

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, MAY 3, 2023 – 6:00 P.M.
SPECIAL CALLED MEETING PACKET**

- I. Meeting Agenda**
- II. April 11, 2023 Planning Commission Minutes**
- III. PC-2023-03 May 3, 2023 Staff Report**
- IV. Letter from the Engineer**
- V. Ditch Rerouting Map**
- VI. Water and Sewer Map**
- VII. GIS Map**
- VIII. February 14, 2023 Planning Commission Minutes**
- IX. March 13, 2023 City Council Minutes**
- X. April 10, 2023 City Council Minutes**

**CITY OF FLORENCE PLANNING COMMISSION
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, MAY 3, 2023 – 6:00 P.M.
SPECIAL CALLED MEETING AGENDA**

- I. Call to Order**

- II. Invocation**

- III. Approval of Minutes** Regular meeting on April 11, 2023

- IV. Matter in Position for Discussion and Action**

PC-2023-03 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3,
specifically identified as Florence County Tax Map Number 00150-01-140.

- V. Adjournment** Next meeting is scheduled for June 13, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
APRIL 11, 2023 MINUTES**

MEMBERS PRESENT: Drew Chaplin, Betty Gregg, Dorothy Hines, Charles Howard, Jerry Keith, Jr., Mark Lawhon, and Bryant Moses

MEMBERS ABSENT: Robby Hill and Vanessa Murray

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, and Bryan Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:00 p.m.

INVOCATION: Chairman Chaplin asked Mr. Moses to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the March 14, 2023 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Ms. Hines seconded, and the motion passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-10 Request for sketch plan review of the Gateway of Florence development, specifically identified as Florence County Tax Map Number 00122-01-054.

Chairman Chaplin explained that because his company was involved with the sale of the property, he was recusing himself from the case. Charles Howard took over as co-chairman and read the introduction to PC-2023-10 then asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. The proposal meets the conditions for the RG-3 designation for multi-family development.

Mr. Keith asked for clarification of the details of the site plan; Mr. Johnston explained what indicated the multi-family and which was single family on the sketch plan. Mr. Moses and Dr. Lawhon asked which would be built first, the apartments or the single family; Mr. Johnston said the applicant was present to answer specific questions from the Commission. Mr. Moore said it was his understanding that the applicants would construct the apartments first and then sell the lots for single family development. They asked how this was different from the previous proposal. Mr. Moore explained that this is much less intense and follows the open space requirements of the RG-3 designation. He said that it locks in the single family development and no additional multi-family could be developed on this parcel. He said the layout of the single family could change but it follows the traditional layout of the existing neighborhood. Dr. Lawhon asked what the neighbors who expressed concerns previously thought; Mr. Johnston said they seemed to be more accepting of the project. Mr. Keith confirmed that the open space shown would be preserved; Mr. Moore agreed. He said it meets the code, unlike the previous proposal for the rezoning request.

Ms. Hines asked what it was zoned under the old code, Mrs. Zlotnicki said it was previously zoned multi-family. Mr. Moses asked what the buildings would look like; Mr. Moore said he didn't know.

The applicant, Josh Mandel with Gateway Development Corporation thanked the Commission for hearing his application. He said that they are only proposing 70 multi-family units and they do multi-family development, not single family as well. Mr. Moses asked what the buildings would look like. Mr. Mandel said they'd be 3 story suburban style with good amenities. He said this would all be affordable housing for rentals only.

Mr. Keith clarified that Gateway wouldn't be building the single family homes. Mr. Mandel said that they are just setting the lots aside as required, they'll build the multi-family units, and then sell the other lots to single family contractors. The entrance to the multi-family units will be off Harmony Street. Mr. Moore explained that it was the number of lots that triggered the need for sketch plan review.

Co-Chairman Howard asked if the commissioners had any other questions for staff. There being no other questions or comments, he called for a motion.

Mr. Lawhon moved to approve the request as submitted; Mr. Keith seconded the motion, and the motion passed unanimously (6-0), with Chairman Chaplin recused from voting.

PC-2023-13 Request to annex and zone NC-10 the parcel located at 136 Wilson Road, specifically identified as Florence County Tax Map Number 90097-01-022.

Chairman Chaplin read the introduction to PC-2023-13 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin asked if the commissioners had any questions for staff. There being none, he opened the public hearing. There being no one to speak either for or against the request, he closed the public hearing and called for a motion. Mr. Moses moved that the request be approved as submitted; Mr. Howard seconded, and the motion passed unanimously (7-0).

PC-2023-14 Review of the draft of the City of Florence 2020 Comprehensive Plan for recommendation to City Council.

Chairman Chaplin read the introduction to PC-2023-14 and asked staff for their report. Mr. Moore introduced the project and outlined the process to date. The consultant for the project, Gary Mitchell of Kendig Keast Collaborative, presented the final draft of the City of Florence 2020 Comprehensive Plan.

Chairman Chaplin asked if the commissioners had any questions for Mr. Mitchell or for staff. There being none, he opened the public hearing.

There being no one to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Mr. Howard moved that the request be approved as submitted, Mr. Moses seconded, and the motion passed unanimously (7-0).

OTHER BUSINESS: Mr. Moore explained that City Council sent the rezoning request for case PC-2023-03 back to the Planning Commission to discuss the impact of the increase in density, and wants them to make another decision regarding the rezoning before the City Council meeting on May 8.

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn, and the motion passed unanimously (7-0). Chairman Chaplin adjourned the meeting at 6:52 p.m. The next regular meeting is scheduled for May 9, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE PLANNING COMMISSION
MAY 3, 2023**

AGENDA ITEM: PC-2023-03 Request to rezone from NC-15 to NC-6.3 the parcel located on Dexter Drive at Attwood Avenue, specifically identified as Florence County Tax Map Number 00150-01-140.

I. IDENTIFYING DATA:

Owner	Tax Map Number
Piyush Mehta	00150-01-140

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This request was considered by the Planning Commission on January 10, 2023, at which time the Commission voted to defer the request to the February 14, 2023 meeting in order to give staff time to examine restrictive covenants and other information presented by residents at the January 10, 2023 meeting.

This request was considered by the Planning Commission on February 14, 2023, at which time the Commission voted 4 to 1 to recommend the rezoning to NC-6.1.

On March 13, 2023 City Council voted to table the request until a stormwater plan was provided by the applicant and his engineer.

On April 10, 2023 City Council referred the request back to Planning Commission for further consideration of the impact of the increase in density.

III. GENERAL BACKGROUND DATA AND SURROUNDING ZONING AND USES:

Current Zoning: Neighborhood Conservation-15
Proposed Zoning: Neighborhood Conservation-6.1
Current Use: Vacant Land
Proposed Use: Single Family Detached Houses

North: OSR and NC-6.3: water tower and single family attached residential
South: NC-15 and NC-6.3: single family detached residential; senior apartments
East: NC-6.3: multi-family apartments
West: NC-15: vacant land and single family detached residential

IV. LOT WIDTH & LOT AREA PER ZONING DISTRICT:

Neighborhood Conservation	Minimum Lot Area	Minimum Lot Width
NC-15	15,000 SF	100 ft
NC-10	10,000 SF	80 ft
NC-6.1	6,000 SF	60 ft
NC-6.2	6,000 SF	60 ft
NC-6.3	6,000 SF	50 ft
NC-4	4,400 SF	10 ft

V. POINTS TO CONSIDER:

- (1) The 1.71 acre lot has 450 feet of frontage on Dexter Drive and is currently zoned Neighborhood Conservation-15 (NC-15), which permits single family detached houses only.
- (2) The applicant made the request is to rezone the parcel to Neighborhood Conservation-6.3 (NC-6.3) at the January 10, 2023 Planning Commission meeting.
- (3) On February 14, 2023 the Planning Commission made the recommendation to rezone the parcel to Neighborhood Conservation-6.1 (NC-6.1).
- (4) The uses that may be developed under the proposed NC-6.1 zoning, per the City of Florence *Unified Development Ordinance*, include single-family detached, single-family attached, multi-plex, and multi-family residential uses. Any of these residential uses are permitted under the zoning designation of NC-6.1.
- (5) The applicant wishes to maximize the number of single family detached houses he can build on this parcel, and the more intense zoning district allows a smaller lot width.
- (6) All development is subject to the City of Florence codes and regulations, including lot and design standards which are specific to the residential type.
- (7) Land uses of the adjacent properties are a mixture of residential uses, including single-family detached, single family attached, and multi-family.
- (8) The Future Land Use Map designates this parcel as Parks and Open Space.
- (9) City water and sewer services are available.
- (10) As the MS4, the City of Florence will conduct a full stormwater submittal on the project that will include review of the necessary stormwater improvements to meet the City’s requirements.
- (11) The parcel is not subject to restrictive covenants for Kirkwood subdivision (Attachments F and G).
- (12) City Council has referred the case back to the Planning Commission for their further consideration at the request to further review the impact from the increase in density.

