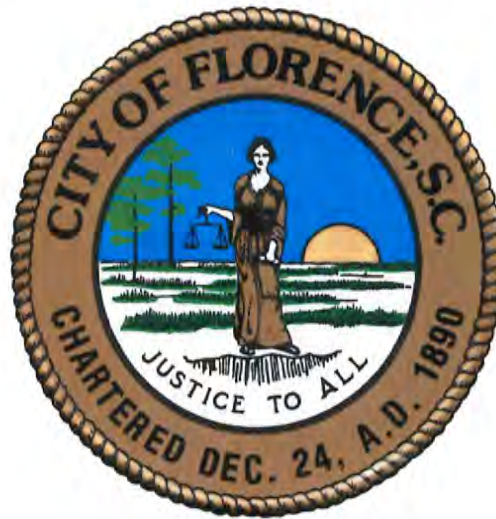


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
ROOM 604, CITY-COUNTY COMPLEX
FLORENCE, SOUTH CAROLINA

MONDAY
JULY 8, 2013
3:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JULY 8, 2013 - 3:00 P.M.

CITY-COUNTY COMPLEX, ROOM 604

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance

III. APPROVAL OF MINUTES

May 22, 2013 – Special Meeting

June 10, 2013 – Regular Meeting

IV. HONORS AND RECOGNITIONS

Service Recognitions

Joseph Wallace – 25 years – Wastewater

Jerome Daniels – 15 years – Distribution Operations

Lacy King – 15 years – Wastewater

Michael Brandt – 15 years – Police

Robert Drulis – 15 years – Police

Lee Davis – 15 years – Police

Thomas Myers – 10 years - Police

V. ORDINANCES IN POSITION

a. Bill No. 2013-14 – Second Reading

An Ordinance to annex Tax Map Number 17518-01-001 and zone same property to R-4, Multi-Family Residential District.

- b. **Bill No. 2013-15 – Second Reading**
An Ordinance to amend Ordinance 94-03 to provide for an adjustment of the portion of the Local Option Sales Tax collected to be used as a credit against the property tax.
- c. **Bill No. 2013-16 – Second Reading**
An Ordinance to designate 147 West Evans Street as a local historic resource.
- d. **Bill No. 2013-17 – Second Reading**
An Ordinance to designate 150 North Dargan Street as a local historic resource.

VI. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2013 – 15**
A Resolution to name the South Dargan Street Plaza to James Allen Plaza
- b. **Resolution No. 2013 – 16**
A Resolution designating the City of Florence a Purple Heart City.

VII. REPORT TO COUNCIL

- a. *Appointments to Boards and Commissions*
- b. *An update and to receive direction regarding the use of City owned property located on New Hope Road.*
- c. *Report regarding discussions of the Neighborhood Community Committee of Council*

VIII. EXECUTIVE SESSION

- a. *Contractual Matter (4)*
- b. *Legal Matter*

IX. ADJOURN

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
WEDNESDAY, MAY 22, 2013 – 4:00 P. M.
CITY COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the special meeting to order at 4:04 p.m. with the following members present: Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; Councilman Edward Robinson; Mayor Pro tem Buddy Brand; Councilwoman Octavia Williams-Blake and Councilman Glynn F. Willis.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; and Mr. Thomas Chandler, Director of Finance

Notice of the date, time and location of the meeting was provided to the media and those individuals requesting copies of the City Council agenda.

Mr. John Sweeney of the Morning News was present for the meeting.

INVOCATION

Councilwoman Ervin gave an invocation. The Pledge of Allegiance to the American Flag followed the invocation.

BUDGET WORKSESSION

Mayor Wukela stated the purpose of the meeting was to have one last worksession regarding the FY 2013-14 City of Florence budget before second reading is given to adopt the budget at the June 10, 2013 Regular City Council meeting.

There are three items on the agenda for discussion:

- a. Additional funding for PDRTA
- b. A funding commitment in support of a 3rd and 4th year medical facility
- c. A funding commitment in support of neighborhood redevelopment

Mr. Drew Griffin, City Manager stated that first reading has been given to the budget, however there were three areas that Council wanted to give further consideration to before second reading.

