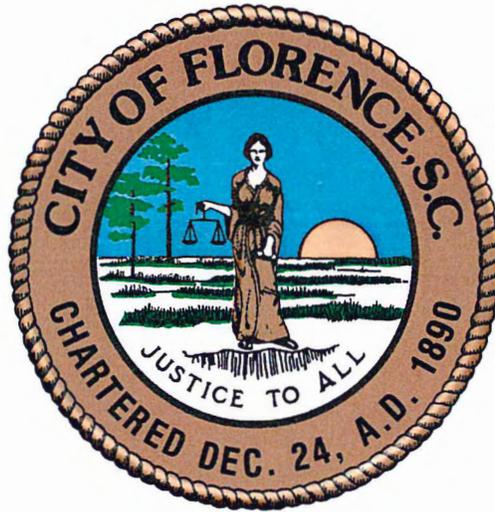


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
AUGUST 8, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, AUGUST 8, 2016 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 W. EVANS STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. APPROVAL OF MINUTES

July 11, 2016 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Gregory Newell – 15 years – Fire

Christopher Hunt – 15 years – Beautification and Facilities

Barry McWhite – 10 years – Distribution Operations

Jimmy Cantey – 10 years - Police

EDUCATIONAL RECOGNITION

Johnathan English – Johnathan has passed his Certification Exam for Water Treatment – Class D

V. APPEARANCE BEFORE COUNCIL

Recognition of the City's athletic champions in Football, Basketball, Gymnastics, Track & Field, Softball, Double Dutch and Tennis.

VI. ORDINANCES IN POSITION

a. Bill No. 2016-32 – Second Reading

An Ordinance to amend the Planned Development District Ordinance 2016-01 to rezone and add the parcel identified as Tax Map Number 00075-01-036, and amend the text within the development standards of the PDD, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcels 00075-01-219; 00075-01-220; 00075-01-221; 00075-01-222; and 00075-01-214.

b. Bill No. 2016-33 – Second Reading

An Ordinance to declare tax parcel 00099-01-182 as surplus and authorize the transfer of land to PR Magnolia, LLC.

VII. INTRODUCTION OF ORDINANCE

a. Bill No. 2016-34 – First Reading

An Ordinance authorizing the City to lease the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as exhibit A to this Ordinance.

VIII. REPORTS TO COUNCIL

a. Appointments to Boards and Commissions

IX. EXECUTIVE SESSION

a. Contractual Matter

b. Legal Advice

X. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JULY 11, 2016 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

CALL TO ORDER: Mayor Wukela called the regular meeting to order at 1:05 p.m. with the following members present: Mayor Pro tem Buddy Brand, Councilman Robby Hill, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Jebaily.

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

Notices of the regularly scheduled City Council meeting were sent to the media and persons requesting a copy of the agenda, informing them of the date, time and location of the meeting.

Mr. Ken Baker of WMBF TV-32; Mr. Joe Perry of the Morning News and WBTW –TV 13 were present for the meeting.

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The Pledge of Allegiance to the American Flag followed.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the June 1, 2016 Special Meeting and the minutes of the June 13, 2016 Regular Meeting. Councilman Hill seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Derrick Harps received a Certificate of Recognition from Mayor Wukela for completing 10 years of service with the City of Florence.

Mayor Wukela presented Alder “Leroy” Johnson a Certificate of Recognition for completing 15 years of service with the City.

Michael Morris received a Certificate of Recognition for completing 15 years of service with the City of Florence.

APPEARANCE BEFORE COUNCIL

NEW EBENEZER SUMMER CAMP

Adrian Cooper, Lead Camp Specialist for the New Ebenezer Summer Camp Program, stated this week is “political week” for the camp. The group wanted to start their week off by attending the City Council meeting. Mayor Wukela welcomed the group to the meeting.

MR. JAMES KENNEDY – FOLLOW-UP FROM THE COMMUNITY ON ISSUES RAISED AT THE JUNE 13, 2016 CITY COUNCIL MEETING.

Mr. Kennedy appeared before Council to follow up with issues raised at the June, 2016 City Council meeting. Mr. Kennedy reiterated his request that the City provide \$100,000 to be used to help the poorer citizens of Florence repair their homes.

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD ON THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT REGARDING THE PURCHASE OF A TRAFFIC MESSAGE BOARD AND A PORTABLE DRIVER FEEDBACK SIGN.

Chief Allen Heidler stated this is a public hearing to announce that the Florence Police Department is seeking a Department of Justice Grant in the amount of \$25,096. From this Grant the Police Department is planning to purchase an updated message sign trailer that will be used to alert the motoring public to approaching traffic issues and public service messages. The Department is also seeking to purchase a portable speed display sign with traffic data collection software to provide speed awareness for drivers while at the same time collecting specific roadway traffic flow data.

Mayor Wukela declared the public hearing open at 1:24 p.m.

There was no one present to speak during the public hearing.

Mayor Wukela declared the public hearing closed at 1:25 p.m.

Mayor Pro tem Brand made a motion to approve the request. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

A PUBLIC HEARING TO RECEIVE COMMENTS ON AMENDING THE 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN.

Mr. Scotty Davis, Director of Community Services reported that the City of Florence is a CDBG entitlement community that receives federal monies each year. In reviewing the plans, staff noticed there was approximately \$97,000 in unexpended funds. Mr. Davis stated staff would like to bring these funds forward to the 2015-2016 CDBG budget and place them in the Down Payment Assistance line item of the budget.

Mayor Wukela declared the public hearing open at 1:28 p.m.

No one requested to speak.

Mayor Wukela declared the public hearing closed at 1:29 p.m.

Councilwoman Ervin made a motion to approve the request. Councilman Hill seconded the motion, which carried unanimously.

ORDINANCES IN POSITION

BILL NO. 2016-16 – SECOND READING

AN ORDINANCE TO DECLARE SURPLUS PROPERTY OWNED BY THE CITY OF FLORENCE AND TO CONVEY THE PROPERTY TO SISTERS 4 THE FUTURE.

An Ordinance to declare surplus property owned by the City of Florence and to convey the property to Sisters 4 the Future was adopted on second reading.

Councilwoman Ervin made a motion to adopt Bill No. 2016-16. Councilman Jebaily seconded the motion.

Council voted unanimously to adopt Bill No. 2016-16 on second reading.

BILL NO. 2016-23 – SECOND READING

AN ORDINANCE FOR A TEXT AMENDMENT TO CITY OF FLORENCE ZONING ORDINANCE SECTION 3.14 TO SET FORTH CONDITIONAL USE REGULATIONS FOR UNATTENDED DONATION RECEPTACLES.

An Ordinance for a text amendment to City of Florence Zoning Ordinance Section 3.14 to set forth conditional use regulations for unattended donation receptacles was adopted on second reading.

Mayor Wukela stated this Bill was previously approved on first reading. It was then referred back to the Planning Commission and then deferred for additional review by staff and is now back before council for second reading.

Councilman Jebaily made a motion to adopt Bill No. 2016-23 on second reading. Councilman Hill seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported to Council that the first part of the amendment was to take current sections of the Zoning Ordinance and specifically define further the recycling drop off stations. A definition was also added for “donation receptacle”. In addition, Council asked for an amendment that would preclude the allowance of the donation receptacles within the D-1, Downtown Redevelopment District as established in Section 2.9-2 of the Zoning Ordinance. Section 2.9-2 is the section that sets out the boundaries of the various over-lay districts. D-1 overlay district is the general overlay district that is bounded to the south by Cherokee Road and National Cemetery Road; to the east by Church Street; and then rounds up to Lucas Street and back to McQueen Street. Also, for further consideration, the Planning Commission added a stipulation that donation receptacles can not be placed on any property without written permission of the property owner. The next portion, as requested, was to look into adding a section that would allow the city to remove a bin if it was deemed to be non-compliant after all remedies available to the City were exhausted. Staff added a section that states any person or persons or entity found guilty of either placing a donation receptacle on a property or allowing it to be placed on a property would be penalized subject to section 8.14 of the Zoning Ordinance. After that the Court shall further order that the bin be brought into compliance within 14 days. If that has not taken place then the City could remove the bin and take it to Public Works to be stored for 60 days to allow the owner of the bin to reclaim it. If the bin is not reclaimed after 60 days it may be disposed of by the City.

Council voted unanimously to adopt Bill No. 2016-23 on second reading.

BILL NO. 2016-26 – SECOND READING

AN ORDINANCE AMENDING ORDINANCE NO. 2006-43 IN ORDER TO SUPPLEMENT THE PLAN FOR THE REDEVELOPMENT OF SUCH AREA BY DESCRIBING THE REDEVELOPMENT PROJECTS AND TO EXTEND THE MAXIMUM TERM OF MATURITY OF OBLIGATIONS TO BE ISSUED UNDER THE PLAN AND THUS EXTEND THE DURATION OF THE REDEVELOPMENT PLAN, EACH AS ESTABLISHED BY ORDINANCE NO. 2006-43.

An Ordinance amending Ordinance No. 2006-43 in order to supplement the plan for the development of such area by describing the redevelopment projects and to extend the maximum term of maturity of obligations to be issued under the plan and thus extend the duration of the redevelopment plan, each as established by Ordinance No. 2006-43 was adopted on second reading.

Councilman Jebaily made a motion to adopt Bill No. 2016-26. Councilman Hill seconded the motion, which carried unanimously.

BILL NO. 2016-27 – SECOND READING

AN ORDINANCE TO ADOPT SECTION 19-18 AND 19-19 OF THE CITY OF FLORENCE CODE OF ORDINANCES TO ESTABLISH ON-STREET PARKING REGULATIONS.

