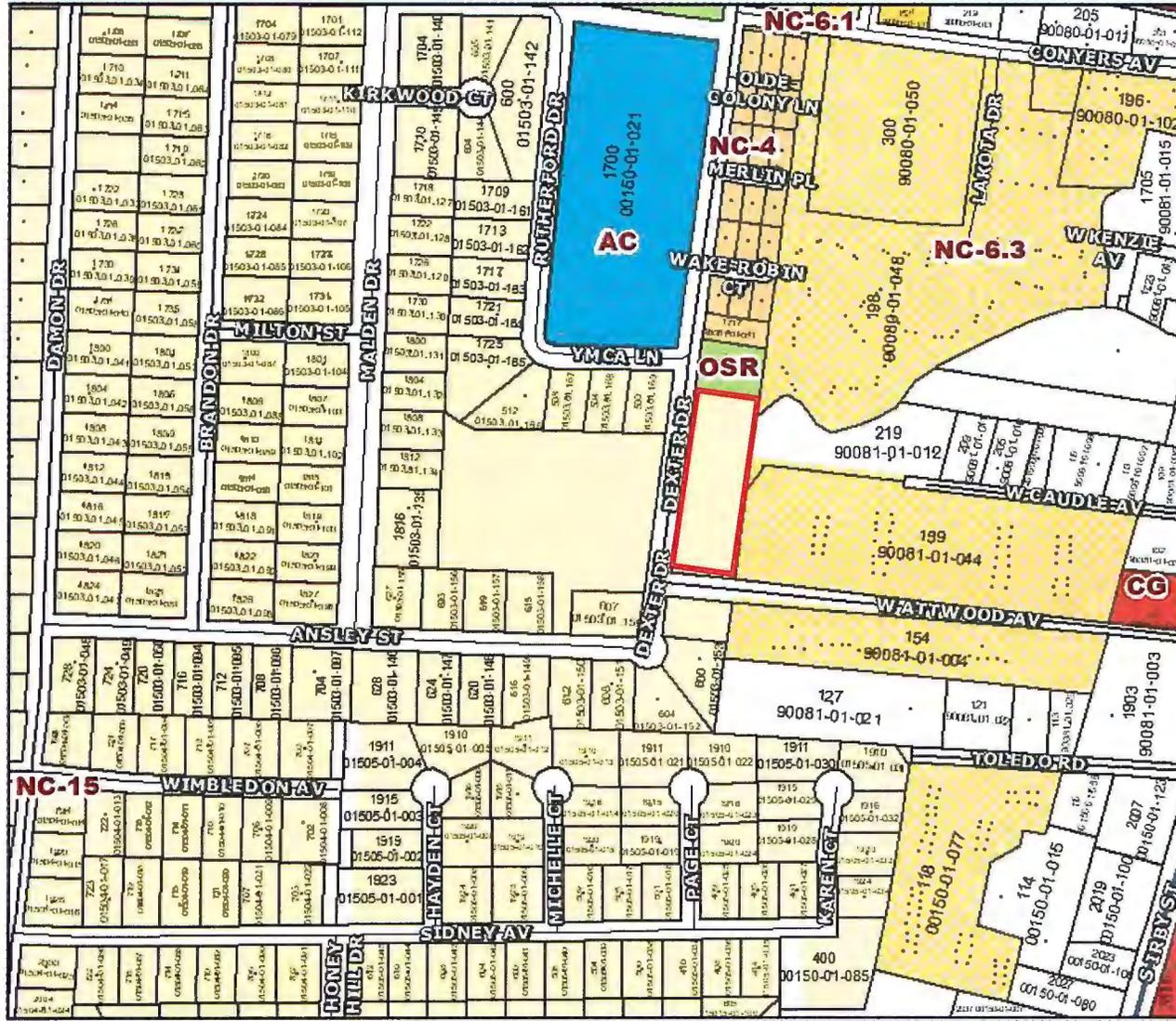
400 200 0 400 Feet



Date: 12/9/2022

# PC 2023-03

## Current Zoning Map - Dexter Drive



- Legend**
- Parcels
  - Zoning District**
  - Agricultural and Open Space Districts**
  - OSR
  - Neighborhood Conservation Sub-Districts**
  - NC-15
  - NC-6.1
  - NC-6.3
  - NC-4
  - Business and Commercial Districts**
  - CG
  - Mixed-Use Districts**
  - AC
  - Proposed Parcel

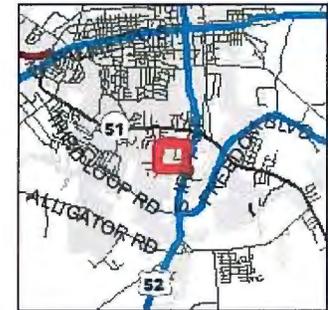
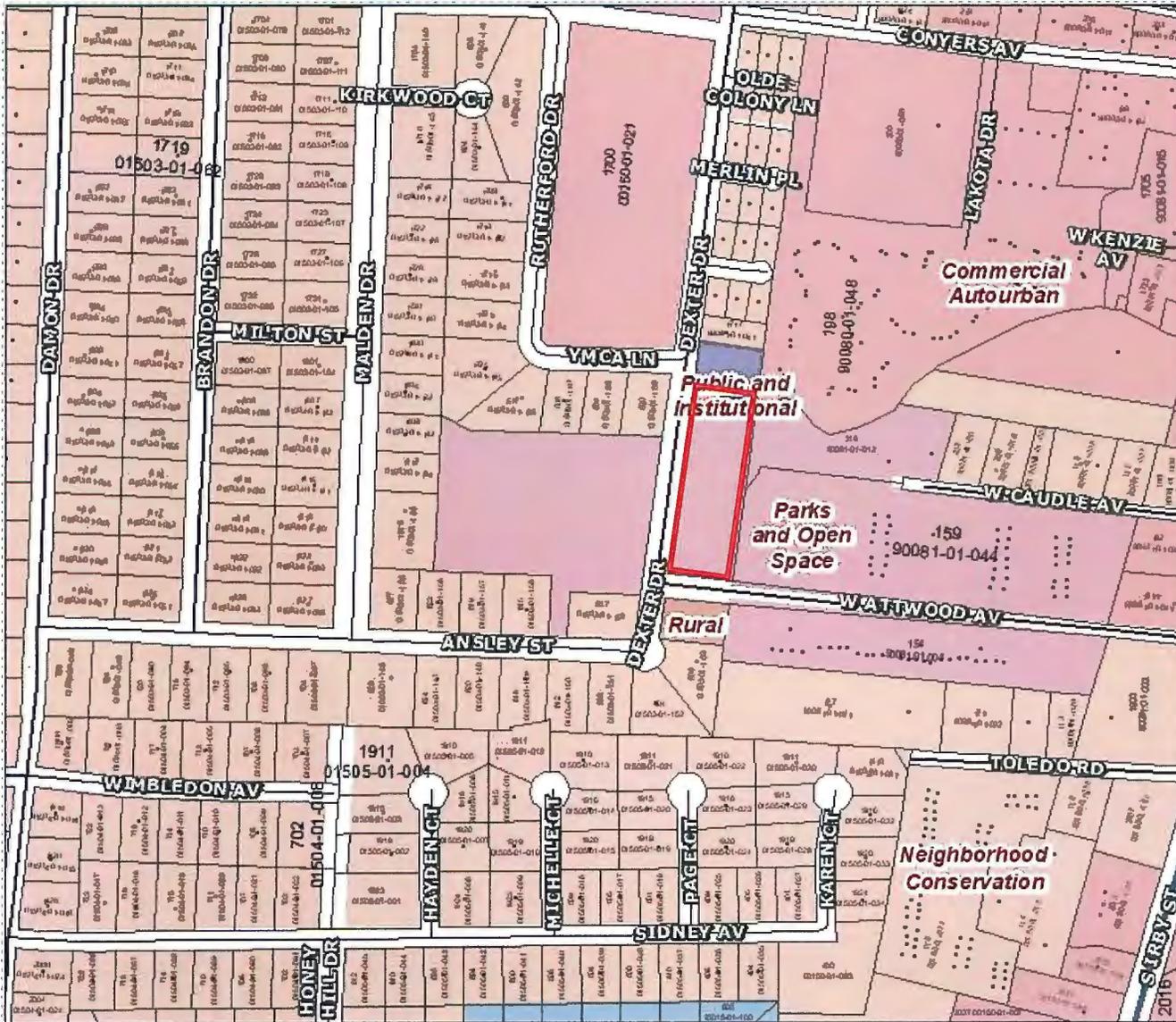
**DISCLAIMER:**  
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Date: 12/9/2022

# PC 2023-03

## Future Land Use - Dexter Drive



### Legend

- Parcels
- Future Land Use 2010**
- Future Land Use**
- Auto-Urban Commercial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Auto-Urban
- Rural
- Proposed Parcel



**DISCLAIMER:**  
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Date: 12/9/2022

Kirkwood subdivision rezone request:

Florence City Council,

**Lot size restrictions:**

I am writing you today to express my concerns for the rezoning of the lots in Kirkwood subdivision off 2<sup>nd</sup> loop, specifically the 4 lots on the corner of Dexter and Maynard. City Planning Commission has passed to you after voting in February to rezone these current 100' lots to 60' lots for housing development. Kirkwood is a neighborhood in South Florence, and I would like to keep the lot sizes standard at 100' as established. City Planning Commission voted on 2 options 50' or 60' rezoning but not to keep 100' as voting option.

