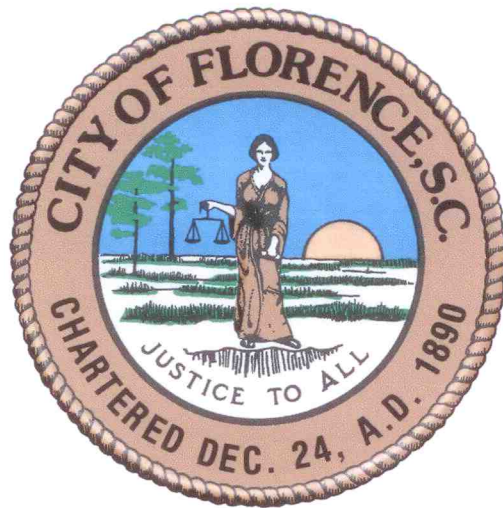


REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS  
ROOM 604, CITY-COUNTY COMPLEX  
FLORENCE, SOUTH CAROLINA

MONDAY  
FEBRUARY 11, 2013  
1:00 P.M.

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, FEBRUARY 11, 2013 - 1:00 P.M.**

**CITY-COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604**

**FLORENCE, SOUTH CAROLINA**

**AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION**

*Pledge of Allegiance*

**III. APPROVAL OF MINUTES**

*January 11, 2013 – Special Meeting  
January 14, 2013 – Regular Meeting*

**IV. HONORS AND RECOGNITIONS**

**Retiree Recognitions**

*Leroy James – 37 years – July 2, 1975 – December 14, 2012  
Billy R. Brown – 33 years – December 10, 1979 – December 31, 2012  
Naomi Eaddy – 29 years – August 22, 1983 – December 10, 2012  
Diane Feaster – 25 years – November 30, 1987 – November 30, 2012  
William G. Montgomery – 13 years – July 19, 1999 – December 31, 2012*

**Service Recognitions**

*Joe Batista – 35 years – Streets Division  
Gregory Brown – 15 years – Engineering Division  
Michael Orange – 15 years – Stormwater Division  
Joseph Barwick – 10 years – Wastewater Division  
Billy Matthews – 10 years – Athletic Division*

**Educational Recognition**

*Kirt Harris – Has passed his “D” Water Operator Certification exam*

**V. APPEARANCE BEFORE COUNCIL**

- a. *Lester Elementary School Student Council – Ms. Susie Brown, Advisor*
- b. *Mr. Peter Siler and Mr. Bruce Smith – Florence Chamber of Commerce Building Bridges Program*

**VI. ORDINANCES IN POSITION**

- a. **Bill No. 2013-01 – Second Reading**  
*An Ordinance to rezone 609 West Evans Street, Tax Map Number 90073-10-005, from B-1, Limited Business District to B-2, Convenience Business District.*

**VII. INTRODUCTION OF RESOLUTION**

- a. **Resolution No. 2013-05**  
*A Resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the South Carolina Water Quality Revolving Fund Authority for a low interest loan from the Water Pollution Control Revolving Loan Fund in an amount of approximately \$3,428,500 to finance the Middle Swamp pump station and force main, and Williamson Road force main improvements.*

**VIII. REPORT TO COUNCIL**

- a. *A request to declare surplus property, land totaling approximately 1.6 acres located on New Hope Road.*

**IX. EXECUTIVE SESSION**

- a. *Contractual/Legal*

**X. ADJOURN**

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
FRIDAY, JANUARY 11, 2013 – 1:30 P.M.  
CITY COUNTY COMPLEX  
COUNCIL CHAMBERS, ROOM 604  
CONFERENCE ROOM 605  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Wukela called the special meeting to order at 1:35 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Robby L. Hill; Councilman Ed Robinson; Councilwoman Octavia Williams-Blake (arrived at 1:38 p.m.); and Councilman Glynn F. Willis.

**ALSO PRESENT:** Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; and Mr. James W. Peterson, Jr., City Attorney.

**MEDIA PRESENT:** Notices of this special meeting of the Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. John Sweeney of the Morning News was present for the meeting.

**INVOCATION**

Councilwoman Teresa Myers Ervin gave the invocation for the meeting, which was followed by the pledge of allegiance to the American Flag.

**INTRODUCTION OF RESOLUTION**

**RESOLUTION NO. 2013-04**

**A RESOLUTION TO ESTABLISH A MUNICIPAL STATE HIGHWAY PROJECT AGREEMENT**

A Resolution to establish a Municipal State Highway Project Agreement was adopted by Council. Mayor Wukela stated this is a document that the SC DOT requires prior to their expansion project that is located on Highway 76. This project also involves the movement of some water and sewer lines. In this agreement the City agrees to be responsible for the cost of the movement of the lines, however the County will reimburse the City for this cost. There is also a Memorandum of Understanding for the in-contract water line installation that will be executed for Highway 76 as soon as SC DOT receives adopted Resolution No. 2013-04.

Mr. Drew Griffin, City Manager stated that before SC DOT moves forward they must have the Resolution in their format. The city will then follow with an agreement from the County for the reimbursement of the relocation of the water and sewer lines associated with this project. The only expenditure that the City will make is for engineering. Mr. Griffin stated that the City had originally anticipated having to do all the engineering and relocations as was done on Pine Needles Road. This is actually a very nice gesture by the County to contribute towards this project. It probably saves the City over a \$1 million.

Mayor Wukela stated as pointed out by the City Manager, the City did this for Pine Needles Road at significant expense so it is very nice that the County has agreed to reimburse the City for these costs.

Mayor Pro tem Brand made a motion to approve Resolution No. 2013-04. Councilman Willis seconded the motion, which carried unanimously.