An Ordinance to adopt Section 19-18 and 19-19 of the City of Florence Code of Ordinances to establish on-street parking regulations was adopted on second reading.

Councilman Jebaily made a motion to adopt Bill No. 2016-27. Mayor Pro tem Brand seconded the motion, which carried unanimously.

BILL NO. 2016-28 – SECOND READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY RAY KELSEY, TAX MAP NUMBER 01801-04-011.

An Ordinance to annex and zone property owned by Ray Kelsey, Tax Map Number 01801-04-011 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-28. Councilman Hill seconded the motion.

Council voted unanimously to adopt Bill No. 2016-28 on second reading.

BILL NO. 2016-29 – SECOND READING

AN ORDINANCE TO ANNEX PROPERTY OWNED BY THE GROVE AT EBENEZER, LLC, SPECIFICALLY A 40.5 ACRE PORTION OF TMN 00075-01-221.

An Ordinance to annex property owned by The Grove at Ebenezer, LLC, specifically a 40.5 acre portion of TMN 00075-01-221 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-29. Councilman Jebaily seconded the motion, which passed unanimously.

BILL NO. 2016-30 – SECOND READING

AN ORDINANCE TO APPROVE A LEASE OF PROPERTY KNOWN AS 314 W. PINE STREET AND DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX PARCEL 90075-04-020 TO PEE DEE HEALTHY START, INC. UNDER THE TERMS AND CONDITIONS SET OUT IN THE LEASE ATTACHED AS EXHIBIT A TO THE ORDINANCE.

An Ordinance to approve a lease of property known as 314 W. Pine Street and designated in the Florence County Tax records as Tax Parcel 90075-04-020 to Pee Dee Healthy Start, Inc. under the terms and conditions set out in the lease attached as Exhibit A to the Ordinance was adopted on second reading.

Councilwoman Ervin made a motion to adopt Bill No. 2016-30. Councilwoman Williams-Blake seconded the motion.

Council voted unanimously to adopt Bill No. 2016-30 on second reading.

BILL NO. 2016-31 – SECOND READING

AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO C.V. FLOWERS, SPECIFICALLY A PORTION OF TAX PARCEL 90038-07-014.

An Ordinance authorizing the transfer of land to C.V. Flowers, specifically a portion of Tax Parcel 90038-07-014 was adopted on second reading.

Councilman Hill made a motion to adopt Bill No. 2016-31. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2016-32 – FIRST READING

AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE 2016-01 TO REZONE AND ADD THE PARCEL IDENTIFIED AS TAX MAP NUMBER 00075-01-036, AND AMEND THE TEXT WITHIN THE DEVELOPMENT STANDARDS OF THE PDD, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCELS 00075-01-219; 00075-01-220; 00075-01-221; 00075-01-222; AND 00075-01-214.

An Ordinance to amend the Planned Development District Ordinance 2016-01 to rezone and add the parcel identified as Tax Map Number 00075-01-036, and amend the text within the development standards of the PDD, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcels 00075-01-219; 00075-01-220; 00075-01-221; 00075-01-222; and 00075-01-214 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-32 on first reading. Councilwoman Williams-Blake seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that the area is bounded on the north by Pine Needles Road; on the west by Interstate 95; and on the east by Ebenezer Road. The area is also adjacent to the city's new soccer complex that is being constructed to the south. The current zoning is PDD 2016-01. The adjacent parcels are B-3, R-3, or R-2. The Future Land Use designation for the PDD is Residential Estate. Surrounding properties are designated as Residential Estate, Public and Institutional, Parks and Open Space, Residential Auto Urban, Business Parks, Commercial Suburban and Neighborhood Conservation.

The Planning Commission held a public hearing on June 14, 2016 regarding this matter. The Planning Commission voted (5-1) to recommend the request to rezone parcel 00075-01-036 and amend

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JULY 11, 2016 – PAGE 6**

Schedule B of the PDD 2016-01 to remove the requirement of consent of the HOA and maintain B-2 sign standards within PDD 2016-01 with the exception that B-3 signage be permitted along Pine Needles Road at a depth of 100 feet from the right of way, south into the property.

Because of the neighborhood character of the area, staff recommended B-2 signage requirements because it seemed to be more compatible with the surrounding properties.

Council had a lengthy discussion regarding the difference between B-2 and B-3 signage requirements; lighting of the signs and what impact that would have on the neighborhood; the number and type of signs that would be allowed along Pine Needles Road; why the consent of the Homeowner's Association was removed; and the reason B-3 was requested instead of B-2.

Due to the number of issues raised regarding the sign ordinance, Councilman Jebaily proposed that staff begin the process of reviewing the current sign ordinance.

In summary, Mayor Wukela stated that with regard to signage alone, the Planned Development District provides more restrictive provisions than any other area of the city, particularly with regard to the number of signs. Staff initially recommended B-2 in the entire new area and the developer requested B-3 in the entire new area. The difference between B-2 and B-3 is not as to the number of signs allowed but as to size and height of the signs. The Planning Commission recommended a compromise with B-3 for a section that is 100 feet in depth with B-2 for the balance. The preference of Council is have more restriction with regard to signage rather than less. While this property isn't as restrictive as staff ultimately recommended, it is certainly more restrictive than it is now and probably more restrictive than it is any where else in the city.

Council voted unanimously to pass Bill No. 2016-32 on first reading.

With regard to beginning the process of reviewing the Sign Ordinance, Mr. Griffin suggested assigning a committee that would form some type of boundaries to work from. Staff would engage the Planning Commission and more than likely bring in a consultant for additional help.

Mayor Wukela noted that there is currently a vacancy on Council that will be filled in the near future and perhaps it would be best to wait until there is a full council before designating a committee of council to begin work on the Sign Ordinance. There was no objection.

BILL NO. 2016-33 – FIRST READING

AN ORDINANCE TO DECLARE TAX PARCEL 00099-01-182 AS SURPLUS AND AUTHORIZE THE TRANSFER OF LAND TO PR MAGNOLIA, LLC.

An Ordinance to declare Tax Parcel 00099-01-182 as surplus and authorize the transfer of land to PR Magnolia, LLC was passed on first reading.

Councilwoman Williams-Blake made a motion to pass Bill No. 2016-33 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this is a request to declare as surplus and authorize the conveyance of land, located on David H. McLeod Boulevard, described specifically as Florence County Tax Map Parcel 00099-01-182, to PR Magnolia, LLC.

On January 12, 2015 City Council approved an amendment to the planned development district (Ordinance 2015-05) for the Magnolia Mall property which updated the development plan. The development plan allowed for the incorporation of adjacent rights-of-way into the mall property and the redirection of vehicular flow into the property.

The land in question was formerly part of the SCDOT right-of-way for North Dunbarton Road; however, SCDOT policy prohibits the transfer of rights-of-way into private ownership. Therefore, the City of Florence is acting as a conduit for the transfer of ownership to PR Magnolia, LLC (Magnolia Mall).

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JULY 11, 2016 – PAGE 7**

The parcel will be combined with existing parcels in agreement with the approved development plan.

Council voted unanimously to pass Bill No. 2016-33 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2016-18

A RESOLUTION TO AMEND THE 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN.

A Resolution to amend the 2015-2016 Community Development Block Grant Annual Action Plan was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2016-18. Councilwoman Ervin seconded the motion.

Council voted unanimously to adopt Resolution No. 2016-18.

ADJOURN

Councilman Jebaily made a motion to adjourn the meeting. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

The meeting was adjourned at 2:37 p.m.

Dated this 8th day of August, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

CITY OF FLORENCE COUNCIL MEETING

DATE: July 11, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the Planned Development District Ordinance 2016-01 to rezone and add the parcel identified as tax map number 00075-01-036, and amend the text within the development standards of the PDD, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcels 00075-01-219; 00075-01-220; 00075-01-221; 00075-01-222; and 00075-01-214.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on June 14, 2016 regarding this matter. The Planning Commission voted (5-1) to recommend the request to rezone parcel 00075-01-036 and amend Schedule B of the PDD 2016-01 to remove the requirement of consent of the HOA and maintain B-2 sign standards within PDD 2016-01 with the exception that B-3 signage be permitted along Pine Needles Road at a depth of 100 feet from the right of way, south into the property.

III. POINTS TO CONSIDER:

- (1) The properties are currently zoned Planned Development District 2016-01.
- (2) The current owner of tax map parcels 00075-01-219, 00075-01-220, 00075-01-221, 00075-01-222, 00075-01-214, The Grove at Ebenezer, LLC, would like to amend the Planned Development to revise Schedule B- Development Standards Table A to remove the requirement of consent of the Home Owner's Association and amend the Signage section of Schedule B – Development Standards to meet B-3 standards.
- (3) The applicant and owner made request to rezone tax map parcel 00075-01-036 from B-3, General Commercial to the Planned Development District #2016-01.
- (4) The Future Land Use designation for the PDD is Residential Estate. Surrounding properties are designated as Residential Estate, Public and Institutional, Parks and Open Space, Residential Auto Urban, Business Parks, Commercial Suburban, and Neighborhood Conservation.
- (5) City staff recommends the rezoning of tax map number 00075-01-036 and the amendment to PDD 2016-01 as requested to remove the requirement of

consent from the Home Owner's Association for zero set-back within commercially zoned properties. This recommendation is based on the proposed amendments conformity with the Future Land Use Designation of the Comprehensive Plan.

- (6) City staff maintains their recommendation that the signage standards governing the commercial property be B-2. This recommendation is based on B-2 signage standards preserving the character and the compatibility with the existing and Future Land Use designations.

