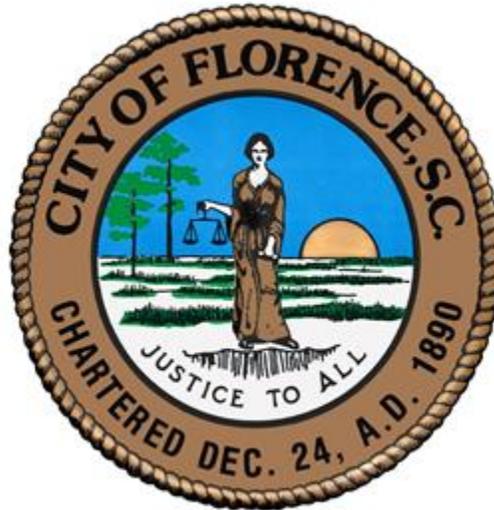


**REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL**



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

**MONDAY  
April 11, 2022  
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, APRIL 11, 2022 – 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**

March 14, 2022 – Regular Meeting

**IV. APPEARANCES BEFORE COUNCIL**

**a. Mr. Brandon James, Business Owner**

To make an introduction to Council.

**b. Ms. Ellen Hamilton, Executive Director – Pee Dee Coalition Against Domestic and Sexual Assault**

To make a presentation to Council.

**V. ORDINANCES IN POSITION**

**a. Bill No. 2022-06 – Second Reading**

An Ordinance to annex the Bluffs at Mill Creek, identified as Florence County Tax Map Parcel 00152-01-021.

**b. Bill No. 2022-08 – Second Reading**

An Ordinance to abandon any City interest in the right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Parcels 90114-13-01 and 90114-13-013.

**VI. INTRODUCTION OF ORDINANCES**

**a. Bill No. 2022-04 – First Reading**

An Ordinance to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street; identified as Florence County Tax Map Parcel 90100-03-001.

*(Note: The applicant has requested that this item be deferred.)*

**b. Bill No. 2022-07 – First Reading**

An Ordinance to rezone from PDD to AC a portion of the parcel located on Second Loop Road; identified as Florence County Tax Map Parcel 90030-02-007.

**c. Bill No. 2022-09 – First Reading**

An Ordinance to annex and zone NC-10 the parcel located at 1142 Annelle Dive; identified as Florence County Tax Map Parcel 01794-03-009.

**d. Bill No. 2022-10 – First Reading**

An Ordinance to rezone from NC-15 to NC-6.3 the parcel located at 402 Thomas Road; identified as Florence County Tax Map Parcel 90018-07-004.

**e. Bill No. 2022-11 – First Reading**

An Ordinance to amend Chapter 4 Article XIV of the Code of Ordinances of the City of Florence entitled “Single-Family and Multi-Family Residential Rental Housing Registration”.

*(This item may be discussed in Executive Session should Council need legal advice.)*

**VII. INTRODUCTION OF RESOLUTIONS**

**a. Resolution No. 2022-13**

A Resolution to support the passing of the “Creating a Respectful and Open World for Natural Hair” (CROWN) Act.

**VIII. REPORTS TO COUNCIL**

**a. Appointments to Boards and Commissions**

**IX. COMMITTEE REPORTS**

**a. Business Development Committee**

**b. Community Development Committee**

**c. Marketing and Public Relations Committee**

**d. Finance, Audit and Budget Committee**

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

**X. EXECUTIVE SESSION**

**a. To receive legal advice pursuant to ordinance amendment [30-4-70(a)(1)].**

**XI. ADJOURN**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, MARCH 14, 2022 – 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, Councilwoman Pat Gibson-Hye Moore, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock and Councilman C. William Schofield.

**MEMBERS ABSENT**

Councilwoman Pat Gibson-Hye Moore.

**ALSO PRESENT**

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Scotty Davis, Deputy City Manager; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Michael Hemingway, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

**MEDIA PRESENT**

Mr. Matthew Christian of the Florence Morning News and Mr. Jack Bilyeu of WBTW News Channel 13 were present for the meeting.

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

**CALL TO ORDER**

Mayor Ervin called the March 14, 2022 regular meeting of Florence City Council to order at 1:05 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 Schofield made a motion to adopt the minutes of the February 14, 2022 regular meeting and Councilwoman Barnes seconded the motion. The minutes were unanimously adopted.



**ADDENDUM TO THE AGENDA**

Mayor Ervin said there are two addendums to the agenda before Council for consideration.

**Resolution No. 2022-11**

**A Resolution to congratulate the Wilson High School Tigers for winning the 4A State Basketball Championship.**

Without objection, Resolution No. 2022-11 was added to the agenda. (See action taken below under Introduction of Resolutions.)

**Resolution No. 2022-12**

**A Resolution proclaiming March 2022 as American Red Cross Month.**

Without objection, Resolution No. 2022-12 was added to the agenda. (See action taken below under Introduction of Resolutions.)

**COMMENTS BY MAYOR PRO TEMPORE GEORGE JEBAILY**

Pro tem Jebaily spoke of a new community policing app that will help assess how interactions between law enforcement and communities affect public safety and impact public trust. Chief Allen Heidler said it is beneficial anytime the City has the opportunity to have greater contact with the community. The Police Department currently meets with numerous neighborhood organizations on a regular basis to help build trust in the community and an app that can bring them closer to the community is a good thing.

**APPEARANCE BEFORE COUNCIL**

**Dr. Jermaine Ford – President, Florence-Darlington Technical College (FDTC)**

Dr. Ford said he began meeting with internal and external stakeholders immediately upon his hire. He is currently working on a campaign called Reimagining Florence-Darlington Tech to better serve the community. FDTC is a technical college, and it is important to know the business market and what the market needs for business recruitment, business expansion and business retention. Councilwoman Barnes expressed her desire for the city to partner with FDTC to help develop skills in the youth in the community and prepare them for careers. Pro tem Jebaily said Florence is seeing a lot of development with industry looking to locate to Florence, but none of that matters if there aren't qualified individuals to fill those jobs.

**Mr. John Harrington, Resident**

Mr. Harrington appeared to speak to Council on an alternative program to drugs, alcohol and violence and said he was in need of a facility for this program. Mayor Ervin asked to Mr. Harrington leave any information he has on the program for Council to review.

**Minister Marcus Simmons, Ms. Janice Albert, and Mrs. Cassandra Simmons – My Brother's Keeper Shelter**

Ms. Albert said My Brother's Keeper Shelter (MBK Shelter) serves the homeless and those in need by cooking an average of 250 meals per day and delivering these meals to local parks in the area as well as providing grocery care packages for seniors and those unable to travel to the park. Minister Simmons said they are thankful for the funds provided by the city last year. Supply demands and rising costs have impacted their budget and Minister Simmons asked Council to consider these obstacles when they make budget determinations. With additional funds, MBK Shelter will be able to provide up to 500 meals per



FLORENCE CITY COUNCIL  
REGULAR MEETING – MARCH 14, 2022

day if need be. Pro tem Jebaily, Councilman Braddock and Mayor Ervin each expressed their gratitude to MBK Shelter for their services to the community.

**ORDINANCES IN POSITION**

**Bill No. 2022-03 – Second Reading**

**An Ordinance to amend the *Unified Development Ordinance* regarding portable donation receptacles.**

Councilwoman Barnes made a motion to adopt Bill No. 2022-03 on second reading and Councilman Schofield seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2022-03.

**Bill No. 2022-05 – Second Reading**

**An Ordinance to call for a public referendum to be held at the general election in November, 2022, to determine whether or not to authorize the Department of Revenue to issue temporary permits for a period not to exceed twenty-four hours to allow for the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales in the City of Florence pursuant to South Carolina Code §61-6-2010.**

Councilman Schofield made a motion to adopt Bill No. 2022-05 on second reading and Councilman McCall seconded the motion.

Several individuals signed up to speak on this item. Mr. Corbett Stone spoke first in opposition to Bill No. 2022-05. Sunday retail sales of alcohol will have a negative impact on the public health and welfare of the citizens of Florence. This ordinance will create an opportunity for the citizens of Florence to consume more alcohol on Sunday, creating a potential danger to the citizens in the community and leading to more addiction in Florence. Increasing alcohol sales on Sunday will likely bring more revenue in the form of liquor licenses, taxes paid on the purchase of alcohol, and may even cause some businesses to start up; however, it will also bring financial costs as Florence deals with the fallout from more alcohol consumed by its citizens.

Mr. Harold Watson spoke next in opposition to Bill No. 2022-05, quoting numerous scriptures and scripture references that relate to alcoholism and addiction. Mr. Watson explained he was homeless and an addict prior to graduating from the House of Hope program.

Mr. Gary Finklea spoke last, also in opposition to Bill No. 2022-05. He is concerned with the gradual degradation and chipping away of our godly American heritage and moral fiber which propelled this country to a status only dreamed of by other nations. He said he was very discouraged that not one member of Council voted against first reading of this bill last month and he encouraged Council to stand up for Jesus in their vote today.

Councilman Braddock asked Mr. Jim Peterson, City Attorney, to speak on the referendum and its requirement by South Carolina code. Mr. Peterson said Council does not have the authority to approve the retail sale of alcoholic beverages on Sunday by ordinance. State law requires a referendum for approval of Sunday alcohol sales. This ordinance is providing whether or not council will choose to allow the question to go before the citizens of Florence in a referendum.



**FLORENCE CITY COUNCIL  
REGULAR MEETING – MARCH 14, 2022**

Pro tem Jebaily asked Mr. Peterson to read the exact question that will be placed on the ballot at the election. Mr. Peterson read the ballot question:

“Shall the Department of Revenue be authorized to issue temporary permits in this municipality for a period not to exceed twenty-four hours to allow the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales?”

Mr. Peterson clarified it will be a yes or no answer.

Councilman Braddock said he’s been working with people struggling with alcohol and drug addiction for fifteen years, and his life’s purpose is to give hope to the hopeless. He said he agrees with everything those speaking in opposition said, but he believes in smaller government and that the citizens should make the decision. However, he will be voting no in November and will stand right beside others to push that vote.

Mayor Ervin said she will be voting no to this question in November, but she wants to give the citizens the choice.

Council voted unanimously (6-0) to adopt Bill No. 2022-05.

**INTRODUCTION OF ORDINANCES**

**Bill No. 2022-04 – First Reading**

**An Ordinance to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street; identified as Florence County Tax Map Parcel 90100-03-001.**

Mayor Ervin said the applicant has requested that this item be deferred. Without objection, this item was deferred.

**Bill No. 2022-06 – First Reading**

**An Ordinance to annex the Bluffs at Mill Creek, identified as Florence County Tax Map Parcel 00152-01-021.**

Councilman McCall made a motion to pass Bill No. 2022-06 on first reading and Pro tem Jebaily seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported in November 2021, City Council adopted an ordinance to enter into a development agreement with the developer of this property. This property is to be annexed into the City prior to development, as outlined in the development agreement.

Pro tem Jebaily asked Mr. Moore to clarify the location of this property and the anticipated use. Mr. Moore replied the property is bounded by Jefferies Creek, Redbud Lane, East Howe Springs Road and the railroad. The sketch plan for this development was recently approved by Planning Commission and it will consist of 240 homes once completed. Pro tem Jebaily said growth in the community has been a recent initiative of Council and they are actively attempting to grow the population to over 50,000. They don’t believe the census numbers accurately reflect the size of the City. He appreciates the partnership to bring in quality, affordable housing to help build up the community.

Council voted unanimously (6-0) to pass Bill No. 2022-06 on first reading.



FLORENCE CITY COUNCIL  
REGULAR MEETING – MARCH 14, 2022

**Bill No. 2022-07 – First Reading**

**An Ordinance to rezone from PDD to AC a portion of the parcel located on Second Loop Road and identified as Florence County Tax Map Parcel 90030-02-007.**

Councilman Schofield made a motion to defer Bill No. 2022-07 in order to obtain additional information from the recent Planning Commission meeting and Councilwoman Barnes seconded the motion. Council voted unanimously (6-0) to defer first reading of Bill No. 2022-07.

**Bill No. 2022-08 – First Reading**

**An Ordinance to abandon any City interest in the right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Parcels 90114-13-01 and 90114-13-013.**

Councilman Schofield made a motion to pass Bill No. 2022-08 on first reading and Councilwoman Barnes seconded the motion.

Mr. Moore reported this request was made by the owner of three adjacent properties and will facilitate the redevelopment of a convenience store.

Council voted unanimously (6-0) to pass Bill No. 2022-08.

**INTRODUCTION OF RESOLUTIONS**

**Resolution No. 2021-41**

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

Mayor Ervin called for a motion and no motion was made. Resolution No. 2021-41 failed due to lack of a motion.

**Resolution No. 2022-09**

**A Resolution designating April as Fair Housing Month.**

Pro tem Jebaily made a motion to adopt Resolution No. 2022-09 and Councilwoman Barnes seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported the Fair Housing Act of 1968 is intended to protect the buyer or renter of a dwelling from seller or landlord discrimination. Mayor Ervin presented the Resolution to representatives of the Pee Dee Realtor Association.

Council voted unanimously (6-0) to adopt Resolution No. 2022-09.

**Resolution No. 2022-10**

**A Resolution honoring Lil Jazzz's contributions to the efforts to revitalize downtown Florence.**

Pro tem Jebaily made a motion to adopt Resolution No. 2022-10 and Councilman Schofield seconded the motion.

Councilman McCall presented the Resolution to Ms. Andrena Mullins, owner of Lil Jazzz's.



FLORENCE CITY COUNCIL  
REGULAR MEETING – MARCH 14, 2022

Council voted unanimously (6-0) to adopt Resolution No. 2022-10.

**Resolution No. 2022-11**

**A Resolution to congratulate the Wilson High School Tigers for winning the 4A State Basketball Championship.**

Councilman McCall made a motion to adopt Resolution No. 2022-11 and Pro tem Jebaily seconded the motion.

Mayor Ervin presented the Resolution to the coach and players of the basketball team. Several members of Council spoke to congratulate the players on their accomplishments.

Council voted unanimously (6-0) to adopt Resolution No. 2022-11.

**Resolution No. 2022-12**

**A Resolution proclaiming March 2022 as American Red Cross Month.**

Pro tem Jebaily made a motion to adopt Resolution No. 2022-12 and Councilman Schofield seconded the motion.

Mayor Ervin presented the Resolution to representatives of the American Red Cross.

Council voted unanimously (6-0) to adopt Resolution No. 2022-12.

**REPORTS TO COUNCIL**

**Appointments to Boards and Commissions**

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

**Board of Zoning Appeals**

Councilman McCall deferred his appointment to this Board.

**Construction & Maintenance Board of Adjustments and Appeals**

Being no applicants, remaining appointments were deferred

**Aesthetics Advisory Committee**

Being no applicants, remaining appointments were deferred.

**Resilience and Sustainability Advisory Committee**

Being no applicants, remaining appointments were deferred.

Pro tem Jebaily made a plea with the citizens of Florence to apply for City Boards and Commissions. Due to a lack of applicants, seats for many of the Boards and Commissions remain vacant. Individuals may apply online or can contact the City Manager's Office.