**OTHER BUSINESS**

**THE APPOINTMENT OF TWO RESIDENTS OF THE CITY OF FLORENCE TO SERVE ON THE CAPITAL PROJECT SALES TAX COMMISSION**

Mayor Wukela stated there is a copy of Florence County Council Resolution No. 13-2012/13 in the agenda packet which creates a commission pursuant to the Capital Project Sales Tax Act and also provides for the appointment, composition, duties and responsibilities of such commission. That Resolution provides for a 6 member commission with two members to be appointed by Florence City Council. Two residents have expressed interest in serving on that commission; Ms. Marilyn McClain and Mr. Sherwin Welch, whose information is in the council packet.

Mayor Pro tem Brand made a motion to appoint Mr. Sherwin Welch. Councilman Willis seconded the motion, which carried unanimously.

Councilwoman Ervin made a motion to appoint Ms. Marilyn McClain. Councilman Willis seconded the motion, which carried unanimously.

Mayor Wukela recessed the regular meeting at 1:40 p.m. for the purpose of moving into the City Manager's Conference Room to have a discussion regarding the new Council Chambers at the City Center.

Mayor Wukela reconvened the regular meeting at 1:43 p.m. in the City Manager's Conference Room.

**CITY CENTER**

City Council members held an informal discussion with Scott Collins of Collins & Almers Architects and Joe Foster of VC3, regarding the design and layout of the new council chambers for the City Center.

**ADJOURN**

Mayor Wukela asked if there was any objection to adjourning the meeting. There was no objection.

Council adjourned the meeting at 2:50 p.m.

Dated this 11<sup>th</sup> day of February, 2013.

\_\_\_\_\_  
Dianne M. Rowan, Municipal Clerk

\_\_\_\_\_  
Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JANUARY 14, 2013 - 1:00 P.M.  
CITY COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 605  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Robby L. Hill; Councilman Ed Robinson; Councilwoman Octavia Williams-Blake; and Councilman Glynn F. Willis.

**ALSO PRESENT:** Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mr. Phillip Lookadoo, Director of Planning, Research and Development; Mr. Scotty Davis, Director of General Services; Mr. Michael Hemingway, Director of Utilities; Mr. Chuck Pope, Director of Public Works; Chief Randy Osterman, Florence Fire Department; and Mr. Thomas W. Chandler, Director of Finance.

**MEDIA PRESENT:** Notices of this regular meeting of the Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. John Sweeney of the Morning News and Ms. Tonya Brown of WPDE TV-15 were present for the meeting.

**INVOCATION**

Councilwoman Teresa Myers Ervin gave the invocation for the meeting, which was followed by the pledge of allegiance to the American Flag.

**APPROVAL OF MINUTES**

Mayor Pro tem Brand made a motion to adopt the minutes of the Regular Meeting of December 10, 2012. Councilwoman Ervin seconded the motion, which carried unanimously.

**HONORS AND RECOGNITIONS**

**Retirement Recognition**

Mayor Wukela presented Patrick Joseph a retirement plaque in recognition of his retirement from the City on November 5, 2012. Patrick served the City for 34 years with the Public Works Department.

Mayor Wukela presented service recognitions to the following employees:

Charles Hobgood – 20 years – Florence Police Department  
Kevin Rawlinson – 10 years – Finance Department  
Andy Jones – 10 years – Parks & Recreation Department

**COUNCILMAN WILLIS**

Councilman Willis read a letter received from Circle Park Behavioral Health Services commending Chief Anson Shells and his department for their service to the community. Councilman Willis, along with Mayor Wukela and Council, thanked Chief Shells and the Police Department for their work in the community.

**APPEARANCE BEFORE COUNCIL**

**Ms. Terasa Young – Clemson Extension/Carolina Clear – would like to thank the City of Florence for participating in the Carolina Clear Program and to give a report on the highlights of what the Consortium has done throughout the year.**

Ms. Young reported that the Carolina Clear program helps communities meet their public education and public involvement requirements regarding stormwater. Ms. Young thanked the City of Florence for their support in this program.

Ms. Young presented a report on the following outreach activities and the total number of people reached for Year 4, September 2011 – August 2012, for the Florence Darlington Stormwater Consortium:

<b>Program</b>	<b>Number of People Reached</b>
“We All Live Downstream!” Stormwater Outreach Campaign	133,265
Internet and Social Media	26,956
Radio Public Service Announcements	190,000
Publications (column written for the Morning News)	445,450
Outreach Materials	>240
Public Events (Festivals)	61,090
Presentations	4,010
Workshops, Summer Camps, Outdoor Tours	2,726
Community Cleanups (partnership with Keep Florence Beautiful)	>249 Volunteers/19 Tons of Litter Collected
Storm Drain Marking	86 Drains/130 Houses
Installations/Demonstrations	>50 Volunteers/3 Sites
Council/Committee Meetings	164

**ORDINANCES IN POSITION**

**BILL NO. 2012-37 – SECOND READING**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CYNTHIA AND RUSSELL GORDON, 2509 KINGSTON DRIVE.**

An Ordinance to annex and zone property owned by Cynthia and Russell Gordon, 2509 Kingston Drive was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2012-37 on second reading. Councilman Willis seconded the motion, which carried unanimously.

**BILL NO. 2012-38 – SECOND READING**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GILBERT AND CAROLINE MOREHEAD, 1622 SOUTHWOOD COURT.**

An Ordinance to annex and zone property owned by Gilbert and Caroline Morehead, 1622 Southwood Court was adopted on second reading.

Councilman Willis made a motion to adopt Bill No. 2012-38 on second reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

**BILL NO. 2012-39 - SECOND READING**

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SC, FOR THE FISCAL YEAR BEGINNING JULY 1, 2012, AND ENDING JUNE 30, 2013.**

An Ordinance to amend the budget for the City of Florence, SC, for the fiscal year beginning July 1, 2012, and ending June 30, 2013 was adopted on second reading.