IV. OPTIONS

City Council may:

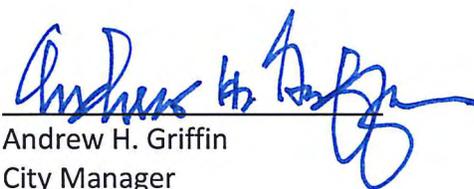
- (1) Approve the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny the request.

V. NOTES:

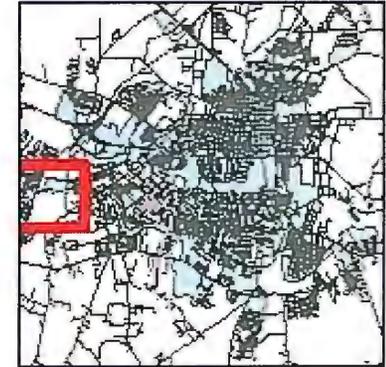
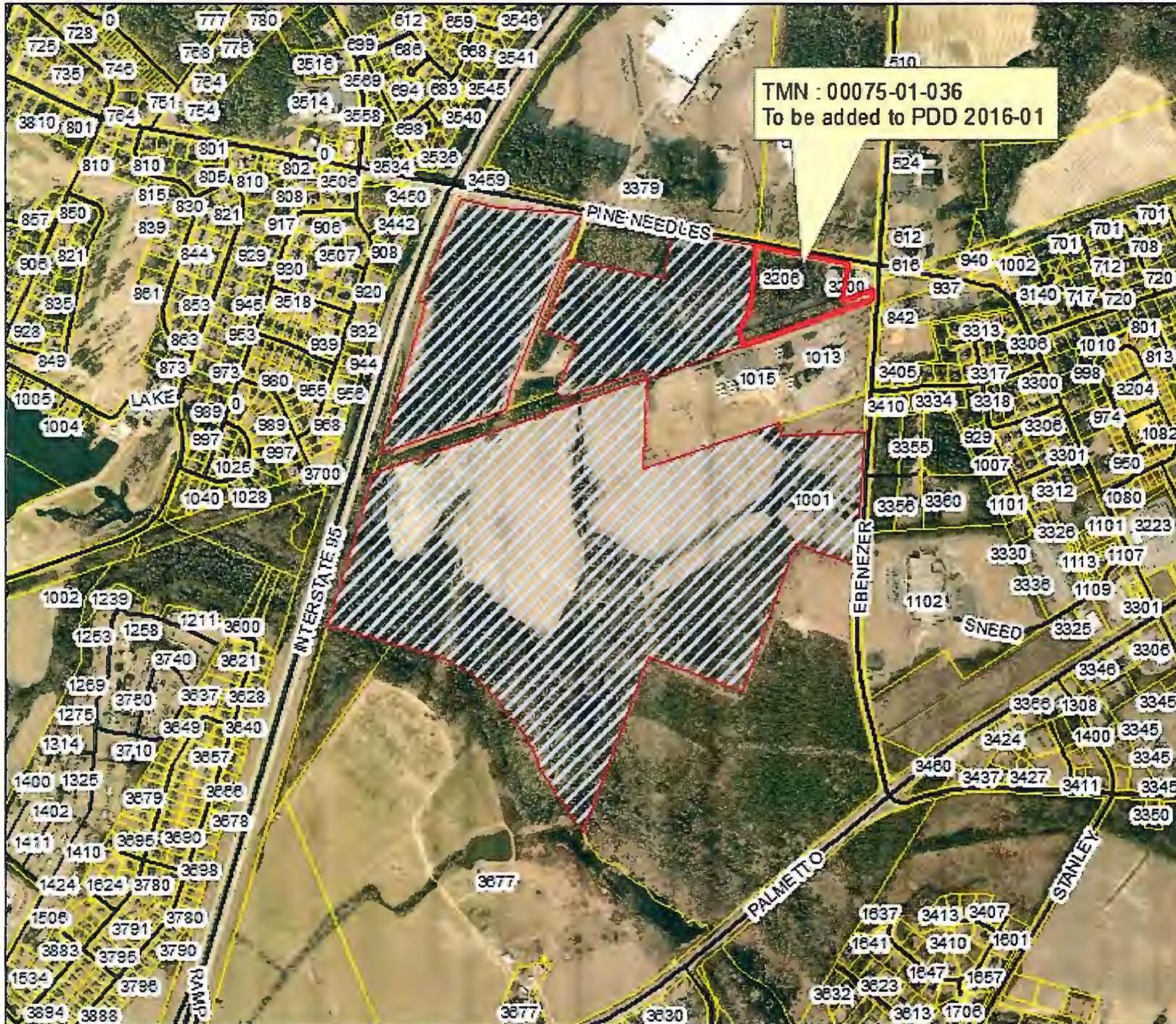
VI. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) PDD 2016-01 Schedule B


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


Andrew H. Griffin
City Manager

PC 2016-23 Attachment 2 Location Map The Grove PDD



Legend

- The Grove PDD
- Dimar Investments, Inc.
- Address Points
- Roads
- Parcels



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



Schedule B- Development Standards

Table A –Single Family Detached and Commercial

“The Grove” is a mixed use development consisting of various types of residential and commercial development. Development will occur in phases and be consistent with the development agreement identified as City of Florence Ordinance number 2016-___. Each phase will be submitted to staff of the Department of Planning, Research and Development for review and approval according to the zoning and development standards set forth herewith and attached to this document.

Table A

District	Minimum Lot Area (a)		Lot Width (ft) (b)	Front Yard Setback	Side Yard Setback		Rear Yard Setback Minimum		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)
	Residential	Non-Residential			Res	Non Res	Res	Non Res		
Single Family Residential	6000	6000	50	20	5	5	15	25	48	70
Multi-Family	N/A		N/A	N/A	20	20	20	20	5 stories	75
Duplexes & Town Homes	2,200	2,200	22	20	0	0	20	20	48	75
Commercial	5,000	5,000	50	35(e)	5(e)	5(e)	20(e)	20(e)	(d)	90

Notes to Table A

- (a) Lot area is expressed in square feet.
- (b) Measurement from front property line.
- (c) Measurement from average elevation of finished grade of the front of the structure.
- (d) There is no maximum; provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the City of Florence Fire Department.
- (e) A minimum zero set-back may be allowed with approval of the Director of the Department of Planning, Research and Development, ~~upon receiving consent from the Home Owner’s Association president in writing.~~ Approval shall be based on site design and placement of buildings and subject to applicable fire and building codes.

NA=Not Applicable

DENSITY*

Commercial

70 acres at 11,000 square feet commercial space per acre with land uses primarily found in the B-3 Zoning District per 2016 City of Florence Zoning Ordinance. See attached Schedule A. Property marked Commercial may also include any of the residential distinctions listed in the residential areas described below, provided a mixture of commercial and residential uses will be maintained.

Residential

140 acres of Single-family average density of 3.5 units per acre. Included in the residential acreage is a maximum of 24 acres for Multi-family Residential to include condos, townhouses, and apartments, duplex, triplex, quadraplex and any form of residential housing deemed appropriate by Developer, at an average density 18 units per acre. Development standards can be found within the adopted PDD 2016-01.

Multi-family

92 acres of multifamily with an average density of 18 units per acre. Development standards are listed in the adopted PDD 2016-01 (Exhibit C). Multifamily use is permitted within Commercial and Residential sections of PDD 2016-01. The total 92 acres consist of 24 acres within the Residential section, and 68 acres of the Commercial section.

* Densities are exclusive of the 31+ acres identified as open space in the development agreement adopted as City of Florence Ordinance Number 2016 - _____.

PHASING

Phases and sub-phases of development shall be submitted to staff of the City of Florence Department of Planning, Research and Development. All boundaries of phases and sub-phases shall be identified on an amended map of PDD 2016-01 also known as "The Grove." A plat shall be submitted prior to development of any phase or sub-phase of this development. Each plat shall identify, on said plat, with which zoning district contained within PDD 2016-01 that particular phase or sub-phase will be developed.

BUFFERING

Buffering along property lines external to "The Grove" development shall be governed by Article 4 of the City of Florence Zoning Ordinance. Interior buffering to "The Grove" shall be provided and determined by the developer at time of development, and in accordance with PDD 2016-01 Buffer Plan.

PARKING

Parking shall be provided per use category as identified on Tables 2.3 and 2.4 of the City of Florence Zoning Ordinance, or a parking standard approved by the City of Florence which complies with current industry standards at time of development. Determination of number of parking spaces shall be consistent with the North American Industry Classification System (NAICS) code for each prescribed use in Schedule A of PDD 2016-01.

SIGNAGE

Signage within the commercial section of this Planned Development will meet the PDD and B-2 standards of the City of Florence Zoning Ordinance at the date of the adopted PDD 2016-01. Sign standards for properties located along Pine Needles Road at a depth of 100 feet from the right of way will meet B-3 standards of the City of Florence Zoning Ordinance. The developer has the option to submit an overall signage plan based on typical development standards and overall development concept.