PDRTA FUNDING

Mr. Griffin stated at the last worksession Council was informed that funding for PDRTA was at the same level as last year; approximately \$87,000. As work continued on the budget, staff found an additional \$50,000, which was recommended to be applied to PDRTA. At the City Council meeting of May 13, 2013, Council discussed the possibility of raising this to a total amount of \$150,000 by allocating a portion of City Council's travel funds.

Mayor Pro tem Brand asked if PDRTA could come before council in July or August to report on how the funds are being expended so that the citizens can be assured that the money that the City is allocating will be used for city routes. Mr. Griffin responded that Mr. McNeil has offered to do anything he can to assure Council of how those funds will be expended and that they will be used in support of the City's transit system.

Council discussed the possible sale of a city-owned property that could provide funding for PDRTA. There is a process that Council must follow to sell city-owned property and it was determined

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 22, 2013 – PAGE 2**

that the 3-4 month process would not help the current situation of PDRTA. Councilman Robinson was in favor of staff considering this possible funding source.

Councilman Robinson was not in favor of taking funds from the City Council travel budget. Councilwoman Ervin stated she would like to look for better options in the future but would agree with reducing Council travel for this time period.

Councilman Willis made a motion to direct staff to move forward with the funding of PDRTA as described by the City Manager and to look at additional funding alternatives. Councilman Hill seconded the motion.

Voting aye were Mayor Wukela, Mayor Pro tem Brand, Councilman Hill, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Willis.

Voting nay was Councilman Robinson.

FUNDING FOR THE MEDICAL FACILITY

Mr. Griffin stated the second item for discussion is the funding for the medical facility associated with Francis Marion University. The City has received a request to fund \$3 million toward a \$15 million third and fourth year medical facility to be located in the downtown area.

Two options were considered. The first was a tax increase. However, an operational tax increase is limited by state law to 1.1 mills. It was determined that the only other option to consider is the concept of a rollback of the local option sales tax proceeds. Mr. Jim Peterson, City Attorney has reviewed this option and discussed it with others and it has been determined to be legal and possible.

The rollback was implemented approximately 20 years ago. Mr. Peterson explained the history of when the ordinance was adopted to provide tax rollback with the LOST. The city is proposing to cut the property tax credit from 100% to 85%. State law requires 71% of the proceeds to be applied to the rollback. Mr. Peterson is of the opinion there is no legal impediment to the City taking this action. This would have to be decided by City Council and if Council decides to take this action, it is required that it be done by ordinance. The state statutes give this council the authority to change the percentage as long as the minimum requirements are met, which is a 71% credit. As long as the City is over that amount of credit, the state statute gives Council the authority to change it.

If Council takes action to adjust the rollback, \$1 million over the next three years will be committed to the medical facility. Beginning with the fourth year, \$1 million will be committed to neighborhood redevelopment for the next three years.

Councilman Robinson stated he does not feel the LOST rollback should be adjusted to help with the funding of a medical facility for the local hospitals. He added that lowering the rollback is the equivalent to a tax increase.

Councilwoman Williams-Blake made a motion to proceed with the rollback of the LOST proceeds as described by Mr. Griffin. The first three years \$1 million per year will be allocated for the construction of the medical facility and the next three years \$1 million a year will be allocated for the neighborhood revitalization efforts as developed by Councilwoman Ervin's committee.

Councilman Robinson stated that the LOST was sold on the promise that City Council would give 100% credit and feels what would be right and fair for the citizens of Florence is to hold another referendum to give the citizens a chance to make that decision. Councilman Robinson offered this as a substitute motion. This motion failed for lack of a second.

Voting yes to the principal motion were Mayor Wukela, Mayor Pro tem Brand, Councilman Hill, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Willis.

Voting nay was Councilman Robinson.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MAY 22, 2013 – PAGE 3**

A FUNDING COMMITMENT IN SUPPORT OF NEIGHBORHOOD REDEVELOPMENT

Mr. Griffin stated this was a request by Councilman Robinson for staff to come up with a capital neighborhood related project that the City would bond the full allocations of the city's GO indebtedness to neighborhood redevelopment. That would generate approximately \$8.4 million and the effective millage change would be about 6.4 mills. There is one caveat to that, prior to engaging in that debt you have to have an instrument to borrow against, meaning you need to have a project so that you can calculate the debt associated with that project. So to some degree the neighborhood development process has to take place to create the instrument to borrow. As just discussed, \$3 million has been committed through the rollback and that would be another avenue to look at when the project is developed. Councilman Robinson wanted to have some discussion on a mechanism to move forward if a good neighborhood redevelopment project came forward.

