

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, APRIL 13, 2009 - 1:00 P.M.

CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

*Special Meeting - March 4, 2009
Regular Meeting - March 9, 2009
Special Meeting - April 3, 2009*

IV. SPECIAL HONORS AND RECOGNITIONS

Service Certificates

Timothy Lee Clontz - 25 years - Police Department

V. APPEARANCE BEFORE COUNCIL

- a. Mr. Ed Love, representing Downtown Development Corporation - to speak to Council regarding the monthly festival "Florence After Five"*
- b. Mrs. Peggy E. Key - To make a request for funding for the East Florence Mission Center Day School*
- c. Mr. Franklin Briggs - to report on property that is located in the County but will be annexed into the city and the community's plans for development of the property*

VI. PUBLIC HEARING

A public hearing to receive input on the use of the City's Community Development Block Grant funding for fiscal year 2009-2010.

VII. ORDINANCES IN POSITION

- a. **Bill No. 2008-16 - Second Reading**
An Ordinance to amend Section 2.9 of the Consolidated Zoning Ordinance by adding to the existing Ordinance in order to create the Wilson Road Residential Overlay District associated with Design Guidelines and to provide for their enforcement and administration.
(Mr. Jody Lane and Mr. Elijah Jones have requested to address Council regarding this issue.)
- b. **Bill No. 2009-04 - Second Reading**
An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council members from partisan elections to nonpartisan and run-off election as authorized by Section 5-15-62 of the South Carolina Code of Laws.
(This item has been deferred until the May 11, 2009 regular City Council meeting)
- c. **Bill No. 2009-05 - Second Reading**
An Ordinance authorizing the lease of parcels located in the block bounded by Cheves Street, Dargan Street, West Evans Street, and Irby Street, and being the parcels designated as a portion of Tax Map 90-168-02-005 in the records of the Florence County Tax Assessor.
(Staff has requested that this item be withdrawn from the agenda.)
- d. **Bill No. 2009-07 - Second Reading**
An Ordinance to amend the Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2008 and ending June 30, 2009.
- e. **Bill No. 2009-08 - Second Reading**
An Ordinance to annex property owned by Williamsburg First National Bank, 2257 S. Irby Street.
- f. **Bill No. 2009-09 - Second Reading**
An Ordinance to annex and zone property owned by Property Investment Group, LLC located at 1201 E. Pamlico Highway.
(The applicant would like to withdraw his request to annex and zone this property)
- g. **Bill No. 2009-10 - Second Reading**
An Ordinance to annex and zone property owned by Charles and Patricia Pigatt, 1726 Norwood Lane.

VIII. INTRODUCTION OF RESOLUTION

- a. **Resolution No. 2009-03**
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 \$19,000,000 to finance a portion of the construction costs of a wastewater treatment facility to be constructed at the existing facility site.
- b. **Resolution No. 2009-04**
A Resolution to annex property owned by the City of Florence for the future access road to the new tennis center located off North Cashua Drive.

IX. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2009-11 - First Reading**
An Ordinance to annex property owned by David and Sandra Kiessling located on Beckett Drive.
- b. **Bill No. 2009-12 - First Reading**
An Ordinance to annex property owned by Leon and Gail McKnight located at 1603 Southwood Court.
- c. **Bill No. 2009-13 - First Reading**
An Ordinance to annex property owned by David R. Stone located on Old Mars Bluff Road.
- d. **Bill No. 2009-14 - First Reading**
An Ordinance to annex property owned by South Florence Developers, LLC located on Chapel View Drive.
- e. **Bill No. 2009-15 - First Reading**
An Ordinance to annex property owned by the City of Florence for the access road to the new tennis center off North Cashua Drive.

X. REPORTS TO COUNCIL

- a. *A report regarding the update of the Contractual Agreement with Ms. Rennie Lunn-McAllister relating to the City sponsored program, City Talk*
- b. *Appointments to Boards and Commissions*
 - a. *Housing Board of Adjustments and Appeals*
 - b. *Parks, Beautification and Leisure Services Commission*

XI. ADJOURN

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
WEDNESDAY, MARCH 4, 2009 - 4:00 P.M.
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the special meeting to order at 4:00 p.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilwoman Octavia Williams-Blake; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Mayor Pro tem Billy D. Williams; and Councilman Steve Powers.

ALSO PRESENT: Mr. David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; and Mr. James W. Peterson, Jr., City Attorney.

Notices of this special meeting were sent to the media informing them of the date, place and time of the special meeting.

Mr. Dwight Dana of the Morning News was present.

Mayor Wukela stated that this special meeting of Council was called under provisions of the City's Ordinance by four members of Council; Councilwoman Octavia Williams-Blake, Councilman Buddy Brand, Councilman Bill Bradham, and Councilman Steve Powers. Mayor Wukela stated that the four members asked the agenda be set to entertain only one matter; Bill No. 2009-04.

BILL NO. 2009 -04 - FIRST READING

AN ORDINANCE TO ESTABLISH THE DATE FOR THE HOLDING OF THE REFERENDUM CALLED FOR BY ORDINANCE 2008-47 TO DETERMINE WHETHER OR NOT THE CITY OF FLORENCE SHALL AMEND CHAPTER 2 OF ITS CITY CODE TO CHANGE ITS METHOD OF ELECTING THE MAYOR AND CITY COUNCIL MEMBERS FROM PARTISAN ELECTIONS TO NONPARTISAN AND RUN-OFF ELECTION AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.

An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council Members from Partisan Elections to Nonpartisan and Run-Off Election as authorized by Section 5-15-62 of the South Carolina Code of Laws was deferred.

Councilman Brand made a motion that Ordinance 2009-04 be passed as written and once a second has been given that the first right to debate or to be recognized would be given to Councilman Brand. Councilman Bradham seconded the motion.

There was a lengthy discussion as to why a special meeting was called and the effect the adoption of this Ordinance would have on the voters.

Councilman Brand stated that the special meeting was called due to the lengthy discussion that took place on this issue at the February 9, 2009 regular City Council meeting and the potential of holding up other business at the regular meeting of March 9, 2009.

Councilman Brand stated that if this Ordinance is adopted it would give the voters of the City of Florence the right to choose whether the City should have partisan or nonpartisan elections.

Several residents spoke in opposition to the adoption of the Ordinance.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MARCH 4, 2009 - PAGE 2**

Councilman Brand asked for the Chair to call for the vote. Mayor Wukela stated the Chair would not put the question but that the Chair would recognize that as a motion to call the question, if that is Councilman Brand's motion. Councilman Brand made a motion to call for the question. Councilman Bradham seconded the motion. Voting in favor of calling the question was Councilman Brand, Councilwoman Williams-Blake, Councilman Bradham, and Councilman Powers. Voting in opposition of calling the question was Mayor Wukela, Councilman Robinson and Councilman Williams. The motion to call the question failed for lack of a 2/3 vote.

A lengthy discussion followed.

Mayor Wukela asked if there were other motions. Mayor Wukela received a written motion from Councilman Williams and read it for the other members of Council. The written motion stated:

To the Mayor and Council members of the City of Florence:

The undersigned council member of the City of Florence hereby moves as follows:

That the Council amend Bill No. 2009-04: An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council members from partisan elections to nonpartisan and run-off election as authorized by Section 5-15-62 of the South Carolina Code of Laws, as follows:

Delete the current language in its entirety and replace it with the following language:

An Ordinance to repeal Ordinance Number 2008-47 adopted October 20, 2008 which provided for a public referendum to be held to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council members from partisan election to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws.

Whereas, City Council has reconsidered its earlier decision to call for a special public referendum pursuant to the provisions of South Carolina Code §5-15-30 in order to determine whether or not the City of Florence will amend Chapter 2 of its City Code to change its method of electing the mayor and city council members from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws;

Now, therefore, be it ordained by the City Council of the City of Florence, South Carolina, in meeting duly assembled, and by the authority thereof as follows:

1) That Ordinance Number 2008-47 previously adopted by City Council on October 20, 2008, is hereby repealed meaning that no referendum will be held and the partisan election system currently in place in the City of Florence for the election of the Mayor and Council Members shall remain in effect.

2) This Ordinance shall be effective immediately upon its adoption by City Council on second reading. The amendment was signed by Councilman Williams. Councilman Robinson seconded the motion to amend.

Councilwoman Williams-Blake made a motion to call the question on the amendment. Councilman Brand seconded the motion to call the question on the amendment. Voting aye to call the question was Councilwoman Williams-Blake, Councilman Brand, Councilman Bradham and Councilman Powers. Voting no was Mayor Wukela, Councilman Robinson and Councilman Williams. The motion to call for the question failed for lack of 2/3 vote. Mayor Wukela stated that Council could proceed with debate on the amendment.

Debate continued.

Councilman Brand made a motion to call for the question to pass Bill No. 2009-04. Councilman Bradham seconded the motion.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MARCH 4, 2009 - PAGE 3**

Councilman Brand stated that it appears there is a misunderstanding with his interpretation of Robert's Rules of Order and Mayor Wukela's interpretation. Councilman Brand stated he understands that the Chair will ask "are you ready for the question" and Mayor Wukela is not willing to do this. Councilman Brand appealed the decision of the Chair and asked Mr. Jim Peterson, City Attorney, to appeal this decision to a higher court. Mayor Wukela asked Councilman Brand for the ruling that he is appealing. Councilman Brand stated that his appeal is the Chair not calling for a vote on the question. Councilman Brand's understanding is that the Mayor is to ask and call for the question and the Mayor is not willing to do that. Mayor Wukela read from Robert's Rules of Order, "when debate appears to have concluded the Chair "may" again ask are you ready for the question or if after a reasonable pause no one rises to claim the floor, the Chair "may" assume that no member wishes to speak and standing "may" proceed to put the question". Mayor Wukela stated that the word "may" is discretionary language. Councilman Brand stated he was appealing that because his interpretation of the word "may" differs from Mayor Wukela's. Councilman Bradham seconded the motion.

There was a discussion regarding the appeal and what the next step would be.

Councilman Powers made a motion to adjourn for a break. There was a second to the motion.

Council adjourned for a break at 7:30 p.m.

Mayor Wukela reconvened the meeting at 7:50 p.m.

Mayor Wukela stated that the meeting began with a motion by Councilman Brand to adopt Bill No. 2009-04. That was followed by a second and a motion to call for the question by Councilwoman Williams-Blake. The motion to call for the question failed which was followed by debate. In the course of debating that primary question there was an incidental motion to amend by Councilman Williams. That was seconded by Councilman Robinson and followed by debate and then followed by a motion by Councilman Brand to call that question which was seconded. Vote had not taken place on this motion when Councilman Brand made a privileged motion to appeal and indicated that the ruling that he was appealing was the Chair's decision not to put the question on the Chair's own initiative. This was seconded by Councilman Bradham and followed by discussion. Councilman Powers made a motion for a brief recess of about 15 minutes and now Council has reconvened. The appeal along with the motion to amend and along with the primary question is all currently pending and has been seconded. Debate continued on the appeal process. Mayor Wukela revised his ruling and called for the question. (By revising his ruling and calling for the question, the appeal became moot). Debate continued.

Councilman Williams made a motion to adjourn. Councilman Robinson seconded the motion. Voting in favor were Mayor Wukela, Councilman Robinson and Councilman Williams. Voting no was Councilwoman Williams-Blake, Councilman Brand, Councilman Powers and Councilman Bradham. Motion failed for lack of 2/3 vote.

Debate continued on the motion to amend Bill No. 2009-04.

Mayor Wukela stated he would put the question only on the motion to amend, and will ask the members by unanimous consent to agree to vote on the motion to amend. Mayor Wukela asked all in favor of the pending motion to amend to raise their hand. Mayor Wukela, Councilman Robinson and Councilman Williams raised their hand. Mayor Wukela asked all opposed to the motion to amend to raise their hand. Councilman Brand, Councilman Bradham, Councilman Powers and Councilwoman Williams-Blake raised their hand.

Mayor Wukela asked if there was another motion. Mayor Wukela received a written motion from Councilman Robinson. Mayor Wukela read the following motion.

To the Mayor and Council Members of the City of Florence.

The undersigned Council Member of the City of Florence hereby moves as follows:

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MARCH 4, 2009 - PAGE 4**

That the Council amend Bill No. 2009-04: An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council members from partisan elections to nonpartisan and run-off election as authorized by Section 5-15-62 of the South Carolina Code of Laws, as follows:

Amend the current language to provide that the Referendum Election shall be held no earlier than 90 days after receiving clearance from the United States Department of Justice. This amendment was signed by Councilman Robinson. Councilman Williams seconded the motion.

Debate on this amendment began.

Councilman Williams made a motion to adjourn the meeting until 1:00 p.m. March 9, 2009. Councilman Robinson seconded the motion to adjourn. Mayor Wukela, Councilman Robinson and Williams voted in favor of adjourning. The motion to adjourn failed.

There was unanimous consent at 9:25 p.m. to have a five minute recess.

Mayor Wukela reconvened the meeting at 9:40 p.m.

Mayor Wukela reviewed the status of the meeting.

Councilman Brand made a motion to call the question on the amendment. Councilman Bradham seconded the motion. Voting in favor of calling the question on the amendment was Councilwoman Williams-Blake, Councilman Brand, Councilman Bradham, and Councilman Powers. Voting in opposition to calling the question on the amendment was Mayor Wukela, Councilman Robinson and Councilman Williams. The motion failed.

Councilman Powers made a motion to defer this matter to the March 9, 2009 regular City Council meeting. Councilman Bradham seconded the motion. Mayor Wukela stated it was the ruling of the Chair that at the meeting of March 9, 2009 this matter will be at the top of the agenda, the principle motion pending along with the motion to amend. Voting in favor to defer this matter was Mayor Wukela, Councilman Powers, Councilman Robinson, Councilman Williams, and Councilman Bradham. Voting no was Councilwoman Williams-Blake and Councilman Brand.

Councilman Williams made a motion to adjourn. Councilman Powers seconded the motion. Voting aye to adjourn was Mayor Wukela, Councilman Powers, Councilman Robinson, Councilman Williams and Councilman Bradham. Voting no was Councilwoman Williams-Blake and Councilman Brand.

The meeting was adjourned at 9:44 p.m.

Dated this _____ day of April, 2009.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MARCH 9, 2009 - 1:00 P.M.
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the regular meeting to order at 1:00 p.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilwoman Octavia Williams-Blake; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Mayor Pro tem Billy D. Williams; and Councilman Steve Powers.

ALSO PRESENT: David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Urban Planning and Downtown Development; Thomas Chandler, Director of Finance; Scotty Davis, Director of Community Services; Chief Anson Shells, Florence Police Department; Drew Griffin, Director of Public Works; Tom Shearin, Special Services Administrator; Darene Stankus, Director of Human Resources; and Chief Randy Osterman, Florence Fire Department.

Notices of this regular meeting were sent to the media informing them of the date, place and time of the meeting. Dwight Dana of the Morning News was present for the meeting.

INVOCATION

Mayor Pro tem Billy D. Williams gave the invocation, which was followed by the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES

Councilman Brand made a motion to adopt the minutes of the Regular Meeting of February 9, 2009 and the Town Hall Meeting of February 10, 2009. Councilman Powers seconded the motion, which carried unanimously.

SPECIAL HONORS AND RECOGNITIONS

Marvin Scott was presented a certificate by Mayor Wukela in recognition of completing 20 years of service with the City of Florence.

Mayor Wukela presented a certificate to John Lochart to recognize his completion of 15 years of service with the City of Florence Police Department.

Terry McFadden received a certificate from Mayor Wukela in recognition of completing 10 years of service with the City of Florence.

Battalion Chief Shannon Tanner was recognized by Mayor Wukela for being named the South Carolina Adjunct Instructor of the Year. Shannon has been a member of the Florence Fire Department for 11 years.

INTRODUCTION OF ORDINANCES

BILL NO. 2009 -04 - FIRST READING

AN ORDINANCE TO ESTABLISH THE DATE FOR THE HOLDING OF THE REFERENDUM CALLED FOR BY ORDINANCE 2008-47 TO DETERMINE WHETHER OR NOT THE CITY OF FLORENCE SHALL AMEND CHAPTER 2 OF ITS CITY CODE TO CHANGE ITS METHOD OF ELECTING THE MAYOR AND CITY COUNCIL MEMBERS FROM PARTISAN ELECTIONS TO NONPARTISAN AND RUN-OFF ELECTION AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.

An Ordinance to establish the date for the holding of the referendum called for by Ordinance 2008-47 to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the Mayor and City Council Members from Partisan Elections to Nonpartisan and Run-Off Election as authorized by Section 5-15-62 of the South Carolina Code of Laws was deferred until the May 11, 2009 City Council meeting.

Councilman Brand made a motion to defer Bill No. 2009-04 until the April 13, 2009 regular City Council meeting. Councilman Bradham seconded the motion. Councilman Brand called for the question.

Councilman Williams made a motion to amend the previous motion to defer Bill No. 2009-04 until the November, 2009 regular City Council meeting. Councilman Robinson seconded the amendment. Councilman Brand called for the question.

Voting in favor of calling the question was Councilwoman Williams-Blake, Councilman Bradham, Councilman Brand and Councilman Powers. Voting no to call the question was Mayor Wukela, Councilman Williams and Councilman Robinson.

The motion to call the question failed.

Councilman Robinson made a motion to amend the motion to amend the date from the November 2009 City Council meeting to the August 10, 2009 regular City Council meeting. Councilman Williams agreed to amend his motion to reflect the August 10, 2009 regular City Council meeting.

Councilman Brand made a motion to amend his original motion to defer Bill No. 2009-04 until the April 13, 2009 regular City Council meeting to the regular August 10, 2009 City Council meeting. The matter will be considered in the exact condition as it currently stands. Councilman Bradham seconded the motion.

(The current status of this Bill is a pending motion to amend and a pending original motion to adopt Bill No. 2009-04 on second reading).

Mayor Wukela asked if Council was ready for the question. Council voted unanimously to postpone this matter until the May regular City Council meeting to be considered in the same condition as it is currently before Council.

APPEARANCES BEFORE COUNCIL

MR. LARRY JACKSON, SUPERINTENDENT, FLORENCE SCHOOL DISTRICT 1 - TO ADDRESS COUNCIL REGARDING GRADUATE FLORENCE.

Mr. Larry Jackson requested Mr. Jim Shaw to give Council information regarding the Graduate Florence program.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 3**

Mr. Shaw stated that the premise of Graduate Florence is to do something about children who are dropping out of school. A number of different programs have been put forth to address this concern. A JAG (Jobs for American Grads) Counselor has been hired for each school, there is a Graduate Florence Academy, and a Credit Recovery plan for the summer is in place.

Mr. Jackson reported that in eleven weeks 15,700 students will be out of school for the summer. Due to tough economic times, the City's Recreation Department will be cutting back on summer hours and the Boys & Girls Club will have no Teen Center this summer and will be closed for three weeks during the summer. There is an urgent need for funding to provide positives alternatives for these young people and positive relationships for out-of-school time. Mr. Jackson requested that the City of Florence be a partner with Florence School District 1 to help provide these alternatives for the community's youth.

Councilman Brand, Councilman Robinson and Councilman Williams expressed their appreciation to Mr. Jackson for his dedication and commitment to the youth of this community. They also thanked the teachers and staff of Florence School District 1 for all that they do for these students.

Councilman Bradham thanked Mr. Jackson for his offer of partnering with the City.

After a discussion with Mr. Jackson, Mayor Wukela stated that by the next City Council meeting the City should be ready to act on the requests made by Mr. Jackson.

Mayor Wukela made a motion to appoint Councilman Bradham to be the special liaison between the City and Florence School District 1. Councilman Williams seconded the motion. There being no further discussion, Council voted unanimously to appoint Councilman Bradham as special liaison.

MR. JOHN CHASE, CHAIRMAN, FLORENCE COUNTY LEGISLATIVE DAY.

Mr. Chase reported to Council that Florence County Legislative Day will be held Tuesday, March 24 in Columbia. There will be a luncheon at 1:00 p.m. at the Capital City Club, followed by an opportunity to view the new University of South Carolina Baseball Stadium or the McKissick Museum on USC's campus. The reception will be held at the Columbia Museum of Art from 6-8 p.m. Mr. Chase thanked Council for their continued support of this event.

MR. GARY FINKLEA - TO ADDRESS COUNCIL REGARDING A REZONING REQUEST OFF THIRD LOOP ROAD THAT WAS DENIED AT THE FEBRUARY 9, 2009 CITY COUNCIL MEETING.

Mr. Gary Finklea appeared before Council to request the denial of Bill No. 2009-01 be reconsidered and to look into the role among the City Planning Commission, City Staff and City Council.

Mr. Finklea stated he felt that the vote by City Council to deny Bill No. 2009-01 was incorrect but understands why Council voted as they did. Mr. Finklea does not feel that Council had enough information to make the right decision.

The property that Mr. Finklea has requested to be rezoned is a portion of a 7 1/2 acre tract that was previously annexed by the City and is currently zoned R-5. The tract beside this is zoned B-2 and that is the zoning designation Mr. Finklea has requested for the property in Bill 2009-01.

In reviewing this issue, Mr. Finklea feels that City Council did not receive all the information that was given to the Planning Commission at the time of their decision to recommend approval of this request. City Staff recommended denying the request based on the

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 4**

request not conforming to the Comprehensive Plan. Mr. Finklea noted that the Comprehensive Plan is now almost 10 years old. Further, Mr. Finklea would like for the process by which City Council receives information from the Planning Commission to be reviewed and maybe see some changes made. Mr. Finklea feels that once the Planning Commission has debated the issue and made a recommendation, City Staff should not present the exact report that was given to the Planning Commission before they vote on the issue. Mr. Finklea stated that a Staff recommendation at the Planning Commission stage is a good idea, however after a public hearing and input from all sides has been given, City Council needs to have the benefit of all that information in order to make an informed decision. Mr. Finklea feels there is a need for greater communication or exchange of information between the Planning Commission and City Council.

Councilman Bradham stated that in reviewing the action taken by Council on this issue, he has concerns with the denial of this request. Councilman Bradham has requested that a meeting be scheduled with the City Attorney, himself, Phillip Lookadoo, and Glynn Willis to discuss these concerns. Councilman Bradham further stated that he acted hastily with his motion to deny this request and after the meeting to discuss these concerns has taken place, he will request that this issue be brought back before City Council for reconsideration. Councilman Bradham stated that if he had the information at the February meeting that he has now, he would not have made the motion to deny the request.

MS. RENNIE LUNN-MCALLISTER - TO GIVE A REPORT ON THE DIRECTION AND GROWTH OF THE CITY TALK PROGRAM.

Ms. Rennie Lunn-McAllister, producer and host of City Talk, the public affairs television talk show owned by the City, reported to Council that she is devising and implementing a plan to further develop the show and community. Taking this new direction will require more resources, more time, more personnel and more money. Ms. McAllister proposed conducting on-site interviews at the airport, train station, Mall(s), schools and classrooms, performing arts locations, downtown redevelopment meetings, and City Council Town Hall meetings. Ms. McAllister proposed to Council that at the time the City renews her annual contract for City Talk at the end of March, 2009, that consideration be given to underwriting the cost of a camcorder (which would be owned by the City) and related film, as well as a year's supply of playback DVRs. Ms. McAllister has determined that there would be an investment of \$500 for the camcorder and related supplies. Also, Ms. McAllister will be travelling outside of the studio located at Francis Marion University and has estimated the cost of those services to be \$1,500. This reflects a total increase of \$2,000 over last year's contract.

Councilman Williams asked the City Manager if he knew of a funding source for these expenses. Mr. David Williams responded that any funding would have to come from the current year's budget and at this point did not know where the increase would come from. To increase funding out of the current year's budget would require a decrease in something else.

Councilman Williams asked the City Manager to look at possible funding sources and report back to Council.

ORDINANCES IN POSITION

BILL NO. 2008-16 - SECOND READING

AN ORDINANCE TO AMEND SECTION 2.9 OF THE CONSOLIDATED ZONING ORDINANCE BY ADDING TO THE EXISTING ORDINANCE IN ORDER TO CREATE THE WILSON ROAD RESIDENTIAL OVERLAY DISTRICT ASSOCIATED WITH DESIGN GUIDELINES AND TO PROVIDE FOR THEIR ENFORCEMENT AND ADMINISTRATION.

An Ordinance to amend Section 2.9 of the Consolidated Zoning Ordinance by adding to the existing Ordinance in order to create the Wilson Road Residential Overlay District associated with Design Guidelines and to provide for their enforcement and administration was deferred on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development stated that this matter was deferred to the Planning Commission to appear on their February 10, 2009 agenda. The Planning Commission voted 7-1 to recommend denial of the amendment.

Mr. Lookadoo stated that a third public hearing was held at the February 10, 2009 meeting with comment taken for and against the issue. There was considerable discussion among the Planning Commission regarding this issue. Through various meetings, the Planning Commission made efforts to look at Design Guidelines based on pure design.

Mr. Lookadoo added in light of legal advice staff recommended denial of the overlay district as presented with the guidelines that stated single family detached only. Staff further recommended that the Planning Commission consider an amendment that would add pure design guidelines with respect to landscaping and material that is used to build the buildings; different associated design guidelines much like there is in downtown. The Planning Commission decided to vote on the matter before them and that resulted in the 7-1 vote to deny.

Mr. Lookadoo stated that the guidelines that are involved with this Ordinance state that no duplexes, multi-family housing or townhouses as defined in the Consolidated Zoning Ordinance shall be allowed in the District.

Mr. John Miller, Jr. reported to Council that the Greater Wilson Heights Community presented a petition to City Council asking Council to properly zone the property on Wilson Road and Oakland Avenue, to maintain the community to R-3, Single Family Detached. The community asked Florence City Council, Florence County Council and the Municipal Planning Commission to take the appropriate action to insure that the original zoning of this residential community be maintained. City Council directed the Planning Director and the City Attorney to look into the legalities and see if there was a way to protect this community, who had been appearing before Councils and Planning Commissions since 1986 to keep this community single family residential. What was proposed by the planning staff was the Wilson Road Residential Overlay District. The residents of the Greater Wilson Heights community presented a petition to City Council indicating their support of the single family residential overlay district. Upon receiving legal advice, in Executive Session, on April 4, 2008, City Council unanimously passed, on first reading, Bill No. 2008-16 and forwarded it to the Planning Commission for a public hearing. Mr. Miller is against the type of dwellings that the Planning Commission has been approving and allowing to be placed in minority neighborhoods. Mr. Miller stated that the previous City Council passed the Wilson Road Overlay District Ordinance on first reading and asked that this Council continue to support their efforts in establishing the Wilson Road Overlay District in order to maintain the single family residential integrity of their community.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 6**

Mrs. Betty Faye Gregg spoke in opposition to the proposed construction for the Greater Wilson Heights Community. Mrs. Gregg feels this type of construction will encourage more crime into the neighborhood.