At the request of Councilman Robinson, Mr. Drew Griffin, City Manager explained to Council that every year a budget amendment is presented to Council following the City's audit. This budget amendment brings forward monies from the prior year's budget to either be used for capital items or to complete or begin projects from the prior budget year. Staff typically waits until after the audit process is complete to see what the revenues on hand are. This is a way to ensure that the City does not over expend its revenues.

Councilman Robinson stated that some of the frustration he is feeling is with all of the extra funds, even though they are from hospitality funds, that are being directed into downtown. Councilman Robinson stated he is not against downtown revitalization but is opposed to what is currently happening in downtown. Councilman Robinson would like to see the money used in a more inclusive way where everyone can be included in the growth of downtown. The monies to be expended in downtown are for the areas of the 100 block of West Evans and the 100 block of South Dargan. The proposed business incubator site, that is supposed to house all of the black businesses, is on North Dargan Street where very little improvements are scheduled to occur. Another concern is the \$90,000 that is allocated for tearing down houses and cleaning lots. Councilman Robinson feels strongly that there is a need to have houses built in the communities to keep them from deteriorating further. Councilman Robinson would like to create a more inclusive city for all ethnicities.

Mayor Pro tem Brand made a motion to adopt Bill No. 2012-39 on second reading. Councilman Willis seconded the motion, which carried unanimously.

**BILL NO. 2012-40 – SECOND READING**

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SC, FOR THE FISCAL YEAR BEGINNING JULY 1, 2012, AND ENDING JUNE 30, 2013.**

An Ordinance to amend the budget for the City of Florence, SC, for the fiscal year beginning July 1, 2012, and ending June 30, 2013 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2012-40 on second reading. Councilman Willis seconded the motion, which carried unanimously.

**INTRODUCTION OF ORDINANCES**

**BILL NO. 2012-24 – FIRST READING**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JIM STROUD, 301 TO 307 ALEXANDER STREET.**

An Ordinance to annex and zone property owned by Jim Stroud, 301 to 307 Alexander Street was denied by Council.

Mr. Phillip Lookadoo, Director of Urban Planning, Research and Development reported to Council that this request was submitted and came before Council in July, 2012 and was requested by the applicant to be deferred until after the December 2012 meeting.

City water and sewer services are available to the property. The property is situated along city and county borders. The adjacent property within the City of Florence municipal limits is predominantly



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JANUARY 14, 2013 – PAGE 4**

zoned R-4 in the residential neighborhoods. Generally adjacent parcels in the county are zoned R-3A which does not allow duplexes or multi-family development. The Future Land Use Map of the city designates this as Neighborhood Conservation. The objective of this is to identify and protect the character and present use of residential resources and to prohibit development which will compromise or infringe on prevailing character or continued use of such resources for residential purposes.

Subsequent to the annexation petition being submitted, permits were applied for at the county and were obtained. The applicant requested the R-5 zoning classification which permits a higher intensity of residential uses such as multi-family and quadrapex. Such uses are not permitted within the surrounding R-3A and R-4 zoned neighborhood.

A public hearing for zoning was held on June 12, 2012 at the Planning Commission meeting. One person was present to represent the applicant's zoning request to R-5 Multi-Family. Based upon the most compatible zoning district, staff recommended R-4 Multi-Family Limited. This motion failed with four members voting in favor and four members voting in opposition. A second motion to recommend the R-3 Zoning Classification failed by a vote of 5-3 by the Planning Commission. The property as it currently sits is in an unzoned area of the county and therefore meets those standards for development. However, the development was constructed out of compliance with City of Florence Zoning and Development Standards in place at the time the annexation was submitted.

The development also does not meet the design standards as adopted at the December 10, 2012 City Council meeting.

Mr. Lookadoo confirmed that this is a request for the City to zone property, contingent upon annexation that did not meet the city's design guidelines from the outset.

Mayor Wukela asked if there was a motion to approve this request.

Hearing no motion, the petition failed for lack of a motion.

Councilman Willis suggested that anyone that has property adjacent to the City and has a desire to develop and annex the property, to contact the City Planning Department as soon as possible, for assistance in the process.

**BILL NO. 2013-01 – FIRST READING**  
**AN ORDINANCE TO REZONE 609 WEST EVANS STREET, TAX MAP NUMBER 90073-10-005, FROM B-1, LIMITED BUSINESS DISTRICT TO B-2, CONVENIENCE BUSINESS DISTRICT.**

An Ordinance to rezone 609 West Evans Street, Tax Map Number 90073-10-005, from B-1, Limited Business District to B-2, Convenience Business District was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning, Research and Development reported to Council that this is a request that was heard on November 13, 2012 at the Planning Commission meeting. Members present voted unanimously in favor of the request; 9-0.

The request was made so that the property could be used as a gift shop and/or café. The retail and restaurant uses are only permitted in B-2 and higher. The property is surrounded by B-1 and R-4 Zoning Districts. The property does meet the purpose of the Future Land Use map, which is Residential Transition. One surrounding property owner submitted an e-mail message opposing the request, however there was no one present at the Planning Commission meeting opposing the request.

Councilman Robinson made a motion to pass Bill No. 2013-01 on first reading. Mayor Pro tem Brand seconded the motion.

There was a discussion regarding the different zoning designations and their permitted uses, the surrounding properties and the effect this zoning change would have on them, and the type of buffer that would be required between this property and the adjoining residential properties.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JANUARY 14, 2013 – PAGE 5**

Voting aye to pass Bill No. 2013-01 on first reading were Mayor Wukela, Councilman Hill, Councilwoman Ervin, Councilman Robinson, Mayor Pro tem Brand and Councilman Willis.