Councilman Robinson stated that a major part of the neighborhoods are being neglected and waiting three years will only further their deterioration. In the last 4 ½ years nothing has been built within the CDBG area. Councilman Robinson stated he would like to see a plan for the growth of the neighborhoods.

Councilwoman Ervin stated that one of things that has been acknowledged is that a downtown will not develop as fast, or it will hit a glass ceiling quicker, if the community surrounding it is not developed. Councilwoman Ervin added that she sees the concept with the funding for the 3rd and 4th year medical facility but does not like having the community wait three years. Her concern is there is so much decline of the neighborhoods that has already taken place that waiting three years will only further the decline. The Neighborhood Community Committee of Council needs to look at what can be done now to help revitalize the community. Councilwoman Ervin agrees that the downtown needs to be redeveloped but the communities need to be done at the same time. One cannot be put off for the other.

Mr. Drew Griffin stated that once the funds have been identified then a plan of action can be established based upon the availability of those funds. Mr. Griffin has spoken with the Finance Director to look at a way to move forward a little faster without risk. As CDBG funds have fallen off the City has been less able to do the things that used to be done.

Councilwoman Williams-Blake added that 20 years ago things were very different in the City of Florence. The City was different, the community was different, and the Council was different and now some tough decisions have to be made to keep up with that. In order to keep the City's young people and young educated professionals in Florence, you have to provide good neighborhoods, vibrant downtowns, good health care, good medical facilities and everything that is needed to have a good quality of life.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Mayor Pro tem Brand seconded the motion, which carried unanimously.

The meeting was adjourned at 5:20 p.m.

Dated this 8th day of July, 2013.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 10, 2013 - 1:00 P.M.
CITY-COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Frank J. Brand; Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; Councilman Ed Robinson; Councilwoman Octavia Williams-Blake and Councilman Glynn F. Willis.

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

Notice of the date, time and location of the meeting was provided to the media and those individuals requesting copies of the City Council agenda.

Mr. John Sweeney of the Morning News was present for the meeting.

INVOCATION

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

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the May 3, 2013 Budget Worksession and the May 13, 2013 Regular Meeting. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Mayor Wukela presented a Certificate of Recognition to the following employees:

Kevin Crawford – 15 years
Vincent Matthews – 15 years

SPECIAL RECOGNITIONS

Councilman Willis recognized four members of Boy Scout Troup 477 who were attending the Council meeting as part of a requirement to earn their Citizen in the Community Merit badge.

Councilman Hill recognized Mr. John Jebaily of the Parks Commission. Mr. Jebaily invited the members of City Council to join the members of the Parks Commission for a tour of all of the City parks on July 15th at 9:00 a.m.

ORDINANCES IN POSITION

BILL NO. 2013-11 – SECOND READING

AN ORDINANCE TO REZONE TAX MAP NUMBER 00180-01-010, FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT AND RU-1, RURAL COMMUNITY DISTRICT TO R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT.

An Ordinance to rezone Tax Map Number 00180-01-010, from R-1, Single-Family Residential District and RU-1, Rural Community District to R-3, Single-Family Residential District was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2013-11 on second reading. Councilman Willis seconded the motion, which carried unanimously.

BILL NO. 2013-12 – 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, 2013, AND ENDING JUNE 30, 2014.

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2013, and ending June 30, 2014 was adopted on second reading.

Councilman Brand made a motion to adopt Bill No. 2013-12 on second reading. Councilman Willis seconded the motion.

Councilman Robinson expressed his concerns with the proposed \$25 monthly charge that employees will begin paying for health care in July. Councilman Robinson feels this charge should be pro-rated based on each employee's salary and asked if this had been considered. The City Manager responded that it is currently a \$25 monthly charge per employee. Because it will be deducted before tax, it will be approximately \$9 per pay period.

Councilman Robinson made an amendment to the motion to defer second reading on Bill No. 2013-12 and to schedule another worksession to discuss the budget further.

The motion failed for lack of a second.

Councilwoman Ervin stated for future planning, she would like to see consideration given to the amount charged to employees for health care be based on individual salaries.

Voting aye were Mayor Wukela, Mayor Pro tem Brand, Councilman Hill, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Willis.