**Environmental Impact:**

The undeveloped property across the street is also the lowest point within Kirkwood it catches water drainage from the neighborhood and moves it with ditches and underground drainage tiles to the property in question on the corner of Dexter and Maynard and it has "Billy's Branch" that runs through the property that the City I believe has routed under Irby Street and out by Sonic Restaurant to aid with water retention for the neighborhood and Dexter Drive.

Thank you for addressing the water flooding issues we currently experience within the neighborhood. I believe Kirkwood is one of 10 areas in the city to be addressed within the storm water drainage project the city passed months ago. Many homeowners have experience major damage to their property and automobiles in the past due to the flooding.

I bring to your attention by decreasing the square footage "foot print" of the absorption area the undeveloped lots and replacing it with additional impermeable surfaces, roof top, asphalt and cement, will allow the water to move faster and may impede the drainage improvements you are planning for the subdivision.

**In Summary:**

Should the City Vote to rezone the Dexter/Maynard property, please consider a vote to rezone lots from current zones of 100' to 80' as a compromise. 60' lots would allow 7 houses to be constructed on a 400' track, 80' lots would allow 5 houses to be constructed per 400' track.

I ask that the City have a water study done to ensure the money you have approved and budgeted for the storm water project in Kirkwood will also accommodate the additional housing of said property as

well as the undeveloped property across the road as I'm sure will follow suit if rezoned at 60' lots will allow an additional 14-15 additional houses.

Respectfully:

Yancey L. Stokes

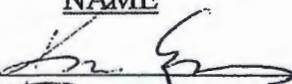
**Petition Opposing Zoning Request**

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
2. Lower property values in the neighborhood;
3. More traffic and congestion; and
4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

<u>NAME</u>	<u>ADDRESS (House No. &amp; Street)</u>
1. 	616 Ansley St
2. 	612 Ansley St.
3. Ann Mercuro	612 Ansley St.
4. Mr. and Mrs. Tealbe Guthrie	604 Ansley St
5. Don Chung	615 Ansley St.
6. 	627 Ansley St.
7. 	627 Ansley St
8. 	624 Ansley St.
9. Jonathan M Hill	628 Ansley St
10. Michael Pope	1827 Malden Dr
11. Brent Fields	720 Ansley St
12. Alice Dine	720 Ansley St.
13. Linda Duen	724 ANSLEY ST.
14. Barbara Green	726 Ansley St.
15. Jimmy Green	728 Ansley St
16. Kathleen Britton	620 Ansley St.
17. John Britton	620 Ansley St.
18. Bill Dabynople	623 Ansley St.
19. Coreen Dabynople	623 Ansley St
20. Robert Dabynople	623 Ansley St.

Petition Opposing Zoning Request

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

- 1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
- 2. Lower property values in the neighborhood;
- 3. More traffic and congestion; and
- 4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

<u>NAME</u>	<u>ADDRESS (House No. &amp; Street)</u>
1. <u>JEAN MALOPE</u>	<u>619 Ansley St</u>
2. <u>JEAN MALOPE</u>	<u>619 Ansley St</u>
3. <u>Katherine + Jerry Mason</u>	<u>704 Ansley St</u>
4. <u>Sandy Scott</u>	<u>708 Ansley St</u>
5. <u>Vickie P. Scott</u>	<u>709 Ansley St. Fla SC (VSMTC@aol.com)</u>
6. <u>Tiler Alban</u>	<u>716 Ansley St</u>
7. <u>Courtney Alban</u>	<u>716 Ansley St.</u>
8. <u>Charles E. Rambo</u>	<u>1620 Brandon Dr.</u>
9. <u>[Signature]</u>	<u>1826 Brandon Dr</u>
10. <u>Pat Venein</u>	<u>1826 Brandon Dr</u>
11. <u>[Signature]</u>	<u>600 Ansley St</u>
12. <u>[Signature]</u>	<u>600 Ansley St.</u>
13. <u>Beth Robinson</u>	<u>1810 Brandon Dr.</u>
14. <u>[Signature]</u>	<u>1806 Brandon Drive</u>
15. <u>[Signature]</u>	<u>1806 Brandon Drive</u>
16. <u>[Signature]</u>	<u>1800 Brandon Drive</u>
17. <u>[Signature]</u>	
18. <u>[Signature]</u>	<u>1732 Brandon Drive</u>
19. <u>[Signature]</u>	<u>1732 Brandon Drive</u>
20. <u>[Signature]</u>	<u>1724 Brandon Dr</u>

Petition Opposing Zoning Request

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
2. Lower property values in the neighborhood;
3. More traffic and congestion; and
4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

<u>NAME</u>	<u>ADDRESS (House No. &amp; Street)</u>
1. <u>Cherim N. Dhayan</u>	<u>1720 Brandon Dr</u>
2. <u>Steven Mayer</u>	<u>1720 Brandon Dr</u>
3. <u>Kelly Lawson</u>	<u>1716 Brandon Dr.</u>
4. <u>Trent McKenzie</u>	<u>1712 Brandon Dr.</u>
5. <u>Tara McKenzie</u>	<u>1712 Brandon Dr.</u>
6. <u>Po-Han Shen (Brody)</u>	<u>607 Ansley St.</u>
7. <u>Wei-Yin Hsu (Sylvia)</u>	<u>607 Ansley Street.</u>
8. <u>William S. Fong</u>	<u>1731-Malden Dr.</u>
9. <u>Mary Blanche Fowler</u>	<u>1731 Malden Dr.</u>
10. <u>Karen Herbert</u>	<u>1822 Brandon Dr.</u>
11. <u>Wegan Sims</u>	<u>1728 Brandon Dr.</u>
12. <u>Ched Britt</u>	<u>1615 Beulan Dr.</u>
13. <u>Elizabeth Britt</u>	<u>1615 Brandon Dr</u>
14. <u>Danette Probst</u>	<u>1616 Brandon Dr</u>
15. <u>Kyle McComin</u>	<u>1609 Brandon Drive</u>
16. <u>Juzanne Kemric</u>	<u>1700 Brandon Drive</u>
17. <u>Mr. &amp; Mrs. Bryan Couch</u>	<u>1704 BRANDON DR.</u>
18. <u>MR. &amp; MRS. Frederick R. Nissen</u>	<u>1600 Dexter Dr.</u>
19. <u>ROBERTO BARBERA</u>	<u>1621 BRANDON DR.</u>
20. <u>Cresencia Barbera</u>	<u>1621 Brandon Dr.</u>

Petition Opposing Zoning Request

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

- 1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
- 2. Lower property values in the neighborhood;
- 3. More traffic and congestion; and
- 4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