VI. OPTIONS:

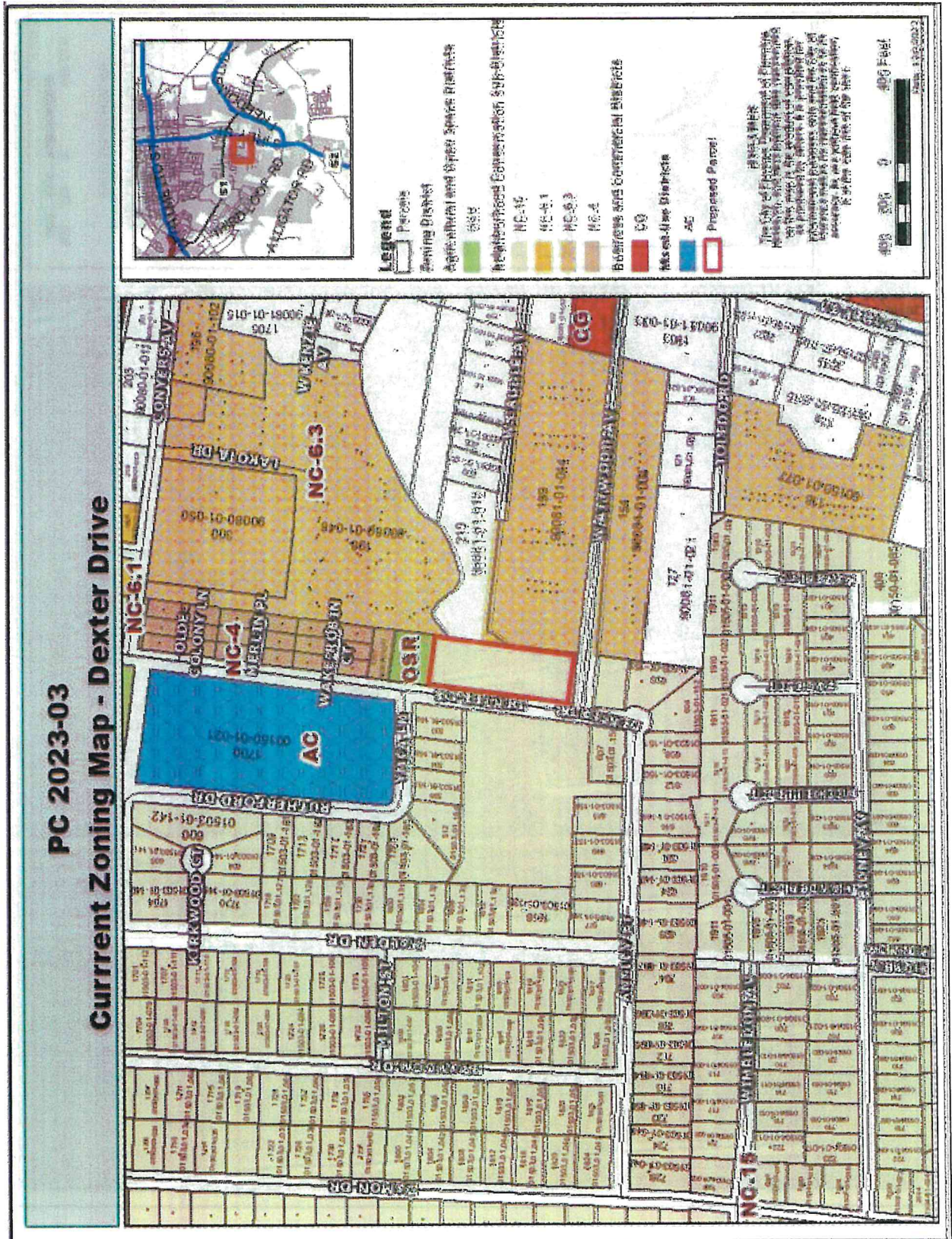
Planning Commission may:

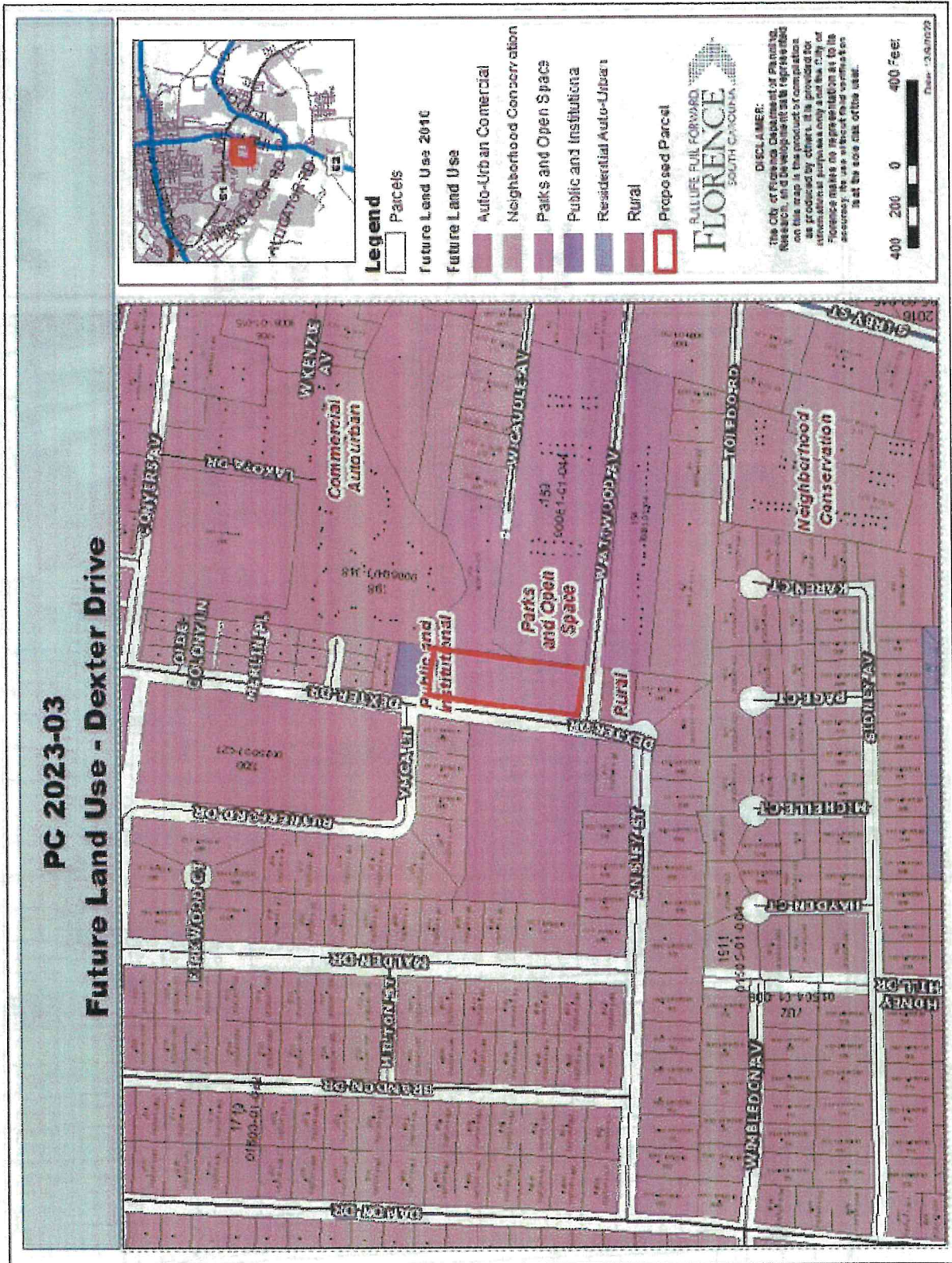
- (1) Recommend approval of the request as presented based on the information submitted.
- (2) At the applicants request, defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