***Items in red indicate the proposed changes**

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE 2016-01 TO REZONE AND ADD THE PARCEL IDENTIFIED AS TAX MAP NUMBER 00075-01-036, AND AMEND THE TEXT WITHIN THE DEVELOPMENT STANDARDS OF THE PDD, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCELS 00075-01-219; 00075-01-220; 00075-01-221; 00075-01-222; AND 00075-01-214:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on June 14, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence Planning Commission made recommendation to amend the Planned Development District Schedule B as requested with the amendment that B-3 signage be limited to Pine Needles Road at a depth of 100 feet from the right of way;

WHEREAS, Dilmar Investments, Inc. made the request to rezone the property specifically designated in the Florence County Tax Records as tax map parcel 00075-01-036 from B-3, General Commercial to the Planned Development District #2016-01;

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

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

1. That an Ordinance is hereby adopted by amending the Planned Development District Ordinance 2016-01 to amend Schedule B- Development Standards Table A to remove the requirement of consent from the Home Owner's Association and amend the Signage section of Schedule B – Development Standards to meet B-3 standards solely along Pine Needles Road at a depth of 100 feet from the recorded right of way;

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 _____, 2016

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: July 11, 2016

AGENDA ITEM: Public Hearing and Ordinance to declare as surplus and authorize the transfer of land to PR Magnolia, LLC, specifically a tax parcel 00099-01-182

DEPARTMENT/DIVISION: *Planning, Research, and Development*

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land, located on David H. McLeod Boulevard and specifically described as Florence County tax parcel 00099-01-182, to PR Magnolia, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On January 12, 2015 City Council approved an amendment to the planned development district (Ordinance 2015-05) for the Magnolia Mall property which updated the development plan. The development plan allowed for the incorporation of adjacent rights-of-way into the mall property and the redirection of vehicular flow into the property.

III. POINTS TO CONSIDER:

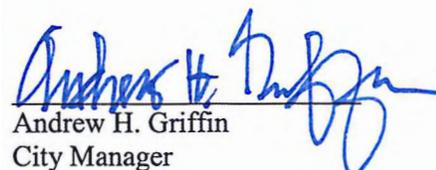
- (1) Request is being considered for first reading.
- (2) The land in question was formerly part of the SCDOT right-of-way for North Dunbarton Road; however, SCDOT policy prohibits the transfer of rights-of-way into private ownership. Therefore, the City of Florence is acting as a conduit for the transfer of ownership to PR Magnolia, LLC (Magnolia Mall).
- (3) The parcel will be combined with existing parcels in agreement with the approved development plan.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

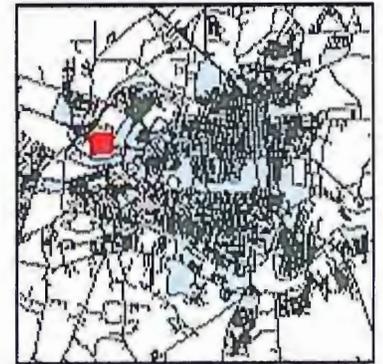
- (1) Ordinance
- (2) Map
- (3) Magnolia Mall Development Plan approved per Ordinance 2015-05


Phillip M. Lookadoo
Planning, Research, and Development Director


Andrew H. Griffin
City Manager

Location Map

TMP 00099-01-182

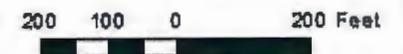


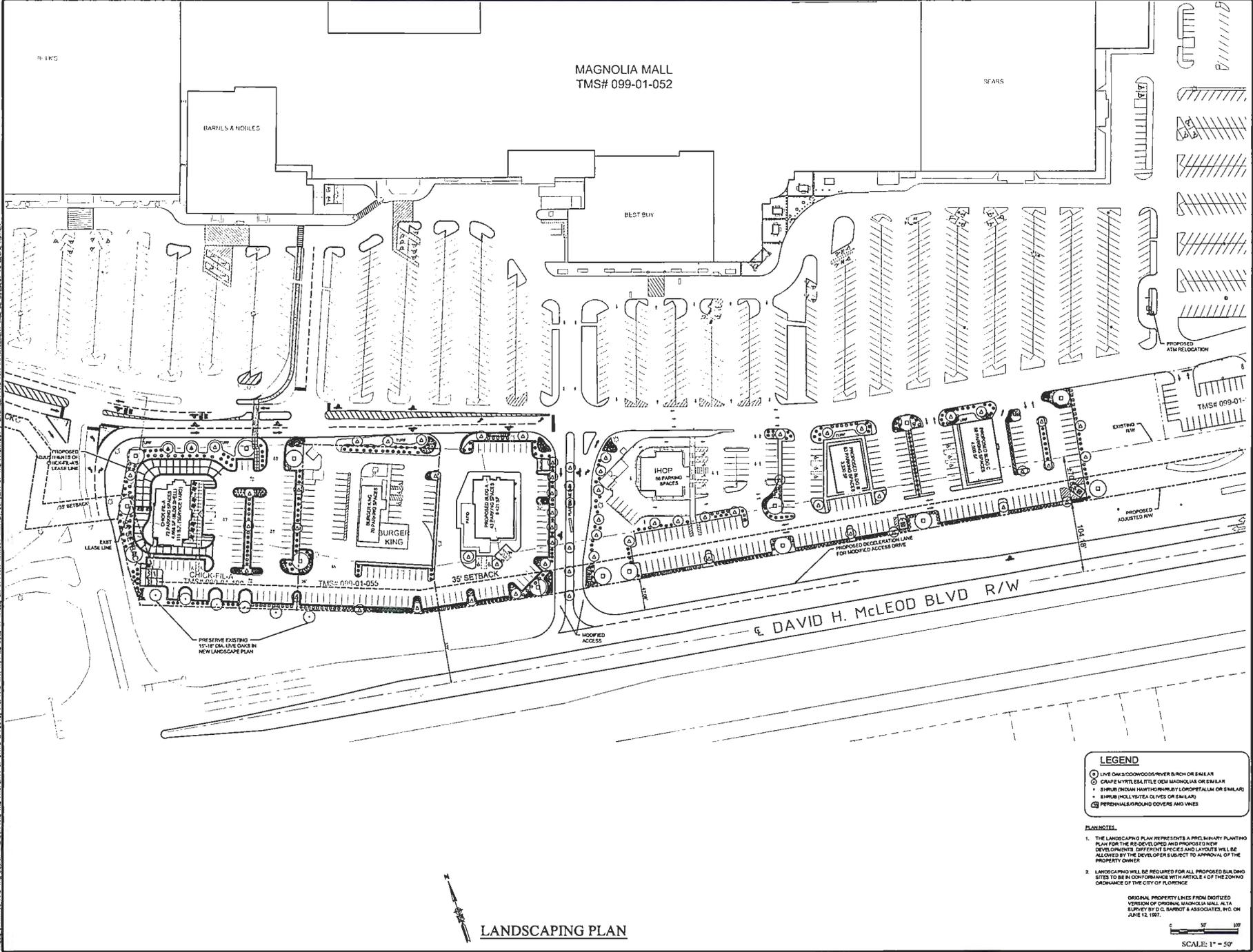
Legend

- Proposed Parcel
- Address Points
- Roads
- Parcels



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





MAGNOLIA MALL
TMS# 099-01-052

- LEGEND**
- LIVE OAK (DODONOPSIS VIRGIFLORA OR SIMILAR)
 - CRAFT HYDRANGEA (LITTLE OAK MAGNOLIAS OR SIMILAR)
 - SHRUB (REDAN HAWTHORN (RUBUS L. LOROPETALUM OR SIMILAR)
 - SHRUB (HOLLYHEDA OLIVEA OR SIMILAR)
 - PERENNIALS (GROUND COVERS AND VINES)

- PLAN NOTES**
1. THE LANDSCAPING PLAN REPRESENTS A PRELIMINARY PLANTING PLAN FOR THE RE-DEVELOPED AND PROPOSED NEW DEVELOPMENTS. DIFFERENT SPECIES AND LANDSCAPES WILL BE ALLOWED BY THE DEVELOPER SUBJECT TO APPROVAL OF THE PROPERTY OWNER.
 2. LANDSCAPING WILL BE REQUIRED FOR ALL PROPOSED BUILDING SITES TO BE IN CONFORMANCE WITH ARTICLE 8.4 OF THE ZONING ORDINANCE OF THE CITY OF FLORENCE.

ORIGINAL PROPERTY LINES FROM DIGITIZED VERSION OF ORIGINAL MAGNOLIA MALL AS A SURVEY BY D.C. BARROT & ASSOCIATES, INC. ON JUNE 12, 1981.

SCALE: 1" = 50'

LANDSCAPING PLAN

FOR PLANNING APPROVAL ONLY
PRELIMINARY CONCEPT
NOT FOR DESIGN

DAVIS Engineering & Architecture
FLÖYD Environmental & Laboratory Services
GREENWOOD • COLUMBIA • RICHMOND • GREENVILLE

PR MAGNOLIA, LLC
200 S. BRADY ST.
FLORENCE, SOUTH CAROLINA
PUD AMENDMENT - MAGNOLIA MALL 2018

DATE: 11/20/18

PROPOSED MASTER LANDSCAPING PLAN

NO.	DATE	DESCRIPTION
1	11/20/18	ISSUED FOR PLANNING APPROVAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXHIBIT C

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER AND ANY IMPROVEMENT WILL BE SUBJECT TO LEGAL ACTION.

ORDINANCE NO. 2016-_____

**AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO PR
MAGNOLIA, LLC, SPECIFICALLY TAX PARCEL 00099-01-182**

WHEREAS, after due consideration, the City has concluded that the land designated as Florence County tax parcel 00099-01-182 is surplus land to the City, and conveyance of said property to PR Magnolia, LLC is in the best interest and to the benefit of the citizens of the City of Florence and;

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 necessary Deed, and other documentation in order to convey title to the property described above to PR Magnolia, LLC.

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 _____, 2016.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE ROWAN
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: August 8, 2016

AGENDA ITEM: Bill No. 2016-34 authorizing the City to lease the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

Whether to authorize the leasing of the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority, under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The “leased” parcel under consideration was split out of a larger parcel at the time of the sale of the Palmetto Petro to Mr. Patel. At the time of sale, it was reasoned that this “new” parcel would provide a satisfactory location for a PDRTA Transportation Transfer Depot.