## FLORENCE CITY COUNCIL REGULAR MEETING – MARCH 14, 2022

Mr. Davis said Council is tasked with appointing the first chair of the Resilience and Sustainability Advisory Committee. Three committee members have indicated they desire to chair the committee: Lyles Cooper, Lauren Piner, and Leo Woodberry. Councilman Schofield made a motion to nominate Lyles Cooper as the chairperson for the committee and Councilman Braddock seconded the motion. The motion failed due to lack of a majority. Voting in favor of the motion were Councilman Schofield, Councilman Braddock and Pro tem Jebaily, and voting against the motion were Councilman McCall, Councilwoman Barnes and Mayor Ervin, with Councilwoman Moore being absent.

### **Appointments to the Finance, Audit and Budget Committee of Council**

Councilman McCall, Committee Chairman, nominated Councilwoman Barnes and Councilman Schofield for appointment to the Committee. Councilwoman Barnes and Councilman Schofield were appointed to the Finance, Audit and Budget Committee by unanimous consent.

### **COMMITTEE REPORTS**

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

Pro tem Jebaily said Mr. Clint Moore gave a presentation to the Committee at the last meeting on various development projects going on in the City. An update was provided on Project Urban Square with demolition work to begin within the next 60 days. The Nofal building downtown is owned by the City and a Request for Proposals has been issued to solicit proposals from developers. It is anticipated that the first floor will be retail, with the potential for the top two floors to be residential or office spaces. The Committee also continued discussion on gateways into the City. Mayor Ervin said the City and County have been meeting and discussing the Highway 76 corridor from downtown to Francis Marion University and will be working to implement some measures along this corridor.

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

Councilwoman Barnes said the Community Development Corporation (CDC) has completed the paperwork to become a 501(c)(3) non-profit. The CDC Board took a bus tour to see the work that has been done in the community. Councilwoman Barnes spoke of a summer park tour this summer to bring the community together.

#### **Marketing and Public Relations Committee, Chaired by Councilman McCall**

Councilman McCall said they received updates on the vaccination campaign at the last meeting and continued discussion on the Civic Pride campaign. Much of their meeting consisted of discussion regarding annexation and the goal to reach 50,000 population. Councilman McCall announced he will be stepping down as the chair of this committee due to being appointed as the chair of the Finance, Audit and Budget Committee. He made a motion to appoint Councilman Braddock as the chair and Pro tem Jebaily seconded the motion. Councilman Braddock was appointed as chair of the committee by unanimous consent.

### **EXECUTIVE SESSION**

Mayor Ervin said Council will be entering into Executive Session for legal advice relating to the Council-Manager form of government. Without objection, Council entered into Executive Session at 3:25 p.m.

Council resumed Open Session at 4:00 p.m. No action was necessary.



**FLORENCE CITY COUNCIL  
REGULAR MEETING – MARCH 14, 2022**

Mayor Ervin acknowledged Mr. Matthew Christian with the Florence Morning News, as this is the last Council meeting that he will be covering. Mr. Christian has covered the City for many years and each Councilmember shared parting words and thanks for his work in the community.

**ADJOURN**

Without objection, the March 14, 2022 Regular meeting of City Council was adjourned at 4:07 p.m.

Dated this 11<sup>th</sup> day of April 2022.

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

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

FLORENCE CITY COUNCIL MEETING

**DATE:** March 14, 2022

**AGENDA ITEM:** Ordinance to Annex the Bluffs at Mill Creek, located on Howe Springs Road, TMN 00152-01-021

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

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex 106 acres on Howe Springs Road at Redbud Lane identified as Tax Map Number 00152-01-021 into the City of Florence to develop the Bluffs at Mill Creek subdivision. The request is being made on behalf of the developer/future owner.

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

- (1) On September 14, 2021, the Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to assign the zoning designation of RG-3 to the parcel.
- (2) On September 14, 2021, the Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to approve a Development Agreement between the City of Florence and the Developer/Property Owner. The development agreement requires annexation of the property prior to development activity.
- (3) On October 11, 2021, City Council approved the Development Agreement, and it was adopted on November 8, 2021 as Ordinance 2021-34.
- (4) Public hearings were held on September 14, 2021 and October 11, 2021 regarding the zoning and development agreement.

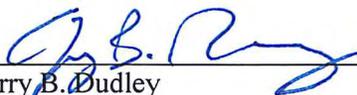
**III. POINTS TO CONSIDER:**

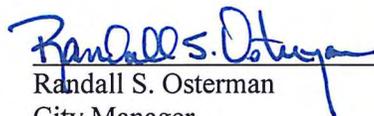
- (1) The request for annexation is being considered for first reading.
- (2) The parcel is currently vacant and undeveloped.
- (3) The intended development of the parcel is a single-family residential subdivision to be constructed in three phases.
- (4) Water service is currently available to the parcel. The developer is extending the sewer service per the development agreement with the City.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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

  
\_\_\_\_\_  
Jerry B. Dudley  
Planning Director

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

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

**AN ORDINANCE TO ANNEX THE BLUFFS AT MILL CREEK, LOCATED ON HOWE SPRINGS ROAD AND IDENTIFIED AS TAX MAP NUMBER 00152-01-021.**

**WHEREAS,** a Public Hearing was held in Council Chambers on September 14, 2021 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by Tri-Zenith Company, owner of TMN 00152-01-021, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and given the zoning district classification of **RG-3** upon annexation;

**WHEREAS,** the second of two Public Hearings was held in Council Chambers on October 11, 2021 at 1:00 p.m. before the City of Florence City Council, and notice of said hearing was duly given;

**WHEREAS,** the City of Florence entered into a development agreement with the Developer/Future Owner of the Bluffs at Mill Creek property upon annexation;

**The property requesting annexation is shown more specifically on Florence County Tax Map 00152, block 01, parcel 021 (106.097786 acres) and on the plat filed in Plat Book 771 at page 1138.**

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

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

Approved as to form:

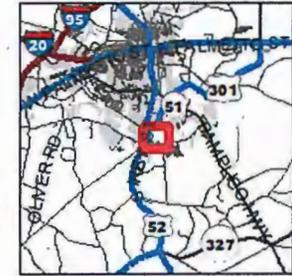
\_\_\_\_\_  
**James W. Peterson, Jr.**  
City Attorney

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

**Attest:**

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

## Vicinity Map - The Bluffs at Mill Creek



### Legend

- City Limits
- Parcels
- Proposed Parcel

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

**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: 3/4/2022

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: 000152-01-021
3. Annexation is being sought for the following purposes: Residential subdivision
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 \_\_\_\_\_

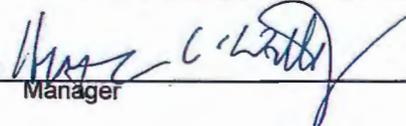
APPLICANT (S) (Please print or type):

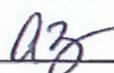
Name(s): Tri-Zenith Company, LLC

Address: 248 West Evans Street, Florence, SC 29501

Telephone Numbers: 843-662-3258 [work] \_\_\_\_\_ [home]

Email Address: hwillcox@willcoxlaw.com

Signature  Date 2/8/22  
 Manager

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>2/8/22</u>	<u></u>

FLORENCE CITY COUNCIL MEETING

**DATE:** March 14, 2022

**AGENDA ITEM:** Request to consider the abandonment of City right-of-way located behind 900 and 902 Oakland Avenue, identified as Florence County Tax Map Numbers 90114-13-001 and 90114-13-013.

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

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**I. ISSUE UNDER CONSIDERATION:**

An Ordinance for the abandonment of the City of Florence right of way, specifically a portion of an unopened and undeveloped portion adjacent to 900 and 902 Oakland Avenue. The property is bounded on the North by an extension of the northern property line of Tax Map Number 90114-13-013; Maxwell Street proper to the South; Tax Map Numbers 90114-13-001 and 90114-13-013 to the West; and Tax Map Number 90114-13-002 to the East.

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

(1) On February 8, 2022 the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 7-0 to recommend the right-of-way abandonment to City Council.

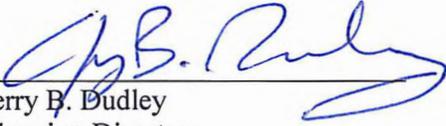
**III. POINTS TO CONSIDER:**

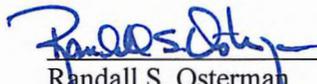
- (1) Request is being considered for first reading.
- (2) The request was made by the owner of 900 Oakland Avenue, 902 Oakland Avenue, and 607 Maxwell Street.
- (3) Only the portion of undeveloped and unopened right-of-way between 900 Oakland Avenue, 902 Oakland Avenue, and 607 Maxwell Street is being proposed for abandonment.
- (4) This approximately 15' wide, 100' long right-of-way appears to have been part of the road network and may have acted as a service alley for homes and businesses.
- (5) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; and Planning, Research, and Development. None of the aforementioned departments found any reason to maintain the City's interest in this section of right-of-way.
- (6) If the right-of-way is abandoned by the City, the property can be conveyed to the adjacent property owner, thus placing the right-of-way into private ownership.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- A. Ordinance
- B. Vicinity Map
- C. Location Map
- D. Utility Map

  
Jerry B. Dudley  
Planning Director

  
Randall S. Osterman  
City Manager

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

**AN ORDINANCE TO ABANDON INTEREST IN THE CITY OF FLORENCE RIGHT-OF-WAY LOCATED BEHIND 900 AND 902 OAKLAND AVENUE, IDENTIFIED AS FLORENCE COUNTY TAX MAP NUMBERS 90114-13-001 AND 90114-13-013. THE PROPERTY IS BOUNDED ON THE NORTH BY AN EXTENSION OF THE NORTHERN PROPERTY LINE OF TAX MAP NUMBER 90114-13-013; MAXWELL STREET PROPER TO THE SOUTH; TAX MAP NUMBERS 90114-13-001 & 90114-13-013 TO THE WEST; AND TAX MAP NUMBER 90114-13-002 TO THE EAST.**

**WHEREAS**, a request has been made for the City to abandon its interest in the unopened portion of the right-of-way adjacent to Florence County Tax Map Numbers 90114-13-001 and 90114-13-013, and;

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

**WHEREAS**, a public notice was published three times in the Morning News prior to the March 14, 2022 City Council meeting as required by City Code Section 2-28(b) and adjacent property owners and utility providers were notified;

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

1. That the City of Florence abandons its interest in the portion of right-of-way so described, which will convey to the abutting property owner after the necessary legal documents have been properly executed.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

**EXECUTED ON ONE (1) ADDITIONAL PAGE**

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

**Approved as to form:**

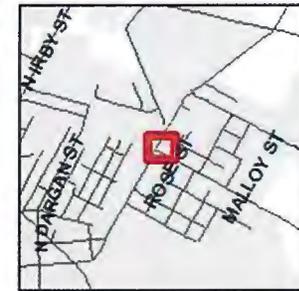
\_\_\_\_\_  
**James W. Peterson, Jr.**  
**City Attorney**

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

**Attest:**

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

## Vicinity Map 900 & 902 Oakland Avenue



### Legend

Parcels



**DISCLAIMER:**  
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50 25 0 50 Feet



Date: 2/24/2022

### Location Map 900 & 902 Oakland Avenue



#### Legend

 Parcels



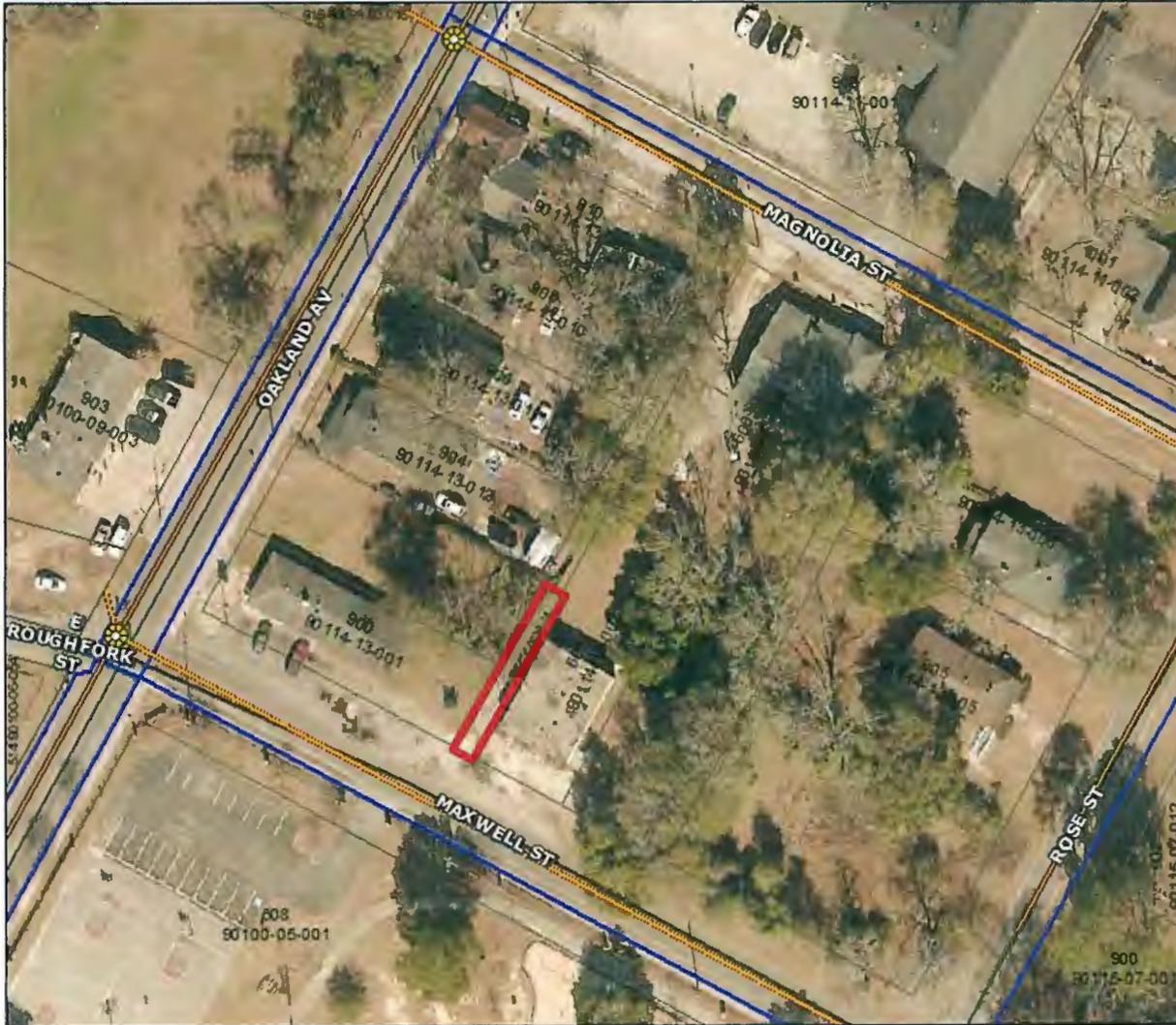
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50 25 0 50 Feet



Date: 2/24/2022

## 900 & 902 Oakland Avenue ROW Abandonment Utility Map



### Legend

-  Manhole
-  Gravity Main
-  Water Mains
-  Parcels



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Date: 2/24/2022

FLORENCE CITY COUNCIL MEETING

**DATE:** February 14, 2022

**AGENDA ITEM:** An ordinance to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street; identified as Tax Map Number 90100-03-001.