VI. ATTACHMENTS:

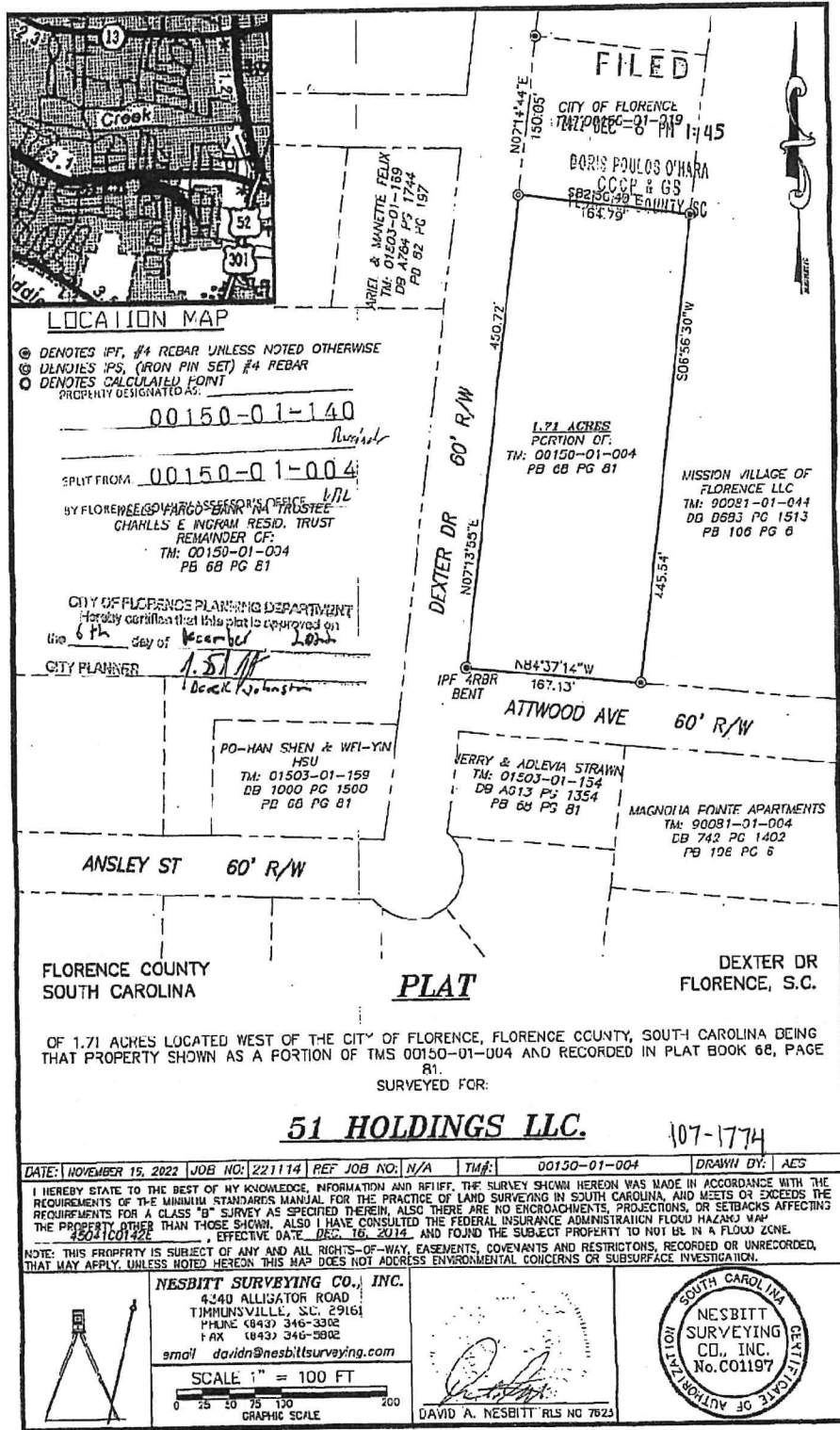
- A) Vicinity Map
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map
- E) Recorded Plat
- F) Attorney's Letter
- G) Title Insurance Policy
- H) Additional Information Addressing The Increase In Density







Attachment E: Recorded Plat



McGowan Rogers
McGOWAN, ROGERS, STEWART, & HILLER, P.A.

S. Porter Stewart, II
B. Kendall Hiller
Daniel T. Jordan

ATTORNEYS AT LAW
229 SOUTH COIT STREET (29501)
P.O. BOX 1461
FLORENCE, SC 29503

John L. McGowan
1922-2004
Thomas E. Rogers, Jr.
1932-2020

PHONE (843) 669-6395
FAX (843) 661-6804

January 27, 2023

VIA EMAIL to piyushmehta@kw.com
51 Holdings, LLC
ATTN: Piyush Mehta

Re: 1.7 Acres, Dexter Drive, Florence, SC (The "Property")
Tax Parcel 00150-01-140

Dear Mr. Mehta:

Regarding your recent purchase of the above referenced property, attached hereto please find the following documents:

1. Conveyance deed filed January 24, 2023, in Book 1031 at Page 1652; and
2. Stewart Title Guaranty Company ALTA Owner's Policy of Title Insurance Number O-0000-964392378.

You have inquired whether the Property is subject to Restrictive Covenants. Per our discussion at closing, I hereby affirm it is not subject to Restrictive Covenants.

I call your attention to the final page of the enclosed title insurance policy captioned "Exceptions from Coverage". If there were Restrictive Covenants applicable to the Property, there would be a numbered exception listed that identified the recording information as to any applicable Restrictive Covenants, whether included in a previous deed for the Property or created by separate instrument. Since there is no such listing in the Exceptions from Coverage, we are satisfied no Restrictive Covenants encumber the Property. **BE ADVISED:** this statement regarding Restrictive Covenants does NOT include matters of local government zoning.

I will mail you the original recorded deed and title policy once the Clerk of Court returns the deed to me. Thank you for the opportunity to have represented you in this transaction.

Sincerely yours,


B. Kendall Hiller

BKH:dha
Enclosures

MRJ0230001

Robert L. Weaver, P.E.
4340 Alligator Rd., Timmonsville, SC 29161
(843) 346-5800 | bweaver@weaverengineeringinc.com

April 26, 2023

Clint Moore, ASLA
Assistant City Manager
Planning, Research & Development
City of Florence
324 West Evans St. Florence SC 29501

Re: Dexter Drive
Zoning Letter

Dear Mr. Moore;

The existing ditches along Dexter Drive and Atwood Avenue which drain through the property will be re-routed to the rear and side property lines to improve the drainage from both areas. The existing ditches that connect to Billy Branch from Atwood Avenue and Dexter Drive are blocked from the plant growth over the years and the lack of maintenance.

The developer will present a final plan to the City during the plat review process for staff approval on the ditch. A rough sketch was previously provided to the City. Attached for your review is a newer version of the ditch re-routing. A private easement will be placed on the new ditch to be maintained by the lot owners. The existing ditch at the rear where it exits the property is less than 2 feet deep. Our plan is to establish a maintainable swale with 3:1 slopes at an approximate depth of 2 feet.

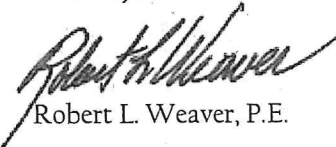
Traffic on Dexter will not be affected with just an increase of 3 lots over current zoning. Most adjacent zoning is multi-family with much higher densities when compared to the previously recommended zoning by the Planning Commission.

Water and sewer will not be impacted with the additional 3 lots.

The 1.71 acres will still have the same drainage impact whether 4 lots or 7 lots. Small impervious houses on small lots are restricted by the 40% impervious rule. Large lots would allow larger impervious footprints of the houses and driveways with side loaded garages. The average lot size for the 7 lots would be 10,641 square feet which greatly exceeds the recommended zoning.

