

SPECIAL MEETING OF FLORENCE CITY COUNCIL

MONDAY, AUGUST 31, 2009 - 4:00 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. ORDINANCES IN POSITION

- a. Bill No. 2009-27 –Second Reading**
An Ordinance for amendment to a Planned Development District owned by Horne Development.

IV. REPORTS TO COUNCIL

- a. Budget and Finance Committee of Council – to discuss the 2009-2010 Millage and Local Option Sales Tax credit.**
- b. A request for funding from the Pee Dee Community Action Partnership regarding the Weed and Seed Program.**
- c. Councilman Robinson would like to discuss the following:**
- 1. The hiring of new police officers**
 - 2. The proposed Teen Center**

V. EXECUTIVE SESSION

- a. Contractual Matter**

VI. ADJOURN

CITY OF FLORENCE COUNCIL MEETING

DATE: August 31, 2009
AGENDA ITEM: Ordinance
Second Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

Request to approve an amendment to a Planned Development District at 2530 David McLeod Blvd. Tax Map 00099-01-066 & 093, to allow for the siting of a Golden Corral restaurant.

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

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Upon reviewing the application, Urban Planning and Development staff recommended approval of the request to the City of Florence Planning Commission.

2. On August 11, 2009, the Planning Commission voted 7-0 to recommend approval of the rezoning request.

3. First reading before City Council took place August 10th, 2009.

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

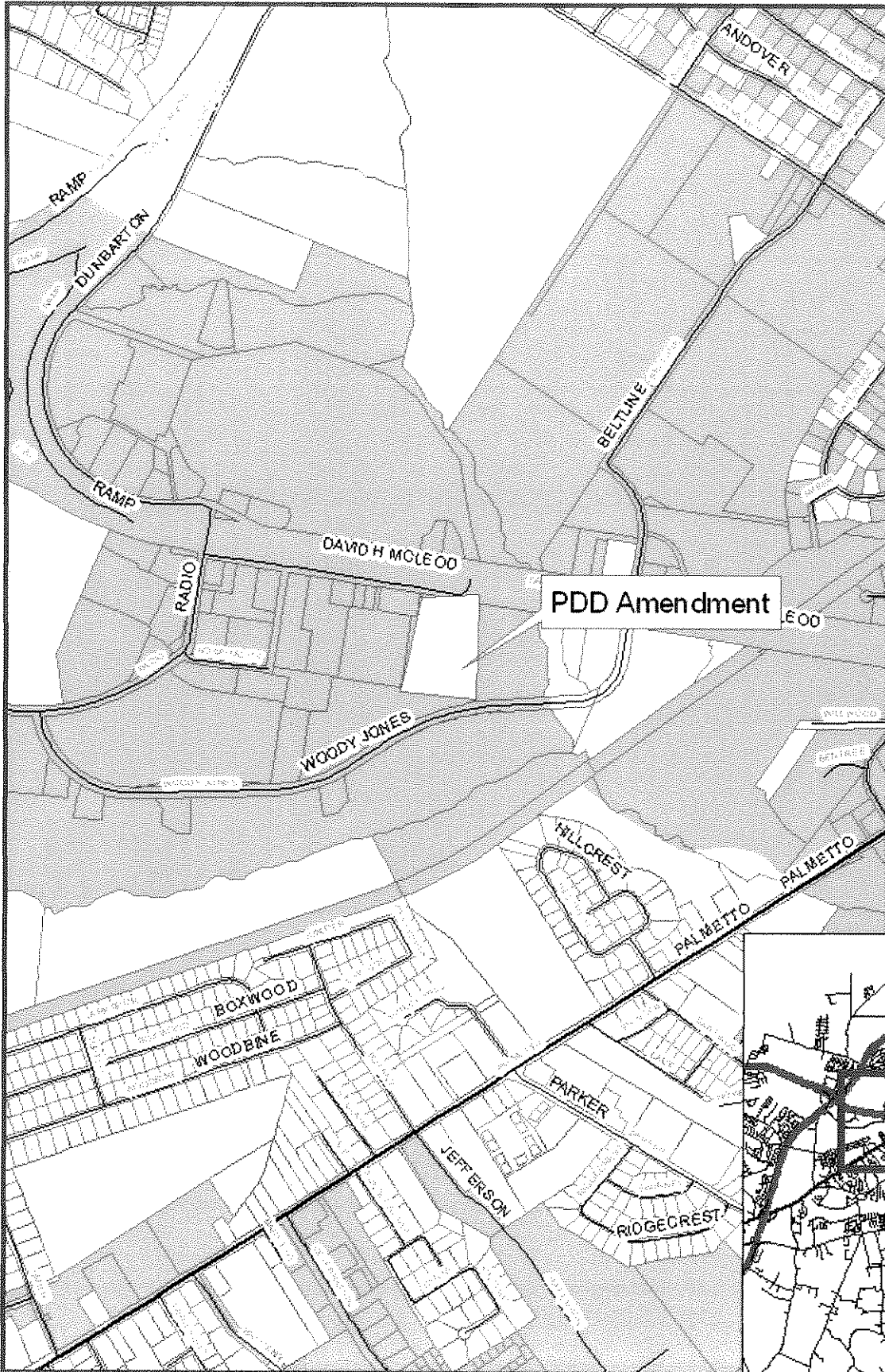


David N. Williams
City Manager


LOCATION MAP PDD Amendment 2530 David McLeod Blvd



Urban Planning &
Development Department

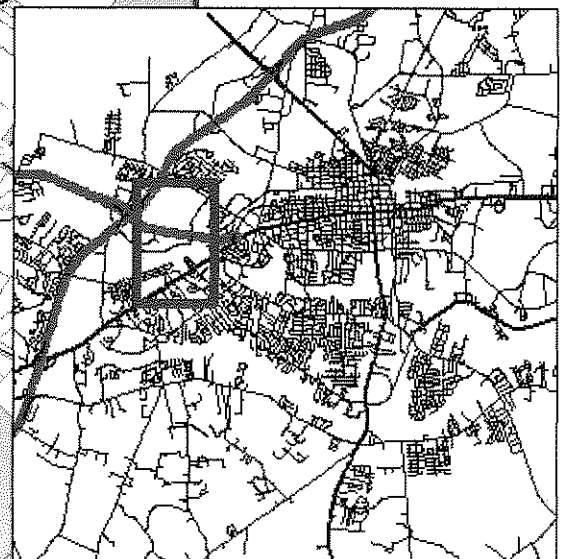


Legend

 City Boundary

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

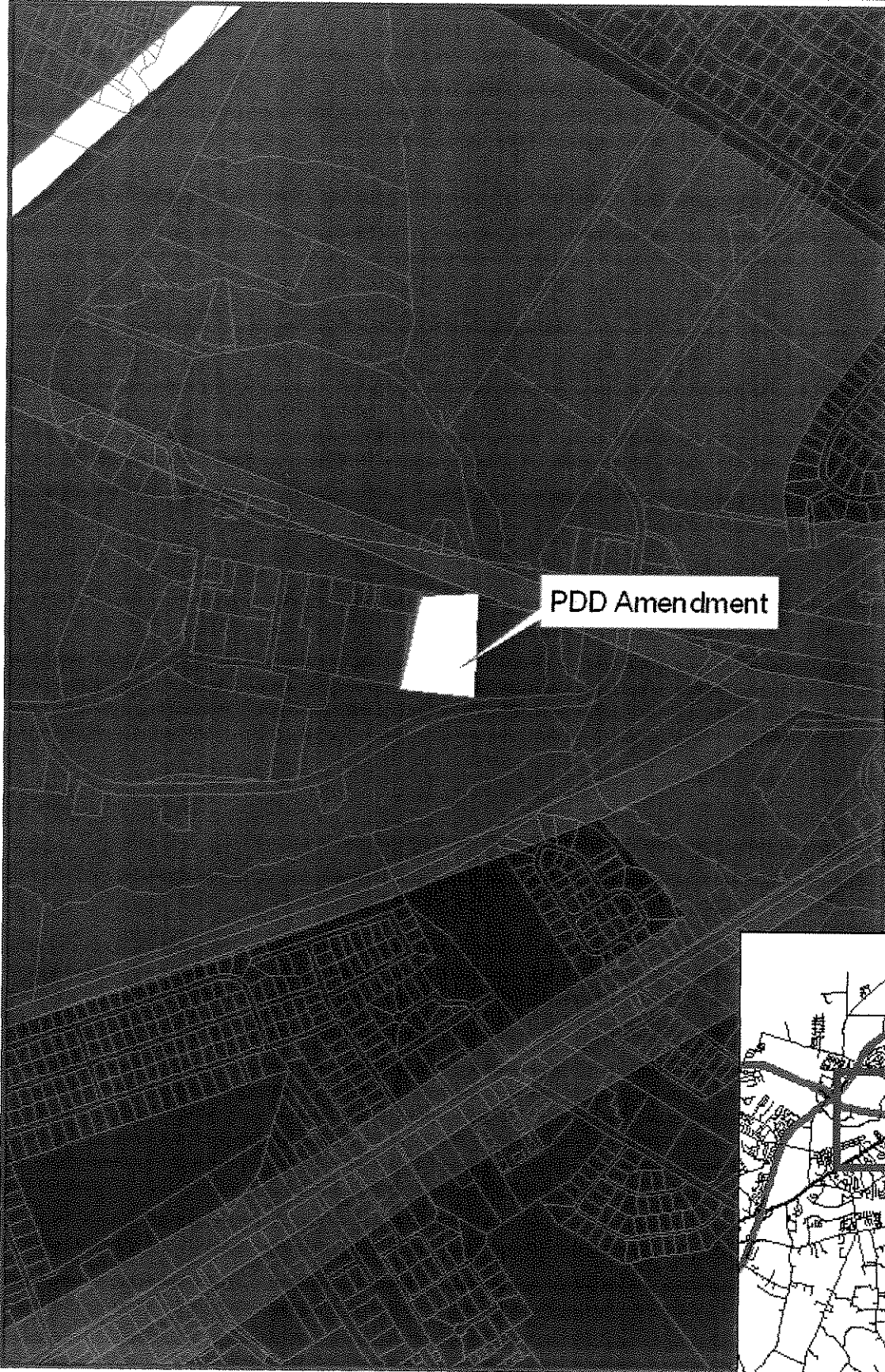
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COMPREHENSIVE MAP PLAN PDD Amendment 2530 David McLeod Blvd














