

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, JULY 11, 2011 - 1:00 P.M.**

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

**FLORENCE, SOUTH CAROLINA**

**AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION**

*Pledge of Allegiance*

**III. APPROVAL OF MINUTES**

*June 13, 2011 – Regular Meeting*

*June 20, 2011 – Special Meeting*

**IV. SPECIAL RECOGNITIONS AND HONORS**

**a. Retirement Recognition**

*Mr. Robert Gaskins – 19 years – October 7, 1991 – March 31, 2011*

*Mr. Brantley Carter – 37 years – May 17, 1974 – June 30, 2011*

**b. Citizen of the Month – Mrs. Betty Shelley**

**c. Service Recognitions**

*Chris Hunt – 10 years – Streets*

*Leroy Johnson – 10 years – Equipment Maintenance*

*Michael Morris – 10 years – Waste Water*

*Judi Inman – 25 years – Utility Finance*

**d. Educational Recognition**

*John Clark – Has received his “B” Water Treatment Operator Certification.*

**e. Introduction of new Downtown Development Manager**

**V. APPEARANCE BEFORE COUNCIL**

- a. *Ms. Betty Gregg – to discuss a Senior Building and other funding for Iola Jones Park.*
- a. *Timrod Park Neighborhood Association – to discuss housing standards.*
- c. *A representative from “Boys from Magnolia Trace” to speak about concerns for the community.*

**VI. ORDINANCES IN POSITION**

- a. *Bill No. 2011-14 – Second Reading*  
*An Ordinance to rezone 1400 Cherokee Road, Tax Map Number 90037-06-010 to B-1, Limited Business District.*

**VII. INTRODUCTION OF ORDINANCES**

- a. *Bill No. 2011-17 – First Reading*  
*An Ordinance to rezone 304 Kemp Street, TM# 90118-03-003, from R-4, Limited Multi-Family Residential to B-3, General Commercial District.*
- b. *Bill No. 2011-18 – First Reading*  
*An Ordinance to amend Section 2-75 of the City Code to provide for two additional members of the City County Civic Center Commission, one appointed by the Florence City Council and one appointed by the Florence County Council.*

**VIII. REPORTS TO COUNCIL**

- a. *Appointments to Boards and Commissions*
- b. *Mr. Tom Shearin, Special Services Administrator – to discuss the authorization of sale of real property.*

**IX. INTRODUCTION OF RESOLUTION**

- a. *Resolution No. 2011-12*  
*A Resolution authorizing the City Manager and appropriate city personnel to commence the actions necessary to remove certain parcels from the Florence Downtown Redevelopment project area in order to facilitate such parcels being included in a multi-county industrial park to be established by Florence County Council.*

**X. EXECUTIVE SESSION**

**a. Economic Development Matter**

**b. Contractual Matter**

**REGULAR MEETING OF FLORENCE CITY COUNCIL**  
**MONDAY, JUNE 13, 2011 - 6:00 P.M.**  
**CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604**  
**FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the regular meeting to order at 6:03 p.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilman Edward Robinson; Councilwoman Octavia Williams-Blake; Councilman Stephen C. Powers; Councilwoman Teresa Myers Ervin; and Councilman Glynn F. Willis.

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

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

**APPROVAL OF MINUTES**

There was unanimous consent by Council to adopt the minutes of the May 9, 2011 Regular Meeting; the minutes of the May 19, 2011 Special Meeting; and the minutes of the May 26, 2011 Special Meeting.

**CITIZEN OF THE MONTH**

Due to illness, the Citizen of the Month presentation was deferred until the July meeting.

**APPEARANCE BEFORE COUNCIL**

- a. Ms. Marilyn Belk, President, CKLM Neighborhood Crime Watch Association – to present a Resolution of Support to the Florence Police Department that was adopted by their Crime Watch Association.**

Mrs. Belk stated that during the 2010 Christmas holiday season there were an alarming and increasing number of break-ins, property damage and theft in the Damon Drive area, running from Second Loop Road to Third Loop Road. The impacted neighborhoods consisted of Crownland, Kirkwood, Longleaf and Middleton Point. Mrs. Belk stated that the Florence Police Department was very responsive and they increased patrols and the number of officers present in the areas and assigned a member of the CAT team to work with the neighborhoods. Residents of the four neighborhoods inquired of the CAT team member about ways they could assist the Florence Police Department in making sure their homes and vehicles were safe. The answer was an offer by the CAT team to assist them in establishing a neighborhood crime watch program. In January 2011 the CKLM Crime Watch program was implemented. As a result of the formation of the neighborhood crime watch program the neighborhoods are now more cohesive. The neighborhood now has a formal and simple process for notifying, not only the police department about suspicious activity, but also all of the residents. The CKLM Neighborhood Crime Watch program has been very effective. As of the last meeting held on June 2, 2011, there are over 300 individuals participating in the program. There was only one incident, non-criminal, reported for

the months of April and May 2011. At the June meeting the members passed a resolution thanking the police department for all they have done for the neighborhoods. Mrs. Belk thanked the CAT team, the patrol division, the criminal investigation division, the community services division, and all of the support services and administrative support personnel for their guidance and support.

**b. Mr. Jerry Dixon, Executive Director for the YMCA – Will make a request regarding the Lend-A-Hand Program.**

Mr. Jerry Dixon appeared before Council and requested \$6,000 in funding for the Lend-A-Hand Program. Mr. Dixon provided Council with a breakdown of how the funding was spent last year and what would be offered to the children this year. Last year the funding provided 13 weeks of preschool; 34 weeks of afterschool; 10 weeks of Day Camp; 11 children participated in soccer; 1 child played flag football; 8 children participated in baseball or T-ball; and 15 children received swim lessons.

**INTRODUCTION OF ORDINANCES**

**BILL NO. 2011-14 – FIRST READING**  
**AN ORDINANCE TO REZONE 1400 CHEROKEE ROAD, TAX MAP NUMBER 90037-06-010 TO B-1, LIMITED BUSINESS DISTRICT.**

An Ordinance to rezone 1400 Cherokee Road, Tax Map Number 90037-06-010 to B-1, Limited Business District was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development, reported to Council that this is a request to rezone 1400 Cherokee Road from R-5 Multi-Family to B-1 Limited Business District. This was presented to the Planning Commission on May 10, 2011 and the members present voted 8-0 to approve the request.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-14 on first reading. Councilman Willis seconded the motion, which carried unanimously.

**BILL NO. 2011-15 – FIRST READING**  
**AN ORDINANCE TO REZONE 1500 SECOND LOOP ROAD, TAX MAP NUMBER 90040-03-011, FROM B-2, CONVENIENCE BUSINESS DISTRICT TO B-3, GENERAL COMMERCIAL DISTRICT.**

An Ordinance to rezone 1500 Second Loop Road, Tax Map Number 90040-03-011, from B-2, Convenience Business District to B-3, General Commercial District was denied by Council.

Mr. Phillip Lookadoo, Director of Urban Planning and Development, reported to Council that this is a request to rezone 1500 Second Loop Road from B-2, Convenience Business District to B-3, General Commercial District. On May 10, 2011, the Planning Commission held a public hearing on this request. The Planning Commission members voted 8-0 to recommend denial of the request to rezone.

The rezoning request has been made because a business owner would like to lease the space for pawnbroker and tax office services. A tax office is permitted in the current B-2 Zoning District. However, pawnshops are only permitted in the B-3 Zoning District.

Mrs. Crystal Smith spoke in opposition to this request.

Bill No. 2011-15 was denied by lack of a motion to approve.

**BILL NO. 2011-16 – FIRST READING**

**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011, AND ENDING JUNE 30, 2012.**

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011, and ending June 30, 2012 was passed on first reading.

Mr. Williams reviewed the Fund Balance Policy that staff is recommending Council adopt.

Several issues discussed in earlier worksessions, that were needs and not included in the balanced budget, were presented to Council. They are:

**General Fund Budget Issues to be Resolved:**

▶ **Animal Shelter/Control Operations:**

- ▶ \$90,000 request reduced to \$25,000 by utilizing existing staff to provide shelter management (assuming City takeover of day-to-day operations).

▶ **CDBG Funding:**

- ▶ \$40,000 request reduced to \$20,000 with similar reduction planned for FY 2012-13.

▶ **Mayor's Coalition – Summer Program:**

- ▶ \$40,000 support level in cooperation with City Recreation programming

▶ **PDRTA Additional Operating Funding:**

- ▶ \$25,000 additional operating supplement (year 2)

▶ **PDRTA/FMU Shuttle:**

- ▶ \$25,000 request for new service contingent upon that service being implemented.

▶ **Stand Down/YMCA Lend-A-Hand/Family Sundays in the Park:**

\$1,500                      \$3,000                      \$2,000

(Staff recommended these funds be paid from current year budget)

In the budget presentation there was a \$90,000 need to supplement the cost of the Animal Shelter when it opens, assuming that the City would take over the day-to-day operations. The City can probably provide that management level, with the existing staff, and cut the \$90,000 need to approximately \$25,000. The Humane Society would handle certain portions of the shelter management; particularly as relates to public relations and fund raising, but the day to day operations and the maintenance, would be the responsibility of the City. There would also need to be, in writing, a very detailed and clear understanding with the Humane Society of what the city's responsibilities would be and what the Human Society's responsibilities would be.

The next item is the request that the \$40,000 reimbursement from the CDBG program to the General Fund for administrative services be reduced. Staff has suggested that the reimbursement be reduced by \$20,000 this year and \$20,000 in next year's budget.

The third item is a request for additional funding for summer programs that would be sponsored through the Mayor's Coalition. Staff has looked at the summer programs that the City Recreation Department is offering and is recommending \$40,000 of additional support for the Mayor's Coalition.

The next item relates to two requests from PDRTA. The first is for \$25,000 in additional operational funding and the second is a \$25,000 request related to a possible shuttle service in connection with FMU to the downtown area. Staff is suggesting that this \$25,000 be paid only when the shuttle service does become available.

These five items depend on general fund support and were not resolved after the last budget worksession.

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The net funding of these items (\$25,000 for the Humane Society; \$20,000 for the CDBG Budget; \$40,000 for the Mayor's Coalition; \$25,000 for additional funding for PDRTA; and \$25,000 for a PDRTA shuttle service) means the City would need an additional \$135,000 from fund balance, for a total of \$514,000 and not \$379,000 as presented to Council at an earlier worksession. By funding two items (payment for a mower and a lease payment for two fire trucks) totaling \$135,000 from fund balance, other operational funds could be released to fund other items that were discussed.

The last three items, the Stand Down event, the Lend-A-Hand Program (YMCA), and the Family Sundays in the Park, are funding requests that have been received. If the funding amounts could be kept at a total of \$6,500, staff feels they could be taken out of the current year's budget and would have no implications on the proposed budget.

Two projects were discussed for possible funding from the Hospitality Fund. The first project is a request for the City's participation in a monument for the Veterans Park for \$25,000 and the second is a request to purchase the Royal Knights building on the corner of Evans and Dargan Streets for \$125,000. There are sufficient funds in the Hospitality Fund if Council approves these requests.

The last item discussed relates to redevelopment incentives. One incentive discussed is to establish a revolving loan fund as a downtown redevelopment incentive. As most of that funding would go towards infrastructure or utility redevelopment costs it would be appropriate to set that up in the Water and Sewer Enterprise Fund. Staff has suggested starting the fund with \$250,000 and Council could choose to add to the fund in future years. In addition, staff suggests that there be specific guidelines that would govern any and all businesses that took advantage of this loan fund and it would be overseen by a loan committee.

Mayor Pro tem Brand made a motion to pass the original proposed budget (does not include any of the items presented at today's meeting). Councilman Willis seconded the motion.

Council had a lengthy discussion on the proposed funding for playground equipment for Timrod Park, the funding for the Stand Down, for the YMCA, the Mayor's Coalition Summer Program and the \$40,000 allocated for Planning and Administration in the CDBG budget.

Councilman Powers made a motion to amend to remove the additional fund balance allocations and also to remove the \$379,000 fund balance allocations that were in the original proposed budget. Councilwoman Ervin seconded the motion.

Councilman Robinson stated that every year the matter of community growth is left out of the budget. Councilman Robinson would like to have \$125,000 set aside for the housing program that he has proposed.

Voting aye to amend the budget were Councilwoman Ervin, Councilman Powers and Councilman Robinson.

Voting no to amend the budget were Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

Voting aye to pass the budget as originally presented in the budget worksession which would include the fund balance allocations in the amount of \$379,000 and not the fund balance allocations presented at today's meeting were Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

Voting no were Councilwoman Ervin, Councilman Powers and Councilman Robinson.

The motion passed 4-3.

**INTRODUCTION OF RESOLUTIONS**

**a. RESOLUTION NO. 2011-10  
A RESOLUTION TO ADOPT THE 2011-2012 CDBG BUDGET.**

Councilman Brand made a motion to defer this item until the June 20, 2011 worksession. Councilman Willis seconded the motion, which carried unanimously.

**b. RESOLUTION NO. 2011-11  
A RESOLUTION OF RECOGNITION FOR MS. PEARL MOORE, 2011 INDUCTEE INTO THE WOMEN'S BASKETBALL HALL OF FAME.**

Councilman Robinson presented Ms. Pearl Moore with a Resolution of Recognition. Councilman Robinson made a motion to adopt Resolution No. 2011-11. Councilman Willis seconded the motion, which carried unanimously.

**c. RESOLUTION NO. 2011-12  
A RESOLUTION OF RECOGNITION FOR MR. NATHANIEL DURANT, JR.**

Mayor Pro tem Brand made a motion to adopt Resolution No. 2011-12; a Resolution of Recognition for Mr. Nathaniel Durant, Jr. Councilwoman Ervin seconded the motion, which carried unanimously.

**REPORTS TO COUNCIL**

**a. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**ACCOMMODATIONS TAX ADVISORY COMMITTEE**

Councilman Willis made a motion to approve the nomination made by Councilman Robinson to appoint Ms. Patricia Byrd to serve on the Accommodations Tax Advisory Committee. Councilwoman Ervin seconded the motion, which carried unanimously.

Ms. Patricia Byrd was appointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2014

**CIVIC CENTER COMMISSION**

Council deferred appointments to this Commission.

**HISTORICAL COMMISSION**

Mayor Pro tem Brand made a motion to reappoint Mr. William S. (Jack) Dowis to serve on the Historical Commission. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Mr. Jack Dowis was reappointed to serve on the Historical Commission for a term to begin immediately and end June 30, 2014.



**PARKS AND BEAUTIFICATION COMMISSION**

Councilman Willis made a motion to appoint Mr. Cecil Edward Floyd, Jr. to serve on the Parks and Beautification Commission. Councilman Powers seconded the motion, which carried unanimously.

Mr. Floyd was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2014.

**PEE DEE REGIONAL AIRPORT AUTHORITY**

Council deferred appointments to this Board.

**VETERANS PARK COMMITTEE**

Councilman Robinson made a motion to appoint Mr. John Howard to serve on the Veterans Park Committee. Councilwoman Ervin seconded the motion, which carried unanimously.

Mr. Howard was appointed to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2014.

**h. REPORTS TO COUNCIL - COUNCILMAN POWERS:**

- 1) **Would like to discuss holding meetings in the City Council Districts; and**
- 2) **Would like to discuss the time for the City Council meetings.**

Councilman Powers stated he would like for Council to begin holding meetings in the three City Council Districts on a regular basis.

Councilman Robinson made a motion to hold three meetings a year (approximately one a quarter) in the Council Districts at 5:00 p.m. and to hold monthly meetings at the City County Complex at 1:00 p.m. Councilman Brand seconded the motion.

Councilman Willis made a motion to amend that would allow for the District meetings to be held at 6:00 p.m. Councilwoman Ervin seconded the motion, which carried unanimously.

Council unanimously voted to pass the original motion.

- 3) **Make a request that Council members, who serve on boards as a City official, submit a report on the activities of the boards.**

Councilman Powers stated that a number of councilmembers are serving as a council appointee to different boards and commissions for the city. Councilman Powers suggested that on a regular basis, these council appointees report back to Council on the activities of the board or commission they serve on. Mayor Pro tem Brand also suggested that the Chairman and/or Vice-Chairman of the committees come to the Council meeting and make a report also. There was no objection from any member of council on these recommendations.

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**EXECUTIVE SESSION**

Mayor Wukela stated there were two personnel matters to discuss in Executive Session.

Council unanimously consented to enter into Executive Session at 7:46 p.m.

Mayor Wukela reconvened the regular meeting at 8:57 p.m.

Mayor Wukela stated that one of the personnel matters discussed in Executive Session required action by Council.

Councilman Willis made a motion that the two city court judges be reappointed under the same terms with the salary increase as allowed for other city employees. Councilman Powers seconded the motion, which carried unanimously.

Council took no action on the second personnel matter discussed.

**ADJOURN**

There was unanimous consent by Council to adjourn the meeting.

The meeting was adjourned at 8:59 p.m.

Dated this 11<sup>th</sup> day of July, 2011.