Mr. Alexis Pipkins stated that it is not the community's intent or desire to stop progress but it is their intent, request and desire that when planning for progress to consider the people who are directly impacted by it. Following a failed Ordinance in 2006 for a zoning change to allow seventy-two apartments in the area, the community was directed to do what was needed to protect their community. After consultation and advisement from the Consolidated Planning Commission a petition was presented to City Council and after receiving legal advice in Executive Session, this issue was sent to the Planning Commission. The community was then told that because of legal advice to the Planning Commission they could not readily provide that type of overlay district. The community maintains and is steadfast that they want to protect the original purpose and intent of this overlay district. Mr. Pipkins stated that the zoning designation of R-4 for this community is incorrect and asked Council to address this matter. R-4 requires minimum lot size to be 6,000 square feet. R-2 requires the minimum lot size to be 10,000. The size of the lots in the Greater Wilson Heights Community is 10,000 square feet. If properties were properly zoned R-2 this would not be an issue.

Mr. Phillip Lookadoo explained how this property was zoned R-4 and reviewed the lot size requirements for R-2 and R-4. In 1997 this property was rezoned from R-6 to R-4 because the R-6 zoning was being deleted and the R-4 designation was added. At that time it was determined that the R-4 zoning designation was the closest match to the R-6 and this property was zoned R-4.

Mr. Pipkins stated that in terms of the usage, those aspects were developed by the Planning Commission. At the last meeting there were some design guidelines which were created by the developer, however the community has not been given the opportunity to put forth its request for guidelines.

Mrs. Peggy Timmons stated the community has been fighting the issue of not allowing apartments in their community for approximately 10-14 years. The community does not want these apartments in their neighborhood.

Councilman Bradham asked if the problem is in the design guidelines or is it a legal issue. Mr. Lookadoo responded that this is a legal issue associated with the proposed design guidelines with simply the use restriction.

Councilman Robinson stated this came to Council before going to the Planning Commission. In the time that has passed that it has been before the Planning Commission, City Council has learned there are legal ramifications associated with Council passing this Ordinance.

Mayor Wukela stated that this matter does involve a legal issue. When Council passed this Ordinance on first reading, the only legal advice Council was given, was on the propriety of considering the matter before the Planning Commission addressed it. There was no discussion on the legality of making a change in the use of that area. Council has taken advice from the City Attorney and legal counsel from Charleston.

Mr. Jim Peterson, City Attorney stated that the legal advice that Mayor Wukela referenced, came from Mrs. Frances Cantwell, an attorney from Charleston, who was retained by the City of Florence to look into this issue to see if there was any way the City could avoid the legal issues associated with this matter. Council was advised of potentially serious legal ramifications to the City because of issues involving vested rights, the issue of taking and potentially involving issues with respect to federal funding if it were found that this was an action that had the affect of adversely affecting affordable housing. Mrs. Cantwell went into great detail with Council and the Planning Commission regarding the various issues and the potential

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 7**

exposure that this issue gives to the City if they take action in the form that it is in. Because of this legal advice, the Planning Commission and Staff attempted to make progress toward trying to protect the community. Staff understood completely that the community wanted the use restriction. The City's concern was if that route was taken, would this protection hold up in court or would it end up not protecting the community because of the legal issues that were discussed with council. Staff and Planning Commission attempted to work up some design guidelines that would overcome that legal issue and give some protection to the community. When the Planning Commission was not able to successfully complete that process, it apparently led to the Planning Commission voting on the proposal that was in front of them. This did not come from an individual property owner; instead the first reading took place at the request of Council. Council was presented with the concerns of the community and acted appropriately in trying to move quickly. One of the aspects was to get some protection in place under the Pending Ordinance Doctrine.

Councilman Robinson stated that he can not support this request because the Ordinance is not written to protect the community against the proposed development and it will not accomplish what the community is seeking. Also, there is the potential that adopting this Ordinance will put CDBG money in jeopardy.

Mr. Gary Finklea requested that Council deny the proposed ordinance as written based on legal grounds. Since September 2008, the Planning Commission has stated that use could not be regulated in this fashion, however they suggested design guidelines. Since the end of September, after three public hearings and three work sessions in the community, the Planning Commission has not received one design guideline. Mr. Finklea stated he is ready to move forward on this. If Council asks the Planning Commission to look at design guidelines, Mr. Finklea requested Council to please exclude his property. Mr. Finklea's property is separated from Wilson Road by a wetlands area and is 45 acres of undeveloped property.

Mr. Miller asked if City Council was aware of a problem with the overlay district and yet still engaged the community for over a year on this project. Mr. Miller stated that the community has been deceived if Council knowingly passed an Ordinance they knew would not protect them. Mr. Miller further stated that it is clear that the community wants single family residential housing.

Councilman Robinson stated this was brought to City Council prior to any kind of investigation and that Council had no idea these complications would occur. City Council was attempting to give the community what they were asking for.

Mayor Wukela asked Mr. Miller to keep in mind that there is a difference between use and design. Mayor Wukela asked Mr. Miller that if Council decides not to limit use, as the community asks, is it the desire of the community to have limits in place on design.

Mr. Miller stated he would have to meet with the community to determine if that is what they want.

Mayor Wukela stated that if City Council can not give the community what it wants in terms of use restrictions, if duplexes have to be allowed, are there design restrictions that the community would want. The design restrictions will apply to everything that is in the geographic area as outlined in the overlay district and would apply to what is there now and future construction in the overlay district.

Mrs. Timmons feels that a consensus from the community is needed to see what their options are and whether or not to do design restrictions.

In closing, Mayor Wukela reviewed the issue before Council. The property was zoned in 1997 to R-4. R-4 allows the use that is proposed; duplexes, apartments, etc.. First reading of the ordinance was passed to restrict that use and Council has concerns as to whether they can legally

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 8**

do that. The possibility of setting aside the use restrictions and putting in design restrictions has been discussed. This would not put limits on duplexes or apartment but put limits on stucco, brick, etc.

Mayor Wukela made a motion to defer this issue until the April 2009 City Council meeting with the understanding that this will be the last time this item is on the agenda and if anyone from the community wants to be here to discuss design restrictions, this will be their last opportunity to do so. Councilman Powers seconded the motion, which carried unanimously.

Councilman Powers offered to work with the community on the design restrictions.

Council adjourned at 4:15 p.m. for a brief recess.

Council reconvened the meeting at 4:25 p.m.

BILL NO. 2009-02 - SECOND READING
AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE
RELATED TO FLOODPLAIN MANAGEMENT.

An Ordinance to amend the City of Florence Zoning Ordinance related to Floodplain Management was adopted on second reading.

Councilman Brand made a motion to adopt Bill No. 2009-02 on second reading. Councilman Powers seconded the motion. There being no further discussion, Council unanimously voted to adopt Bill No. 2009-02.

BILL NO. 2009-03 - SECOND READING
AN ORDINANCE AUTHORIZING THE SALE OF A VACANT PARCEL CONTAINING
APPROXIMATELY 5,908 SQUARE FEET AND BEING KNOWN AND DESIGNATED
AS LOT 24-B, BLOCK J ON THE MAP OF BROOKGREEN PARK ANNEX RECORDED
IN THE OFFICE OF THE CLERK OF COURT FOR FLORENCE COUNTY IN PLAT
BOOK V AT PAGE 158 AND BEING THE PARCEL DESIGNATED AS TAX PARCEL
90055-07-002 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

An Ordinance authorizing the sale of a vacant parcel containing approximately 5,908 square feet and being known and designated as Lot 24-B, Block J on the Map of Brookgreen Park Annex recorded in the Office of the Clerk of Court for Florence County in Plat Book V at Page 158 and being the parcel designated as Tax Parcel 90055-07-002 in the records of the Florence County Tax Assessor was adopted on second reading.

Councilman Brand made a motion to adopt Bill No. 2009-03. Councilman Powers seconded the motion. There being no further discussion, Council voted unanimously to adopt Bill No. 2009-03 on second reading.

BILL NO. 2009-05 - SECOND READING
AN ORDINANCE AUTHORIZING THE LEASE OF PARCELS LOCATED IN THE
BLOCK BOUNDED BY CHEVES STREET, DARGAN STREET, WEST EVANS
STREET, AND IRBY STREET, AND BEING THE PARCELS DESIGNATED AS A
PORTION OF TAX MAP 90-168-12-005 IN THE RECORDS OF THE FLORENCE
COUNTY TAX ASSESSOR.

An Ordinance authorizing the lease of parcels located in the block bounded by Cheves Street, Dargan Street, West Evans Street, and Irby Street, and being the parcels designated as a

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 9**

portion of Tax Map 90-168-12-005 in the records of the Florence County Tax Assessor was deferred on second reading.

Mayor Wukela stated that this is the old McLeod property that Florence County has exercised an option to purchase. In light of this development, staff has recommended deferral of this item until other options can be offered.

Councilman Brand made a motion to defer Bill No. 2009-05. Councilman Powers seconded the motion. There being no further discussion, Council approved the deferral of Bill No. 2009-05 unanimously.

BILL NO. 2009-06 - SECOND READING

AN ORDINANCE AUTHORIZING THE LEASE-PURCHASE FINANCING OF CAPITAL PROJECTS TO BE LOCATED IN THE CITY OF FLORENCE; AUTHORIZING THE CITY OF FLORENCE, SOUTH CAROLINA TO EXECUTE DOCUMENTS INCLUDING THE BASE LEASE BY AND BETWEEN THE CITY OF FLORENCE, SOUTH CAROLINA AND BB&T GOVERNMENTAL FINANCE AND THE LEASE AGREEMENTS BY AND BETWEEN BB&T GOVERNMENTAL FINANCE AND THE CITY OF FLORENCE, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO.

An Ordinance authorizing the Lease-Purchase Financing of Capital Projects to be located in the City Of Florence; authorizing the City Of Florence, South Carolina to execute documents including the base lease by and between the City Of Florence, South Carolina and BB&T Governmental Finance and the Lease Agreements by and between BB&T Governmental Finance and the City Of Florence, South Carolina; and other matters relating thereto was adopted on second reading.

The closing date for this financing has been set for March 23, 2009. Councilman Brand made a motion to adopt Bill No. 2009-06. Councilman Powers seconded the motion. There being no further discussion, Council voted unanimously to adopt Bill No. 2009-06 on second reading.

INTRODUCTION OF ORDINANCES

BILL NO. 2009-07 - FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2008 AND ENDING JUNE 30, 2009.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2008 and ending June 30, 2009 was passed on first reading.

Mayor Wukela stated that this Ordinance will amend the present budget to reduce the City's expenditures by \$200,000 in the General Fund.

Mr. David Williams, City Manager added that this amendment also includes the Water and Sewer Enterprise Fund, the Stormwater Enterprise Fund, and the Hospitality Fee Fund. The Water and Sewer Enterprise Fund will decrease by \$1.2 million; the Stormwater Enterprise Fund will decrease by \$21,000 and there is a small increase of \$4-5,000 in the Hospitality Fee Fund.

Councilman Bradham made a motion to pass Bill No. 2009-07. Councilwoman Williams-Blake seconded the motion. There being no further debate or questions, Council voted unanimously to pass Bill No. 2009-07 on first reading.

BILL NO. 2009-08 - FIRST READING

AN ORDINANCE TO ANNEX PROPERTY OWNED BY WILLIAMSBURG FIRST NATIONAL BANK, 2257 S. IRBY STREET.

An Ordinance to annex property owned by Williamsburg First National Bank, 2257 S. Irby Street was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that this is an annexation request by Williamsburg First National Bank for property located at 2257 S. Irby Street and shown more specifically on Florence County Tax Map 00150, Block 01, Parcel 095. This property has previously been zoned B-3, General Commercial District by action of Florence County Council. The property is contiguous to the City limits with both water and sewer services currently available.

Councilman Williams made a motion to pass Bill No. 2009-08. Councilwoman Williams-Blake seconded the motion. There being no further discussion, Council voted unanimously to pass Bill No. 2009-08 on first reading.

BILL NO. 2009-09 - FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY PROPERTY INVESTMENT GROUP, LLC LOCATED AT 1201 E. PAMPLICO HIGHWAY.

An Ordinance to annex and zone property owned by Property Investment Group, LLC located at 1201 E. Pamplico Highway was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that in December 2008, a petition for annexation and zoning was received from Property Investment Group, LLC for property located at 1201 E. Pamplico Highway to annex this property and zone it B-3, General Commercial District. Water service is available, however sewer cannot be provided by gravity sewer to this property. Therefore, sewer service will be provided by the developer. After review, a recommendation to approve the request was made by the Urban Planning and Development staff to the City of Florence Planning Commission. On February 10, 2009, the Planning Commission voted unanimously to recommend approval of the annexation and zoning request.

Councilman Brand made a motion to pass Bill No. 2009-09. Councilman Powers seconded the motion. There being no further questions or discussion, Council voted unanimously to pass Bill No. 2009-09 on first reading.

BILL NO. 2009-10 - FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CHARLES AND PATRICIA PIGATT, 1726 NORWOOD LANE.

An Ordinance to annex and zone property owned by Charles and Patricia Pigatt, 1726 Norwood Lane was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported that this is a request by Charles and Patricia Pigatt to annex and zone property located at 1726 Norwood Lane and being shown more specifically on Florence County Tax Map 00175-01-089. Water and sewer services are available. At the February 10, 2009 City Planning Commission meeting, members voted unanimously to approve this request.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 11**

Councilman Williams made a motion to pass Bill No. 2009-10. Councilwoman Williams-Blake seconded the motion. There being no further discussion, Council voted unanimously to pass Bill No. 2009-10 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2009-02

A RESOLUTION ESTABLISHING AND ADOPTING AN IDENTITY THEFT PREVENTION POLICY FOR THE CITY OF FLORENCE, SOUTH CAROLINA AS REQUIRED BY AND IN COMPLIANCE WITH RECENT FEDERAL LEGISLATION AND REGULATIONS.

A Resolution establishing and adopting an Identity Theft Prevention Policy for the City of Florence, South Carolina as required by and in compliance with recent Federal Legislation and Regulations was adopted by Council.

Mr. Thomas Chandler, Director of Finance, reported this Resolution is the result of the Federal Trade Commission regulations that require financial institutions and creditors to develop and implement written identity theft prevention programs that must provide for the identification, detection and response to patterns, practices, or specific activities better known as "Red Flags". The City of Florence falls under the category of "creditor" as defined by the Federal Trade Commission and therefore is required to have these policies in place.

Councilman Brand made a motion to adopt Resolution No. 2009-02. Councilman Bradham seconded the motion. There being no further questions or discussion, Council voted unanimously to adopt Resolution No. 2009-02.

REPORTS TO COUNCIL

APPOINTMENTS TO THE HOUSING BOARD OF ADJUSTMENTS AND APPEALS

Mayor Wukela stated that this is the appellate level from habitability petitions. There are nine pending at present. In the event that an order is issued and anyone appeals, there has to be a place for them to appeal to. There has been some concern expressed by council members with the appellate panel having the authority to issue the citations themselves. There are three individuals who have submitted applications to serve on this Board and these three would establish a quorum. This is a five member board and there would be two seats left to fill. Councilwoman Williams-Blake stated she would like to see at least one minority member appointed to the Board. This board will hear appeals from the property owners who have received the required petition and order from the Community Services Department and want to appeal the decision of the Community Services Department. If this Board upholds the decision from the Community Services Department, then the property owner would appeal to the Circuit Court.

Councilman Robinson strongly objected to the entire concept of this Board. Councilman Robinson feels this is targeted at mostly the African American Community and will destroy their neighborhoods. If this board is re-established, Councilman Robinson feels the final say should come from City Council. Councilman Robinson stated that any house that is torn down should be built back. Councilman Robinson stated his argument is not with abandoned properties but with properties that are in disrepair and the owners may not have the money to make the required repairs.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 12**

Mayor Wukela stated he felt the Community Services Department would probably treat owner occupied property differently than property owned by a landlord.

Councilwoman Williams-Blake stated that she supports the Housing Board but would like to see it come back through Council in some form when a final decision is being made.

Mayor Wukela stated that this is the structure in place and the community is ready to see some progress on these abandoned/vacant properties. There may be a way to exclude or limit the use of petitions on owner occupied property.

Councilman Williams stated he would like to see Council have some final say before it goes to the Circuit Court.

Mr. Jim Peterson, City Attorney, offered to do research to see if creating an appeal mechanism to City Council would in any way violate the state laws.

Councilman Brand made a motion to defer this matter until the April 13, 2009 meeting in order for Council to receive proposed amendments to the current ordinance and to receive applications from citizens interested in serving on this Board. Councilman Powers seconded the motion. Council voted unanimously to defer this issue.

A REPORT ON THE AUDITING SERVICES CONTRACT FOR THE CITY OF FLORENCE.

Councilman Buddy Brand reported that an audit evaluation committee consisting of five members, represented by individuals from City Council, the business community, and City staff met on February 10, 2009 and February 18, 2009 to review and discuss the proposals submitted by three CPA firms. The proposals were reviewed and analyzed based on 1) Technical Quality, which included expertise and experience and audit approach; and 2) Price.

Councilman Brand thanked Mr. Thomas Chandler, Mr. Woody Jones, Mr. Michael Blakely and Mr. David Barr for serving on the committee. Councilman Brand also thanked Mr. Roy Burch of Burch, Oxner and Seale Co., CPAs for 16 years of service to the City.

Based on criteria, the resulting points awarded and the unanimous agreement of the Audit Evaluation Committee, Councilman Brand made a motion, as the City Council representative for the Committee, to award a five year contract for auditing services to WebsterRogers, LLP. Councilman Bradham seconded the motion. There being no further questions or discussion, Council voted unanimously to award a five year contract to WebsterRogers, LLP.

A REPORT TO COUNCIL REGARDING AUTHORIZATION BY THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE THE PURCHASE OF PARCELS 90085-11-002 AND 90085-11-003.

Mr. Scotty Davis, Director of Community Services reported to Council that this is a request of Council to authorize the City Manager to negotiate the purchase of two parcels on North Dargan Street. The property has been reviewed by Andrew H. Fowler, MAI and the tax value of the land has been determined to be \$9,528. The property consists of two parcels that collectively contain approximately 6,800 square feet and is immediately adjacent to the 5.4 acre brown field site that is owned by the City of Florence.

Councilman Williams made a motion to approve the request. Councilman Powers seconded the motion. There being no further discussion, Council voted unanimously to authorize the City Manager to negotiate the purchase of the two parcels.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 9, 2009 - PAGE 13**

EXECUTIVE SESSION

Mayor Wukela stated that the purpose of the Executive Session is to discuss employment and compensation of city employees.

Councilman Williams made a motion to enter into Executive Session. Councilman Powers seconded the motion. There being no discussion, Council voted unanimously to enter into Executive Session.

Council entered into Executive Session at 4:25 p.m.

Mayor Wukela reconvened the regular meeting at 5:48 p.m.

Mayor Wukela stated that Council received a report in Executive Session, however no action was taken.

ADJOURN

Councilman Williams made a motion to adjourn the meeting. Councilman Brand seconded the motion. There being no further discussion, Council voted unanimously to adjourn.

The meeting was adjourned at 5:49 p.m.

Dated this _____ day of April, 2009.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
FRIDAY, APRIL 3, 2009 -2:00 P.M.
CITY-COUNTY COMPLEX, CITY MANAGER'S CONFERENCE ROOM, #605
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the special meeting to order at 2:00 p.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilwoman Octavia Williams-Blake; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Mayor Pro tem Billy D. Williams; and Councilman Steve Powers.

ALSO PRESENT: Mr. David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; and Mr. James W. Peterson, Jr., City Attorney.

Notices of this special meeting were sent to the media informing them of the date, place and time of the special meeting.

Mr. Dwight Dana of the Morning News was present.

EXECUTIVE SESSION

Councilman Brand made a motion to enter into executive session. Councilman Powers seconded the motion, which carried unanimously.

Council entered into Executive Session at 2:03 p.m.

(Councilman Billy D. Williams left the meeting at 3:35 p.m.)

Mayor Wukela reconvened the meeting at 3:45 p.m.

Mayor Wukela stated that Council entered into Executive Session to receive information on a personnel matter involving City Court. An oversight committee chaired by Councilwoman Williams-Blake, Councilman Robinson and Councilman Brand, will continue oversight and review of the court.

Mayor Wukela added Council received information on a contractual matter regarding obtaining a grant writer for the purpose of the City of Florence obtaining as much stimulus money as possible. Mayor Wukela asked if there was a motion to expedite the procurement process to allow city management to obtain a grant writer as expeditiously as possible. Councilman Robinson made a motion to expedite the procurement process. Councilman Brandham seconded the motion. There being no further debate, Council voted unanimously on the motion.

ADJOURN

Councilman Robinson made a motion to adjourn the special meeting. Councilman Bradham seconded the motion, which carried unanimously.

The meeting was adjourned at 3:47 p.m.

Dated this _____ day of April, 2009.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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PEK Foundation

February 7, 2009

Dear Buddy,

Since 1970, The East Florence Mission has been involved in some way with enabling disadvantaged youth to enjoy a summer camping experience. For many years we took them to Camp Pee Dee (The Presbyterian Church Camp) for a week in the summer.

After our building at 320 National Cemetery Road was completed in 1986, we have been able to provide a day camp for 6 weeks in the summer.

During the school year we have Bible studies, play time and supper every Tuesday afternoon for young people ages 5-19. The older youth who attend regularly are given the opportunity to be counselors at camp.

Our expenses have increased through the years but we are still able to run the camp for about \$10,000 to \$12,000. This money is used for salaries, swimming, field trips and O D A T A for transportation. We average from 60-70 youth daily. The parents are grateful for a safe place for their children and we have many returnees. There are seldom any behavior problems. This is a fun camp with learning experiences and a Christian emphasis. People of all races and nationalities are welcome.

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PEK Foundation

This year, due to the recession, we find ourselves in somewhat of a financial bind. If there is any way that City Council can help us, we would greatly appreciate it. Without some assistance, we will have to reduce the number of weeks the camp is offered.

Thank you for considering our circumstances. We believe that our program has proven itself through the years. There are many young people who have been through the program and are now doing well in life.

If there are any questions, please call me at 669-8155.

Sincerely,
Peggy E. Key
(Mrs. Frank Key)

Personnel



Mrs. Lisa Ivory is Director of both ministries.

Mr. and Mrs. Frank Key are Administrators.

P. E. K. FOUNDATION

320 National Cemetery Rd.

Florence, SC 29501

The ministry began in 1970 following a Deep Renewal at First Presbyterian Church



P.E.K. Foundation was established in 1985 as a Christian eleemosynary foundation. Support for the ministries comes from Trinity Presbyterian Church, First Presbyterian Church, St. John's Episcopal Church, Church at Sandhurst, Church at King Avenue, interested individuals and

the Foundation, Faith Presbyterian Church

East Florence Mission

Center Day School



Serving young people through the Gospel of Jesus Christ

Member of the South Carolina Association of Christian Schools and the American Association of Christian Schools.

Our Ministries

People of all ages participate in the various programs but the ministry mainly reaches young people which are largely African-Americans.

We believe the only way to help them become caring, responsible adults is to present the Gospel message; pray that they will have a life-changing experience with Jesus Christ; meet their physical needs when necessary and possible; build trust relationships through real love and concern; counsel them according to Biblical principles and offer them strong educational opportunities.

East Florence Mission



During the school year, there are activities and supper at 5:00 p.m. on Tuesdays each week, followed by a Bible study at the Center.

Summer camp runs for six weeks in June and July. Approximately 80 youngsters attend and enjoy Bible studies, swimming, remedial work and various activities.

We also make home visitations, offer counseling, take trips out of town, go bowling, give aid to college students, respond to youth with problems and lead Bible studies by invitation.

The Center Day School

In 1995, a dream was fulfilled when a small tuition free Christian school was opened. Presently, classes for 4K to 4th Grade are offered.

This is an outreach to children who are unable to afford private school but who would benefit from small classes, individual attention, sound basic courses and Christian principles and values. Parents are asked to pay a small fee which includes registration and books.

We use the Open Court curriculum which is strong and geared to children who are eager to study. Bible is also taught in the classroom and a special devotional time is presented on Fridays.

VI. Public Hearing

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2009
AGENDA ITEM: CDBG Public Hearing
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION

A Public Hearing to receive input on the use of the city's Community Development Block grant (CDBG) funding for fiscal year 2009-2010.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The City of Florence held public hearings at the following locations:

- March 30, 2009 at 1:00 p.m.- City Council Chambers
- March 30, 2009 at 7:00 p.m.- Northwest Community Center
- March 31, 2009 at 7:00 p.m.- Weed and Seed Safe Haven
- April 1, 2009 at 7:00 p.m.- Levy Park Community Center

III. POINTS TO CONSIDER

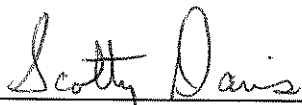
- A. The City of Florence will receive approximately \$424,000 in Community Development Block Grant funding for FY 2009-2010.
- B. CDBG funding can only be used to meet three national objectives: aid in the elimination of slum and blight; benefit to low-moderate income persons; and meeting a need having particular urgency.

IV. OPTIONS:

V. PERSONAL NOTES:

VI. ATTACHMENTS:

None.



Scotty Davis
Director of Community Services



David N. Williams
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: March 9, 2009

AGENDA ITEM: Amendment to Section 2.9 of the Consolidated Zoning Ordinance to Create the Wilson Road Residential Overlay District and establish the applicable Design Guidelines

DEPARTMENT/DIVISION: Urban Planning and Development

I. ISSUE UNDER CONSIDERATION

The purpose of this amendment is to consider establishing a new overlay district to be known as the Wilson Road Residential Overlay District and adopt the Design Guidelines applicable to the new overlay district.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- a. December 10, 2007 *City Council establish 45 day moratorium on building permits in the Wilson Road Area.*
- b. April 14, 2008 *City Council approved Bill 2008-16 (establish Wilson Rd Overlay District) on 1st reading.*
- c. May 12, 2008 *City Council deferred on 2nd reading pending PH at PC meeting.*
- d. May 27, 2008 *City/County PC deferred action for 90 days – sent to City PC.*
- e. June 16, 2008 - *City Council deferred each successive month on 2nd reading*
January 12, 2009 *pending PC recommendation.*
- f. July 8, 2008 *Inaugural meeting of the City Planning Commission.*
- g. August 12, 2008 *Staff delivered an update to the new commission.*
- h. September 9, 2008 *PH held, action deferred until special meeting on 9/23/08*
- i. September 23, 2008 *Meeting re-scheduled for 9/29/08*
- j. September 29, 2008 *Discussion of proposed design guidelines was held. A consensus of the members present was to continue discussion at a date to be determined. Subsequent to the meeting an Ad Hoc committee, comprised of Tommy Phillips, Mildred Welch, Dorothy Hines*

and members of the Wilson Road Community as well as Debbie Eaddy, was appointed by Chairman Willis to meet with the intention of discussing the proposed design guidelines and making a recommendation to the full Planning Commission.

- k. October 14, 2008 *An update was given by staff stating that the Ad Hoc committee was to meet with Wilson Road Community members on October 16, 2008.*
- l. November 11, 2008 *Meeting Cancelled.*
- m. December 9, 2008 *Ad Hoc Committee met with members of the Wilson Road community in October and November. Ad Hoc committee informed community residents that they could not give them land use restrictions only. Meeting was to be scheduled with the Wilson Road community on January 6, 2009.*
- n. January 6, 2009 *Ad Hoc committee was unable to meet with Wilson Road community as no one from the community was in attendance.*
- o. February 2, 2009 *Ad Hoc committee met with Wilson Road Committee and no consensus was reached concerning the proposed guidelines.*
- p. February 10, 2009 *City Planning Commission recommends denial of the amendment to the Zoning Ordinance as submitted with use restrictions only.*

III. POINTS TO CONSIDER

- (a) This action involved possible legal issues which should be addressed by the City Attorney in executive session prior to action being taken.
- (b) The proposed ordinance establishes a residential overlay district and adopts applicable Design guidelines, addressing solely use restrictions.
- (c) Adjacent to this area is property located outside the City and the residents have requested that the County consider similar action regarding that property.