Voting nay was Councilman Robinson.

INTRODUCTION OF ORDINANCES

BILL NO. 2013-13 – FIRST READING

AN ORDINANCE TO REGULATE BUSINESSES BY ENACTING A NEW CHAPTER IN THE CITY OF FLORENCE CODE OF ORDINANCES TO ESTABLISH PROVISIONS AND REQUIREMENTS FOR THE SCREENING OF CRIMINAL RECORDS BY CERTAIN EMPLOYERS WITHIN THE CITY OF FLORENCE.

An Ordinance to regulate businesses by enacting a new chapter in the City of Florence Code of Ordinances to establish provisions and requirements for the screening of criminal records by certain employers within the City of Florence failed.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 10, 2013 – PAGE 3**

Councilman Robinson made a motion to pass Bill No. 2013-13 on first reading. There was no second to the motion.

The proposed Ordinance failed for lack of a second.

BILL NO. 2013-14 – FIRST READING

AN ORDINANCE TO ANNEX TAX MAP NUMBER 17518-01-001 AND ZONE SAME PROPERTY TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT.

An Ordinance to annex Tax Map Number 17518-01-001 and zone same property R-4, Multi Family Residential District was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this is a request to annex Tax Map Number 17518-01-001, into the City of Florence and zone it R-4, Multi-Family Residential District. The request is being made by the property owner, Bonita Glover.

A public hearing for zoning was held at the May 14, 2013 Planning Commission meeting. City water and sewer services are currently available and there is no cost to extend utility services.

Planning Commission members voted 8-0 to recommend the zoning request of R-4, Multi-Family Residential District.

Councilman Willis made a motion to pass Bill No. 2013-14 on first reading. Councilman Hill seconded the motion, which carried unanimously.

BILL NO. 2013-15 – FIRST READING

AN ORDINANCE TO AMEND ORDINANCE 94-03 TO PROVIDE FOR AN ADJUSTMENT OF THE PORTION OF THE LOCAL OPTION SALES TAX COLLECTED TO BE USED AS A CREDIT AGAINST THE PROPERTY TAX.

An Ordinance to amend Ordinance 94-03 to provide for an adjustment of the portion of the local option sales tax collected to be used as a credit against the property tax was passed on first reading.

Mayor Wukela stated this proposed Ordinance was discussed at length in the last meeting of City Council. If adopted, this Ordinance would roll back the Local Option Sales Tax (LOST) credit from 100% to 85% in order to provide \$1 million a year for three years for the construction of a facility for the 3rd and 4th year medical clinic program at Francis Marion University, which is associated with the University of South Carolina Medical School, McLeod Hospital and Carolinas Hospital that will be located in the downtown area. The second provision is for continuation of \$1 million a year for the next three years to aid in neighborhood redevelopment in the downtown area.

Mr. Murray Jordan spoke in opposition to Bill No. 2013-15. Mr. Jordan feels if this proposed Ordinance is adopted it will violate the 1994 referendum that provided for 100% of the LOST revenues collected to be used as a credit against the property tax.

Mrs. Betty Shelley asked for clarification regarding the funding for neighborhood redevelopment.

Mayor Wukela responded that for the first three years the LOST proceeds of \$1 million per year will be committed to the 3rd and 4th year medical facility project. Beginning in the 4th year and continuing for a total of 3 years, \$1 million will be committed to the redevelopment of the neighborhoods. Also, there is \$300,000 in the current budget that is available for funding neighborhood projects that can be used as soon as projects are identified.

Mrs. Shelley expressed concerns with having to wait for four years and the small amount of funding that is readily available for improvements to neighborhoods. She asked that the neighborhoods not be excluded in this process.

Mayor Pro tem Brand made a motion to pass Bill No. 2013-15 on first reading. Councilwoman Williams-Blake seconded the motion.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 10, 2013 – PAGE 4**

Councilman Robinson feels that the citizens were promised that the LOST roll back would be 100% and does not think it should be lowered.

Councilman Robinson made a motion to defer Bill No. 2013-15 in order to have further discussions at community meetings. The motion failed for lack of a second.

Councilman Willis spoke in favor of the medical facility and the opportunity it provides for the City of Florence.

Voting aye were Mayor Wukela, Mayor Pro tem Brand, Councilman Hill, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Willis.