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Dianne M. Rowan, Municipal Clerk

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Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
MONDAY, JUNE 20, 2011 - 1:00 P.M.  
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Stephen J. Wukela called the regular meeting to order at 1:10 p.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilman Edward Robinson; Councilman Stephen C. Powers; Councilwoman Teresa Myers Ervin; and Councilman Glynn F. Willis. (Councilwoman Williams-Blake arrived at 1:40 p.m.)

**ALSO PRESENT:** Mr. David N. Williams, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mr. Thomas W. Chandler, Director of Finance; and Mr. Scotty Davis, Director of Community Services.

Notices of this special meeting were sent to the media informing them of the date, time and place of the meeting. No one from the media was present for the meeting.

**INVOCATION**

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The invocation was followed by the Pledge of Allegiance.

**APPEARANCE BEFORE COUNCIL**

Mr. Ron Moore stated he attended the worksession on the budget that was presented on May 26, 2011 and the regular meeting of City Council on June 13, 2011. Mr. Moore stated that as a citizen he wanted to express his appreciation to Mr. David Williams, City Manager for the hard work that he and his staff have done in putting together a balanced budget to submit to Council for their consideration.

Mayor Wukela expressed his and Council's appreciation of Mr. Williams' dedication and service to the City.

**ORDINANCE IN POSITION**

**BILL NO. 2011-16 –SECOND READING**

**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011, AND ENDING JUNE 30, 2012.**

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011, and ending June 30, 2012 was adopted on second reading.

Mayor Wukela stated that when Council last met, Council discussed the budget that had been presented by the City Manager as well as additional budget considerations dealing with fund balance. Also discussed, not only the policy with which this Council addresses fund balance but what allocations could be made out of fund balance in the next fiscal year. Council passed, on first reading, the initial budget proposed by the City Manager and did not take any action on the additional fund balance matters.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-16 on second reading. Councilman Willis seconded the motion.

Councilman Powers made a motion to amend that would reduce the allocation for Timrod Park playground equipment, that was included in the original budget, from \$140,000 to \$100,000 and from the

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remaining \$40,000 allocate \$5,000 for Levy Park; \$10,000 for Northwest Community Center; and \$10,000 for Iola Jones Park. Councilwoman Ervin seconded the motion.

Mayor Pro tem Brand made a motion to amend to add up to \$15,000 for McLeod Park out of the \$40,000. (This motion to amend incorporates the previous motion to amend made by Councilman Powers). Councilman Powers seconded the motion.

The motion to amend passed unanimously. (Councilwoman Williams-Blake was not present for this vote).

Councilman Powers made a motion to amend the 2011-2012 proposed budget to allocate \$25,000 from fund balance for the operations of the Animal Shelter; providing that by separate action, upon agreement negotiated and created by staff, that the city undertakes the day-to-day operations of the Animal Shelter. Mayor Pro tem Brand seconded the motion, which carried unanimously. (Councilwoman Williams-Blake was not present for this vote).

Mayor Pro tem Brand expressed his opposition to the request for funding in the amount of \$2,000 for Family Sundays in the Park. Mayor Pro tem Brand expressed his concerns with this request because of a similar event that was conducted some time ago and the problems that were encountered. Also Mayor Pro tem Brand had concerns with this event being held in just one part of the community.

Councilman Robinson spoke about the previous event and some of the reasons for the problems that the City encountered. Councilman Robinson supports this request.

Councilwoman Ervin expressed her support of the event and made a motion to amend the current year's budget to allocate \$2,000 to the Family Sundays in the Park program out of the current year's budget. Councilman Robinson seconded the motion.

(Councilwoman Williams-Blake arrived at 1:41 p.m.)

Councilman Willis expressed his concerns with this request and spoke about some of the issues that occurred at the previous event(s). Councilman Willis feels there should be further discussion on this request and does not support this request.

Councilman Powers stated that this could possibly be done through sponsorships.

Councilwoman Williams-Blake stated that her concern with the request is where will Council "draw the line" with these types of requests. Council receives many requests of this nature of people wanting to have events and feels that City Council should not be in the business of funding personal events for individuals who would like to start events for the community. An effort should be made by the individual to obtain sponsorships and raise funds for their events.

Voting in favor of the motion to amend were Councilwoman Ervin, Councilman Powers, Mayor Wukela and Councilman Robinson.

Voting in opposition to the motion was Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

The motion passed 4-3.

Councilman Powers made a motion to allocate \$6,000 for the Lend-A-Hand program; \$2,500 for the Stand Down event; and no funding for the Pee Dee Patriotic Parade to come from the current year's budget. Councilwoman Ervin seconded the motion.

Voting in favor of the motion were Councilwoman Ervin, Councilman Powers, Councilman Robinson, Mayor Wukela and Mayor Pro tem Brand.

Voting in opposition to the motion was Councilwoman Williams-Blake.

The motion passed 6-1.

Councilman Powers made a motion to reduce the Planning and Administration line item in the CDBG budget to \$20,000, from the \$40,000 that was originally proposed, and fund the \$20,000 difference from fund balance. Councilwoman Ervin seconded the motion, which carried unanimously.

Councilman Powers made a motion to amend the budget to allow \$25,000 from fund balance be allocated for PDRTA's general operations with an additional \$25,000 allocated, contingent on either

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Francis Marion University or Florence County matching this funding, to be used for a shuttle from Francis Marion to the downtown area. Councilman Robinson seconded the motion.

Councilwoman Williams-Blake made a motion to amend Councilman Power's motion to amend to allow Council to vote on these two items separately. Mayor Pro tem Brand seconded the motion.

Voting yes on Councilwoman Williams-Blake motion was Councilwoman Ervin, Councilman Robinson, Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

Voting no was Councilman Powers.

Voting yes on the first motion to fund \$25,000 to the general operations of PDRTA were Councilwoman Ervin, Councilman Powers, Councilman Robinson, Mayor Wukela and Councilman Willis.

Voting no was Councilwoman Williams-Blake and Mayor Pro tem Brand.

Council voted unanimously on the second motion to fund \$25,000 to PDRTA to be used for the operation of a shuttle between Francis Marion University and downtown Florence contingent upon those dollars being matched by Francis Marion University, Florence County or another entity.

Mayor Pro tem Brand made a motion to amend the fund balance to provide for \$40,000 to be allocated for the Mayor's Coalition Summer Program. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Councilman Robinson made a motion to fund \$125,000 from fund balance to be allocated for seed money for a community development growth project.

Councilman Willis stated he would need to recuse himself from voting on this issue because of a potential conflict of interest.

Councilman Powers made a motion for Council to recess for 10 minutes. There was no objection.

Council recessed the meeting at 2:58 p.m.

Mayor Wukela reconvened the meeting at 3:10 p.m.

Councilman Robinson withdrew his motion to fund \$125,000 for seed money for a community development growth project.

Mayor Pro tem Brand made a motion to approve the downtown loan fund in the amount of \$250,000 from the Water and Sewer Enterprise Fund; \$25,000 for the Veterans Park monument contribution from the Hospitality Fund; and \$125,000 for the purchase of the Royal Knights building on West Evans Street from the Hospitality Fund. Councilwoman Williams-Blake seconded the motion.

Councilman Robinson stated his opposition to the Veterans Park monument.

Mayor Wukela expressed his concerns with the purchase of the Royal Knights building and how it would be titled. Mayor Wukela would like for the title to remain in the City's name.

Mayor Wukela made a motion to amend the motion that would require separate action before those monies are expended for the Royal Knights building so that these issues can be resolved separately.

Councilman Willis suggested that the new Downtown Development Manager be involved in this issue and for Council to seek his advice on how this issue should be handled.

Councilman Powers stated he felt the request for the purchase of the Royal Knights building be approved as presented with no amendments.

Councilman Willis seconded Mayor's Wukela's motion to amend.

Voting in favor of the motion to amend were Councilwoman Ervin, Mayor Wukela, Mayor Pro tem Brand, Councilwoman Williams-Blake and Councilman Willis.

Voting against the motion to amend were Councilman Powers and Councilman Robinson.

The principal motion to amend was passed unanimously.

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Council unanimously consented to discuss the downtown revolving loan fund and the purchase of the Royal Knights building at the August, 2011 meeting with the new Downtown Development Manager.  
Voting on the proposed budget, as amended, was unanimous.

**INTRODUCTION OF RESOLUTION**

**RESOLUTION NO. 2011-09**

**A RESOLUTION TO ADOPT THE COMMUNITY DEVELOPMENT BLOCK GRANT  
BUDGET FOR THE FISCAL YEAR 2011-2012.**

A Resolution to adopt the Community Development Block Grant budget for the fiscal year 2011-2012 was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2011-09. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Councilwoman Ervin made a motion to reduce the abandoned houses/vacant lot clearance line item by \$5,000 and to allocate it to the Pee Dee CAA Transitional Shelter line item, increasing their allocation from \$25,000 to \$30,000. Councilman Willis seconded the motion.

Councilman Robinson requested that the amount of funding for the Transitional Shelter be increased to \$35,000.

Councilwoman Ervin made a motion to amend her motion that the CDBG budget be adopted as follows. Councilman Willis amended his second, which passed unanimously.

Planning and Administration	\$	20,000
Abandoned houses/vacant lot clearance	\$	50,000
Pee Dee CAA Transitional Shelter	\$	35,000
Emergency Rehabilitation	\$	100,070
Section 108 Loan Repayment	\$	100,000

**EXECUTIVE SESSION**

Mayor Wukela stated there was one contractual/legal matter and one personnel matter to discuss in Executive Session. There was unanimous consent by Council to enter into Executive Session.

Council entered into Executive Session at 3:30 p.m.

(Councilwoman Williams-Blake left the meeting during the Executive Session).

Mayor Wukela reconvened the meeting at 4:27 p.m.

Mayor Wukela stated there was an extensive Executive Session addressing a contractual/legal matter. No action was taken.

Council also addressed a personnel matter.

Mayor Pro tem Brand made a motion for Mr. Drew Griffin, current Public Works and Utilities Director, to begin working with Mr. David Williams, City Manager on September 1, 2011 and on October 1, 2011 take over the official position of City Manager for the City of Florence. Councilwoman Ervin seconded the motion, which carried unanimously. (Councilwoman Williams-Blake was not present for the vote).

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**ADJOURN**

Council unanimously consented to adjourn the meeting.

The meeting was adjourned at 4:34 p.m.

Dated this 11<sup>th</sup> day of July, 2011.

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Dianne M. Rowan, Municipal Clerk

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Stephen J. Wukela, Mayor

CITY OF FLORENCE COUNCIL MEETING

DATE: June 13, 2011

AGENDA ITEM: Ordinance  
First Reading

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

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**I. ISSUE UNDER CONSIDERATION:**

*Rezoning of 1400 Cherokee Rd. TM#90037-06-010 from R-5Multi-Family to B-1 Limited Business District.*

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

*No previous action has been taken on this request. A Public Hearing for rezoning was held at the May 10, 2011 Planning Commission meeting. Planning Commission members voted to approve the request 8-0.*

**III. POINTS TO CONSIDER:**

*This item is being introduced for first reading only.*

**IV. OPTIONS:**

*City Council may:*

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

**V. PERSONAL NOTES:**


**VI. ATTACHMENTS:**

*Map showing the location of the property.*

*Zoning Map*

*Comprehensive Plan Map*

*Staff Report*

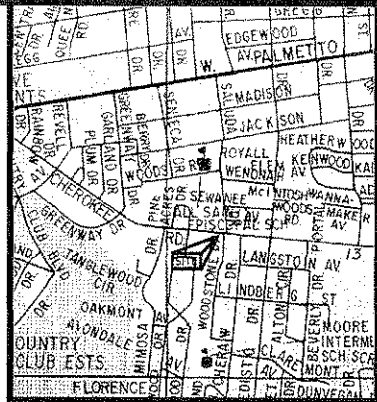


Phillip M. Lookadoo, AICP  
Urban Planning and Development Director

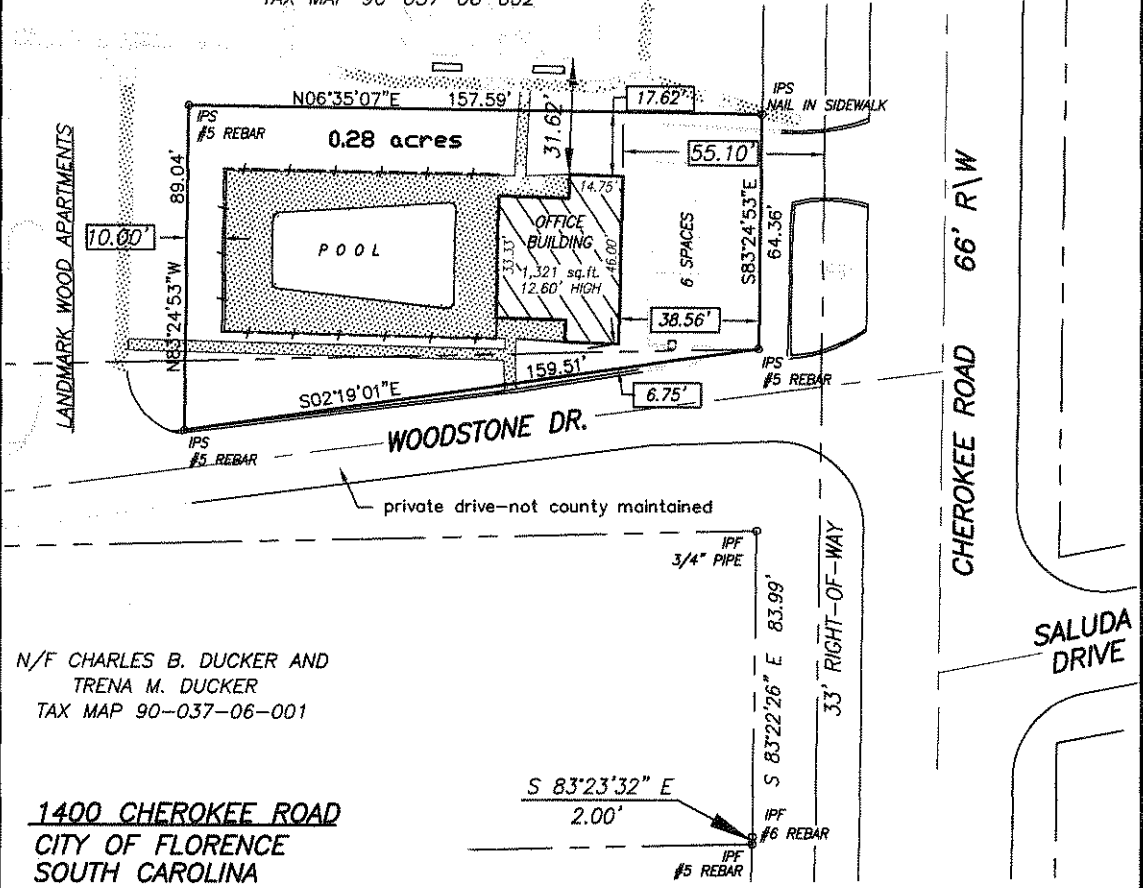


David N. Williams  
City Manager





LANDMARK WOOD APARTMENTS  
 REMAINDER OF  
 TAX MAP 90-037-06-002



N/F CHARLES B. DUCKER AND  
 TRENA M. DUCKER  
 TAX MAP 90-037-06-001

1400 CHEROKEE ROAD  
 CITY OF FLORENCE  
 SOUTH CAROLINA

**PLAT**

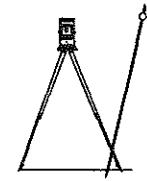
OF 0.28 ACRES LOCATED IN THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA, BEING A PORTION OF THAT PROPERTY SHOWN AS TRACT A ON A PLAT FOR M. B. GRANTHAM PROPERTIES, LLC BY NESBITT SURVEYING CO., INC. DATED MARCH 28, 2003, RECORDED IN PLAT BOOK 81, PG. 107. SURVEYED FOR:

**M. B. GRANTHAM PROPERTIES, LLC**

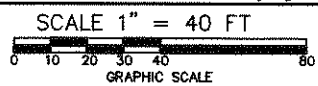
DATE: MARCH 30, 2011	JOB NO: 11156	FLD BK:	PAGE:	REF JOB NO: 03067B	TM#: 90-037-06-002
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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0141D, EFFECTIVE DATE DEC. 16, 2004 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



**NESBITT SURVEYING CO., INC.**  
 4340 ALLIGATOR ROAD  
 U.S. HIGHWAY 76 & ALLIGATOR ROAD  
 TIMMONSVILLE, S.C. 29161  
 PHONE (843) 346-3302  
 email davidn@nesbittsurveying.com



DAVID A. NESBITT RLS NO 7623

## ZONING PETITION STAFF CHECKLIST

### IDENTIFYING DATA

Name of Owner: Grantham Properties

Address of Properties: 1400 Cherokee Rd.