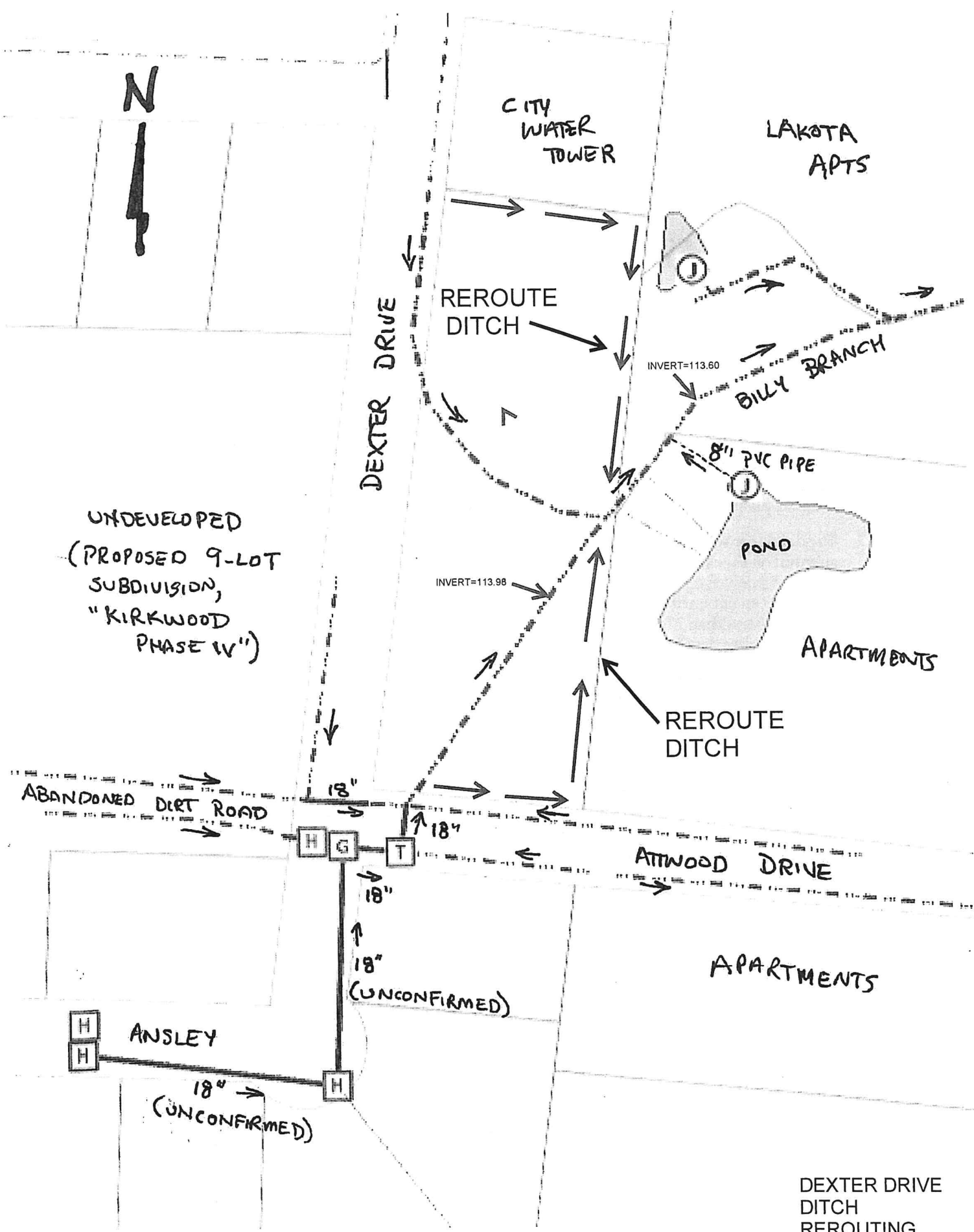
We would be pleased to meet with you if additional information is required to address Council's concerns related to this site.

Sincerely,



Robert L. Weaver, P.E.

RLW/jld
Enc: Ditch Re-routing Map/
GIS Map/Water & Sewer Maps



CITY WATER TOWER

LAKOTA APTS

DEXTER DRIVE

REROUTE DITCH

INVERT=113.60

BILLY BRANCH

8" PVC PIPE

POND

APARTMENTS

REROUTE DITCH

INVERT=113.98

UNDEVELOPED
(PROPOSED 9-LOT
SUBDIVISION,
"KIRKWOOD
PHASE IV")

ABANDONED DIRT ROAD

18"

18"

ATWOOD DRIVE

18"

18"

(UNCONFIRMED)

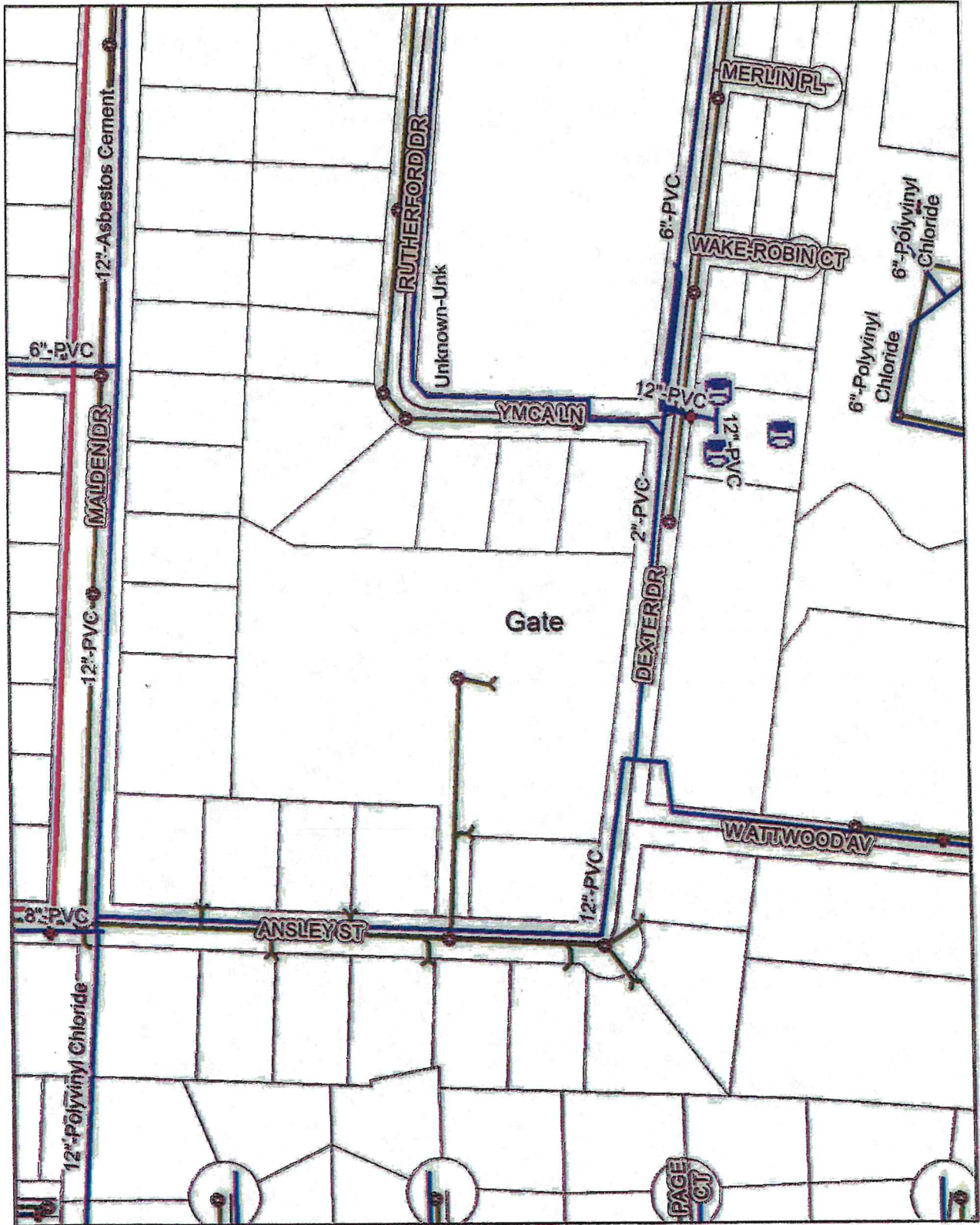
ANSLEY

18" →
(UNCONFIRMED)

APARTMENTS

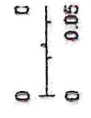
DEXTER DRIVE
DITCH
REROUTING
4-25-23

Dexter Drive Water & Sewer



1"=200'

ArcGIS Web Map



- 3/24/2023, 11:59:23 AM
- Municipalities
 - AGOL_Layers - Parcel_Data
 - Parcels
 - Addresses
 - County Council
 - BASE_FloodMaps_11162014_WM
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE

CITY OF FLORENCE, SOUTH CAROLINA
PLANNING COMMISSION
FEBRUARY 14, 2023 MINUTES

MEMBERS PRESENT: Drew Chaplin, Robby Hill, Dorothy Hines, Jerry Keith, Jr., Bryant Moses, and Vanessa Murray

MEMBERS ABSENT: Betty Gregg, Charles Howard, and Mark Lawhon

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, and Bryan Bynum for IT

CALL TO ORDER: Chairman Drew Chaplin called the meeting to order at 6:01 p.m.

INVOCATION: Chairman Chaplin asked Mr. Moses to provide the invocation, which he did.

APPROVAL OF MINUTES: Chairman Chaplin asked Commissioners if any changes needed to be made to the January 10, 2023 meeting minutes. There being no changes, Mr. Moses moved to approve the minutes, Ms. Murray seconded the motion, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

PC-2023-03 Request to rezone a parcel located on Dexter Drive from NC-15 to NC-6.3, specifically identified as Florence County Tax Map Number 00150-01-140.

