

**SPECIAL MEETING OF FLORENCE CITY COUNCIL**

**TUESDAY, AUGUST 22, 2017 – 4:30 P.M.**

**CITY CENTER**

**PECAN CONFERENCE ROOM – FOURTH FLOOR**

**324 WEST EVANS STREET**

**FLORENCE, SOUTH CAROLINA**

**I. CALL TO ORDER**

**II. INVOCATION**

*Pledge of Allegiance to the American Flag*

**III. ORDINANCE IN POSITION**

**a. Bill No. 2017-34 – Second Reading**

*An Ordinance authorizing the conveyance of the real estate being a portion of lots located at the northeast corner of North Dargan Street and East Darlington Street being approximately 0.56 acres to be split from parcels designated as Tax Parcels 90086-05-003, 008, and 010 in the records of the Florence County Tax Assessor to Palmetto Housing Corporation for the development of Project Leopard Orchid.*

**b. Bill No. 2017-35 – Second Reading**

*An Ordinance authorizing the transfer of parcels containing approximately 14.3 acres shown on the plat attached hereto as Exhibit "A" and designated as Tax Maps 90119-04-001, 90119-04-002, 90119-04-003, 90119-04-004, 90119-04-005, 90119-04-008, 90119-04-009, 90119-04-010, 90119-04-011, 90119-04-012, 90119-04-013, 90119-04-014, 90119-04-015, 90119-05-001, 90119-05-002, 90119-05-003, 90119-05-004, 90119-05-005, 90119-06-001, 90119-06-002, 90119-06-003, 90119-06-004, 90119-06-005, 90119-06-006, 90119-06-007, 90119-06-008, 90119-06-009, 90119-06-010, 90119-07-002, 90119-07-003, 90119-07-004, 90119-07-005, 90119-07-006, 90119-07-007, 90119-07-008, 90119-08-001, 90119-08-002, 90119-08-003, 90119-08-004, 90119-08-005, 90119-08-006, and 90119-08-007 and all adjacent, abandoned rights-of-way in the records of the Florence County Tax Assessor.*

**IV. ADJOURN**

**III. a.**  
**Bill No. 2017-34**  
**Second Reading**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 14, 2017

**AGENDA ITEM:** Public Hearing and Ordinance to authorize the conveyance of the real estate being a portion of lots located at the northeast corner of North Dargan Street and East Darlington Street being approximately 0.56 acres to be split from tax parcels 90086-05-003, 008, and 010 in the records of the Florence County Tax Assessor to Palmetto Housing Corporation for the development of Project Leopard Orchid

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

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**I. ISSUE UNDER CONSIDERATION:**

To authorize the conveyance of the real estate being a portion of lots located at the northeast corner of North Dargan Street and East Darlington Street being approximately 0.56 acres to be split from tax parcels 90086-05-003, 008, and 010 in the records of the Florence County Tax Assessor to Palmetto Housing Corporation for the development of Project Leopard Orchid

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

None


**III. POINTS TO CONSIDER:**

- (1) Request is being considered for first reading.
- (2) The City of Florence has agreed to donate approximately 0.56 acres, being a portion of tax parcels 90086-05-003, 008, and 010, to Palmetto Housing Corporation for the purpose of the proposed Project Leopard Orchid development.
- (3) The portion of land will be surveyed, subdivided, and recorded prior to conveyance to the Palmetto Housing Corporation.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- (1) Ordinance
- (2) Exhibit A - map

  
\_\_\_\_\_  
Jerry Dudley  
Planning Manager

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

**ORDINANCE NO. 2017-\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE BEING A PORTION OF LOTS LOCATED AT THE NORTHEAST CORNER OF NORTH DARGAN STREET AND EAST DARLINGTON STREET BEING APPROXIMATELY 0.56 ACRES TO BE SPLIT FROM PARCELS DESIGNATED AS TAX PARCELS 90086-05-003, 008, AND 010 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO PALMETTO HOUSING CORPORATION FOR THE DEVELOPMENT OF PROJECT LEOPARD ORCHID**