Tax Parcel Number(s): TBD- plat ready for recording attached

Date: May 10, 2011

### GENERAL BACKGROUND DATA

Landmark Woods Apartments is an apartment complex with an on-site commercial building for property management. The owner of the property has moved the property management function of the apartment complex to an off-site location. The owner of the property intends to use the newly unoccupied commercial building for convenience business purposes similar to the land use on the north side of Cherokee Rd.

### DIMENSIONAL REQUIREMENTS

District	Minimum Lot Area (a)		Lot Width (ft) (b)	Front Yard Setback	Side Yard Setback		Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non-Residential			Res	Non Res	Res	Non Res			
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-2	5,000	5,000	50	35	5	5	20	20	38	80	0.50

### MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as: Grantham Properties



## ZONING PETITION STAFF CHECKLIST

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4. Is there a reason the current land use cannot continue to be feasible as it now exists?  
No.
5. List some potential uses under existing zoning.  
Existing zoning permits all types residential land uses.
6. List some potential uses under proposed zoning.  
Business convenience land uses as permitted by the Zoning Ordinance. B-2 permits predominantly office, service, and retail type uses. (see attached table 2.4 for the schedule of permitted uses in B-2).
7. Are any of these uses inappropriate for this location, and if so, why?  
There are permitted uses within B-2 that conflict with adjacent residential land use. Buffering and parking requirements may not allow certain high intensity uses on the site due to the shape of the lot. However, permitted uses that can meet the site requirements have the potential to be high impact, meaning uses that generate regular traffic on and off the site. B-1 Limited Business offers less intense uses that have minimal incoming and outgoing traffic.
8. What is applicant's stated reason for requesting zoning?  
The applicants stated reason for the re-zoning is to allow for an insurance office is similar to the land uses of the adjacent B-2 properties. They are seeking a lease to fill their vacant commercial building. Such uses will likely be permitted in the new zoning that is forthcoming.
9. (a) What will be the benefits to the surrounding properties?  
Nearby residents will have access to a commercial facility within walking distance.  
The building character matches the site and is already suited for commercial use and re-zoning the property will allow the re-use of the building.
- (b) What will be the detriments to the surrounding properties?  
Depending on the future use of the building, noise and traffic congestion may be increased along Cherokee Rd.
10. Is a traffic study required for this petition?  
The re-zoning is parcel specific and does not meet the threshold for a traffic study.
- If so, what are the recommendations of the study?

## ZONING PETITION STAFF CHECKLIST

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NA

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

B-2 Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

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

Yes. The area is predominately residential with nearby B-2 zoned property and established land uses.

## ZONING PETITION STAFF CHECKLIST

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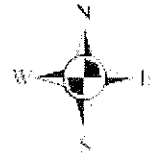
### STAFF RECOMMENDATION:

Staff recommends a B-1 Limited Business zoning classification for the site that would permit the desired land use of the applicant and permit less intense uses than what is allowed in B-2. The site meets the stated intent of B-2 "to meet the commercial and service needs generated by nearby residential areas". However, B-1 is more appropriate to meet the Comprehensive Plan's NC designation by limiting congestive uses on the site.

**B-1 Limited Business District:** This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

This is not considered spot zoning due to the fact that the land use classification of adjacent properties is for commercial use and there is no special exception being made for this parcel to permit a totally different classification. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. *Bob Jones University, Inc. v. City of Greenville*, 243 S.C. 351, 133 S.E.2d 843 (1963). The mere fact that business property adjoins residential property does not mean that the commercial zoning is invalid spot zoning. See *Talbot v. Myrtle Beach Board of Adjustment*, 222 S.C. 165, 72 S.E.2d 66 (1952); *Knowles v. City of Aiken*, 305 S.C. 291, 407 S.E.2d 639 (1991).

# Location Map



Urban Planning &  
Development Department

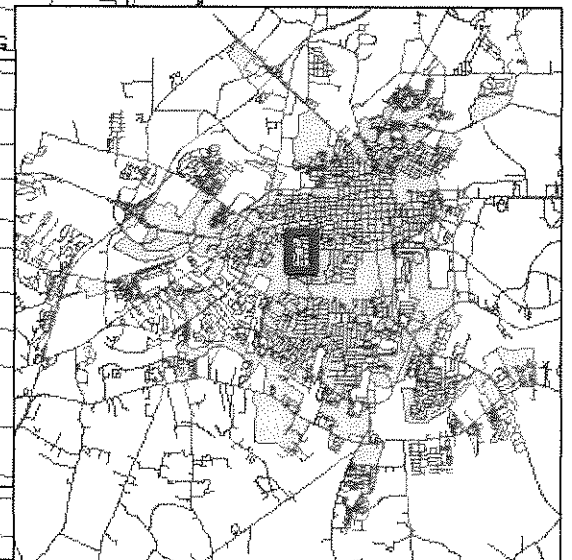


**Legend**

- 1400 Cherokee Rd.
- Road Segment
- Parcels

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

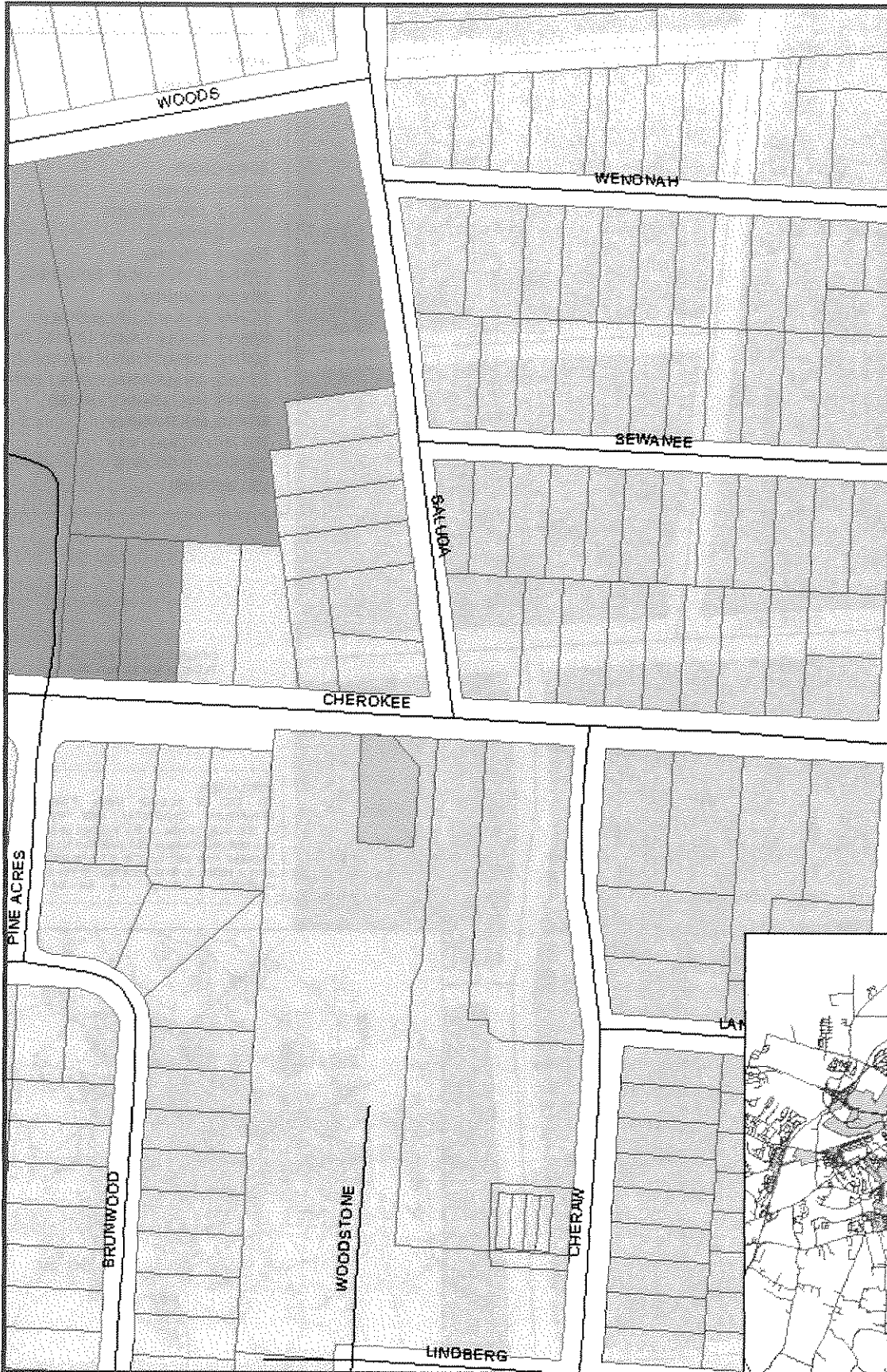
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# Future Land Use



Urban Planning & Development Department

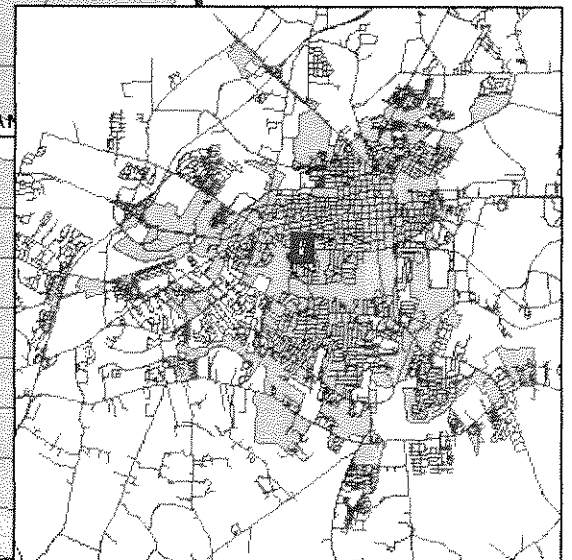


**Legend**

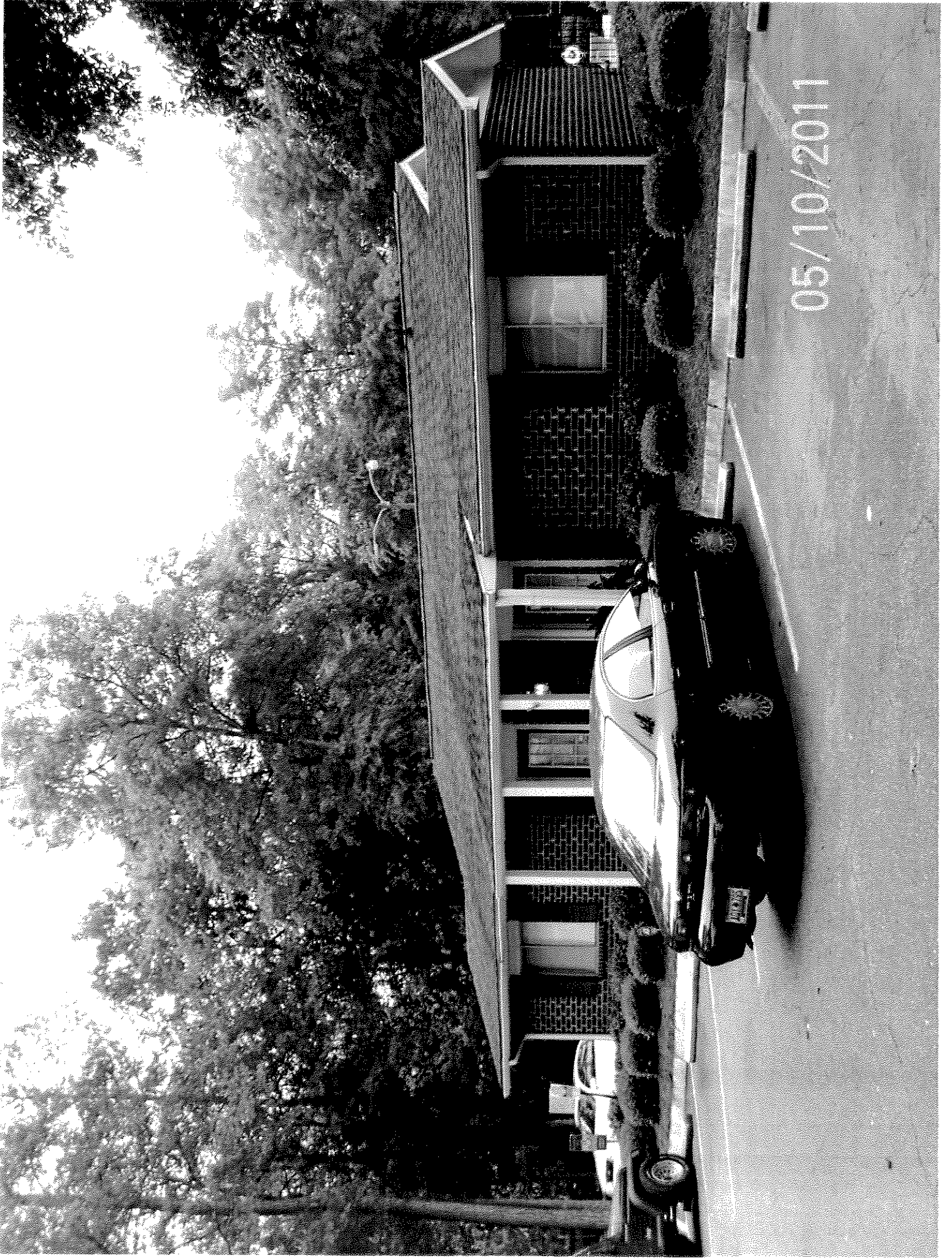
- Re-zone request
- Re-zone request
- Road Segment
- Parcels
- Rural
- Neighborhood Conservation
- Residential Estate
- Residential Sub-Urban
- Residential Auto-Urban
- Residential Transition
- Residential Urban
- Sub-Urban Commercial
- Auto-Urban Commercial
- Central Business District
- Business Parks
- Industrial
- Public and Institutional
- Parks and Open Space

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

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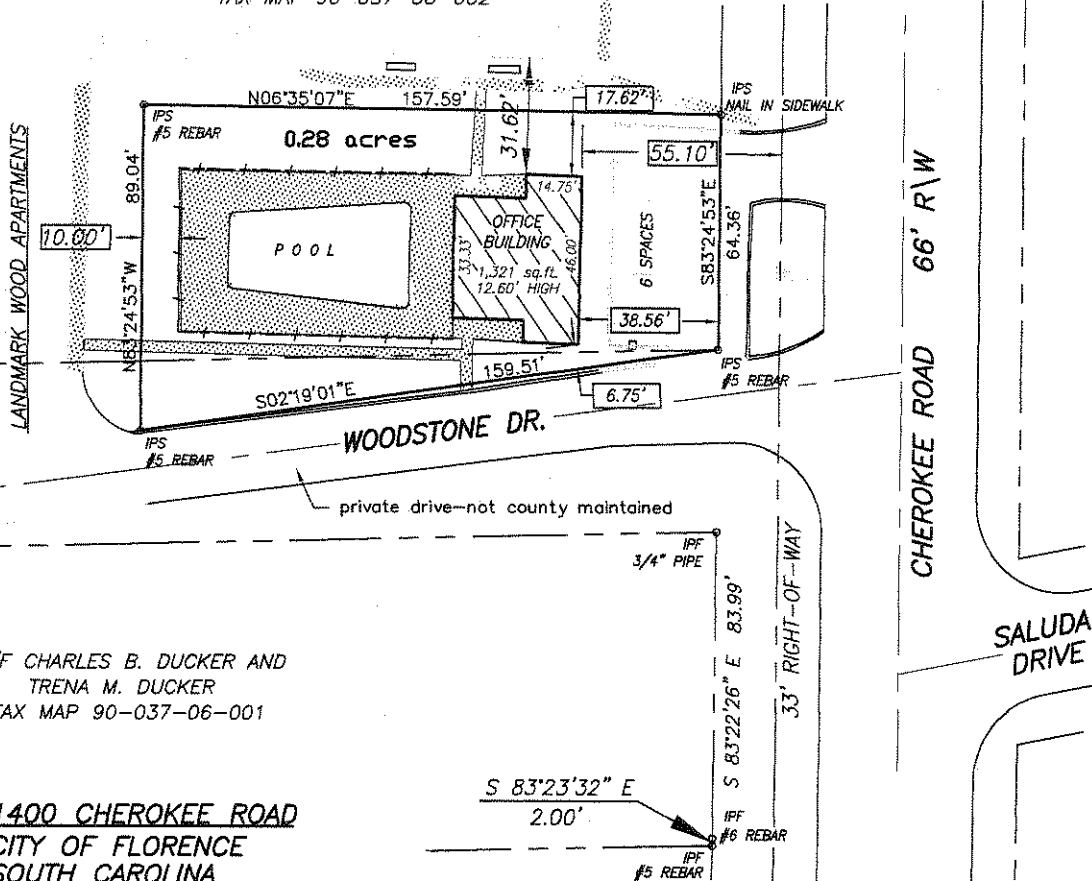