Voting nay was Councilman Robinson.

BILL NO. 2013-16 – FIRST READING

AN ORDINANCE TO DESIGNATE 147 WEST EVANS STREET AS A LOCAL HISTORIC RESOURCE.

An Ordinance to designate 147 West Evans Street as a local historic resource was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that on January 11, 2012 the Design Review Board held a public hearing on properties within the H-1, Historic Overlay District. Board members voted 8-0 to recommend to City Council that each property in the H-1 Overlay District be designated as a local historic resource.

City Council adopted the H-1, Florence Historic Overlay District in 2005. The purpose of the Overlay is “to respect and build on the historic character of downtown Florence and to establish the parameters for pursuit of National Register Historic District designation.”

In January 2011, City Council adopted a Historic Preservation Ordinance in accordance with the Certified Local Government process. The Ordinance was later amended to establish the Design Review Board as the Board of Historical Review.

The Design Review Board, in compliance with the Historic Preservation Ordinance, conducted a review of all the buildings in the H-1 Overlay District and recommended that each of those buildings be designated as a local historic resource. What that enables staff to do is, once a building owner decides to redevelop or renovate their building, they can petition to bring that to Council and have that designated as a local historic local resource. This enables the local building official to consider those construction plans under Chapter 34 of the building code which gives them some flexibility as to how they interpret the code and frees up the renovations of those buildings from certain code regulations that would cost more money for the renovation.

Mr. Lookadoo stated there are two buildings before Council today in two separate cases. The first is 147 West Evans Street, the former City Grill. This building has been before the Design Review Board for plans for renovation and as those are carried out they would like it designated as a local historic resource.

Mayor Pro tem Brand made a motion to pass Bill No. 2013-16 on first reading. Councilman Willis seconded the motion.

Councilman Robinson stated that he was concerned about the lack of diversity in downtown.

Councilman Robinson made a motion to defer Bill No. 2013-16 and to have discussions on means and ways to bring more diversity to downtown. (No vote was taken on this motion.)

The vote on the principle motion was unanimous.

BILL NO. 2013-17 – FIRST READING

AN ORDINANCE TO DESIGNATE 150 NORTH DARGAN STREET AS A LOCAL HISTORIC RESOURCE.

An Ordinance to designate 150 North Dargan Street as a local historic resource was passed on first reading.

Mr. Phillip Lookadoo, Director of Planning, Research and Development stated this request was very similar to Bill No. 2013-16. This is also part of the original review by the Design Review Board and recommendation to City Council. The property is located at 150 North Dargan Street. The new Downtown Business Incubator will be located in this building and is expected to be completed in August, 2013.

Councilman Willis made a motion to pass Bill No. 2013-17 on first reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Councilman Robinson expressed his concerns with the location of the business incubator. He feels this location will not be conducive to creating new successful businesses.

Councilman Robinson stated that the direction of the growth of downtown is not being administered fairly. He feels that African Americans and the poor are being disenfranchised in the redevelopment of downtown.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2013-14

A RESOLUTION WHICH REPLACES RESOLUTION NO. 2013-13 TO AMEND THE COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET FOR FISCAL YEAR 2013-2014.

A Resolution which replaces Resolution No. 2013-13 to amend the Community Development Block Grant budget for fiscal year 2013-2014 was adopted by Council.

Mr. Scotty Davis, Director of General Services reported that recently City Council passed an estimated budget of \$200,000 for CDBG. Last week the City was notified that the budget will actually be \$266,626. The additional \$66,626 will be used to clear vacant lots and abandoned houses. The remainder of the budget would remain the same.

Councilwoman Williams-Blake made a motion to adopt Resolution No. 2013-14. Councilman Hill seconded the motion, which passed unanimously.

REPORTS TO COUNCIL

A REQUEST FROM WEED AND SEED SAFE HAVEN TO AMEND THE WEED AND SEED BUDGET BY TRANSFERRING APPROXIMATELY \$2,000 FROM THE UTILITIES LINE TO THE PROGRAMMING LINE ITEM.

Mr. Drew Griffin, City Manager reported that the Weed and Seed program has determined they will not expend all of their funds allocated for the Utilities and Rent line item. They have had additional expenses in the Programming line item totaling approximately \$2,000. A request has been received to move \$2,350 from the Rent and Utilities line item to the Programming line item. Because City Council was very specific when the funds were granted to the Weed and Seed about a year ago, Council would need to approve any revision of the budget.