III. POINTS TO CONSIDER:

(1) The Lease provides the premises to the Pee Dee Regional Transportation Authority rent free provided they continue to operate the program and meet the terms and conditions of the Lease attached as Exhibit A to the Ordinance and incorporated therein by reference.

(2) The PDRTA will use the leased premises for a transfer center and or bus depot for PDRTA vehicles. In addition, it is the intention of the PDRTA to make certain improvements to the property. The City in previous action has granted up to \$90,000 in matching funds to the PDRTA in support alterations and certain other improvements to the leased premises. It is the expectation of the City that such improvements will improve the property and provide for a safe and effective Transportation Transfer Depot.

(3) Other than the matching funds all expenses, costs, and related improvements will be the responsibility of the PDRTA.

(4) The Lease requires Pee Dee Regional Transportation Authority to be responsible for all maintenance, repairs, utility costs, tax costs and associated expenses related to the premises and their operations thereon.

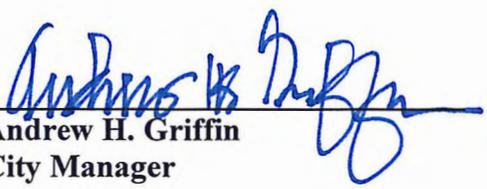
(5) The property will remain titled to the City.

IV. STAFF RECOMMENDATION:

Staff recommends that City Council adopt the proposed ordinance authorizing the City Manager to execute the Lease.

V. ATTACHMENTS:

Proposed Ordinance with Exhibit A.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-

AN ORDINANCE AUTHORIZING THE CITY TO LEASE THE REAL ESTATE KNOWN AS 228A WEST DARLINGTON STREET AND DESIGNATED AS TAX PARCEL 90086-02-004 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO PEE DEE HEALTHY START, INC. UNDER THE TERMS AND CONDITIONS SET OUT IN THE WRITTEN LEASE ATTACHED AS EXHIBIT A TO THIS ORDINANCE.

WHEREAS, after due consideration, the City has concluded that the real estate described in the Lease set out in Exhibit "A" attached hereto and incorporated herein by reference is not presently needed for City use; and

WHEREAS, we hereby find that use of said real estate for the development of a transfer center and or bus depot for Pee Dee Regional Transportation Authority which provides essential public transportation needs within the greater Florence community is in the best interest and to the benefit of the citizens of the City of Florence.

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 A and such other documentation as needed in order to lease the property described in said Lease to Pee Dee Regional Transportation in order to facilitate the continuation of the Pee Dee Regional Transportation Authority as described in the Lease.

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 _____, 2016.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

AGREEMENT OF LEASE

This agreement entered into this 1st day of July, 2016 by and between The City of Florence, with it its principal place of business in the County of Florence, State of South Carolina, herein after called the "LANDLORD", and Pee Dee Regional Transit Authority, hereinafter collectively called the "TENANT".

WITNESSETH:

The LANDLORD, for an in consideration of the covenants and agreements hereinafter set forth, to be kept and performed by the TENANT, demises and leases unto the TENANT and the TENANT does hereby hire and rent from the LANDLORD the premises hereinafter described, for the period, at the rental, and upon the terms and conditions hereinafter specifically set forth.

1. DESCRIPTION OF PREMISES: LANDLORD leases to TENANT the following described property: Portion as indicated on Exhibit "A" of 228A West Darlington St, Florence, South Carolina, Tax Map Id 90086-02-004.
2. TERM: The term of this lease is for 120 months (ten years), beginning July 1, 2016 and terminating on June 30, 2026. With the consent of the LANDLORD, the TENANT shall have the option to renew this Agreement for successive five year terms. The LANDLORD shall have final approval over the renewability of the Agreement and said approval shall not be withheld unreasonably.

RENT: The TENANT shall pay the LANDLORD rent in the amount of One Dollar (\$1.00) per year, said rental to be paid in one lump sum of Ten and no/100th (\$10.00) Dollars at the time of the execution of this Lease, the receipt of which is hereby acknowledged.

3. IMPROVEMENT AND USE OF PREMISES: The LANDLORD specifically consents to any and all alterations and improvements of leased property, and the leased premises shall be improved and used by the TENANT as follows:
 - (a) The TENANT will use the leased premises for a transfer center and or bus depot for PDRTA vehicles, however, TENANT agrees that the portion of the premises designated on Exhibit "A" will be made available to LANDLORD for use as a storage area providing that such use neither interrupts nor delays the business of the TENANT.
 - (b) The expenses and costs related to alteration(s) or improvement(s) are the sole

responsibility of the TENANT, and no liens, mortgages, or other legal liabilities shall be attach to leased property as a result of alteration(s) or improvement(s) by the TENANT. LANDLORD agrees to provide partial funding as agreed to assist in renovations.

- (c) The TENANT shall be responsible for all operational and maintenance costs associated with the property. TENANT agrees to keep property maintained in a reasonable fashion.

4. **ASSIGNMENT AND SUBLETTING LEASE:**

(a) The TENANT may not assign this Lease without the LANDLORD's consent; any contemplated assignment shall be negotiated between the parties and the LANDLORD shall have the sole authority for providing consent for such an agreement and the LANDLORD shall approve any agreement between the TENANT and its proposed assignee. However, the LANDLORD shall not withhold its consent unreasonably.

(b) No assignment shall be valid or effective until there is delivered to the LANDLORD a duplicate original of the written instrument of assignment, in recordable form, containing the name and address of the Assignee, and an assumption by the Assignee of the Lease and of all obligations under this Lease to be performed by the TENANT, although TENANT remains liable as herein set forth. Such assumption need relate only to obligations thereafter to be performed by the TENANT. However, if this Lease is assigned to an affiliate of the TENANT, such assignment shall be valid as of the date thereof, provided that the instruments of assignment and assumption are delivered to the LANDLORD within a reasonable time after such date.

- 5. **ENTRY TO PREMISES BY LANDLORD:** LANDLORD reserves the right to enter the premises at reasonable time and with advanced notice for inspection.

- 6. **UTILITIES:** Utilities shall be the responsibility of the TENANT.

- 7. **TAXES AND ASSESSMENTS:** All ad valorem taxes, assessments, liens or charges on the land or improvements, that may be against or levied upon the demised premises, shall be the responsibility of the TENANT. LANDLORD will cooperate to obtain exempt status from ad valorem taxes if an exemption is applicable.

- 8. **INSURANCE:** TENANT shall provide hazard and public liability insurance covering its activities and for its protection relating to its use of the facility and shall not require the LANDLORD to purchase same.

- 9. **COMPLIANCE WITH APPLICABLE LAWS:** The TENANT, at its sole expense, shall comply with all laws, orders, and regulations of Federal, State, and Municipal authorities, and with any direction of any public officer, pursuant to the law, which imposes any duty upon the TENANT with respect to the leased property. The TENANT,

at its sole expense, shall obtain all licenses or permits which may be required by the conduct of its business within the terms of this Lease or for the making of repairs, alterations, improvements or additions. The TENANT shall comply with the requirements of all policies of public liability, fire, and all other types of insurance in force with respect to the buildings and other improvements on the leased property.

The LANDLORD further specifically consents to any and all alterations and improvements related to use of leased property as a transportation transfer depot, which may include but are not limited to resurfacing, landscaping, enhanced lighting and signage. TENANT shall also have the sole right, at its expense, to place signage for and it is agreed that such signage will be designed and installed in a manner consistent with the zoning and land use limitations and obligations applicable to the Premises. The TENANT may perform all the above without further notice or consent of the Landlord.

The LANDLORD hereby grants TENANT permission to demolish the structure at the rear of the property that was previously used as a multiple bay car wash and vacuum stations. However, the equipment associated with the facility remains the property of the LANDLORD. LANDLORD shall reserve the right to remove said equipment prior to demolition.

10. **SURRENDER OF PREMISES:** The TENANT shall, on the last day of the term, peaceably and quietly surrender the leased property to the LANDLORD, including any improvements placed thereon by either LANDLORD or TENANT.
11. **CONDEMNATION:** If the entire premises are condemned or taken in any manner for public or quasi-public use, including, but not limited to, a conveyance or assignment in lieu of a condemnation, this Lease shall automatically terminate on the earlier of the date when title vests or the TENANT is dispossessed by the condemnation or other taking. If a part of the premises is condemned or taken, this Lease shall automatically terminate as to that portion of the premises so taken. If such condemnation of a portion of the premises renders the remaining portion unusable for the business of the TENANT, the TENANT may, with ninety days written notice to the LANDLORD terminate the Lease on the remaining portion. Such termination shall be without prejudice to the rights of either the LANDLORD or the TENANT to recover compensation from the condemning authority of any loss or damage caused by such condemnation. Neither the LANDLORD nor the TENANT shall have any rights in any award made to the other by condemning authority.
12. **DESTRUCTION OF PREMISES:** If all or any part of the leased property is damaged or destroyed by fire or other casualty so that the demised premises are unfit for use, the TENANT shall have the option within thirty (30) days after the date of such casualty to elect to terminate this lease or to repair and rebuild the damaged part.
13. **DEFAULT:** If TENANT shall be in default in the performance of any conditions hereof, and fail to correct and rectify any such default within thirty (30) days after TENANT receives written notice adequately identifying a default; and with receipt of a written

registered notice, LANDLORD may repossess same as if this Lease had not been made, and shall thereupon have the right to cancel this Lease without prejudice. LANDLORD, waives all rights of distraint against the equipment, personal property, inventory, furniture, and fixtures of the TENANT.