05/10/2011



LANDMARK WOOD APARTMENTS  
 REMAINDER OF  
 TAX MAP 90-037-06-002

LOCATION MAP



N/F CHARLES B. DUCKER AND  
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1400 CHEROKEE ROAD  
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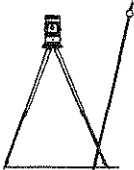
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SPLIT FROM

DATE: MARCH 30, 2011 JOB NO: 11156 FLD BK: PAGE: REF JOB NO: 03067B TM#: 90-037-06-002

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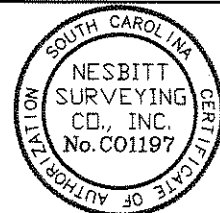


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SCALE 1" = 40 FT



DAVID A. NESBITT RLS NO 7623



## Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>										
Agricultural Production, crops	111	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112									
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 21: Mining</b>										
Mining	212	N	N	N	N	N	P	N	P	None
<b>Sector 22: Utilities</b>										
Electric, gas, & sanitary services	221									
Electric	2211									
Generation	22111	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131									
Storage/Treatment	22131	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132									
Collection	22132	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
<b>Sector 23: Construction</b>										
Bldg. Construction – general contract & operative builders	233	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
<b>Sector 31-33: Manufacturing</b>										
Food	311	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroieum products	324	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
<b>Sector 31-33: Manufacturing – cont'd</b>										
Plastic & Rubber	326	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing Indus.	339	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
<b>Sector 42: Wholesale Trade</b>										
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
<b>Sector 44-45: Retail Trade</b>										
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444									
Building materials & supplies	4441	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
*Florists	453110	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
	<b>NAICS</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>	<b>B-5</b>	<b>B-6</b>	<b>RU-1</b>	<b>RU-2</b>	<b>Off-Street Parking</b>

\* Ordinance 2009- 33

											Requirements
Gravestones, monuments	443998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 48-49: Transportation Warehousing</b>											
Air Transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 51: Information</b>											
Publishing Industries	511	N	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	C	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
<b>Sector 52: Finance &amp; Insurance</b>											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real Estate	531	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per storage units
Rental & Leasing Services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	N	N	C	N	N	1.0 per 350 s.f. GFA
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	N	1.0 per 300 s.f. GFA
Display advertising – Signs	54185	See Article V									
Legal services	5411	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	N	N	P	N	N	1.0 per 500 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services – cont'd</b>											
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Landscape services	56173	N	P	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	C	N	N	C	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>										
Educational Services	6117	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	N	N	P	P	2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	N	N	P	P	5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	N	N	1.0 per 200 s.f. GFA
<b>Sector 62: Health Care and Social Assistance</b>										
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care Facilities	623	N	N	P	N	N	N	P	P	1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	N	P	P	0.4 per bed
Social Services	624	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	P	P	P	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
<b>Sector 71: Arts, Entertainment, and Recreation</b>										
Performing Arts & Spectator Sports	711	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
<b>Sector 71: Arts, Entertainment, and Recreation – cont'd</b>										
Amusement, Gambling, & Recreation	713	N	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	N	P	N	N	N	N	N	By individual review
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA

<b>Sector 72: Accommodation and Food Services</b>	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Accommodations	721									
Hotels & motels	72111	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast Inns (Sec. 3.3)	721191	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>										
Auto repair & maintenance (Sec. 3.13)	8111	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & Laundry services	812									
Personal Care Services	81221	N	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	N	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 92: Public Administration</b>										
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	

<b>Residential Uses</b>											
Site Built Dwellings	NA										
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements	
Single-family detached	NA	P	P	P	N	N	N	P	P	None	
Duplex	NA	N	N	N	N	N	N	P	N	2.0 spaces per unit	
Multi-family, apts. (Sec. 3.19)	NA	N	N	P	C	P	N	N	N	1.5 spaces per unit	
Rooming & Boarding houses	72131	N	P	P	P	N	N	N	N	1.0 spaces per bedroom	
<b>Manufactured Dwellings</b>											
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit	
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit	
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	2.0 spaces per unit	
Modular Homes	NA	P	P	P	N	N	N	P	P	2.0 spaces per unit	
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	None	
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	None	
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	None	
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	None	
Storage building	NA	P	P	P	P	NA	NA	P	P	None	
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	None	
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	None	
Home occupation (Sec. 3.8)	NA	P	P	P	P	NA	NA	C	C	None	
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	None	
Family day care home	NA	P	P	P	P	NA	NA	P	P	None	
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	None	
<b>Accessory Uses to Residential Uses</b>											
Buildings, structures	NA	P	P	P	P	P	P	P	P	None	
Open storage (Sec. 3.18)	NA	N	N	C	N	C	C	C	N	None	
<b>Temporary Uses</b>											
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	None	

Notes:

- a. Off street parking is not required in the B-4 District.



**Section 2.5 Table III: Schedule of Lot Area, Yard, Setback, Height, Density, Floor area, and Impervious Surface Requirements for Residential, Business And Rural Districts**

District	Minimum Lot Area (a)		Lot Width (ft) (b)	Front Yard Setback	Side Yard Setback		Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non-Residential			Res	Non Res	Res	Non Res			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35	5	5	20	20	38	70	0.30
B-2	5,000	5,000	50	35	5	5	20	20	38	80	0.50
B-3	5,000	5,000	50	35	5	5	20	20	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	10,000	35	NA	10	NA	25	(e)	90	None
B-6	NA	10,000	10,000	35	NA	10	NA	25	(e)	90	None
RU-1	15,000	15,000	15,000	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	43,560	35	15	50	30	60	38	20	0.15

**Notes To Table III**

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 – Total floor measured as a percent of total lot area

e – 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 outside of the B-4 District; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the Fire Department with jurisdiction.

NA = Not Applicable

ORDINANCE NO. 2011 \_\_\_\_\_

**AN ORDINANCE TO REZONE 1400 CHEROKEE RD. TAX MAP NUMBER 90037-06-010 TO B-1, LIMITED BUSINESS DISTRICT.**

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on May 10, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Grantham Properties, owner of Landmark Woods was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be rezoned from R-5 to B-1.

**The property is more specifically shown on the attached plat.  
Tax Map Number 90037-06-010**

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

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

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

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

Ordinance No. 2011-\_\_\_\_\_

**Approved as to form:**

---

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

---

Stephen J. Wukela,  
**Mayor**

**Attest:**

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Dianne Rowan  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 11, 2011

**AGENDA ITEM:** First Reading, Ordinance to amend the Zoning Ordinance

**DEPARTMENT/DIVISION:** Urban Planning & Development

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**I. ISSUE UNDER CONSIDERATION**

*Request to rezone 304 Kemp Street, TM# 90118-03-003, from R-4, Limited Multi-Family Residential to B-3, General Commercial District.*

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

*On June 14, 2011, Planning Commission held a public hearing on this matter. Planning Commissioners recommended approval of Staff's recommendation, 8-0, to rezone the property to B-2, Convenience Business District.*

**III. POINTS TO CONSIDER**

- 1. The B-3 rezoning request was made so that a beauty salon or floral shop could be permitted at this location.*
- 2. Beauty salons nor florists are permitted in the R-4 Zoning District.*
- 3. This property is currently surrounded by R-4 and B-3 Zoning Districts.*
- 4. The request to rezone the property to B-3, General Commercial District, is consistent with the recently adopted Future Land Use Map; however, Planning Commission recommended rezoning to B-2 to prevent some of the higher intensity uses associated with B-3 zoning.*
- 5. A B-2 Zoning District would serve as a buffer to the existing residential property that abuts 304 Kemp Street.*

**IV. OPTIONS**

*City Council may:*

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

**IV. ATTACHMENTS**

1. *Ordinance*
2. *Staff Report*



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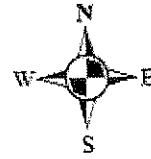
Phillip M. Lookadoo, AICP  
Urban Planning & Development Director



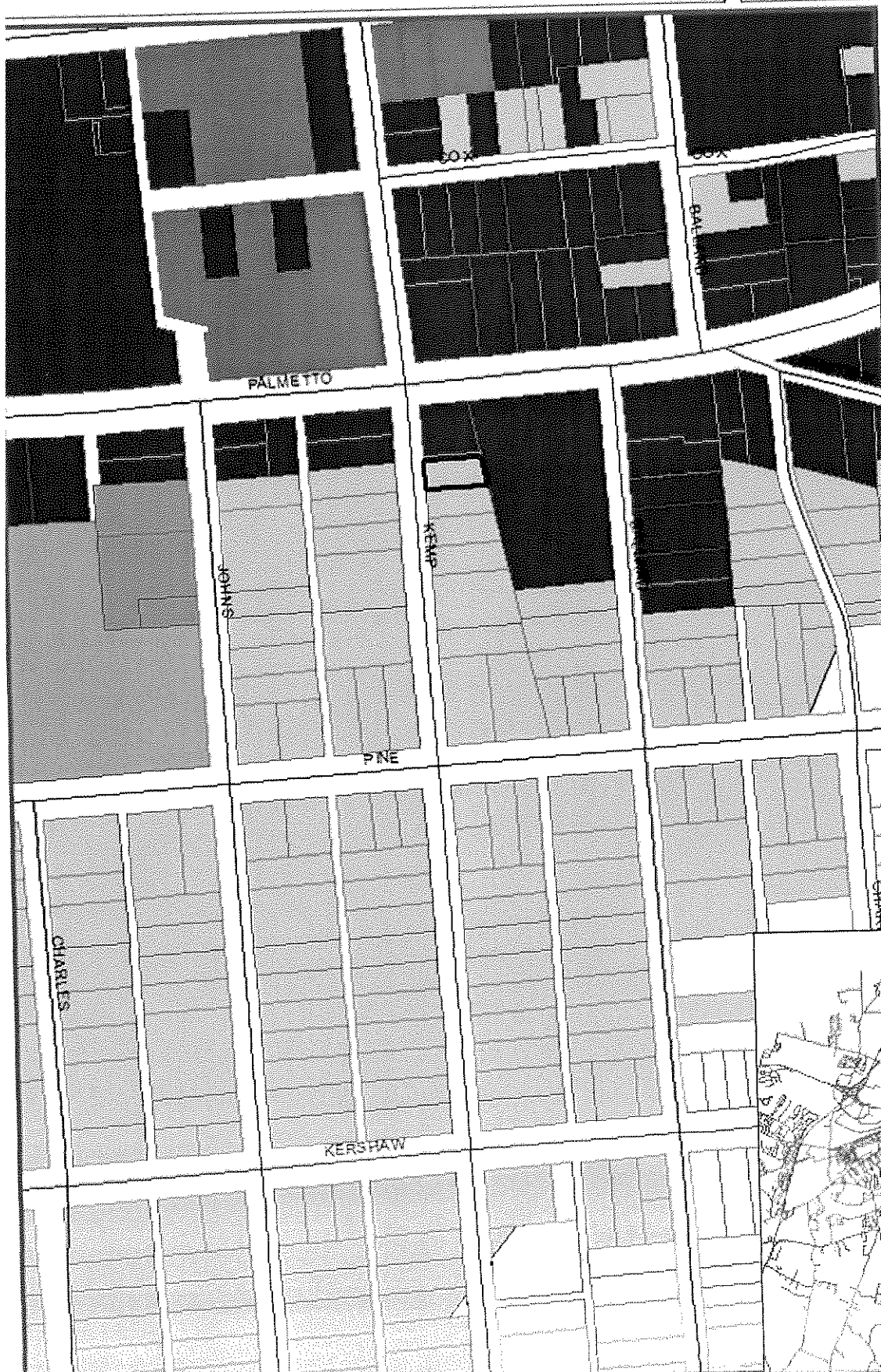
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David N. Williams  
City Manager

# ZONING MAP



Urban Planning & Development Department

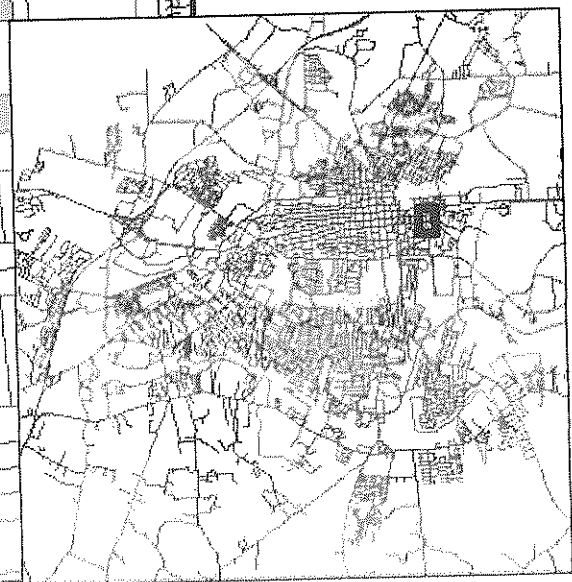


### Legend

- Re-zoning Request - 304 Kemp Street
- Road Segment
- Parcels
- Zoning**
- ZONE CODE**
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

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

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# Future Land Use



Urban Planning &  
Development Department

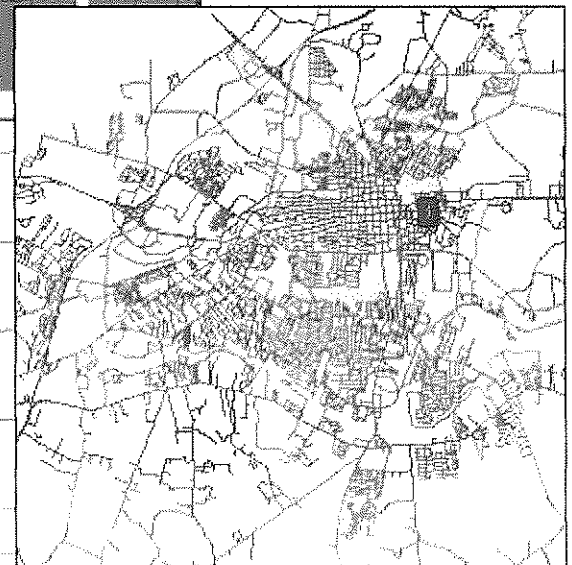


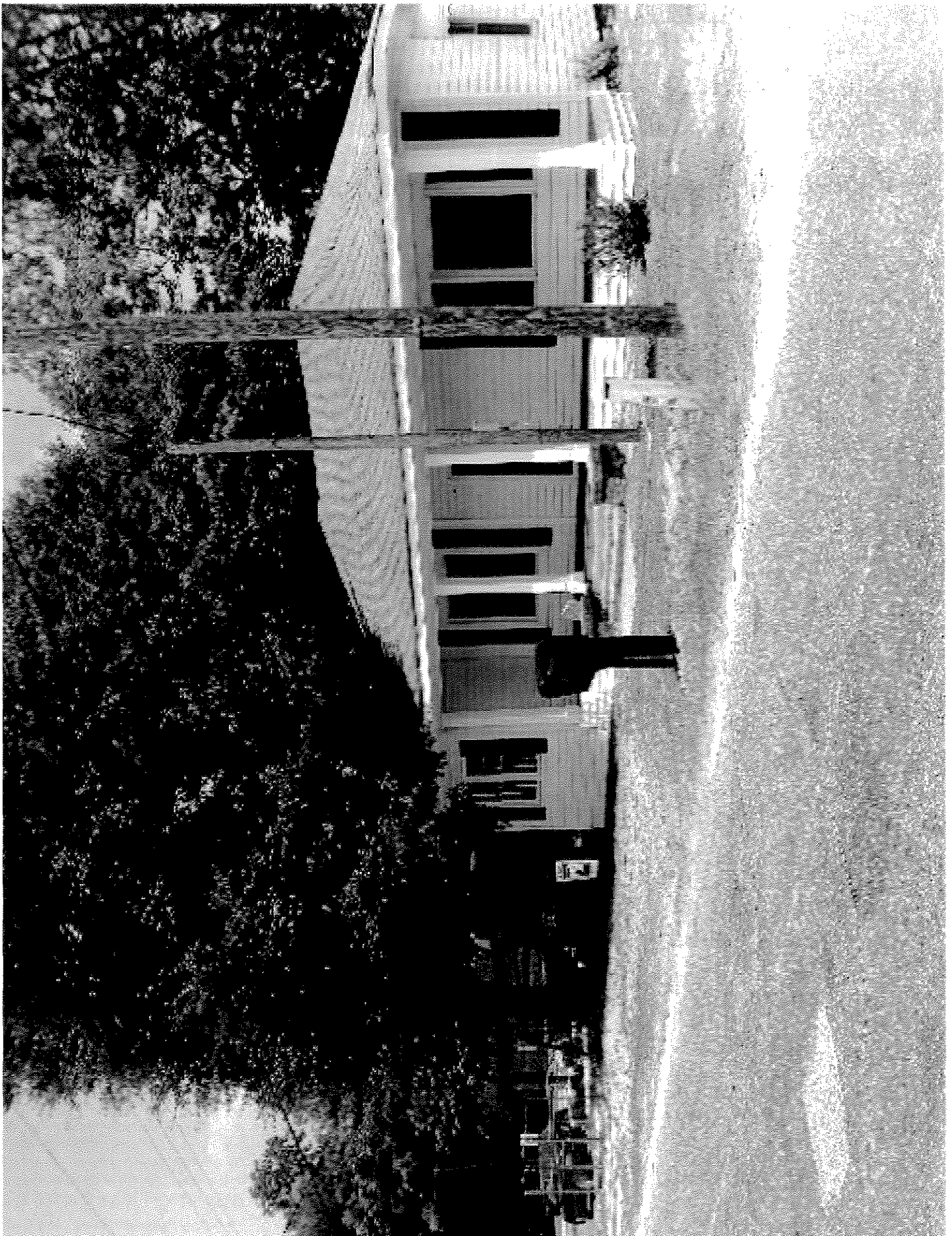
### Legend

- Re-zone request
- Road Segment
- Parcels
- Rural
- Neighborhood Conservation
- Residential Estate
- Residential Sub-Urban
- Residential Auto-Urban
- Residential Urban
- Sub-Urban Commercial
- Auto-Urban Commercial
- Central Business District
- Business Parks
- Industrial
- Public and Institutional
- Parks and Open Space