Voting in opposition to Bill No. 2013-01 was Councilwoman Williams-Blake.

**INTRODUCTION OF RESOLUTIONS**

**RESOLUTION NO. 2013-01**

**A RESOLUTION TO DECLARE DECEMBER 7, 2012 AS ARBOR DAY.**

A Resolution to declare December 7, 2012 as Arbor Day was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2013-01. Councilman Hill seconded the motion, which carried unanimously.

**RESOLUTION NO. 2013-02**

**A RESOLUTION APPROVING EXISTING MULTI-JURISDICTIONAL AGREEMENTS ENTERED INTO BY THE FLORENCE POLICE DEPARTMENT WITH SURROUNDING LAW ENFORCEMENT AGENCIES AND AUTHORIZING THE CITY MANAGER TO APPROVE AND SIGN MATERIALLY EQUIVALENT AGREEMENTS ENTERED INTO BY THE POLICE DEPARTMENT IN THE FUTURE.**

A Resolution approving existing multi-jurisdictional agreements entered into by the Florence Police Department with surrounding law enforcement agencies and authorizing the City Manager to approve and sign materially equivalent agreements entered into by the Police Department in the future was adopted by Council.

At the request of Councilman Robinson, Mr. Jim Peterson, City Attorney explained what this Resolution accomplishes.

Following a Supreme Court decision about 1½ - 2 years ago involving two law enforcement agencies working together through a mutual aid agreement, state efforts began to make sure any mutual aid agreements and cooperation agreements among law enforcement agencies were properly ratified by the applicable council. This was discussed last spring and it was decided that the City would use this as an opportunity to take a look at the existing Mutual Aid/Cooperation Agreements and update them to make sure they covered what needed to be covered with the neighboring agencies.

Cooperation Agreements were drafted and taken to the surrounding communities by the Police Department. Those communities have now signed off on our proposed agreement and their respective councils have approved the signing of those agreements. They are now before Council to simply ratify that agreement that was drafted. Multi-Jurisdictional Agreements have been signed by the following:

Florence County Sheriff's Department; City of Lake City Police Department; Francis Marion University Police Department; City of Johnsonville Police Department; City of Pamplico Police Department; Town of Scranton Police Department; Darlington County Sheriff's Department; City of Darlington Police Department; City of Hartsville Police Department; Marion County Sheriff's Department; City of Mullins Police Department; Horry County Police Department; City of Myrtle Beach Police Department; City of Dillon Police Department; City of Sumter Police Department; and City of Bluffton Police Department.

The City of Columbia Police Department requested that the City of Florence sign a Mutual Aid and a Narcotics Agreement. The City of Sumter and Bluffton, in addition to signing our agreement, requested that the City of Florence sign an agreement on their form. For these last two cities, the City of Florence actually has two agreements; one on their form and one on our form.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
JANUARY 14, 2013 – PAGE 6**

The City has always had these agreements. They have simply been updated and are now before council to be ratified so all of the agreements will be properly in place.

Councilman Willis made a motion to adopt Resolution No. 2013-02. Councilwoman Ervin seconded the motion, which carried unanimously.

**RESOLUTION NO. 2013-03**

**A RESOLUTION TO NAME THE SOUTH FLORENCE FIRE STATION #5**

A Resolution to name the South Florence Fire Station #5 was adopted by Council.

Mr. Phillip Lookadoo, Director of Urban Planning, Research and Development, reported this request was taken before Planning Commission on December 11, 2012. The Planning Commission voted unanimously 6-0 in favor of the request. The request, submitted by James Sims, the son of Jesse R. Sims, is that Fire Station #5 be named after his father. The Planning Commission had a public hearing concerning this request. Comments were taken from those in attendance, which included some information regarding Mr. Sims. Mr. Sims passed away in 1968 after fighting the Trailways Bus Station fire. According to a Florence Morning Newspaper article, a coroner determined that Mr. Sims died of a heart attack that may have been provoked by smoke and heat of the fire and over exertion. Mr. Sims served the fire department for 18 years.

Councilman Willis made a motion to adopt Resolution No. 2013-03. Mayor Pro tem Brand seconded the motion, which carried unanimously.

**OTHER BUSINESS**

Mayor Wukela stated that Councilman Willis and Councilman Brand are currently serving on the City County Conference Committee. Former Councilman Steve Powers was the chairman of the Committee but has since left Council creating a vacancy. Mayor Wukela stated his intention is to request that Councilman Willis serve as the Chairman of the committee and unless there is an objection from Council, he would ask that Councilman Willis appoint Councilwoman Ervin to fill the vacancy on the committee.

There was no objection.

**EXECUTIVE SESSION**

Mayor Wukela stated that the last item on the agenda is an Executive Session for the purpose of discussing a contractual and legal matter.

Mayor Pro tem Brand made a motion to enter into Executive Session. Councilman Willis seconded the motion, which carried unanimously.

Council entered into Executive Session at 2:02 p.m.

Mayor Wukela reconvened the regular meeting at 2:35 p.m.

Mayor Wukela stated that a legal and contractual matter was discussed in Executive Session. No action was requested and no action was taken.

REGULAR MEETING OF FLORENCE CITY COUNCIL  
JANUARY 14, 2013 – PAGE 7

**ADJOURN**

Councilman Willis made a motion to adjourn the regular meeting. There was no objection.  
The meeting was adjourned at 2:36 p.m.

Dated this 11<sup>th</sup> day of February, 2013.