IV. STAFF RECOMMENDATION

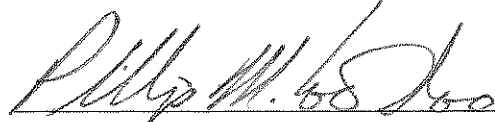
In light of legal advice staff recommends denial of the overlay district as written. Staff further recommends that the proposed design guidelines, dealing with design elements only, drafted in accordance with Planning Commission direction, be discussed and a recommendation be forwarded to City Council amending the ordinance as written to include guidelines that pertain to design elements of structures in the proposed overlay district and exclude ones that limit use to single family detached units and accessory structures.

V. ATTACHMENTS

Copy of the proposed Amended Ordinance.
Planning Commission Staff Report



David N. Williams
City Manager



Phillip M. Lookadoo, Director
Urban Planning and Development

ZONING PETITION STAFF CHECKLIST

underlying zoning districts.

MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as: See enclosed list.

This application is submitted by: the owner listed above
 an agent for the owner
 other (City Council)

If agent or other, what documentation has been provided from owner or is none required?

LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No; the Current Land Use Plan shows the above parcels being located in an area planned for residential use.

Land Use Plan elements that impact the subject property:

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?

The properties are located in the Wilson Road area in the northeast section of the City.

The pre-dominant land use within the boundaries of this proposed overlay district is single family residential with one parcel containing a commercial use and some parcels of significant size being vacant.

ZONING PETITION STAFF CHECKLIST

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Zoned & Un-zoned	Single Family Residential
Northeast	Zoned & Un-zoned	Single Family Residential
East	Un-zoned	Vacant & Commercial
Southeast	Un-zoned	Vacant & Single-Family Residential
South	Zoned	Multi-Family & Single-Family Residential
Southwest	Zoned & Un-zoned	Single Family Residential/Commercial
West	Zoned	Single Family Residential
Northwest	Zoned	Single Family Residential

3. What are development plans in the area – roads, schools, future commercial development, etc.?

A large percentage of properties in this proposed overlay district currently contain single family detached dwellings. Three of the large tracts of vacant parcels have been platted for residential use.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?

No.

5. List some potential uses under existing zoning.

The existing zoning classification R-4 (Multi-Family Limited) allows: single family detached dwellings, duplexes, townhouses (conditional approval), patio homes (conditional approval); modular homes (allowed in any residential district) and various support and accessory uses.

6. List some potential uses under proposed zoning.

Only single family detached dwellings as well as accessory and support uses would be allowed.

7. Are any of these uses inappropriate for this location, and if so, why?

No.

8. (a) What is applicant's stated reason for requesting zoning?

City Council received a request from members of the Wilson Road community to provide protection from possible future development of duplexes and townhomes which they felt was incompatible with the existing development pattern of their community.

9. (a) What will be the benefits to the surrounding properties?

N/A.

ZONING PETITION STAFF CHECKLIST

(b) What will be the detriments to the surrounding properties?

N/A

10. Is a traffic study required for this petition?

No.

If so, what are the recommendations of the study?

N/A

11. What does the purpose statement of the proposed zoning district say?

In order to promote the economic and general welfare of the City of Florence and of the public generally, the City of Florence seeks to promote and control preservation, redevelopment, restoration, and revitalization in its traditional downtown core and throughout the city limits and seeks to ensure the harmonious, orderly, and efficient growth and redevelopment of the City.

History demonstrates that the promotion of these goals requires that the City take action to preserve the qualities relating to the history of the Downtown area and to create a harmonious outward appearance of structures by emphasizing the preservation and restoration of the historic areas and buildings in both the downtown area and the City in general. The continued construction of buildings in historic styles and with general harmony as to the style, form, color, proportion, texture, and material between the buildings within the surrounding area thereby fostering civic pride and the orderly efficient growth and redevelopment within the City.

The creation of Overlay Districts for the City of Florence is done in order to establish a mechanism for the accomplishment of these objectives.

12. Will this proposal meet the intent of the above purpose statement?

Yes.

HISTORY/STATUS OF THIS REQUEST

December 10, 2007	City Council establish 45 day moratorium on building permits in the Wilson Road Area.
April 14, 2008	City Council approved Bill 2008-16 (establish Wilson Rd Overlay District) on 1st reading
May 12, 2008	City Council deferred on 2 nd reading pending PH at PC meeting

ZONING PETITION STAFF CHECKLIST

May 27, 2008	City/County PC deferred action for 90 days – sent to City PC
June 16, 2008 - January 12, 2009	City Council deferred each successive month on 2 nd reading pending PC recommendation.
July 8, 2008	Inaugural meeting of the City Planning Commission.
August 12, 2008	Staff delivered an update to the new commission.
September 9, 2008	PH held, action deferred until special meeting on 9/23/08
September 23, 2008	Meeting re-scheduled for 9/29/08
September 29, 2008	Discussion of proposed design guidelines was held. A consensus of the members present was to continue discussion at a date to be determined. Subsequent to the meeting an Ad Hoc committee , comprised of Tommy Phillips, Mildred Welch, Dorothy Hines and members of the Wilson Road Community as well as Debbie Eaddy, was appointed by Chairman Willis to meet with the intention of discussing the proposed design guidelines and making a recommendation to the full Planning Commission
October 14, 2008	An update was given by staff stating that the Ad Hoc committee was to meet with Wilson Road Community members on October 16, 2008.
November 11, 2008 December 9, 2008	Meeting Cancelled Ad Hoc Committee met with members of the Wilson Road community in October and November. Ad Hoc committee informed community residents that they could not give them land use restrictions only. Meeting was to be scheduled with the Wilson Road community on January 6, 2009
January 6, 2009	Ad Hoc committee was unable to meet with Wilson Road community as no one from the community was in attendance.
February 2, 2009	Ad Hoc committee met with Wilson Road Committee and no consensus was reached concerning the proposed guidelines.

STAFF RECOMMENDATION

In light of legal advice staff recommends denial of the overlay district as written. Staff further recommends that the proposed design guidelines, dealing with design elements only, drafted in accordance with Planning Commission direction, be discussed and a recommendation be forwarded to City Council amending the ordinance as written to include guidelines that pertain to design elements of structures in the proposed overlay district and exclude ones that limit use to single family detached units and accessory structures.

EXHIBIT 1

Design Guidelines

2: Wilson Road Residential District Design Guidelines & Requirements



Please Note: This section sets out land uses and certain guidelines for the redevelopment, construction, renovation or restoration of buildings located within the Timrod Park Residential District. A Certificate of Appropriateness is required for any change in use, construction or redevelopment within this District.

The map above shows the Wilson Road Residential District (in Blue and City Limits in Grey).

Comments

The intent of this District is to maintain the general quality and appearance of the neighborhood and to encourage development while preserving and promoting the cultural, economic and general welfare of the public. The District does so by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing structures and other properties which make up the Wilson Road Residential District. Similar to other Districts, the goal is to implement and enable redevelopment by providing compatible residential development in the greater Wilson Road Area.

Of basic importance to this effort is the maintenance, restoration, and careful development of the residential area known as the Wilson Road Neighborhood. The boundaries of the Wilson Road Residential District are shown on the preceding page.

Within the Wilson Road Residential District the permitted uses are generally determined by the "underlying" or primary zoning district. All zoning and/or change in zoning requests shall be heard and acted upon by the City-County Planning Commission in compliance with the Consolidated Zoning Ordinance.

General Guidelines

For the Wilson Road Residential District, Zoning Compliances are issued by the Zoning Administrator of the County-Municipal Consolidated Zoning Ordinance.

Zoning Compliance, Criteria for Issuance

In considering the issue of compliance for the District, the Zoning Administrator shall use the following criteria:

1. All the regulations set forth in the Consolidated Zoning Ordinance; and
2. No duplexes, multi-family housing or town homes as defined in the Consolidated Zoning Ordinance shall be allowed in the district.

Certificate of Appropriateness, Application Requirements

The procedures for the administration and approval of a Zoning Compliance are contained within the following sections of the Consolidated Zoning Ordinance,:

A. County Municipal Consolidated Zoning Ordinance

1. Section 2.9 – Florence Downtown Overlay District

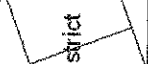

B. Design Guidelines for Overlay Districts Florence, South Carolina

1. Chapter 2 --Overlay District Guidelines
Requirements:



Wilson Road Overlay District

Legend

-  Wilson-Overlay District
-  City Limits

February 21, 2008

ORDINANCE NO. 2008-_____

AN ORDINANCE TO AMEND SECTION 2.9 OF THE CONSOLIDATED ZONING ORDINANCE BY ADDING TO THE EXISTING ORDINANCE IN ORDER TO CREATE THE WILSON ROAD RESIDENTIAL OVERLAY DISTRICT ASSOCIATED WITH DESIGN GUIDELINES AND TO PROVIDE FOR THEIR ENFORCEMENT AND ADMINISTRATION.

WHEREAS, a public hearing was held in room number 803 of the City County Complex on May 27, 2008 before the Florence County - Municipal Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence wishes to protect and preserve an area that contains predominantly single family homes;

WHEREAS, the Florence County - Municipal Planning Commission, and the Florence City Council concur in the aforesaid application and findings;

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

I.

That the provisions of the Consolidated Zoning Ordinance applicable to the City of Florence be, and the same are hereby, amended to amend Section 2.9, *et seq.*, which will read in whole as follows:

Sec. 2.9. Florence Overlay Districts.

Sec. 2.9-1. A Purpose and Intent.

In order to promote the economic and general welfare of the City of Florence and of the public generally, the City of Florence seeks to promote and control preservation, redevelopment, restoration, and revitalization in its traditional downtown core and throughout the city limits and seeks to ensure the harmonious, orderly, and efficient growth and redevelopment of the City.

History demonstrates that the promotion of these goals requires that the City take action to preserve the qualities relating to the history of the Downtown area and to create a harmonious outward appearance of structures by emphasizing the preservation and restoration of the historic areas and buildings in both the

downtown area and the City in general. The continued construction of buildings in historic styles and with general harmony as to the style, form, color, proportion, texture, and material between the buildings within the surrounding area thereby fostering civic pride and the orderly efficient growth and redevelopment within the City.

The creation of Overlay Districts for the City of Florence is done in order to establish a mechanism for the accomplishment of these objectives.

Sec. 2.9-2. Establishing Florence Downtown Overlay Districts.

(A) There are hereby established ~~five~~ six (~~05~~) overlay districts in the ~~Downtown~~ City of Florence area, those districts being designated as follows:

D-1. Downtown Redevelopment District: The intent of this district is to promote the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of existing architecturally valuable structures, properties, and neighborhoods which make up the district. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

D-2. Downtown Central District: The intent of this district is to promote good urban design and to establish and maintain a unified, improved identity for Downtown Florence. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference. .

D-3. Downtown Arts and Cultural District: The intent of this district is to promote good urban design and to build on the attractive and significant architecture that exists through new infill development. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

D-4 Timrod Park Residential District: The intent of this district is to promote good urban residential design and to maintain and build upon the attractive

and significant historic architecture that exists throughout the District. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

H-1. Florence Historic District: The intent of this district is to respect and build on the historic character of Downtown Florence and to establish the initial parameters for the possible pursuit of National Register Historic District designation. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

WRRD. Wilson Road Residential District: The intent of this district is to promote good urban residential design and to maintain and build upon the architecture that exists throughout the District. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

- (B) The boundaries for the overlay districts hereby established shall be shown on an amendment to the Consolidated Zoning Map, and the boundaries hereby established are set forth below:

D-1. Downtown Redevelopment District: The boundaries of the Downtown Redevelopment District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 1.

D-2. Downtown Central District: The boundaries of the Downtown Central District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 2.

D-3. Downtown Arts and Cultural District: The boundaries of the Downtown Arts and Cultural District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 3.

D-4. Timrod Park Residential District: The boundaries of the Timrod Park Residential District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 4.

H-1. Florence Historic District: The boundaries of the Florence Historic District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 5.

WRRD. Wilson Road Residential District: The boundaries of the Wilson Road Residential District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 6.

- (C) The overlay districts referred to above shall be incorporated into the Consolidated Zoning Map and shall be maintained in both the Florence County - Municipal Planning Department and in the office of the Florence ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.
- (D) Variances for residential uses on any lot or parcel, including mixed use developments, may be permitted within the Downtown Redevelopment District as a Special Exception by the City-County Board of Zoning Appeals. To ensure conformity to the Consolidated Zoning Ordinance and compatibility with the intent of the overlay district for which that use is proposed, a Certificate of Appropriateness is required from the Design Review Board and a variance must be obtained from the City-County Board of Zoning Appeals. Prior to submitting a request for a variance from the City-County Board of Zoning Appeals the owner must first obtain a Certificate of Appropriateness which shall be used to determine that the proposed residential use is compatible with the purposes of the Overlay District for which it is proposed.

Sec. 2.9-3. Adoption of Design Guidelines.

In the interest of promoting the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of the existing architecturally valuable structures and to promote the redevelopment and revitalization of the traditional Downtown Area and throughout the City of Florence by insuring the harmonious,

orderly, and efficient growth and redevelopment of the City, the City of Florence hereby adopts and incorporates by reference the Design Guidelines attached hereto as Appendix 7.

Sec. 2.9-4. Actions Requiring a Certificate of Appropriateness.

Within any of the designated overlay districts established herein, an application must be submitted to the Design Review Board through the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development and a Certificate of Appropriateness issued before any of the following activities can be undertaken:

- (A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.
- (B) All requests related to land use.
- (C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height
- (D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.

Sec. 2.9-5. Powers of Design Review Board.

Toward this objective, The Design Review Board shall have the following powers and duties:

- (A) To adopt procedural regulations;
- (B) To conduct and/or maintain an ongoing survey to identify historically and architecturally significant properties, structures, and areas that exemplify the cultural, social, economic, political, or architectural history of the City;
- (C) To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each such designation;
- (D) To advise and assist owners of all properties or structures within the overlay districts on the physical and financial aspects of preservation,

renovation, rehabilitation, and reuse and, where appropriate, to advise such owners of the procedures of the inclusion of structures on the National Register of Historic Places;

- (E) To work in conjunction with the Downtown Redevelopment Coordinator to inform and educate the citizens of Florence concerning the Downtown historic and architectural heritage by publishing appropriate maps, newsletters, brochures, and pamphlets; by holding programs and seminars; and through media exposure;
- (F) To consider, analyze, and make a determination with respect to all applications for a Certificate of Appropriateness by applying the Design Guidelines herein adopted to the project and property in question;
- (G) To make recommendations for amendments to the Design Guidelines for any of the overlay districts with final approval of the Design Guidelines to be accomplished by the City Council by resolution. Once approved, to implement any amendments to the Design Guidelines.
- (H) To assist the public entities in the development of streetscapes within the overlay districts which are consistent with the information contained in the Design Guidelines.
- (I) To hear and act upon appeals regarding the acceptance and granting of a Certificate of Compliance by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.

Sec. 2.9-6. Certificates of Appropriateness, Criteria for Issuance.

In considering the issue of appropriateness of a particular project, the Design Review Board shall be guided by the Design Guidelines adopted herein by reference.

Sec. 2.9-7. Design Review Board; Rules of Procedure.

- (A) **Officers:** The officers of The City of Florence Design Review Board shall be a chairman and a vice-chairman elected for one (1) year at the first meeting of the Design Review Board in each calendar year. The officers of the Design Review Board may serve four (4) consecutive terms. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development for the City of Florence shall serve as the staff representative to the Design Review Board. The City Manager will assign a member of the staff of the City to serve as secretary to the Design Review Board. The

designated officers of the Design Review Board shall have the following authority, duties, and responsibilities:

- (1) **Chairman:** The Chairman shall be a voting member of the Design Review Board and shall:
 - (a) Call meetings of the Design Review Board;
 - (b) Preside at meetings;
 - (c) Act in conjunction with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development as a spokesperson for the Design Review Board;
 - (d) Sign documents for the Design Review Board;
 - (e) Perform other duties approved by the Design Review Board.
- (2) **Vice-Chairman:** The Vice-Chairman shall be a voting member of the Design Review Board and shall exercise the duties of the chairman in the absence, disability, or disqualification of the Chairman. In the absence of the Chairman and the Vice-Chairman, an acting Chairman shall be elected by the members present.
- (3) **Secretary to the Design Review Board:** The Secretary to the Design Review Board shall:
 - (a) Provide notice of all meetings;
 - (b) Assist the Chairman in the preparation of agendas;
 - (c) Keep minutes of meetings and hearings;
 - (d) Maintain the Design Review Board's records as public records;
 - (e) Attend to Design Review Board correspondence;
 - (f) Perform any other duties normally carried out by a Secretary.

(B) **Meetings**

- (1) **Time and place:** An annual schedule of regular monthly meetings shall be adopted, published, and posted at the City-County Complex in January of each year. Special meetings may be called by the Chairman upon twenty-four (24) hour notice, posted, and delivered to all members of the Design Review Board and the local media. Meetings shall be held in a place to be stated in the notice, and shall be open to the public.
- (2) **Agenda:** A written agenda shall be furnished by the Secretary to each member of the Design Review Board and to the news media, and it shall be posted at least four (4) days prior to each regular meeting and at least twenty-four (24) hours prior to a special meeting. Items may be added to the agenda at a meeting by a majority vote of the members present.
- (3) **Quorum:** A majority of the members of the Design Review Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling a meeting.
- (4) **Voting:** A member must be present to vote. Each member shall vote on every question unless disqualified by law. The question of disqualification shall be decided by the member(s) affected, and any such member so affected shall announce the reasons for disqualifications, have it placed in the minutes, and shall refrain from deliberation or voting on the question.
- (5) **Public Input:** Except for public hearings and additional public input sought by the Design Review Board, no person shall speak at a Design Review Board meeting unless invited to do so by the Design Review Board. The presiding officer at the Design Review Board meeting reserves the right to determine the amount of public input desired.
- (6) **Minutes:** The Secretary to the Design Review Board shall prepare minutes of each meeting for approval by the Design Review Board at the next regular meeting. Minutes shall be maintained as a public record.

- (7) **Attendance:** The minutes shall show the members in attendance at each meeting and the reason for absence submitted by any member. The Design Review Board shall recommend to the Mayor and City-Council the removal for cause of any member who is absent from three (3) consecutive meeting without adequate reason.

Sec. 2.9-8. Design Review Board, Application Requirements for a Certificate of Appropriateness.

- (A) **Applications for a Certificate of Appropriateness shall be submitted through the office of the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.**

Prior to the placement of an item on the agenda for the Design Review Board, an application for a Certificate of Appropriateness must be "complete" as determined by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development and must be submitted with the details as set forth in the Design Guidelines which are attached hereto and incorporated herein by reference. In the event that the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development has made a determination that the application for a Certificate of Appropriateness is not "complete" but the owner believes that the project application is "complete", the owner may make a written request to place the application on the agenda. To have the application placed on the agenda, the owner must provide the Chairman of the Design Review Committee with a letter outlining and documenting the reasons and facts which the owner contends make the application "complete". The applicant has five (5) working days from the notification of denial from the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development to provide the letter requesting placement on the agenda.

Unless specified elsewhere, at the time of consideration of a proposed project, the Design Review Board shall approve, approve with modifications, or disapprove the application. Additionally, action may be deferred by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer/agent.

- (B) **Certificate of Appropriateness, Application Fee:** Upon presentation of a signed application, the owner/agent must pay the required application fee of \$100.00 in order for the application to be considered. Once received by the City of Florence, the application fee is not refundable. An application fee will not be required from any local, state, or federal governmental entity. Additionally, an application fee will not be required of any owner or

developer for a project which is approved by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development pursuant to the authority under subparagraph (F) below.

- (C) **Option for Preliminary Plan Approval:** The applicant may submit for consideration by the Design Review Board a "Preliminary Plan" of the proposed project. Such a submittal shall be submitted and considered in accordance with the provisions of the Design Guidelines adopted herein.
- (D) **Certificate of Appropriateness, Public Hearing Requirement:** A public hearing shall be required when an application for a Certificate of Appropriateness is to be considered by the Design Review Board. The time and location of the public hearing shall be published in a newspaper of general circulation in The City of Florence at least fifteen (15) days prior to the public hearing. The property in question shall be posted for the same period as the newspaper notice. The manner of posting shall follow the same signage/notification requirements as specified in The Florence County-Municipal Consolidated Ordinance.
- (E) **Certificate of Appropriateness, Demolition:** When it is determined by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development that demolition is a part of a project covered by an application for a Certificate of Appropriateness, the Design Review Board may, if in their judgment the public is best served, postpone action for not more than two (2) scheduled monthly meetings. The initial hearing before the Design Review Board shall be counted as the first of the two monthly meetings. At the end of the above referenced deferral period the Design Review Board shall approve, disapprove, or approve with modifications. Additionally, action may be deferred further by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer or agent.
- (F) **Certificate of Appropriateness, Approval by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.** The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development is hereby granted the authority to approve and issue a Certificate of Appropriateness administratively, without going before the Design Review Board, provided that the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development specifically determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the applicable district in the following situations:

- (1) Any project or signage for which the total cost does not exceed \$5,000 in which a specific determination is made by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development that the project in question is not a part of a larger project:
- (2) Interior modifications/maintenance or exterior maintenance, which does not change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, awnings, shutters or window replacement. This power does not extend to those properties and structures within the H-1 Historic District or those listed on the State or National Register of Historic Places.
- (3) For emergency and/or permanent repairs relating to the incident to any structure resulting from a Force Majeur, fire or accident beyond the control of the property owner or tenant as long as the repair in question does not exceed 25% of the value of the structure as determined by the tax assessor and the materials used in the repairs are consistent with the Design Guidelines for the District in which it is located.
- (4) In the Wilson Road Residential District all applications for a Certificate of Appropriateness may be issued by the Director of Urban Planning and Development.

In all cases, the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development may, in his discretion, refer the application to the Design Review Board for review and consideration with particular attention being paid to properties and structures within the H-1 Historic district.

- (G) **Certificate of Appropriateness, Resubmission of a Denied Application:** A property owner or agent may resubmit the same application for a Certificate of Appropriateness affecting the same parcel or project after twelve (12) months have passed. If, in the opinion of the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development, there are substantial changes and improvements in the application for a project, the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall allow an owner to resubmit an application for Certificate of Appropriateness affecting the same parcel or lot after a waiting period of ten (10) days from the date of the initial denial. The applicant is required to meet the forty-five (45) day submittal schedule as outlined in the Design Guidelines.

and requirements contained in the Certificate of Appropriateness. In the event a Certificate of Compliance is denied by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development the owner may appeal the decision by writing to the Design Review Board. In the event of an appeal, the Design Review Board shall consider and act on the appeal at its next regularly scheduled meeting.

Sec. 2.9-10. Appeal from the Design Review Board.

- (A) Any person with a substantial interest in any final decision of the Design Review Board may appeal from any decision of the Design Review Board to the City Council for the City of Florence by filing a Petition in Writing with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development setting forth plainly, fully, and distinctly why the decision of the Design Review Board is contrary to law. Any such appeal must be filed within thirty (30) days after the affected party receives actual notice of the decision Design Review Board. City Council shall hold a hearing on said appeal within forty-five (45) days after receipt of the Petition. Council's decision on said appeal shall be by majority vote, and the Petitioner shall be notified of the decision in writing.
- (B) Any person with substantial interest in any decision of City Council on the appeal from the Design Review Board may appeal from said decision of City Council to the Court of Common Pleas for Florence County by filing a Petition in Writing with Clerk of Court for Florence County setting forth plainly, fully, and distinctly why the decision of City Council on appeal is contrary to law. Any such appeal to the Court of Common Pleas must be filed within thirty (30) days after the affected party receives written notice of the decision of City Council under Paragraph "A" of this section.

Sec. 2.9-11. Administrative Officer and Responsibilities.

- (A) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall be the administrative officer who shall have the responsibility for implementation and enforcement of all of the provisions relating to the overlay districts and the Design Guidelines. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development may delegate duties to subordinate officials to assist in such administration and implementation and to represent the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development as needed. Ultimate responsibility to the City Manager for such implementation, enforcement, and representation shall remain with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.

- (B) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall accept and examine all applications for a Certificate of Appropriateness and shall coordinate with the Florence County - Municipal Planning Department and the Building Official to ensure that all applications for new construction, renovation, rehabilitation, and demolition shall require a Certificate of Appropriateness if the property involved is located within the overlay districts. For landscape changes involving the removal of trees four (4) inches in caliper or greater or the removal of any hedge or shrub group exceeding thirty (30) inches in height, the owner/developer/agent shall submit an application for a Certificate of Appropriateness if the property involved is located within the overlay districts. Failure to comply with this requirement shall subject the owner/developer/agent to penalties as set forth in Section 1.7 of the Code of Ordinances, City of Florence, South Carolina.
- (C) If the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall find that any of the provisions of this ordinance are being violated within the overlay districts, he/she shall notify the person responsible for such violation in writing, indicating the nature of the violation and ordering the action necessary to correct it. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall order the discontinuance of any unlawful uses of land, and (in full cooperation with the Building Official) the discontinuance of any unlawful building or demolition activity within the overlay districts or shall take any other action authorized by this ordinance or any other ordinance adopted by the City of Florence to ensure compliance with or to prevent violations of its provisions.
- (D) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall have the authority and duty to accomplish all other tasks and responsibilities assigned to that position in the Design Guidelines which are incorporated herein.

II.

That the provisions of the Consolidated Zoning Ordinance applicable to the City of Florence be, and the same are hereby, amended to add the Design Guidelines applicable to the Wilson Road Residential Overlay District which are attached hereto as Exhibit 1, said Design Guidelines to be added to Appendix 7 to Section 2.9-3 of the Consolidated Zoning Ordinance.

III.

That this Ordinance, and the amendments contained herein, shall become effective immediately upon its approval and adoption.

ADOPTED THIS DAY OF _____, 2009.

Approved as to Form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 2, 2009
AGENDA ITEM: Ordinance No. 2009-____
DEPARTMENT/DIVISION: City Council - Councilman Brand

I. ISSUE UNDER CONSIDERATION

(a) Ordinance No. 2008-47 was adopted on October 20, 2008 to provide for a public referendum to be held in order to determine whether or not the City of Florence will amend Chapter 2 of its City Code to change its method of electing the mayor and city council members from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws.

(b) The ordinance now under consideration is designed to set the date for referendum election.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

(a) After passage of Ordinance No. 2008-47 referred to above, as called for in the ordinance, we submitted the matter to the Department of Justice for pre-clearance. On January 5, 2009, we received a letter from the Department of Justice in which we were informed that no determination regarding the submission for pre-clearance would be made until the referendum election is scheduled.

(b) The attached ordinance is designed to set the date for the election for September 15, 2009 in order to leave time for pre-clearance and the required public notice.