ORIGINAL PREPARATION  
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City of Florence  
Urban Planning & Development Department

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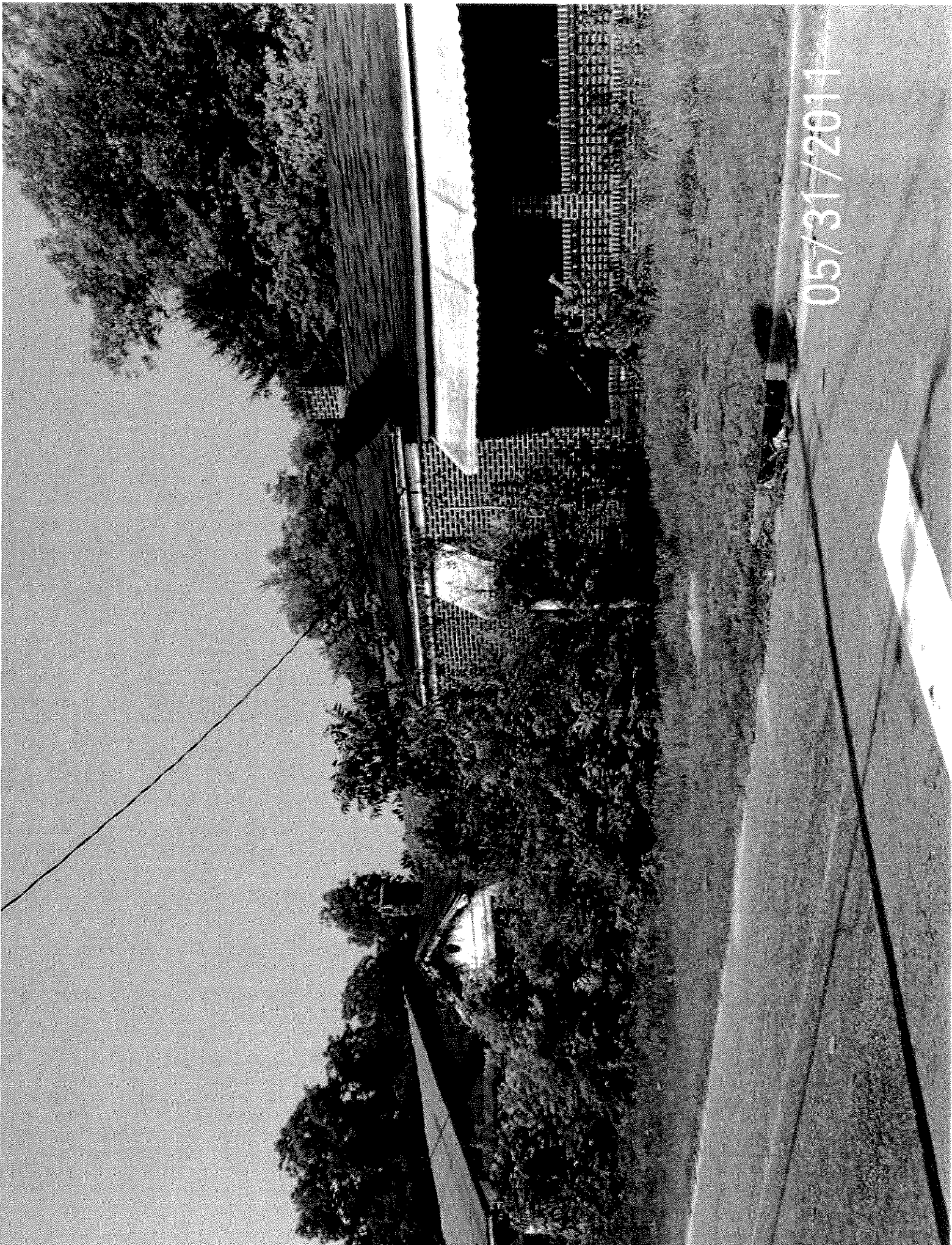




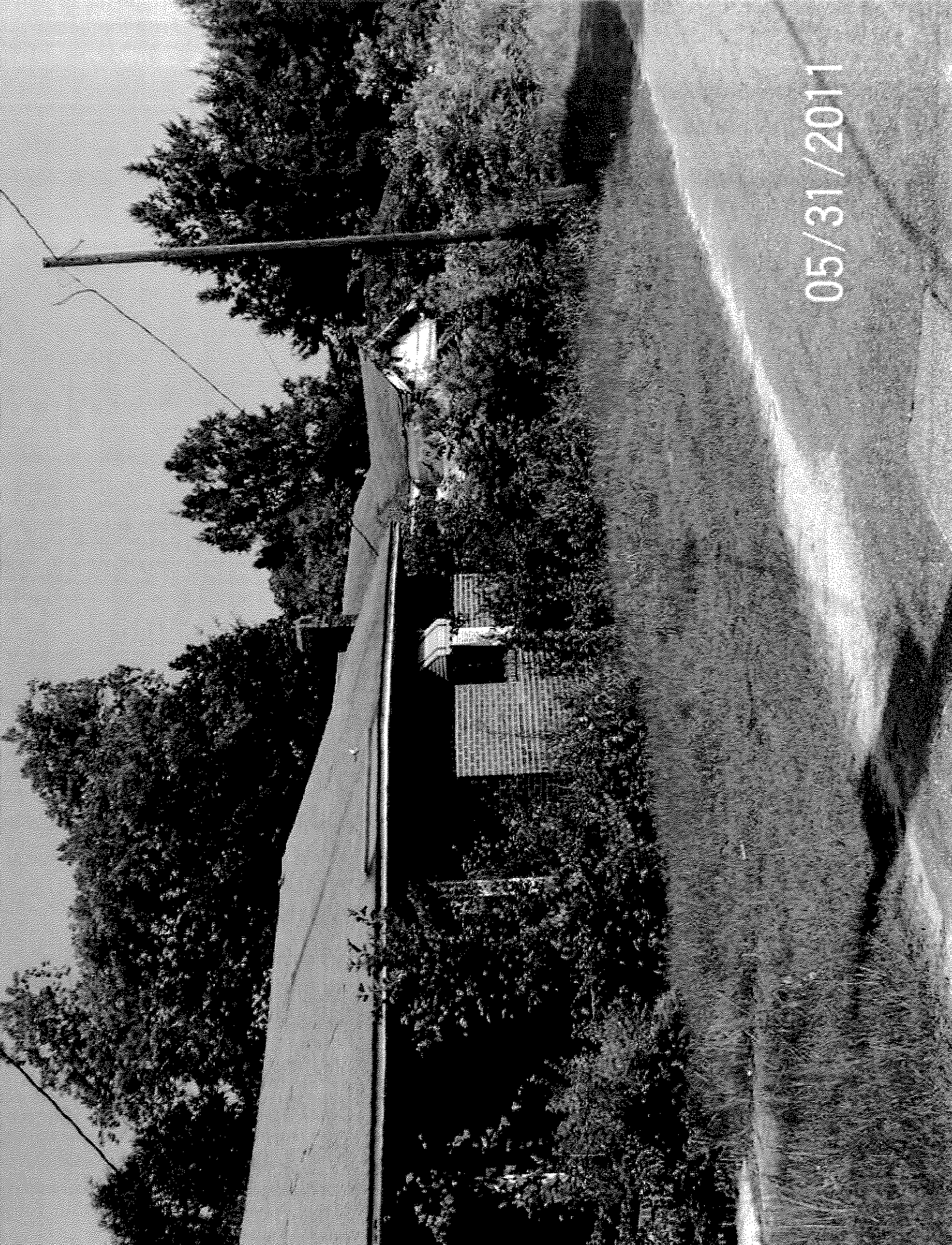








05/31/2011



05/31/2011

# ZONING PETITION STAFF CHECKLIST

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PC#2011-09

June 14, 2011

## IDENTIFYING DATA

Name of Owner: Sarah Orié Wilds, ETAL  
Address: 304 Kemp Street  
Tax Parcel Number(s): 90118-03-003  
Proposed Zoning Change: B-3, General Commercial District  
Current Use: Vacant  
Proposed Use: Floral Shop or Beauty Salon

## BACKGROUND

The applicant has submitted an application to rezone 304 Kemp Street from R-4, Limited Multi-Family Residential District to B-3, General Commercial District. The applicant, Ida Green, is the executor of the estate. She has requested to rezone the property in order to allow a business owner to operate a floral shop or beauty salon. This is a residence that currently sits vacant.

In order to operate such a business at this location, the property would have to be rezoned. If the rezoning request were to be approved, additional requirements would include compliance with the off-street parking and buffering requirements, and conversion of the structure from a residential to a commercial space.

## ZONING REQUIREMENTS

Florists are permitted in all commercial zoning districts. Beauty salons are also permitted in all commercial zoning districts except B-1, Limited Business District.

## MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No

Are there any known zoning violations on this site? No

Tax records indicate the owner(s) are: Sarah Orié Wilds, ETAL

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

## LAND USE PLAN CONFORMANCE

The Future Land Use Plan designates this parcel as Commercial Auto-Urban. Per the recently adopted Comprehensive Plan, Commercial Auto-Urban land uses include "a broad range of region-serving retail, restaurant, entertainment, office, institutional and service uses. Sites and

# ZONING PETITION STAFF CHECKLIST

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buildings are relatively large-scale.” The zoning district that will correspond to this land use in our forthcoming zoning ordinance is General Commercial (CG). Therefore, the rezoning would be compliant with the Future Land Use Plan.

## ADDITIONAL CRITERIA FOR CONSIDERATION

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

This area is largely in a state of transition. It primarily consists of residential uses, but most of the properties fronting Palmetto Street are commercial. Many of the lots, especially on Kemp Street, are vacant or dilapidated homes occupy them.

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

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-3	Day Care
Northeast	B-3	Retail
East	B-3	Retail
Southeast	B-3	Retail
South	R-4	Residential
Southwest	R-4	Vacant
West	R-4	Residential
Northwest	B-3	Residential

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

No development plans have been filed for this area.

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

It may not be feasible for this to remain residential considering the Future Land Use Plan, adjacent commercial properties and the severely dilapidated homes within the same block.

5. List some potential uses under existing zoning.

The R-4 Zoning District currently permits single-family detached homes and duplexes by right. Townhouses, patio homes and bed and breakfast inns are conditionally permitted.

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6. List some potential uses under proposed zoning.

The B-3 Zoning District would permit multiple higher-intensity commercial uses. These include restaurants, warehousing and storage facilities, automobile repair shops, amusement and recreation facilities and bars.

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

Presently, there is the potential for some of these uses to adversely impact the area with traffic congestion, noise, odors and the like. However, the Future Land Use Plan recommends higher intensity uses for this area.

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

The applicant wishes to rezone the property in order to accommodate a floral shop or beauty salon. Under the current Zoning Ordinance a florist is allowed in all commercial zoning districts, while a beauty salon is permitted in B-2 zoning and up.

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

The proposed may allow some uses that could be beneficial to the area.

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

The proposed change may also allow some uses that could be detrimental to the area.

10. Is a traffic study required for this petition?

The rezoning application does not meet the requirements of a traffic study as stated in the Land Development and Subdivision Ordinance, Article 5.1-G.

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

**B-3 General Commercial District:** The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

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

Instead of rezoning to B-3, staff recommends this property be rezoned to B-2, Convenience Business District. This less intense zoning would serve as a buffer to the abutting residential property while furthering the intent of the Comprehensive Plan. The B-2 Zoning District would "meet the commercial and service needs generated by nearby residential areas."



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For probable concerns of spot zoning, there is nothing arbitrary or capricious about staff's recommendation. B-2 zoning is compliant with the recently updated and adopted Comprehensive Plan, and is compatible with surrounding zoning. Please see below:

### ***Spot Zoning***

*Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. Bob Jones University, Inc. v. City of Greenville, 243 S.C. 351, 133 S.E.2d 843 (1963). The mere fact that business property adjoins residential property does not mean that the commercial zoning is invalid spot zoning. See Talbot v. Myrtle Beach Board of Adjustment, 222 S.C. 165, 72 S.E.2d 66 (1952); Knowles v. City of Aiken, 305 S.C. 291, 407 S.E.2d 639 (1991).*

*Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To help avoid the problem of spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres.*

*"Municipal Association of SC: 2010 Comprehensive Planning Guide"*

### ***spot zoning***

*[A] change in district boundaries, variances, and other amendments to the zoning code and use and area maps that violate sound principles of zoning and are characterized by the following: (a) Individuals seek to have property rezoned for their private use. (b) Usually the amount of land involved is small and limited to one or two ownerships. (c) The proposed rezoning would give privileges not generally extended to property similarly located in the area. (d) Applications usually show little or no evidence of, or interest in, consideration of the general welfare of the public, the effect on surrounding property (including adequate buffers), whether all uses permitted in the classification sought are appropriate in the locations proposed, or conformity to the comprehensive plan or to comprehensive planning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic.) (Coral Gables, Fla.)*

*"A Planners Dictionary (Planners Advisory Service 521/522)"*

Staff recommends that this property, as well as the others within the block be rezoned B-3 when and if the abutting residential uses no longer exist. As previously stated, this is an area in a state of transition with many vacant lots; more specifically, there are six vacant lots within the Kemp Street block. There are also homes (three in this block) in

## ZONING PETITION STAFF CHECKLIST

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a state of severe disrepair with out-of-state property owners. These conditions are not conducive to supporting a stable residential area, nor is the B-3 zoning that already exists on many of the lots. A B-2 Zoning District allows the transition to continue that is already occurring in the area without hampering the few residential properties that remain. It would also allow the applicant to proceed as requested. Please note the attached Zoning Map, Future Land Use Map and Section 2.4, Table II: Schedule of Permitted and Conditional Uses of the Zoning Ordinance.

## Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>										
Agricultural Production, crops	111	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112									
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 21: Mining</b>										
Mining	212	N	N	N	N	N	P	N	P	None
<b>Sector 22: Utilities</b>										
Electric, gas, & sanitary services	221									
Electric	2211									
Generation	22111	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131									
Storage/Treatment	22131	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132									
Collection	22132	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
<b>Sector 23: Construction</b>										
Bldg. Construction – general contract & operative builders	233	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
<b>Sector 31-33: Manufacturing</b>										
Food	311	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
<b>Sector 31-33: Manufacturing – cont'd</b>										
Plastic & Rubber	326	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing Indus.	339	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
<b>Sector 42: Wholesale Trade</b>										
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
<b>Sector 44-45: Retail Trade</b>										
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444									
Building materials & supplies	4441	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking

											Requirements
Miscellaneous retail	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 48-49: Transportation Warehousing</b>											
Air Transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 51: Information</b>											
Publishing Industries	511	N	P	P	P	P	P	N	P	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	C	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
<b>Sector 52: Finance &amp; Insurance</b>											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real Estate	531	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per storage units
Rental & Leasing Services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	N	N	C	N	N	1.0 per 350 s.f. GFA
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	N	1.0 per 300 s.f. GFA
Display advertising – Signs	54185	See Article V									
Legal services	5411	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	N	N	P	N	N	1.0 per 500 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services – cont'd</b>											
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Landscape services	56173	N	P	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	C	N	N	C	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>										
Educational Services	6117	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	N	N	P	P	2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	N	N	P	P	5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	N	N	1.0 per 200 s.f. GFA
<b>Sector 62: Health Care and Social Assistance</b>										
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care Facilities	623	N	N	P	N	N	N	P	P	1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	N	P	P	0.4 per bed
Social Services	624	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	P	P	P	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
<b>Sector 71: Arts, Entertainment, and Recreation</b>										
Performing Arts & Spectator Sports	711	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
<b>Sector 71: Arts, Entertainment, and Recreation - cont'd</b>										
Amusement, Gambling, & Recreation	713	N	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	N	P	N	N	N	N	N	By individual review
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA

<b>Sector 72: Accommodation and Food Services</b>	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Accommodations	721									
Hotels & motels	72111	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast Inns (Sec. 3.3)	721191	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>										
Auto repair & maintenance (Sec. 3.13)	8111	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & Laundry services	812									
Personal Care Services	81221	N	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	N	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 92: Public Administration</b>										
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	

<b>Residential Uses</b>										
<b>Site Built Dwellings</b>	NA									
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Single-family detached	NA	P	P	P	N	N	N	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	P	C	P	N	N	N	1.5 spaces per unit
Rooming & Boarding houses	72131	N	P	P	P	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured Dwellings</b>	NA									
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular Homes	NA	P	P	P	N	N	N	P	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>										
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	None
Home occupation (Sec. 3.8)	NA	P	P	P	P	NA	NA	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	None
<b>Accessory Uses to Residential Uses</b>										
Buildings, structures	NA	P	P	P	P	P	P	P	P	None
Open storage (Sec. 3.18)	NA	N	N	C	N	C	C	C	N	None
<b>Temporary Uses</b>										
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	None

Notes:

- a. Off street parking is not required in the B-4 District.