Councilwoman Williams-Blake made a motion to approve the request. Councilwoman Ervin seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 10, 2013 – PAGE 6**

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session for the purpose of discussing economic development matters. There was no objection to entering into Executive Session.

Council entered into Executive Session at 2:05 p.m.

Mayor Wukela reconvened the regular meeting at 3:27 p.m.

Mayor Wukela stated that Council discussed an economic development matter in Executive Session. The City of Florence owns the property located at 117 West Evans Street that also fronts on North Dargan Street known as the Kress Building.

Councilman Willis made a motion for the City to maintain the ownership of the Kress Building, in status quo, and not convey it to any party for a period of at least 60 days for the purpose of receiving proposals from any interested developers as to the development of that property. Councilwoman Ervin seconded the motion, which carried unanimously.

ADJOURN

Mayor Pro tem Brand made a motion to adjourn the meeting. There was no objection.

The meeting was adjourned at 3:30 p.m.

Dated this 8th day of July, 2013.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

CITY OF FLORENCE COUNCIL MEETING

DATE: June 10, 2013

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex Tax Map Number 17518-01-001, into the City of Florence and zone to R-4, Multi-Family Residential District. The request is being made by the property owner, Bonita Glover.

II. POINTS TO CONSIDER:


- (1) Request is being considered for first reading.
- (2) City water and sewer services are currently available; there is no cost to extend utility services.
- (3) A Public Hearing for zoning was held at the May 14, 2013 Planning Commission meeting. No one was present to voice concerns or support the request.
- (4) Planning Commission members voted 8-0 to recommend the zoning request of R-4, Multi-Family Residential District.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-4, Multi-Family Residential District.


III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) No previous action has been taken by City Council on this request.

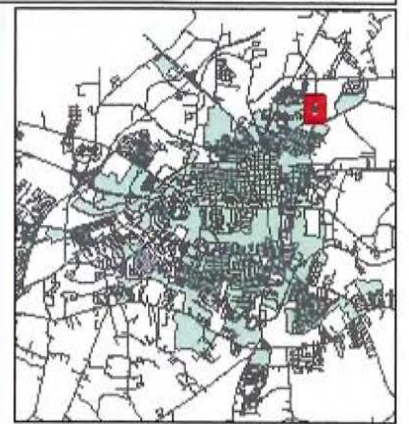
IV. ATTACHMENTS:

- (1) Ordinance and map showing the location of the property.