NAME	ADDRESS (House No. & Street)
1. <u>Bob Odom</u>	<u>1823 Malden Drive, Florence, SC 29505</u>
2. <u>R. Smith</u>	<u>1816 Malden Dr</u>
3. <u>Roy F. Burch</u>	<u>1819 MALDEN DR.</u>
4. <u>JEFF COOPER</u>	<u>1807 Malden Dr.</u>
5. <u>Hail Shirley</u>	<u>1801 Malden Dr.</u>
6. <u>H. Blackman</u>	<u>1722 Malden Dr.</u>
7. <u>Florence J.</u>	<u>1726 Malden Dr.</u>
8. <u>Karen Presta</u>	<u>1719 Malden Dr</u>
9. <u>Jimmie Everett</u>	<u>1715 Malden Dr</u>
10. <u>Yancey Stokes</u>	<u>1617 MALDEN DR</u>
11. <u>Roy Nymon</u>	
12. <u>Amanda Gore</u>	<u>6000 Kirkwood Ct.</u>
13. <u>Debra Jewett</u>	<u>1710 Malden Dr.</u>
14. <u>Anne D. Diaz</u>	<u>504 ymca Lane</u>
15. <u>Dale &amp; Ann</u>	<u>1721 Rutherford Drive</u>
16. <u>Wayne S. McMillan</u>	<u>1709 Rutherford Drive</u>
17. <u>Sharon Ann Thayer</u>	<u>716 Maynard Avenue</u>
18. <u>Ray Begett</u>	<u>716 Maynard Ave.</u>
19. <u>Fred &amp; Virginia</u>	<u>711 MAYNARD AVE</u>
20. <u>Olivia Wilson</u>	<u>711 Maynard Ave</u>

Petition Opposing Zoning Request

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
2. Lower property values in the neighborhood;
3. More traffic and congestion; and
4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

<u>NAME</u>	<u>ADDRESS (House No. &amp; Street)</u>
1. _____	_____
2. DARYL HARTER	1800 MALDEN DR.
3. Jim Polk	1804 Malden Dr.
4. HARRY E. COE	1812 Malden Dr.
5. Paula Lawson	1815 Malden Dr.
6. Steve Blot	1811 Malden Dr.
7. Chyna Block	1811 Malden Dr.
8. <del>Blaine</del>	1808 MALDEN DR.
9. <del>Bob</del>	1727 Malden Dr.
10. Nichole S. G...	1711 Malden Dr.
11. Kevin Plunk	1707 Malden Drive
12. Roy Cook	1625 Malden Rd
13. Bush Giff	1621 Malden drive
14. Bill Bon...	1401 DAMON DR
15. Laura Lippford	1916 Michelle Ct.
16. Judy Lippford	1916 Michelle Ct.
17. Kail Waltz	1916 michelle Ct.
18. Jessica Lippford	1916 Michelle Ct.
19. DONNA Mahan...	1609 BRANDON DR
20. Kay M. Lane	1609 Brandon Dr.

**Petition Opposing Zoning Request**

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
2. Lower property values in the neighborhood;
3. More traffic and congestion; and
4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

NAME

ADDRESS (House No. & Street)

- | <u>NAME</u>         | <u>ADDRESS (House No. &amp; Street)</u> |
|---------------------|---|
| 1. _____            | _____                                   |
| 2. Terry Johnson    | 408 Merlin Place                        |
| 3. Kari Smith       | 1701 Damon Drive                        |
| 4. _____            | 1825 Brandon Dr.                        |
| 5. Vince Cr         | 1812 Maiden Dr                          |
| 6. _____            | 1819 Brandon Dr.                        |
| 7. _____            | 1809 Brandon Dr                         |
| 8. Stephanie Stokes | 1617 Maiden Dr.                         |
| 9. Drew Stokes      | 1617 Maiden Drive                       |
| 10. Cheryl Cochran  | 1711 Brandon Ave                        |
| 11. Tom M. Ernie    | 1707 Brandon Dr.                        |
| 12. Gayle Ernie     | 1707 Brandon Dr.                        |
| 13. _____           | 1715 Brandon Dr.                        |
| 14. _____           | 1715 Brandon Dr.                        |
| 15. Sarah Woodard   | 1714 Bishop Dr.                         |
| 16. _____           | 1619 Brandon Dr                         |
| 17. Melissa Brock   | 1813 Brandon Drive                      |
| 18. _____           | 1813 Brandon Drive                      |
| 19. _____           | 1813 Brandon Drive                      |
| 20. _____           | _____                                   |

**Petition Opposing Zoning Request**

February 2023

Dexter Drive Zoning Change from NC-15 to NC-6.3 (County Tax Map Number 00150-01-140)

We, the undersigned owners of property affected by the requested zoning change described above, do hereby oppose any change that would rezone the property from its current NC-15 (large lots, single family detached with minimum 100 ft. lot width) to NC-6.3 (small lots, mixed detached and attached with minimum 50 ft. lot width). Approval of this zoning request would lead to the following consequences:

1. Increased flooding on Dexter Drive, Ansley St., and surrounding areas;
2. Lower property values in the neighborhood;
3. More traffic and congestion; and
4. Future zoning requests to reduce the size of NC-15 lots on the west side of Dexter Drive.

<u>NAME</u>	<u>ADDRESS (House No. &amp; Street)</u>
1. <u>JOHN GARCIA</u>	<u>1817 BRANDON DR</u>
2. <u>Shonna BOSCO</u>	<u>1817 Brandon Dr</u>
3. <u>Clarissa Beyer</u>	<u>1817 1/2 Brandon Dr</u>
4. <u>William Keyes</u>	<u>1817 1/2 Brandon Dr</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

VII. b.  
Bill No. 2023-08  
First Reading

FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023

**AGENDA ITEM:** An ordinance to rezone 400 East Pine Street from PUD-C to AC, identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

**DEPARTMENT/DIVISION:** Department of Planning, Research, & Development

---

**I. ISSUE UNDER CONSIDERATION:**

A request to rezone PUD-C to AC the parcel located at 400 East Pine Street, said property being specifically designated in the Florence County Tax Records as Tax Map Number 90103-11-022 and 90103-11-025. The request is being made by the property owner, The Housing Authority of Florence.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On February 14, 2023, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously 6-0 to recommend the parcels be rezoned from PUD-C to AC.

**III. POINTS TO CONSIDER:**

1. This request is being considered for first reading.
2. A Planned Unit Development-Commercial (PUD-C) was established December 17, 1979 by City Council to permit the uses of administrative offices, multifamily housing, and logistical support structures.
3. The City of Florence, Florence County, nor the Housing Authority had record of the specific development standards of the PUD-C.
4. No record of the PUD-C prevents the redevelopment of the property, and one must be established.
5. The applicant is requesting that both parcels (totaling 7.24 acres) be rezoned from PUD-C to AC to permit the administrative building and maintenance yard in the western portion of the property to be redeveloped as 64 townhouse-style multifamily affordable housing.
6. The existing residential units on the north-east corner of the property, along with the shelter on Jarrott Street will remain and is not part of the redevelopment.
7. Both parcels meet the dimensional requirements of the AC zoning district per the City of Florence Unified Development Ordinance.
8. The Activity Center (AC) allows mixed-use development including multifamily apartments with conditional requirements including bufferyards to mitigate their impact on surrounding single-family homes.
9. Land uses of the adjacent properties are a mixture of single-family residential, commercial, and public assembly uses.

**IV. NOTES:**

**V. ATTACHMENTS:**

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

A handwritten signature in blue ink, appearing to read "Clint Moore", written over a horizontal line.

Clint Moore  
Assistant City Manager

A handwritten signature in blue ink, appearing to read "Randall S. Osterman", written over a horizontal line.

Randall S. Osterman  
City Manager

**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE TO REZONE PARCEL IDENTIFIED AS 400 & 411 EAST PINE STREET, TAX MAP NUMBERS 90103-11-022 and 90103-11-025 FROM PLANNED UNIT DEVELOPMENT-COMMERCIAL ZONING DISTRICT TO ACTIVITY CENTER.**

**WHEREAS**, a Public Hearing was held in City Council Chambers on February 14, 2023 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, the property owner made application to rezone from Planned Unit Development-Commercial, PUD-C to AC, Activity Center

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

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

- 1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to 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.**

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2023-\_\_\_\_\_

Page 2

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

Approved as to form:

\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

\_\_\_\_\_  
**Teresa Myers Ervin**  
Mayor

**Attest:**

\_\_\_\_\_  
**Casey C. Moore**  
Municipal Clerk

## Vicinity Map 400 East Pine Street



### Legend

 Parcels



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

400 200 0 400 Feet



Date: 1/3/2023

# Location Map 400 East Pine Street

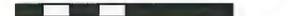


**Legend**  
 Parcels



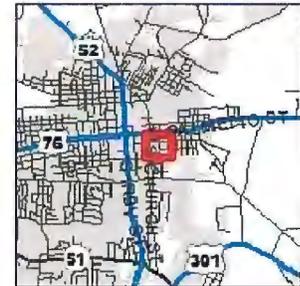
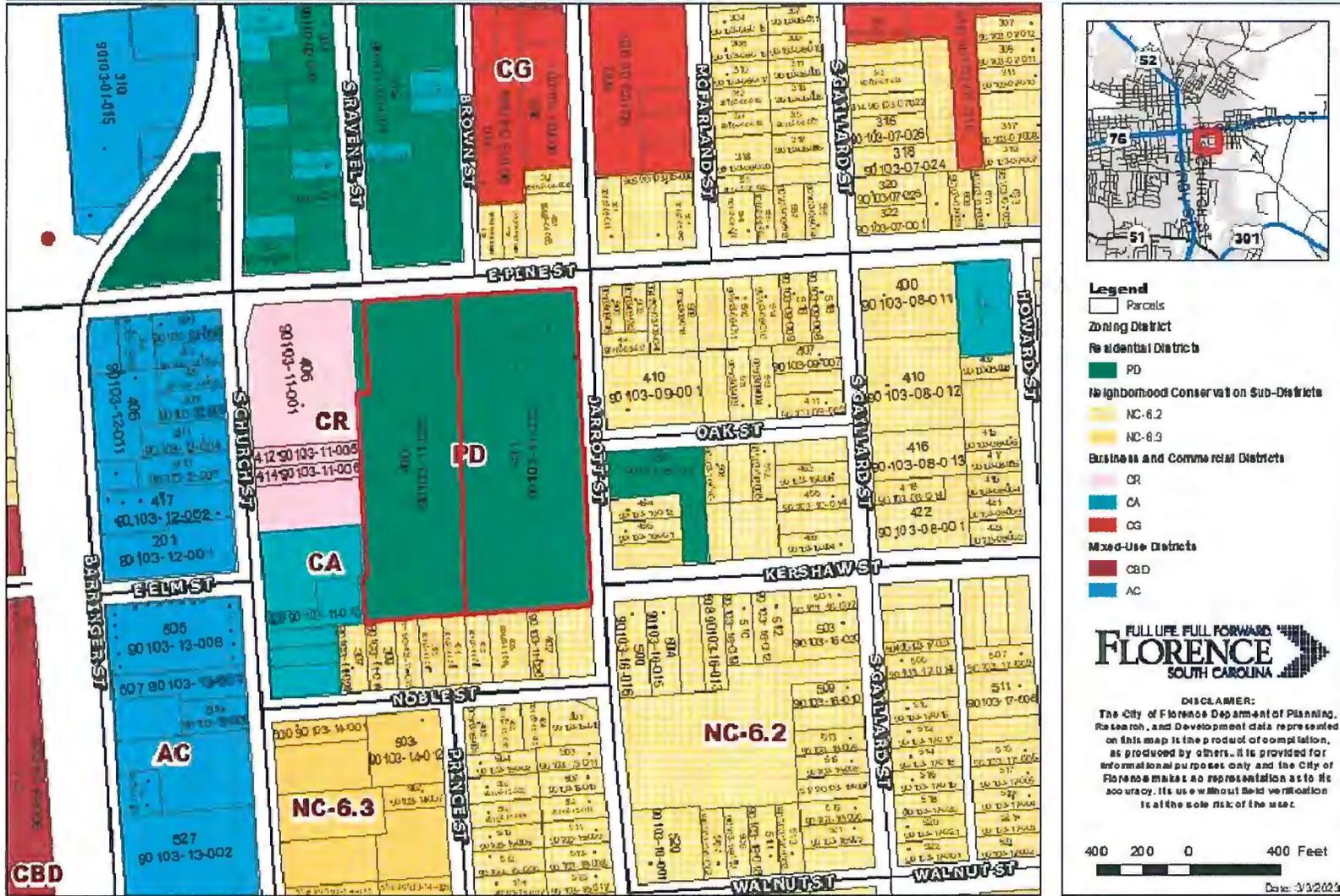
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400 200 0 400 Feet



Date: 3/3/2023

### Current Zoning Map

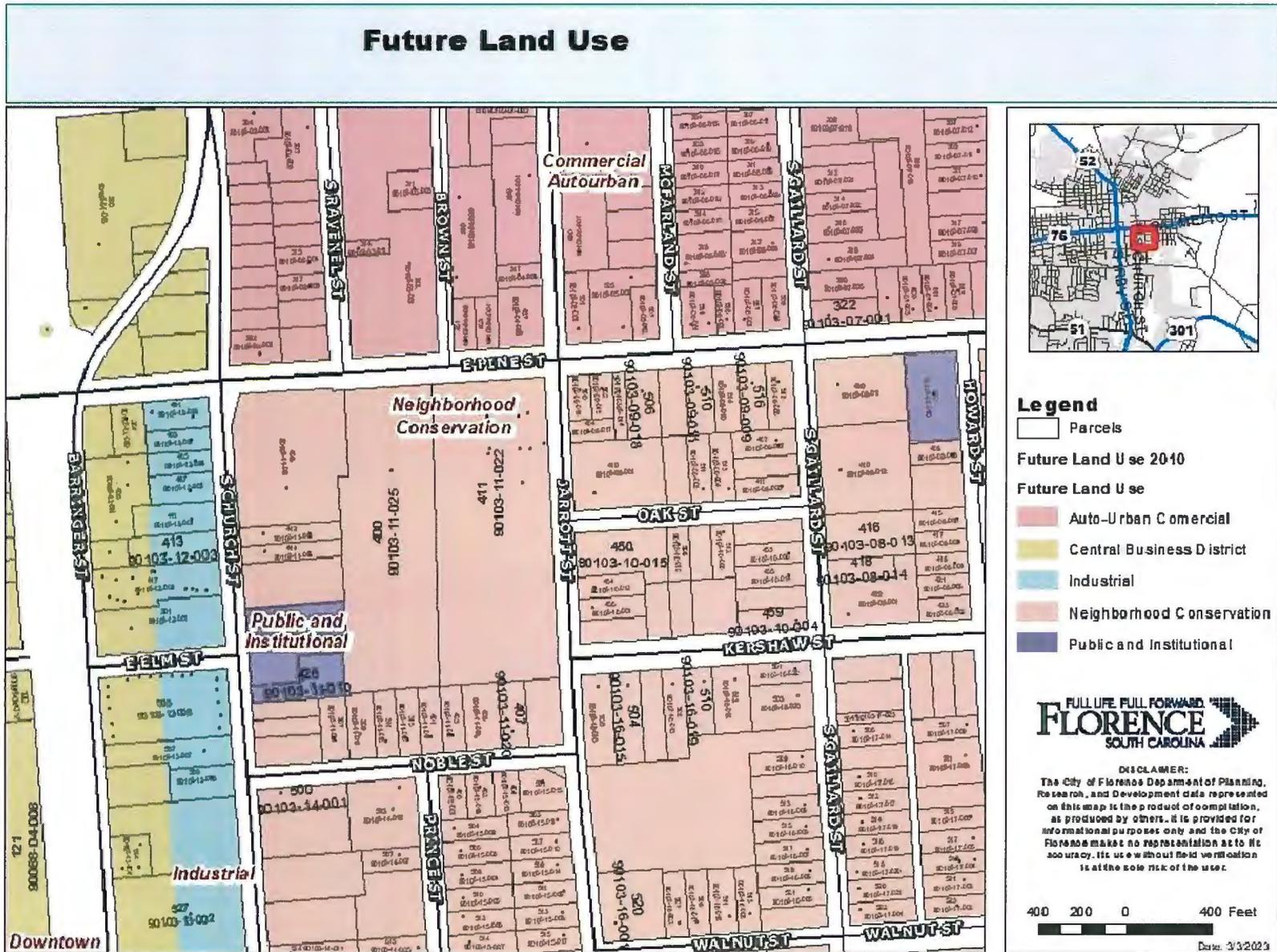


- Legend**
- Parcels
  - Zoning District
  - Residential District
    - PD
  - Neighborhood Conservation Sub-Districts
    - NC-6.2
    - NC-6.3
  - Business and Commercial Districts
    - CR
    - CA
    - CG
  - Mixed-Use Districts
    - CBD
    - AC



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FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023

**AGENDA ITEM:** Ordinance To Annex and Zone IL 1100 South Church Street, TMN 00149-01-005

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located at 1100 South Church Street, Tax Map Number 00149-01-005, into the City of Florence and zone it IL, Light Industrial. The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On February 14, 2023, Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to recommend the zoning request of IL, Light Industrial.