Urban Planning &
Development Department



Legend

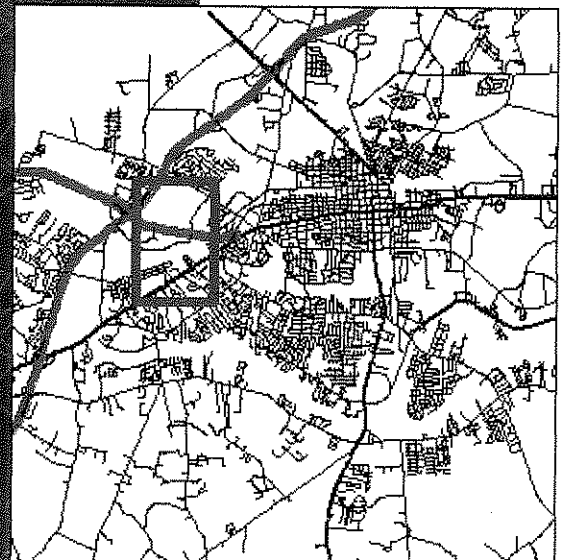
Land Use Categories

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

PDD Amendment

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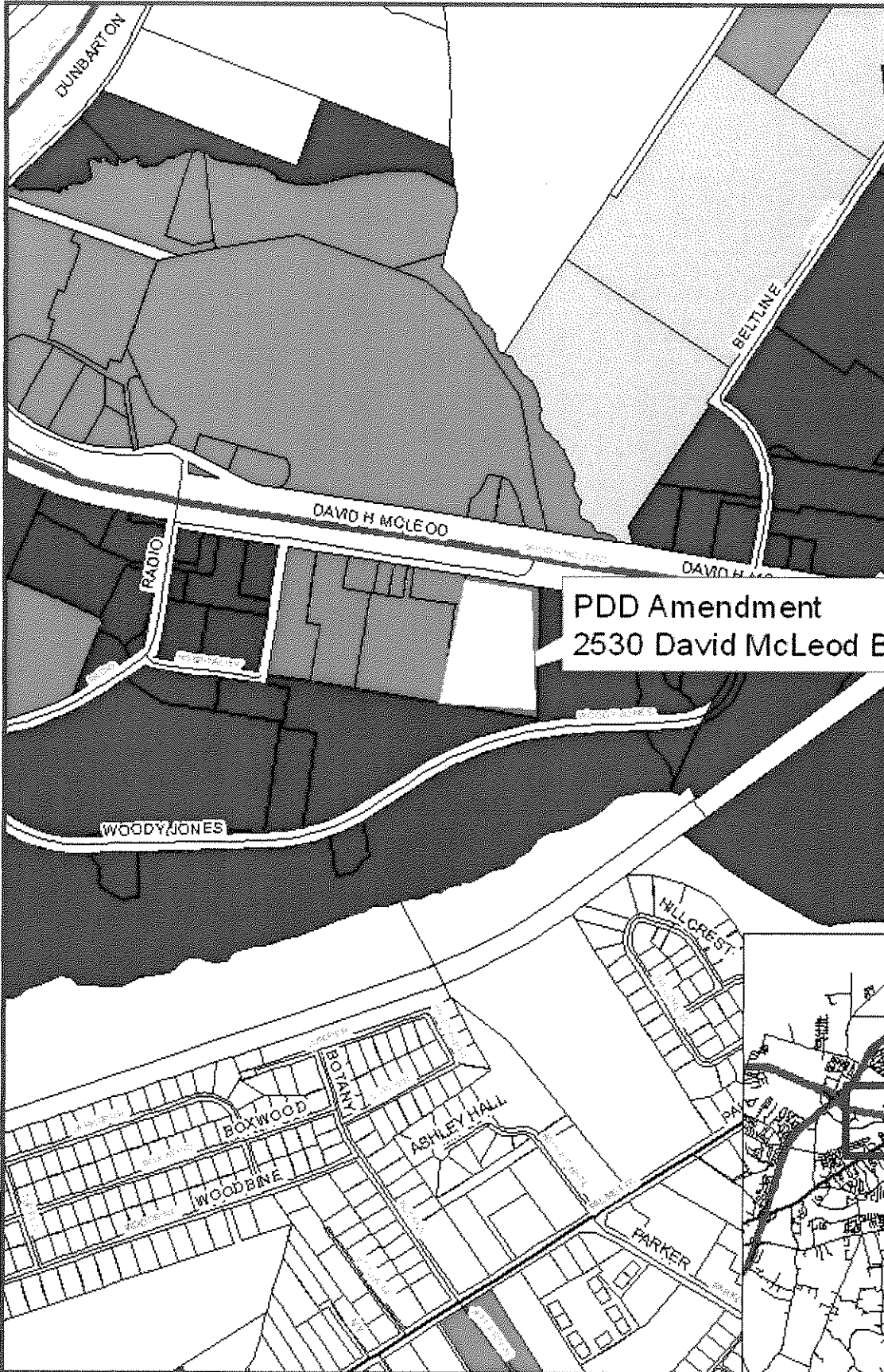
ZONING MAP PDD AMENDMENT PC#2009-12



1,000 0 Feet



Urban Planning &
Development Department



Legend

Roads

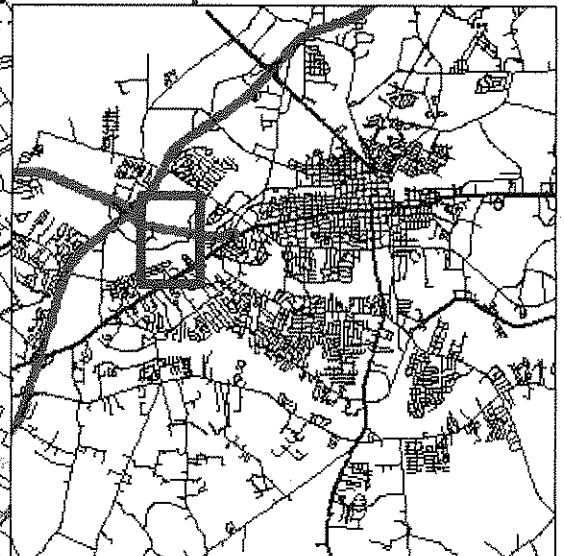
- City Maintained
- State Street
- Interstate
- US Highway

Zoning

- 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

ORIGINAL PREPARATION DATE:
This map was prepared by:
Urban Planning & Development Department
February 17, 2009
Aug 01, 2008

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: Horne Development

Address of Properties: 2530 David McLeod Blvd

Tax Parcel Number(s): 00099-01-066 & 093

Date: July 21, 2009

GENERAL BACKGROUND DATA

Current Zoning: PDD

Proposed Zoning: Amendment to PDD, no change in zoning

Current Use: Retail

Proposed Use(s): Retail & Eating Place

DIMENSIONAL REQUIREMENTS

Current Zoning

Proposed Zoning

Lot Area:

Proposed Lot Area: No Change

Lot Width

Proposed Lot Width: No Change

Front Setback

Proposed Front Setback: No Change

Side Yards

Proposed Side Yards: No Change

Rear Yards

Proposed Rear Yards: No Change

Max. Height

Proposed Max. Height: No Change

Open Space

Proposed Open Space: No Change

Comments:

ZONING PETITION STAFF CHECKLIST

MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as:

This application is submitted by: the owner 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, there is no change in zoning. The Current Land Use Plan and proposed amendments to the PDD coincide for planned commercial use. David McLeod BLVD is major thoroughfare and gateway into the City. The land use plan recognizes the importance of this corridor as a commercial and retail outlet due to the proximity of I-20 & I-95

Land Use Plan elements that impact the subject property:

The objective of the Industrial-Business designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interest from incompatible development.

Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure (existing or planned).

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
The property exists as a vacated Wall Mart and expansive parking lot. The amendment to the PDD would approve the site for Golden Corral and amend the PDD use to eating places.

ZONING PETITION STAFF CHECKLIST

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

607 N. Wiltshire / 2685 Trotter

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	PDD	Commercial
Northeast	PDD	Commercial
East	B-3	Undeveloped
Southeast	B-3	Undeveloped
South	B-3	Undeveloped
Southwest	B-3	Undeveloped
West	PDD	Commercial
Northwest	PDD	Commercial

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

The area has existing retail and food services place with new construction occurring along Woody Jones. Commercial retail continues to locate in the area which services the entire Pee Dee Region.

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 site would not change. The current PDD would allow for only commercial retail services. Redevelopment or demolition of the existing Wall Mart structure would be required to suit commercial activity.

6. List some potential uses under proposed zoning.

The amendment to the PDD would allow for a restaurant site and thus eating places as a permitted use. Commercial retail would remain as a permitted use.

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?

The Amendment to PDD request is associated with the construction of a Golden Corral Restaurant.

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

Per the City of Florence Zoning Ordinance, the only uses that may be developed are those permitted in the PDD zoning district. The properties will be subject to the City of Florence codes and regulations.

ZONING PETITION STAFF CHECKLIST

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

10. Is a traffic study required for this petition?

No. The area is accessed from several points along David McLeod. The eating place would be the primary use of the property as the old Wall Mart building is unoccupied.

- If so, what are the recommendations of the study?

NA

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

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

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

Yes.

ORDINANCE NO. 2009_____

AN ORDINANCE FOR AMENDMENT TO A PLANNED DEVELOPMENT DISTRICT OWNED BY HORNE DEVELOPMENT

WHEREAS, an application by Horne Development, owner of 2530 David McLeod Blvd, was presented requesting an amendment to the Planned Development District to allow for siting of an eating place following the development standards and allowable uses of a B-3 General Commercial District:

The property requesting zoning amendment is shown more specifically on Florence County Tax Map 00099, block 01, parcel 066 & 093. (10 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 amending the Planned Development District located at 2530 David McLeod to approve the PDD site plan with the addition of an eating place.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

Ordinance No. 2009 - _____
Page 2 – August, 2009

ADOPTED THIS _____ DAY OF _____, 2009

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

**IV. b.
Report to Council
Weed and Seed**

CITY OF FLORENCE COUNCIL MEETING

DATE: August 31, 2009

AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION:

ISSUE UNDER CONSIDERATION:

A request has been received from Pee Dee Community Action Partnership for funding in the amount of \$100,000 for the Weed and See project.

Copy to Council



Rev. Robert Cooper
Chairman, Board of Directors

Walter Fleming, Jr.
Executive Director

August 12, 2009

Mr. Dave Williams
City-County Complex
180 N Irby Street
Florence, SC 29501

Dear Mr. Williams:

Enclosed is our request for funding in the amount of \$100,000 for the Weed & Seed Project, located at 113 Oakland Avenue. We have been providing services to youth and seniors for over 12 years. We have received funding from the U.S. Department of Justice, Florence City, and the Department of Commerce by the way of Senator Kent Williams.