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Dianne M. Rowan, Municipal Clerk

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Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: January 14, 2012

AGENDA ITEM: First Reading, Ordinance to Amend the Zoning Ordinance

DEPARTMENT/DIVISION: Planning, Research & Development

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**I. ISSUE UNDER CONSIDERATION**

Request to rezone 609 West Evans Street, Tax Map Number 90073-10-005, from B-1, Limited Business District to B-2, Convenience Business District.

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

On November 13, 2012, Planning Commission held a public hearing on this matter. The Planning Commissioners voted unanimously, 9-0, to approve the request.

**III. POINTS TO CONSIDER**

1. The rezoning request was made so that the property may be used as a gift shop and/or café.
2. Retail and restaurant uses are only permitted in a B-2 or higher zoning district.
3. This property is currently surrounded by B-1 and R-4 Zoning Districts.
4. Rezoning the property does meet the purpose of the Future Land Use Map, Residential Transition.
5. One surrounding property owner submitted an email message opposing the request.

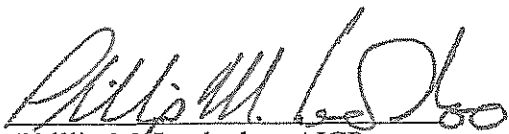
**IV. OPTIONS**

City Council may:

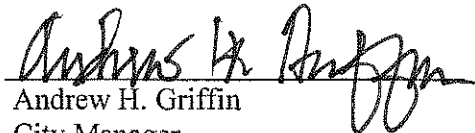
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

**IV. ATTACHMENTS**

1. Ordinance
2. Email opposing the request



Phillip M. Lookadoo, AICP  
Planning, Research & Development Director



Andrew H. Griffin  
City Manager

# ZONING MAP



ORIGINAL PREPARATION  
This map was prepared by  
City of Florence  
Urban Planning & Development Department



**Legend**

- RoadSegment
- Parcels

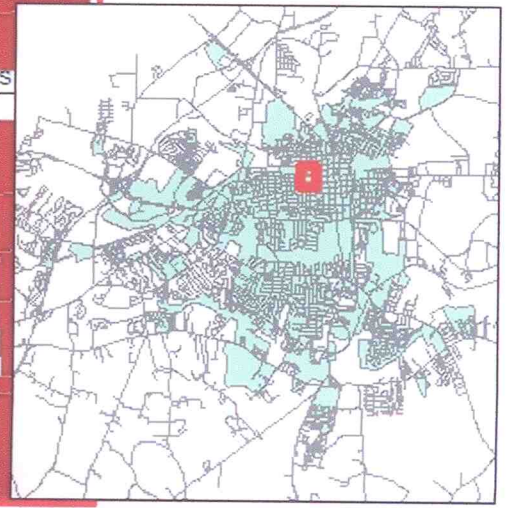
**Zoning**

**ZONE CODE**

- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED



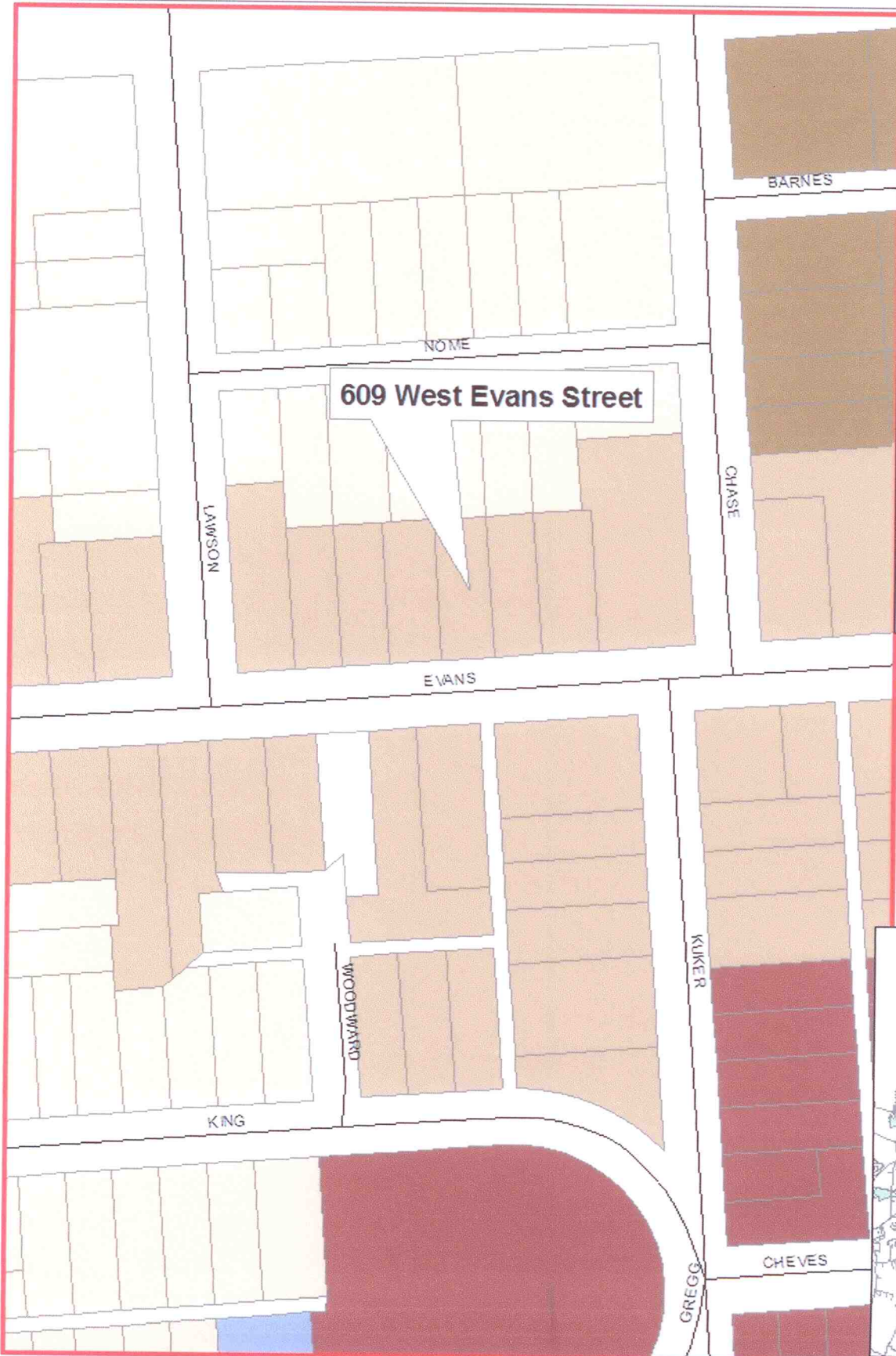
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# Future Land Use Map