III. POINTS TO CONSIDER

(a) The attached ordinance chooses the date of September 15, 2009 in order to allow the following to occur:

(1) The ordinance requires two readings;

(2) The Justice Department must pre-clear the election date and process, and it has sixty (60) days to complete that process after we submit it.

(3) Section 5-15-50 and 7-13-35 require that Public notice of the referendum election be published at least sixty (60) days prior to the election date, and this notice cannot be given prior to receiving the pre-clearance mentioned above.

(b) It is clear that any such change in Florence requires that we both follow the statutory requirements found in Title 5 of the South Carolina Code and that we comply with the requirements of the U.S. Justice Department.

(c) To safely allow for the activities and times set out above, and to allow all interested citizens time to prepare for the referendum, a September 15, 2009 date is about the earliest safe date for the election.

IV. STAFF RECOMMENDATION

Staff stands ready to carry out the wishes of Council.

V. ATTACHMENTS

Copy of the proposed Ordinance 2009-____.

ORDINANCE NO. 2009-_____

AN ORDINANCE TO ESTABLISH THE DATE FOR THE HOLDING OF THE REFERENDUM CALLED FOR BY ORDINANCE 2008-47 TO DETERMINE WHETHER OR NOT THE CITY OF FLORENCE SHALL AMEND CHAPTER 2 OF ITS CITY CODE TO CHANGE ITS METHOD OF ELECTING THE MAYOR AND CITY COUNCIL MEMBERS FROM PARTISAN ELECTIONS TO NONPARTISAN AND RUN-OFF ELECTION AS AUTHORIZED BY SECTION 5-15-62 OF THE SOUTH CAROLINA CODE OF LAWS.

WHEREAS, City Council duly enacted Ordinance 2008-47 on October 20, 2008 and thereby called for a referendum to determine whether or not the City of Florence shall amend Chapter 2 of its City Code to change its method of electing the mayor and city council members from partisan elections to nonpartisan and run-off election as authorized by section 5-15-62 of the south carolina code of laws, and

WHEREAS, §5-15-70 of the Code of Laws of South Carolina, 1976, as amended, requires that certain times be established by Ordinance for the conduction of Municipal Elections.

NOW, THEREFORE, BE IT ORDAINED By the City Council of the City of Florence at a meeting duly assembled and by the authority thereof:

That the following is hereby established for the Referendum Election called for by Ordinance 2008-47:

1. Referendum Election

The Referendum Election shall be held on September 15, 2009 during voting hours beginning at 7:00 a.m. and concluding at 7:00 p.m., at which time a single question shall be posed to the citizens of the City of Florence as follows:

“Shall the Municipality of Florence amend Chapter 2 of its City Code to change its method of electing its Mayor and Members of Council from partisan elections to the nonpartisan election and run-off election method as authorized by Section 5-15-62 of the South Carolina Code of Laws?”

2. Election Commission

The Referendum Election shall be conducted in accordance with §5-15-100, S . C. Code of Laws, by the Municipal Election Commission, appointed pursuant to §5-5-90, S. C. Code of

Laws. Pursuant to §5-15-145 of the S. C. Code of Laws, the City hereby authorizes the Florence County Election Commission to physically conduct the General Election to include preparation of the ballots, obtaining Voter Registration Lists, appointing and coordinating Poll Managers, handling absentee ballots, preparing voting materials for each precinct, readying voting places, supervising voting places, counting votes, and reporting the results to the Municipal Election Commission. The Municipal Election Commission shall certify the results and address any contests of the results.

3. Notice

Public Notice of the Refendum Election shall be given at least 60 days prior to the election pursuant to §5-15-50 and §7-13-35 of the South Carolina Code of Laws, and the notice shall include the last date one can register to be eligible to vote in the referendum, the date, time and location any hearing on challenged ballots will be held, the time absentee ballots will be counted, and the location of the polling places.

4. Determining Results of the Election

To effect the change to the nonpartisan and run-off election method as authorized by §5-15-62 of the South Carolina Code of Laws, a majority of the votes cast by qualified electors must be “Yes” votes in favor of the change.

5. Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS ____ DAY OF _____, 2009.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 4, 2009

AGENDA ITEM: Ordinance to Approve Lease of a portion of the Old McLeod Hospital Property on Cheves Street to M. B. Kahn Construction Company, Inc.

DEPARTMENT/DIVISION: City Council / City Attorney

I. ISSUE UNDER CONSIDERATION

This ordinance would authorize the lease of a portion of the old McLeod Hospital Property on Cheves Street between the City of Florence and M. B. Kahn Construction Company, Inc. The purpose of the lease is to allow M. B. Kahn Construction Company, Inc. to use the old McLeod Hospital property on Cheves Street for a secured construction staging area during the construction of the Performing Arts Center.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The attached ordinance authorizes the execution of the Lease to provide a secured staging area for the construction of the Performing Arts Center.

III. POINTS TO CONSIDER

- A. City has been approached by M. B. Kahn Construction Company, Inc., General Contractor, for the Performing Arts Center to use a portion of the old McLeod Hospital property on Cheves Street as a secured construction staging area during the construction of the Performing Arts Center.
- B. Lease contains the provision that the lease can be terminated by the city upon ninety (90) days notice in the event that there is a buyer for the property.
- C. Lease requires M. B. Kohn Construction to provide proof of insurance, to indemnify and hold the City harmless, and to return the property to the City in its original condition.

IV. STAFF RECOMMENDATION

Staff recommends approval of the Ordinance.

V. ATTACHMENTS

- (a) Copy of the proposed Ordinance.
- (b) Copy of the proposed lease.

JAMES W. PETERSON, JR.
City Attorney

ORDINANCE NO. 2009- _____

AN ORDINANCE AUTHORIZING THE LEASE OF PARCELS LOCATED IN THE BLOCK BOUNDED BY CHEVES STREET, DARGAN STREET, WEST EVANS STREET, AND IRBY STREET, AND BEING THE PARCELS DESIGNATED AS A PORTION OF TAX MAP 90-168-02-005 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

WHEREAS, after due consideration, the City has concluded that the land more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, is owned by the City, and the City of Florence and M. B. Kahn Construction Company, Inc. have entered into an agreement to lease property which will result in M. B. Kahn Construction Company, Inc. acquiring the use of property for a staging area during the construction of the Performing Arts Center, and

WHEREAS, the leasing of the properties described herein to M. B. Kohn Construction is in furtherance of the City's efforts to assist in the building of the Performing Arts Center in the downtown area of the City;

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the Lease attached hereto as Exhibit "B" and other documentation in order to lease the property described on Exhibit "A" to M. B. Kahn Construction Company, Inc. in order to provide a secured staging area for the construction of the Performing Arts Center.
2. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence, South Carolina.

ADOPTED THIS _____ DAY OF _____, 2009.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE M. ROWAN
Municipal Clerk

5. ASSIGNMENT

Lessee shall not assign this Lease without Lessor's prior written consent to such assignment.

6. INSURANCE

It shall be Lessee's responsibility to keep the premises insured against loss or damage and to provide Lessor with proof of said insurance and proof of Lessor being added as an additional insured on said policy. In addition, Lessee agrees to hold harmless, indemnify, and defend Lessor, its agents and employees, from any claims for property damage or personal injury on the premises (including death resulting therefrom). Lessee shall also maintain general liability coverage in the amount of at least \$1,000,000.00 covering the activities on the premises of Lessee, its subcontractors, agents, employees and invitees, and Lessor shall be named as an additional insured on said policy..

7. MAINTENANCE OF PREMISES

Lessee agrees that it will be solely responsible for the maintenance and upkeep of the property for so long as Lessee utilizes the premises under this lease.

8. TERMINATION AND SURRENDER

If at any time during the term of the Lease Lessor decides that the premises are needed by the City for other public uses which will prohibit its use as a secured construction staging area, Lessor may, at Lessor's option, terminate the Lease by providing Lessor 90 days written notice of its intention to do so. Otherwise, the Lease will be

terminated at the conclusion of the term or terms as set forth herein. Upon termination of the Lease, Lessee shall surrender the premises to Lessor in its original condition.

9. BINDING EFFECT

It is agreed that the covenants, stipulations, and conditions herein contained shall inure to the benefit of and shall be binding upon the successors and assigns of the Lessee and the successor and assigns of the Lessor.

IN WITNESS WHEREOF, the parties hereto have signed by their proper corporate officers and have caused their proper corporate seal to be affixed hereto this _____ day of February, 2009.

WITNESSES:

LESSEE:

M. B. KAHN CONSTRUCTION COMPANY, INC.

By _____

As to Lessee

LESSOR:

City of Florence

By _____

DAVID N. WILLIAMS
City Manager

As to Lessor

FLORENCE CITY COUNCIL MEETING

DATE: March 9, 2009
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the 2008-2009 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

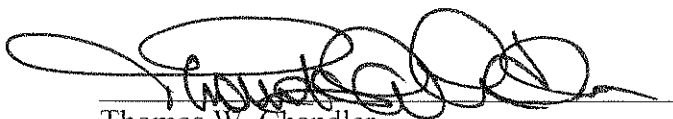
The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Based on a midyear review of projections in the General Fund, the Water and Sewer Enterprise Fund, and the Stormwater Enterprise Fund, budget revisions are proposed in the revenues and expenditures for each of these funds to ensure that the City maintains a realistic and balanced budget wherein revenues and expenditures are appropriately aligned. Additionally, funds are being budgeted in the Hospitality Fee Fund as revenues and expenditures which, during the course of the current fiscal year, have been or are anticipated to be received and expended but were not included as part of the original budget ordinance.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed ordinance.

VI. ATTACHMENTS

Copy of the proposed ordinance.



Thomas W. Chandler
Finance Director



David N. Williams
City Manager

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE,
SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2008, AND
ENDING JUNE 30, 2009.**

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2008, and ending June 30, 2009, is hereby amended as follows:

Section 1. That the category of revenues of the General Fund in said budget is hereby amended by revising appropriations for Business & Professional License, Franchise Fees, Local Government Fund, and Traffic Fines for a net reduction in total General Fund revenues of \$200,000.

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by revising departmental and non-departmental expenditures for a net reduction in total General Fund expenditures of \$200,000.

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by revising appropriations in all categories for a net reduction in total Water and Sewer Enterprise Fund revenues of \$1,207,000.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended by revising departmental and non-departmental expenses for a net reduction in total Water and Sewer Enterprise Fund expenses of \$1,207,000.

Section 5. That the category of revenues of the Stormwater Enterprise Fund in said budget is hereby amended by revising appropriations for all categories of revenues for a net reduction in total Stormwater Enterprise Fund revenues of \$21,000.

Section 6. That the category of expenses of the Stormwater Enterprise Fund in said budget is hereby amended by revising departmental and non-departmental expenses for a net reduction in total Stormwater Enterprise Fund expenses of \$21,000.

Section 7. That the category of revenues of the Hospitality Fee Fund in said budget is hereby amended as follows:

26-377-1000 Unappropriated Surplus is increased in the total amount of \$4,300 to provide funding for Veterans Park expenditures not included in the original FY 2008-09 budget.

Section 8. That the category of expenditures of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

FY 2008-2009 Budget Amendment Ordinance (continued)

26-465-0135 Veterans Park/Radio Drive Enhancements (Hospitality Fund General Expenditures) is funded in the amount of \$4,300 to provide for costs related to the Veterans Park not included in the original FY 2008-09 budget.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

MID-YEAR REVIEW SUMMARY FISCAL YEAR 2008-2009				
General Fund				
REVENUES				
	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
TOTAL REVENUES		\$28,941,400	(\$200,000)	\$28,741,400
EXPENDITURES				
DEPARTMENT	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
City Council	410	\$233,520	\$11,700	\$245,220
Legal Services	411	\$169,760	\$3,620	\$173,380
Justice & Law	412	\$435,270	\$2,380	\$437,650
City Manager	413	\$464,380	\$7,400	\$471,780
Finance	415	\$730,990	(\$4,820)	\$726,170
Personnel Office	416	\$467,260	\$14,460	\$481,720
Community Services	419	\$481,970	\$440	\$482,410
Police	421	\$8,760,600	(\$178,620)	\$8,581,980
Fire	422	\$4,423,690	(\$94,420)	\$4,329,270
Streets And Beautification	431	\$1,474,860	(\$67,880)	\$1,406,980
Sanitation	432	\$3,661,460	(\$115,300)	\$3,546,160
Equipment Maintenance	433	\$393,490	\$740	\$394,230
Parks & Leisure Services	451	\$1,530,030	(\$90,430)	\$1,439,600
Athletic Programs	453	\$1,096,970	(\$42,950)	\$1,054,020
Urban Planning & Development	463	\$973,350	(\$51,500)	\$921,850
Employee Fringe & Benefits	490	\$512,500	\$21,000	\$533,500
General Insurance/Claims	491	\$475,000	\$1,000	\$476,000
Community Programs & Projects	492	\$115,000	\$0	\$115,000
Non-Departmental Expenditures	493	\$2,541,300	\$383,180	\$2,924,480
TOTAL EXPENDITURES		\$28,941,400	(\$200,000)	\$28,741,400
EXCESS REVENUES/(EXPENDITURES)		\$0	\$0	\$0

MID-YEAR REVIEW SUMMARY FISCAL YEAR 2008-2009				
Water & Sewer Utility Fund				
REVENUES				
	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
TOTAL REVENUES		\$27,333,100	(\$1,207,000)	\$26,126,100
EXPENSES				
DEPARTMENT	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
Engineering	441	\$955,000	\$5,330	\$960,330
Utility Finance	442	\$885,830	(\$12,960)	\$872,870
Waste Water Treatment	443	\$3,354,520	(\$247,550)	\$3,106,970
Surface Water Production	444	\$1,531,610	(\$57,660)	\$1,473,950
Ground Water Production	445	\$1,622,890	\$10,670	\$1,633,560
Utility Operations	446	\$3,192,580	(\$70,320)	\$3,122,260
Utility Construction	448	\$235,970	(\$1,610)	\$234,360
Debt Service Fund	470	\$6,385,500	(\$8,300)	\$6,377,200
Employee Fringe & Benefits	490	\$185,500	\$0	\$185,500
General Insurance/Claims	491	\$238,500	(\$15,500)	\$223,000
Non-Dept. Expenses	493	\$8,745,200	(\$809,100)	\$7,936,100
TOTAL EXPENSES		\$27,333,100	(\$1,207,000)	\$26,126,100
EXCESS REVENUES/(EXPENSES)		\$0	\$0	\$0

MID-YEAR REVIEW SUMMARY FISCAL YEAR 2008-2009				
Stormwater Utility Fund				
REVENUES				
	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
TOTAL REVENUES				
		\$1,293,000	(\$21,000)	\$1,272,000
EXPENSES				
DEPARTMENT	DEPT NO.	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
	470	\$368,500	(\$2,200)	\$366,300
Employee Fringe & Benefits	490	\$15,210	(\$1,000)	\$14,210
Property & Liability Insurance	491	\$6,100	(\$300)	\$5,800
Non-Dept. Expenses	493	\$37,500	(\$13,240)	\$24,260
Stormwater Operations	610	\$865,690	(\$4,260)	\$861,430
TOTAL EXPENSES				
		\$1,293,000	(\$21,000)	\$1,272,000
EXCESS REVENUES/(EXPENSES)				
		\$0	\$0	\$0

CITY OF FLORENCE COUNCIL MEETING

DATE: March 9, 2009

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by Williamsburg First National Bank for property at 2257 S. Irby Street. The property is shown more specifically on Florence County Tax Map 00150, block 01, parcels 095.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits with both water and sewer services currently available.

This property has been previously zoned B-3, General Commercial District by action of Florence County Council.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city. There is an existing bank located on this property.

IV. OPTIONS:

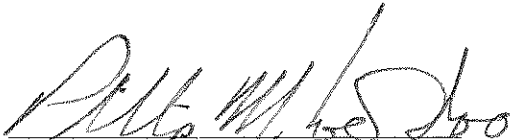
City Council may:

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

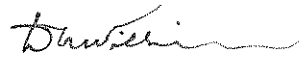
V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Map showing the location of the properties.
Annexation checklist*



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager



Annexation Request

YMCA

BRANDON

MALDEN

DEXTER

CAUDLE

ATTWOOD

ANSLEY

CAROLYN

WIMBLEDON

TOLEDO SCALE TOLEDO

GRACE

HAYDEN

MICHELLE

PAGE

KAREN

SIDNEY

IRBY

HICKORY HILL

MIDDLEBERG

BUTTERFLY LAKE

GREENSWARD

DIX

JACOBAN

HUTCHINSON

FRANK MONROE

TUDOR

BECKETT

LANCELOT

IVANHOE

CHAUCER

SAINT GEORGE

SAINT CHRISTOPHER

CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: October 31, 2008

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: Williamsburg First National Bank
2. Location and acreage of property: 2257 S. Irby Street
3. Tax Map reference: 00150-01-095
4. Contact name & phone number: Travis Olinger 803.345-5706

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>SHA</u> Water Line	Yes.	
7. <u>SHA</u> Sewer Line	Yes.	
8. <u>SHA</u> Storm Drainage	Yes.	
9. <u>SHA</u> Paved Street SCDOT _____ Other <u>Fla. Co.</u> Length of existing curb and gutter.	Yes. ft	
10. _____ Traffic Control devices, including street name signs		
10a. <u>RO</u> Fire Hydrants	yes	

* Economic Feasibility Analysis attached

11. Requested Zoning : Previously zoned B-3, by Florence County

12. Date of Petition: 10/30/2008

13. Party informed of costs and requirements of annexation: Yes

14. Residents: Total: 0 18 and over:

Registered Voters by Race:

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director

Engineering Department Manager

Public Works Director

Police Chief

Fire Chief

City Manager

Patty M. ... 10/31/08
Steve H. ... 2-23-09
Andrews ... 2-23-09
[Signature] ... 02-23-09
[Signature] ... 2.24.09
[Signature]

Please return completed form to: Liz Shaw, Urban Planning & Development Department

ORDINANCE NO. 2009 _____

**AN ORDINANCE TO ANNEX PROPERTY OWNED BY WILLIAMSBURG
FIRST NATIONAL BANK, 2257 SOUTH IRBY STREET.**

WHEREAS, an application by Williamsburg First National Bank, owner of property located at 2257 South Irby Street was presented requesting the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** :

The property requesting annexation is shown more specifically on Florence County Tax Map 00150, block 01, parcel 095.

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

WHEREAS, Florence City Council concur 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 and annexing the aforesaid properties and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VII. f.
Bill No. 2009-09
Second Reading

DATE: March 9, 2009
AGENDA ITEM: First Reading: Amendment to City of Florence Zoning Ordinance
DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

1. Annex 1201 E. Pamplico Highway and zone the property B-3. Water service is available but sewer cannot be provided by gravity service to this property. Sewer service is to be provided by the developer.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

1. In December 2008, the City of Florence Urban Planning and Development Department received a Petition for Annexation and a Zoning Application from Property Investment Group, LLC.
2. The petition and application were to annex 1201 E. Pamplico Highway and zone the property B-3, General Commercial District.
3. Upon reviewing the application, Urban Planning and Development staff recommended approval of the request to the City of Florence Planning Commission.
4. On February 10, 2009, the Planning Commission voted unanimously to recommend approval of the annexation and zoning request.

III. POINTS TO CONSIDER

1. Although, per the Land Use Plan, the subject property is located in an area planned for residential use, it is situated along a high intensity corridor that accommodates commercial and industrial uses.
2. The intensity of traffic along Pamplico Highway has influenced the pattern of development and has resulted in an increasing number of commercial uses.
3. Properties to the South, Southwest, West and Northwest are currently zoned B-3.

IV. OPTIONS

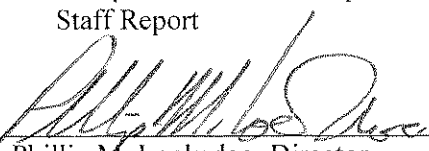
City Council may:

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

V. PERSONAL NOTES

VI. ATTACHMENTS

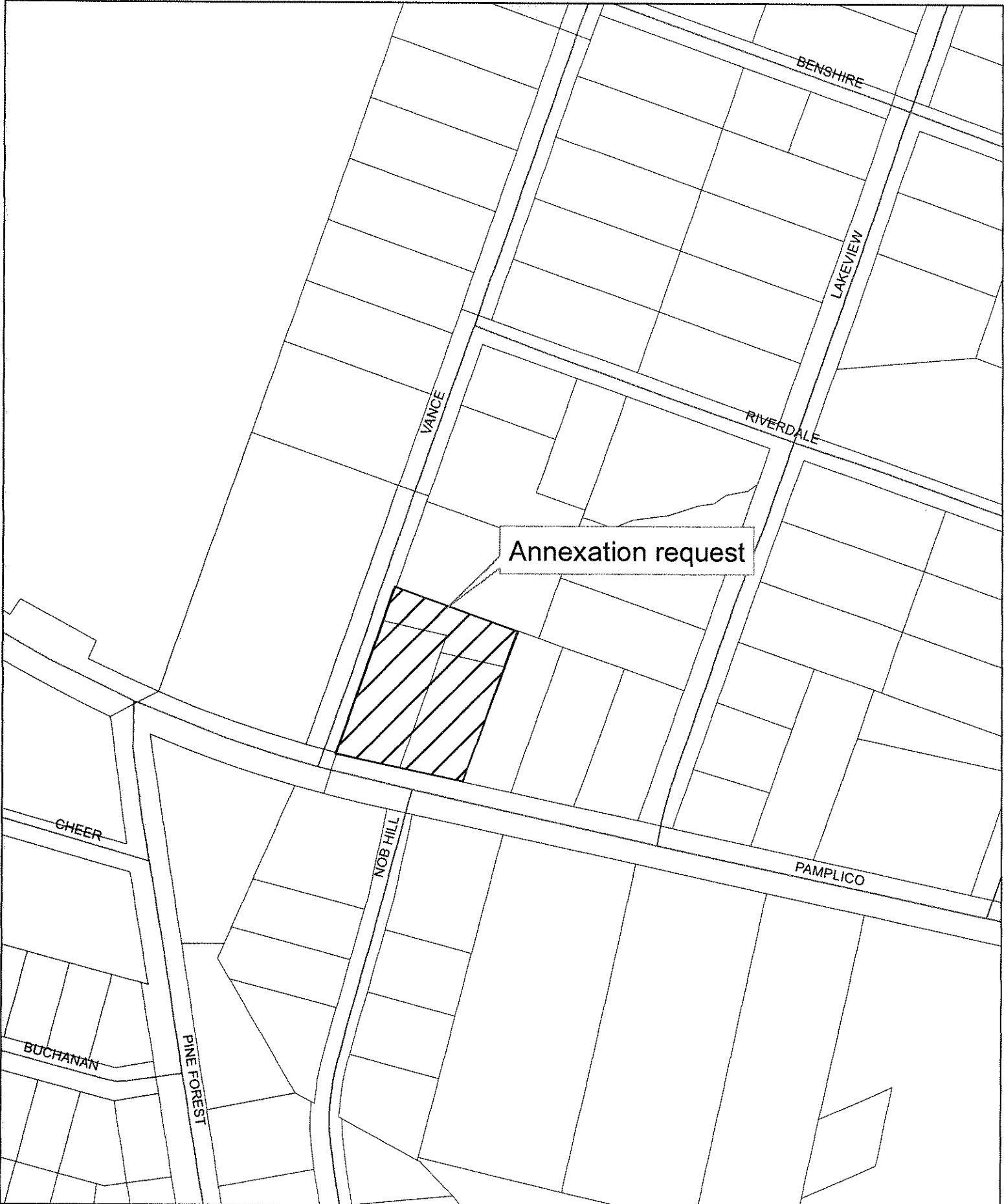
Map showing the location of the property
Zoning Map
Comprehensive Plan Map
Staff Report