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

---

**I. ISSUE UNDER CONSIDERATION:**

A request to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street, said property being specifically designated in the Florence County Tax Records as Tax Map Number 90100-03-001.

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

On January 11, 2022, the City of Florence Planning Commission held a public hearing on this matter and voted 5-0 to deny the parcel be rezoned from NC-6.2 to NC-6.3.

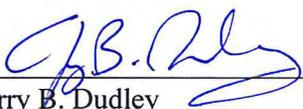
**III. POINTS TO CONSIDER:**

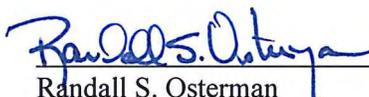
1. The property is currently zoned Neighborhood Conservation – 6.2 (NC-6.2), which permits residential uses such as single family detached and duplex. The current zoning conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
2. The proposed zoning is Neighborhood Conservation – 6.3 (NC-6.3) and permits the same uses as the NC-6.2, with the added conditional uses of Multiplex and Multifamily.
3. The parcel meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of Florence Unified Development Ordinance. New construction would have to conform to the specifications of the NC-6.3 zoning district including lot and building standards for the desired housing type.
4. A multiplex in the Unified Development Ordinance is defined as, “a residential building that is constructed to look like a large single-family detached residence.” A multiplex can contain three (3) separate dwelling units (triplex) or four (4) separate dwelling units (quadraplex) within. The parcel’s dimensions could reasonably support this style of development.
5. Multifamily is defined as, “...a building that includes three or more dwelling units, which is not designed as townhomes or multiplex buildings. Multifamily also means two or more residential units that are located on the upper floors of a mixed-use building.” The conditional requirements for multifamily would limit the feasibility of this style of development on such a small parcel adjacent to single-family development.
6. The site is currently an undeveloped vacant lot. Aerial images show this lot has been vacant since at least 1998. The current zoning of Neighborhood Conservation - 6.2 (NC-6.2) was adopted with the land use maps associated with the adoption of the Unified Development Ordinance in 2018 in keeping with the parcel’s historic zoning.
7. Land use of the adjacent properties is all residential except for the CSX Railyard to the south (Attachment C).

8. Future Land Use of the parcel is shown as “Public and Institutional” but will most likely remain “Neighborhood Conservation” unless purchased and rezoned by CSX or a government entity.
9. City staff agrees with Planning Commission and does not recommend the parcel to be rezoned. The current zoning (NC-6.2) allows single-family attached and detached housing types while the proposed zoning (NC-6.3) extends the allowed uses to include townhomes, multiplexes, and multifamily. The NC-6.3 zoning does not align with the character of single-family dwellings in the vicinity of this neighborhood street.

**IV. ATTACHMENTS:**

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

  
\_\_\_\_\_  
Jerry B. Dudley  
Planning Director

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

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

**AN ORDINANCE TO REZONE PARCEL IDENTIFIED AS 706 NORFOLK STREET, TAX MAP NUMBER 90100-03-001 FROM NEIGHBORHOOD CONSERVATION-6.2 ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-6.3 ZONING DISTRICT.**

**WHEREAS**, a Public Hearing was held in City Council Chambers on January 11, 2022 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, the property owners made application to rezone from NC-6.2, Neighborhood Conservation-6.2 to NC-6.3, Neighborhood Conservation-6.3.

**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 CBD**
- 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. 2022-\_\_\_\_\_

Page 2

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

Approved as to form:

\_\_\_\_\_

**James W. Peterson, Jr.**

**City Attorney**

\_\_\_\_\_

**Teresa Myers Ervin**

**Mayor**

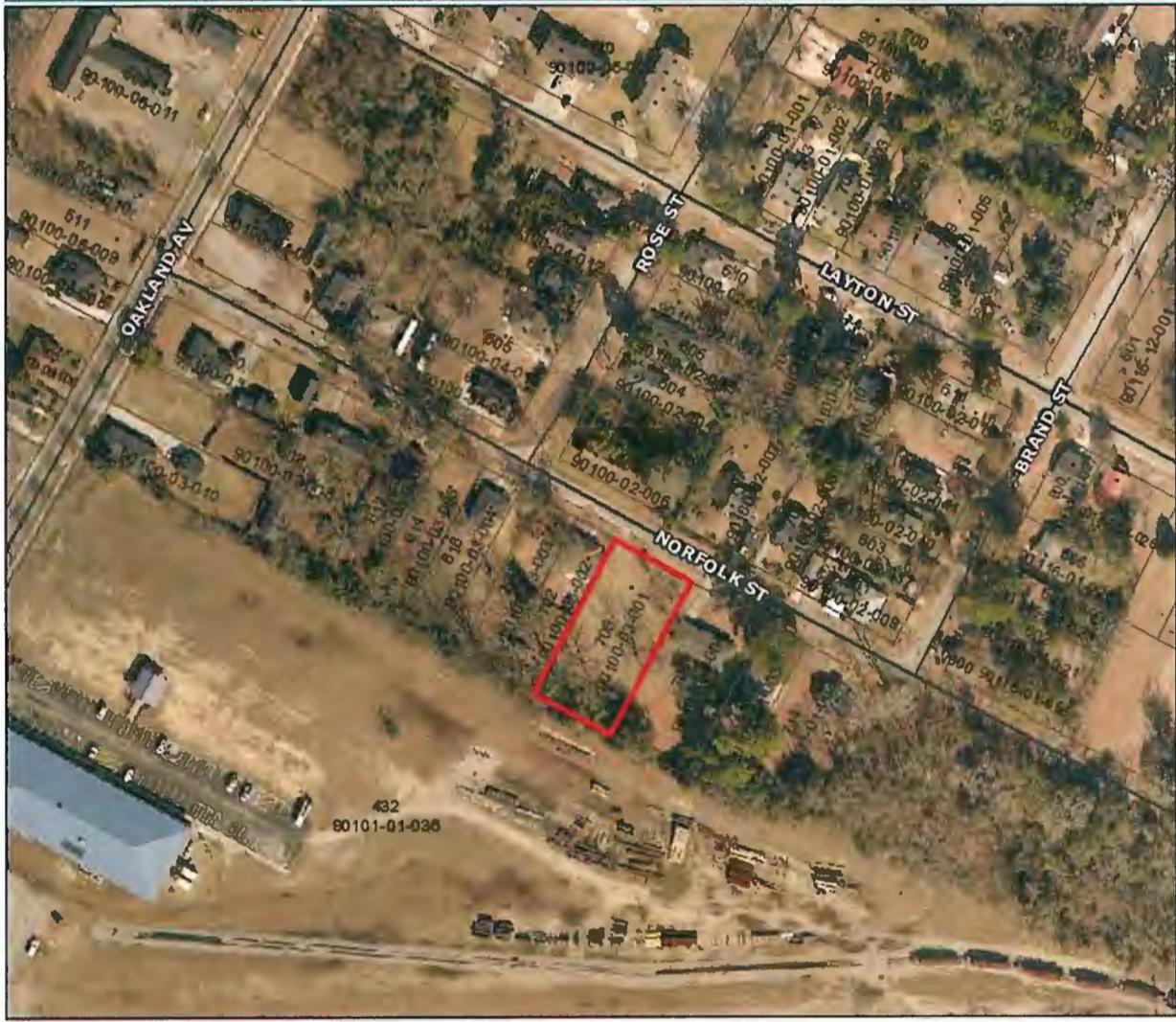
**Attest:**

\_\_\_\_\_

**Casey C. Moore**

**Municipal Clerk**

## Location Map 706 Norfolk Street



**Legend**  
 Parcels

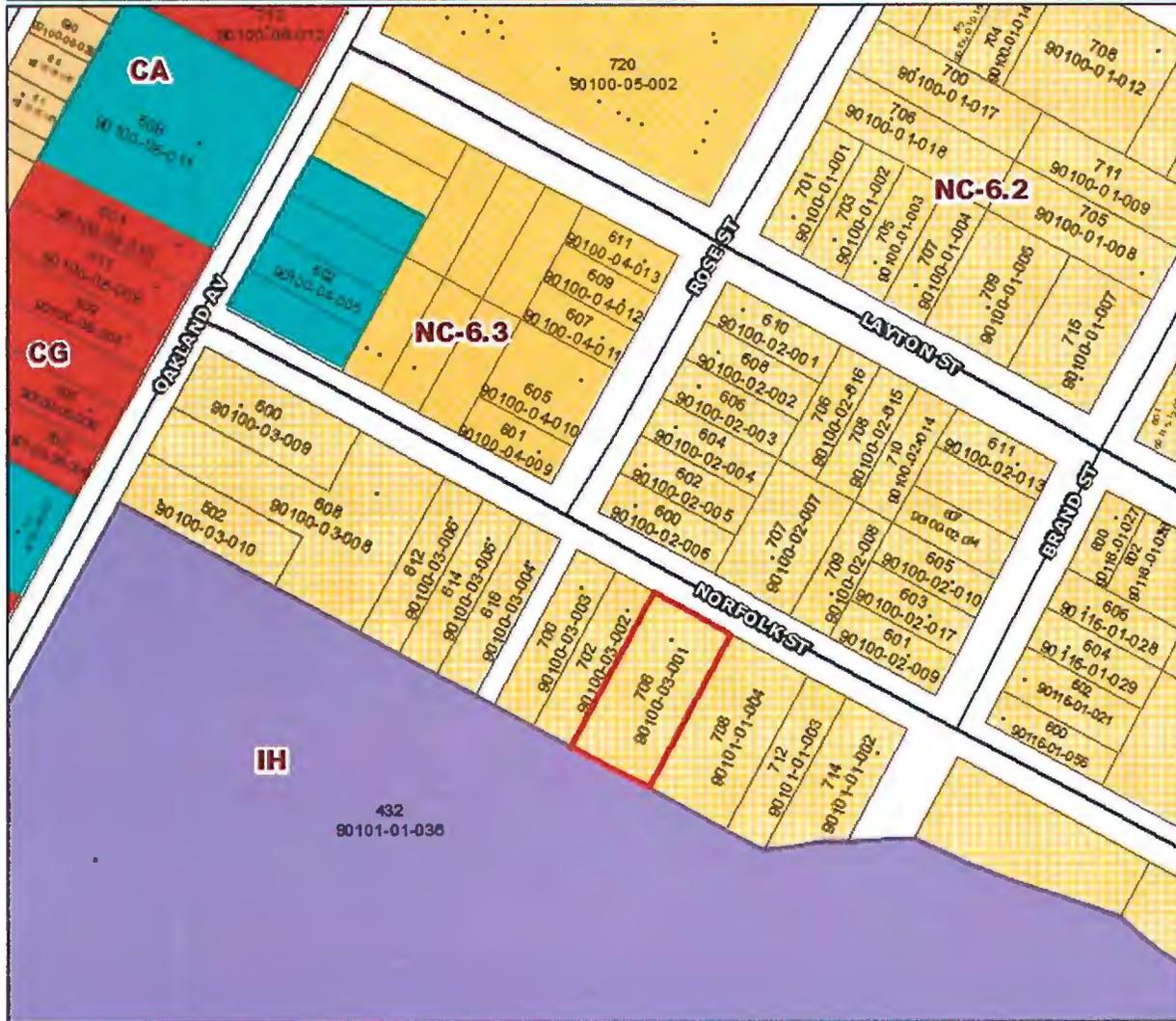


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Date: 2/3/2022

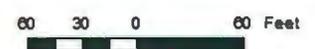
## 706 Norfolk Street Current Zoning Map



- Legend**
- Parcels
  - Zoning District
  - Neighborhood Conservation Sub-Districts
    - NC-6.2
    - NC-6.3
    - NC-4
  - Business and Commercial Districts
    - CA
    - CG
  - Industrial Zoning Districts
    - IH

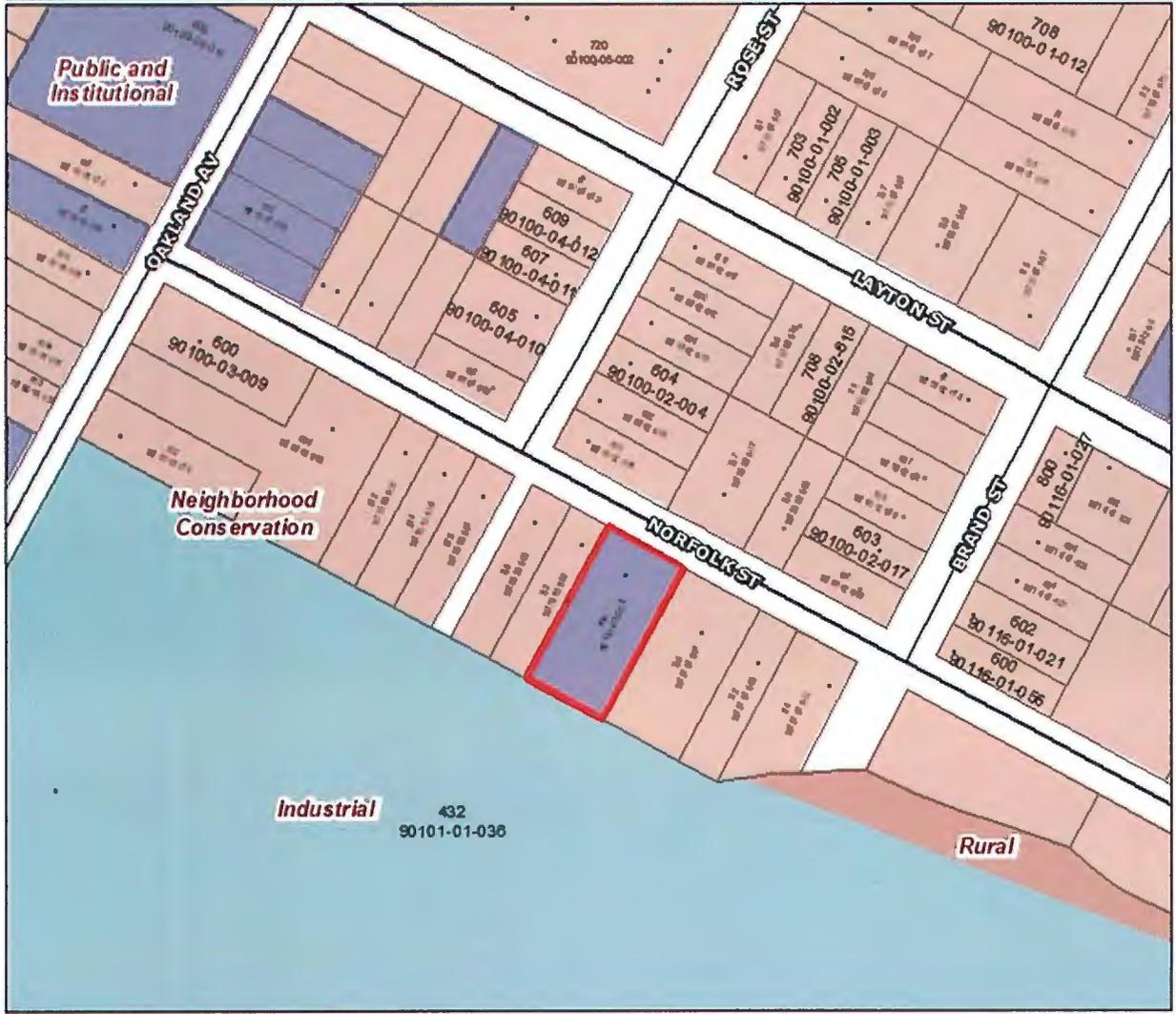


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Date: 2/3/2022

# 706 Norfolk Street Future Land Use



- Legend**
- Parcels
  - Future Land Use 2010**
  - Future Land Use**
  - Industrial
  - Neighborhood Conservation
  - Public and Institutional
  - Rural



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Date: 2/3/2022

FLORENCE CITY COUNCIL MEETING

**DATE:** March 14, 2022

**AGENDA ITEM:** Ordinance to Rezone from PDD to AC a portion of the parcel located on Second Loop Road, TMN 90030-02-007

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

---

**I. ISSUE UNDER CONSIDERATION:**

A request to rezone from PDD to AC a portion of the parcel located on Second Loop Road, said property being specifically designated in the Florence County Tax Records as Tax Map Number 90030-02-007. The request is being made by the developer on behalf of the property owner.