14. **PERFORMANCE OF LANDLORD'S OBLIGATION:** If the LANDLORD shall breach any of the conditions required to be performed by it under the Lease, and shall fail to correct same within thirty (30) days of written registered notice to the LANDLORD of its intention to do so, in which event this lease shall terminate upon the date fixed in such notice, unless the LANDLORD shall meanwhile cure the default.
15. **SUBORDINATION TO MORTGAGE:** This Lease is subject and subordinate to any Mortgage or Deed of Trust which may now or hereafter encumber the demised premises; and to all renewals, modifications, consolidations, replacements and extensions thereon. This clause shall be self-operative and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, TENANT shall, at LANDLORD's request provide written confirmation of such.. Upon TENANT's written request and notice to LANDLORD, LANDLORD shall use good faith efforts to obtain from any such mortgagee a written agreement that the rights of the TENANT shall remain in full force and effect during the term of this Lease so long as TENANT shall continue to recognize and perform all of the covenant and conditions of this Lease. In the event of the enforcement by the Trustee or the beneficiary under any such Mortgage or Deed of Trust of the remedies provided for by law or by such Mortgage of Deed of trust, TENANT will, upon request of any person or party succeeding to the interest of the LANDLORD as a result of such enforcement, automatically become the TENANT of successor in interest without change in the terms or other provisions of this Lease. LANDLORD agrees on any future mortgage to provide TENANT a non-disturbance agreement from Mortgagees protecting TENANT's rights hereunder.
16. **ESTOPPEL CERTIFICATE:** TENANT will, at any time, and from time to time, upon not less than ten (10) days prior request by LANDLORD, execute, acknowledge, and deliver to LANDLORD without additional consideration, a statement in writing executed by TENANT certifying that TENANT is in possession of the premises under the terms of this Lease; that the Lease is unmodified and in full effect; or if there have been modifications, that this Lease is in full effect as modified, and setting forth such modifications; and the dates to which rent has been paid, and either stating that to the knowledge of the TENANT, no default exists hereunder or specifying each such default to which TENANT may have knowledge; and such other matters as may be reasonably requested by LANDLORD, it being intended that any such statement by TENANT be relied upon by any prospective purchaser or mortgagee of the property.
17. **NOTICES:** Any notice under this lease must be made in writing and must be sent by registered or certified mail to the last address of the party to whom the notice is given as designated by such party in writing.

The LANDLORD hereby designates its address as:

City of Florence
ATTN: City Manager
324 West Evans St.
Florence, SC 29501

The TENANT hereby designates its address as:

Pee Dee RTA
Attn: Executive Director
313 South Stadium Road
Florence, South Carolina 29506

18. **WAIVER:** Failure of either party to insist upon strict performance of any covenant or condition of this Lease, in any or more instances, shall not be construed as a waiver for the future of any such covenant or condition, but, the same shall be and remain in full force and effect.
19. **BINDING EFFECT:** The covenants, terms, conditions, provisions and undertakings in this Lease, or in any renewals thereof, shall extend to, and be binding upon, the heirs and executors administrators, and successors and assigns of the respective parties hereto, as if they were in every case named and expressed, and, shall be construed as covenants running with the land, and, whenever reference is made to either of the parties hereto, it shall be held to include and apply also to the heirs, executors, administrators, successors and assigns of such party, as if in each case so expressed.
20. **WARRANTY OF AUTHORITY AND TITLE:** Both parties, whose signatures are below inscribed, expressly warrant that they have full express authority to bind the respective parties on whose behalf they are signing, to the terms of this Agreement of Lease. LANDLORD warrants that it has good marketable title that will not interfere with the TENANT'S use of the Premises as described herein.
21. **ENVIRONMENTAL LIABILITY:** LANDLORD expressly represents and warrants that it has no knowledge of the presence of any hazardous substances at, on, or under the Premises.. LANDLORD shall defend, indemnify to the extent allowed by law and hold TENANT harmless from any loss including reasonable attorneys' fees and costs arising from or related or connected to any environmental liability and/or hazardous substance either at, on, or under the Premises and whether such hazardous substances are present on the Premises or migrated to or from the Premises. LANDLORD'S obligation under this paragraph includes sole responsibility for any clean-up or remediation and monitoring of hazardous substances.
22. **RIGHT OF ACCESS:** LANDLORD owns the real property between the PREMISES and Darlington Street and Irby Street. TENANT requires access to both streets to use the

PREMISES. LANDLORD grants TENANT for the benefit of the TENANT, and its customers, business guests, licensees and invitees, a non-exclusive easement for access, passage and use over and across that portion of Exhibit A designated as "access property." The easement is for the purpose of pedestrian and vehicular ingress and egress to and from the PREMISES. The access easement is an easement in gross for the benefit of the TENANT as described herein. The easement is necessary to the use of the PREMISES and LANDLORD will not interfere with the TENANT'S use of the easement.

23. **ENTIRE AGREEMENT, MODIFICATION, SEVERABILITY:** This Lease contains the entire agreement between the parties, and shall not be modified in any manner except by an instrument in writing, executed by the parties. If any term or provision of this Lease, or the application thereof, to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the LANDLORD and TENANT subscribed their names and affixed their seals the day and year first above written.

WITNESSES:

Dianne M. Rowan

[Signature]

LANDLORD:

City of Florence, SC

By: _____
ANDREW H. GRIFFIN
City Manager

TENANT:

Pee Dee Regional Transit Authority

By: Charles M. MacNeil

Its: May 19, 2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(City of Florence)

Before me, _____, a notary public, personally appeared _____, the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw Andrew H. Griffin as City Manager of the **City of Florence** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **City of Florence** that s/he together with the second subscribing witness witnessed the execution thereof.

Signature of Witness

SWORN TO and subscribed before me
this _____ day of _____

(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(Pee Dee RTA)

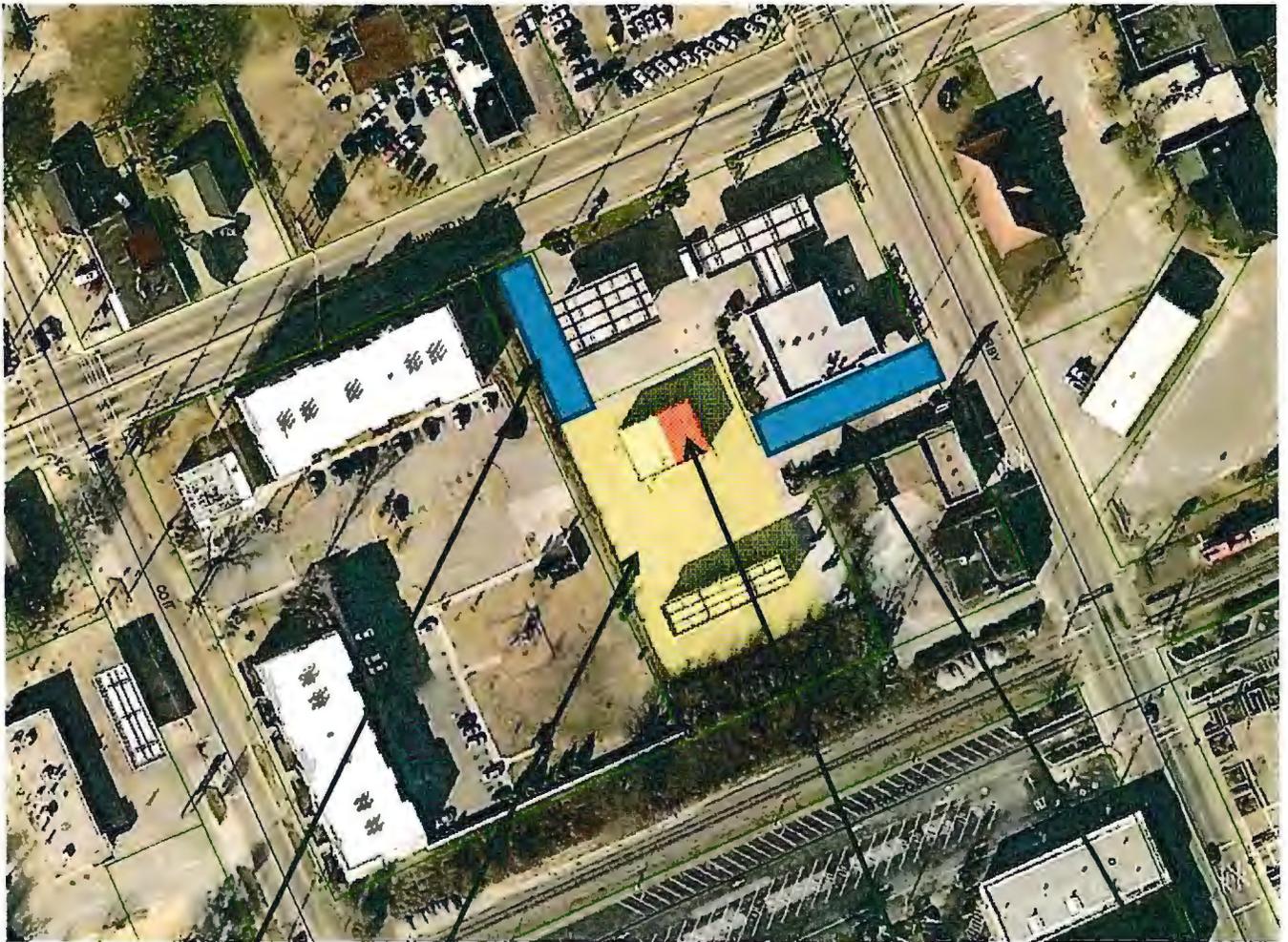
Before me, Amanda P. Pope, a notary public, personally appeared Dianne Rowan, the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw Charles M. MacNeil as Executive Director of **Pee Dee RTA** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **Pee Dee RTA** and that s/he together with the second subscribing witness witnessed the execution thereof.