Chairman Chaplin explained that his firm is involved in the sale of the parcel in question, and he recused himself from the discussion and voting on the rezoning request, tapping Mr. Hill to act as chairman. Chairman Chaplin explained the protocol for speakers during the public hearing, asking speakers to use the podium and speak within a certain number of minutes, facing the commission rather than the audience.

Acting Chairman Hill read the introduction to PC-2023-03 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission, reminding them that this request was deferred from last month to enable staff to look at information provided at that time. All information provided by the applicant and residents indicates that this parcel is not part of Kirkwood subdivision and thus not under the authority of the restrictive covenants. The recommendation of staff to rezone to NC-6.1 rather than the requested NC-6.3 still stands.

Acting Chairman Hill asked if the commissioners had any other questions for staff. Mrs. Zlotnicki added that she did receive signed petitions from the residents yesterday and each commissioner had been provided with a copy. Acting Chairman Hill reiterated the rules for the public hearing, limiting speakers to 3 minutes. He opened the public hearing for anyone speaking in opposition to the request.

Mr. Richard Smith, a local builder, spoke in opposition to the rezoning request. He said he moved there 17 years earlier because of the larger lots and the area. He has concerns with stormwater issues. He talked about Greg Robinson bringing new economic development to Florence, leading to a shortage of 4000 houses but he disagrees with adding houses in Kirkwood subdivision. The Malden Drive area has water issues that the City has ignored. He disagrees with the rezoning because it's all about flooding concerns. He asked Mrs. Zlotnicki to go back to the slide with the plat. He said that all the houses in the neighborhood were set up with 100 foot frontages, although there are some with 80 foot wide lots. He talked about the exterior ditches along Dexter Drive and Attwood Avenue that carry water. The drainage at the YMCA was

so bad that someone dug two perpendicular ditches but now water backs up to Malden Drive and gets very deep.

He disagrees with the addition of 8 or 9 new houses because of the stormwater issues. Yancey Stokes gave Mr. Smith his 3 minutes when Acting Chairman Hill pointed out that he was at 5 minutes. He doesn't think the 8 houses fit in the neighborhood. He says everything around there is part of Kirkwood, including the parcel they're talking about now. He said the city appraiser couldn't definitively say if it's in or not, but he wants to keep the neighborhood the same. He said there were no signs at the parcel when he went around collecting names on the petition. No one wants smaller houses built in the neighborhood; they want to keep their homes and neighborhood just as they are. He said there are plenty of other places in Florence to build the houses needed in the future. He feels smaller houses would change the value of the neighborhood. Acting Chairman Hill told him his time was up.

Mr. John Malone of 619 Ansley Street spoke about water issues on that end of Ansley Street. He said that the ditch on the corner of Dexter Drive and Attwood Avenue was helpful to prevent that degree of flooding. His concern is that anything built on the corner would have flooding issues.

Acting Chairman Hill then opened the public hearing to those in favor of the request.

Mr. Piyush Mehta, the applicant, said he is a licensed realtor. He spoke about the existence of the drainage ditch running behind the lot and the drain on Attwood Avenue. He has been discussing it with the engineers about making the ditch go all the way to the retention pond. They have enough places to divert the water so there shouldn't be a flooding issue. The surrounding properties are NC-6.3 and NC-6.4, so the zoning he's asking for goes along with it. He looked at the comps, and the house plans they are looking at are for houses valued at about \$250,000, so they shouldn't affect local property values. He assured the commissioners that they're only building single family houses. He wants to have 56 foot wide lots which is bigger than the NC-4 limit of 40 feet wide. He wants the designation of NC-6.3, but will agree to what the commissioners approve.

Acting Chairman Hill pointed out that staff recommends NC-6.1, and asked Mr. Mehta if he was okay with that instead of NC-6.3. Ms. Murray asked for clarity on how many lots came with each zoning designation. Mr. Moore said that NC-6.3 allowed multi-family and up to 9 lots, but NC-6.1 limited it to single family homes and up to 7 lots. Acting Chairman Hill asked Mr. Mehta if he was okay with the 7 houses under NC-6.1 and he said he was. Mr. Moore reminded the commissioners that they are only a recommending body, that City Council will make the final decision on the rezoning.

Mr. Moses clarified that at the current zoning he could only build 4 houses. He asked Mr. Mehta if he'd consider putting 4 houses there; Mr. Mehta said that the market wants smaller lots and he could leave a strip along the sides with the 60 foot lots. Mr. Moses said that Mr. Mehta just wants to get more lots, it's all about money: 4 houses versus 7. He said he doesn't like the closeness of the houses. If one catches fire, they'll all catch fire. Mr. Mehta said that at the NC-6.1 he'll have 20 feet between the houses.

Mr. Keith said that the main concern on the petitions was flooding on Dexter Drive. He asked Mr. Mehta if he was familiar with the area. Mr. Mehta said he's been checking it out for about 3 months but he doesn't live in the neighborhood. He said he hasn't seen flooding on Dexter Drive in all his trips to the YMCA since 2018. Mr. Keith said that his concern is the flooding at the corner. Mr. Mehta said he would take the necessary steps as recommended by the engineer to provide a way for the water to drain to the retention pond.

Mr. Charles Rambo of 1620 Brandon Drive spoke about the city easement that runs past his house down Milton Drive with pipes that run to Jeffries Creek. When all the drains around are full, the water doesn't

have anywhere to go; his front yard floods. He asked if the current setbacks of 25 feet from the front and 5 feet on the sides would apply; Mrs. Zlotnicki said yes. He said with 50 foot lots it would be a 40 foot wide house.

Acting Chairman Hill read from the January minutes that the water drains to the pond at the Wal-Mart. Mr. Moore pointed out that any development has to go through the City as the MS4 agent and then to the state for final approval.

There being no one else to speak either for or against the request and no other questions or comments, Acting Chairman Hill closed the public hearing and called for a motion. He pointed out that staff recommends NC-6.1 and the applicant agreed. Ms. Murray asked if the neighbors were against the rezoning, and they said they didn't want anything less than 100 feet wide.

Ms. Hines said that if the applicant was willing to accept NC-6.1 and the staff recommends it, she doesn't think they needed to vote on NC-6.3.

Ms. Hines moved to approve the request to rezone to NC-6.1; Mr. Keith seconded the motion, and the motion passed 4 to 1, with Mr. Chaplin recused and Mr. Moses abstaining from voting.

PC-2023-05 Request for sketch plan review of a portion of the Magnolia Farms subdivision, specifically identified as Florence County Tax Map Numbers 00072-01-022 and 00072-01-025.

Chairman Chaplin read the introduction to PC-2023-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He said that the commissioners do have an updated sketch plan in front of them, received today by staff in response to staff comments.

Mr. Hill asked if any of it was in Darlington County; Mr. Johnston said it was and was already annexed. Chairman Chaplin asked if the revised sketch plan was in compliance; Mr. Johnston said it was.

Chairman Chaplin asked if the commissioners had any other questions for staff. Mr. Moses asked about the small lot sizes; the lot sizes are the same as the Dexter Drive request, but the situation is different in that it's NC-6.1 versus RG-3.

There being no other comments or questions, Chairman Chaplin called for a motion. Mr. Hill moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0).

PC-2023-06 Request to rezone a parcel located at 400 East Pine Street from PDD to AC, specifically identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

Chairman Chaplin read the introduction to PC-2023-06 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Planning Commission. He said that the PUD-C was originally created to permit the Housing Authority to have their offices along with supportive uses, but the details are not available. Mr. Moore said this was adopted in 1979 when the city and county planning and zoning departments were joined, and a lot of those records were lost when they were separated.

The requested Activity Center district would enable the Housing Authority to do what they want to do now, which is to develop multi-family on this lot; there are conditions that have to be met for such development to protect the surrounding uses and character.

Chairman Chaplin asked if the commissioners had any questions for staff. There being none, Chairman Chaplin opened the public hearing.

Mr. Esperone Huggins, the director of facilities at the Housing Authority, spoke in favor of the rezoning. He said they intend to build 64 townhouses on the site, and they will meet the requirements and conditions of the Ordinance.

Mr. Moses asked him if he was building townhouses; Mr. Huggins said they'd be townhouse styled. Mr. Moses asked if they would keep the shelter there. Mr. Huggins said they would redevelop the administrative building and maintenance yard but leave the homeless shelter and other buildings.

There being no one else to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Mr. Hill moved that the request be approved as submitted; Ms. Murray seconded, and the motion passed unanimously (6-0).

PC-2023-07 Request to zone RG-3, pending annexation, the parcels located off East Crawford Avenue, specifically identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.

Mrs. Zlotnicki explained that the applicants have asked to defer the request until the March 14 meeting. Chairman Chaplin agreed to the deferral and moved on to the last item.