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

On February 8, 2022, the City of Florence Planning Commission held a public hearing on this matter and voted 7-0 to recommend the parcel be rezoned from PDD to AC.

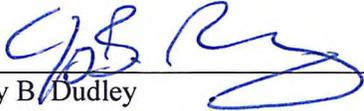
**III. POINTS TO CONSIDER:**

- (1) The 4 acre lot is currently zoned both Planned Development District and Activity Center. The split zoning resulted from a 2005 rezoning when TMN 90030-02-007 consisted of two separate lots, 90030-02-001 and -007. Lot -001 was rezoned at that time from R-1 to PDD, and -007 remained B-2. The two parcels were combined at a later date, but the disparate zoning districts were not corrected at that time. When the *Unified Development Ordinance* zoning map was applied in 2018, the B-2 section was designated AC and the PDD portion remained.
- (2) The applicant wishes to rezone the portion that is currently PDD to AC to match the portion of the lot that abuts Second Loop Road. The intended use of the parcel following rezoning is to construct apartment buildings, which is a permitted use in the AC.
- (3) The request is for first reading.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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

  
Jerry B. Dudley  
Planning Director

  
Randall S. Osterman  
City Manager

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

**AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS A PORTION OF A LOT ON SECOND LOOP ROAD, TAX MAP NUMBER 90030-02-007 FROM PLANNED DEVELOPMENT DISTRICT TO ACTIVITY CENTER ZONING DISTRICT:**

**WHEREAS**, a Public Hearing was held in City Council Chambers on February 8, 2022 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 a portion of the lot from PDD Planned Development District 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

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

Approved as to form:

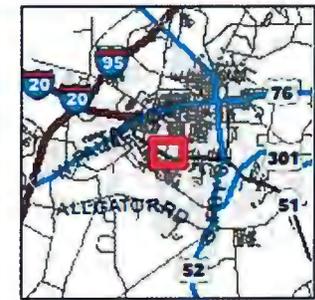
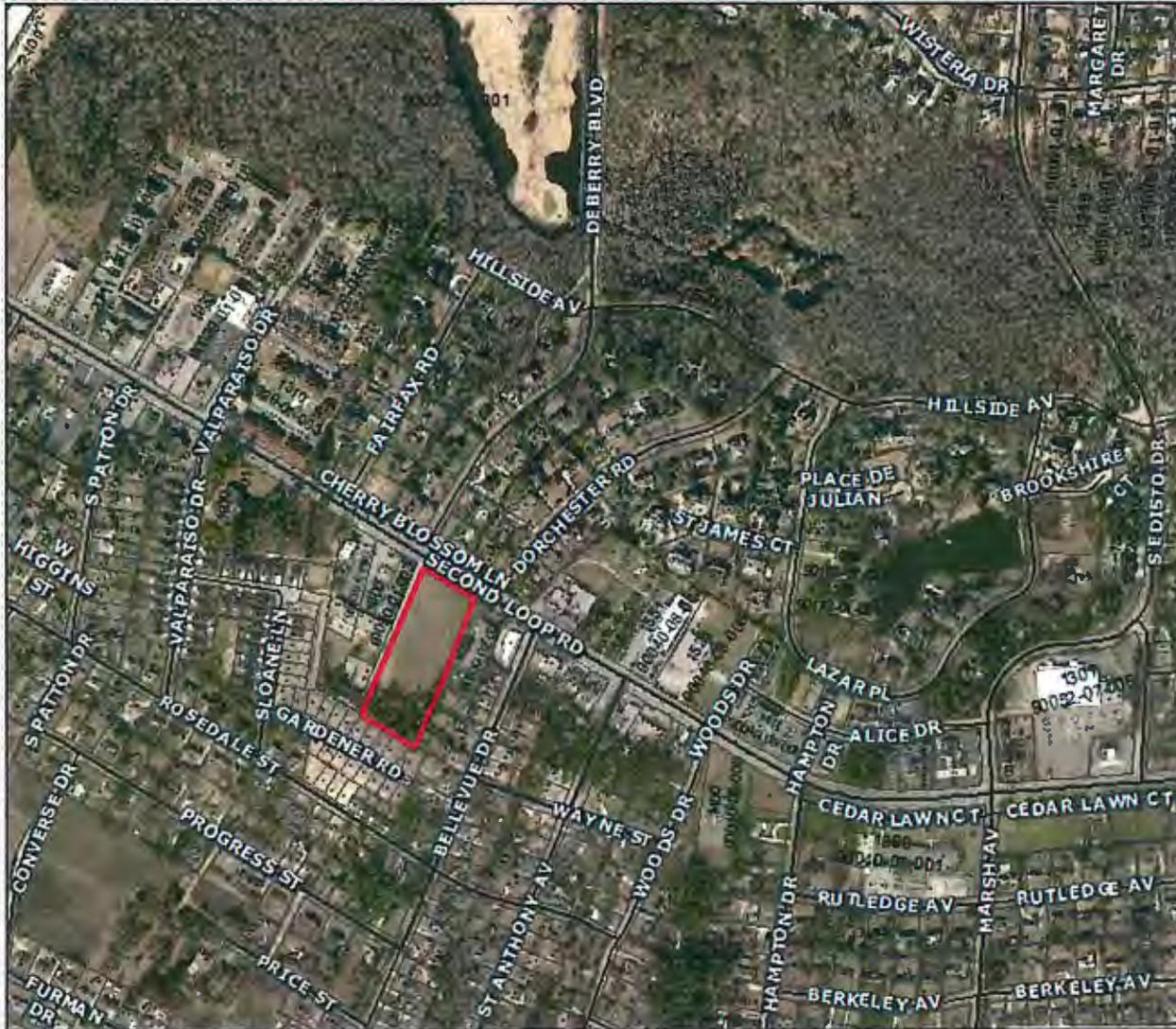
James W. Peterson, Jr.
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

## Vicinity Map - Second Loop Road



### Legend

-  Parcels
-  Proposed Parcel

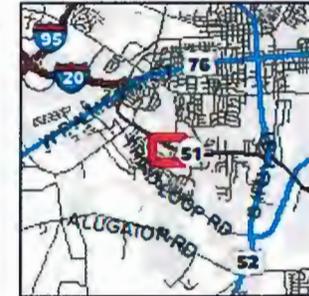
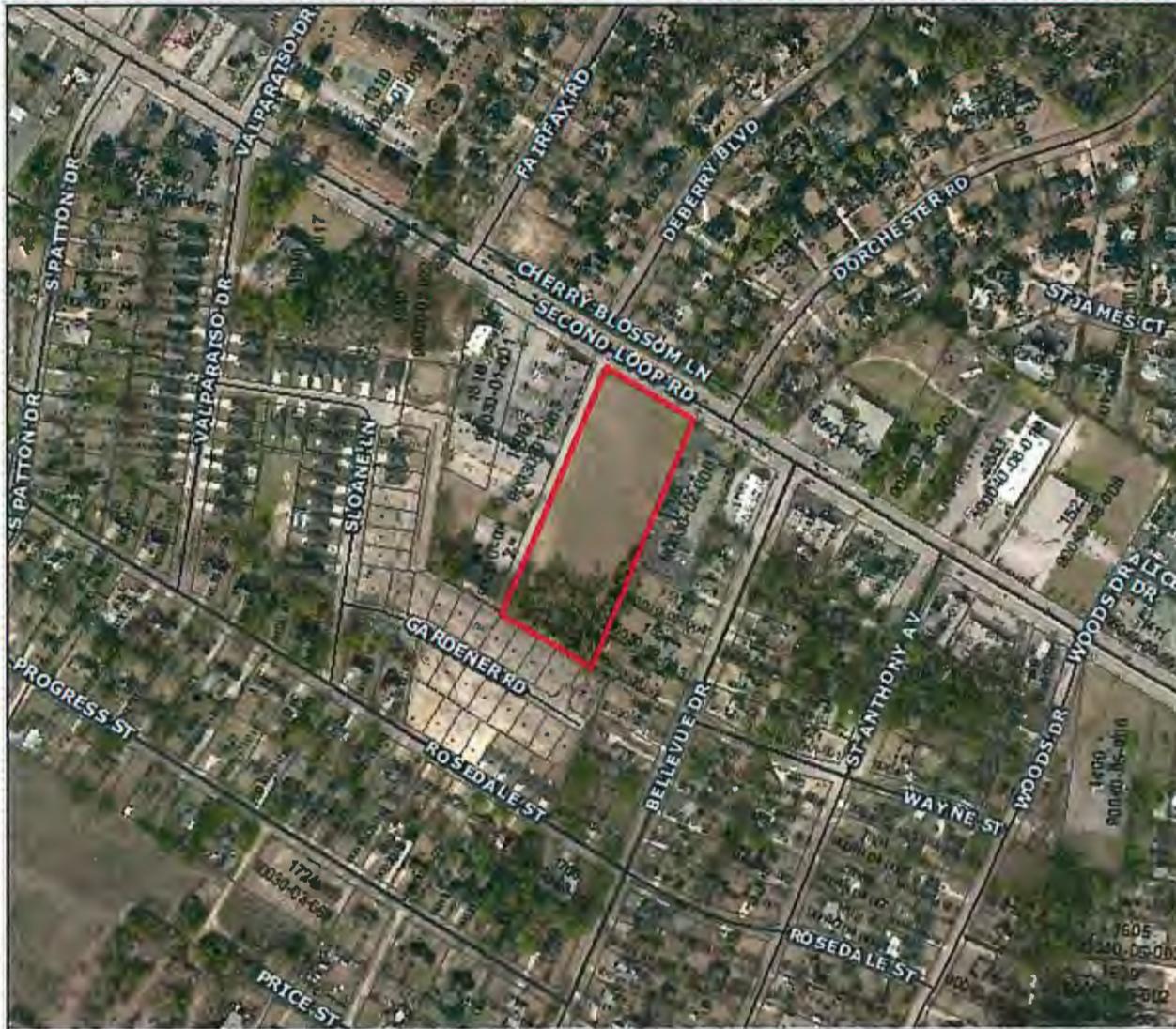


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Date: 2/23/2022

## Location Map - Second Loop Road



### Legend

-  Parcels
-  Proposed Parcel



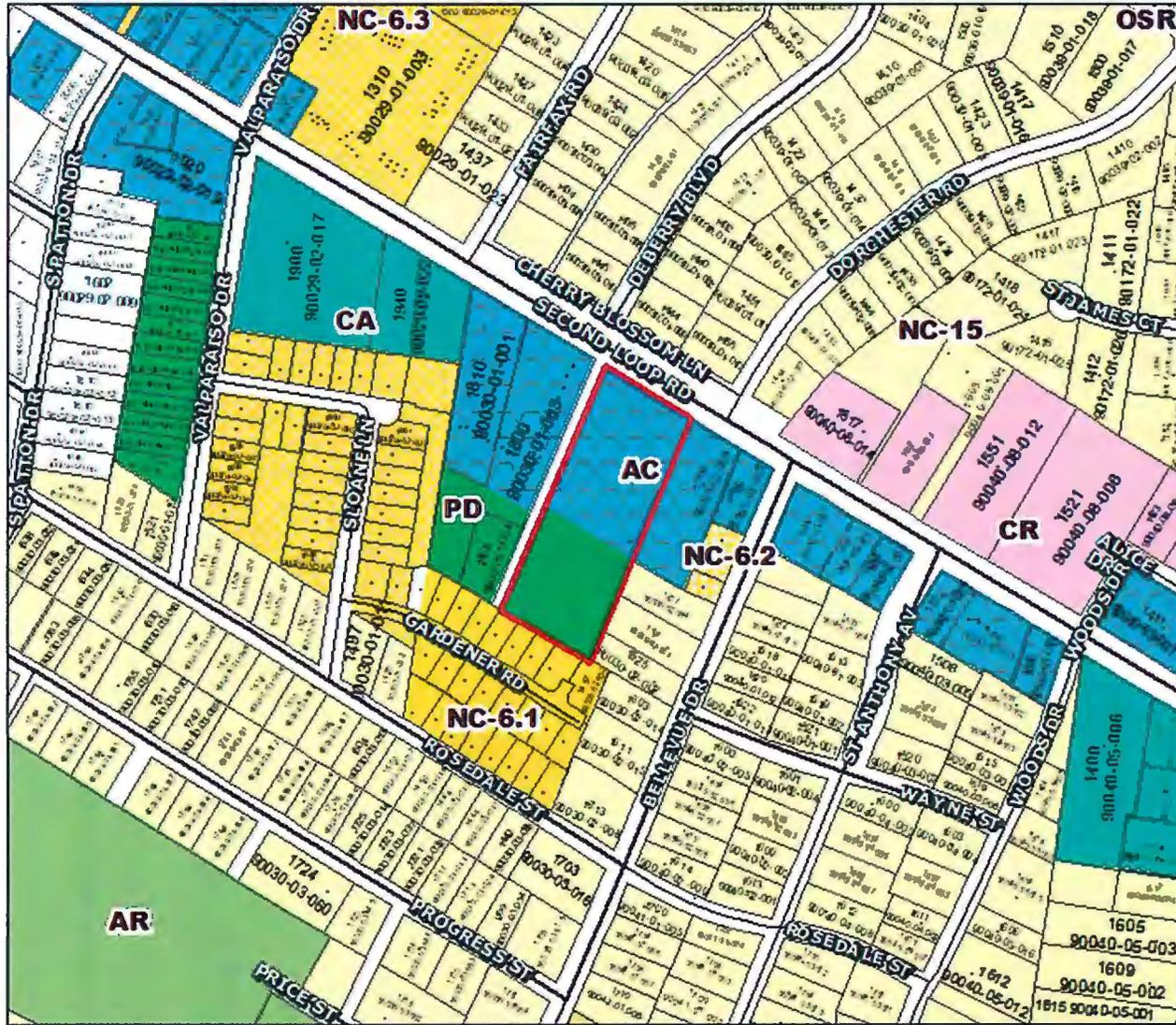
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400 200 0 400 Feet