ORDINANCE NO. 2011-\_\_\_\_\_

**AN ORDINANCE TO REZONE 304 Kemp Street, TM# 90118-03-003, from R-4, Limited Multi-Family Residential to B-3, General Commercial District:**

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on June 14, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the property owner made application to rezone 304 Kemp Street from R-4, Limited Multi-Family Residential to B-3, General Commercial District;

WHEREAS, the rezoning request was made to allow a beauty salon or floral shop;

WHEREAS, Beauty salons nor florists are permitted in the R-4 Zoning District;

WHEREAS, Planning Commission recommended rezoning the property to B-2, Convenience Business District to prevent some of the higher intensity uses associated with B-3 zoning.

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

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

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

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

**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 6, 2011

**AGENDA ITEM:** Ordinance 2011-\_\_\_: Amendment to Code Section 2-75 to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

An ordinance to amend Section 2-75 of the City Code in order to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council

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

The attached proposed Ordinance is designed to incorporate the agreement between the City and the County. It carries out the desire to increase the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council.

**III. POINTS TO CONSIDER**

This amended ordinance makes only one change to the present ordinance. It duplicates the language already adopted by the County in the passage of Ordinance No. 25-2010/11. The purpose of the change is to incorporate the desire of both councils to increase the number of members on the City-County Civic Center Commission by two(2), one to be appointed by each Council.

**IV. STAFF RECOMMENDATION**

Staff stands ready to carry out the wishes of Council.

**V. ATTACHMENTS**

Copy of the proposed Ordinance No. 2011-\_\_\_: Amendment to Code Section 2-75.

ORDINANCE NO. 2011- \_\_\_\_\_

**AN ORDINANCE TO AMEND SECTION 2-75 OF THE CITY CODE TO PROVIDE FOR TWO ADDITIONAL MEMBERS OF THE CITY-COUNTY CIVIC CENTER COMMISSION, ONE APPOINTED BY THE FLORENCE CITY COUNCIL AND ONE APPOINTED BY THE FLORENCE COUNTY COUNCIL.**

**WHEREAS**, the councils of both the City of Florence and the County of Florence are desirous of increasing the membership of the City-County Civic Center Commission by two new members, one to be appointed by the Florence City Council and one to be appointed by the Florence County Council; and

**WHEREAS**, the Florence County Council has passed Ordinance No. 25-2010/11 making the change described above;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Florence that Section 2-75 of the City Code for Florence, South Carolina be, and the same is hereby, amended to read verbatim and provide as follows:

**Sec. 2-75. Florence City-County Civic Center Commission - Created, Membership, Terms**

There is hereby created the Florence City-County Civic Center Commission, which shall consist of eleven (11) voting members and one ex officio, non-voting member. The voting members shall be as follows: Four (4) members shall be residents of the City of Florence, appointed by the Florence City Council, four (4) members shall be residents of Florence County, appointed by the Florence County Council. The Florence City Mayor and Florence County Council Chairman, or their council designee, with the approval of the respective council, shall also serve as voting members. After appointment, the commission shall recommend to the city and county councils the eleventh member to serve a four-year term. The ex officio, non-voting member shall be the civic center director. Effective July 1, 2011, the Commission membership shall be increased by two additional voting members to a total of 13 voting members; one appointee by the City of Florence and one appointee by Florence County, each to serve a four year term commencing on July 1, 2011, in accordance with this Section.

Terms of office for voting members appointed by the Florence City Council and the Florence County Council shall be for four (4) years and until successors are appointed and qualify, except those initially appointed, two (2) members appointed by the city council and two (2) members appointed by county council shall be appointed for two-year terms, and two (2) from each category shall be appointed for four-year terms. The terms of office for the Florence City Mayor and the Florence County Council Chairman shall be perpetual to the person holding that position. Vacancies on the commission shall be filled in the manner of original appointment for the unexpired term. After the eleventh member is appointed and approved by the city and county councils, the commission shall elect a chairman and secretary and such other officers as may be necessary. Members shall be eligible to serve on the commission for two (2) consecutive terms. The members of the commission shall not receive compensation for their services, but may be reimbursed for their actual expenses incurred as members of the commission from any funds appropriated for that purpose.

**This Ordinance shall be effective immediately upon its adoption on second reading.**

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

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

**Approved as to form:**

**Attest:**

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

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 11, 2011

**AGENDA ITEM:** Reports To Council – Appointments to Boards & Commissions

**DEPARTMENT:** City Council

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## ACCOMMODATIONS TAX ADVISORY COMMITTEE

7 Members	Initial Appt.	Term	Exp. Date	Qualifications	Notes
Henry H. Hepburn	July 1, 2006	3 years	6/30/2012	General	
Sylvia A. Perkins	Dec. 16, 1996	3 years	6/30/2012	Hospitality/Lodging	
Margaret Nash	July 1, 2006	3 years	6/30/2012	General	
Steven Doulaveris	Oct. 19, 1998	3 years	6/30/2013	Hospitality	
Patricia Byrd	June 13, 2011	3 years	6/30/2014	Hospitality	
Lyles C. Lyles	Mar. 14, 2011	3 years	6/30/2013	Hospitality/Lodging	
Benjamin Woods	Nov. 8, 1993	3 years	6/30/2011	Cultural	<b>Would like to be reappointed</b>

Four (4) of the seven (7) members are to be designated as hospitality industry representatives, two (2) of which must be from the lodging sector of the hospitality industry of the municipality receiving the revenue. One member must be designated from the cultural organizations of the municipality or county receiving the revenue. Terms of office are for three (3) years.



CITY OF  
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April 15, 2011

OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

Dr. Benjamin Woods  
911 Mimosa Drive  
Florence, SC 29501

Dear Dr. Woods:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

I would like to continue to serve on the Accommodations Tax Advisory Committee.

I do not want to serve on the Accommodations Tax Advisory Committee.

A handwritten signature in cursive script, appearing to read "Benjamin Woods".  
Dr. Benjamin Woods

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APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>ACCOMMODATION &amp; TAX ADVISORY COMMITTEE</b>			
Your Name (Last, First, Middle) <b>K'PATRICK, MARKEYSHI</b>		County <b>FLORENCE</b>	Council District
Residential Address <b>210 EAST ROUGHFORK STREET</b>	City <b>FLORENCE</b>	State <b>South Carolina</b>	Zip Code <b>29506</b>
Mailing Address	City	State <b>South Carolina</b>	Zip Code
Your Occupation - Title <b>COLLEGE PROFESSOR</b>	Business Phone	Residence Phone <b>843-453-9413</b>	
Employer Name <b>STRAYER UNIVERSITY ONLINE</b>	E-Mail Address <b>markeyshi.kpatrick@strayer.edu</b>		
Employer Address <b>2620 THOUSAND OAKS BLVD</b>	City <b>MEMPHIS</b>	State <b>TN</b>	Zip Code <b>38118</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? **5 1/2 YEARS**

Why would you like to serve?

**I BELIEVE MY LEADERSHIP AND DECISION MAKING SKILLS CAN BE BEST UTILIZED ON THIS BOARD.**

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:

**BOYS & GIRLS CLUBS OF THE PEE DEE**

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

**MY OBJECTIVE IS TO MOVE THE BOARD FORWARD BY WORKING IN HARMONY WITH MY COLLEAGUES TO EXTEND FUNDING OPPORTUNITIES TO GREAT PROPOSALS AND ATTENTIVELY AND FAIRLY ADDRESSING ALL MATTERS THAT COME BEFORE THE COMMISSION.**

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 County Complex AA,  
180 N. Irby Street, Florence, SC 29501  
Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	<b>12-8-2010</b>
Appointed to:	
Date:	

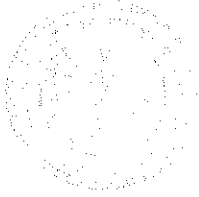
## CITY-COUNTY MEMORIAL STADIUM COMMISSION

5 Members	Initial Appt.	Term	Exp. Date	Attendance	Qualifications	Notes
(2 Appointments)				7-1-2010 - 3-31-2011		
Chappel Jones	Nov. 1985	5 yrs.	6/30/2015			
Robert Cooksey	Dec. 12, 2005	5 yrs.	11/30/2011			Would like to be reappointed

Composed of eight (8) members. Two (2) members are recommended by Florence City Council; two (2) members are recommended by Florence School District 1; two (2) members are recommended by Florence County Council; and two (2) members are recommended by the Fred H. Sexton Post #1 of the American Legion. Florence County Council then makes the appointments to this Commission.

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mr. Robert Cooksey  
700 S. Cashua Drive, Unit 21-B  
Florence, SC 29501

Dear Mr. Cooksey:

Our records indicate that your term on the Memorial Stadium Commission expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

I would like to continue to serve on the Memorial Stadium Commission.

I do not want to serve on the Memorial Stadium Commission.

A large, stylized handwritten signature in cursive script, appearing to read "Robert Cooksey".  
Mr. Robert Cooksey

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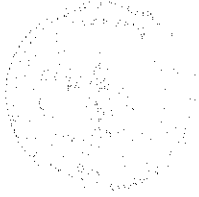
## CITY OF FLORENCE DESIGN REVIEW BOARD

10 Members	Initial Appt.	Term	Exp. Date	Attendance	Qualifications	Notes
				7-1-2010 - 3-31-2011		
Cary Andrews, Chmn	Sept. 26, 2005	4 yrs.	6/30/2012		Professional Engineer	
George J. Wilds	Jan. 13, 2009	4 yrs.	6/30/2013		Bus. Comm. or Ind. within downtown Central District	
Cedrick Brigman	Sept. 26, 2005	4 yrs.	6/30/2013		Bus. Comm. or Ind. within downtown Central District	
Gary Brown	Sept. 26, 2005	4 yrs.	6/30/2012		Professional Architect	
Julia Buyck	Sept. 26, 2005	4 yrs.	6/30/2013		At-Large Resident	
Johnny Mashack	Sept. 26, 2005	4 yrs.	6/30/2012		Landscape Design	
Nathaniel Mitchell	Sept. 26, 2005	4 yrs.	6/30/2013		At-Large Resident	
Billy Poston	Oct. 17, 2005	4 yrs.	6/30/2011		Qual. in Comm. & Residential Real Property or Real Estate	<b>Would like to be reappointed</b>
John M. Scott, III	Sept. 26, 2005	4 yrs.	6/30/2012		Actively engaged in Business, Commerce or Industry	
George Thomas	Oct. 17, 2005	4 yrs.	6/30/2011		General Contractor	<b>Would like to be reappointed</b>

Composed of ten (10) members appointed by the Mayor and City Council and one (1) member from City staff, who shall be the City Manager or the City Manager's designee. Membership shall be composed as follows: One (1) profession architect; one (1) person either specifically qualified by reason of education, training, or experience in the financing of commercial and residential real property or in the area of real estate; one (1) person actively engaged in business, commerce, or industry; one (1) commercial general contractor licensed by the State of South Carolina; one (1) professional structural engineer; one (1) person specifically qualified by reason of education, training or experience in landscape design; one (1) member of City staff who shall be either the City Manager of a staff member designated in writing by the City Manager; two (2) at-large residents of the City of Florence and two (2) persons actively engaged in business, commerce, or industry within the Downtown Central District. At all times at least six (6) members of the Design Review Board shall be residents of the City of Florence. Members may be appointed to succeed themselves up to a maximum of three (3) full terms. Terms of office shall be for four (4) years.

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CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mr. Billy Poston  
1401 Woods Road  
Florence, SC 29501

Dear Mr. Poston:

Our records indicate that your term on the City of Florence Design Review Board expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Design Review Board.

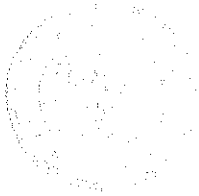
I do not want to serve on the City of Florence Design Review Board.

A handwritten signature in cursive script, appearing to read "Billy Poston".  
\_\_\_\_\_  
Mr. Billy Poston

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29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

May 20, 2011

Mr. George Thomas  
3611 Allen Road  
Effingham, SC 29541

Dear Mr. Thomas:

Our records indicate that your term on the City of Florence Design Review Board will expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter to our office as soon as possible. I have enclosed a copy of this letter for you to keep for your records.

Council will begin making appointment and reappointments to the various City Boards and Commissions at their July meeting. If you have any questions or concerns regarding this appointment, please contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
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 this Board.

A handwritten signature in cursive script, appearing to read "George Thomas".  
\_\_\_\_\_  
Mr. George Thomas

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## CITY OF FLORENCE PLANNING COMMISSION

9 Members	Initial Appt.	Term	Exp. Date	Attendance	Qualifications	Notes
Betty Faye Gregg	Mar. 14, 2011	3 yrs.	6/30/2013			
Eloise Frazier	July 1, 2008	3 yrs.	6/30/2012			
Dorothy M. Hines	July 1, 2008	3 yrs.	6/30/2011			Would like to be reappointed
Louie Hopkins	July 1, 2008	3 yrs.	6/30/2013			
Simon Lee	July 1, 2008	3 yrs.	6/30/2013			
Derrick Owens	July 1, 2008	3 yrs.	6/30/2012			
Ronald B. Moore	July 1, 2009	3 yrs.	6/30/2012			
Mildred Welch	July 1, 2008	3 yrs.	6/30/2011			Would like to be reappointed
Andrew Chaplin, Jr.	July 1, 2008	3 yrs.	6/30/2013			

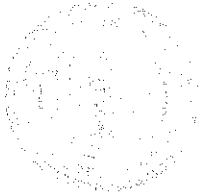
Nine (9) members appointed by Florence City Council.

Terms of office shall be for three (3) years.



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April 15, 2011

OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

Mrs. Dorothy Hines  
224 N. Lester Avenue  
Florence, SC 29501

Dear Mrs. Hines:

Our records indicate that your term on the City of Florence Planning Commission expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Planning Commission.

I do not want to serve on the City of Florence Planning Commission.

A handwritten signature in cursive script, appearing to read "Mrs. Dorothy Hines".  
\_\_\_\_\_  
Mrs. Dorothy Hines

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mrs. Mildred Welch  
1416 Lazar Place  
Florence, SC 29505

Dear Mrs. Welch:

Our records indicate that your term on the City of Florence Planning Commission expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Planning Commission.

I do not want to serve on the City of Florence Planning Commission.