We have decreased crime in our community by providing a Safe Haven for youth along with the following services:

- Assist after school elementary and high school students with homework to improve their school grades. Also, professionals will provide computer training and job related skills such as career planning, resume building and leadership skills.
- Provide ten weeks of Summer Camp. Services will include tutoring and mentoring youth. Also provide field trips and nutritious meals through the USDA Summer Feeding Program.
- Nutritious snacks will be provided to youth after school by the USDA Food Program.
- Activities for seniors including arts & crafts, exercise, games, reading etc.
- The Boxing Program is instrumental in teaching disadvantage youth discipline and it also gives an outlet for frustration as well as exercise for physical fitness.

We sincerely appreciated all the help the council has provided in the past and we look forward to their continue support of this project.

Respectfully submitted,

Walter Fleming, Jr.
Executive Director

Serving: Florence / Marion / Dillon Counties

2685 S. Irby Street • Post Office Box 12670 • Florence, SC 29505
Office: (843) 678-3400 • Fax: (843) 678-3404 • Email: Flopdcaa@aol.com

PEE DEE CAP WEED & SEED
Budget Narrative

JULY 1, 2009 - - JUNE 31, 2010

Salaries—\$35,365

Program Director—Will be responsible for developing systems and procedures and overall management of the program. Also monitoring of participant's performance information, Based on 5 hours a day x 17.50 an hour= 22,837.

Program Support Specialist— Responsible for coordinating workshops and other academic services, along with and training seminars. Also, organize a linkage chart on occupational career to education goals for participants. Responsible for counseling and developing employment skills that relate to occupation interests of participant. \$12,528

TOTAL SALARIES: \$35,365

Fringe Benefits—\$4,170

Calculated on statutory percentages on applicable dollars of salaries. (Based on 11% Fringe.)

Indirect Cost —\$4,244

Based on Health & Human Services approved rate of 12% of salaries.

Contractual Service— These funds will be used for professionals to provide Computer training and job related skills such as; career planning, internships, resume building, job search skills, and the philosophy of ethics. Consultants will also motivate and build leadership skills. \$2,000

Office Supplies – Items needed to maintain the operation of the office. This includes: Xerox paper, file folders, ink cartridges etc. \$900

Classroom Supplies/ Materials—Items needed for students, i.e., book supplies and other items as related to education. \$2,500.

Local travel will be provided for staff that is related to program business, professional meetings, and program presentations. \$500

Communication—This will include items needed for outreach to the community, newsletters, advertisement. etc. Also, the telephone service which will include a line for the program and long distance service. High speed internet services will be use to access helpful program information. \$3,000

Printing /Postage /Pub/Adv.—the amount necessary for postage to send out correspondents and pertinent program information. Also, printing of pertinent information. \$1,750

Rent—This is determined by space allocation. The total space of the building is 7,000 sq. ft. The space will be used for office space, classrooms, senior meeting space, and physical fitness program and community meetings. The monthly rent is based on 50% of \$1,900 at a cost of cost 11,400 annually.

Utilities---The utilities are estimated at \$900 monthly and 10,800 annually.

Field Trips – These funds will be used in allowing students to take educational trips to industrial and historical places. This will give students a better understanding of historical events and bring the text pages to life with a hands-on approach. \$1,400.

Tutors – Also, funds will be used to assist after school students with homework and other skills that need reinforcing in their school studies. During the 10 week Summer Camp tutoring will be provided to disadvantaged elementary and high school students to improve their school grades along with good study habits when they return to school in the fall. Tutors will also serve as mentors to motivate and instill good character and leadership skills. \$11,571

Stipend Volunteers – Funds will be used to give a stipend to boxing trainers and volunteers that train the boxers. This activity is instrumental in teaching disadvantage youth discipline and it also gives an outlet for frustrations as well as great exercise. \$10,400

WEED & SEED SAFE HAVEN PROJECT

Applicant Agency: Pee Dee Community Action Partnership

Budget Request: \$100,000

Salaries	% full-time effort	Salary	Fringe Benefits	Total
Program Director	100	\$22,837		\$22,837
Program Support Spc.	100	\$12,528		\$12,528
Total Salaries		\$35,365	\$4,170	\$39,535

Indirect Cost	\$4,244
Contractual Costs	\$ 2,000
Office and Operational	\$900
Classroom Supplies/ Materials	\$2,500
Local Travel	\$500
Printing /Postage /Pub/Adv.	\$1,750
Communications (Phone, Advertising, DSL)	\$3,000
Equipment	
Rent	\$11,400
Utilities	\$10,800
Field Trips	\$1,400
Tutoring	\$11,571
Stipend	\$ 10,400
TOTAL BUDGET	\$100,000