Date: 2/23/2022

# Current Zoning - Second Loop Road



### Legend

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



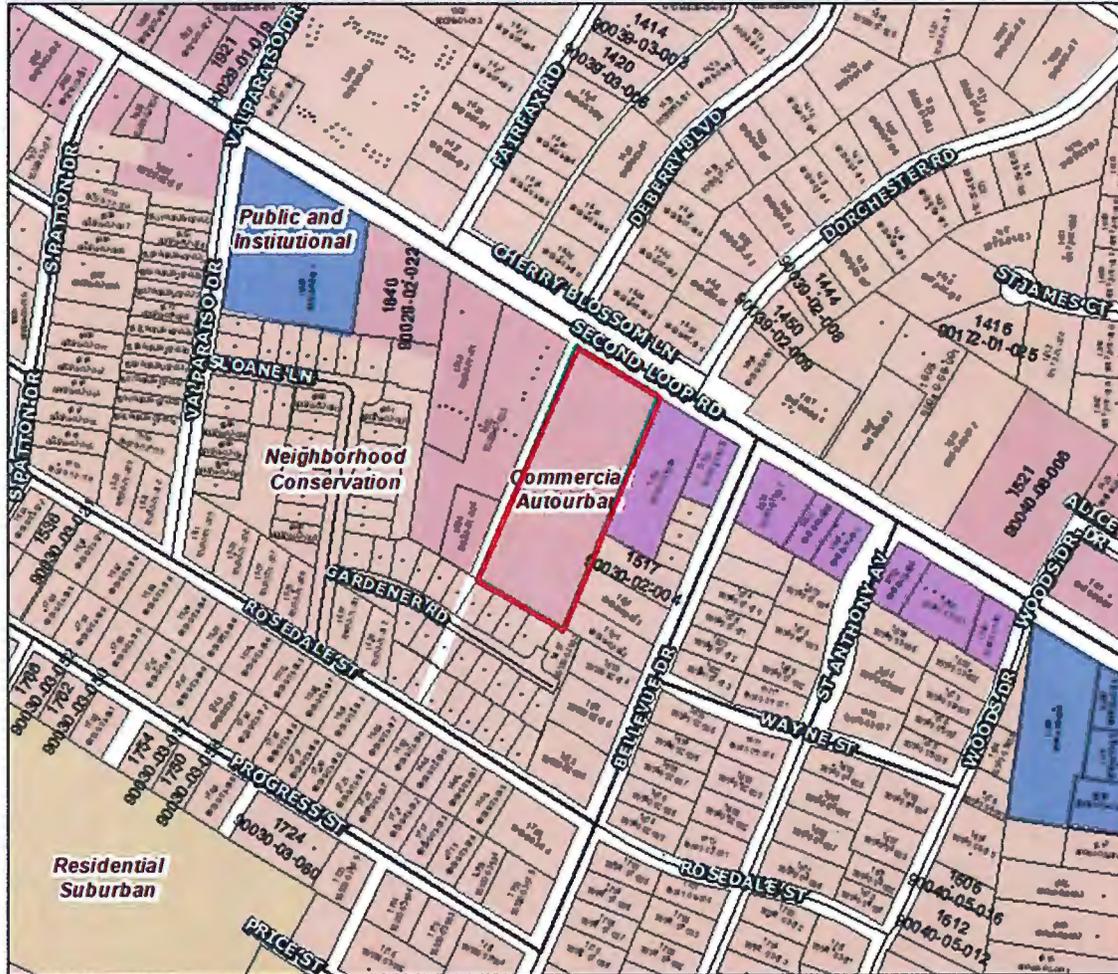
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400 200 0 400 Feet



Date: 2/23/2022

## Future Land Use - Second Loop Road



- Legend**
- Parcels
  - Future Land Use 2010**
  - Future Land Use**
  - Auto-Urban Commercial
  - Neighborhood Conservation
  - Parks and Open Space
  - Public and Institutional
  - Residential Sub-Urban
  - Sub-Urban Commercial

FULL LIFE, FULL FORWARD  
**FLORENCE**  
SOUTH CAROLINA

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Date: 2/23/2022

FLORENCE CITY COUNCIL MEETING

**DATE:** April 11, 2022

**AGENDA ITEM:** Ordinance to Annex and Zone NC-10 1142 Annelle Drive, TMN 01794-03-009

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

---

**I. ISSUE UNDER CONSIDERATION:**

Request to annex property located at 1142 Annelle Drive, Tax Map Number 01794-03-009, into the City of Florence and zone to NC-10, Neighborhood Conservation 10. The request is being made by the property owner.

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

On March 8, 2022, Planning Commission held a public hearing on this matter, and voted unanimously, 7-0, to recommend the zoning request of NC-10, Neighborhood Conservation 10.

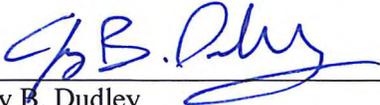
**III. POINTS TO CONSIDER:**

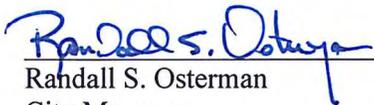
- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available; there is no cost to extend utility services.
- (3) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property NC-10 Neighborhood Conservation 10.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

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

  
\_\_\_\_\_  
Jerry B. Dudley  
Planning Director

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

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

**AN ORDINANCE TO ANNEX AND ZONE 1142 ANNELLE DRIVE, TMN 01794-03-009.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on March 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 John and Marilyn Gagner, owners of TMN 01794-03-009, 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-10:

**The property requesting annexation is shown more specifically on Florence County Tax Map 01794, block 03, parcel 009 (0.293051 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 property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

Ordinance No. 2022 - \_\_\_\_\_  
Page 2

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

Approved as to form:

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

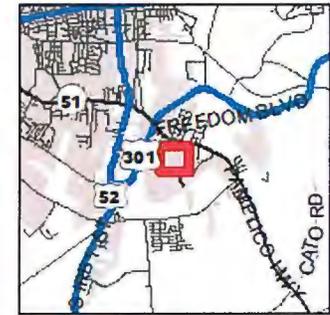
\_\_\_\_\_  
**Teresa Myers Ervin,**  
Mayor

**Attest:**

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

# PC 2022-09

## Vicinity Map - 1142 Annelle Drive



### Legend

- City Limits
- Parcels
- Proposed Parcel



**DISCLAIMER:**  
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Date: 1/24/2022

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: 01794-03-009
3. Annexation is being sought for the following purposes: City services
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

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

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

APPLICANT (S) (Please print or type):

Name(s): John & Marilyn Gagner

Address: 1142 Annette Dr.

Telephone Numbers: 843-206-2686 [John work] 843-472-9333 [home] Marilyn

Email Address: sistergirlmvr@hotmail.com

Signature John & Marilyn Gagner Date 1-24-22

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>1/24/22</u>	<u>AG</u>

FLORENCE CITY COUNCIL MEETING

**DATE:** April 11, 2022

**AGENDA ITEM:** An ordinance to rezone from NC-15 to NC-6.3 the parcel located at 402 Thomas Road and identified as Tax Map Number 90018-07-004.

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

---

**I. ISSUE UNDER CONSIDERATION:**

A request to rezone from NC-15 to NC-6.3 the parcel located at 402 Thomas Road, said property being specifically designated in the Florence County Tax Records as Tax Map Number 90018-07-004.

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

On March 8, 2022, the City of Florence Planning Commission held a public hearing on this matter and voted 5-1 to deny the parcel be rezoned from NC-15 to NC-6.3.

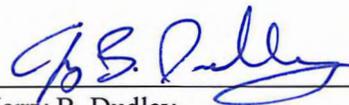
**III. POINTS TO CONSIDER:**

1. Request is being considered for first reading.
2. The property is currently zoned Neighborhood Conservation – 15 (NC-15), which exclusively permits single-family detached for residential uses. The current zoning conditionally permits limited commercial uses accessory to homes such as home occupations and in-home childcare.
3. The proposed zoning is Neighborhood Conservation – 6.3 (NC-6.3) and permits the same uses as the NC-15, with the added conditional uses of Townhome, Multiplex and Multifamily.
4. The parcel meets the minimum dimensional requirements for the NC-6.3 zoning district per the City of Florence Unified Development Ordinance. New construction would have to conform to the specifications of the NC-6.3 zoning district including lot and building standards for the desired housing type.
5. The Country Club Forest Subdivision, which includes this parcel, has protective covenants in place that prevent construction of any building other than single-family detached.
6. The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 Section 6-29-1145 states if the Planning Department is made aware of restrictive covenants that would prohibit the proposed activity, "...the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order." No such release has been granted at this time.
7. The site is currently an undeveloped vacant lot. Aerial images show this lot has been vacant since at least 1998. The current zoning of Neighborhood Conservation - 15 (NC-15) was adopted with the land use maps associated with the adoption of the Unified Development Ordinance in 2018 in keeping with the parcel's proximity to surrounding residential uses.

8. Land use of the adjacent properties is mostly residential with commercial uses along Second Loop Road (Attachment C).
9. Future Land Use of the parcel is shown as "Neighborhood Conservation" consistent with adjacent properties and the proposed rezoning.
10. Based upon the South Carolina Government Comprehensive Planning Enabling Act of 1994 and presentation of the Country Club Forest Restrictive Covenants, the City of Florence would be unable to permit any use for the property other than a single-family detached home without permission from the homeowner's association or a court order, irrespective of the zoning designation of the property.

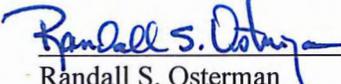
**IV. ATTACHMENTS:**

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



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Jerry B. Dudley  
Planning Director



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Randall S. Osterman  
City Manager

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

**AN ORDINANCE TO REZONE PARCEL IDENTIFIED AS 402 THOMAS ROAD, TAX MAP NUMBER 90018-07-004 FROM NEIGHBORHOOD CONSERVATION-15 ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-6.3 ZONING DISTRICT.**

**WHEREAS**, a Public Hearing was held in City Council Chambers on March 8, 2022 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 NC-15, Neighborhood Conservation-15 to NC-6.3, Neighborhood Conservation-6.3.

**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-6.3**
- 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. 2022-\_\_\_\_\_

Page 2

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

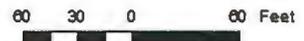
## Location Map 402 Thomas Road Rezoning



**Legend**  
 Parcels

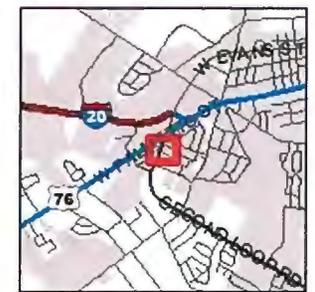


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 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation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



Date: 4/5/2022

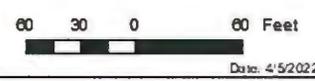
# Current Zoning Map



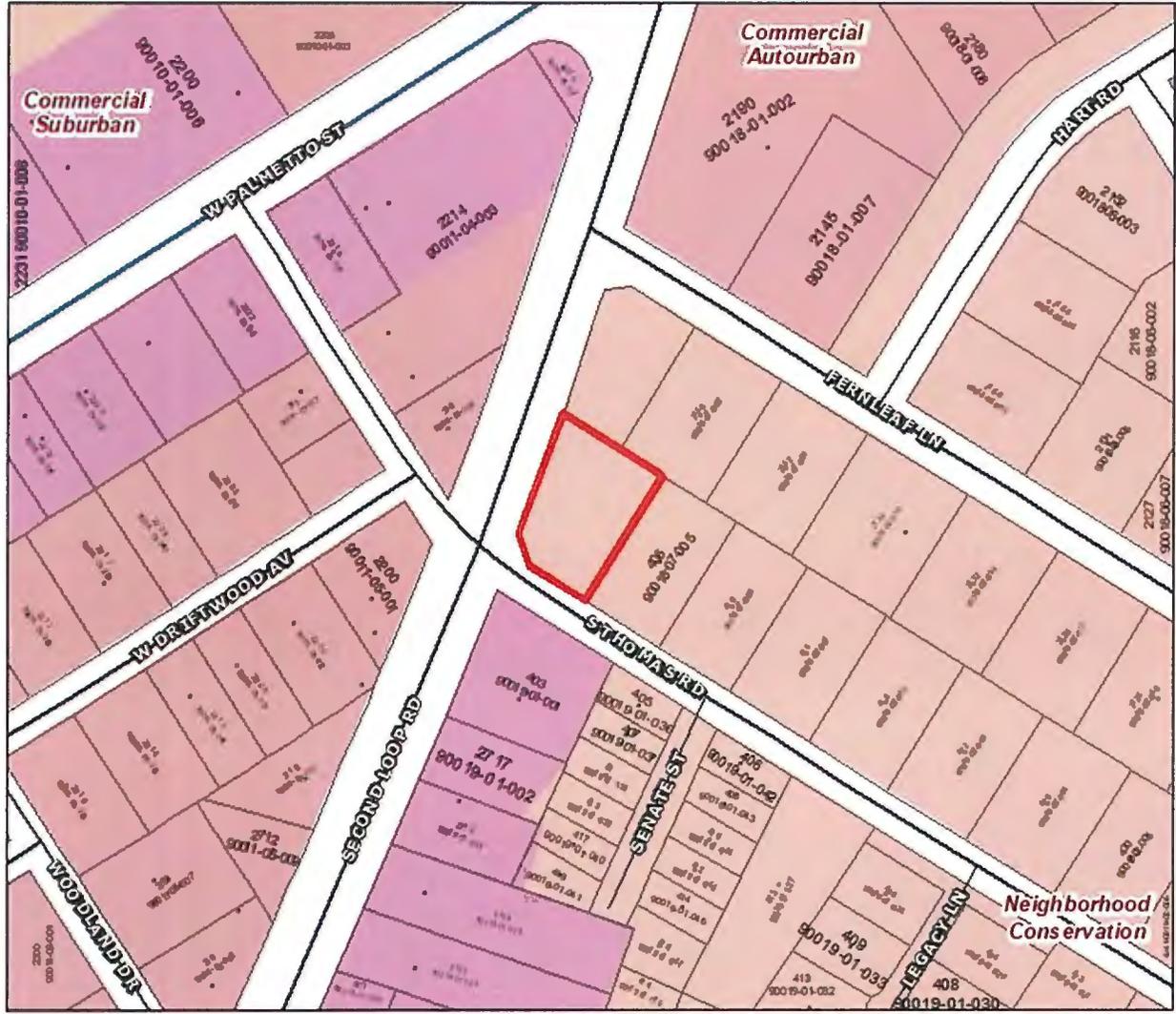
- Legend**
- Parcels
  - Zoning District
  - Agricultural and Open Space District
    - OSR
  - Residential Districts
    - PD
  - Neighborhood Conservation Sub-Districts
    - NC-15
    - NC-10
    - NC-6.3
  - Business and Commercial Districts
    - CG
  - Mixed-Use District
    - AC



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# Future Land Use



### Legend

▭ Parcels

Future Land Use 2010

Future Land Use

- Auto-Urban Commercial
- Neighborhood Conservation
- Sub-Urban Commercial



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Date: 4/5/2022

FLORENCE CITY COUNCIL MEETING

**DATE:** April 11, 2022  
**AGENDA ITEM:** Ordinance  
**DEPARTMENT/DIVISION:** City Council

---

**I. ISSUE UNDER CONSIDERATION:**

An ordinance to amend Chapter 4, Article XIV of the Code of Ordinances of the City of Florence entitled "Single-family and Multi-family Residential Rental Housing Registration".