PC-2023-08 Request to zone IL, pending annexation, the property located at 1100 South Church Street, specifically identified as Florence County Tax Map Number 00149-01-005.

Chairman Chaplin read the introduction to PC-2023-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Planning Commission.

Chairman Chaplin said his company sold the property to the current owner about two years ago and asked Mr. Moore if he needed to recuse himself; Mr. Moore said no.

Mr. Moore said that the person who purchased it gifted it to the City, and under a brownfields grant it is a viable candidate for remediation work in the future. There are no plans to demolish it currently but it's economically difficult for a private individual to take on a project of this size, so they feel it's appropriate for the City to take it on.

Chairman Chaplin asked if the commissioners had any other questions for staff. There being none, he opened the public hearing.

There being no one to speak either for or against the request and no other questions or comments, Chairman Chaplin closed the public hearing and called for a motion. Mr. Moses moved that the request be approved as submitted; Mr. Keith seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Chairman Chaplin asked for a motion to adjourn. Mr. Moses moved to adjourn. Ms. Murray seconded, the motion passed unanimously (6-0), and Chairman Chaplin adjourned the meeting at 7:05 p.m. The next meeting is scheduled for March 14, 2023.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner



REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MARCH 13, 2023 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Utilities; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Mr. Christian Smith with the Florence Morning News and Mrs. Tonya Brown with WPDE NewsChannel 15 were present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Ervin called the March 13, 2023 regular meeting of Florence City Council to order at 1:00 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman Barnes made a motion to adopt the minutes of the January 26-27, 2023 work retreat and the February 13, 2023 regular meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously adopted.



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SPRING 2023 CITY UNIVERSITY GRADUATION

Mrs. Amanda Pope, Director of Marketing, Communications and Municipal Services, said City University (CityU) is a program created as an additional communications tool to enhance transparency and strengthen civic engagements with the citizens of Florence. CityU is a six-week course where participants were offered the opportunity to visit different City facilities and hear presentations from the various City departments. CityU is an educational opportunity for local citizens who are interested in learning about city operations and provides a behind the scenes look at daily operations. Mayor Ervin presented certificates to the individuals who completed the City's first CityU.

APPEARENCES BEFORE COUNCIL

Mrs. Jennifer Robinson

Mrs. Jennifer Robinson appeared before Council to request funding for the Be Civil Legacy Organization. Mrs. Robinson said the family and friends of the Honorable Taft Guile, Jr. are working diligently to leave an active legacy. A committee has been formed and they are working to create a fundraiser to be held annually – the Legacy Gala. Mrs. Robinson said the Committee is requesting the City sponsor a portion of the gala by helping to secure the Florence Center to have an event in order to raise money for the students of Florence School Districts One and Two.

Mr. Don Strickland, Executive Director - PDRTA

Mr. Don Strickland appeared before Council to provide a transit update. The PDRTA covers six counties and is the largest RTA territory in South Carolina and the third largest RTA in the U.S. Mr. Strickland provided an update on PDRTA service. Timmonsville services plan to begin late spring with the Honda workforce and connections to Florence. PDRTA is working with MUSC to provide service from Cades/Lake City to Florence with a focus on workforce and medical access. A workforce route to the Pee Dee Commerce Park located on Highway 327 will begin in April. Also, Harbor Freight and other industry is requesting a Florence to Dillon commuter service, which may be possible when local funding is established. Mr. Strickland then spoke of future developments with PDRTA. There is currently a great need for public restroom facilities at the Florence Transit Center as well as a driver break area. There is a need for increased frequency of service and moving to 30-minute headways.

Mr. Strickland also presented Pro tem Jebaily with the 2023 Urban Service Board Member of the Year from the Transportation Association of South Carolina.

ORDINANCES IN POSITION

Bill No. 2022-38 – Second Reading

An Ordinance to annex and zone Commercial General three parcels located at 401, 409, and 411 Pamplico Highway, identified as Florence County Tax Map Parcels 90109-01-002, 90109-01-003, and a portion of 90108-05-001.

Pro tem Jebaily made a motion to adopt Bill No. 2022-38 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-38 was adopted on second reading.

Bill No. 2023-06 – Second Reading



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An Ordinance to annex and zone NC-6.3 the parcels located 707 and 709 South Church Street, Florence County Tax Map Parcel Numbers 90104-02-015 and 90104-02-030.

Pro tem Jebaily made a motion to adopt Bill No. 2023-06 on second reading and Councilwoman Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-06 was adopted on second reading.

INTRODUCTION OF ORDINANCES

Bill No. 2023-07 – First Reading

An Ordinance to rezone a parcel located on Dexter Drive from Neighborhood Conservation-15 to Neighborhood Conservation-6.1, identified as Florence County Tax Map Number 00150-01-140.

Councilman McCall made a motion to pass Bill No. 2023-07 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported Planning Commission held a public hearing on this matter and voted 4-1 to recommend the rezoning. Water and sewer services are currently available to the property. Based upon the property's location and surrounding zoning designations, City staff recommends a NC-6.1 zoning designation as opposed to the requested NC-6.3 zoning designation by the applicant. This project will require full stormwater review regardless of if the rezoning is approved.

Pro tem Jebaily said many surrounding neighbors have expressed their concerns with this rezoning. Neighbors did indicate they would be willing to compromise on the zoning designation of NC-10 and Pro tem Jebaily asked if the developer considered this option. Mr. Moore responded the developer was provided with information on the various zoning designations. The developer wanted to stay with the denser zoning designations due to property potentially needing to be set aside for stormwater control. Pro tem Jebaily asked if the stormwater plan had been submitted yet and Mr. Moore said it has not.

Councilman Braddock said the main concern with the rezoning is stormwater and asked if the City's upcoming stormwater project on Mauldin Drive and Brandon will help mitigate the stormwater issues this property is currently experiencing. Mr. Moore said the City will conduct a stormwater review prior to development and as part of that review, the post development runoff rate will not exceed the pre development stormwater rate. Mr. Moore further said the Mauldin Drive stormwater project is in its early phases, but he does not anticipate the project to impact this development. Mr. Moore reiterated that the property can be developed into four lots in its current zoning without taking stormwater improvements into account. Six to seven lots could be developed in the proposed zoning.

Councilwoman Barnes said she has photos of one of the newer homes developed in this area and its yard floods every time there is a hard rain. She said she has concerns because this property, being a new build, was developed to the same stormwater standards yet still floods.

Discussion continued with Council on stormwater concerns and the potential development of this property in various zoning designations.

Several individuals signed up to speak on this item and Mayor Ervin recognized Mr. Yancey Stokes to speak first. Mr. Stokes spoke in opposition of the rezoning request and spoke of the character of the neighborhood, and part of the appeal of Kirkwood Subdivision is the 100 foot lot widths. The decision



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made about the zoning of the proposed property will also set the precedent for the other vacant lot directly across the street. He also spoke of the stormwater issues that neighborhood experiences and stated the water isn't draining the way it is supposed to and water backs up everywhere.

Mayor Ervin called on Mr. Richard Smith next. Mr. Smith also spoke in opposition of the rezoning request and shared his concerns of flooding and stormwater. He explained the flooding paths in the neighborhood and said the lowest point in the neighborhood is the bottom of Dexter and Attwood Drive causing the property in question to act like a retention pond.

Next, Mayor Ervin called Mr. John and Mrs. Kathy Britton to the podium. Mr. Britton also spoke in opposition of the rezoning request. He also spoke of the movement of water along Dexter, Attwood and Ansley. He said the ditches and current stormwater systems are not draining the water out of the neighborhood but are actually converging the water towards the property in question. Pro tem Jebaily addressed Mr. Britton and asked if the neighbors would find it beneficial to have had a stormwater plan presented today in conjunction with the rezoning request. Mr. Britton responded yes.

The developer, Mr. Piyush Mehta, spoke next in favor of the rezoning request. He acknowledged the flooding problem but said it would be addressed prior to development by working with the City and his engineer. Councilwoman NeSmith-Jackson asked what the use of the property will be, to which Mr. Mehta replied single-family homes will be constructed, hopefully with 60-foot lots. He elaborated on the 60-foot lots, saying this is what the market is demanding now. Pro tem Jebaily addressed Mr. Mehta, saying he had knowledge of its current zoning when he acquired the property. Pro tem Jebaily said he would like to see a stormwater or development plan before he approves of a zoning that would create more density and it would be irresponsible to approve of a higher density zoning without any knowledge of the plan or its implementation. Mr. Mehta responded and spoke of the high cost of the requested plans. He also said he can't present a development plan until he knows what zoning and lots sizes to plan for.