ORIGINAL PREPARATION  
This map was prepared by  
City of Florence  
Urban Planning & Development Department

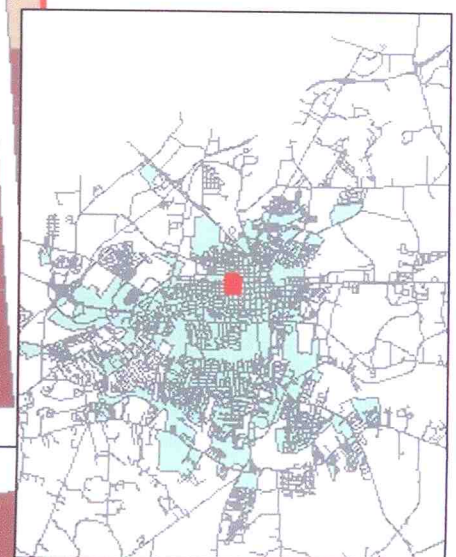


## Legend

- RoadSegment
- Parcels
- Rural
- Neighborhood Conservation
- Residential Estate
- Residential Sub-Urban
- Residential Auto-Urban
- Residential Transition
- Residential Urban
- Sub-Urban Commercial
- Auto-Urban Commercial
- Central Business District
- Business Parks
- Industrial
- Public and Institutional
- Parks and Open Space



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**From:** ebrand57@aol.com  
**Sent:** Tuesday, November 13, 2012 5:03 PM  
**To:** Kendra Cobbs  
**Subject:** rezoning of 609 W. Evanst St., Florence

Dear Ms. Cobbs:

This email constitutes a reaffirmation of our telephone conversation today November 13, 2012, in which I articulated the following reasons for my strong opposition (reinforced by the collective opposition of other business professionals Owing property in the area) to the rezoning of 609 W Evans Street (B1 Limited business to B2 convenience business):

1) Rezoning may have a negative impact on the property value of professionally owned businesses (Clinical psychologists, attorneys, chiropractors, Financial investment advisors, etc);

2) Rezoning may have a stultifying effect on the professional image of extant properties and thus is incongruent with the positive redevelopment plans of key city government and planning leaders;

3) Rezoning may increase automotive and personal traffic that may compromise, significantly, the confidentiality of many medical, legal, mental health, and professional clients who receive services from current professional business owners;

4) Finally, rezoning with the accompanying traffic problems may result in increased risk of undesirable activities (Break-ins, property theft, drug sales, etc.) that will have a negative impact on said businesses.

The professionals who object to this rezoning are represented by law-abiding, tax-paying, doctors, lawyers and financial investment advisors many of whom have provided more than 25 years of service to the Florence community and surrounding areas.

I respectfully request that the planning committee give serious consideration to the aforementioned concerns.

Sincerely,

Dr. Eulalee Brand  
Licensed clinical psychologist  
Owner, Family Psychology Institute  
607 West Evans St.  
Florence, SC 29501

Phone number 843-662-6312



ORDINANCE NO. 2013-\_\_\_\_\_

**AN ORDINANCE TO REZONE 609 WEST EVANS STREET, TAX MAP NUMBER 90073-10-005, FROM B-1, LIMITED BUSINESS DISTRICT TO B-2, CONVENIENCE BUSINESS DISTRICT:**

**WHEREAS**, a Public Hearing was held in Room 604 of the City-County Complex on November 13, 2012 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

**WHEREAS**, Betty Hooker made application to rezone 609 West Evans Street from B-1, Limited Business District to B-2, Convenience Business District;

**WHEREAS**, the rezoning request was made so that a gift shop and/or café may be permitted;

**WHEREAS**, retail and restaurant uses are not permitted in the B-1 Zoning District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to B-2, Convenience Business District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013**

**Approved as to form:**

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

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Stephen J. Wukela,  
**Mayor**

**Attest:**

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Dianne M. Rowan  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** February 11, 2013  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

A resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the South Carolina Water Quality Revolving Fund Authority for a low interest loan from the Water Pollution Control Revolving Loan Fund in an amount of approximately \$3,428,500 to finance the Middle Swamp pump station and force main, and Williamson Road force main improvements.

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

A. A number of years ago working in cooperation with other regional entities and members of the Pee Dee Regional Water and Sewer Steering Committee, the City developed a wastewater improvement program to address the treatment needs of the City and the surrounding area.

B. As a result of this improvement program and following the recommendations of the Pee Dee Regional Water and Sewer Master Plan, the City contracted the design engineering for construction of a new wastewater treatment facility. In January 2008, the City accepted the findings and recommendations of the preliminary engineering report, and the phased upgrade and expansion of the Wastewater Management Facility ("WWMF") began implementation.