**II. PREVIOUS ACTION TAKEN:**

1. Ordinance No. 2020-35, adopted by City Council on October 12, 2020, amended the City of Florence Code of Ordinances to add a Single-family and Multi-family Residential Rental Housing Registration.

**III. POINTS TO CONSIDER:**

1. The proposed amendments will clarify certain aspects of the Ordinance in order to be consistent with actions already being taken by the city in its administration of the ordinance.
2. This ordinance is in concurrence with the South Carolina Landlord and Tenant Act and encourages landlords and tenants to maintain housing that is habitable.

**IV. ATTACHMENTS:**

1. Proposed Ordinance
2. Exhibit A

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

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

**AN ORDINANCE TO AMEND CHAPTER 4, ARTICLE XIV OF THE CODE OF ORDINANCES OF THE CITY OF FLORENCE ENTITLED “SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL RENTAL HOUSING REGISTRATION”.**

**WHEREAS**, the City of Florence commits to advancing efforts to ensure a safe and habitable environment of all residential rental properties throughout our community; and

**WHEREAS**, the City previously established registration, renewal registration, and registry update for all single-family and multi-family rental properties within the municipal limits by adopting Ordinance No. 2020-35; and

**WHEREAS**, this ordinance is in concurrence with the South Carolina Landlord and Tenant Act and encourages landlords and tenants to maintain housing that is habitable,

**WHEREAS**, certain minor amendments to the Ordinance adopted in 2020 to clarify certain aspects of the Ordinance consistent with the actions already being taken by the City pursuant to its administration of the Ordinance

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

1. That an Ordinance is hereby adopted to amend Chapter 4, Article XIV of the Code of Ordinances of the City of Florence entitled “Single-family and Multi-family Residential Rental Housing Registration” as shown on the “tracked” version of said Article attached hereto as Exhibit A and incorporated herein by reference;
2. That this Ordinance shall become effective upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

**[Signatures on Next Page]**

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**

# Exhibit "A"

## **Article XIV. Single-Family and Multi-Family Residential Rental Housing Registration**

### **Sec. 4-900. Definitions.**

Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this section. Where terms are not defined, through the methods authorized by this section, such terms shall have ordinarily accepted meaning such as the context implies.

*Citation* means a charge or formal written accusation of violation of a municipal, state or federal law, regulation or ordinance, including any violations of the International Property Maintenance Code, as adopted by the City of Florence.

*Dwelling unit* means a building or portion thereof, designed for occupancy for residential purposes and having individual cooking facilities and sanitary facilities for each leased space.

*Landlord* means any person who owns or controls a dwelling, dwelling unit, or rental unit and rents such unit, either personally or through a designated agent, to any person.

*Occupant* means a family as defined by the City of Florence Unified Development Ordinance, or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A family of related persons shall be counted as one occupant.

*Occupancy violation* means a violation of the permitted number of persons that may occupy a single-family or multi-family residential unit as defined by the City of Florence Unified Development Ordinance.

*Offense* means any violation of local, state, or federal statutes or ordinances which results in a forfeiture of bond, plea of guilty, no contest, acceptance into pre-trial intervention, alcohol education program or a determination of guilt by a court or a jury. For purposes of this article, all violations for which charges are made during one response by law enforcement officers which result in a forfeiture of bond, acceptance into a pre-trial intervention program, alcohol education program, conviction, or a plea of guilty or no contest collectively shall be deemed one offense.

*Owner* means any person, firm, corporation, or legal entity having a legal or equitable title in the property; or recorded in the official records of the state, county or municipality as holding title.

*Owner-occupied rental unit* means a rental unit that is occupied in whole or in part at the subject property by an individual or individuals whose name(s) appears on the deed for the property on which the rental unit is located provided said individual(s) has designated the subject property as his/her legal voting address and the address of his/her driver's license.

*Person* means any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation or receiver, executor, personal representative, trust, trustee, conservator or other representative appointed by order of any court.

*Premises* means a lot, plot or parcel of land, including the buildings or structures thereon, which also includes dwelling units and dwellings.

*Professional management company* means any company, corporation, or legal entity identified as the responsible representative for any residential unit(s) licensed by South Carolina Department of Labor, Licensing and Regulation as a real estate broker or property manager and holding the appropriate current City of Florence Business License.

*Professional property manager* means any person identified as the responsible representative for any residential rental unit(s), holding the appropriate permit and current City of Florence Business License, if required.

*Residential rental unit* means that portion of a dwelling or building for which payment or other consideration, including performance of general maintenance, payment of utilities or other fees, or similar in-kind services, is being made to an owner, agent, or manager for the use and occupancy of that portion as a living facility. For purposes of this article, the term "rental unit" may be a single-family detached dwelling unit(s), single-family attached dwelling unit(s), duplex, townhouse, and multi-unit structures used for residential purposes. Whenever the words "rental unit" are stated in this Code, they shall be construed as though they were followed by the words "or any part thereof". Exceptions shall be the following:

- (1) Dwellings occupied for residency for over one hundred twenty (120) days by employees of that organization which are owned by a firm, corporation, religious organization or another incorporated organization;
- (2) Dwellings occupied by individuals who are under a written, recorded contract to purchase the residence in which a significant portion of the rent applies to the purchase price;
- (3) Dwellings owned and operated by the United States of America, the State of South Carolina, or any agency thereof;
- (4) Owner-occupied rental dwellings, including, but not limited to duplexes, over and under duplexes, and accessory dwelling units, that are consistent with the City of Florence Unified Development Ordinance.

*Responsible representative* means a person, professional property manager, or professional management company designated by the property owner as the agent available for service and responsible for operating such property in compliance with the ordinances adopted by the city. For the purposes of this article, the term "agent" shall refer to the responsible representative. The representative must be willing to assume the duties and responsibilities of an owner, specifically in an emergency or urgent situation even if the owner cannot be contacted by the responsible representative.

*Short-term residential rental* means a furnished residential unit that is rented by the property owner for financial gain for a period of no more than twenty-nine (29) consecutive days and not to exceed seventy-two (72) days in the aggregate during any calendar year, as defined and regulated within the Unified Development Ordinance of the City of Florence.

*Tenant* means any individual who has the temporary use and occupation of real property owned by another person in subordination to that other person's title and with that other person's consent; for example, a person who rents or leases a dwelling, dwelling unit, or rental unit from a landlord.

*Townhome* means three (3) or more attached dwelling units that are arranged in rows with common side walls.

*Violation* means breach of law, except, for the purposes of this section, any laws related to S.C. Code ch. 25 of tit. 16, and any code and/or ordinance related to the condition of and/or occupancy of premises, including, but not limited to, the City of Florence Codes and Ordinances, the Fair Housing Act, the International Property Maintenance Code (IPMC), and the South Carolina Residential Landlord and Tenant Act.

**Sec. 4-901. Rental permit required to establish Rental Registry.**

- (a) All property owners or responsible representatives, whether a person, firm, corporation, or other form of legal entity, that operates residential rental unit(s), as defined in section 4-900, shall be required to obtain a rental permit with the City of Florence before renting a residential rental unit.
- (b) Effective July 1, 2021, a property owner or responsible representative shall apply for rental permit(s) on an application form designated by the City of Florence which identifies all residential rental units identified by address it owns or manages. The application shall set forth the owner's name, address, e-mail, and telephone number, and additional information as outlined on the application for a rental permit. If the owner uses a responsible representative, the same contact information shall be provided for the responsible representative. An application under this section can cover one permit for one residential rental unit, or it can cover multiple permits for multiple residential rental units.
- (cb) A rental permit for an individual residential rental unit will not be issued until the owner and/or responsible representative certifies, after personal inspection and to the best of the person's knowledge, that the unit complies with the applicable codes, or until the unit passes the voluntary inspection requested of the City of Florence.
- (de) Permits issued under this article are non-transferable. In the event of the sale or other transfer of the residential rental unit covered by the permit, the successor must obtain the permit required by this article before commencing business or operations.
- (ed) A rental permit is required for each residential rental unit that a property owner rents or responsible representative manages on behalf of a property owner. The city shall, per written policy, allow certain residential rental units with the same address or tax map designation be grouped under an individual or single permit.
- (fe) Renewals of rental permits shall be required to be filed annually before July 1. After sixty (60) days of the expiration date of a prior year's rental permit, a rental unit will be assessed a late penalty fee of ten dollars (\$10.00) per month, for the initial and all subsequent months. If the permit fee is not paid after 90 days following the expiration of the permit and the property is occupied as a rental unit, the City of Florence shall then issue a uniform ordinance summons to the property owner and/or the responsible representative for appearance in municipal court charging the owner with a violation of this article as provided in section 4-913, and the property owner and representative are subject to revocation of business license as outlined within Chapter 13 of the City of Florence Code of Ordinances. In the event a responsible representative fails to pay for the rental permit, the owner shall be notified of the representative's violation and has thirty days after notification to comply with the requirements of this Ordinance. In the event the responsible representative no longer manages an owner's rental unit, the responsible representative shall notify the City before the expiration of a rental permit and if so, will not be subject to penalty under this provision. Renewals of rental permits after sixty (60) days of the expiration date will be assessed a late penalty fee of ten dollars (\$10.00) per month, for the initial and all subsequent months.
- (f) ~~If the permit fee is not paid after one hundred twenty (120) days following the expiration of the permit and the property is occupied as a rental unit, the City of Florence shall then issue a uniform ordinance summons to the property owner and/or the responsible representative for appearance in municipal court charging the owner with a violation of this article as provided in section 4-914, and the property owner and representative are subject to revocation of business license as outlined within chapter 13 of the City of Florence Code of Ordinances.~~

**Sec. 4-902. Business license required.**

- (a) No owner or responsible representative, whether a person, firm, or corporation, shall operate a residential rental unit within the municipal limits of the City of Florence without obtaining a business license as required by the City of Florence Code of Ordinances.
- (b) Before a business license can be issued, the owner or responsible representative must first obtain a rental permit as outlined within section 4-901 in this article.
- (c) The business license requirement shall not apply, if:
  - (1) The owner or responsible representative has less than five (5) residential rental units that are owned or managed by an individual and not by a business, corporation, or limited liability partnership or other like legal entity.
  - (2) This exemption does not apply to short-term rental properties as defined in this article and outlined within the Unified Development Ordinance and does not exempt any owner or responsible representative from obtaining a rental permit.

**~~Sec. 4-903. Application.~~**

~~Applications for a permit to operate a residential rental unit(s), and for renewal thereof, shall be on a form provided by the City of Florence. Such form shall set forth the owner's name, address, e-mail, and telephone number, the residential rental unit(s), and additional information as outlined on the application for rental housing. If the owner uses a responsible representative, the same contact information shall be provided for the responsible representative.~~

**Sec. 4-9034. Issuance or refusal of rental permit.**

The City of Florence shall issue a rental permit for rental housing to the applicant upon proof of the following:

- (1) The property has passed the rental housing inspection conducted by the City of Florence at the owners or responsible representatives request, or the owner or responsible representative has submitted written certification after inspection, to the best of the person's knowledge that the subject property complies with all applicable codes and ordinances of the City of Florence on the certification form provided by the city;
- (2) All fees have been paid as required by section 4-~~916-915~~ of this article.
- (3) Pursuant to section 4-902 of this article, a business license may be required in addition to the rental permit. Per section 4-902 of this article, the issuance of a rental permit does not negate the requirement of a business license. Please see section 4-902 for further clarification.

(Ord. No. 2020-35, § 1(Attch.), 10-12-2020)

**Sec. 4-9045. Responsibilities of Property owner, responsible local representative, ~~and occupant.~~**

- (a) It is the sole responsibility of the applicant for the rental unit permit~~property owner~~ to maintain current contact information as it relates to the owner and responsible representative, if any. If the property owner applicant fails to notify the city of a change in personal contact information or a change of responsible representative, it shall be considered failing to meet the rental housing ordinance and is subject to revocation of the rental permit ~~and business license.~~

- ~~(b) The property owner, responsible representative, and/or occupants shall be responsible for occupancy violations within rental residences under their control or in which they are located.~~
- (be) For every residential rental unit, the owner and/or responsible representative shall be responsible for responding to emergency needs. The property owner and/or the responsible representative shall make reasonable efforts to hire a licensed contractor or provide the services to correct the emergency. Nothing in this Ordinance prohibits the owner, responsible representative or tenant from contractually shifting responsibility of maintenance of the property if otherwise legally permissible. The owner and/or responsible representative, however, will be the party ultimately responsible to the City for maintaining the property in compliance with the International Property Maintenance Code and the South Carolina Landlord Tenant Act.
- (ce) Any and all occupancy violations, maintenance, repair, replacement, damages and/or expenses which occur to the structure and property shall be the responsibility of the property owner and/or responsible representative of the residential rental unit(s).
- (de) The owner or responsible representative shall provide each tenant the names, addresses, e-mails, and telephone numbers of such owner and/or responsible representative.

#### Sec. 4-90~~5~~6. Violations.

- (a) It shall be unlawful for a person, firm or corporation to be in conflict with, or in violation of, any of the provisions of this article. Violation(s) shall include any citation, offense, and/or adjudication of guilt, finding of guilt with adjudication withheld, waiver of right to contest the violation, or pleas of no contest (including, but not limited to, payment of fine) for any violation of any code and/or ordinance related to the condition of and/or occupancy of premises, including, but not limited to, the City of Florence Codes and Ordinances, the Fair Housing Act, the International Property Maintenance Code (IPMC), and the South Carolina Residential Landlord and Tenant Act.
- (b) In the event of a violation, the building official, or its designee, shall serve a notice of violation in accordance with section 4-90~~6~~7 of this article.
- ~~(c) Any person operating residential rental unit(s), as defined in Section 4-900 failing to comply with a notice of violation or order served in accordance with this article without the required rental permit shall be deemed guilty of a misdemeanor or civil infraction as determined by the City of Florence, and the violation shall be deemed a strict liability offense. Any person who shall violate a provision of this code this provision, or fail to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~
- (d) If ~~the a~~ notice of violation is not complied with, the building official, or its designee, may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or of the order or direction made pursuant thereto. Any action taken by the City of Florence shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- ~~(d) Any person who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

- (e) The imposition of the penalties herein prescribed shall not preclude the City of Florence from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure, or premises.
- (f) Residential rental units where repeated criminal activity by a tenant, household member, guest, or other person under tenant's control, including criminal activity that threatens the health, safety or right to peaceful enjoyment of the residential unit including any drug-related criminal activity will be considered a violation. In order for this to constitute a violation, the City of Florence shall notify the owner or responsible representative of the repeated criminal activity and provide incident reports, criminal records and other appropriate information. The owner and/or responsible representative shall be given service of such information as outlined in section ~~4-907~~ 906 of this article. The owner or responsible representative shall notify the City of Florence Building Official, or its designee, if they disagree that the violation rises to the level required to evict the tenant or if there are alternative remedies such as only evicting the individual(s) engaged in such criminal activity and not the entire household. In the event the City of Florence and owner or responsible representative cannot reach an agreement as to how to proceed, a violation shall be assigned to the rental permit for that unit. Should the owner and/or responsible representative disagree with the assignment of a violation, the appeal procedure contained in section ~~4-909~~ 908 of this article shall be followed.
- (g) Both the Unified Development Ordinance and the International Property Maintenance Code address occupancy and use limitations. Occupants are directly responsible for occupancy violations. Responsible representatives and owners are secondarily responsible for occupancy violations. In the event of an occupancy violation, the City follow the Notice of Violation procedure set out in Sec. 4-905 by serving both the occupants and the owner and/or responsible representative. If the occupancy violation is not resolved pursuant to the Notice of Violation with the occupants, the City of Florence shall serve the owner or responsible representative with a second Notice of Violation of the occupancy violation and provide the appropriate information confirming the violation in order to provide the owner and/or responsible representative an opportunity to resolve the matter.