**III. POINTS TO CONSIDER:**

- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available.
- (3) A Public Hearing for zoning was held at the February 14, 2023 Planning Commission meeting.
- (4) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property IL, Light Industrial.

**IV. PERSONAL NOTES:**

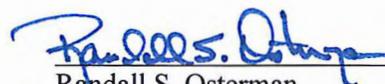
**V. ATTACHMENTS:**

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



---

Clint Moore  
Assistant City Manager



---

Randall S. Osterman  
City Manager

ORDINANCE NO. 2023 - \_\_\_\_\_

**AN ORDINANCE TO ANNEX AND ZONE IL 1100 SOUTH CHURCH STREET, TMN 00149-01-005.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on February 14, 2023 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by the City of Florence, owner of TMN 00149-01-005, 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 **IL**:

**The property requesting annexation is shown more specifically on Florence County Tax Map 00149, block 01, parcel 005 (7.686421 acres).**

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

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

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

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

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

Approved as to form:

\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

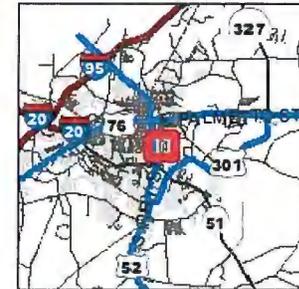
\_\_\_\_\_  
**Teresa Myers Ervin,**  
Mayor

**Attest:**

\_\_\_\_\_  
**Casey C. Moore**  
Municipal Clerk

# PC 2023-06

## Vicinity Map - 1100 South Church Street



### Legend

- City Limits
- Parcels
- Proposed Parcel



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



Date: 12/29/2022

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: 00149-01-005      1100 S. Church St.

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

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

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

APPLICANT (S) (Please print or type):

Name(s): City of Florence

Address: 324 W. Evans St.

Telephone Numbers: 843-665-2047 [work] \_\_\_\_\_ [home]

Email Address: cmoore@cityofflorence.com

Signature \_\_\_\_\_ Date \_\_\_\_\_

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>2/14/23</u>	<u>AB</u>

City of Florence Planning, Research & Development Department  
324 West Evans St., Florence, SC 29501  
Phone (843) 665-2047 Fax (843) 292-4911  
ZONING/REZONING APPLICATION

Date filed: 2/1/23 Request No. PC-2023-08

**FOR OFFICE USE ONLY**

Hearing Date: 2/14/23 Fee Paid: n/a Notice Published: 1/30/23

Planning Commission Recommendation: approve  
Date of Recommendation: 2/14/23  
Governing Council Action: \_\_\_\_\_  
Date of Action: \_\_\_\_\_

**INSTRUCTIONS**

A zoning map amendment may be initiated by the property owner, Planning Commission, or Governing Council. The City of Florence Planning, Research & Development Department must then hold a public hearing. The applicant and/or agent must appear at the hearing to present the case before the Planning Commission. After the Planning Commission has made its recommendation, the issue will then go to the respective Governing Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent section.

A \$100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (S) that the property described below be zoned/rezoned from \_\_\_\_\_ to \_\_\_\_\_.

THE APPLICANT(S) is/are the () property owner(s), ( ) agent of property owner(s) or ( ) option holder(s)

APPLICANT (S) (Please print or type): Name(s): City of Florence  
Address: 324 W. Evans St.  
Telephone Number: 843-665-2047 [work] \_\_\_\_\_ [home]  
Email Address: cmoore@cityofflorence.com

PROPERTY ADDRESS: 1100 S. Church St.  
Tax Map No. 00149, Block 01, Parcel 005, Lot —,  
Subdivision \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Area: 7.686 acres  
Zoning District: \_\_\_\_\_ Zoning Map Page: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning. The signature(s) of the owner(s) must be notarized.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I (we) certify that the information in this request is correct. Applicant(s) signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Date: \_\_\_\_\_

IV. Proposed Change:

Amendment to Map. It is requested that the property described and shown on the attached site plan be zoned to IL - Light Industrial.

Amendment to Map. It is requested that the property described and shown on the attached site plan be rezoned from \_\_\_\_\_ to \_\_\_\_\_.

Present use of property: vacant dairy plant

Proposed use of property: TBD

STATEMENT OF UNDERSTANDING: I certify that I have received the link, available online at <http://www.cityofflorence.com/docs/default-source/documents-planning/unified-development-ordinance-final.pdf?sfvrsn=0> and read the Unified Development Ordinance of Florence, SC's relevant Sections and Tables for this District and understand that the property must meet these requirements. I understand that other conditions imposed such as a bufferyard or special setbacks, height, density, impervious surface requirements may be imposed by the Unified Development Ordinance of Florence, SC.

Applicant(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_

V. Proposed Change (Check those applicable)

Map Amendment. TMP #'s \_\_\_\_\_

Amendment to Text. It is requested that Section \_\_\_\_\_ of the Unified Development Ordinance be amended to read as follows:

Note: An amendment to the text of the Ordinance may be implemented only by Zoning Officials, Planning Commission and Governing Councils.

VI. Adjacent Property Owners

List all property adjacent to the subject property (Name Address Present Use).

I certify that all of the above information including any attachments provided along with this application is true and accurate to the best of my knowledge.

Are there any Covenants, Conditions, and Restrictions (CCRs) that may restrict this use?

No: () please initial \_\_\_\_\_ Yes: (\_\_\_\_), Provide a Copy

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023

**AGENDA ITEM:** An ordinance to correct clerical errors made in the assignment of zoning designations during the adoption of the Unified Development Ordinance by correcting the City of Florence Zoning Atlas to reflect the zoning designations on the following parcels:

- (1) TMN 90035-09-004 CORRECTED FROM CG TO NC-6.1
- (2) TMN 90035-09-005 CORRECTED FROM CG TO NC-6.1
- (3) TMN 90035-09-006 CORRECTED FROM CG TO NC-6.1
- (4) TMN 90035-09-007 CORRECTED FROM CG TO NC-6.1
- (5) TMN 90035-09-008 CORRECTED FROM CG TO NC-6.1
- (6) TMN 90035-09-009 CORRECTED FROM CG TO NC-6.1
- (7) TMN 90035-09-010 CORRECTED FROM CG TO NC-6.1
- (8) TMN 90035-01-001 CORRECTED FROM CG TO NC-6.3
- (9) TMN 90035-01-002 CORRECTED FROM CG TO NC-6.3
- (10) TMN 90035-01-005 CORRECTED FROM CG TO NC-6.3
- (11) TMN 90035-01-007 CORRECTED FROM CG TO NC-6.3
- (12) TMN 90035-10-007 CORRECTED FROM CG TO NC-6.3
- (13) TMN 90035-10-008 CORRECTED FROM CG TO NC-6.3
- (14) TMN 90035-10-009 CORRECTED FROM CG TO NC-6.3
- (15) TMN 90035-10-010 CORRECTED FROM CG TO NC-6.3
- (16) TMN 90035-10-011 CORRECTED FROM CG TO NC-6.3
- (17) TMN 90035-10-013 CORRECTED FROM CG TO NC-6.3
- (18) TMN 90035-10-014 CORRECTED FROM CG TO NC-6.3

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

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**I. ISSUE UNDER CONSIDERATION:**

An ordinance to correct clerical errors made in the assignment of zoning designations during the adoption of the *Unified Development Ordinance* by correcting the City of Florence Zoning Atlas to reflect the correct zoning designations on eighteen affected parcels.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

The City of Florence *Unified Development Ordinance* was adopted on January 15, 2018 in conjunction with an updated City of Florence Zoning Atlas, reflecting the corresponding zoning designations introduced by the *Unified Development Ordinance*.

**III. POINTS TO CONSIDER:**

- (1) During the adoption of the City of Florence *Unified Development Ordinance*, a clerical error resulted in the application of the incorrect zoning designation for eighteen parcels located along Gregg Avenue, Sycamore Drive, and South Homestead Drive.
- (2) The zoning designations of the Zoning Atlas under the previous Zoning Ordinance accurately reflected the historic and current uses of the affected parcels.