Mayor Ervin said Council has met with and heard the community's concerns, and they are also taking Planning Commission's recommendation into consideration. She asked if there was any further discussion.

Councilman McCall made a motion to amend the motion and table Bill No. 2023-07 until a proper stormwater plan is in place and Pro tem Jebaily seconded the motion.

Council voted unanimously (7-0) in favor of the motion, as amended. Bill No. 2023-07 was tabled.

Bill No. 2023-08 – First Reading

An Ordinance to rezone 400 East Pine Street from Planned Development (PDD-C) to Activity Center (AC), identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2023-08 on first reading and Councilwoman Barnes seconded the motion.

Mr. Moore replied this is the property that previously housed the administrative offices for the Housing Authority. The rezoning request is necessary in order to redevelop the property into a proposed 64 townhome-style multifamily affordable housing. This property was zoned Planned Development by City Council in 1979; however, over the years the Planned Development records have been lost, necessitating a rezoning for redevelopment.



REGULAR MEETING OF FLORENCE CITY COUNCIL
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FLORENCE, SOUTH CAROLINA

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Chief Allen Heidler, Florence Police Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Utilities; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Ms. Taylor Ford with WBTW was present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Ervin called the April 10, 2023 regular meeting of Florence City Council to order at 1:00 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

ADDITION OF EMERGENCY ITEM TO THE AGENDA

Pro tem Jebaily made a motion to add this item to the agenda and Councilwoman NeSmith-Jackson seconded the motion. Council voted unanimously (7-0) to add this item to the agenda.

Mayor Ervin said a special meeting scheduled to follow the regular meeting today will need to be postponed. The special meeting agenda included a hearing for a commissioner of the Housing Authority and that individual's attorney has fallen ill and will not be able to attend the hearing.



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Pro tem Jeably made a motion to postpone and reschedule the hearing and Councilwoman Barnes seconded the motion.

Mr. Jim Peterson, City Attorney, reported the attorney hired by Mrs. Linda Becote has notified him that he will be unable to attend the hearing this afternoon due to illness and has requested postponement of the hearing.

Pro tem Jeably made a motion to postpone the meeting and have staff coordinate schedules for an alternative date. Council voted unanimously to postpone the meeting.

ADDENDUM TO THE AGENDA

Resolution No. 2023-20

A Resolution to recognize April as Black Women's History Month.

Councilwoman NeSmith-Jackson made a motion to add Resolution No. 2023-20 to the agenda and Councilwoman Barnes seconded the motion. Council voted unanimously (7-0) to add Resolution No. 2023-20 to the agenda.

APPROVAL OF MINUTES

Councilwoman Barnes made a motion to adopt the minutes of the March 13, 2023 regular meeting and the March 31, 2023 special meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously adopted.

APPEARANCES BEFORE COUNCIL

My Brother's Keeper

Minister Marcus Simmons, Mr. Henry Badie, Mrs. Cassandra Simmons and Ms Andrea Jackson gave a presentation on My Brother's Keep (MBK) Shelter. MBK was formed in 2019 to serve those in need by providing essential services. The speakers went over the history of MBK Shelter and spoke of future collaborations, partnerships and needs of the organization. MBK Shelter thanked Council and asked for continuous support from the City.

Each Council Member spoke and expressed their gratitude and appreciation for the efforts of MBK Shelter in the community.

Florence Downtown Development Corporation

Mrs. Hannah Davis, Downtown Development Manager, reported Florence, South Carolina received the Great American Main Street Award, which can only be given to a community one time. Florence was awarded based on the City's commitment to inclusivity and the City's commitment to economic development and a wide range of programs the City has been working on over twenty years.

PUBLIC HEARING

A Public Hearing will be held to receive citizen's input on the allocation of \$304,546 in Community Development Block Grant funds awarded from the U. S. Department of Housing and Urban Development.



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Mayor Ervin opened the public hearing at 1:37 p.m.

Mr. Scotty Davis, Deputy City Manager, reported the City is an entitlement city in which they receive CDBG funds each year. The City will receive \$304,546 in CDBG allocations for Fiscal Year 2023-2024. The CDBG formula allocation is based on total population, percentage of low to moderate income persons, and the unemployment rate of a jurisdiction. Each eligible activity must meet one of three national objectives: benefit low-to-moderate income persons, aid in the elimination of slum or blight, and/or meeting a need having particular urgency. There is a 20% cap of total allocation for planning and administration expenses and a 15% cap of total allocation for public service, which includes subrecipients. Mr. Davis summarized previous budget allocations, other activities done in the past with CDBG funds, and past subrecipients of CDBG funds. Mr. Davis also discussed the requests for funding from several community organizations and requests from subrecipients.

There being no other requests to speak, Mayor Ervin closed the public hearing at 1:41 p.m.

ORDINANCES IN POSITION

Bill No. 2023-09 – Second Reading

An Ordinance to annex and zone Light-Industrial (IL) the property located at 1100 South Church Street, identified as Florence County Tax Map Number 00149-01-005.

Pro tem Jebaily made a motion to adopt Bill No. 2023-09 on second reading and Councilwoman Barnes seconded the motion.

Councilwoman NeSmith-Jackson acknowledged that this property has extensive damage and asked for clarification that the City will not have to expend any monies. Mr. Clint Moore, Assistant City Manager of Development, replied the City was able to conduct the Phase I environmental site assessment on the property through an EPA brownfield grant.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-09 was adopted.

Bill No. 2023-10 – Second Reading

An Ordinance to correct clerical errors made in the assignment of zoning designations during the adoption of the Unified Development Ordinance by correcting the City of Florence zoning atlas.

Councilwoman Barnes made a motion to adopt Bill No. 2023-10 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-10 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2023-07 – First Reading

An Ordinance to rezone a parcel located on Dexter Drive from Neighborhood Conservation-15 to Neighborhood Conservation-6.1, identified as Florence County Tax Map Number 00150-01-140.

Mayor Ervin said it is notated on the agenda for this item to go into Executive Session in order to receive legal advice. Councilman Braddock indicated he would like to have discussion on the bill before it goes into Executive Session. Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2023-07 and Councilman Smith seconded the motion.



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Councilman Braddock addressed several statements made regarding the rezoning request. First, he said it was stated there is not any current flooding on Dexter. Councilman Braddock said the reason is because there are currently no homes there. Second, he said it was stated the Council is impeding development. Councilman Braddock responded to this statement by saying as the property stands now in its current zoning, four homes could be built. Third, it was stated that the flooding issues in this area wasn't an issue until the rezoning request was submitted. Councilman Braddock responded to this statement by saying it has been an issue for a number of years. Lastly, there are 140 signatures from neighbors in the area that have been burdened by flooding for years. Councilman Braddock concluded by saying he is not in favor of any change.

Pro tem Jebaily made a motion to discuss Bill No. 2023-07 to Executive Session and Councilwoman Barnes seconded the motion. Bill No. 2023-07 will be discussed in Executive Session.

Bill No. 2023-08 – First Reading

An Ordinance to rezone 400 East Pine Street from Planned Development (PDD-C) to Activity Center (AC), identified as Florence County Tax Map Numbers 90103-11-022 and 90103-11-025.

Mayor Ervin said the applicant has asked to defer this item.

Bill No. 2023-11 – First Reading

An Ordinance authorizing and directing the City of Florence to enter into an intergovernmental agreement relating to South Carolina local revenue services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

Pro tem Jebaily made a motion to pass Bill No. 2023-11 on first reading and Councilman Smith seconded the motion.

Mr. Davis reported the South Carolina Business License Tax Standardization Act was enacted in 2020. The City of Florence adopted an ordinance in 2021 to comply with the requirements of the Standardization Act. Currently, the Municipal Association of South Carolina collects business license tax for the City through what has historically been known as the Insurance Tax Collection Program, the Brokers Tax Collection Program, and the Telecommunication Tax Collection Program. The Municipal Association has recently rebranded these programs as Local Revenue Services and renamed the three business license programs as the Insurance Tax Program, the Brokers Tax Program, and the Telecommunication Tax Program. As a result of the Local Revenue Services rebranding and the adoption of the new local business license ordinance under Act 176, the Municipal Association is required to update the ordinance and agreement with the City of Florence in order to continue participation in Local Revenue Services.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-11 was passed on first reading.

Bill No. 2023-12 – First Reading

An Ordinance to repeal Ordinance No. 2022-24 dated October 10, 2022 and enact a new Ordinance to amend Article I and II of Chapter 12 of the City of Florence Code of Ordinances entitled “Municipal Utilities”.

Pro tem Jebaily made a motion to pass Bill No. 2023-12 on first reading and Councilman McCall seconded the motion.