**Sec. ~~4-907~~6. Notice and method of service.**

- (a) Any notice called for in this article shall be in accordance with section 107.2 of the IPMC, which provides as follows:
  - (1) Be in writing.
  - (2) Include a description of the real estate sufficient for identification.
  - (3) Include a statement of the violation or violations and why the notice is being issued.
  - (4) Include a correction order allowing a reasonable time to make repairs and improvements required to bring the unit into compliance.
  - (5) Include the right to request an informal conference with the Building Official or City Designee to discuss the violation for purposes of resolving the conditions giving rise to the notice.
  - ~~(6)~~ Inform the property owner or responsible representative of the right to appeal.

- (b) Method of service of any notice shall be in accordance with section 107.3 of the IPMC, which provides as follows:
- (1) Delivered personally; or
  - (2) Sent by certified or first-class mail addressed to the last known address and emailed to the address provided with the rental application; or
  - (3) If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

**Sec. 4-9078. Revocation of rental permit.**

In the event an owner and/or responsible representative fails to correct a violation after notice, the building official, or its designee, may refer the matter to the city manager with a recommendation that the rental permit be revoked. If the city manager approves the revocation, a notice of revocation will be served to the owner and/or responsible representative, pursuant to section 4-907906.

**Sec. 4-9089. Appeal.**

- (a) Any person directly affected by a decision or notice of the City of Florence issued under this article shall have the right to appeal to the construction maintenance board of adjustment and appeals, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice, or order was served. The time to appeal shall be extended for 10 days if an informal conference with the Building Official has been requested and scheduled within the initial 20-day period.
- (b) An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this Code are adequately satisfied by other means.
- (cb) The membership, term of members, quorum, appeal procedure, and decisions of the construction maintenance board of adjustment and appeals shall be in accordance with chapter 4, article 2 of the City of Florence Code of Ordinances.
- (de) The city manager, or its designee shall provide notice of the final decision within five (5) days of the date of the decision.
- (ed) The final decision of the city is subject to certiorari review in a court of competent jurisdiction in Florence County, South Carolina. In the event the notice of violation or any part thereof is upheld on appeal, the Construction Maintenance Board of Adjustment and Appeals shall provide the owner, responsible representative, or violator a fixed amount of time to cure the violation.
- (f) In the event the owner, responsible representative or violator fails to cure after losing the appeal, the process to revoke the rental permit pursuant to Section 4-907 may be initiated by the City of Florence.
- (g) The final decision of the city is subject to certiorari review in a court of competent jurisdiction in Florence County, South Carolina.

**Sec. 4-909. Effect of revocation.**

- (a) Upon the commencement of revocation of the rental permit for a residential rental unit, no permit shall be granted to another responsible representative or owner for the operation of that residential rental unit(s) until all citations and/or notice of violations are remedied. Any residential tenants

under a lease in existence at the time of the commencement of revocation shall have all rights afforded to them under applicable local, state, and federal law.

- (b) If the permit is revoked under these procedures, the owner or responsible representative shall have fourteen (14) days from the date of the final decision to commence recovering possession of the rental unit. If the tenant(s) do not voluntarily agree to vacate the premises, the owner or agent shall diligently pursue the process of eviction to completion. The owner or agent shall provide copies of all documents provided to the tenants or filed with the court concerning the eviction process to the city manager, or its designee. If the owner ~~collects any rent from the tenants following permit revocation~~, fails to comply with these provisions or fails to abide with the final decision of the city, the city may seek criminal relief by citing the owner for violation of Section 4-901 and Section 4-902, or seek other available legal or equitable relief.
- (1) In addition to the above-described procedures, the city attorney is authorized to file for injunctive relief to abate the public nuisance at common law or noxious use of private property pursuant to law.
  - (2) Subject to conditions, the City of Florence may take further action which may result in the discontinuance of use of the water meter, revocation of the business license and ability to operate the residential rental unit(s), and any other action the City of Florence deems appropriate.

#### **Sec. 4-9101. Notification exemption.**

Residential rental properties are exempt from the notification requirements, as given in the codes, when they have not obtained a valid permit for rental housing as required by this article. Properties operating without a valid rental permit and business license shall receive one written warning and twenty (20) working days to comply. If an owner is convicted of a violation of section 4-902 of the City of Florence Code of Ordinances, the property shall not be eligible for a rental housing permit for a period of three (3) months after the conviction. The property owner and/or agent that operates without a business license is subject to violations and penalties outlined within chapter 13 of the City of Florence Code of Ordinances. However, a subsequent purchaser who properly obtains a permit and otherwise complies with this article may obtain a permit.

#### **Sec. 4-9112. Operating without a permit a public nuisance.**

If a person operates as a landlord without a rental permit or business license (when applicable) as set forth in this section, such shall constitute a public nuisance and be in violation of this article.

#### **Sec. 4-9123. Complaints and inspections.**

- (a) Complaints: Each complainant shall be requested to state his/her name and addresses and give a statement of the facts giving rise to the complainant's belief that the provisions of this article are being violated. Such information may be obtained orally or in writing. Upon receipt of a complaint the City will do an informal investigation to determine whether there is probable cause to believe there may be a violation. If probable cause is found, the City will provide written notice of the complaint to the owner or responsible representative prior to scheduling a formal inspection. Unless the City deems the complaint to be an emergency situation, the owner or responsible representative will be given 10 days to remedy the complaint before an inspection or investigation is done. If resolved, the complaint will be dismissed. A complainant may be subpoenaed to appear in a revocation or denial proceeding to provide evidence or testimony.

- (b) Inspections: By applying for a permit, the owner agrees to allow inspection of the unit for violations of this article, as well as violations of the International Property Maintenance Code at any reasonable time; however, this provision shall not be interpreted as authorizing the city to conduct an inspection of an occupied rental unit without obtaining either the consent of an occupant or a warrant.

**Sec. 4-9134. Criminal penalties.**

Any person failing to comply with a notice of violation or order served in accordance with this ordinance ~~Any person violating any provision of this article~~ shall be deemed guilty of a misdemeanor offense and shall be subject to the penalties outlined in the City of Florence Code of Ordinances. Each day of violation may be considered a separate offense. Punishment for violation shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this article.

**Sec. 4-9145. Denial of permit and appeal.**

- (a) The building official, or its designee, may deny issuance of any permit applied for under this section if it is determined that either the owner or agent has made material misrepresentations about the condition of his/her property or status of ownership, or that the occupancy of the property is in violation of any city ordinances, or that the owner has otherwise violated a provision of this article.
- (b) If the building official, or its designee, determines there is reasonable cause to believe that there are grounds to deny a permit, the administrator or designee shall provide notice of the denial, including the grounds for the denial based upon findings of fact.
- (c) The owner or responsible representative may appeal this denial pursuant to section 4-~~909-908~~ of this article.
- (d) The planning director, or its designee, may deny issuance of any permit applied for under this section if it is determined that the property is not in compliance with City of Florence zoning regulations. Such permit denials however shall not be subject to the appeals procedure outlined in this section. Upon an owner's request to appeal the administrator's decision to deny a permit due to noncompliance, the appeal shall be made to the board of zoning appeals in accordance with the procedure set forth in sections 6-20.2.3 and 6-22.1.1 of the Unified Development Ordinance.
- (e) The final decision of the city is subject to certiorari review in a court of competent jurisdiction in Florence County, South Carolina.
- (f) If a permit is denied under this section, the owner shall not be issued a permit for the subject residential rental unit(s) or property(s) until remediation of the identified violation(s) is provided to the City of Florence.

**Sec. 4-9156. Rental permit fee and annual permit fee.**

- (a) The rental permit fee shall be twenty-five dollars (\$25.00) per application, upon approval. An application hereunder may be for one or multiple rental permits without changing the amount of the permit fee.
- (b) The annual permit fee for the owner and/or responsible representative is twenty-five dollars (\$25.00) regardless of the point in the year that a permit is obtained. The permitting year runs from July 1 to June 30 of the following year. All rental permits expire on June 30 each year. No registration fees are to be prorated or refunded.

- (c) Upon determination that a rental property owner has failed to obtain a rental housing permit, an administrative fine shall be assessed at four hundred dollars (\$400.00) each year the unpermitted occupancy has occurred for each residential rental unit.
- (d) An inspection fee of twenty-five dollars (\$25.00) shall be included in the permit fee for properties that fail to pass inspection after the second inspection.
- (e) All required fines shall be paid before a permit is issued, including any past due fines assessed for work abated by the city.
- (f) After the first year of permitting the annual permit fee is not required, if:
  - (1) The applicant is a professional management company or professional property manager applying on behalf of an owner as a responsible party; or
  - (2) The applicant is licensed by the City of Florence through the business license office to conduct the business of being a landlord; and
  - (3) The applicant is in good standing per this article.

**Sec. 4-9167. Release of liability of responsible representative.**

In the event the responsible representative has exercised due diligence in performance if its responsibilities under this article but the property owner is not cooperating, the responsible representative may resign as the responsible representative of said owner and provide notice to the owner and City of Florence. The notice of resignation must confirm the current contact information of the owner. The responsible representative ~~should~~ shall consequently not have any violations assigned to the properties he or she represents. ~~The responsible representative shall be precluded from representing said owner for a period of six (6) months~~ without consent of the City Manager or his designee. The City of Florence shall recognize this action and find the responsible representative was diligent and took reasonable steps to perform its duties under this article.

**Sec. 4-9178. Severability.**

The provisions of this article are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this article. It is hereby declared that the intent of the council is that this article would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Sec. 4-9189. Existing rights unaffected.**

Nothing contained in this article is intended to affect the rights and responsibilities of property owners or tenants under the laws of the United States of America or the State of South Carolina as outlined by the South Carolina Landlord Tenant Act, the Americans with Disabilities Act, the Violence Against Women Act, the Fair Housing Act or any other provision of federal or state law regulating housing.

**Sec. 4-91920. Effective date.**

The provisions of this section shall become effective July 1, 2021.

FLORENCE CITY COUNCIL MEETING

**DATE:** April 11, 2022  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Manager's Office

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution to support the passing of the "Creating a Respectful and Open World for Natural Hair" (CROWN) Act of 2021 in the state of South Carolina.

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

1. This bill was introduced in the SC House on January 14, 2020 and is currently residing in the SC House Committee on Judiciary.
2. Currently fourteen states have adopted the Crown Act or similar legislation.

**III. POINTS TO CONSIDER:**

1. Dress codes and grooming policies that prohibit natural or protective hairstyles like afros, braids, twists, and locs, which African descendants commonly adorn and often reflect their racial and cultural identity, result in their denial of opportunities and full inclusion in education, housing, employment, and public accommodations.
2. This bill will prohibit discrimination based on a person's hair texture or hairstyle if that style or texture is commonly associated with a particular race or national origin.

**IV. OPTIONS:**

City Council may:

1. Approve and adopt the resolution
2. Deny the resolution
3. Suggest an alternative resolution

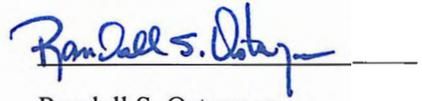
**V. PERSONAL NOTES:**

**VI. ATTACHMENTS**

1. Proposed Resolution
2. 2019-2020 SC House Bill 4692

Handwritten signature of Scotty Davis in blue ink, written over a horizontal line.

Scotty Davis  
Deputy City Manager

Handwritten signature of Randall S. Osterman in blue ink, written over a horizontal line.

Randall S. Osterman  
City Manager

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

**RESOLUTION NO. 2022-13**

**A RESOLUTION TO SUPPORT THE CREATING A RESPECTFUL AND OPEN  
WORLD FOR NATURAL HAIR (CROWN) ACT IN THE STATE OF SOUTH CAROLINA**

**WHEREAS,** the **Crown Act** was introduced and read for the first time in the South Carolina House of Representatives on January 14, 2020; and

**WHEREAS,** despite the great strides in American society and civil rights law, African Americans and other individuals continue to experience systematic racial, color, and national origin discrimination on the basis of characteristics like hair texture and hair styles that do not fit within Eurocentric appearance norms; and

**WHEREAS,** dress codes and grooming policies that prohibit natural or protective hairstyles like afros, braids, twists, and locs, which African descendants commonly adorn and often reflect their racial and cultural identity, result in their denial of opportunities and full inclusion in education, housing, employment, and public accommodations; and

**WHEREAS,** grooming policies and dress codes that prohibit natural and protective hairstyles disproportionately impact and burden African descendants and constitute a rampant form of race, color, and national origin discrimination which also is the source of serious economic and health consequences; and

**WHEREAS,** the **Crown Act** will prohibit discrimination against certain facial features, hair textures, hair types, and hair styles associated with race; and

**WHEREAS,** several state legislatures have expressed their support to pass this bill to end discrimination against those who possess natural hair textures; and

**WHEREAS,** fourteen states have currently adopted the **Crown Act** or similar legislation.

**NOW, THEREFORE, be it resolved by the City Council of the City of Florence in a meeting duly assembled and by the authority thereof that:**

The City Council of the City of Florence, South Carolina supports the “Creating A Respectful and Open World for Natural Hair” (Crown) Act of 2021 in the state of South Carolina.

RESOLVED this 11<sup>th</sup> day of April, 2022.