Dianne M. Rowan

Signature of Witness

SWORN TO and subscribed before me
this 19th day of May, 2016
Amanda P. Pope (SEAL)
Notary Public for South Carolina
My Commission Expires: 5/31/2022
PDRTA Lease

EXHIBIT "A"



Access Property

Leased property designated by yellow shading.

Area of building designated by red shall be retained by City for storage.

Access Property

**VIII. a.
Appointments to
Boards and Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: August 8, 2016

AGENDA ITEM: Report To Council / Boards & Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

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

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

There 12 Boards/Commissions that have expired terms or vacancies.

III. ATTACHMENTS

Spreadsheet of Council Nominations to Boards and Commissions
Letters of interest from current board member
Applications received to date



Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - August 2016

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Moore	Brand	Jebaily	Wms-Blake	Hill	Wukela	
Accommodations Tax Advisory Committee		X ^a	X ^b					Doulevaris; Willis
Agricultural Commission				X				Adams
Civic Center Commission					X	X	X	Long; Collins; Deas
Memorial Stadium Commission	X							Urquhart
Design Review Board		X ^c	X ^d	X ^e	X ^f			Andrews; Collins; Kolas; Vacancy
City of Florence Planning Commission	X					X	X	Chaplin; Lee Gregg
City of Florence Zoning Board of Appeals		X	X	X				Chewning; Vacancy; Adams
Housing Authority Board					X			Becote
Pee Dee Regional Airport Authority						X		Bonnoitt
Pee Dee Regional Transportation Authority							X	Vacancy
Parks & Beautification Commission	X							Vacancy
Veterans Park Committee		X	X					Montrose; Ellerbee

^a S. Doulevaris - See the attached highlighted Section (3) of the SC Code of Laws for committee member requirements

^b G. Willis - See the attached highlighted Section (3) of the SC Code of Laws for committee member requirements

^c C. Andrews - Resident - Engineer

^d S. Collins - Resident - Professional Architect

^e T. Kolas - Non-Resident - Landscape

^f Vacancy - Resident - Attorney - Actively engaged in Business, Commerce or Industry

**South Carolina Code of Laws
Title 6 - Local Government**

CHAPTER 4.
ALLOCATION OF ACCOMMODATIONS TAX REVENUES

**Definitions and Regulations Pertaining to Advisory Committee Appointment
Section 6-4-5 and Section 6-4-25**

SECTION 6-4-5. Definitions.

As used in this chapter:

(1) "County area" means a county and municipalities within the geographical boundaries of the county.

(2) "Cultural", as it applies to members of advisory committees in Section 6-4-25, means persons actively involved and familiar with the cultural community of the area including, but not limited to, the arts, historical preservation, museums, and festivals.

(3) "Hospitality", as it applies to members of the committees in item (2), means persons directly involved in the service segment of the travel and tourism industry including, but not limited to, businesses that primarily serve visitors such as lodging facilities, restaurants, attractions, recreational amenities, transportation facilities and services, and travel information and promotion entities.

(4) "Travel" and "tourism" mean the action and activities of people taking trips outside their home communities for any purpose, except daily commuting to and from work.

HISTORY: 1991 Act No. 147, Section 1; 2001 Act No. 74, Section 2; 2002 Act No. 312, Section 2.

SECTION 6-4-25. Advisory Committee; guidelines for expenditures; annual reports; reports to Accommodations Tax Oversight Committee.

(A) A municipality or county receiving more than fifty thousand dollars in revenue from the accommodations tax in county areas collecting more than fifty thousand dollars shall appoint an advisory committee to make recommendations on the expenditure of revenue generated from the accommodations tax. The advisory committee consists of seven members with a majority being selected from the hospitality industry of the municipality or county receiving the revenue. At least two of the hospitality industry members must be from the lodging industry where applicable. One member shall represent the cultural organizations of the municipality or county receiving the revenue. For county advisory committees, members shall represent the geographic area where the majority of the revenue is derived. However, if a county which receives more in distributions of accommodations taxes than it collects in accommodations taxes, the membership of its advisory committee must be representative of all areas of the county with a majority of the membership coming from no one area.

Accommodations Tax Advisory Committee

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
1) Steven Doulevaris	Would like to be reappointed	Councilwoman Moore
2) Glynn Willis	Would like to be reappointed	Mayor Pro tem Brand

Notes:

- 1) Hospitality
- 2) Hospitality/Lodging

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Steven Doulaveris
1411 St. James Court
Florence, SC 29501

Dear Mr. Doulaveris:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Accommodations Tax Advisory Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Accommodations Tax Advisory Committee.

I do not want to be considered for reappointment to the Accommodations Tax Advisory Committee.

Mr. Steven Doulaveris



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Glynn F. Willis
1709 Damon Drive
Florence, SC 29505

Dear Mr. Willis:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Accommodations Tax Advisory Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Accommodations Tax Advisory Committee.

I do not want to be considered for reappointment to the Accommodations Tax Advisory Committee.

Mr. Glynn F. Willis

City-County Agricultural Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Jessie Adams	Would like to be reappointed	Councilman Jebaily
Phillip Raymond Lassen	Would like to be considered for appointment	

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 20, 2016

Mr. Jessie Adams
812 Eleanor Drive
Florence, SC 29505

Dear Mr. Adams:

Our records indicate that your term on the City-County Agricultural Commission will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Agricultural Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City-County Agricultural Commission.

I do not want to be considered for reappointment to the City-County Agricultural Commission.

Mr. Jessie Adams



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: AGRICULTURE COMMISSION			
Your Name (Last, First, Middle) LASSEN, PHILIP RAYMOND		County FLORENCE	Council District DIST. 1
Residential Address 1013 JACKSON AV.	City FLORENCE	State South Carolina	Zip Code 29501
Mailing Address 1013 JACKSON AV	City FLORENCE	State South Carolina	Zip Code 29501
Your Occupation - Title DISTRIBUTION SALES MANAGER	Business Phone 843-360-0113	Residence Phone 843-360-0113	
Employer Name US CHEMICAL/SEALED AIR	E-Mail Address PHILIP.LASSEN@SEALEDAIR.COM		
Employer Address 8215 FOREST POINT BLVD	City CHARLOTTE	State NC <small>South Carolina</small>	Zip Code 28273

General Qualifications

Are you a resident of the City? Yes No How Long? 25 years

Why would you like to serve?

I believe local agriculture can have a positive impact on our community and improve our quality of life.

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:

PEEDEE DEE KEEPERS ASSOCIATION - 20 years
COMMUNITY GARDEN PROJECT WILLIAMS MIDDLE SCHOOL

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

To provide opportunities for community based agriculture in order to educate the community of the importance of buying and consuming food from local sources. Assist community to learn to grow their own food.

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

Philip Lassen
Signature

5/31/2016
Date

RETURN COMPLETED FORM TO:

Office of the Municipal Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<u>5-31-2016</u>
Appointed to:	
Date:	

Civic Center Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Vacancy		Councilwoman Williams-Blake
Vacancy		Councilman Hill
Shelanda Deas	Would like to be reappointed	Mayor Wukela
E. D. "Woody" Jones	Would like to be considered for appointment	
Keith W. Buckhouse	Would like to be considered for appointment	

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Ms. Shelanda Deas
405 Lawson Street
Florence, SC 29501

Dear Ms. Deas:

Our records indicate that your term on the Civic Center Commission will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Civic Center Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Civic Center Commission.

I do not want to be considered for reappointment to the Civic Center Commission.

Ms. Shelanda Deas



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: CIVIC CENTER COMMISSION			
Your Name (Last, First, Middle) E. D. "WOODY" JONES		County FLORENCE	Council District
Residential Address 2648 TROTTER ROAD		City FLORENCE	State South Carolina
Mailing Address SAME		City	Zip Code 29501
Your Occupation- Title SALES		Business Phone 843 617 9511	Residence Phone 843 665-7146
Employer Name PLANTATION SHUTEN CO		E-Mail Address WOOLTVL@AOL.COM	
Employer Address 11250 HIGHWAY 17 BY-PASS		City MURRELL FULT	Zip Code 29576

General Qualifications

Are you a resident of the City?

Yes

No

How Long?

38 YEARS

Why would you like to serve?

ASSIST WITH CURRENT CIVIC CENTER BUSINESS AND ASSIST WITH EXPANSION PROJECT

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:

CHAIRMAN OF ORIGINAL CIVIC CENTER COMMISSION

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:

DUCKS UNLIMITED COOKS FOR CHICKS CENTRAL METHODIST CHURCH

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

SEE ABOVE

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

Signature

Date

7-19-16

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3113 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	7-25-2016
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: CIVIC CENTER			
Your Name (Last, First, Middle) BUCKHOUSE, KEITA W.		County FLORENCE	Council District
Residential Address 409 WOODVALE DR		City FLORENCE	State South Carolina
Mailing Address SAME		City	Zip Code 29501
Your Occupation- Title COMMUNITY EXEC- SVP		Business Phone 679-5509	Residence Phone 669-9043
Employer Name NRSC		E-Mail Address KEITH.BUCKHOUSE@BANKNRSC.COM	
Employer Address 600 W. PALMETTO ST.		City FLORENCE	State South Carolina
			Zip Code 29501

General Qualifications

Are you a resident of the City?

Yes

No

How Long? **26 years.**

Why would you like to serve?