C. The first of three contracts for the construction of the WWMF, expanding the City's treatment capacity from 15 to 18 million gallons per day (mgd), was begun in the fall of 2009, with the second construction contract for the facility being initiated in the fall of 2010. The final contract, expanding the City's WWMF capacity from 18 to 22 mgd, will commence in early 2013.

D. Consistent with the findings of the approved Pee Dee Regional Water and Sewer Master Plan, conveyance and maintenance improvements within the sewer collection system have also been recommended concurrent with WWMF upgrade and expansion.

E. Also, a new state law has established an enforcement threshold of no more than two significant sanitary sewer overflows (SSO) per 100 miles of aggregate collection system within a 12-month period. Exceeding this new threshold will result in greater regulatory scrutiny and issuance of a DHEC enforcement order.

F. The three most critical needs for the City's sewer collection system to improve regulatory compliance are 1) replacement of the Middle Swamp Pump Station with a larger capacity pump station and replacement of an undersized section of the Middle Swamp Pump Station's force main; 2) replacement of a section of the Williamson Road Force Main to increase conveyance capacity, reduce operating pressures and minimize the possibility of ruptured lines/SSOs; and 3) installation of remote communications and operations monitoring equipment on major pump stations.

### III. POINTS TO CONSIDER

- A. By addressing these most critical sewer collection system improvement needs, the City will be in a position to better meet the new SSO regulatory enforcement threshold.
- B. The total estimated cost for these collection system improvements is \$3,428,500, and if approved for funding, the SRF Loan program will provide the City with a 1.90% interest loan to fund the project over a 20-year period.
- C. If approved for funding, an ordinance authorizing the borrowing of these funds will also need to be adopted by City Council.

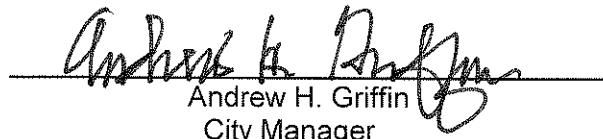
### IV. STAFF RECOMMENDATION

Approve and adopt the proposed resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the State Authority for a loan from the State Revolving Fund in the amount of approximately \$3,428,500 to finance Middle Swamp Swamp station and force main, and Williamson Road force main improvements.

### V. ATTACHMENTS

Proposed resolution

  
\_\_\_\_\_  
Thomas W. Chandler  
Finance Director

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager

RESOLUTION NO. 2013-\_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF FLORENCE, SOUTH CAROLINA

**WHEREAS**, the South Carolina Water Quality Revolving Fund Authority (the "State Authority") provides low-interest financing for the construction of publicly owned wastewater treatment facilities from the Water Pollution Control Revolving Loan Fund (the "Fund") pursuant to the Federal Clean Water Act and Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended; and

**WHEREAS**, the City of Florence is legally constituted municipal corporation in the State of South Carolina and is authorized to incur revenue debt pursuant to Title 6, Chapter 21, Code of Laws of South Carolina, 1976, as amended; and

**WHEREAS**, the City of Florence has determined that it is in the best interests of the City to apply to the State Authority for a loan from the Fund;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Florence, South Carolina (the "Council"), in a meeting duly assembled:

1. That the Council hereby authorizes the City Manager to complete, and the Mayor to execute and submit an application to the State Authority for a loan from the Fund in the amount of approximately \$3,428,500 to finance to finance the Middle Swamp Pump Station and Force Main, and Williamson Road Force Main Improvements project. The City Manager is authorized to take such actions as may be necessary or convenient to complete the application process.
2. That the City will grant to the State Authority a pledge of, and lien on, all revenues of the City's combined water and sewer system for repayment of the loan.
3. That the final terms and conditions of the loan and the loan documents shall be subject to the approval of this Council.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**Approved as to form:**

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

\_\_\_\_\_  
Stephen J. Wukela  
Mayor

**Attest:**

\_\_\_\_\_  
Dianne M. Rowan  
Municipal Clerk

**VIII. a.  
Report – Surplus  
Property**

FLORENCE CITY COUNCIL MEETING

DATE: February 11, 2013

AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION: Utilities Department/City Manager

ISSUE UNDER CONSIDERATION: To declare as surplus property, land totaling approximately 1.6 acres located on New Hope Road. The South Lynches Fire Department has determined a need to build a new fire station and this site is suitable for their purposes.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The land currently has an underdeveloped well located on the site that the City acquired at time of purchase of the Florence County utility system.
2. The City has no intention to produce water from the well and use the water as part of the City's water supply.

POINTS TO CONSIDER:


1. As noted above, the well located at 201 W. New Hope Road was acquired by the City at the time the City purchased the Florence County utility systems.
2. The property area is approximately 1.6 acres.
3. As noted on the site map the property is located on the very southern edge of the City's franchise area.
4. The site consists of the undeveloped well, the well casing (pipe protruding from the ground of approximately 3 feet) and a 6 foot chain link fence surrounding the well casing.
5. This well is of limited if any value to the City because hydraulically we are unable without significant capital investment to tie this water supply into the City's distribution system. It is more cost effective for the City to develop future water supply from the City's surface water treatment plant than from this source.
6. In the past, the City has entered into discussion with the Town of Coward for the transfer of the well and land to their ownership. These discussions have never resulted in an official request from the Town.
7. At the time of purchase of the Florence County utility systems the land had an asset value of \$7,765 and the well had an asset value of the \$186,940.
8. We believe the site could be developed in a manner that reserves the future use of the well site. The City of Florence on several different occasions has developed property for fire service purposes in junction with the City's water supply system.