Approved as to form:

---

JAMES W. PETERSON, JR.  
CITY ATTORNEY

---

TERESA MYERS ERVIN  
MAYOR

ATTEST:

---

CASEY C. MOORE  
MUNICIPAL CLERK

**South Carolina General Assembly**  
123rd Session, 2019-2020

**H. 4692**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Garvin, Cobb-Hunter, Matthews, Clyburn, Henegan, Pendarvis and Wheeler

Document Path: I:\council\bill\jn\3137ph20.docx

Introduced in the House on January 14, 2020

Currently residing in the House Committee on **Judiciary**

Summary: Discrimination

**HISTORY OF LEGISLATIVE ACTIONS**

<u>Date</u>	<u>Body</u>	<u>Action Description with journal page number</u>
11/20/2019	House	Filed
11/20/2019	House	Referred to Committee on <b>Judiciary</b>
1/14/2020	House	Introduced and read first time ( <u>House Journal-page 69</u> )
1/14/2020	House	Referred to Committee on <b>Judiciary</b> ( <u>House Journal-page 69</u> )
1/15/2020	House	Member(s) request name added as sponsor: Wheeler

View the latest [legislative information](#) at the website

**VERSIONS OF THIS BILL**

11/20/2019

1  
2  
3 **A BILL**

4 TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA,  
5 1976, BY ADDING SECTIONS 31-21-65, 59-63-41, AND 45-9-11  
6 SO AS TO MAKE IT UNLAWFUL AND AGAINST PUBLIC  
7 POLICY OF THIS STATE IN HOUSING, EDUCATION, AND  
8 PUBLIC ACCOMMODATIONS TO DISCRIMINATE ON THE  
9 BASIS OF RACE, COLOR, OR NATIONAL ORIGIN,  
10 INCLUDING DISCRIMINATING AGAINST CERTAIN  
11 FACIAL FEATURES, HAIR TEXTURES, HAIR TYPES, AND  
12 HAIR STYLES ASSOCIATED WITH RACE; TO AMEND  
13 SECTION 1-13-30, AS AMENDED, RELATING TO  
14 DEFINITIONS, SO AS TO ADD CLARIFYING DEFINITIONS  
15 TO MAKE IT UNLAWFUL AND AGAINST PUBLIC POLICY  
16 OF THIS STATE IN EMPLOYMENT TO DISCRIMINATE ON  
17 THE BASIS OF RACE, COLOR, OR NATIONAL ORIGIN; AND  
18 TO AMEND SECTION 1-13-80, AS AMENDED, RELATING TO  
19 EXCEPTIONS TO UNLAWFUL EMPLOYMENT PRACTICES,  
20 SO AS TO PROVIDE AN EXCEPTION TO COVERED  
21 EMPLOYERS ALLOWING THEM TO PROHIBIT CERTAIN  
22 FACIAL FEATURES, HAIR TEXTURES, HAIR TYPES, AND  
23 HAIRSTYLES ASSOCIATED WITH RACE WHEN  
24 NECESSARY TO THE HEALTH AND SAFETY OF THE  
25 EMPLOYEE.

26 Whereas, throughout American history, characteristics such as skin  
27 color and hair texture have served as a proxy for race, color, and  
28 national origin and as a basis of enslavement, segregation,  
29 exclusion, and discrimination; and

30  
31 Whereas, the history of our nation is riddled with laws and societal  
32 norms that equate “blackness” and associated characteristics like  
33 skin color, hair texture, and hairstyles, as a badge of inferiority and  
34 conversely, characteristics associated with whiteness as a marker of  
35 superiority; and

36  
37 Whereas, these stereotypes and biases continue to permeate societal  
38 understandings, resulting in characteristics, like hair texture and hair  
39 styles associated with blackness being classified as  
40 “unprofessional,” “unkempt,” “distracting,” and “unacceptable”;  
41 and

42

1 Whereas, Eurocentric appearance norms are privileged in American  
2 society and thus, in order to access employment, education, housing,  
3 and public accommodations individuals are required to conform to  
4 these norms, which sometimes demands drastic and permanent  
5 alterations to one’s physical appearance; and  
6

7 Whereas, despite the great strides in American society and civil  
8 rights law, African Americans and other individuals continue to  
9 experience systematic racial, color, and national origin  
10 discrimination on the basis of characteristics like hair texture and  
11 hair styles that do not fit within Eurocentric appearance norms; and  
12

13 Whereas, dress codes and grooming policies that prohibit natural or  
14 protective hairstyles like afros, braids, twists, and locs, which  
15 African descendants commonly adorn and often reflect their racial  
16 and cultural identity, result in their denial of opportunities and full  
17 inclusion in education, housing, employment, and public  
18 accommodations; and  
19

20 Whereas, a key enforcement agency in the State of South Carolina  
21 recognizes that racial discrimination consists of not only differential  
22 treatment but also policies that disproportionately burden  
23 individuals on the basis of “characteristics associated with race such  
24 as hair texture, skin color, or certain facial characteristics”; and  
25

26 Whereas, grooming policies and dress codes that prohibit natural  
27 and protective hairstyles disproportionately impact and burden  
28 African descendants and constitute a rampant form of race, color,  
29 and national origin discrimination which also is the source of serious  
30 economic and health consequences; and  
31

32 Whereas, acting in accordance with the express laws and public  
33 policy of our State which affords equal and full access to housing,  
34 education, employment, and public accommodations to all  
35 individuals regardless of race, color, and national origin. Now,  
36 therefore,  
37

38 Be it enacted by the General Assembly of South Carolina:  
39

40 SECTION 1. Chapter 21, Title 31 of the 1976 Code is amended by  
41 adding:  
42

1 “Section 31-21-65. (A) For purposes of this section, ‘race, color,  
2 or national origin’ include characteristics associated with race,  
3 color, and national origin, including, but not limited to, skin color,  
4 facial features, hair texture, and natural hairstyles.

5 (B) For purposes of applying the provisions of this chapter, it is  
6 unlawful and against public policy of this State to discriminate in  
7 matters involving housing on the basis of race, color, or national  
8 origin as defined in subsection (A).”  
9

10 SECTION 2. Chapter 63, Title 59 of the 1976 Code is amended by  
11 adding:

12  
13 “Section 59-63-41. (A) For purposes this section, ‘race, color, or  
14 national origin’ includes characteristics associated with race, color,  
15 and national origin, including, but not limited to, skin color, facial  
16 features, hair texture, and natural hairstyles.

17 (B) In school or school administrative matters, based on a  
18 provision of law, policy, rule, or guideline applicable to the  
19 institution, it is unlawful and against the public policy of this State  
20 to discriminate on the basis of race, color, or national origin as  
21 defined in subsection (A) when applying a provision, policy, rule,  
22 or guideline.

23 (C) An educational organization may not be held liable for  
24 unlawful race, color, or national origin discrimination where the  
25 organization demonstrates that the reasonable regulation of an  
26 impermissible characteristic is necessary to the health and safety of  
27 students and that the organization engages in good faith efforts to  
28 accommodate the student.”  
29

30 SECTION 3. Chapter 9, Title 45 of the 1976 is amended by adding:

31  
32 “Section 45-9-11. (A) For purposes of this section, ‘race, color,  
33 or national origin’ includes characteristics associated with race,  
34 color and national origin, including, but not limited to, skin color,  
35 facial features, hair texture, and natural hairstyles.

36 (B) For purposes of applying the provisions of this chapter, it is  
37 unlawful and against public policy of this State to discriminate in  
38 matters involving public accommodations on the basis of race,  
39 color, or national origin as defined in subsection (A).”  
40

41 SECTION 4. Section 1-13-30, as last amended by Act 244 of 2018,  
42 is further amended by adding the appropriately lettered subsections  
43 to read:

1

2 “( ) ‘Race, color, or national origin’ includes characteristics  
3 associated with race, color and national origin, including, but not  
4 limited to, skin color, facial features, hair texture, and natural  
5 hairstyles.”

6

7 SECTION 5. Section 1-13-80(I) of the 1976 Code is amended by  
8 adding the appropriately numbered item to read:

9

10 “( ) A covered employer may not be held liable for unlawful  
11 race, color, or national origin discrimination where the employer  
12 demonstrates that the reasonable regulation of an impermissible  
13 characteristic is necessary to the health and safety of the employee  
14 and that the employer engages in good faith efforts to accommodate  
15 the applicant or employee.”

16

17 SECTION 6. This act takes effect upon approval by the Governor.

18

----XX----

19

VIII. a.  
Reports to Council  
Appts to Boards/Comms

FLORENCE CITY COUNCIL MEETING

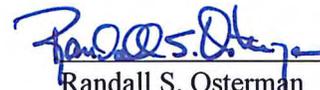
**DATE:** April 11, 2022  
**AGENDA ITEM:** Report to Council  
**DEPARTMENT/DIVISION:** City Council

---

- I. ISSUE UNDER CONSIDERATION:**  
Council will consider nominations for City Boards and/or Commissions.
- II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**  
There are four (4) Boards or Commissions that have either vacancies and/or expired terms.
- III. ATTACHMENTS:**  
(1) Spreadsheet of Council Nominations to Boards and Commissions.  
(2) Nomination Packet.



Scotty Davis  
Deputy City Manager



Randall S. Osterman  
City Manager

**SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - APRIL 2022**

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

## CITY OF FLORENCE BOARD OF ZONING APPEALS

### **I. NOMINATIONS:**

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

Ms. Shelanda Deas has resigned her position on this Board. The unexpired term of Ms. Deas will expire on 6/30/2023.

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

- Councilman McCall

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

- Michael (Tommy) Phillips

### **IV. ATTACHMENTS:**

- Resignation Letter
- Applications received

## Casey Moore

---

**From:** Casey Moore  
**Sent:** Thursday, January 27, 2022 10:05 AM  
**To:** Casey Moore  
**Subject:** FW: Board of Zoning Appeals resignation

**From:** Shelanda Deas <[shelanda.deas@yahoo.com](mailto:shelanda.deas@yahoo.com)>  
**Sent:** Sunday, January 16, 2022 1:36 PM  
**To:** Alane Zlotnicki <[azlotnicki@cityofflorence.com](mailto:azlotnicki@cityofflorence.com)>  
**Subject:** Board of Zoning Appeals

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

January 16, 2022

City of Florence  
Attn: Planning Department  
Board of Zoning Appeals  
324 West Evans Street  
Florence, SC. 29501

Dear: City of Florence  
Board of Zoning Appeals

I hope you are having a great day. I am writing to inform you that I have to resign from the Board of Zoning Appeals. I have relocated and started a new job. I would love to continue to serve on the Board of Zoning Appeals and really do not want to resign. I know I have to, however, I would love to stay and do virtual until you find a replacement.

It has been my pleasure to serve on this board and work with a dynamic group. I wish only the best and regret any inconvenience my resignation my cause.

Please let me know if I could be of any assistance during this transition. I will reach out to your office on Tuesday, January 18, 2022.

Thanks

Shelanda Deas

[Sent from Yahoo Mail on Android](#)

Entry #: 34

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

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

Your Name Phillips, Michael T. (Tommy)	County Florence	Council District District 3
Email Address mtommyp@att.net		
Residential Address 1703 Pineland Ave., Apt A, Florence, South Carolina 29501		
Mailing Address Same as residence, Florence, South Carolina 29501		
Your Occupation - Title Semi retired	Business Phone (843) 661-0995	Residence Phone (843) 669-4432
Employer Name A Bail Bonds, Notary Public, B and L Properties, LLC, Silver Haired Legislature.		
Employer Address 1703 Pineland Ave., Apt A	City Florence	State South Carolina

**General Qualifications**

Are you a resident of the City? If so, how Long?  
Yes 1958

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

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

If so, please list:  
Silver Haired Legislature

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

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

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

If so, list the position and date:

Are you involved in any Community Activities?  
Yes

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

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

I certify that the information above is true and correct. Todays Date  
7/23/2021

Information on this form will be considered public. Todays Date  
7/23/2021

## CONSTRUCTION AND MAINTENANCE BOARD OF ADJUSTMENTS AND APPEALS

### **I. NOMINATIONS:**

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

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

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

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

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

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

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

- Michael Henry Jr. – Meets qualifications for (A) above – Appointment requirements

### **V. ATTACHMENTS**

Entry #: 86

Date Submitted: 4/4/2022 10:23 AM

Board or Commission for which you are applying:  
Construction & Maintenance Board of Adjustments & Appeals

Your Name	County	Council District
Michael Lawrence Henry Jr	Florence	District 1

Email Address  
Michael.HenryJr@aecom.com

Residential Address  
425 S. Cashua Drive, Florence, South Carolina 29571

Mailing Address  
425 S. Cashua Drive, Florence, South Carolina 29571

Your Occupation - Title	Business Phone	Residence Phone
Florence Water Lead, Water Resources Engineer	(843) 665-9166	(843) 693-7565

Employer Name  
AECOM

Employer Address	City	State
425 S. Cashua Drive	Florence	South Carolina

### General Qualifications

Are you a resident of the City? If so, how Long?  
No

Why would you like to serve?  
To server the greater good in the community I work in.

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

If so, please list:  
Marion County Economic Development Board.

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

If so, please list:

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

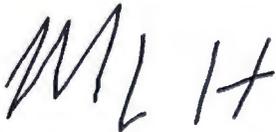
If so, list the position and date:

Are you involved in any Community Activities?  
No

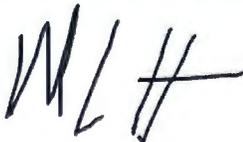
If so, please list:

What are your goals and objectives if appointed to the Commission/Board?  
To provide engineering guidance and assistance to the Commission/Board.

I certify that the information above is true and correct. Todays Date  
4/4/2022



Information on this form will be considered public. Todays Date  
4/4/2022



## AESTHETICS ADVISORY COMMITTEE

### **I. NOMINATIONS:**

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

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

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

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

Members must reside or be employed within the city limits.

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

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

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

There are currently no applicants for this Committee.

### **V. ATTACHMENTS**

## **RESILIENCE & SUSTAINABILITY ADVISORY COMMITTEE**

### **I. NOMINATIONS:**

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

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

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

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

Members must reside or be employed within the city limits.

Remaining memberships will consist of the following:

- (A) 1 – Representative from District 2
- (B) 1 – Representative from District 3

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

- Councilwoman Moore (Seat 7 – 3-year term)
- Pro tem Jebaily (Seat 2 – 1-year term)

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

- Lenora Rabon – Meets qualifications for (B) above – Appointment Requirements

### **V. APPOINTMENT OF CHAIRPERSON TO COMMITTEE**

The initial chairperson shall be selected by city council and shall serve for two years.

Entry #: 84

Date Submitted: 3/30/2022 7:28 PM

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

Your Name  
Lenora Rabon

County  
Florence

Council District  
District 3

Email Address  
cparabon@yahoo.com

Residential Address  
1445 Deberry Blvd., Florence, South Carolina 29501

Mailing Address  
1445 Deberry Blvd., Florence, South Carolina 29501

Your Occupation - Title  
Retired

Business Phone

Residence Phone  
(843) 992-2144

Employer Name

Employer Address

City

State  
South Carolina

### General Qualifications

Are you a resident of the City?  
Yes

If so, how Long?  
8

Why would you like to serve?  
I am interested in the future progress of Florence and it's growth. I would like to be apart of this advisory committee with others who share the same idealls that I have.

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

If so, please list:

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

If so, please list:

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence?

Yes/No  
No

If so, llist the position and date:

Are you involved in any Community Activities?  
Yes

If so, please list:  
Donating my time at the Courtney Graham Community Center. I also donate my time to church activities at Central United Methodist Church.

What are your goals and objectives if appointed to the Commission/Board?  
My goal is to help my community to grow and continue to prosper.

I certify that the information above is true and correct.

Todays Date  
3/30/2022



Information on this form will be considered public.

Todays Date  
3/30/2022