Phillip M. Lookadoo, Director
Urban Planning & Development



David N. Williams
City Manager



BENSHERE

LAKEVIEW

VANCE

RIVERDALE

Annexation request

CHEER

PAMPLICO

NOB HILL

BUCHANAN

PINE FOREST

ANNEXATION & ZONING 1201 Pamplico Hwy



1,000 0 Feet

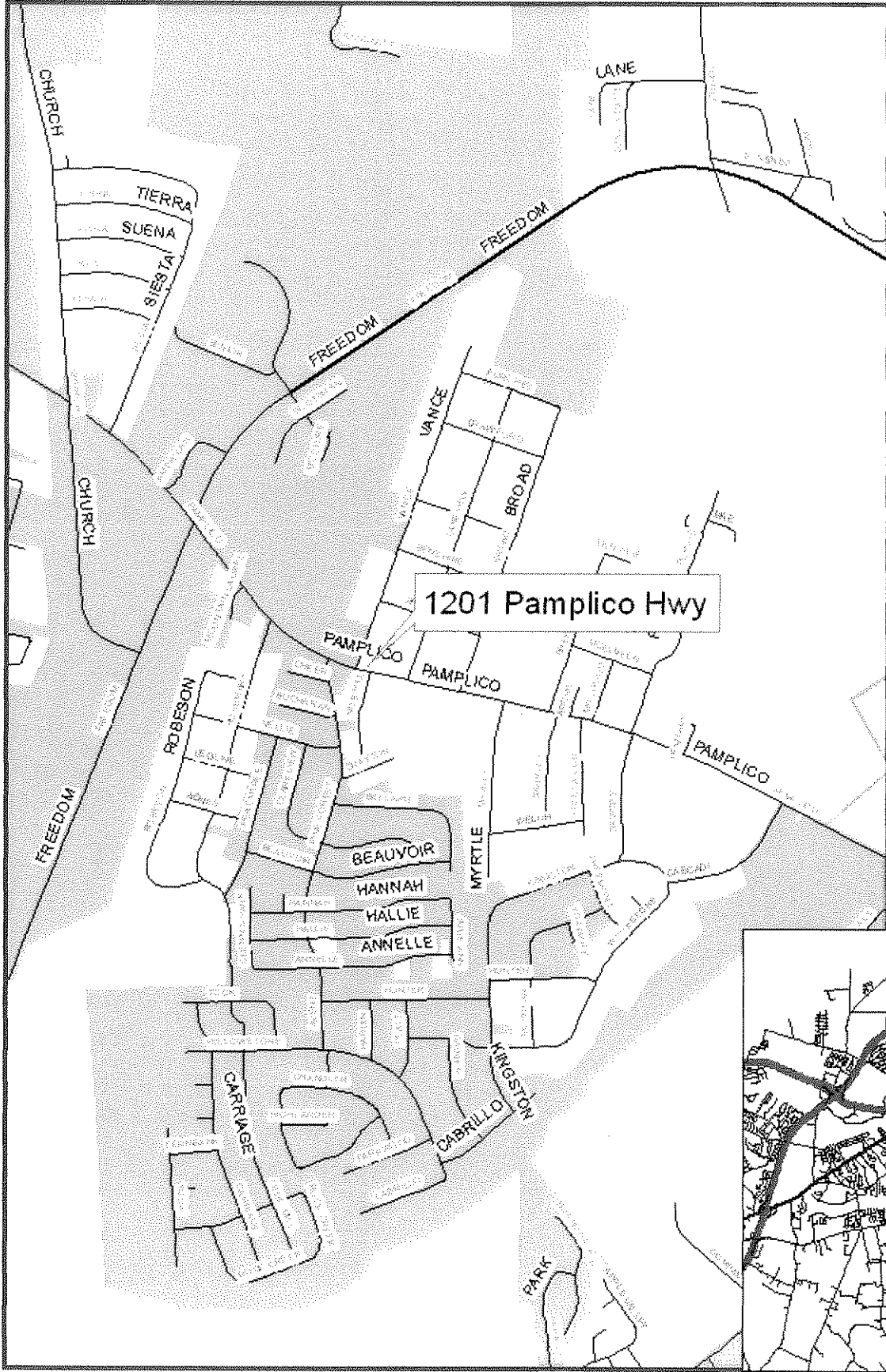


Urban Planning & Development Department

Legend

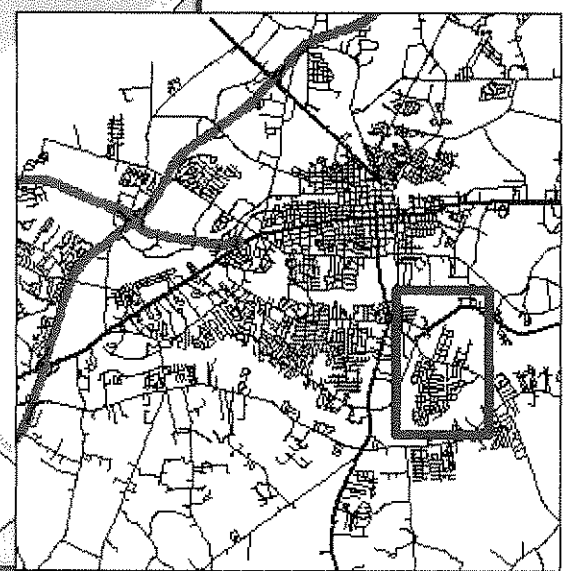
Roads

- City Maintained
- State Street
- Interstate
- US Highway
- City Boundary



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

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ZONING MAP

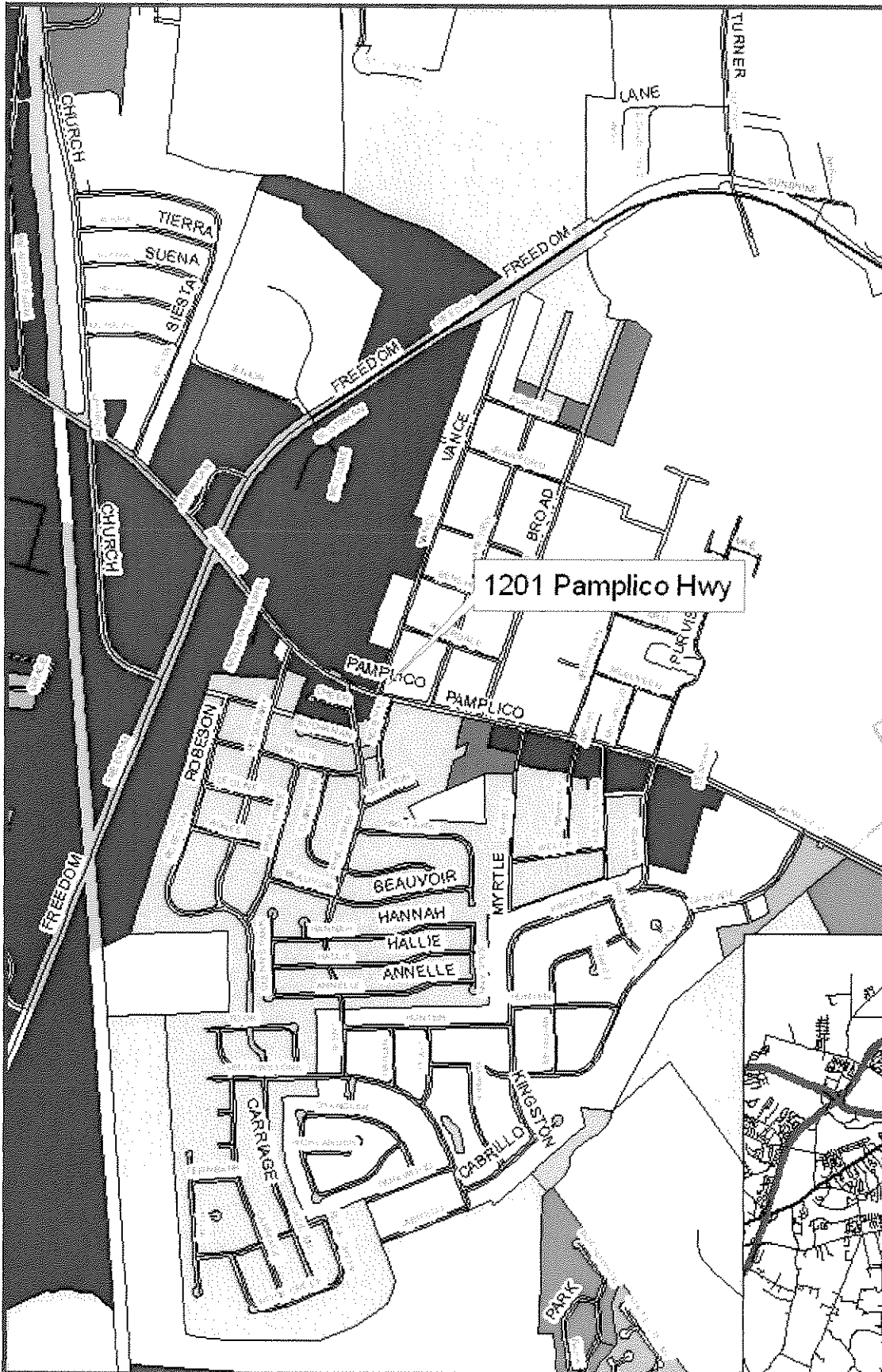
1201 Pamplico Hwy



1,000 0 Feet



Urban Planning & Development Department



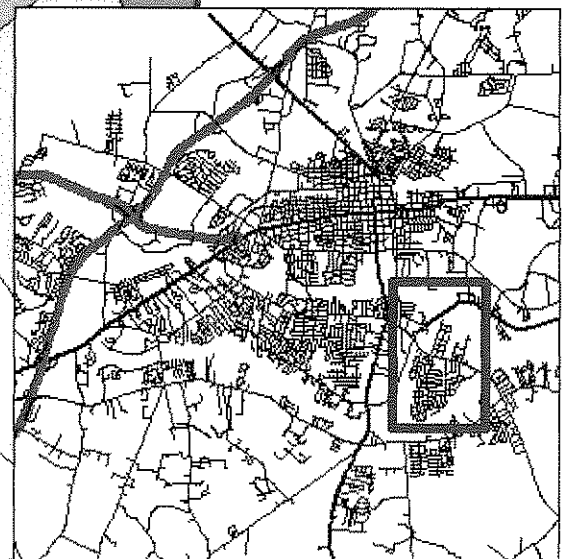
Legend

Roads

- City Maintained
- State Street
- Interstate
- US Highway
- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87, 120 sf
- Unzoned
- City Boundary

ORIGINAL PREPARATION DATE:
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COMPREHENSIVE MAP PLAN

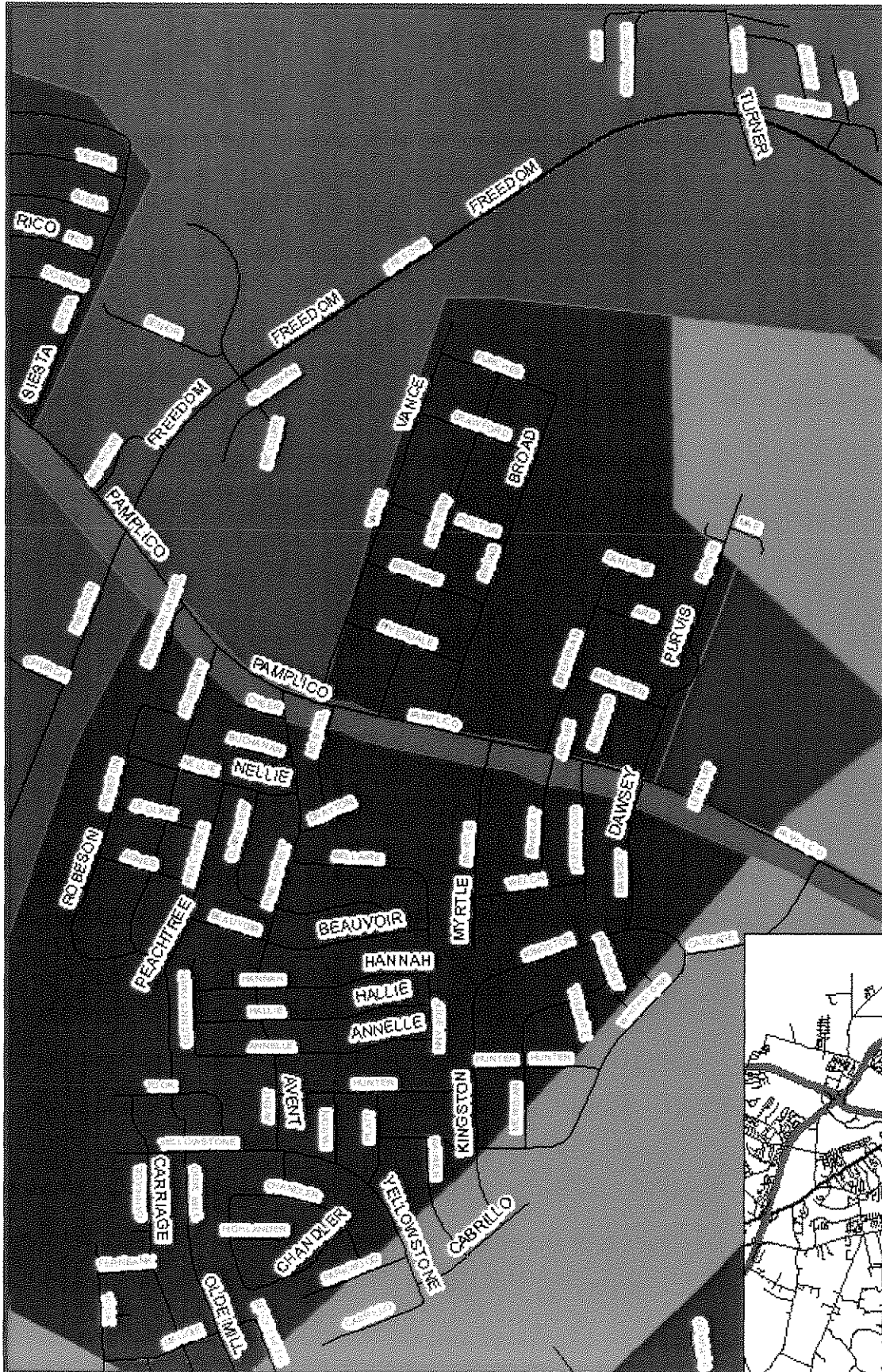
1201 Pamplico Hwy




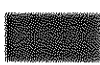






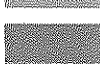
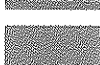

1,000 0 Feet



Urban Planning & Development Department

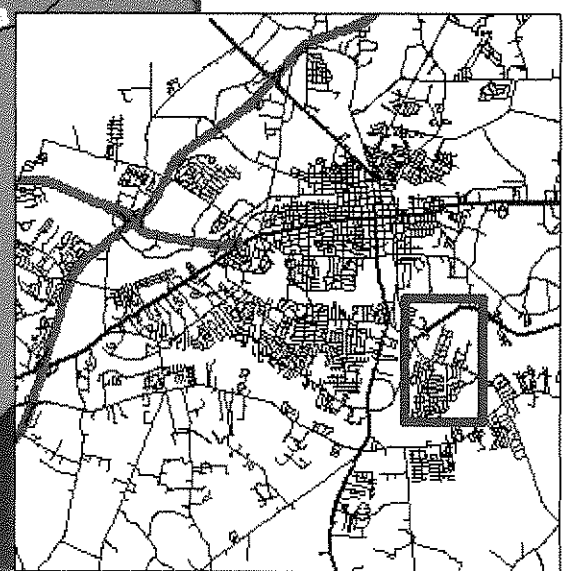


Legend

-  DVR
-  EXR
-  HEC
-  HEN
-  IB
-  LEN
-  NC
-  OPN
-  RCN
-  RRL
-  TRN

This map was prepared by:
City of Florence
Urban Planning & Development Department
January 26, 2009

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CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: 12/18/2008

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: First Southeast Fiduciary & Trust Services
2. Location and acreage of property: 1.11 acres, 1201 PAMPLICO HWY.
3. Tax Map reference: 90123-02-008,009 & 016(combined into 90123-02-008)
4. Contact name & phone number: Kenneth Nix 843 651-4583

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. S.H.A. Water Line	Yes.	
7. S.H.A. Sewer Line	No.	GRAVITY SEWER NOT AVAILABLE, LIFT STAT. & F.M. TO BE PROVIDED BY PRIVATE DEVELOPER.
8. S.H.A. Storm Drainage	Yes.	
9. S.H.A. Paved Street SCDOT <input checked="" type="checkbox"/> Other _____	Yes.	Pamplico Hwy & Vance Drive
Length of existing curb and gutter.	0 ft	
10. S.H.A. Traffic Control devices, including street name signs	Yes.	
10a. _____ Fire Hydrants		

* Economic Feasibility Analysis attached

- 11. Requested Zoning : B-3, General Commercial
- 12. Date of Petition: 12-4-2008
- 13. Party informed of costs and requirements of annexation: yes
- 14. Residents: Total: na 18 and over:
Registered Voters by Race:

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director

[Signature] 12/18/08

Engineering Department Manager

[Signature] 2-25-09

Public Works Director

[Signature] 2-25-09

Police Chief _____

Fire Chief _____

City Manager

[Signature]

Please return completed form to: Liz Shaw, Urban Planning & Development Department

ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Property Investment Group, LLC
Address of Property: 1201 E. Pamplico Highway
Tax Parcel Number(s): 90123-02-008, 009, 016
Date: February 10, 2009

GENERAL BACKGROUND DATA

Current Zoning: Unzoned Proposed Zoning: General Commercial District (B-3)
Current Use: Commercial Proposed Use: Commercial

DIMENSIONAL REQUIREMENTS

<u>Current Zoning</u>	<u>Proposed Zoning</u>
Lot Area:	Proposed Lot Area: 5,000
Lot Width	Proposed Lot Width: 50
Front Setback	Proposed Front Setback: 35
Side Yards	Proposed Side Yards: 5
Rear Yards	Proposed Rear Yards: 20
Max. Height	Proposed Max. Height: No maximum
Open Space	Proposed Open Space: 10%

MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No
Are there any known zoning violations on this site? No
If so, explain: NA

ZONING PETITION STAFF CHECKLIST

Tax records indicate the owner(s) are: Property Investment Group, LLC

This application is submitted by: ___ the owners listed above
 x an agent for the owner
 ___ other

If agent or other, what documentation has been provided from owner or is none required?

LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

Yes; the Current Land Use Plan shows the above parcel being located in an area planned for residential use. However, the area immediately to the west of the parcel in question is planned for industrial business use.

Land Use Plan elements that impact the subject property:

Per the Land Use Element of the Comprehensive Plan, the subject property is situated along a high intensity corridor, which would accommodate commercial and industrial uses.

Since the Land Use Plan shows the property being located in an Existing Residential area, the objective of such a designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Nevertheless, the intensity of traffic along Pamplico Highway has influenced the pattern of development and has resulted in increasing commercial uses.

Also, for the adjacent Industrial Business area to the west, its purpose is to facilitate industrial and business development such as office parks.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?

The property is in a developed area, which means zoning the property appropriately for current and future land use will further protect property owners and habitants.

Additionally, there is a commercial use to the east of the subject property, and Carolina's Hospital owns the lot to the west, so the requested zoning would complement the immediate surrounding uses.

ZONING PETITION STAFF CHECKLIST

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	UZ	Single Family Residential
Northeast	UZ	Warehouse/Storage facility
East	UZ	Car lot
Southeast	R-2	Single-Family Residential
South	B-3	Single-Family Residential
Southwest	B-3	Single Family Residential
West	B-3	Vacant land (for Hospital)
Northwest	B-3	Vacant land (for Hospital)

3. What are development plans in the area – roads, schools, future commercial development, etc.?
The area along Pamplico Highway is becoming increasingly commercial with residential development occurring along the minor corridors.
4. Is there a reason the current land use cannot continue to be feasible as it now exists?
Since there are no limitations on what property owners can do with unzoned property, it is best to zone the property appropriately.
5. List some potential uses under existing zoning.
Because the property is currently unzoned, any use is allowed at that location, unless private restrictive covenants are in effect.
6. What is applicant's stated reason for requesting zoning?
The zoning request is associated with annexation into the City of Florence. The Applicant is requesting city services, primarily sewer.
7. What will be the benefits to the surrounding properties?
It benefits the surrounding properties to have a property go from unzoned to zoned, thereby limiting safety hazards and enhancing property value.
- (b) What will be the detriments to the surrounding properties? NA
8. Is a traffic study required for this petition?
No.
If so, what are the recommendations of the study? NA

ZONING PETITION STAFF CHECKLIST

9. What does the purpose statement of the proposed zoning district say?
“The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.”
10. Will this proposal meet the intent of the above purpose statement? Yes

Staff recommendation

Staff recommends approval of this request. The property is located on the High Intensity Corridor of Pamplico Highway and the property adjacent to it has a commercial use.

ORDINANCE NO. 2009-_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY PROPERTY INVESTMENT GROUP, LLC LOCATED AT 1201 E. PAMPLICO HIGHWAY.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on February 10, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Property Investment Group LLC was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of B-3, General Commercial District and described as follows:

The proposed annexation is shown more specifically on Florence County Tax Map 90123, Block 02, Parcels 008, 009, 016.

Any portions of South Carolina Department of Transportation rights-of-way and any other public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, the City of Florence Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

NOW, THEREFORE, BE IT ORDAINED BY 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 and annexing the aforesaid properties to B-3, General Commercial District District and incorporating them into the City Limits of the City of Florence.
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 _____, 2009

Approved as to form:

James W. Peterson, Jr.

City Attorney

Stephen J. Wukela

Mayor

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: March 9, 2009
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 1726 Norwood Ln. from unzoned to R-3, Single-Family Residential District, pending annexation into the City of Florence. Tax Map 00175-01-089. The request is being made by the owners, Charles & Patricia Pigatt.

Water and Sewer services are already available, no cost to provide utility services.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the February 10, 2009 Planning Commission meeting. Planning Commission members voted to approve the request unanimously.

III. POINTS TO CONSIDER:

This item is being introduced for first reading only.

IV. OPTIONS:

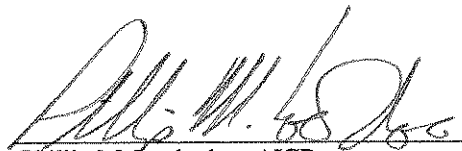
City Council may:

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

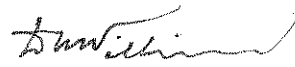
V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Map showing the location of the property.
Zoning Map
Comprehensive Plan Map
Staff Report*



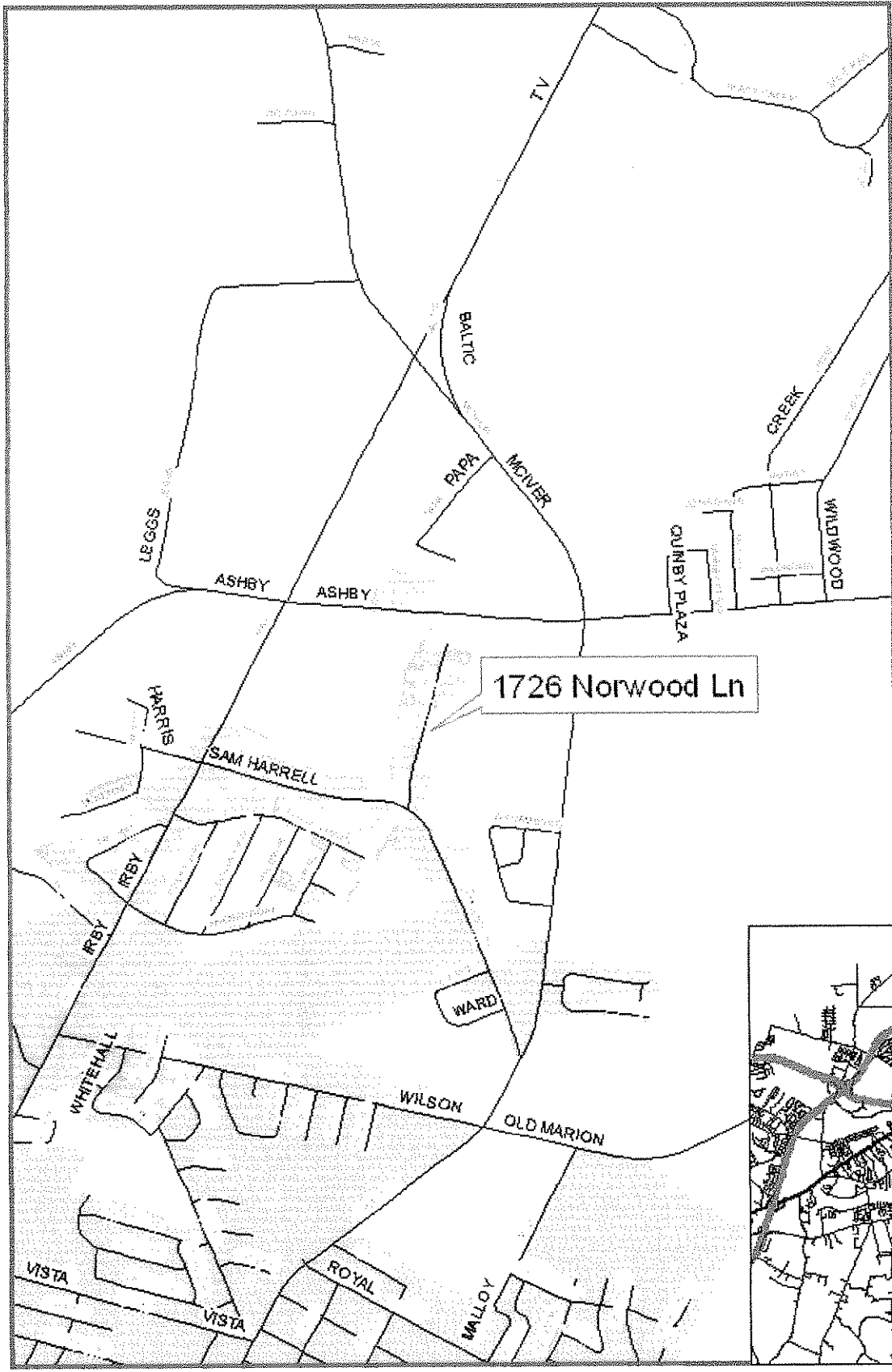
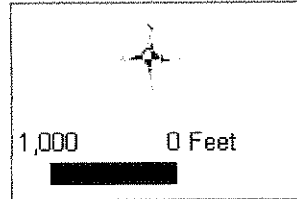
Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager

ANNEXATION & ZONING

1726 Norwood Ln



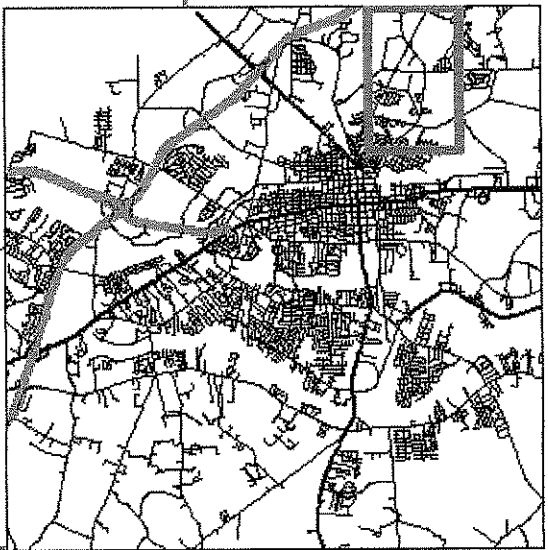
Legend

Roads

- City Maintained
- State Street
- Interstate
- US Highway
- City Boundary

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ZONING

1726 Norwood Ln

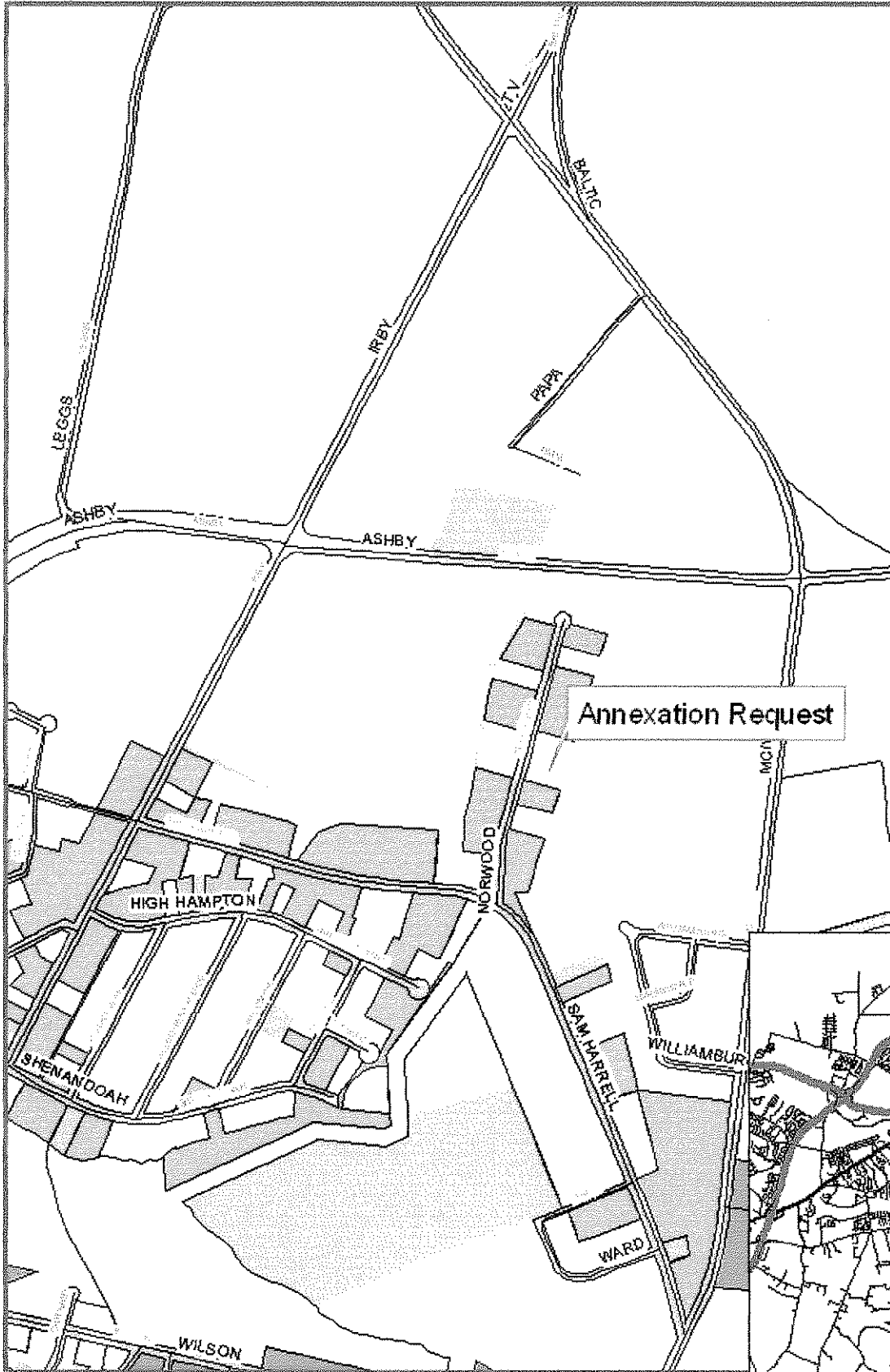


1,000

0 Feet



Urban Planning & Development Department



Legend

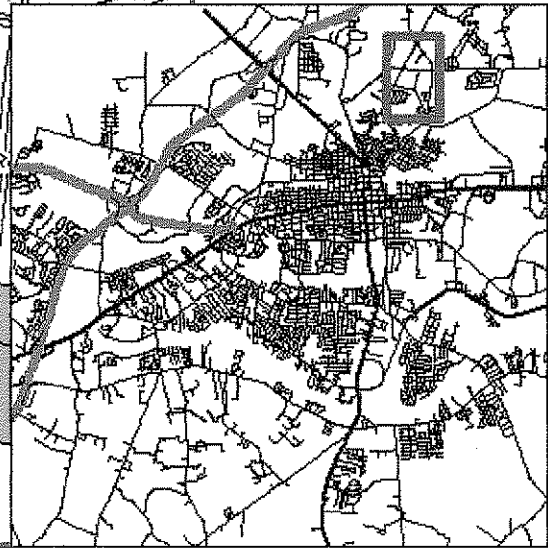
Roads

- City Maintained
- State Street
- ▨ Interstate
- US Highway

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- ▨ R-4, Multi-Family
- ▨ R-5, Multi-Family
- ▨ PDD
- ▨ B-1, Limited
- ▨ B-2, Convenience
- ▨ B-3, General
- ▨ B-4, Central
- ▨ B-5, Office - Light Industrial
- ▨ B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned
- ▨ City Boundary