- (3) The zoning designation assigned under the *Unified Development Ordinance* does not accurately reflect the historic and current land uses of the affected parcels.
- (4) The owners of the parcels involved with the errors desire that the corrections be made.
- (5) The table below provides the affected parcels, parcel owners, misapplied zoning designations, and correct zoning designations; and the map attached as Exhibit A hereto shows the location of the zoning designations in detail.

<b>Florence County Tax Map Number</b>	<b>Street Address</b>	<b>Property Owner</b>	<b>Incorrect Zoning</b>	<b>Correct Zoning</b>	<b>Previous Zoning</b>
90035-09-004	209 S. Homestead Dr.	Carrie Zornes/Eric Bailey	CG	NC-6.1	R-2
90035-09-005	207 S. Homestead Dr.	Bryan & Alexa Carfley	CG	NC-6.1	R-2
90035-09-006	205 S. Homestead Dr.	San Lola Triantis TTEE	CG	NC-6.1	R-2
90035-09-007	203 S. Homestead Dr.	James & April Reeves	CG	NC-6.1	R-2
90035-09-008	200 Sycamore Dr.	Joy Cottle	CG	NC-6.1	R-2
90035-09-009	206 Sycamore Dr.	Ruth Andrews Estate	CG	NC-6.1	R-2
90035-09-010	208 Sycamore Dr.	Mickayla Smith	CG	NC-6.1	R-2
90035-01-001	1627 Gregg Ave.	B&L Properties LLC	CG	NC-6.3	R-5
90035-01-002	1625 Gregg Ave.	1625 Gregg LLC	CG	NC-6.3	R-5
90035-01-005	1615 Gregg Ave.	Jones & Son Properties LLC	CG	NC-6.3	R-5
90035-01-007	1603 Gregg Ave.	Squeaky Shrimp LLC	CG	NC-6.3	R-5
90035-10-007	203 Sycamore Dr.	Alain LLC	CG	NC-6.3	R-5
90035-10-008	1604 Gregg Ave.	PIC LLC	CG	NC-6.3	R-5
90035-10-009	1610 Gregg Ave.	David Best	CG	NC-6.3	R-5
90035-10-010	behind 1612 Gregg Ave.	Richbourg's Sales & Service	CG	NC-6.3	R-5
90035-10-011	1620 Gregg Ave.	Jones & Son Properties LLC	CG	NC-6.3	R-5
90035-10-013	1616 Gregg Ave.	Jones & Son Properties LLC	CG	NC-6.3	R-5
90035-10-014	1612 Gregg Ave.	Alicia Fletcher	CG	NC-6.3	R-5

**IV. PERSONAL NOTES**

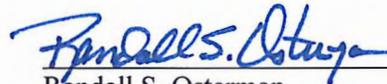
**V. ATTACHMENTS:**

- A. Ordinance
- B. Exhibit A – Map of Corrected Zoning Designation
- C. Exhibit B – Previous Zoning Map



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Clint Moore  
Assistant City Manager



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Randall S. Osterman  
City Manager

ORDINANCE NO. 2023-\_\_\_\_\_

**AN ORDINANCE TO CORRECT CLERICAL ERRORS MADE IN THE ASSIGNMENT OF ZONING DESIGNATIONS DURING THE ADOPTION OF THE UNIFIED DEVELOPMENT ORDINANCE BY CORRECTING THE CITY OF FLORENCE ZONING ATLAS TO REFLECT THE FOLLOWING ZONING DESIGNATIONS ON THE INDICATED PARCELS:**

- (A) TMN 90035-09-004 CORRECTED FROM CG TO NC-6.1
- (B) TMN 90035-09-005 CORRECTED FROM CG TO NC-6.1
- (C) TMN 90035-09-006 CORRECTED FROM CG TO NC-6.1
- (D) TMN 90035-09-007 CORRECTED FROM CG TO NC-6.1
- (E) TMN 90035-09-008 CORRECTED FROM CG TO NC-6.1
- (F) TMN 90035-09-009 CORRECTED FROM CG TO NC-6.1
- (G) TMN 90035-09-010 CORRECTED FROM CG TO NC-6.1
- (H) TMN 90035-01-001 CORRECTED FROM CG TO NC-6.3
- (I) TMN 90035-01-002 CORRECTED FROM CG TO NC-6.3
- (J) TMN 90035-01-005 CORRECTED FROM CG TO NC-6.3
- (K) TMN 90035-01-007 CORRECTED FROM CG TO NC-6.3
- (L) TMN 90035-10-007 CORRECTED FROM CG TO NC-6.3
- (M) TMN 90035-10-008 CORRECTED FROM CG TO NC-6.3
- (N) TMN 90035-10-009 CORRECTED FROM CG TO NC-6.3
- (O) TMN 90035-10-010 CORRECTED FROM CG TO NC-6.3
- (P) TMN 90035-10-011 CORRECTED FROM CG TO NC-6.3
- (Q) TMN 90035-10-013 CORRECTED FROM CG TO NC-6.3
- (R) TMN 90035-10-014 CORRECTED FROM CG TO NC-6.3

**WHEREAS**, the City of Florence *Unified Development Ordinance* was adopted on January 15, 2018 in conjunction with an updated City of Florence Zoning Atlas, reflecting the corresponding zoning designations of the *Unified Development Ordinance*;

**WHEREAS**, during this process, a clerical error resulted in the application of the incorrect zoning designation for eighteen parcels located along Gregg Avenue, Sycamore Drive, and South Homestead Drive;

EXECUTED ON TWO (2) ADDITIONAL PAGES

**WHEREAS**, the owners of the parcels involved with the errors desire that the corrections noted herein be made;

**WHEREAS**, the table below provides the affected parcels, parcel owners, misapplied zoning designations, and correct zoning designations and the map attached as Exhibit A hereto shows the location of the zoning designations in detail:

<b>Florence County Tax Map Number</b>	<b>Street Address</b>	<b>Property Owner</b>	<b>Incorrect Zoning</b>	<b>Correct Zoning</b>	<b>Previous Zoning</b>
90035-09-004	209 S. Homestead Dr.	Carrie Zornes/Eric Bailey	CG	NC-6.1	R-2
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90035-10-013	1616 Gregg Ave.	Jones & Son Properties LLC	CG	NC-6.3	R-5
90035-10-014	1612 Gregg Ave.	Alicia Fletcher	CG	NC-6.3	R-5

WHEREAS, Florence City Council concurs in the aforesaid findings and conclusions.

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

- 1. That an Ordinance is hereby adopted by correcting the Zoning Atlas of the City of Florence for the aforesaid properties to reflect the correct zoning designations as identified in the table above and as shown on the map attached hereto as Exhibit A and incorporated herein by reference.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

Approved as to form:

James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

# Exhibit A: Affected Parcels with Zoning Correction



## Legend

- Parcels
- Zoning District**
- Neighborhood Conservation Sub-Districts**
  - NC-15
  - NC-6.1
- Business and Commercial Districts**
  - CA
  - CG
- Mixed-Use Districts**
  - AC
- Proposed Parcel



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



Date: 3/2/2023

# Exhibit B: Previous Zoning



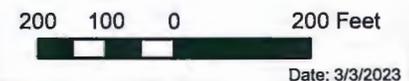
- Legend**
- Parcels
  - Proposed Parcel
- Previous Zoning**
- Zoning District**
- B-1, LIMITED
  - B-2, CONVENIENCE
  - B-3 GENERAL
  - B-4, CENTRAL
  - B-5, OFFICE-LIGHT INDUSTRIAL
  - B-6, INDUSTRIAL
  - PD, PLANNED DEVELOPMENT
  - R-1, SINGLE-FAMILY, LARGE LOTS
  - R-2, SINGLE-FAMILY, MEDIUM LOTS
  - R-3, SINGLE-FAMILY, SMALL LOTS
  - R-3A, SINGLE-FAMILY, SMALL LOTS
  - R-4, MULTI-FAMILY, LIMITED
  - R-5, MULTI-FAMILY
  - RU-1, COMMUNITY
  - RU-2, RESOURCE
  - UNZONED

FULL LIFE. FULL FORWARD.

## FLORENCE

SOUTH CAROLINA

**DISCLAIMER:**  
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VIII. a.  
Resolution No.  
2023-07

FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilwoman Lethonia Barnes

---

**I. ISSUE UNDER CONSIDERATION:**

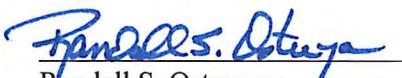
A Resolution of Recognition of Henry Bryant by Florence City Council.