\_\_\_\_\_  
Mrs. Mildred Welch

A CITY OF  
CHARACTER



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <i>City of Florence Planning Commission</i>			
Your Name (Last, First, Middle) <i>GRAHAM, CHANTEL</i>		County <i>FLORENCE</i>	Council District <i>DISTRICT 1</i>
Residential Address <i>208-A South FRANKLIN DRIVE</i>	City <i>FLORENCE</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>208-A SOUTH FRANKLIN DRIVE</i>	City <i>FLORENCE</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Your Occupation - Title <i>CLAIMS ANALYST</i>	Business Phone <i>843-665-7822</i>	Residence Phone <i>843-669-0699</i>	
Employer Name <i>BLUECROSS-BLUESHIELDS / PARAMETROGA</i>	E-Mail Address <i>chantelg33@yahoo.com</i>		
Employer Address <i>200 N DOZER BLVD</i>	City <i>FLORENCE</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 3

Why would you like to serve?  
*I want to get more involved with the community.*

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:  
*NO*

What are your goals and objectives if appointed to the Commission/Board?  
*To help plan and develop projects for growth*

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

*Chantel Graham*  
 Signature

*February 23, 2009*  
 Date

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

<b>FOR OFFICE USE ONLY</b>	
Received:	<i>3-16-09</i>
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <i>CITY OF FLORENCE PLANNING COMMISSION</i>			
Your Name (Last, First, Middle) <i>MASSENGILL, KIMBERLY J.</i>		County <i>FLORENCE</i>	Council District
Residential Address <i>867 CHAUCEY DR.</i>		City <i>FLORENCE</i>	State <i>South Carolina</i>
Mailing Address <i>867 CHAUCEY DR.</i>		City <i>FLORENCE</i>	Zip Code <i>29505</i>
Your Occupation - Title <i>CORP. SOURCING MGR.</i>		Business Phone <i>843.857.4948</i>	Residence Phone <i>843.858.0509</i>
Employer Name <i>HILEX POLY CO., LLC</i>		E-Mail Address <i>Kim.Massengill@hilexpoly.com</i>	
Employer Address <i>101 E. CAROLINA AVE.</i>		City <i>HARTSVILLE</i>	Zip Code <i>29550</i>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *9 yrs.*

Why would you like to serve?  
*TO HELP IN THE PLANNING PROCESS FOR THE ECONOMIC AND PHYSICAL GROWTH OF FLORENCE.*

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:  
*RECENTLY NOMINATED FOR BOARD OF DIRECTORS OF FLORENCE AREA HUMANE SOCIETY*

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:  
*NOT IN SOUTH CAROLINA. SERVED ON B.O.D. FOR BOWLING GREEN / WARREN COUNTY MENTAL HEALTH BOARD IN KENTUCKY.*

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:  
*MISC. VOLUNTEER ACTIVITIES*

What are your goals and objectives if appointed to the Commission/Board?  
*TO LEARN HOW THE COMMISSION SETS PRIORITIES, RECOMMENDS & PROCESSES IMPROVEMENTS & CHANGE AND HOW I CAN HELP FACILITATE THESE GOALS.*

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

Signature *Kim Massengill*

Date *8/12/10*

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

FOR OFFICE USE ONLY	
Received:	<i>8-17-2010</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>City of Florence Planning Commission</b>			
Your Name (Last, First, Middle) <b>Phillips, Michael Thomas (Tommy)</b>		County <b>Florence</b>	Council District
Residential Address <b>1703-A PINELAND AVE</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Mailing Address <b>Same</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>
Your Occupation - Title <b>Bail Bond Agent</b>	Business Phone <b>843-661-0995</b>	Residence Phone <b>Same</b>	
Employer Name <b>A-BAIL BONDS</b>		E-Mail Address <b>MTommyP@netZero.com</b>	
Employer Address <b>1703-A PINELAND AVE</b>	City <b>Florence</b>	State <b>South Carolina</b>	Zip Code <b>29501</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? **50yrs**

Why would you like to serve?  
**Believe living in Flo. for 50yrs - in Real Estate Busi for 10yrs gives knowledge of how Flo. Has and should Grow**

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

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

What are your goals and objectives if appointed to the Commission/Board?  
**Make Florence a better Place to Live**

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

Signature

**4-26-09**  
Date

**RETURN COMPLETED FORM TO:**

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

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <i>City of Florence Planning Commission</i>			
Your Name (Last, First, Middle) <i>Smith, Wallace, Erwin</i>	County <i>Florence</i>	Council District <i>Buddy Brown</i> <i>+ Erwin Willis 5th Large</i>	
Residential Address <i>705 Hampton CT</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29505</i>
Mailing Address <i>705 Hampton CT</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29505</i>
Your Occupation - Title <i>Retired</i>	Business Phone	Residence Phone <i>843-669-0025 (Home)</i> <i>843-260-3332 (Cell)</i>	
Employer Name	E-Mail Address		
Employer Address	City	State <i>South Carolina</i>	Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *42 yrs.*

Why would you like to serve?

*To assist with the planning and growth of the city. Downtown revitalization is important. My background with Progress Energy and real estate would be an asset to this commission.*

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

*None*

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:

*Past President and Current Member of Big Brothers / Big Sisters Board of Directors  
 Board member of Salvation Army*

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

*To see Florence grow with the proper planning and direction. This applies to all areas of the city. Revitalization of downtown is extremely important to the cities growth.*

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

*Wallace E Smith*  
 Signature

*1/21/11*  
 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

<b>FOR OFFICE USE ONLY</b>	
Received:	<i>1-21-2011</i>
Appointed to:	
Date:	

## CITY OF FLORENCE ZONING BOARD OF APPEALS

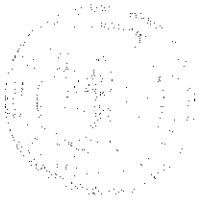
7 Members	Initial Appt.	Term	Exp.Date	Qualifications	Notes
Isaiah Harley, SR.	May 19, 2011	3 yrs.	6/30/2013		
Consuella Ferguson	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Mary C. Heppburn	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Charles Howard, Jr.	July 1, 2008	3 yrs.	6/30/2012		
Randolph Hunter, Jr	July 1, 2008	3 yrs.	6/30/2011		Would like to be reappointed
Larry Chewning	July 1, 2008	3 yrs.	6/30/2013		
Kathryn Wilcox	July 1, 2008	3 yrs.	6/30/2012		

Composed of seven members appointed by Council.

Term of office shall be for three (3) years.

CITY OF  
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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Ms. Consuella Ferguson  
109 Winston Street  
Florence, SC 29501

Dear Ms. Ferguson:

Our records indicate that your term on the City of Florence Board of Zoning Appeals expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Board of Zoning Appeals.

I do not want to serve on the City of Florence Board of Zoning Appeals.

A handwritten signature in cursive script, appearing to read "Ms. Consuella Ferguson".  
Ms. Consuella Ferguson

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CITY OF  
FLORENCE

• SC •



OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mrs. Mary C. Hepburn  
707 Maynard Avenue  
Florence, SC 29505

Dear Mrs. Hepburn:

Our records indicate that your term on the City of Florence Board of Zoning Appeals expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Board of Zoning Appeals.

I do not want to serve on the City of Florence Board of Zoning Appeals.

A handwritten signature in cursive script, appearing to read "Mrs. Mary C. Hepburn".  
Mrs. Mary C. Hepburn

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mr. Randolph Hunter, Jr.  
122-A Toledo Road  
Florence, SC 29505

Dear Mr. Hunter:

Our records indicate that your term on the City of Florence Board of Zoning Appeals expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David N. Williams".

David N. Williams  
City Manager

I would like to continue to serve on the City of Florence Board of Zoning Appeals.

I do not want to serve on the City of Florence Board of Zoning Appeals.

A handwritten signature in cursive script, appearing to read "Randolph Hunter, Jr.", written over a horizontal line.

Mr. Randolph Hunter, Jr.

A CITY OF  
CHARACTER



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Zoning board of Appeals</i>			
Your Name (Last, First, Middle) <i>Thomas-Kennedy, Marion</i>		County	Council District
Residential Address <i>3780 W. Pointe Dr.</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>Same</i>	City	State <i>South Carolina</i>	Zip Code
Your Occupation - Title <i>Finance Mgr.</i>	Business Phone <i>407-532-0192</i>	Residence Phone <i>407-473-8280</i>	
Employer Name <i>Starbase Dental</i>	E-Mail Address <i>Jobs7050@aol.com</i>		
Employer Address <i>1768 Park Center Dr.</i>	City	State <i>South Carolina</i>	Zip Code

General Qualifications *AIT phone # 407-595-5828*

Are you a resident of the City?  Yes  No How Long? *Just moving there MARCH 1ST*

Why would you like to serve?  
*I feel I could be an asset to the City of Florence. I also have to desire to help others in our community.*

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:  
*Not yet*

What are your goals and objectives if appointed to the Commission/Board?  
*To serve the community the very best we can.*

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

*Marion Thomas Kennedy*  
Signature

*2/09/09*  
Date

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

FOR OFFICE USE ONLY

Received:	<i>2-11-09</i>
Appointed to:	
Date:	

## HOUSING AUTHORITY BOARD

5 Members	Initial Appt.	Term	Exp. Date	Attendance	Qualifications	Notes
Thomas E. Rogers, Jr	June 24, 1991	5 yrs.	6/30/2015	7-1-2010 - 3-31-2011		
Felicia R. Smith	Apr. 12, 2010	5 yrs.	6/30/2014			Appointed to fill unexpired term of Mrs. Ruth Smith
John E. Etheridge	Dec. 10, 2003	5 yrs.	6/30/2013			
Yvonne D. Coker	May 12, 2008	5 yrs.	6/30/2012			Appointed to fill unexpired term of Mr. Fulton Hines
Linda Becote	July 1, 2005	5 yrs.	6/30/2011			<b>Would like to be reappointed</b>

CITY OF  
FLORENCE

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Ms. Linda Becote  
222 Cameron Lane  
Florence, SC 29501

Dear Ms. Becote:

Our records indicate that your term on the Housing Authority Board expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

David N. Williams  
City Manager

I would like to continue to serve on the Housing Authority Board.

I do not want to serve on the Housing Authority Board.

  
\_\_\_\_\_  
Ms. Linda Becote



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <u>Florence Housing Authority</u>			
Your Name (Last, First, Middle) <u>Daniel, Christa Tyson</u>		County <u>Florence</u>	Council District
Residential Address <u>2749 Carriage Ln.</u>		City <u>Florence</u>	State <u>South Carolina</u>
Mailing Address <u>Same as above</u>		City	Zip Code <u>29505</u>
Your Occupation - Title <u>N/A</u>		Business Phone	Residence Phone
Employer Name		E-Mail Address	
Employer Address		City	Zip Code <u>South Carolina</u>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 4 1/2 yrs.

Why would you like to serve?

I have been employed with Public Housing (URD) for a total of 10 yrs., two (2) years with the Florence Housing Authority. I feel with my experience with PHA I would be an asset.  
 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:

No.

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

To help enrich the residents + the community of PHA, by bringing in programs to uplift the City of Florence.

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

Christa Daniel  
 Signature

4/9/10  
 Date

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

**FOR OFFICE USE ONLY**

Received:	<u>4-9-2010</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Housing Authority of Florence</i>			
Your Name (Last, First, Middle) <i>Leyette Crystal Laverne</i>		County <i>Flo</i>	Council District <i>District 1</i>
Residential Address <i>216 Cameron Lane</i>	City <i>Flo</i>	State <i>South Carolina</i>	Zip Code <i>29507</i>
Mailing Address	City	State <i>South Carolina</i>	Zip Code
Your Occupation - Title <i>n/a</i>	Business Phone	Residence Phone <i>669-9968</i>	
Employer Name	E-Mail Address <i>Cleyette3@SC.rr.com</i>		
Employer Address	City	State <i>South Carolina</i>	Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *37*

Why would you like to serve?  
*I Love helping others and I want to serve the community in any way I can be g services.*

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:  
*Yes, North Florence Crime watch, Wilson High School Boost club*

What are your goals and objectives if appointed to the Commission/Board?  
*My goals are to follow through project before Commission My objectives is serve in any area when needed and be fair to ALL.*

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

*Crystal L. Legett*  
Signature

*1/28/10*  
Date

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

**FOR OFFICE USE ONLY**

Received:	<i>1-28-2010</i>
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <b>HOUSING Authority</b>			
Your Name (Last, First, Middle) <b>TIMMONS, RUFUS E.</b>		County	Council District <b>1<sup>st</sup></b>
Residential Address <b>220 CAMERON LN.</b>		City <b>FLORENCE</b>	State <b>South Carolina</b>
Mailing Address <b>SAME</b>		City	Zip Code <b>29501</b>
Your Occupation - Title <b>Retired (ES Program Coord)</b>		Business Phone	Residence Phone <b>843/665-0051</b>
Employer Name		E-Mail Address	
Employer Address <b>Retired (Florence County DSS)</b>		City	Zip Code <b>South Carolina</b>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? **38 yrs**

Why would you like to serve?  
**When I worked at DSS I saw the plight of low income families in need of decent housing, I want to help.**

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

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

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

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

**YOUTH SPORTS, Church**

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

**To serve faithfully and help improve public housing in the city.**

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

**Rufus E. Timmons**  
 Signature

**June 28, 2010**  
 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:	<b>7-6-2010</b>
Appointed to:	
Date:	





APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>City of Florence Housing Authority</i>			
Your Name (Last, First, Middle) <i>Walters, Ida Lynn</i>		County <i>Florence</i>	Council District <i>3</i>
Residential Address <i>603 Simmons St.</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Mailing Address <i>603 Simmons St.</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Your Occupation - Title <i>Pastor Supervisor of Agency of Home Health</i>		Business Phone <i>843-669-4664</i>	Residence Phone <i>843-665-1015</i>
Employer Name <i>Prestige Home Support</i>		E-Mail Address <i>Waltersida@yahoo.com</i>	
Employed Address <i>1922 E. McQuer Rd</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *5 1/2 years*

Why would you like to serve?  
*I would like to be able to become better informed about the workings of the Authority in order to educate the public with correct knowledge.*

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:  
*Church - New Birth Temple of Praise Delmar*

What are your goals and objectives if appointed to the Commission/Board?  
*My goal is to assist the Authority in continuing to serve the community and to help the Authority do an even greater job for this community.*

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

*Ida Lynn Walters*  
Signature

*May 18, 2010*  
Date

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

**FOR OFFICE USE ONLY**

Received:	<i>5-18-2010</i>
Appointed to:	
Date:	

## VETERANS PARK COMMITTEE

6 Members	Initial Appt.	Term	Exp. Date	Qualifications	Notes
Barry Wingard, Chmn.	July 1, 2009	5 yrs.	6/30/2014		
Bruce Mallick, V Chmn.	July 1, 2009	5 years.	6/30/2014		
John Howard	June 13, 2011	5 yrs	6/30/2014		Will complete unexpired term
Michael Montrose	July 13, 2009	5 yrs.	6/30/2011		Would like to be reappointed
David C. Phillips	July 13, 2009	5 yrs.	6/30/2011		Would like to be reappointed
Carlton L. Pridgen	July 13, 2009	5 yrs.	6/30/2011		Would like to be reappointed

Composed of six (6) members, appointed and designated by City Council to serve on a Committee of the Parks and Beautification Commission and shall be responsible for recommending all policies and procedures for activities at the Veterans Park to the Commission. Only City Council shall designate a member of the Commission to serve on the Veterans Park Committee. The Veterans Park Committee shall be composed of the following:

- 1) Four (4) members shall be honorably discharged veterans;
  - 2) Two (2) members shall be selected at-large. However, if a veteran is selected to serve as an at-large member of the Committee, then he shall also be an honorably discharged veteran;
  - 3) All six (6) members shall be qualified voters and veterans of Florence County.
- Terms of office shall be for five (5) years.

CITY OF  
FLORENCE

• SC •



OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

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

Dear Mr. Montrose:

Our records indicate that your term on the Veterans Park Committee expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

I would like to continue to serve on the Veterans Park Committee.

I do not want to serve on the Veterans Park Committee.

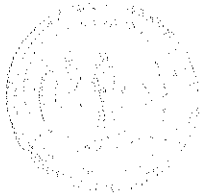
A large, stylized handwritten signature in black ink, possibly reading "Michael J. Montrose".  

Mr. Michael J. Montrose

A CITY OF  
CHARACTER

CITY OF  
FLORENCE

• SC •



OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mr. David C. Phillips  
1914 Sandhurst Drive  
Florence, SC 29505

Dear Mr. Phillips:

Our records indicate that your term on the Veterans Park Committee expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

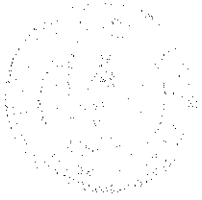
I would like to continue to serve on the Veterans Park Committee.

I do not want to serve on the Veterans Park Committee.

A handwritten signature in cursive script, appearing to read "David C. Phillips".  
Mr. David C. Phillips

A CITY OF  
CHARACTER

CITY OF  
FLORENCE  
• SC •



OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

April 15, 2011

Mr. Carlton L. Pridgen  
1216 Pinckney Avenue  
Florence, SC 29505

Dear Mr. Pridgen:

Our records indicate that your term on the Veterans Park Committee expire on June 30, 2011. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Board. Please return this letter in the enclosed stamped envelope to our office. I have enclosed a copy of this letter for you to keep for your records.

Council appreciates your service to the City of Florence by serving on this Board. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Williams".

David N. Williams  
City Manager

I would like to continue to serve on the Veterans Park Committee.

I do not want to serve on the Veterans Park Committee.