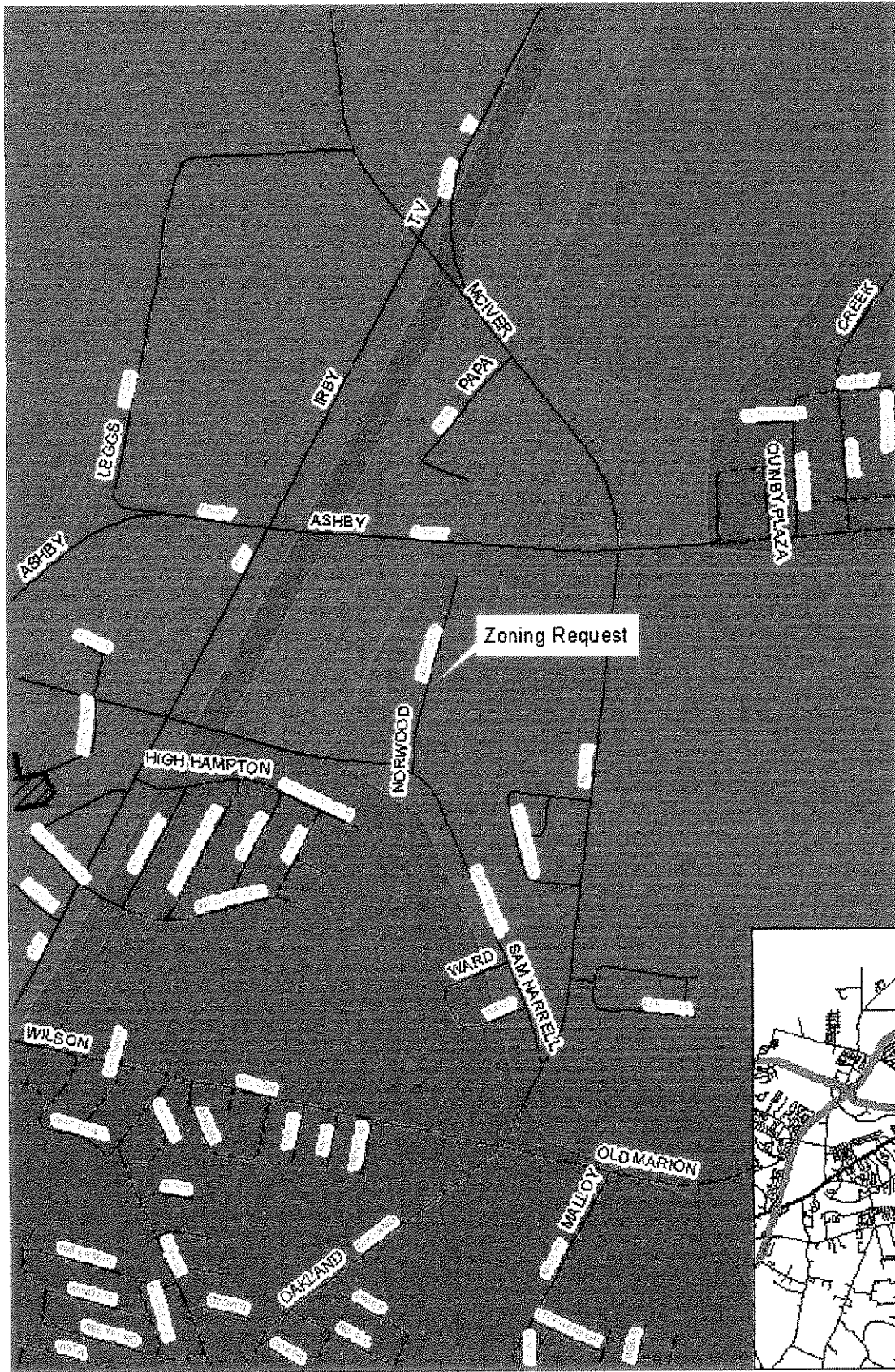
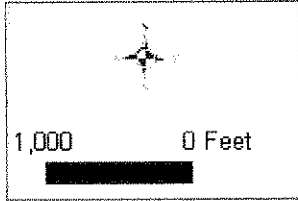
ORIGINAL PREPARED DATE:
This map was prepared by:
Urban Planning & Development Department at
January 2005

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COMPREHENSIVE MAP PLAN

1726 Norwood Ln



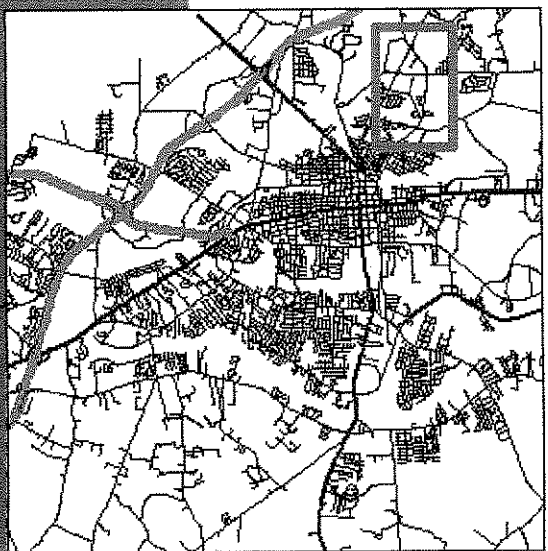
Legend

Land_Use_Future_Vism or

- DVR
- EXR
- HEC
- HEN
- IB
- LEN
- NC
- OPN
- RCN
- RRL
- TRN

This map was prepared by:
 City of Florence
 Urban Planning & Development Department
 January 26, 2009

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Charles & Patricia Pigatt

Address of Property: 1726 Norwood Lane

Tax Parcel Number(s): 00175-01-089

Date: 1/26/2009

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: Single Family Residential (R-3)

Current Use: Residential Single Family

Proposed Use: Residential Single Family

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area: NA

Proposed Lot Area: 6000

Lot Width: NA

Proposed Lot Width: 50

Front Setback: NA

Proposed Front Setback: 25

Side Yards: NA

Proposed Side Yards: 5

Rear Yards: NA

Proposed Rear Yards: 25

Max. Height: NA

Proposed Max. Height: 38

Open Space: NA

Proposed Open Space: 55%

Comments: None

MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

ZONING PETITION STAFF CHECKLIST

Tax records indicate the owner(s) are:

This application is submitted by: X the owners listed above
 an agent for the owner
 other

If agent or other, what documentation has been provided from owner or is none required?

LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No: the Current Land Use Plan shows the above parcel being located in an area planned for residential use.

Land Use Plan elements that impact the subject property:

Current Land Use Plans call for the subject area to continue as residential and encourage industrial business to the west of the subject property. Development and growth in this area is not considered to immediately impact the subject property nor change any future land use.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
Parcels near the subject and others adjacent to the City are gradually being annexed into the City of Florence.

ZONING PETITION STAFF CHECKLIST

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Unzoned	Single Family Residential
Northeast	Unzoned	Undeveloped
East	Unzoned	Undeveloped
Southeast	Unzoned	Undeveloped
South	R-3	Single Family Residential
Southwest	R-3	Single Family Residential
West	Unzoned	Single Family Residential
Northwest	Unzoned	Single Family Residential

3. What are development plans in the area – roads, schools, future commercial development, etc.?

The area consists of existing residential dwellings. There is easy access to public and private resources along existing roadways. Parcels within the area are gradually being annexed to the City of Florence. Industrial business land use is encouraged to the west of subject property.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?
No

5. List some potential uses under existing zoning.

Because the property is currently unzoned, any use would be permitted under the Florence County Zoning Ordinance.

6. List some potential uses under proposed zoning.

The only primary use permitted under the new zoning is a single-family dwelling with accessory and support uses relevant to single-family dwellings.

7. Are any of these uses inappropriate for this location, and if so, why?
No

8. What is applicant's stated reason for requesting zoning?

The zoning request is associated with annexation into the City of Florence.

ZONING PETITION STAFF CHECKLIST

9. (a) What will be the benefits to the surrounding properties?
Per the City of Florence Zoning Ordinance, the only use that may be developed within the R-3 zoning district is a single-family dwelling. The property will be subject to the City of Florence codes and regulations.

(b) What will be the detriments to the surrounding properties?
NA

10. Is a traffic study required for this petition?

No

If so, what are the recommendations of the study?

NA

11. What does the purpose statement of the proposed zoning district say?

Single-family Residential Districts "are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses."
Section 1.2, Zoning Ordinance of the City of Florence

12. Will this proposal meet the intent of the above purpose statement?

Yes

Staff recommendation

Staff recommend approval as the request is in conformance with the Comprehensive Plan Land Use map.

ORDINANCE NO. 2009 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CHARLES AND PATRICIA PIGATT, 1726 NORWOOD LANE.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on February 10, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Charles and Patricia Pigatt, owner of 1726 Norwood Lane was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-3, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00175, block 01, parcel 089. (0.72 Acres)

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

WHEREAS, Florence City Council concur 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 and annexing the aforesaid properties and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VIII. a.
Resolution
No. 2009-03

DATE: April 13, 2009

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 \$19,000,000 to finance a portion of the construction costs of a wastewater treatment facility to be constructed at the existing facility site.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN


- A. The City of Florence is currently completing the design engineering for the construction of a new 18 mgd wastewater treatment facility.
- B. The goals of replacing the existing plant with a new facility, to be constructed at the existing site, are to expand treatment capacity to support regional growth, improve treatment reliability and regulatory compliance, address site constraints and community impacts, minimize life-cycle capital and O&M costs, and minimize sewer rate impacts.
- C. City Council was provided with an overview and update on the project on February 26, 2009 at a recent planning retreat.

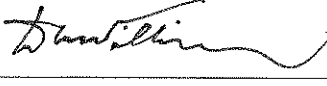
III. POINTS TO CONSIDER

- A. The total cost of the wastewater treatment facility replacement project has been estimated to be approximately \$100 million.
- B. It is anticipated that, in addition to the SRF funds requested for this project, an additional \$60 million in debt will have to be incurred by the City of Florence.
- C. If approved for funding, the SRF program could provide the City with a low interest loan to fund the first portion of the wastewater treatment project construction.
- D. If approved for funding, an ordinance authorizing the borrowing of these funds would need to be adopted within the next two to three months if the City deems this borrowing to be appropriate, given the overall scope and requirements of financing a project of this magnitude and complexity.

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 \$19,000,000 to finance a portion of the construction costs of a wastewater treatment facility to be constructed at the existing facility site.


Thomas W. Chandler
Finance Director


David N. Williams
City Manager

RESOLUTION NO. 2009-_____

**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 \$19,000,000 to finance a portion of the costs of construction of a wastewater treatment facility. 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 _____, 2009.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

**VIII. b.
Resolution
No. 2009-04**

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

A resolution to annex property owned by the City of Florence for the future access road to the new tennis center off North Cashua Drive and shown on Florence County Tax Map 00122, block 01, parcel 042. (3.151 acres) according to procedures established by S. C. Code 5-3-100.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property, previously owned by Nucor Corporation was deeded to the City of Florence on March 11, 2009 for the purpose of providing access from North Cashua Drive to the new tennis center. The property will be developed as a street right-of-way.

III. POINTS TO CONSIDER:

A Resolution to request annexation by ordinance has been prepared in accordance with S.C. Code 5-3-100 for the annexation of property owned by a municipality. An annexation ordinance for first reading is also included in the same agenda.

IV. OPTIONS:

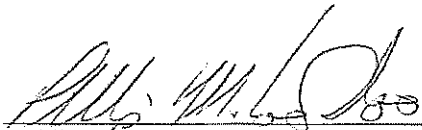
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

Resolution to annex



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager

(State of South Carolina)
()
(County of Florence)

Resolution 2009-_____

WHEREAS, the City of Florence is the owner of property described below and seeks to annex said property into the municipal limits of the City and;

WHEREAS, this property which is comprised of 3.151 acres and shown on a plat prepared by B.P.Barber & Associates Inc. dated February 19, 2009 and recorded in the office of the Clerk of Court for Florence County in Plat Book 95 at page 173 and;

WHEREAS, this property will be the future access road for the new tennis center located off North Cashua Road and;

WHEREAS, the City of Florence wishes to annex this property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence that the annexation process should commence for this property.

ADOPTED THIS _____ DAY OF _____, 2009.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

IX. a.
Bill No. 2009-11
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by Mr & Mrs David Kiessler for property on Beckett Drive. The property is shown more specifically on Florence County Tax Map 00150-01-133.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits. The applicant also owns and resides on the adjacent parcel at 2118 Beckett Drive. He wishes to combine this one acre parcel currently in Florence County with his adjacent lot.

This property has been previously zoned R-1, Single-Family Residential District by action of Florence County Council.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city.

IV. OPTIONS:

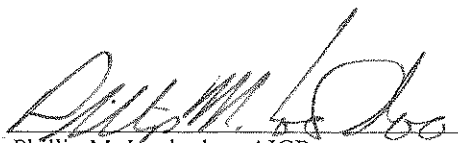
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

Map showing the location of the properties.
Annexation checklist



Phillip M. Eookadoo, AICP
Urban Planning and Development Manager



David N. Williams
City Manager

SIDNEY

HICKORY HILL

MIDDLEBERG

DAMON

BUTTERFLY LAKE

GREENSWARD

DIX

JACOBEBAN

BECKETT

IRBY

Property requesting annexation

ADJACENT YARD/SHOP AREA



001506-01-097

RESIDENCE

REGENCY

TUDOR



CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: February 27, 2009

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: David & Sandra Kiessling
2. Location and acreage of property: 1 acre parcel(00150-01-133) on Beckett Drive
3. Tax Map reference: 00150-01-133(after annexation to be combined with 01506-01-097, 2118 Beckett Drive)
4. Contact name & phone number: David Kiessling

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>S.H.A.</u> Water Line	Yes.	
7. <u>S.H.A.</u> Sewer Line	No.	APPLICANT DOES NOT WANT SEWER SERVICE *
8. <u>S.H.A.</u> Storm Drainage	Yes.	
9. <u>S.H.A.</u> Paved Street SEWER Other County	Yes	
Length of existing curb and gutter.	0 ft	
10. _____ Traffic Control devices, including street name signs		
10a. <u>RSI</u> Fire Hydrants	Yes	

* Economic Feasibility Analysis attached

* APPLICANT WISHES TO ANNEX ADJACENT YARD AREA. NEAREST GRAVITY SEWER IS APPROX. 100 L.F. NORTH OF PROPERTY. SEWER NOT NEEDED FOR PROPOSED USE.

11. Requested Zoning : Previously zoned by Florence County as R-1, Single-Family Residential
12. Date of Petition: February 26, 2009
13. Party informed of costs and requirements of annexation: Yes
14. Residents: Total: 2 18 and over: 2
- Registered Voters by Race: 2 Caucasian

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director

Ally M. S. Doo 3/2/09

Engineering Department Manager

Edward H. Allen

Public Works Director

Andrew H. Koffin

Police Chief

[Signature] 03-31-09

Fire Chief

Randall S. O't 3.31.09

City Manager

[Signature]

Please return completed form to: Liz Shaw, Urban Planning & Development Department

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 Urban Planning 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:

A one acre lot adjacent to Florence County Tax Map Parcel 001506, block 01, parcel 097 as shown as Lot "A-2" on a plat prepared for David and Sandra Kiessling dated February 10, 1999. (00150-01-133)

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

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

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

Date 26 Feb 09

[Signature]
Petitioner

Date Feb. 26, 2009

[Signature]
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>2/26/2009</u>	<u>[Signature]</u>

THOMAS L. STOUGHTON

S 87°31'52" E 217.96'

THOMAS L. STOUGHTON

LOT "A-2"
43,560 sq. ft.
1.00 acres

FILED
FEB 25 1999
FLORENCE COUNTY

THOMAS L. STOUGHTON

P.C. NAL
IN PINE S

IRON O.
5/8 R.B.

IRON O.
5/8 R.B.

IRON O.
5/8 R.B.

IRON O.
5/8 R.B.

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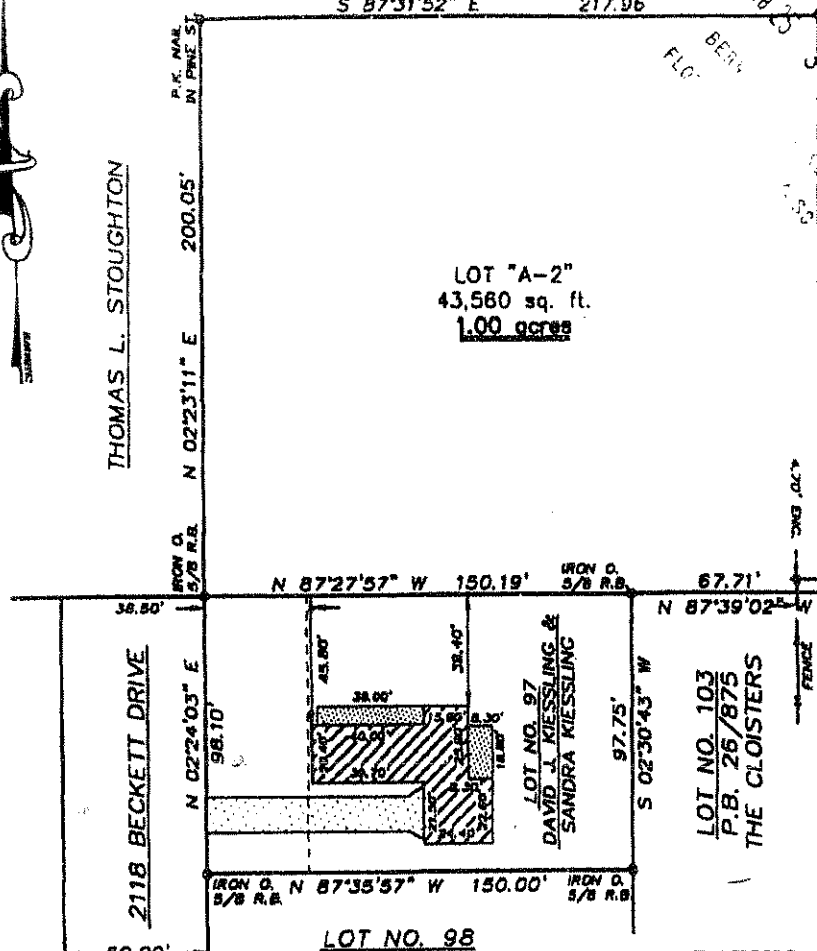
IRON O.
5/8 R.B.

IRON O.
5/8 R.B.

IRON O.
5/8 R.B.

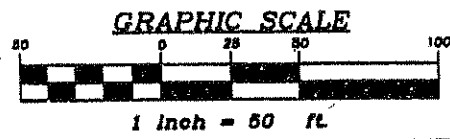
IRON O.
5/8 R.B.

IRON O.
5/8 R.B.



FLORENCE COUNTY
DEPARTMENT hereby certifies that this map was approved on the 19 day of 1999
COUNTY PLANNER

THIS PROPERTY DESIGNATED AS
MAP 150-6 BLOCK 01 PARCEL 097
ON FLORENCE COUNTY TAX MAPS
20150-01-096



SPLIT FROM
SOUTH CAROLINA COUNTY TAX ASSESSOR

MAP

COUNTY OF FLORENCE

70-298

A CERTAIN LOT OF LAND, SITUATE ADJACENT TO THE CITY OF FLORENCE, S.C., AND HAVING SUCH DIMENSIONS, BOUNDARIES, ETC., AS ABOVE DESCRIBED AND REFERENCED, THIS CONVEYANCE BEING 1.0 ACRES.

PREPARED FOR: DAVID J. & SANDRA KIESSLING

SURVEYED: FEBRUARY 10, 1999
SCALE: 1"=50'

SURVEYED BY
LIND, HICKS, & ASSOC. SURVEYORS, INC.
TIMMONSVILLE, S.C.

CLERK OF COURT C.P. & G.S.
FLORENCE COUNTY, S.C.
Linnie K. Spivey

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

NOTE:
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY

NOTE:
THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

COMPUTER DWG: KIESLING
NOTE BOOK 190, PAGE V
FLOPPY 433 DRAWN BY: M.E.L.



ORDINANCE NO. 2009 _____

AN ORDINANCE TO ANNEX PROPERTY OWNED BY DAVID AND SANDRA KIESSLING LOCATED AT ON BECKETT DRIVE.

WHEREAS, an application by David & Sandra Kiesslering for property located on Beckett Drive be incorporated into the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina.

The properties requesting annexation are shown more specifically on Florence County Tax Map 00150, block 01, parcels 133.

Any portions of South Carolina Department of Transportation rights-of-way and any other public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concur 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 to incorporate the aforesaid property into the city limits of the City of Florence. This property has been zoned as R-1, Single-Family Residential District by action of Florence County.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, **Mayor**

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by Mr & Mrs Leon McKnight at 1603 Southwood Court. The property is shown more specifically on Florence County Tax Map 90080, block 01, parcels 088.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits with both water and sewer services currently available. There have been several other recent annexations on this street.

This property has been previously zoned R-3, Single-Family Residential District by action of Florence County Council.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city.

IV. OPTIONS:

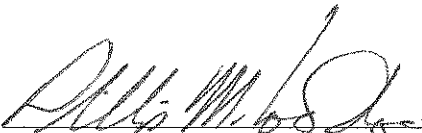
City Council may:


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

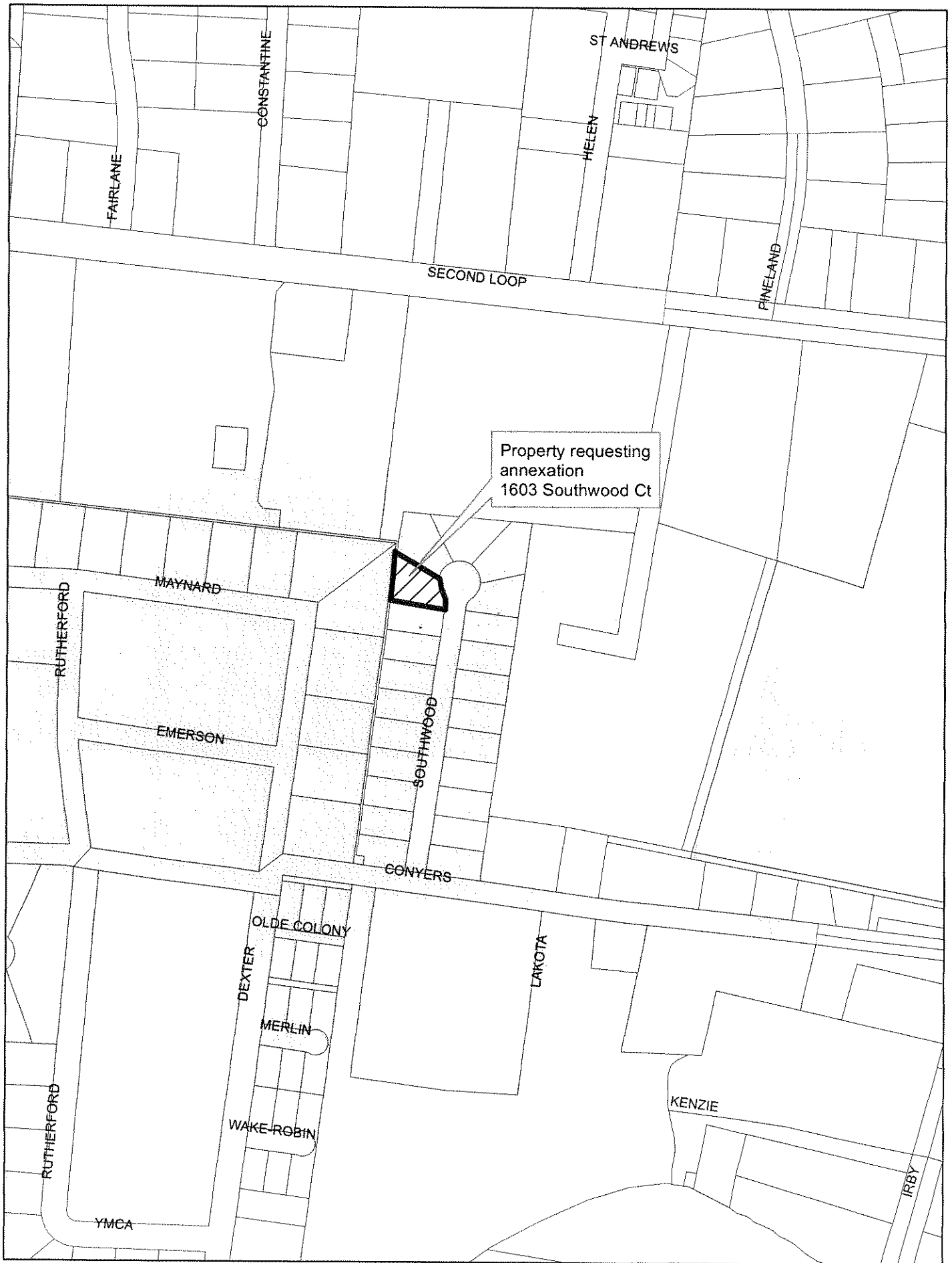
V. PERSONAL NOTES:

VI. ATTACHMENTS:

Map showing the location of the properties.
Annexation checklist


Phillip M. Lookadoo, AICP
Urban Planning and Development Manager


David N. Williams
City Manager



Property requesting
annexation
1603 Southwood Ct

CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: February 23, 2009

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: Leon & Gail McKnight
2. Location and acreage of property: 1603 Southwood Ct
3. Tax Map reference: 90080-01-088 [↑]
4. Contact name & phone number: Leon McKnight

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>S.H.A.</u> Water Line	Yes.	
7. <u>S.H.A.</u> Sewer Line	Yes.	
8. <u>S.H.A.</u> Storm Drainage	Yes.	
9. <u>S.H.A.</u> Paved Street SCDOT _____ Other <u>COUNTY</u>	Yes.	
Length of existing curb and gutter.	<u>80</u> ft	
10. <u>S.H.A.</u> Traffic Control devices, including street name signs	Yes.	
10a. <u>Res</u> Fire Hydrants	Yes	

* Economic Feasibility Analysis attached

- 11. Requested Zoning : Zoned R-3 by Florence County
- 12. Date of Petition: February 18, 2009
- 13. Party informed of costs and requirements of annexation: Yes
- 14. Residents: Total: 2 18 and over: 2
Registered Voters by Race: 2 Caucasian

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director *Phillip M. DeLoach*
 Engineering Department Manager *Steve H. Allen*
 Public Works Director *Andrew H. Kitzinger*
 Police Chief *A. Hill 03-31-09*
 Fire Chief *Randal S. Holt 3-31-09*
 City Manager *Dan Williams*

Please return completed form to: Liz Shaw, Urban Planning & Development Department

ORDINANCE NO. 2009 _____

AN ORDINANCE TO ANNEX PROPERTY OWNED BY LEON AND GAIL MCKNIGHT LOCATED AT 1603 SOUTHWOOD COURT.