**WHEREAS**, after due consideration, the City has concluded that the land described on Exhibit "A" attached hereto and incorporated herein by reference, said land being the parcel put together by the City for use in the development of Project Leopard Orchid by Palmetto Housing Corporation and being surplus land to the City; and

**WHEREAS**, it is has been previously determined by Council that the conveyance of said property to Palmetto Housing Corporation for the purpose of the development of the Project Leopard Orchid is in the best interest and to the benefit of the citizens of the City of Florence;

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary deeds and other documentation in order to convey title to the property described on the plat attached hereto to Palmetto Housing Corporation in order to facilitate the development of Project Leopard Orchid.

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

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

Approved as to form:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
City Attorney

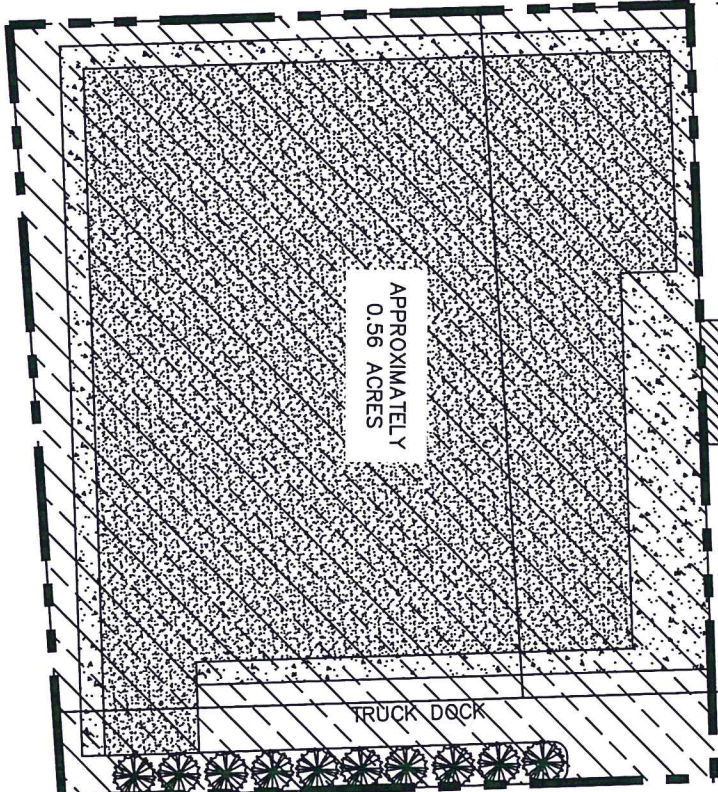
\_\_\_\_\_  
STEPHEN J. WUKELA  
Mayor

**Attest:**

\_\_\_\_\_  
DIANNE M. ROWAN  
Municipal Clerk

DARGAN ST.

DARLINGTON ST.



APPROXIMATELY  
0.56 ACRES

TRUCK DOCK

DETENTION

H/C

H/C

H/C

DETENTION

**Exhibit A**

August 14, 2017.

**CITY OF FLORENCE COUNCIL MEETING**

**DATE:** August 10, 2017

**AGENDA ITEM:** Ordinance  
First Reading

**DEPARTMENT/DIVISION:** City Manager / City Attorney

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**I. ISSUE UNDER CONSIDERATION:**

To declare as surplus and convey, land totaling approximately 14.33 acres located on National Cemetery Road in order that said land area can be sold to the Department of Veterans Affairs for the expansion of the National Cemetery.

**II. POINTS TO CONSIDER:**

- (1) The Department of Veterans Affairs is now ready to purchase certain City owned parcels at appraised value for expansion of the National Cemetery as discussed in detail back in 2015.
- (2) This is to include the undeveloped portions of Johns Avenue; East Ervin Street; and undeveloped, unnamed street extending north from East Ervin Street. Said rights-of-way were abandoned by the City June 8, 2015 (Ordinance 2015-16).
- (3) The entire property area, including abandoned rights-of-way, is approximately 14.33 acres.
- (4) The site is currently undeveloped.
- (5) The parcel being conveyed includes a site known as the Mullins Leonard Heirs Cemetery that is shown on Attachment 4 hereto.