THE CIVIC CENTER IS AN IMPORTANT COMPONENT TO THE CONTINUING GROWTH OF OUR COMMUNITY. I HAVE ALWAYS BEEN INVOLVED IN THE COMMUNITY AND WANT TO

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:

**CIVIC CENTER COMMISSION 1998-2006
CHAIRMAN FOR 2 YEARS**

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:

**TREASURER - FLORENCE CHAMBER OF COMMERCE
BOARD MEMBER - FLORENCE WEST ROTARY CLUB**

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

TO CONTINUE THE OBJECTIVE OF MAKING THE CIVIC CENTER A DESIRABLE FACILITY THAT WILL BE USED BY ORGANIZATIONS THROUGHOUT THE REGION.

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

Signature

Date

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3113 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	8-1-2016
Appointed to:	
Date:	

City-County Memorial Stadium Commission

Current Board Member

Status

**Councilmember to
make appointment**

Derick Urquhart

Would like to be reappointed

Councilwoman Ervin

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Derick Urquhart
507 Juanita Drive
Florence, SC 29501

Dear Mr. Urquhart:

Our records indicate that your term on the Florence City-County Memorial Stadium Commission will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Florence City-County Memorial Stadium Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Florence City-County Memorial Stadium Commission.

I do not want to be considered for reappointment to the Florence City-County Memorial Stadium Commission.

Mr. Derick Urquhart

City of Florence Design Review Board

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
1) Cary M. Andrews	Would like to be reappointed	Councilwoman Moore
2) Scott Collins	Would like to be reappointed	Mayor Pro tem Brand
3) Tom Kalias	Would like to be reappointed	Councilman Jebaily
4) Vacancy		Councilwoman Williams-Blake

Notes:

- 1) Appointment requires: Engineer
- 2) Appointment requires: Professional Architect
- 3) Appointment requires: Landscaper
- 4) Appointment requires: Attorney

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

July 8, 2016

Mr. Cary M. Andrews
721 Brockington Lane
Florence, SC 29501

Dear Mr. Andrews:

Our records indicate that your term on the City of Florence Design Review Board will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Design Review Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Design Review Board.

I do not want to be considered for reappointment to the City of Florence Design Review Board.

Mr. Cary M. Andrews



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 8, 2016

Mr. Scott Collins
1333 Jackson Avenue
Florence, SC 29502

Dear Mr. Collins:

Our records indicate that your term on the City of Florence Design Review Board will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Design Review Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Design Review Board.

I do not want to be considered for reappointment to the City of Florence Design Review Board.

Mr. Scott Collins



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Tom Kolia
2482 W. Edgefield Road
Florence, SC 29501

Dear Mr. Kolia:

Our records indicate that your term on the City of Florence Design Review Board will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Design Review Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Design Review Board.

I do not want to be considered for reappointment to the City of Florence Design Review Board.

Mr. Tom Kolia

City of Florence Planning Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Drew Chaplin	Would like to be reappointed	Councilman Hill
Simon Lee	Did not return letter	Mayor Wukela
Betty Faye Gregg	Would like to be reappointed	Councilwoman Ervin

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Andrew "Drew" Chaplin, Jr.
1411 W. Palmetto Street
Florence, SC 29501

Dear Mr. Chaplin:

Our records indicate that your term on the City of Florence Planning Commission will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Planning Commission.

I do not want to be considered for reappointment to the City of Florence Planning Commission.

Mr. Andrew Chaplin, Jr.



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Ms. Betty Faye Gregg
1423 Reed Court
Florence, SC 29506

Dear Ms. Gregg:

Our records indicate that your term on the City of Florence Planning Commission will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Planning Commission or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Planning Commission.

I do not want to be considered for reappointment to the City of Florence Planning Commission.

Ms. Betty Faye Gregg

City of Florence Board of Zoning Appeals

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Larry Chewning	Would like to be reappointed	Councilwoman Moore
Vacancy		Mayor Pro tem Brand
Larry Adams	Would like to be reappointed	Councilman Jebaily

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Larry Chewning
803 Woodstone Drive, Apt. C
Florence, SC 29501

Dear Mr. Chewning:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Board of Zoning Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Board of Zoning Appeals.

I do not want to be considered for reappointment to the City of Florence Board of Zoning Appeals.

Mr. Larry Chewning

Thanks!



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Larry Adams
2013 Butterfly Lake Drive
Florence, SC 29505

Dear Mr. Adams:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Board of Zoning Appeals or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the City of Florence Board of Zoning Appeals.

I do not want to be considered for reappointment to the City of Florence Board of Zoning Appeals.

Mr. Larry Adams

Housing Authority Board

Current Board Member

Status

Councilmember to make appointment

Linda Becote

Would like to be reappointed

Councilwoman Williams-Blake

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 8, 2016

Ms. Linda Becote
222 Cameron Lane
Florence, SC 29501

Dear Ms. Becote :

Our records indicate that your term on the Housing Authority Board will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Housing Authority Board or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely, ,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Housing Authority Board.

I do not want to be considered for reappointment to the Housing Authority Board.

Ms. Linda Becote

Pee Dee Regional Airport Authority

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Norwood Bonnoitt	Would like to be reappointed	Councilman Hill
Julian M. Young	Would like to be considered for appointment	

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Francis "Norwood" Bonnoitt
402 Whitman Avenue
Florence, SC 29501

Dear Mr. Bonnoitt:

Our records indicate that your term on the Pee Dee Regional Airport Authority will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Pee Dee Regional Airport Authority or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Pee Dee Regional Airport Authority.

I do not want to be considered for reappointment to the Pee Dee Regional Airport Authority.

Mr. Francis "Norwood" Bonnoitt



APPLICATION FOR BOARDS AND COMMISSIONS
 CITY OF FLORENCE
 SOUTH CAROLINA

Board or Commission for which you are applying: Fee Dee Regional Airport Authority			
Your Name (Last, First, Middle) Young, Julian, Malcolm		County Florence	Council District 8
Residential Address 1106 S. Edisto Drive		City Florence	State South Carolina
Mailing Address 1106 S. Edisto Drive		City Florence	Zip Code 29501
Your Occupation - Title Dir. of Alumni Affairs		Business Phone 843-661-1228	Residence Phone 843-206-5146
Employer Name Francis Marion University		E-Mail Address jyoung@fmarim.edu	
Employer Address P.O. Box 100547		City Florence	Zip Code 29502

General Qualifications

Are you a resident of the City? Yes No How Long? **19 years**

Why would you like to serve? **I am passionate about my region and state and am very interested in seeking ways to best serve our citizens.**

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:
Yes - Florence County Elections Commission

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:
Yes - active member of Florence Kiwanis Club; Director of Florence Men's Choral Society (non-profit); Keep Florence Beautiful (non-profit)

What are your goals and objectives if appointed to the Commission/Board?
As a commissioner, I would seek to collaborate with all necessary authorities to provide useful, progressive, and affordable rates and professional airport facilities to meet the travel requirements of the citizens in our region.

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

Julian M. Young
Signature

July 26, 2016
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:	8-1-2016
Appointed to:	
Date:	

Parks and Beautification Commission

Current Board Member

Status

Councilmember to make appointment

Vacancy

Councilwoman Ervin

Isaac Wilson

Would like to be considered
for appointment

Attachments:

Letters of interest from current board member
Applications received



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>PARKS and Recreation</i>			
Your Name (Last, First, Middle) <i>Wilson, Isaac</i>		County <i>Florence</i>	Council District <i>1</i>
Residential Address <i>1015 Ingram Street</i>		City <i>Florence</i>	State <i>South Carolina</i>
Mailing Address <i>SAME</i>		City	Zip Code <i>29501</i>
Your Occupation - Title <i>Executive Director</i>		Business Phone <i>803-603-6733</i>	Residence Phone <i>803-297-6744</i>
Employer Name <i>Listen 365</i>		E-Mail Address <i>listen365@gmail.com</i>	
Employer Address <i>935 Evans Street</i>		City <i>Florence</i>	Zip Code <i>29501</i>

General Qualifications

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

Why would you like to serve?

To protect, improve and enhance recreational opportunities for all. Also, to enhance the city's arts, cultural and historical assets.

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

N/A

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

N/A

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:

N/A

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

PAL Little League, Political activist, Community Activist

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

To provide efficient services to residents regardless of income, background and ability

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

Isaac Wilson
Signature

7/28/2016
Date

RETURN COMPLETED FORM TO:

Office of the Municipal Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>8-1-2016</i>
Appointed to:	
Date:	

Veterans Park Committee

Current Board Member

Status

Councilmember to make appointment

Michael Montrose

Would like to be reappointed

Councilwoman Moore

Danny Ellerbee

Would like to be reappointed

Mayor Pro tem Brand

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Michael J. Montrose
839 Oldfield Circle
Florence, SC 29501

Dear Mr. Montrose:

Our records indicate that your term on the Veterans Park Committee will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Veterans Park Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

MM I would like to be considered for reappointment to the Veterans Park Committee.

 I do not want to be considered for reappointment to the Veterans Park Committee.

Mr. Michael J. Montrose



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 6, 2016

Mr. Danny Ellerbee
105 Creek Drive
Quinby, SC 29506

Dear Mr. Ellerbee:

Our records indicate that your term on the Veterans Park Committee will expire on June 30, 2016. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

If you wish to be considered for reappointment to the Veterans Park Committee or if you would like to discontinue serving, please indicate your choice by marking the appropriate blank below. Please sign and return this letter to our office and keep the enclosed copy for your records.

The City of Florence appreciates your past service on this Board. If you have any questions regarding this appointment, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Veterans Park Committee.

I do not want to be considered for reappointment to the Veterans Park Committee.

Mr. Danny Ellerbee