WHEREAS, an application by Leon & Gail McKnight for property located at 1603 Southwood Court be incorporated into the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina.

The properties requesting annexation are shown more specifically on Florence County Tax Map 90080, block 01, parcels 088.

Any portions of South Carolina Department of Transportation rights-of-way and any other public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concur 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 to incorporate the aforesaid property into the city limits of the City of Florence. This property has been zoned as R-3, Single-Family Residential District by action of Florence County.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, **Mayor**

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation and zoning request by Roundstone Development on behalf of David R. Stone. The properties are shown more specifically on Florence County Tax Map 00129-01-015,016 &034.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits. Water and sewer lines are available within 300 feet of the proposed site. The developer is responsible for any extension of utility lines.

A Public Hearing for the zoning request for R-5, Multi-Family Residential District was approved by a unanimous vote at the City of Florence Planning Commission at their March 10, 2009 meeting.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city. The proposed use of this property is for a multi-family development using state tax credits.

IV. OPTIONS:

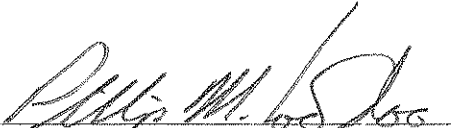
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Map showing the location of the properties.
Annexation checklist
Planning Commission staff report*



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager



Properties Requesting Annexation

FIFTH

FOURTH

ROBIN HOOD

MCMASTER

THIRD

SECOND

CASBY

FIRST

OLD MARS BLUFF

FAIRVIEW

LEVY

CHEVES

IVEES

PALMETTO

PINE

JEFFORDS

JEFFORDS

JEFFORDS

COX

CEMETERY

CHARLOTTE



CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: February 11, 2009

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: Bob Colvard, Roundstone Development
2. Location and acreage of property: Old Mars Bluff Road
3. Tax Map reference: 90129-01-015,016 & 034
4. Contact name & phone number: Bob Colvard 321-783-3357

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. _____ Water Line		
7. <u>S.H.A.</u> Sewer Line	No.	EXTENSION COSTS BY DEVELOPER.*
8. <u>S.H.A.</u> Storm Drainage	Yes.	
9. <u>S.H.A.</u> Paved Street SCDOT <input checked="" type="checkbox"/> Other _____	Yes.	
Length of existing curb and gutter.	0 ft	
10. <u>S.H.A.</u> Traffic Control devices, including street name signs	Yes.	
10a. <u>RSD</u> Fire Hydrants	No	Hydrants required by developer

* Economic Feasibility Analysis attached

* See attached letter to the developer dated Jan. 5, 2009. Developer is responsible for costs of all required utilities extensions.

- 11. Requested Zoning : R-5, Multi-Family
- 12. Date of Petition: 2-4-2009
- 13. Party informed of costs and requirements of annexation: Yes
- 14. Residents: Total: 0 18 and over: 0
Registered Voters by Race: 0

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director

Engineering Department Manager

Public Works Director

Police Chief

Fire Chief

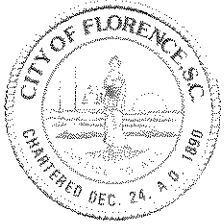
City Manager

[Handwritten signatures and dates]
 2/17/09
 03-31-09
 3-31-09

Please return completed form to: Liz Shaw, Urban Planning & Development Department

CITY OF
FLORENCE

•SC•



Department of
Public Works
And Utilities
City-County Complex RR
180 N. Irby Street
Florence, SC
29501-3456
Tel (843) 665-3236
Fax (843) 665-3200

*A CITY OF
CHARACTER*

January 5, 2009

Bob Colvard
Roundstone Development LLC
1750 Valley View Lane Suite 420
Dallas, TX 75234

Re: Proposed Levy Park Pointe
60 unit apartment development
Located on Old Mars Bluff Road
Tax Map #: 90129-01-015, 016, 034

Mr. Colvard:

Please be advised that City of Florence water and sewer service is available to the proposed project listed above.

Existing lines are located within 300 feet of the proposed project site.

The Developer is responsible for any extension of the utility lines, appurtenances, all taps fees, impact fees and any other costs associated in connecting with the City's utilities.

All land development codes must be adhered to and all permits must be obtained before construction can begin.

Please call me with any questions at 843-665-3236

Mike English
Engineering Technician
City of Florence

ZONING PETITION STAFF CHECKLIST

PC# 2009-06

IDENTIFYING DATA

Applicant: Roundstone Development

Name of Property Owner: David Stone

Address of Property: Old Mars Bluff Road

Tax Parcel Number(s): 90129-01-015, 016, 034

Date: 2/17/2009

GENERAL BACKGROUND DATA

Current Zoning: Unzoned

Proposed Zoning: Multi-Family Residential (R-5)

Current Use: Vacant Land

Proposed Use: Multi-Family Development

DIMENSIONAL REQUIREMENTS

<u>Current Zoning</u>	<u>Proposed Zoning</u>
Lot Area: NA	Proposed Lot Area: 6000
Lot Width: NA	Proposed Lot Width: 50
Front Setback: NA	Proposed Front Setback: 25
Side Yards: NA	Proposed Side Yards: 5
Rear Yards: NA	Proposed Rear Yards: 20
Max. Height: NA	Proposed Max. Height: 4 sty
Open Space: NA	Proposed Open Space: 30%
Comments: None	

MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? Yes

The owner and applicant are aware of the flood zone: 1% and 2% annual chance of flood hazard in the central, northeast and southeast portion of the three lots, with a floodway running along the eastern side of the lot. Proposed development is outside of flood zone.

ZONING PETITION STAFF CHECKLIST

Are there any known zoning violations on this site? No

If so, explain:

This application is submitted by: the owners listed above
 an agent for the owner
 other

If agent or other, what documentation has been provided from owner or is none required?

The owner has signed the designation of agent 2/3/2009, on the City of Florence Urban Planning and Development Zoning/ Rezoning Application.

LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No. The Land Use Plan is not parcel specific. The proposed site is located in two land use categories: Industrial Business (IB) to the west and Residential to the east. The proposed zoning of the proposed site to R-5 would be contiguous to and compatible with residential land use categories.

Land Use Plan elements that impact the subject property:

Current Land Use Plan calls for residential land use on or near the subject property.

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
Initial zoning request related to annexation.

ZONING PETITION STAFF CHECKLIST

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Unzoned	Single Family Residential
Northeast	Unzoned	Undeveloped
East	Unzoned	Undeveloped
Southeast	Unzoned	Single Family Residential
South	RU-1	Park
Southwest	RU-1	Park
West	Unzoned	Single Family Residential
Northwest	Unzoned	Single Family Residential

3. What are development plans in the area – roads, schools, future commercial development, etc.?

The area consists of existing residential dwellings and Levy Park.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?
No, currently vacant undeveloped land.

5. List some potential uses under existing zoning.

Because the property is currently unzoned, any use would be permitted.

6. List some potential uses under proposed zoning.

<u>Permitted</u>	<u>Conditional</u>
Single Family Detached	Townhouse
Duplex	Patio Home
Triplex	Bed & Breakfast
Quadraplex	
Multi-Family	
Rooming & Boarding Houses	

7. Are any of these uses inappropriate for this location, and if so, why?

No

8. What is applicant's stated reason for requesting zoning?

The zoning request is associated with annexation into the City of Florence.

ZONING PETITION STAFF CHECKLIST

9. (a) What will be the benefits to the surrounding properties?
Any development of the property will be subject to the City of Florence codes and regulations.

(b) What will be the detriments to the surrounding properties?
NA

10. Is a traffic study required for this petition?

No

If so, what are the recommendations of the study?

NA

11. What does the purpose statement of the proposed zoning district say?

This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets

12. Will this proposal meet the intent of the above purpose statement?

Yes

Staff recommendation

Because it is currently unzoned and undeveloped land, is part of and adjacent to an existing residential land use designation and adjacent to a city park; staff feels this request is in substantial conformance with the existing future land use plan. Staff recommends approval as the request is in substantial conformance with the Comprehensive Plan Land Use map.

ORDINANCE NO. 2009_____

**AN ORDINANCE TO ANNEX PROPERTY OWNED BY DAVID R. STONE
LOCATED AT ON OLD MARS BLUFF ROAD**

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on March 10, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Roundstone Development on behalf of David R. Stone for property located on Old Mars Bluff Road be incorporated into the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and adding the zoning district classification of R- 5, Multi-Family Residential District and described as follows:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00129, block 01, parcels 015, 016 and 034.

Any portions of South Carolina Department of Transportation rights-of-way and any other public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concur 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 and annexing the aforesaid properties to R-5 Multi-Family Residential District and incorporating them into the City Limits of the City of Florence
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 _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, **Mayor**

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by South Florence Developers, LLC. The property is shown more specifically on Florence County Tax Map 00151, block 01, parcels 119 and 045.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits. The economic feasibility analysis for this project shows a 0.57 revenue/cost ratio.

This property has been previously zoned B-3, General Commercial District by action of Florence County Council.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city. The applicant is proposing to construct townhouses which are a permitted use in this zoning district.

IV. OPTIONS:

City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

Map showing the location of the properties.
Annexation checklist
Annexation petition
Cost estimates
Ordinance



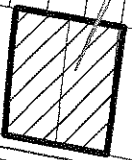
Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager



Annexation request



JOHN PAUL JONES

IRBY

THORNCLIFF

THORNCLIFF

BRANFORD

MARLINGTON

TWISGS

SHADOW BIRCH

BRANFORD

SOUTHBROOK

W BIRCH

CHAPEL VIEW

LANGELAND

ROSEMOUNT

LOFTY

INDUSTRIAL PARK

LILLO

SPIKE

COUNTRY SIDE

OPENWOOD

EIVERY

BRECKRIDGE

CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: December 23, 2008

Instructions: Engineering Department completes items #6 thru 10
 Fire Department completes # 10a

1. Party requesting annexation: South Florence Developers
2. Location and acreage of property: Chapel View Drive
3. Tax Map reference: 00152-01-119 & 045part (1.309 acres)
4. Contact name & phone number: Gary Finklea

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>S.H.A.</u> Water Line	Yes.	provided by developer, (Reimburse)
7. <u>S.H.A.</u> Sewer Line	Yes	Extended by developer, (Reimburse)
8. <u>S.H.A.</u> Storm Drainage	Yes.	By developer.
9. <u>S.H.A.</u> Paved-Street SCDOT <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Yes.	
Length of existing curb and gutter.	0	ft
10. <u>S.H.A.</u> Traffic Control devices, including street name signs	Yes.	
10a. <u>PSD</u> Fire Hydrants	NO	No hydrant in Chapel View

\$24,925.00
\$35,945.00

Engineering: \$10,000.00

* Economic Feasibility Analysis attached

TOTAL REIMBURSEMENT COSTS
= \$70,870

- 11. Requested Zoning : Previously zoned B-3 by Florence County
- 12. Date of Petition: 12-22-08
- 13. Party informed of costs and requirements of annexation: yes
- 14. Residents: Total: 0 18 and over:
Registered Voters by Race:

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director *Philip M. ...*
 Engineering Department Manager *...*
 Public Works Director *...*
 Police Chief *...* 03-31-09
 Fire Chief *Randall S. ...* 3.31.09
 City Manager *...*

Please return completed form to: Liz Shaw, Urban Planning & Development Department

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Urban Planning 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 00152, block 01, parcel 119 and 045
located on Chapel View Drive (1.309 acres)

3. 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	_____
Race	_____
Total 18 and Over	_____
Total Registered to Vote	_____

Date 12-22-08

[Signature]
South Florence Developers, LLC
By: Gary I. Finklea

As a condition of annexation, the Petitioners would request reimbursement of \$35,945 for installing a 8" sewer line to the site along Chapel View which is of sufficient size and capacity to serve other properties along this road; reimburse a portion of engineering fees for designing the sewer and water extensions in the amount of \$40,000; and install approximately 1,200' of 6" water line from Irby Street to the property estimated to cost \$24,925.

TOTAL = \$70,870

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY:
Date <u>12/23/08</u>	<u>[Signature]</u>

**PROPOSED APARTMENT / COMMERCIAL DEVELOPMENT
OFF CHAPEL VIEW ROAD
(CURRENTLY OUTSIDE CITY LIMITS)**

**ECONOMIC FEASIBILITY ANALYSIS
WITH ANNEXATION INTO CITY**

(ASSUME 18 2-BEDROOM TOWNHOUSES; PLUS FUTURE DEVELOPMENT PROJECT;
BOTH WATER AND SEWER REVENUE; AND INSIDE, FY09 -- FY10 RATES)

WATER / SEWER REIMBURSEMENT COSTS

<u>\$70,870</u> X	1.00 =	<u>\$70,870</u>
<i>WATER / SEWER / ENGINEERING COSTS</i>		
TOTAL PRESENT WORTH OF COST		= <u>\$70,870</u>

SEWER REVENUES

TAP FEES:

<u>0</u> X	<u>\$2,000</u>	=	\$0
<i>6" SEWER BY OWNER</i>	<i>6" SEWER SERVICE</i>		
<u>0</u> X	0.5 X <u>\$730</u> X	0.6139 =	\$0
<i>OTHER CUSTOMERS</i>			

SEWER BILLINGS:

<u>1</u> X	<u>\$414.22</u> X	12 X	0.30 X	12.4622 =	\$18,584	
<i>PAID CUSTOMERS</i>	<i>FY09 RATE</i>					
<u>1</u> X	0.5 X <u>\$451.83</u> X	12 X	0.30 X	7.7217 X	0.6139 =	\$3,855
<i>OTHER CUSTOMERS</i>	<i>FY10 RATE</i>					

WATER REVENUES

TAP FEES:

<u>1</u> X	<u>\$6,000</u>	=	\$6,000
<i>PAID CUSTOMERS</i>	<i>4" MASTER METER</i>		
<u>1</u> X	0.5 X <u>\$6,000</u> X	0.6139 0	\$1,842
<i>OTHER CUSTOMERS</i>	<i>4" MASTER METER</i>		

WATER BILLINGS:

<u>1</u> X	<u>\$228.87</u> X	12 X	0.25 X	12.4622	\$8,557	
<i>PAID CUSTOMERS</i>	<i>FY09 RATE</i>					
<u>1</u> X	0.5 X <u>\$242.03</u> X	12 X	0.25 X	7.7217 X	0.6139 =	<u>\$1,721</u>
<i>OTHER CUSTOMERS</i>	<i>FY10 RATE</i>					

TOTAL PRESENT WORTH OF REVENUES \$40,558

$$\frac{\$40,558}{\$70,870} = \underline{\underline{0.57}}$$

TOATAL REVENUES / TOTAL COST = REVENUE / COST RATIO

IF REVENUE / COST RATIO IS 1.0 OR GREATER, RECOMMEND PROJECT
IF REVENUE / COST RATIO IS LESS THAN 1.0, REJECT PROJECT

NOTE: THE ABOVE ANALYSIS IS DESIGNED TO BE USED ONLY AS A GUIDE FOR THE STUDY OF ECONOMIC FEASIBILITY IN THE CONSIDERATION OF THE EXTENSION OF SEWER SERVICE TO A PROSPECTIVE CUSTOMER (S) IN THE CITY'S SERVICE AREA.

March 31, 2009

RWF CONSTRUCTION, LLC
 PO Box 69
 EFFINGHAM, SC 29541

Chapel View Sewer
 Bid
 9/17/2007

8" Sewer Line

Item & Description	Quantity	Unit	Unit Price	Contract Total	Completed this Period		Completed to Date	
					Quantity	Total	Quantity	Total
SITE WORK								
1 Dog House Manhole (6-8)	1	EA	\$3,000.00	\$3,000.00				
2 Manhole (0'-6')	3	EA	\$2,000.00	\$6,000.00				
3 Manhole (6'-8')	1	EA	\$2,200.00	\$2,200.00				
4 8" PVC (6'-8')	300	LF	\$26.00	\$7,800.00				
5 8" PVC (0'-6')	262	LF	\$24.00	\$6,288.00				
6 8" DIP (0'-6')	53	LF	\$34.00	\$1,802.00				
7 Services	3	EA	\$350.00	\$1,050.00				
8 Asphalt Cut & Patch	67	SY	\$55.00	\$3,685.00				
9 Remove & Replace Concrete Curb	10	LF	\$50.00	\$500.00				
10 Remove & Replace Fence	10	LF	\$12.00	\$120.00				
11 Grassing	1	LS	\$500.00	\$500.00				
12 Traffic Control	1	LS	\$3,000.00	\$3,000.00				
SUBTOTAL:				\$35,945.00				
					Less 0% Retainage:			
					Less Previous Payments:		AMOUNT DUE:	

RWF CONSTRUCTION, LLC

By

CHAPEL VIEW WATER EXTENSION

COST ESTIMATE

1.	10" X 6" Tapping Sleeve w/6" Gate Valve	1 EA	2000.00	2,000.00
2.	6" PVC Water Line	1150 LF	10.00	11,500.00
3.	6" DIP Water Line	60 LF	25.00	1,500.00
4.	6" Gate Valve w/ Box and Marker	1 EA	850.00	850.00
5.	6" Hydrant w/Gate Valve & Box	1 EA	3000.00	3,000.00
6.	Open Cut and Patch Driveways	135 LF	45.00	<u>6,075.00</u>
			Total Estimate	\$ 24,925.00

No separate pay items for fittings.

Wastewater Construction Permit Bureau of Water



PROJECT NAME: CHAPEL VIEW DRIVE SEWER EXTENSION	COUNTY: FLORENCE
LOCATION: ABOUT 500' EAST OF INTERSECTION OF CHAPEL VIEW DRIVE AND SOUTH IRBY STREET (US301/52) ON CHAPEL VIEW DRIVE.	

PERMISSION IS HEREBY GRANTED TO: SOUTH FLORENCE DEVELOPERS LLC
PO BOX 1317
FLORENCE SC 29503

for the construction of a sanitary sewer system in accordance with the construction plans, specifications, design calculations and the Construction Permit Application signed by Clyde Bryce, Registered Professional Engineer, S.C. Registration Number: 03607.

PROJECT DESCRIPTION: Approximately 615 LF of 8" PVC gravity sewer and 5 manholes to serve 2 residential lots and a 6 unit town home property.

TREATMENT FACILITY: The wastewater will be discharged to the FLORENCE PEE DEE RIVER PLANT (NPDES permit SC0045462) at a design flow rate of 3200 gallons per day (GPD).

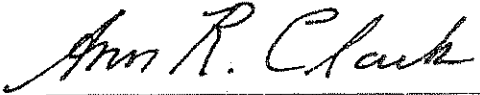
STANDARD CONDITION:

In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection. This is a permit for construction only and does not constitute DHEC approval, temporary or otherwise, to place the system in operation. An Approval to Place in Operation is required and can be obtained following the completion of construction by contacting the FLORENCE EQC OFFICE at 843-661-4825. Additional permits may be required prior to construction (e.g., Stormwater).

SPECIAL CONDITIONS:

1. All construction/materials for this project must conform to the Standard Specifications for ENGINEERING CONSULTANTS INC.

PERMIT NUMBER:	34160-WW
ISSUANCE DATE:	August 02, 2007
EXPIRATION DATES:	August 01, 2009 (to begin construction) August 02, 2010 (to obtain Approval to Place in Operation)


Ann R. Clark, Director
Stormwater, Construction and Agricultural
Permitting Division

GBA

ORDINANCE NO. 2009_____

AN ORDINANCE TO ANNEX PROPERTY OWNED BY SOUTH FLORENCE DEVELOPERS LLC LOCATED ON CHAPEL VIEW DRIVE.

WHEREAS, an application by South Florence Developers LLC., owner of property located on Chapel View Drive was presented requesting the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** :

The property requesting annexation is shown more specifically on Florence County Tax Map 00152, block 01, parcels 119 and 045. (1.309 acres)

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

WHEREAS, Florence City Council concur 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 and annexing the aforesaid properties and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, Mayor

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: April 13, 2009

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request for property owned by the City of Florence for the future access road to the new tennis center off North Cashua Drive and shown on Florence County Tax Map 00122, block 01, parcel 042. (3.151 acres)

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property, previously owned by Nucor Corporation was deeded to the City of Florence on March 11, 2009 for the purpose of providing access from North Cashua Drive to the new tennis center. The property will be developed as a street right-of-way.

III. POINTS TO CONSIDER:

A Resolution to request annexation by ordinance has been prepared in accordance with S.C. Code 5-3-100 for the annexation of property owned by a municipality.

IV. OPTIONS:

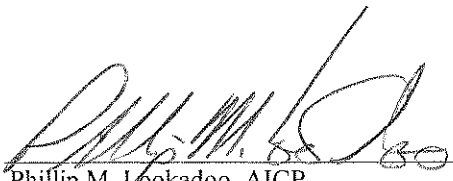
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

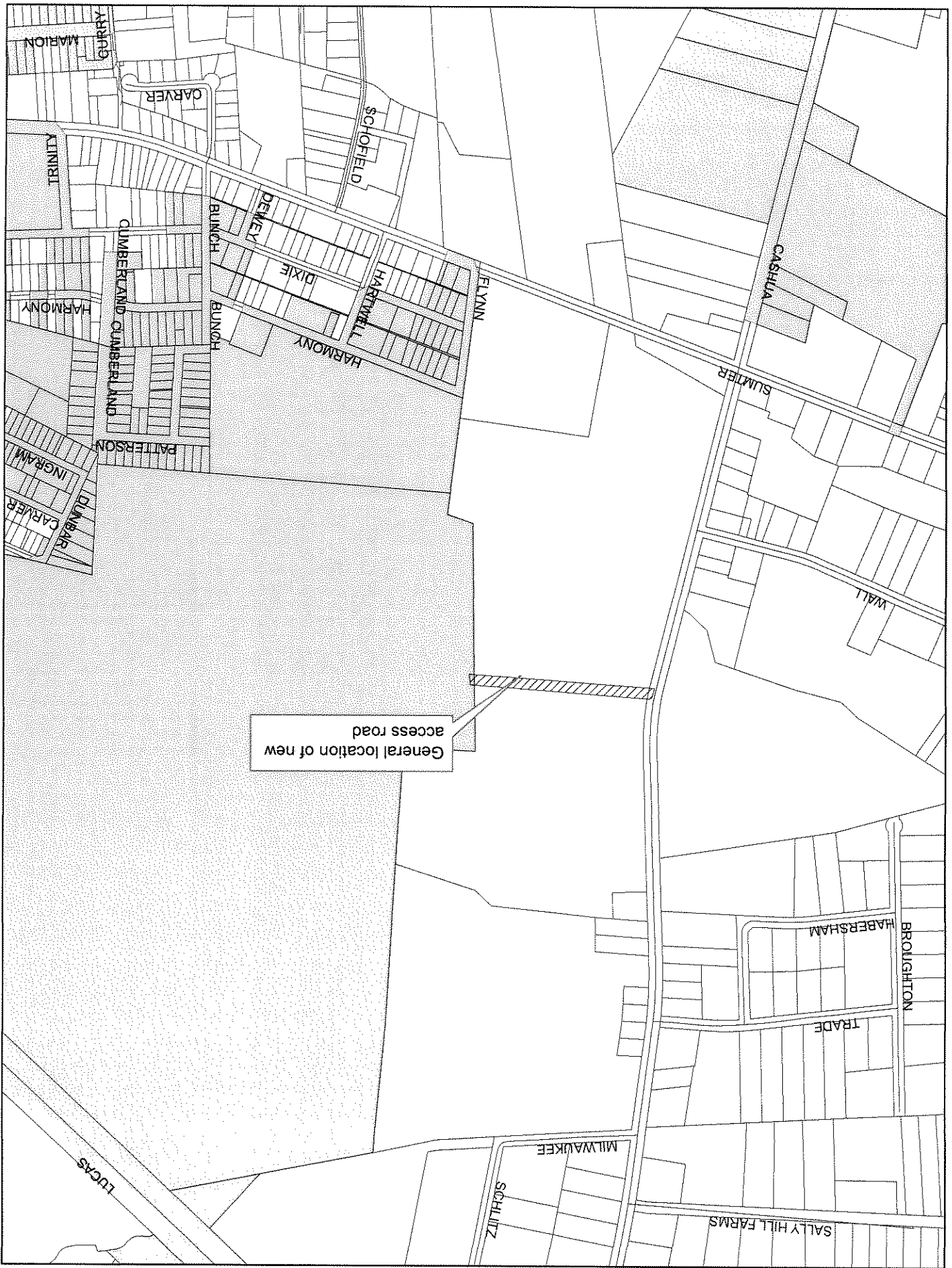
*Map showing the location of the property.
Copy of the plat.
Resolution to annex
Ordinance*