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


Andrew H. Griffin
City Manager

Annexation Request Location Map



Legend

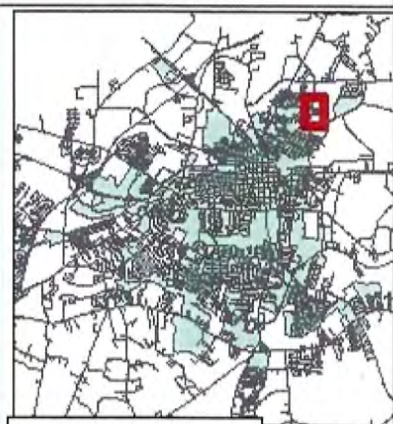
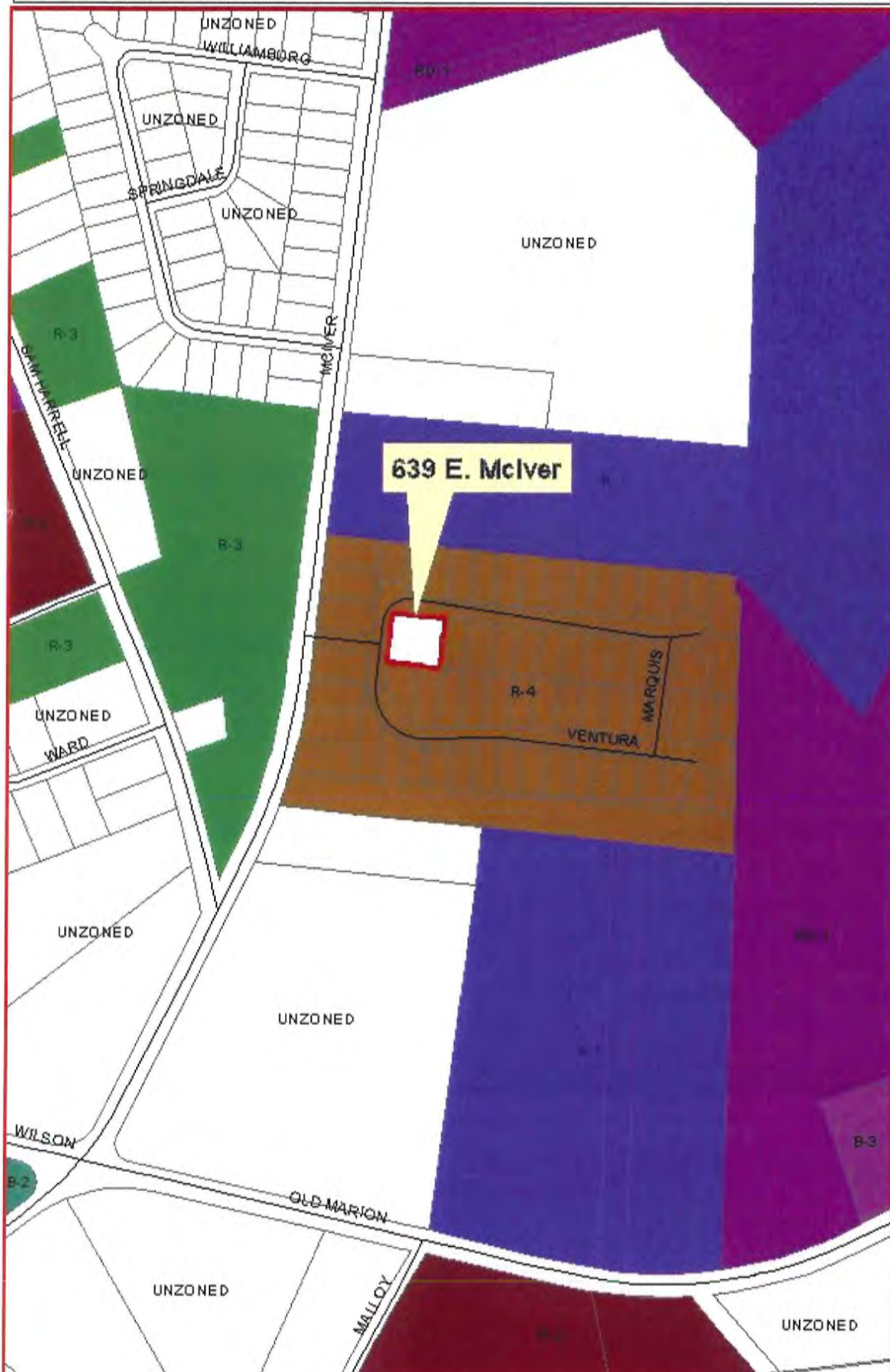
- Road Segment
- ▭ Parcels
- ▭ Planning, DBO, City Limits



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Current Zoning

TMN: 17518-01-001



Legend

- Road Segment
- Parcels

Zoning

ZONE CODE

- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- PD
- R-1
- R-2
- R-3
- R-3A
- R-4
- R-5
- RU-1
- RU-2



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ORDINANCE NO. 2013 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY BONITA GLOVER.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on May 14, 2013 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Bonita Glover, owner of TMN 17518-01-001 was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-4, Multi-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 17518, block 01, parcel 001. (0.81 Acres)

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

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 and annexing the aforesaid properties to R-4, Multi-Family Residential District and incorporating them into the City Limits of the City of Florence
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 _____, 2013

Ordinance No. 2013 - _____
Page 2 – June, 2013 _____

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 10, 2013
AGENDA ITEM: Ordinance -- First Reading
DEPARTMENT: City Council/Finance/City Manager

ISSUE UNDER CONSIDERATION: An Ordinance to amend ordinance 94-03 to provide for the adjustment of the portion of the local option sales tax collected used as a credit against the property tax.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. On January 10, 1994, City Council passed an Ordinance providing a credit of 100% of the LOST revenues for property tax relief to the citizens of the City of Florence.
2. Recently the City received a request from a group led by Francis Marion University for a commitment from the City amounting to \$3,000,000 to be used to acquire property and to assist in the construction of a third and fourth year medical school in the downtown area of Florence.
3. In addition, the City identified a critical need to invest and create a plan for the redevelopment of neighborhoods within the City that are either struggling and/or blighted. This neighborhood redevelopment strategy shall be a model that can be applied to all neighborhoods within the City.
4. In a budget work session, City Council expressed a desire to fund both projects and determined that the best funding mechanism available to the City for these two projects is an adjustment to the local option sales tax credit program.