**II. POINTS TO CONSIDER:**

1. Mr. Henry Bryant has been a resident of Florence for 74 years.
2. Mr. Bryant is well known in the community and is a member of Mount Zion AME Church.
3. Mr. Bryant has as passion for the Florence community and has made improvements to many homes located in the City.

**III. ATTACHMENTS:**

1. Proposed Resolution

  
Randall S. Osterman  
City Manager

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

**Resolution No. 2023-07**

**A Resolution of Recognition of Henry Bryant by Florence City Council.**

**WHEREAS,** Mr. Henry Bryant began working at the Seaboard Coastline in 1947 and later became the first black foreman in 1966; and

**WHEREAS,** he joined Mount Zion AME Church in 1949 and served as the head cook for over 15 years and was the church treasurer over 16 years; and

**WHEREAS,** Mr. Bryant served on the usher board in 1956, securing the position of president which he held for 55 years; and

**WHEREAS,** in 1965, Mr. Bryant joined the steward board and served as vice-president 25 years before stepping down. Currently, Mr. Bryant is still serving as a steward; and

**WHEREAS,** Mr. Bryant served as President of the Lay Organization for 5 years and was also elected as a delegate for the General Conference four times; and

**WHEREAS,** Mr. Bryant is well known in the community as a Jack-of-all-trades. As a skilled carpenter, he helped make improvements to the church and renovated several homes in town. Recognizing a need, he purchased four homes located on Bradford Street and remodeled them in his spare time; and

**WHEREAS,** Mr. Henry Bryant is known to be a compassionate, kind, and loving man possessing strong moral character and integrity. His positive influence on the community will continue to resonate for many years to come.

**NOW, THEREFORE BE IT RESOLVED,** the City Council of the City of Florence, does hereby recognize Mr. Henry Bryant for his positive impact on the Florence community.

**RESOLVED THIS 13<sup>th</sup> DAY OF MARCH 2023.**

Approved as to form:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
CITY ATTORNEY

\_\_\_\_\_  
TERESA MYERS ERVIN  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY C. MOORE  
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

VIII. c.  
Resolution No.  
2023-09

**DATE:** March 13, 2023  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilwoman LaShonda NeSmith-Jackson

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution to recognize March as Women's History Month in the City of Florence.

**II. POINTS TO CONSIDER:**

1. Women's History Month is an occasion to commemorate and encourage the study, observance and celebration of the vital role of women in American History.
2. In February 1980, President Jimmy Carter issued the first Presidential Proclamation announcing the Week of March 8<sup>th</sup>, 1980 as National Women's History Week.
3. Following Presidents continued to recognize and observe National Women's History Week in March until 1987 when Congress adopted Public Law 100-9, appointing March as "Women's History Month".
4. These proclamations honor the contributions women have made to the United States and acknowledge the individual triumphs women have obtained over the course of American history in a range of areas.

**III. ATTACHMENTS:**

1. Proposed Resolution



Randall S. Osterman  
City Manager

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

**Resolution No. 2023-09**

**A Resolution recognizing March as Women’s History Month in the City of Florence.**

**WHEREAS,** women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

**WHEREAS,** as leaders in public affairs, women not only worked to secure their own rights of suffrage and equal opportunity but also were principal advocates in the abolitionist, temperance, mental health reform, industrial labor and social reform movements, as well as the modern civil rights movement. Their dedication and commitment heightened awareness of our society’s needs and accelerated our common efforts to meet those needs; and

**WHEREAS,** as volunteers, women have provided invaluable service and leadership in charitable, philanthropic and cultural endeavors; and

**WHEREAS,** while women should always be celebrated, the month of March is a designated timeframe to celebrate and honor the bravery of past generations and their efforts to showcase the importance of women and their rights, as well as present and future generations that will continue to pave the way in our nation, the State of South Carolina, and the City of Florence.

**NOW, THEREFORE BE IT RESOLVED,** the City Council of the City of Florence, does hereby recognize March 2023 as Women’s History Month in the City of Florence and encourage residents to celebrate and acknowledge the vital role women have played, and will continue to play, in our community.

**RESOLVED THIS 14<sup>th</sup> DAY OF MARCH 2023.**

Approved as to form:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
CITY ATTORNEY

\_\_\_\_\_  
TERESA MYERS ERVIN  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY C. MOORE  
MUNICIPAL CLERK

VIII. d.  
Resolution No.  
2023-10

FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilwoman LaShonda NeSmith-Jackson

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**I. ISSUE UNDER CONSIDERATION:**

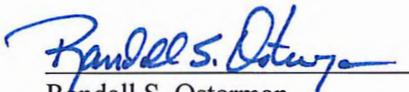
A Resolution of City Council adopting the Reclaiming Our Communities Initiative.

**II. POINTS TO CONSIDER:**

1. The Reclaiming Our Communities Initiative is a direct engagement program of City Council focused on connecting City services to the community to increase quality of life for residents.
2. The program is intended to bridge the gap of communication, trust and transparency between City Council, the City and its citizens.

**III. ATTACHMENTS:**

1. Proposed Resolution

  
Randall S. Osterman  
City Manager

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

**Resolution No. 2023-10**

**A RESOLUTION OF CITY COUNCIL ADOPTING THE RECLAIMING OUR COMMUNITIES INITIATIVE**

- WHEREAS,** Reclaiming Our Communities Initiative is a community outreach program designed for the Elected Council members of the City of Florence to bridge the gap of communication, trust and transparency between the Community and the City of Florence; and
- WHEREAS,** Reclaiming Our Communities Initiative will be utilizing a direct citizen contact approach that will start to break down the barriers of misinformation and confusion regarding services and resources provided by the City of Florence for these respective communities, which in turn should start the building of trust with the Communities and the City of Florence; and
- WHEREAS,** Reclaiming Our Communities Initiative will allow Elected Council members to proactively assess the immediate needs of the Community for designated Beautification Funds; and
- WHEREAS,** Reclaiming Our Communities Initiative will also aid in the City’s revitalization efforts by proactively assessing the immediate needs of the Community, which will allow citizens to give their input in the vision for their communities; and
- WHEREAS,** Reclaiming Our Communities Initiative gives voters direct access to their respective representatives which will build the bridge of communication between Council members and their citizens; and
- WHEREAS,** Reclaiming Our Communities Initiative will allow citizens to actively engage with their respective City Council members which will begin to build the gap of transparency with communities, which will allow citizens to be heard regarding their concerns of the City of Florence; and
- WHEREAS,** Reclaiming Our Communities Initiative will be instrumental in creating a pathway to establishing a collaboration between the City of Florence and its citizens to help address the issues that plaque our communities such as crime and poverty to ensure a better quality of life and a renewed level of safety for all of our citizens in the City of Florence.

**NOW, THEREFORE BE IT RESOLVED,** the City Council of the City of Florence, does hereby adopt the Reclaiming Our Communities Initiative in the City of Florence.

**RESOLVED THIS 13<sup>th</sup> DAY OF MARCH 2023.**

Approved as to form:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
CITY ATTORNEY

\_\_\_\_\_  
TERESA MYERS ERVIN  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY C. MOORE  
MUNICIPAL CLERK

VIII. e.  
Resolution No.  
2023-11

FLORENCE CITY COUNCIL MEETING

**DATE:** March 13, 2023  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilwoman LaShonda NeSmith-Jackson

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**I. ISSUE UNDER CONSIDERATION:**

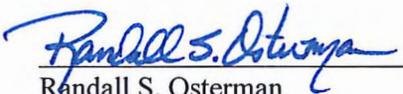
A Resolution of Recognition for the Wilson High School Mock Trial team.

**II. POINTS TO CONSIDER:**

1. The High School Mock Trial (HSMT) Program is a hands-on practice conducted by the South Carolina Bar to educate students about the foundation of the American judicial system and the process of litigation.
2. The Wilson High School Mock Trial team competed in the regional competition on February 25, 2023 in Columbia, SC and placed 13<sup>th</sup> in the state.
3. Several team members won individual awards for their performances during the competition.