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Mr. Michael Hemingway, Director of Utility Planning and Economic Development, reported City Council recently adopted an ordinance to update City code in order to be consistent with changes implemented by the EPA and SCDHEC. In January 2023 all City Ordinances adopted in 2022 were submitted to Municode for codification, at which point discrepancies were discovered between current code and the adopted ordinance. This ordinance will replace the ordinance in which discrepancies were found and make the corrections that were intended initially.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-12 was passed on first reading.

Bill No. 2023-13 – First Reading

An Ordinance to annex and zone RG-3 parcels located off East Crawford Avenue, identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.

Pro tem Jebaily made a motion to pass Bill No. 2023-13 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported this annexation request has been submitted by the developer. The property is intended to be developed as a single-family residential subdivision. City water and sewer services are not currently available; however, the developer is required to extend water and sewer services to the property for development.

Planning Commission held a public hearing for the RG-3 zoning and voted unanimously to recommend the zoning upon annexation.

Councilwoman NeSmith-Jackson inquired on the surrounding zoning and Mr. Moore replied the surrounding area is currently unzoned in the county.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-13 was passed on first reading.

Bill No. 2023-14 – First Reading

An Ordinance to annex and zone RG-3 Phase I of Smith's Field subdivision located off Smith Drive, identified as Florence County Tax Map Numbers 00100-01-265 through -313, previously a portion of Florence County Tax Map Parcel 00100-01-093.

Councilman Smith made a motion to pass Bill No. 2013-14 and Pro tem Jebaily seconded the motion.

Mr. Moore reported this annexation request is for Phase I of three phases of Smith's Field Subdivision. Each phase will be annexed once the development process is completed. Water and sewer services are currently available.

Councilwoman NeSmith-Jackson asked why the developer is annexing in phases instead of all at once. Mr. Moore replied the developer has already gone through the permitting and planning process with Florence County. They will continue construction and inspections approval with the County and then annex as completed.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-14 was passed on first reading.

Bill No. 2023-15 – First Reading



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An Ordinance to enter into a Development Agreement for Phase I of Smith’s Field subdivision located off Smith Drive, identified as Florence County Tax Map Number 00100-01-093 and 00100-01-265 through -313.

Pro tem Jebaily made a motion to pass bill No. 2023-15 and Councilman Smith seconded the motion.

Mr. Moore said the City will be entering into a development agreement with the developers of Smith’s Field subdivision. The development agreement will lock in zoning for the development of this subdivision and ensures that the developer’s plans and funding established are secured and also ensures that the property will be annexed into the city upon completion of the development. The agreement also ensures the infrastructure will be at City’s standards even though it is being developed in the County.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-15 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2023-14

A Resolution of Recognition for the Florence 14U All Star Boys Basketball team for winning the South Carolina Recreation and Parks Association State SCAP Championship.

Councilman McCall made a motion to pass Resolution No. 2023-14 and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-14 was passed.

Resolution No. 2023-15

A Resolution of Recognition for the Florence 8U All Star Boys Basketball team for winning the South Carolina Recreation and Parks Association State SCAP Championship.

Councilman McCall made a motion to pass Resolution No. 2023-15 and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-15 was passed.

Resolution No. 2023-16

A Resolution of Recognition for the contributions of Lila’s Full Court in the community.

Councilwoman Barnes made a motion to pass Resolution No. 2023-16 and Councilwoman NeSmith-Jackson seconded the motion.

Councilwoman NeSmith-Jackson presented the Resolution to Ms. Shelanda Deas, founder, and thanked her for contributions to the community.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-16 was passed.

Resolution No 2023-17

A Resolution of Recognition for the contributions of Royaltz Finest in the community.

Councilwoman Barnes made a motion to pass Resolution No. 2023-17 and Councilwoman NeSmith-Jackson seconded the motion.



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Councilwoman NeSmith-Jackson presented the Resolution to representatives of the organization and thanked them for work in the community.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-17 was passed.

Resolution No. 2023-18

A Resolution of Recognition for the contributions of Four Giving Hearts in the community.

Councilwoman Barnes made a motion to pass Resolution No. 2023-18 and Councilwoman NeSmith-Jackson seconded the motion.

Councilwoman NeSmith-Jackson presented the Resolution to representative of the organization and thanked them for work in the community.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-18 was passed.

Resolution No. 2023-19

A Resolution to proclaim April as Fair Housing Month

Pro tem Jebaily made a motion to pass Resolution No. 2023-19 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-19 was passed.

Resolution No. 2023-20

A Resolution to recognize April as Black Women's History Month.

Councilwoman Barnes made a motion to pass Resolution No. 2023-20 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-20 was passed.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.

Civic Center Commission

Being no applicants, Councilwoman Barnes deferred her nomination to this board.

Housing Authority

Mayor Ervin deferred her nomination to this board.

2023 NLC Congressional City Conference report



**FLORENCE CITY COUNCIL
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Councilwoman Barnes said several members of Council attended the conference in Washington, DC. They were able to tour the Capital and meet with several members of Congress to advocate for monies to come back to Florence.

MAYORAL REPORT

Mayor Ervin congratulated Florence and the Florence Downtown Development Corporation for receiving the 2023 Great American Main Street Award and thanked the community for their support. Mayor Ervin also welcomed the Post and Courier to the City. Also upcoming is a celebration of life the Senator Hugh Leatherman and this event will occur on Mother's Day. Mayor Ervin mentioned a marker will be placed at 712 Wilson Street to signify the Ebony House.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the Committee received an update from staff on elements of the Comprehensive Plan. They also had discussions on some activities happening with particular developments including the connector to extend the rail trail from The Grove subdivision to the Soccer Complex.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the Committee received a report on demolitions. Thirteen homes have been demolished, four homes are out for bid, five homes are under review, and twenty-eight homes are on the demolition list. The Committee also discussed some beautification efforts that will be occurring in May. Councilwoman Barnes also mentioned that the City is still in search of an Executive Director to the Community Development Corporation.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson reported the Committee discussed the development of an annexation plan and working for smart growth.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the Committee did not meet, therefore he does not have anything to report.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session to receive legal advice.

Without objection, Council entered into Executive Session at 2:26 p.m.

Council resumed open session at 3:15 p.m. and took action on the following items:

Bill No. 2023-07 – First Reading

An Ordinance to rezone a parcel located on Dexter Drive from Neighborhood Conservation-15 to Neighborhood Conservation-6.1, identified as Florence County Tax Map Number 00150-01-140.



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There is currently a motion on the floor by Councilwoman NeSmith-Jackson to pass Bill No. 2023-07 and a second by Councilman Smith.

Mayor Ervin said an individual has signed up to speak and invited Mr. Piyush Mehta, developer, to the podium to address Council. Mr. Mehta said he has been working to have the property rezoned since January and he's provided all he has been asked, yet he is still having a difficult time. He said the flooding that occurred with the most recent storm did not flood his property and the area that was affected by the storm is 0.6 miles away from the Dexter property. The news media reported flooding on many parts of the City with none reported on Dexter Drive, yet his development is still being stopped.

Councilman McCall stated he feels as though Mr. Mehta is alleging that Council is discriminating against him with this particular development; however, that is false. There are many people in the surrounding community going through flooding issues and these individuals are depending on Council to make the proper decision. Councilman McCall said he is often fighting for developers so they can move forward and have equitable rights, sometimes against the wishes of citizens. Councilman McCall said they are simply listening to the concerns of the residents and making sure they are doing what is right in the City.

Mr. Mehta said he has submitted engineering drawings, among other things, to the City to ensure flooding won't be an issue with this property. He restated that he has provided everything that has been asked of him.

Pro tem Jebaily said the request to increase the density of a property in an area that has flooding issues is what is concerning Council. Pro tem Jebaily made a motion to amend the current motion and send this matter back to the Planning Commission to have an evaluation done of the impact the density would have on this area and bring back a recommendation and Councilman McCall seconded the motion.

Council voted unanimously (7-0) on the amendment. The amendment passed.

Councilwoman NeSmith-Jackson made a motion to approve the motion, as amended and send this matter back to the Planning Commission to have an evaluation done of the impact the density would have on this area and bring back a recommendation and Councilwoman Barnes seconded the motion. Council voted unanimously (7-0) on the motion, as amended. The motion, as amended, passed.

Mr. Moore said staff will work with the applicant to address the concerns of Council and provide all information to Planning Commission at their next meeting. Planning Commission will then bring back a recommendation to Council.

ADJOURN

Without objection, the April 10, 2023 Regular meeting of City Council was adjourned at 3:35 p.m.

Dated this 8th day of May 2023.

Casey C. Moore, Municipal Clerk

Teresa Myers Ervin, Mayor