A handwritten signature in cursive script, appearing to read "Carlton L. Pridgen".  
Mr. Carlton L. Pridgen



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Veterans Park Committee</i>			
Your Name (Last, First, Middle) <i>Becker, Paul M.</i>		County <i>D. ton</i>	Council District
Residential Address <i>624 Turnpike Rd.</i>		City <i>Florence</i>	State South Carolina
Mailing Address <i>S/A</i>		City	Zip Code 29501
Your Occupation - Title <i>Retired Dr. of Chiropractic.</i>		Business Phone	Residence Phone <i>843-395-0032</i>
Employer Name		E-Mail Address <i>doc67@hotmail.com</i>	
Employer Address		City	State South Carolina
			Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? *27 yrs.*

Why would you like to serve?  
*To represent the interests of veterans - I have served in the U.S. Navy from 1954-1962*

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

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:  
*VFW - volunteer van driver for the V.A.*

What are your goals and objectives if appointed to the Commission/Board?  
*To keep the ideals of military service held high in the community.*

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

*Paul M. Becker, D.C.*  
Signature

*5-28-09*  
Date

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

FOR OFFICE USE ONLY	
Received:	
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying:  
*Parks & Beautification Commission / Veteran's Park Committee*

Your Name (Last, First, Middle) <i>Carter, Donnie</i>		County <i>Florence</i>	Council District <i>9th</i>	
Residential Address <i>3357 W. Forest Lake Drive</i>		City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>3357 W. Forest Lake Drive</i>		City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Your Occupation - Title <i>Retired</i>	Business Phone		Residence Phone <i>843-665-5337</i>	
Employer Name		E-Mail Address <i>BellSouth carterjunction@.net</i>		
Employer Address		City	State <i>South Carolina</i>	Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? \_\_\_\_\_  
*I am a 16 long resident of Florence County. (59 yrs)*  
 Why would you like to serve?  
*Utilization of our parks will stimulate positive growth of Florence and surrounding areas.*

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:  
*I was on the Florence Veteran's Park Committee during its development.*

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

Are you involved in any Community Activities? If so, please list:  
*Cooks for Christ, Masonic Lodge, Shriners, Ebenezer Baptist Church activities.*

What are your goals and objectives if appointed to the Commission/Board?  
*Enhance use of the parks and promote community involvement.*

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

*Donnie Carter*  
Signature

*June 16<sup>th</sup> 2010*  
Date

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

**FOR OFFICE USE ONLY**

Received:	<i>6-16-2010</i>
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
**CITY OF FLORENCE**  
**SOUTH CAROLINA**

Board or Commission for which you are applying: <b>Veterans Park Committee</b>			
Your Name (Last, First, Middle) <b>Cooper, Charles Douglas</b>		County <b>Florence</b>	Council District
Residential Address <b>523 Oleander Drive</b>		City <b>Florence</b>	State <b>South Carolina</b>
Mailing Address <b>Same as Residential</b>		City	Zip Code <b>29501</b>
Your Occupation - Title <b>Retired</b>		Business Phone <b>843-496-3765</b>	Residence Phone <b>843-662-9440</b>
Employer Name <b>N/A</b>		E-Mail Address	
Employer Address		City	State <b>South Carolina</b>
			Zip Code

**General Qualifications**

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

Why would you like to serve?

**As a Marine Corps Veteran and a long-time Florence resident, I would like to do my part in serving our community in supporting the Veterans Park.**

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:

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:

**Not at this time - 20 years of serving in many leadership capacities in United Way, helping ministries, community work.**

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

**To insure that the Veterans Park will remain a source of pride and remembrance for our community + its people. Fiscal balance + transparent operation.**

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

Signature **Charles D Cooper**

Date **6-21-11**

**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:	<b>7-5-2011</b>
Appointed to:	
Date:	





APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Florence Veterans Memorial Park Committee</i>			
Your Name (Last, First, Middle) <i>Detreker Charles F.</i>		County <i>Florence</i>	Council District <i>N/A</i>
Residential Address <i>4105 Byrnes Blvd</i>	City	State <i>South Carolina</i>	Zip Code <i>29506</i>
Mailing Address <i>Florence</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29506</i>
Your Occupation - Title <i>Retired Marine Corps Officer</i>	Business Phone <i>N/A</i>	Residence Phone <i>843 664 0488</i>	
Employer Name <i>School Dist Administrator</i>	E-Mail Address <i>cdetrekerc@sc.p.R.com</i>		
Employer Address <i>Na</i>	City <i>Na</i>	State <i>South Carolina</i>	Zip Code <i>Na</i>

**General Qualifications**

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

Why would you like to serve?

*I have a background in veterans affairs, practical experience functioning in a public environment as a former public school district administrator, experience with organizing and maint of public school facilities*

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:

*Veteran Related, i.e. Marine Corps League, VFW, South Carolina High School Baseball Official, Public & Private Schools, Jr. Youth Baseball 8-19 years*

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

*To see that the Veterans Park is fully organized, operated and maintained under the City of Florence Parks & Recreation System.*

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

*CDetrekerc*  
Signature

*2 June 09*  
Date

**RETURN COMPLETED FORM TO:**

Office of the City Clerk  
City of Florence  
City County Complex AA  
180 N. Irby Street  
Florence, SC 29501

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: VETERANS PARK COMMITTEE / PARKS + RECREATION COMMISSION			
Your Name (Last, First, Middle) JONES, WILLIAM DONALD		County FLORENCE	
Residential Address 3819 W. DOVER DR.		City FLORENCE	State South Carolina
Mailing Address SAME		City SAME	State South Carolina
Your Occupation - Title RETIRED		Business Phone N/A	Residence Phone 843-667-9697
Employer Name RETIRED		E-Mail Address DOJUNONES7@AOL.COM	
Employer Address N/A		City	State South Carolina

**General Qualifications**

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

Why would you like to serve?  
TO ENSURE THE VETERANS PARK IS MAINTAINED IN ORDER TO HONOR THOSE WHO HAVE SERVED OUR COUNTRY.

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: COMMANDANT OF THE MARINE CORPS LEAGUE, PATRIOTIC PARADE, VETERANS HONOR GUARD

What are your goals and objectives if appointed to the Commission/Board?  
TO SEE THE VETERANS PARK CONTINUE TO BE A PLACE OF HONOR AND REMEMBRANCE FOR ALL THE COMMUNITY TO ENJOY.

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

William D. Jones  
Signature

6-2-09  
Date

**RETURN COMPLETED FORM TO:**

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

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	



**APPLICATION FOR BOARDS AND COMMISSIONS**  
 CITY OF FLORENCE  
 SOUTH CAROLINA

Board or Commission for which you are applying: <b>VETERANS PARK COMMISSION</b>			
Your Name (Last, First, Middle) <b>RICHEY, MICHAEL W.</b>		County <b>FLORENCE</b>	Council District
Residential Address <b>1756 JEFFERSON DR</b>		City <b>FLORENCE</b>	State <b>South Carolina</b>
Mailing Address "		City "	Zip Code 29501
Your Occupation - Title <b>FACILITY MANAGER</b>		Business Phone <b>843-661-1104</b>	Residence Phone <b>843-773-7821</b>
Employer Name <b>FRANCIS MARION UNIVERSITY</b>		E-Mail Address <b>mrichey@fmarion.edu</b>	
Employer Address <b>4822 E PALMETTO ST</b>		City <b>FLORENCE</b>	State <b>South Carolina</b>
			Zip Code <b>29506</b>

**General Qualifications**

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

Why would you like to serve?

I AM a veteran of 21 years of Active Duty Army Service and  
I just want to get involved in the community.  
City Councilman Steve Powers recommended that I get involved with this  
 Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list: commission,

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:

YES. Project Manager for FMU for Center for the Reforming Arts  
project.

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

YES. American Legion Baseball Athletic officer.

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

To provide sound judgement and perspective on how this great park is  
managed.

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

Michael W. Richey  
 Signature

19 JUN 09  
 Date

**RETURN COMPLETED FORM TO:**

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

**FOR OFFICE USE ONLY**

Received:	
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <u>Veterans Park Committee</u> <u>FLORENCE PARKS AND RECREATION</u>			
Your Name (Last, First, Middle) <u>WILKERSON Robert L. (Rob)</u>		County <u>DARLINGTON</u>	
Residential Address <u>600 CATAWBA RIVER DR.</u>		City <u>FLORENCE</u>	State <u>South Carolina</u>
Mailing Address <u>SAME AS ABOVE</u>		City	Zip Code <u>29501</u>
Your Occupation - Title <u>Retired</u>		Business Phone <u>843 229 7099</u>	Residence Phone <u>843 662-1099</u>
Employer Name <u>Retired Residential Home Builder</u> <u>30 YEARS FLORENCE AREA</u>		E-Mail Address	
Employer Address		City	Zip Code <u>South Carolina</u>

**General Qualifications**

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

Why would you like to serve?

IN SERVICE TO FLORENCE AND SURROUNDING COUNTY VETERANS ON ISSUES PERTAINING TO VETERANS PARK AND ALL OTHER PARKS AND PROJECTS UNDER THIS COMMISSION.

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

COMMANDER, FLORENCE VFW POST 3181 (3 YRS)  
Peedee Area Veterans Advisory Board COMMANDER

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

WAYS + MEANS COMMITTEE OF FORMER VETERANS PARK COMMITTEE

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:

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

MANY VFW Related Activities w/ Active Military & Community  
SERVING VETERAN ISSUES & Needs w/ Veterans Advisory Board

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

To aid the PARKS COMMITTEE ON VETERANS PARK ISSUES AND  
OR other ISSUES AND PARKS RESPONSIBILITY.

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

Signature

Date

15 MAY 2009

**RETURN COMPLETED FORM TO:**

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

**FOR OFFICE USE ONLY**

Received:	<u>6-10-09</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <b>VETERAN PARK OR PARKS</b>			
Your Name (Last, First, Middle) <b>WILLIAMS JAMES JOSEPH</b>		County <b>DARLINGTON</b>	Council District
Residential Address <b>205 TIMBER LAKE DRIVE</b>		City <b>FLORENCE</b>	State <b>S.C.</b> Zip Code <b>29501</b>
Mailing Address <b>205 TIMBER LAKE DRIVE</b>		City <b>FLORENCE</b>	State <b>SC</b> Zip Code <b>29501</b>
Your Occupation - Title <b>RETIRED</b>		Business Phone <b>NONE</b>	Residence Phone <b>843 393 0776</b>
Employer Name <b>NONE</b>		E-Mail Address	
Employer Address <b>NONE</b>		City	State <b>South Carolina</b> Zip Code

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 9

Why would you like to serve? SO SEE THAT THE PARKS ARE USED FOR THEIR INTENDED PURPOSES FOR ALL OF THE PARKS

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: YES. MARINE CORPS LEAGUE DET 410 IN FLORENCE TOY FOR TOTS IN FIVE COUNTY DILLON, MARION, FLORENCE, DARLINGTON, WILLIAMSBURG COUNTY

What are your goals and objectives if appointed to the Commission/Board?  
TO HELP ALL IN THE CITY & COUNTY SEE THAT ALL GET TO USE THEM

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

Signature

*James Williams*

Date

5/22/09

**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:	
Appointed to:	
Date:	

**VIII. b.  
Sale of Real  
Property**

FLORENCE CITY COUNCIL MEETING

DATE: July 11, 2011

AGENDA ITEM: Reports to Council

DEPARTMENT/DIVISION: City Manager – Special Services Division

I. ISSUE UNDER CONSIDERATION

Authorization of sale of real property

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

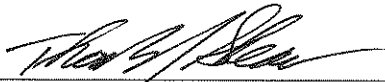
- A. The Office of the City Manager has received an inquiry from an interested potential buyer regarding a particular real estate parcel owned by the City of Florence.
- B. The subject property is identified as a 0.02 acre tract purchased by the City of Florence on March 28, 1980 for the amount of \$900. The property is further identified by the office of the Florence County Tax Assessor as Tax Map 00146, Block 01, Parcel 083.
- C. The subject property was purchased with the intent to place a booster water pump station to increase water pressure to the now abandoned former L'eggs manufacturing facility on North Irby Street; however, the booster pump was not installed.
- D. The South Carolina Department of Transportation proposes to acquire the entire track, including all tracts contiguous to the subject property, and will be utilized by them in their project identified as "Widening of N. Irby St. and TV Road".

III. POINTS TO CONSIDER

- A. The subject property has been deemed to be surplus by City staff.
- B. The subject property has been appraised and is valued at less than \$10,000.
- C. City Council may declare real property surplus and authorize the sale of said real property.
- D. If City Council declares the subject property as surplus and authorizes the City Manager to sell said real property, arrangements for sale of the surplus property shall be made by negotiation at a price not less than appraised value.

IV. OPTIONS

- A. Declare the subject real property as surplus and authorize the City Manager to initiate the disposal of the subject surplus property.
- B. Instruct staff to take other action.
- C. Take no action.



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Thomas B. J. Shearin, CPA  
Special Services Administrator



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David N. Williams  
City Manager

**FLORENCE CITY COUNCIL MEETING**

**DATE:** July 11, 2011

**AGENDA ITEM:** Resolution

**DEPARTMENT/DIVISION:** City Manager

**I. ISSUE UNDER CONSIDERATION**

A resolution authorizing staff to begin the required actions for removal of certain parcels from the Florence Downtown Redevelopment Project Area (Tax Increment Financing District) to facilitate such parcels being included in a Multi-County Industrial Park to be established by Florence County Council.

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

A. On December 18, 2006 City Council established the Florence Downtown Redevelopment Project Area and designated a Redevelopment Plan for the creation of a Tax Increment Financing (TIF) District in downtown Florence.

B. The City has been informed by a group of private sector developers that certain parcels of property within the TIF district would be better suited for development if the parcels were included in a multi-county industrial park as provided by state law.

**III. POINTS TO CONSIDER**

A. The City has been advised that if the property is to benefit from the economic incentives provided by the Multi-County Industrial Park Act, the property may not be also included in the established TIF district.

B. State law provides that the redevelopment project area defined for the TIF district may be amended, if the alterations are made and approved according to the procedures followed for the initial approval of the redevelopment project and designation of the redevelopment project area in establishing the TIF district.

C. To conform to the provisions of State law, the City must, among other requirements, notify Florence County and Florence County School District 1 of the City's intent to adopt an ordinance amending the TIF District and its related redevelopment project area at least 45 days prior to a required public hearing.

**IV. STAFF RECOMMENDATION**

Approval and adoption of the proposed resolution to direct the City Manager and appropriate City personnel to begin actions necessary amend the TIF district by removing certain parcels to be included in a multi-county industrial park.

**V. ATTACHMENTS**

Proposed resolution.



---

David N. Williams  
City Manager



**RESOLUTION NO. 2011-\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY MANAGER AND APPROPRIATE CITY PERSONNEL TO COMMENCE THE ACTIONS NECESSARY TO REMOVE CERTAIN PARCELS FROM THE FLORENCE DOWNTOWN REDEVELOPMENT PROJECT AREA IN ORDER TO FACILITATE SUCH PARCELS BEING INCLUDED IN A MULTI-COUNTY INDUSTRIAL PARK TO BE ESTABLISHED BY FLORENCE COUNTY COUNCIL.**

INCIDENT TO THE ADOPTION OF THIS RESOLUTION, CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

1. During its 1984 Session, the General Assembly of South Carolina adopted the "Tax Increment Financing Law" set forth at Section 31-6-10 to 31-6-120 of the Code of Laws of South Carolina, as amended (the "Tax Increment Financing Law").
2. The General Assembly provided in the Tax Increment Financing Law a method for paying a portion of the costs of public infrastructure improvements from incremental tax revenues generated by properties within redevelopment project areas as well as from revenues of certain facilities owned by the municipality in the redevelopment project area.
3. In order to identify such properties within the redevelopment project area, the Tax Increment Financing Law requires at Section 31-6-80(d) that the ordinance establishing a redevelopment project area include a list of all real property to be located therein.
4. Pursuant to the Tax Increment Financing Law, City Council of the City of Florence ("City Council") by Ordinance No. 2006-48 ratified on December 18, 2006, established the Florence Downtown Redevelopment Project Area (the "Redevelopment Project Area") and established for that area a Redevelopment Plan, all as contemplated by the Tax Increment Financing Law.
5. City Council has been advised that certain parcel or parcels located within the Redevelopment Project Area are being considered for redevelopment by the private sector and that the investment for such redevelopment would be benefitted by inclusion within in a multi-county industrial park pursuant to Section 4-1-170, Code of Laws of South Carolina, 1976, as amended (the "Multi-County Industrial Park Act").
6. City Council has been further advised that in order for such property to benefit from the economic incentive provided by the Multi-County Industrial Park Act, it may not be included in a Redevelopment Project Area established under the Tax Increment Financing Law.
7. City Council is permitted by Section 31-6-80 of the Tax Increment Financing Law to alter the redevelopment project area provided that such alterations "be approved in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area."
8. City Council is now minded to direct the City Manager and appropriate City personnel to begin the process required by the Tax Increment Financing Law to amend the redevelopment project area by removing from the redevelopment project area in order that such parcels may be included within a multi-county industrial park pursuant to the Multi-County Industrial Park Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA:

SECTION 1. City Council instructs City Manager and appropriate City personnel to commence the actions necessary to remove certain parcels from the Florence Downtown Redevelopment Project Area.

SECTION 2. Upon receipt of a report from the City Manager of such actions as may be required, City Council will in meeting assembled consider such steps as may be required by the Tax Increment Financing Law to remove such parcel or parcels as it may determine.

DONE IN MEETING DULY ASSEMBLED, this 11<sup>th</sup> day of July, 2011.

**Approved as to form:**

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

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Stephen J. Wukela  
**Mayor**

**Attest:**

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Dianne Rowan  
**Municipal Clerk**