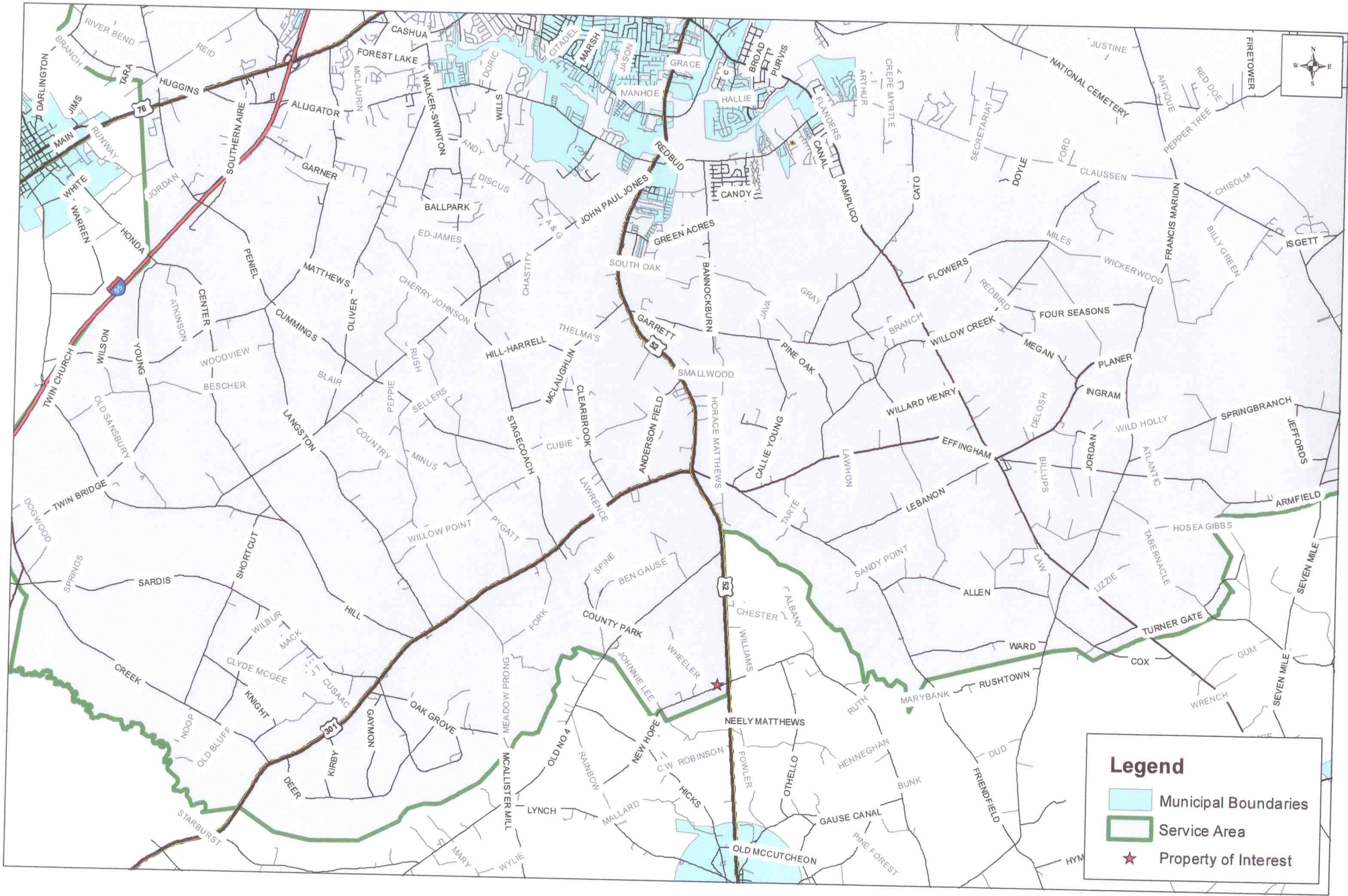
STAFF RECOMMENDATION: Staff recommends that City Council declare the property surplus and offer either a long term lease arrangement or some other conveyance of the use of the property to the South Lynches Fire Department for the purposes of construction of a new fire station.

PERSONAL NOTES:

ATTACHMENTS:

1. Location and site map(s)
2. Letter from the South Lynches Fire Department requesting the use of the property.
3. Picture of the site.

  
Andrew H. Griffin  
City Manager



**Legend**

- Municipal Boundaries
- Service Area
- Property of Interest



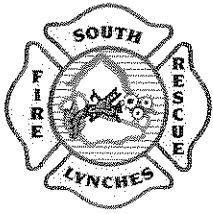


New Hope Well  
1.61 Acres

NEW HOPE

**Legend**

 Property of Interest



# SOUTH LYNCHES FIRE DEPARTMENT

STATION 1 - LAKE CITY  
STATION 2 - COWARD  
STATION 3 - CAMP BRANCH  
STATION 4 - CADES  
STATION 5 - LEO-CAMERONTOWN  
STATION 6 - SCRANTON

*January 17, 2013*

*Mr. Drew Griffin, City Manager  
City of Florence  
City-County Complex, AA  
180 North Irby Street  
Florence, South Carolina 29501-3456*

*Dear Mr. Griffin:*

*As we have discussed, South Lynch Fire Department would like to acquire the lot located on New Hope Road just off of Hwy. 52 near Coward to construct a new fire station. We understand the Town of Coward would like to have the well that is presently on the site, and we will do whatever is necessary to see that this is accomplished. As I mentioned to you, our Department will gladly pay any expenses related to obtain this property including the survey and legal costs.*

*I look forward to hearing from you concerning this matter and how to proceed.*

*Sincerely,*

*SOUTH LYNCHES FIRE DEPARTMENT*

*S. K. Brockington, Jr. /dba*

*S. K. Brockington, Jr.  
Chief*

*SKBjr:dba*