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


- (1) The undeveloped portions of Johns Avenue; East Ervin Street; and undeveloped, unnamed street extending north from East Ervin Street have been abandoned by the City with Ordinance No. 2015-16.

**IV. STAFF RECOMMENDATION:**

Staff recommends that City Council declare as surplus and adopt the proposed ordinance authorizing the City Manager to execute the deed conveying the aforementioned property to the Department of Veteran's Affairs.

**V. ATTACHMENTS:**

- (1) Ordinance w/ Exhibit "A"
- (2) Location Map
- (3) Location of Mullins Leonard Heirs Cemetery

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

ORDINANCE NO. 2017-\_\_\_\_\_

AN ORDINANCE AUTHORIZING THE TRANSFER OF PARCELS CONTAINING APPROXIMATELY 14.3 ACRES SHOWN ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" AND DESIGNATED AS TAX MAPS 90119-04-001, 90119-04-002, 90119-04-003, 90119-04-004, 90119-04-005, 90119-04-008, 90119-04-009, 90119-04-010, 90119-04-011, 90119-04-012, 90119-04-013, 90119-04-014, 90119-04-015, 90119-05-001, 90119-05-002, 90119-05-003, 90119-05-004, 90119-05-005, 90119-06-001, 90119-06-002, 90119-06-003, 90119-06-004, 90119-06-005, 90119-06-006, 90119-06-007, 90119-06-008, 90119-06-009, 90119-06-010, 90119-07-002, 90119-07-003, 90119-07-004, 90119-07-005, 90119-07-006, 90119-07-007, 90119-07-008, 90119-08-001, 90119-08-002, 90119-08-003, 90119-08-004, 90119-08-005, 90119-08-006, and 90119-08-007 AND ALL ADJACENT, ABANDONED RIGHTS-OF-WAY IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

WHEREAS, after due consideration, the City has concluded that the land shown on Exhibit "A" hereto and all adjacent, abandoned rights-of-way is surplus land to the City, and the sale and conveyance of said property to the Department of Veteran's Affairs is in the best interest and to the benefit of the citizens of the City of Florence.

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed, and other documentation in order to convey title to the property described on Exhibit "A" attached hereto to the Department of Veteran's Affairs.

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

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
STEPHEN J. WUKELA  
Mayor

Approved as to form:

Attest:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
City Attorney

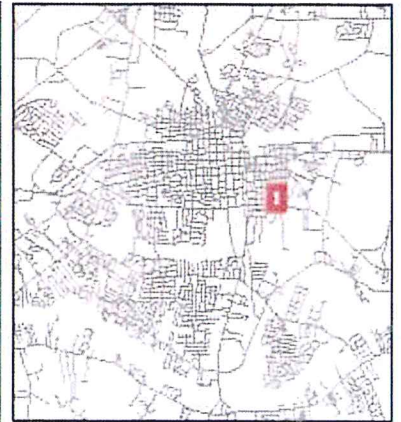
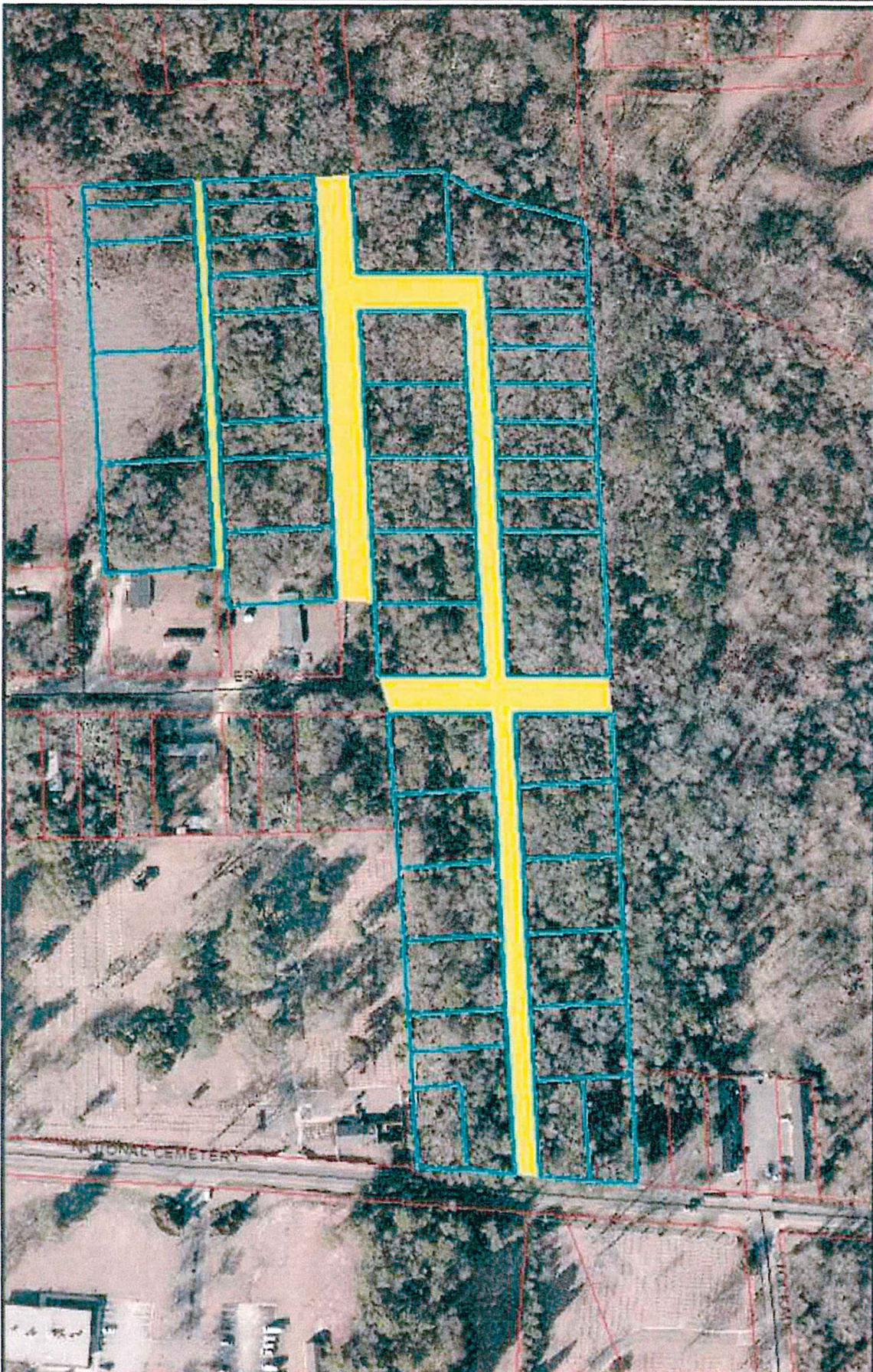
\_\_\_\_\_  
DIANNE M. ROWAN  
Municipal Clerk