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager



General location of new
access road

MARION

GURRY

CARVER

TRINITY

SCHOFIELD

CUMBERLAND CUMBERLAND

BUNCH BUNCH

DEWEY

DIXIE

HARTWELL

FLYNN

CASHELA

HARMONY

HARMONY

SUMNER

PATTERSON

INGRAM

CUMBERLAND

CARVER

WALL

General location of new
access road

HABERSHAM

BROUGHTON

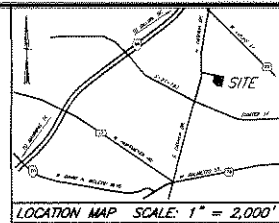
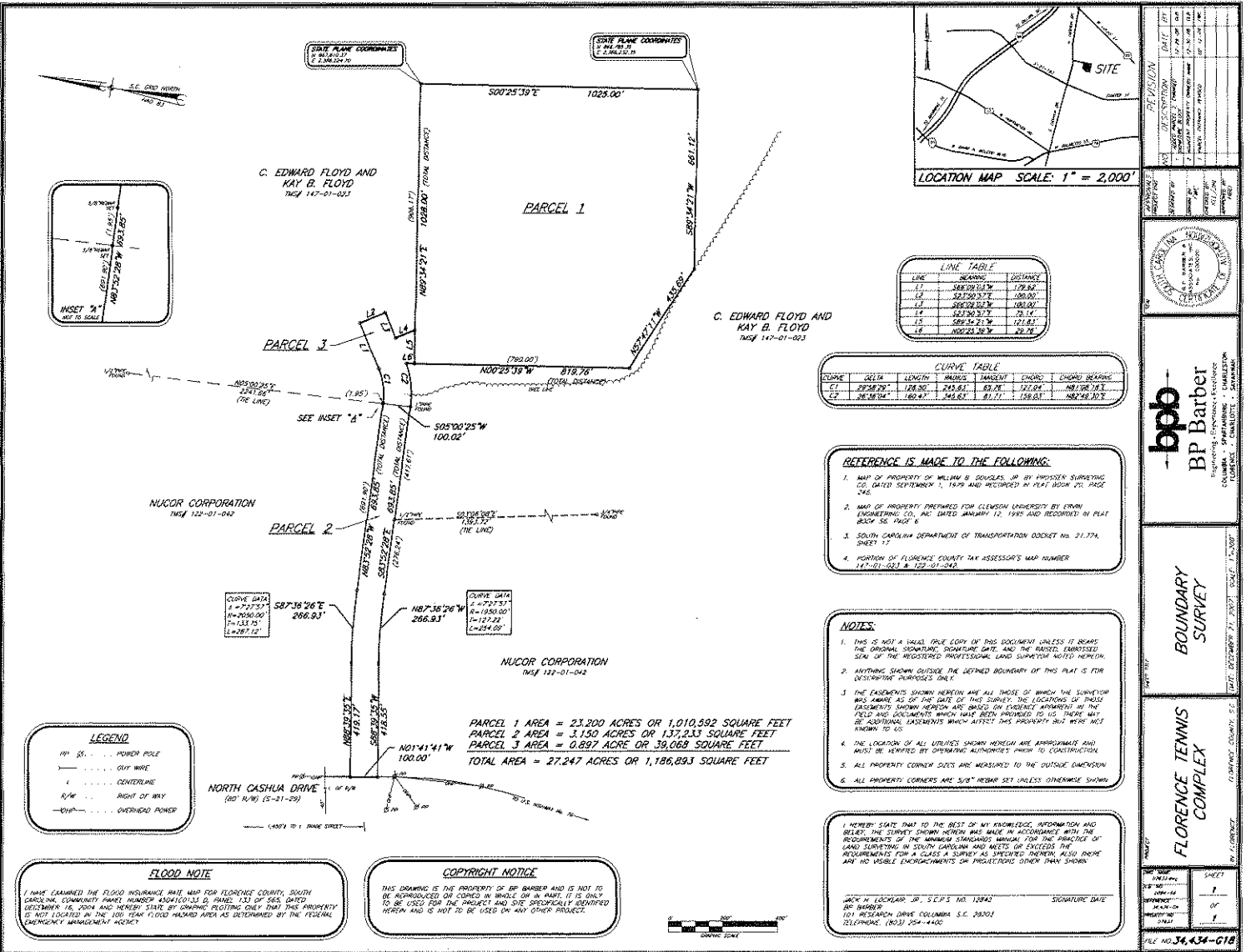
TRADE

MILWAUKEE

SCHLITZ

SALLY HILL FARMS

LUGAS



LINE TABLE

LINE	BEARING	DISTANCE
1	S88°08'13"W	179.84
2	S2°00'37"E	100.00
3	S82°02'33"W	100.00
4	N83°30'21"E	73.14
5	S88°14'21"W	121.82
6	N00°24'28"E	28.78

CURVE TABLE

CURVE	CHORD	CHORD BEARING	CHORD	CHORD BEARING
C1	287.5872'	124.30	243.61	83.78
C2	26.1824'	162.47	243.61	81.71
			158.63	582°58'30"E

- REFERENCE IS MADE TO THE FOLLOWING:
- MAP OF PROPERTY OF WILLIAM B. DOUGLAS, JR. BY PROSSER SURVEYING CO. DATED SEPTEMBER 1, 1978 AND RECORDED IN PLAT BOOK 20, PAGE 146.
 - MAP OF PROPERTY PREPARED FOR CLEMSON UNIVERSITY BY ERWIN ENGINEERING CO., INC. DATED JANUARY 12, 1985 AND RECORDED IN PLAT BOOK 38, PAGE 8.
 - SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION DOCKET NO. 21,374, SHEET 17.
 - PORTION OF FLORENCE COUNTY TAX ASSESSOR'S MAP NUMBER 147-01-082 & 122-01-042.

- NOTES:
- THIS IS NOT A VALID TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREIN.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 - THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THE SURVEYOR HAS KNOWLEDGE AS OF THE DATE OF THIS SURVEY; THE LOCATIONS OF THESE EASEMENTS SHOWN HEREON ARE BASED ON EVIDENCE AVAILABLE IN THE FIELD AND DOCUMENTS WHICH HAVE BEEN PROVIDED TO US. THERE MAY BE ADDITIONAL EASEMENTS WHICH AFFECT THIS PROPERTY BUT WE'RE NOT KNOWN TO US.
 - THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED BY OBTAINING ALTIMETERS PRIOR TO CONSTRUCTION.
 - ALL PROPERTY CORNER SIZES ARE MEASURED TO THE OUTSIDE DIMENSION.
 - ALL PROPERTY CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE SHOWN.

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

JACK H. LOCKARD, JR., S.E.P.'S. NO. 12842 SIGNATURE DATE
 bp BARBER 101 WESLINGTON DRIVE COLUMBIA, S.C. 29203
 (803) 724-4400

bp Barber
 Registered Professional Land Surveyor
 License No. 12842
 State of South Carolina

BOUNDARY SURVEY

FLORENCE TENNIS COMPLEX

DATE: 02/02/2009 7:23:07 PM
 SHEET 1 OF 1
 FILE NO. 34,434-618

N:\Projects\02033_0205\020501\FLORENCE TENNIS COMPLEX\020501.dwg 2/12/2009 14:18:18 PM 1:1

ORDINANCE NO. 2009 _____

AN ORDINANCE TO ANNEX PROPERTY OWNED BY THE CITY OF FLORENCE FOR THE ACCESS ROAD TO THE NEW TENNIS CENTER OFF NORTH CASHUA DRIVE.

WHEREAS, a Resolution was adopted to annex said property at the Florence City Council meeting held in Room 603 of the City-County Complex on April 13, 2009 at 1:00 P.M. and;

WHEREAS, the City of Florence seeks to annex 3.151 acres for the access road to the new tennis center off North Cashua Drive requests the property be incorporated into the City of Florence under the provisions of Section 5-3-100 of the 1976 Code of Laws of South Carolina :

The properties requesting annexation are shown more specifically on Florence County Tax Map 00122, block 01, parcel 335. (3.151 acres)

WHEREAS, Florence City Council concur 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 and annexing the aforesaid property and incorporating it into the City Limits of the City of Florence
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 _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, **Mayor**

Attest:

Dianne Rowan
Municipal Clerk

X. a
Contractual Agreement

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2009

AGENDA ITEM: Reports to Council

DEPARTMENT/DIVISION: City Manager – Special Services Division

I. ISSUE UNDER CONSIDERATION

Contractual Agreement with Independent Contractor Ms. Rennie Lunn-McAllister Relating to the City sponsored program (City Talk) on the Local Public Access Channel (Channel 11)

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. The present agreement between the City of Florence and Ms. Rennie Lunn-McAllister relating to City Talk expired March 31, 2009 and provided for \$5,000 in remuneration to Ms. Lunn-McAllister.
- B. Ms. Lunn-McAllister appeared before City Council at its March 9, 2009 meeting requesting additional considerations by City Council in the renewal of her present contract relating to City Talk.
- C. During her March 9, 2009 appearance before City Council, Ms. Lunn-McAllister requested City Council consider the addition of City Talk remote program recording capabilities by authorizing additional funding to her of \$1,500 for increased costs associated with traveling, etc. and \$500 for the purchase of a camcorder and related supplies.
- D. In response to Ms. Lunn-McAllister's request, City Council requested city staff to look at possible funding sources and report back to City Council.

III. POINTS TO CONSIDER

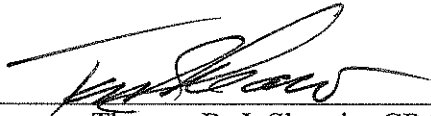
- A. Funding for the renewal of Ms. Lunn-McAllister's contract would be available under the current budget year's Contingency line item.
- B. The City of Florence has reimbursement procedures and forms in place for authorized travel related expenses.
- C. The City of Florence has policies and procedures in place for the purchasing of equipment.

IV. OPTIONS

- A. Renew Ms. Lunn-McAllister's contract under the same terms as the contract which expired March 31, 2009.
- B. Renew Ms. Lunn-McAllister's contract incorporating her additional requests subject to the City's present policies and procedures related to the reimbursement of travel related expenses and the purchase of equipment.
- C. Instruct staff to take other action.
- D. Take no action.

V. ATTACHMENTS:

- A. Copy of contractual agreement which expired March 31, 2009.



Thomas B. J. Shearin, CPA
Special Services Administrator



David N. Williams
City Manager

EMPLOYMENT OF INDEPENDENT CONTRACTOR
Rennie Lunn-McAllister

This agreement made between the City of Florence, South Carolina (hereinafter referred to as City) and Rennie Lunn-McAllister this _____ day of _____, 2008.

WHEREAS, the City wishes to continue to sponsor a program entitled "City Talk" to be produced and aired monthly on the local public access channel (Channel 11);

WHEREAS, City Council has specifically authorized City Staff to enter into a agreement with Rennie Lunn-McAllister to pay to her the sum of \$5,000.00 per year in return for her continuing to produce, host, and tape "City Talk"; and

WHEREAS, Rennie Lunn-McAllister agrees to continue to produce, host, and tape said "City Talk" program for the time period of April 1, 2008 through March 31, 2009;

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein the parties hereto have agreed and do agree as follows:

1. The City of Florence hereby agrees to pay to Rennie Lunn McAllister the sum of Five Thousand and no/100 (\$5,000.00) Dollars in return for Rennie Lunn-McAllister's agreement to, as an independent contractor, produce, host, and record the "City Talk" program from April 1, 2008 through March 31, 2009.
2. That the Five Thousand and no/100 (\$5,000.00) Dollars consideration cited above shall be paid as one lump sum payment, and said payment was made on April 11, 2008, the receipt of which is hereby acknowledged.
3. It is agreed that Rennie Lunn-McAllister shall, in return for the above cited consideration, produce, host, and record a monthly one-hour show to be aired on the public access

channel. Rennie Lunn McAllister agrees that the "City Talk" program she produces and airs will be done consistently with the Guidelines for Time Warner Cable Community Information Channel, a copy of which are attached hereto and incorporated herein by reference.

4. It is agreed by all concerned that Rennie Lunn-McAllister is an independent contractor, not an employee of the City of Florence.

5. It is agreed that this contract is not assignable without the express written consent of the City of Florence.

Witness our hands and seals this ____ day of _____, 2008.

CITY OF FLORENCE

By: _____
DAVID N. WILLIAMS
City Manager

RENNIE LUNN-MCALLISTER

GUIDELINES FOR TIME WARNER CABLE COMMUNITY INFORMATION CHANNEL [GOVERNMENT/EDUCATION ACCESS CHANNEL]

Eligible Entities Permitted To Use The Channel

The participants of the Government/Education Access Channel, to be called the Community Information Channel, shall include all subdivisions of government and state-supported educational institutions which are located in the Time Warner Cable service area in Florence and Darlington counties are eligible. Entities must properly observe these guidelines.

Committees Structures

The *General Oversight Committee* will be comprised of all participating entities.

The *Video Programming Committee* will be comprised of only those entities which actually provide programming on the channel.

Video/Bulletin Board Programming Review

The Video Programming Committee will review guideline compliance (at its quarterly meetings) of the Bulletin Board messages and the content of programs which have aired.

Scheduling

Participating entities will be assigned blocks of time to use for airing their programming. Each participant will be responsible for any equipment and other resources necessary to produce programming segments. Entities can exchange airtime within their programming blocks when desired and/or necessary. Exchanges are appropriate for short-term program adjustments.

Continued

The Programming Committee shall review block programming requests. One voting representative from each eligible entity can serve on the subcommittee. A representative can request that an associate from their institution serve as a non-voting consultant. Service on the committee can be relinquished through written notification. The Programming Committee will meet quarterly.

Programming of an emergency nature involving public health or safety shall be given air-time priority. All scheduled programming can be pre-empted by authorization of the Florence City Manager.

Disclaimers

Each entity will provide an on-screen disclaimer before and after each program broadcast. The disclaimer will read:

_____ (agency name) _____ is responsible for presenting this program, but does not necessarily endorse its content. The views presented belong to the person(s) presenting them, and are not necessarily the views held by _____ (agency name) _____, the city of Florence, or Time Warner Cable

Educational disclaimer: _____ (institution name) _____ is solely responsible for the content of this classroom instruction program.

Programming that *does* represent the views of the entity is exempt from this provision (e.g., the city council meetings, school trustee meetings, etc.)

FCC/Legal Issues

All pertinent regulations of the Federal Communications Commission shall apply to programming on the channel. Violations shall be the sole responsibility of the entity producing the program. This will include all legal issues and associated costs. Violations may result in the loss of programming privileges.

Continued

Technology

Playback of prepared programming must accommodate current staffing and technological capabilities of Time Warner Cable. Each entity will be responsible for upgrading equipment to make it compatible with upgrades instituted by Time Warner Cable.

Multiple Agencies

An entity having multiple agencies or divisions will represent these agencies or divisions as one voting unit (e.g., a school district will represent all of its participating schools as though they are one entity). Air time will be provided as it is to other single entities.

Political Programming

Political programming shall not be accepted on the Community Information Channel. [For the purpose of these guidelines, the definition of *political programming* shall be any programming which involves the endorsement of any political candidate or supporter for the purpose of campaigning or otherwise soliciting public support for any political party, candidate, or ballot issue in a political election. Elected officials will appear in programming only in an official capacity, in the discharge of their regular and routine duties.]

Viewpoints and issues discussed as part of a formal presentation or as classwork at a recognized educational institution shall be deemed acceptable. Disclaimer guidelines will apply to this situation.

Advertising

No commercial advertising will be carried. Regular announcements/promotions

Continued

of the participating entities will be limited to the electronic bulletin boards. No other promotional announcements will be accepted for display. Announcements may be subject to approval/editing.

Tuition-Based Course Offerings

With approval of the Programming Subcommittee, entities can offer an academic course(s) via the channel. The broadcast portion of the course must be available to all viewers without charge. Viewers interested in academic credit can contract with the programming institution for a fee-based credit offering.

Guidelines Revisions

This document may be revised/amended when deemed necessary by the committees.

Participants

City of Florence
County of Florence
Francis Marion University
Florence-Darlington Technical College
Florence District One Schools
City of Darlington
County of Darlington

X. b.
**Appointments to Boards
and Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2009

AGENDA ITEM: Appointments to Boards and Commissions

DEPARTMENT/DIVISION: Administration/City Council

ISSUE UNDER CONSIDERATION: To fill vacancies on:
1) Housing Board of Adjustments
and Appeals
2) Parks, Beautification and Leisure
Services Commission

HOUSING BOARD OF ADJUSTMENTS AND APPEALS

The Board shall consist of five (5) members, composed of one real estate broker, one physician, one architect, engineer or general contractor, one building materials dealer, and one member at large from the homeowners of the governed area. The board shall be appointed by the City Council.

In the event it would not be possible to fill the membership of the board in all categories listed above, the council may select the remaining membership from business and professional residents of the governed area.

Of the members first appointed, two (2) shall be appointed for a term of one (1) year, two (2) for a term of two (2) years, one (1) for a term of three (3) years, and thereafter they shall be appointed for terms of four (4) years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Continued absence of any member from regular meetings of the board shall, at the discretion of the city council, render any such member liable to immediate removal from office.



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Housing Board of Adjustments And Appeals			
Your Name (Last, First, Middle) Richardson, Jr., David, Aubrey		County Florence	Council District
Residential Address 2137 Pathway Ct.	City Effingham	State South Carolina	Zip Code 29541
Mailing Address Same	City	State South Carolina	Zip Code
Your Occupation - Title Assistant Solicitor	Business Phone 843-665-3091	Residence Phone 843-407-4122	
Employer Name 12th Judicial Circuit Solicitor's Office		E-Mail Address DaRich81@aol.com	
Employer Address 180 N. Irby St MSC-Q	City Florence	State South Carolina	Zip Code 29501

General Qualifications

Are you a resident of the City? Yes No How Long? 10 mths

Why would you like to serve?

To improve ~~the~~ aesthetics and safety in the City of Florence

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

NO

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

NO

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

NO

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

Currently acting as President of a temporary board for the neighborhood ass. of "Womack Gardens" in hopes to establish the neighborhood association

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

To act in the best interest of the City, specifically with regard to crime/ gang prevention

I certify that the information above is true and correct. Information on this form will be considered public information.

Signature

2-3-09
Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence
City County Complex AA
180 N. Irby Street
Florence, SC 29501
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<u>2-9-09</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Housing Board of Adjustments And Appeals			
Your Name (Last, First, Middle) GILBERT KELLY DOZIER		County FLORENCE	Council District AT LARGE DIST.
Residential Address 716 RICE HOPE COVE		City FLORENCE	State South Carolina
Mailing Address P.O. BOX 102		City FLORENCE	Zip Code 29503
Your Occupation - Title BUSINESS OWNER (President)		Business Phone (843)662-0123	Residence Phone (843)667-0167
Employer Name GILFO, INC.		E-Mail Address	
Employer Address 275 WEST DARLINGTON STREET		City FLORENCE	Zip Code 29501

General Qualifications

Are you a resident of the City? Yes No How Long? 28 YEARS

Why would you like to serve?

I believe that (with this appointment) I will be able to help provide a service that will go a long way in helping to create a better living and business environment in the City of Florence

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

Served on Board of Directors for PDRTA

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

Served on Board of Directors for PDRTA

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

(NO)

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

At present none outside of my church.

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

To help to remove as soon as possible and as much as possible any blighted properties that are unfit for human habitation

I certify that the information above is true and correct. Information on this form will be considered public information.

Gilbert Kelly Dozier
Signature

March 10, 2009
Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence
City County Complex AA
180 N. Irby Street
Florence, SC 29501
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	3-10-09
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <u>HOUSING BOARD OF ADJUSTMENTS AND APPEALS</u>			
Your Name (Last, First, Middle) <u>ERVIN, TERESA MYERS</u>		County <u>FLORENCE</u>	Council District <u>DIST. 1</u>
Residential Address <u>926 GLADSTONE ST.</u>	City <u>FLORENCE</u>	State <u>South Carolina</u>	Zip Code <u>29501</u>
Mailing Address <u>926 GLADSTONE ST.</u>	City <u>FLORENCE</u>	State <u>South Carolina</u>	Zip Code <u>29501</u>
Your Occupation - Title <u>REGISTERED NURSE & REALTOR</u>	Business Phone <u>843-260-6537</u>	Residence Phone <u>843-667-8750</u>	
Employer Name <u>MCLEOD HEALTH & CENTURY 21 KING, INC</u>	E-Mail Address <u>teresamervin@gmail.com</u>		
Employer Address <u>555 E. CHEVES ST.</u>	City <u>FLORENCE</u>	State <u>South Carolina</u>	Zip Code <u>29506</u>

General Qualifications

Are you a resident of the City? Yes No How Long? 46 yrs.

Why would you like to serve?
I would like to serve because I love being a part of Florence, S.C. It is my desire to see Florence grow and prosper.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO, I DO NOT.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO, I HAVE NOT.

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:
I AM NOT CURRENTLY IN A POSITION WITH ANY ORGANIZATION OR BOARD, BUT IN 1997 I WAS IN THE NWFNC AS SECRETARY AND THE GROUP RECEIVED CDBG FUNDS.

Are you involved in any Community Activities? If so, please list:
I AM A MEMBER OF THE NORTH WEST FLO. NEIGHBORHOOD COMMUNITY WATCH GROUP. I AM AN ASSOCIATE MINISTER AT SOLID BAPTIST CHURCH. A MEMBER OF WRHS BAND BOOSTERS

What are your goals and objectives if appointed to the Commission/Board?
TO ASSIST WITH THE FACILITATION OF EQUITABLE APPEALS REGARDING VACANT AND ABANDERED PROPERTIES, WHILE IMPROVING THE CITY OF FLORENCE.

I certify that the information above is true and correct. **Information on this form will be considered public information.**

Teresa Ervin
 Signature

03-17-09
 Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
 City of Florence, City County Complex AA,
 180 N. Irby Street, Florence, SC 29501
 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<u>3-19-09</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Housing Board of Appeal</i>			
Your Name (Last, First, Middle) <i>Kennedy, James D.</i>		County	Council District
Residential Address <i>1108 Lawerance Drive</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>same P.O. Box 6441</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29502</i>
Your Occupation - Title <i>Contractor (self employed)</i>	Business Phone <i>667-1970</i>	Residence Phone <i>Same</i>	
Employer Name	E-Mail Address <i>James Kennedy54@gmail.com</i>		
Employer Address	City	State <i>South Carolina</i>	Zip Code

General Qualifications

Are you a resident of the City? Yes No How Long? *45 years*

Why would you like to serve?
I have a long love for my city and a lifetime of experience in carpentry and construction.

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

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

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

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

What are your goals and objectives if appointed to the Commission/Board?
To be dependable, fair, concerned and honest

I certify that the information above is true and correct. Information on this form will be considered public information.

[Signature]
Signature

March 27, 2009
Date

RETURN COMPLETED FORM TO:
Office of the City Clerk
City of Florence, City County Complex AA,
180 N. Irby Street, Florence, SC 29501
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>4-2-2009</i>
Appointed to:	
Date:	

Revised 06/30/2008

PARKS, BEAUTIFICATION, AND LEISURE SERVICES COMMISSION

The Park Commission will be composed of twelve (12) members, resident electors of the city, to be elected by City Council to serve five (5) year terms.

The present composition of the Park Commission is as follows:

<u>APPOINTEE</u>	<u>TERM TO EXPIRE</u>
Mr. Walter W. Sallenger Photographer 412 Spruce Street Florence, SC 29501 (W&H) 843-413-1794 W/M	06/30/2013
Mr. Michael Hawkins 909 Harmony Street Florence, SC 29501 (H) 661-7339 B/M	06/30/2012
Vacancy	06/30/2009
Ms. Jeanne Downing Developer P.O. Box 6222 Florence, SC 29502-6222 3201 Spiral Lane Effingham, SC 29541 (W/H) 667-4496 (cell) 615-2800 W/F	06/30/2009
Mr. Zavon Felton Retired 1908 E. Sandhurst Drive Florence, SC 29505 (H) 665-1908 B/M	06/30/2013
Ms. Bettie Ann McCrae 1009 West Darlington Street Florence, SC 29501 (H) 843-665-2201 B/F	06/30/2009

Mr. Larry E. Hooks
717 Wimbledon Avenue
Florence, SC 29505
(H) 667-1221
W/M

06/30/2009

Mr. Larry L. Welch
Vice President, Williamsburg First National Bank
2139 W. Palmetto Street
P. O. Box 5956
(W) 843-678-8562
1300 Sheffield Drive
Florence, SC 29505
(H) 843-292-8937
W/M

06/30/2013

Mrs. Helen Sims
318 Ballard Street
Florence, SC 29506
(H) 662-6097 or 662-7192
B/F

06/30/2010

Vacancy

06/30/2013

Mr. William Mullholand
Retired
1507 Damon Drive
Florence, SC 29505
(843) 669-4555
W/M

06/30/2009

Ms. Barbara B. Jenkinson
Sonographer
Women's Complete Health Care
410 S. Coit Street
Florence, SC 29501
1218 Madison Avenue
Florence, SC 29501
(H) 669-7708
W/F

06/30/2009

HONORARY MEMBERS

Mr. A. E. Kunz
523 Laurel Lane
Florence, SC 29501
662-4083

Mrs. Ainslie M. Taylor
Methodist Manor
2100 Twin Church Road
Florence, SC 29501
(H) 669-4946



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying:			
Parks Commission			
Your Name (Last, First, Middle)	County	Council District	
Jebaily, John M.	Florence		
Residential Address	City	State	Zip Code
416 Brettwood Road	Florence	South Carolina	29501
Mailing Address	City	State	Zip Code
1811 S. Irby St. Suite 109	Florence	South Carolina	29505
Your Occupation - Title	Business Phone	Residence Phone	
Real Estate President	843-664-7253	843-665-0920	
Employer Name		E-Mail Address	
Jebaily Properties, Inc.		John@Jebaily.Com	
Employer Address	City	State	Zip Code
1811 S. Irby St. Suite 109	Florence	South Carolina	29505

General Qualifications

Are you a resident of the City? Yes No How Long? 45 years

Why would you like to serve?

To assist in a capacity that would have a positive influence on the future growth of the City of Florence. Also, Jean Downing asked me to serve

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

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

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

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

I am involved with Downtown Development only to the extent of giving advice (vicariously) to my brother, George @

What are your goals and objectives if appointed to the Commission/Board?
To make Florence a better place to work and live.

I certify that the information above is true and correct. **Information on this form will be considered public information.**

John M. Jebaily
 Signature

2/10/2009
 Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
 City of Florence
 City County Complex AA
 180 N. Irby Street
 Florence, SC 29501
 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<u>2-10-09</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Parks, Beautification and Leisure Services			
Your Name (Last, First, Middle) Webster, Victor Nance		County Florence	Council District
Residential Address 3033 Pointe Drive	City Florence	State South Carolina	Zip Code 29501
Mailing Address 3033 Pointe Drive	City Florence	State South Carolina	Zip Code 29501
Your Occupation - Title Business Owner	Business Phone 843-669-5162	Residence Phone 843-495-7334	
Employer Name PPS		E-Mail Address victorw@cabens.com	
Employer Address 217 Dozier Blvd.	City Florence	State South Carolina	Zip Code 29501

General Qualifications

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

Why would you like to serve?

I would like to initiate community involvement in anti-litter campaigns and beautification projects.

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

NO

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

NO

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

NO

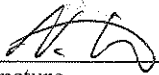
Are you involved in any Community Activities? If so, please list:

I am the founder/director of River Sweepers, COM. We remove litter from waterways/roadways.

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

My goal is to clean up and take advantage of Jeffers Creek and its tributaries.

I certify that the information above is true and correct. Information on this form will be considered public information.


 Signature

2-19-2009
 Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
 City of Florence, City County Complex AA,
 180 N. Irby Street, Florence, SC 29501
 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	2-23-09
Appointed to:	
Date:	