**III. ATTACHMENTS:**

1. Proposed Resolution

  
Randall S. Osterman  
City Manager

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

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF RECOGNITION FOR THE WILSON HIGH SCHOOL  
MOCK TRIAL TEAM.**

- WHEREAS,** the High School Mock Trial (HSMT) Program is a hands-on practice conducted by the South Carolina Bar to educate students about the foundation of the American judicial system and the process of litigation; and
- WHEREAS,** teams sponsored by their schools compete against other groups during these fabricated cases in regional competitions that take place each year in February; and
- WHEREAS,** South Carolina HSMT Regional Competitions were held in several locations, including Columbia, SC on February 25, 2023, where the Wilson High School team competed; and
- WHEREAS,** the Wilson High School Mock Trial team demonstrated a great performance while trying a mock criminal murder case at the HSMT Regional Competition, placing 13<sup>th</sup> in the state and earning them the designation as backup team for the state competition; and
- WHEREAS,** team members Celine Cotran, Dre’Shon Jackson, and Ford Scott each won Best Attorney awards and Ryan Watkins and Rita Elya each won Best Witness awards; and
- WHEREAS,** through teamwork and determination the Wilson High School Mock Trial Team has achieved deserving notoriety and is a great source of pride for the entire Florence community.

**NOW, THEREFORE BE IT RESOLVED:**

**THAT,** the City Council of the City of Florence, does hereby congratulate Wilson High School Mock Trial team for their performance and hard work at the South Carolina Bar’s High School Mock Trial (HSMT) Regional Competition in Columbia.

**RESOLVED THIS 13TH DAY OF MARCH 2023.**

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:** March 13, 2023  
**AGENDA ITEM:** Report to Council  
**DEPARTMENT/DIVISION:** City Council

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**I. ISSUE UNDER CONSIDERATION:**

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

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

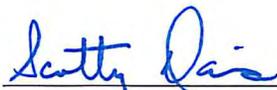
1. There are two (2) Boards or Commissions that have either a vacancy and/or expired term.

**III. POINTS TO CONSIDER:**

1. Each member of a City of Florence Board or Commission shall be either a resident of the city, a representative of a business or other organization located or operating within the city, or a non-resident having professional qualifications which are required for a position, and, in the council's opinion, there are no acceptable and qualified residents to fill the vacancy.
2. Members of the boards and commissions shall be appointed in consideration of their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens.

**IV. 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 - MARCH 2023**

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large-3	Mayor
	Jackson	Smith	Braddock	Jebaily	Barnes	McCall	Ervin
City-County Memorial Stadium Commission						x	
Design Review Board				x			

## MEMORIAL STADIUM COMMISSION

### **I. NOMINATIONS:**

There is one (1) vacancy\* on the Stadium Commission. Commission members shall be appointed by Florence County Council upon the recommendation of City Council.

\*Chappell Jones has resigned his position on the Commission. The unexpired term of Mr. Jones will expire on 11/30/2025.

### **II. COUNCILMEMBER(S) TO MAKE NOMINATION:**

- Councilman McCall

### **III. APPLICANT(S):**

- Robert Pridgen

### **IV. ATTACHMENTS:**

Letter of resignation  
Applications received

October 30, 2022

Gerald D. Holley, Chairman  
Florence City-County Stadium Commission  
Post Office Box 13863  
Florence, SC 29504

Dear Mr Holley:

I hereby submit my resignation for my seat on the Florence City-County Stadium Commission for personal reasons. I hold Seat #1 on the Commission which is allocated to the City of Florence.

I have enjoyed my years of service on the Commission.

Sincerely,  
  
Chappell Jones

# City of Florence Boards and Commissions Application

Form Status

Notes:

**Board or Commission for which you are applying:**

City-County Memorial Stadium Commission

**Council District County**

District 1 Florence

**Your Name**

Pridgen, Robert Lee

**Email Address**

robert.pridgen@gmail.com

**Residential Address**

3155 McCracken Dr, Florence, South Carolina  
29505

**Mailing Address**

3155 McCracken Dr, Florence, South Carolina  
29505

**Your Occupation - Title**

Teacher

**Business Phone**

(843) 662-0454

**Residence Phone**

(843) 309-1926

**Employer Name**

Florence Christian  
School

**Employer Address**

101 Frank Monroe Dr

**City**

Florence

**State**

South Carolina

## General Qualifications

**Are you a resident of the City?**

Yes

**If so, how Long?**

13

**Why would you like to serve?**

To Serve the community of Florence

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

No

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

No

**Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? Yes/No**

No

**If so, list the position and date: Are you involved in any Community Activities? If so, please list:**

No

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

To make the baseball field a better place

## DESIGN REVIEW BOARD

### **I. NOMINATIONS:**

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

- Mr. Jay Ham has resigned from his position on the Board. Mr. Ham fulfilled the role of General Contractor. The unexpired term of Mr. Ham will expire on June 30, 2023.

### **II. APPOINTMENT REQUIREMENTS:**

Commercial General Contractor licensed by the State of South Carolina

### **III. COUNCILMEMBER(S) TO MAKE NOMINATION:**

- Councilman Jebaily

### **IV. NEW APPLICANT(S):**

- Kyle Gunter (meets qualifications above – Appointment Requirements)

### **V. ATTACHMENTS:**

- Letters of resignation
- Applications received

## Casey Moore

---

**From:** Alane Zlotnicki  
**Sent:** Wednesday, December 21, 2022 2:05 PM  
**To:** Clint Moore; Casey Moore  
**Cc:** Jamie Carsten (jamiiec@abbank.com)  
**Subject:** FW: DRB Resignation  
**Attachments:** Jay Ham Information.pdf

From Jay Ham. He only made it to one meeting in all of 2022. He fulfilled the role of general contractor.

Alane

---

**From:** Jay Ham <jay.ham@rainesco.com>  
**Sent:** Wednesday, December 21, 2022 1:59 PM  
**To:** Alane Zlotnicki <azlotnicki@cityofflorence.com>  
**Subject:** RE: DRB Resignation

**CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.**

**CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.**

Dear Alane,

Please accept this email as my official request to resign from my position on the City of Florence Design Review Board. My work over the past year has caused me to travel extensively and I do not see it changing in the near future. I have enjoyed my time on the board and working with the staff and fellow board members.

Regards,

**James (Jay) A. Ham, Jr.**  
Senior Vice President

**RAINES Development**  
o: (843) 799-2306 Ext. 107 | c: (843) 687-5845  
[rainesco.com](http://rainesco.com) | [linkedin](#) | [facebook](#) | [instagram](#)

# City of Florence Boards and Commissions Application

Form Status

Notes:

**Board or Commission for which you are applying:**

City of Florence Design Review Board

**Council District County**

District 1

Florence

**Your Name**

Kyle Gunter

**Email Address**

kylegunter@fbiconstruction.com

**Residential Address**

3301 Tennyson Drive, Florence, South Carolina  
29501

**Mailing Address**

POB 4507, Florence, South Carolina 29502

**Your Occupation - Title**

General Contractor

**Business Phone**

(843) 665-0408

**Residence Phone**

(843) 615-7046

**Employer Name**

FBi Construction

**Employer Address**

POB 4507, Florene, SC  
29502

**City**

Florence

**State**

South Carolina

## General Qualifications

**Are you a resident of the City?**

No

**If so, how Long?**

**Why would you like to serve?**

I would like to serve and give back to the community that has given me so much to me.

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

No

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

No

**Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? Yes/No**

No

**If so, list the position and date:**

**Are you involved in any Community Activities?**

Yes

**If so, please list:**

Board of Directors - Pee  
Dee Boys and Girls Club

Board of Directors -  
Eastern Carolina  
Community Foundation

Citadel Engineering  
Advisory Board

Kiwanis

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

To support and encourage responsible growth, within the COF guidelines and to help make the COF a better place to work and live

**I certify that the information above is true and correct.**

**Today's Date**

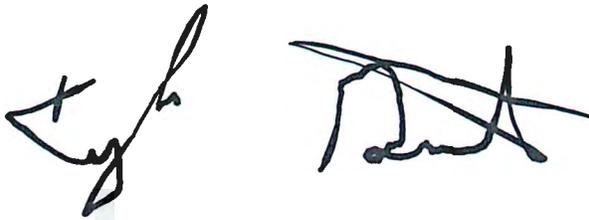
3/8/2023

A handwritten signature in black ink, appearing to read "Kemp" followed by a stylized surname.

**Information on this form will be considered public.**

**Today's Date**

3/8/2023

A handwritten signature in black ink, appearing to read "Kemp" followed by a stylized surname.