# Attachment 2 - Location Map

## Lots and abandoned rights-of-way proposed for conveyance



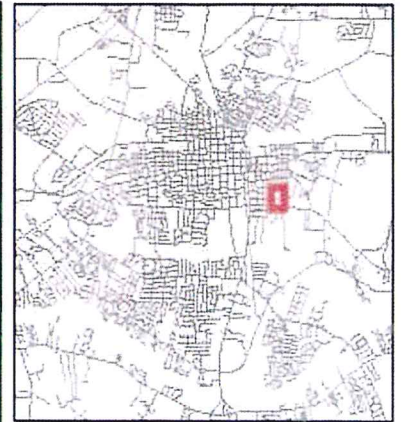
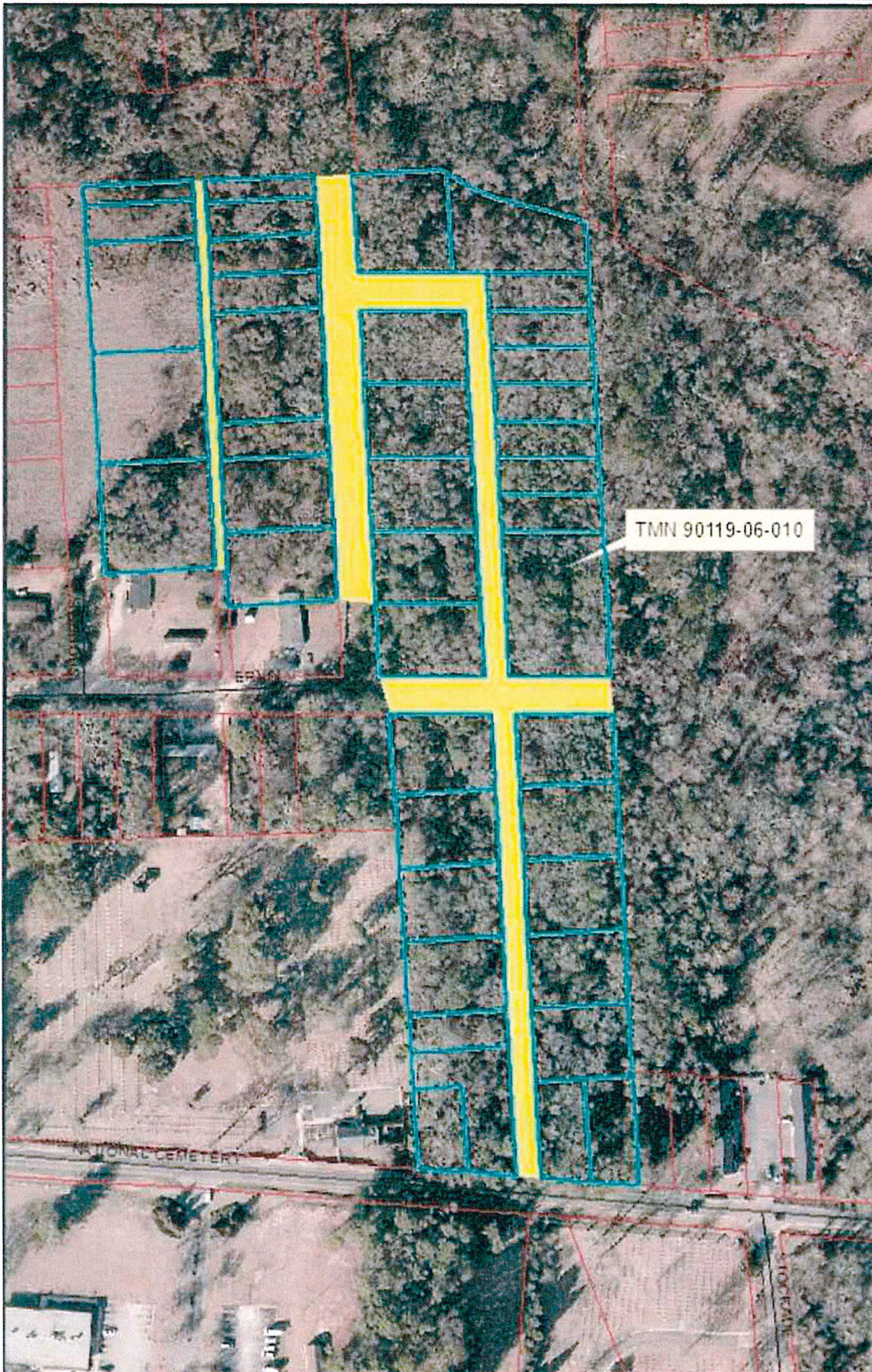
Legend

- Properties for Conveyance
- Parcels
- RoadSegment






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

Attachment 4 - Location Map  
Location of Mullins Leonard Heirs Cemetery  
TMN 90119-06-010



Legend

-  Properties for Conveyance
-  Parcels
-  RoadSegment

TMN 90119-06-010



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