POINTS TO CONSIDER:

1. The City shall use the funds for the exclusive purposes described below:
 - a. For the first three years said revenues will be utilized to raise the amount of \$3,000,000 for the purpose of providing incentive funding to encourage and facilitate the location of a third and fourth year medical school facility in the downtown area.
 - b. For the next three years said revenues will be utilized to fund neighborhood redevelopment principally within struggling or blighted neighborhoods within the City.
2. The City shall at the end of the six year period specifically address the future use of the funds derived from the County/Municipality Revenue Fund.

STAFF RECOMMENDATION: Staff supports the projects as proposed as being in the best interest of the City of Florence.

ATTACHMENT: Copy of the Ordinance to amend Ordinance 94-03.


Andrew H. Griffin
City Manager

ORDINANCE NO. 2013-____

AN ORDINANCE TO AMEND ORDINANCE 94-03 TO PROVIDE FOR THE ADJUSTMENT OF THE PORTION OF THE LOCAL OPTION SALES TAX COLLECTED USED TO AS A CREDIT AGAINST THE PROPERTY TAX.

WHEREAS, the Florence City Council is elected by the citizens of Florence to provide those services which are necessary and required in order to facilitate the general well-being of its citizens and to raise the revenues necessary to fund those services;

WHEREAS, City Council has identified two critical need activities in need of funding which it believes will be in the best interest of the citizens of Florence and of the city as a whole;

WHEREAS, the first such identified activity involves a request recently received from a group led by Francis Marion University for a commitment from the city of an incentive amounting to \$3,000,000.00 to be used to acquire property needed for the purpose of encouraging and facilitating the location of a third and fourth year medical school facility in the area of downtown Florence, and city council is convinced that such an investment by the city in this important project is in the best interest of the citizens of Florence and the city as a whole;

WHEREAS, the second such identified activity involves the establishment of and action upon a plan for the redevelopment of neighborhoods within the city that are struggling and/or blighted;

WHEREAS, the local option sales tax (LOST) was created by the State of South Carolina with the passage of §4-10-10, *et seq* of the South Carolina Code of Laws, and the purpose of this tax was to provide for property tax relief to citizens of the state, and the

state law requires that at least 71% of the revenues raised by local option sales tax be utilized to credit or offset the property taxes owed by the citizens;

WHEREAS, the City of Florence, after the passage of a countywide referendum in November, 1993, adopted the local option sales tax through the passage of Ordinance 94-03 on January 10, 1994, and in that Ordinance the city provided for a credit of 100% of the LOST revenue for property tax relief to the citizens of the City of Florence;

WHEREAS, Florence City Council, after carefully studying all possible sources of revenue to cover the cost of the projects described above, finds and concludes that the best mechanism available to the city is an adjustment to the local option sales tax credit program which will generate the revenue needed while not increasing the millage;

WHEREAS, the City of Florence receives the moneys raised by the Local Option Sales Tax from the office of the State Treasurer and those moneys are delivered to the City in two funds, one called the Property Tax Credit Fund which represents the revenues required by State law to be credited against property taxes, and one called the County/Municipal Revenue Fund which represents the revenues which, by State law, are available for use by the City;

WHEREAS, Florence City Council has determined that it can raise the revenue needed for the projects described above by adjusting the credit under the local option sales tax credit program in order to make 50% of the County/Municipal Revenue Fund available for the needed funding while continuing to provide credit against property taxes for the remaining 50% of the County/Municipal Revenue Fund thereby continuing to provide credit against property taxes which far exceeds the property tax credit required by state law;

WHEREAS, the city hereby finds that the use of this mechanism provides the best and most efficient manner for providing the revenues needed for the projects described above.

NOW, THEREFORE, be it ordained by the City Council of the City of Florence, in meeting duly assembled and by the authority thereof, that Ordinance No. 94-03 be, and the same is hereby, amended to read in its entirety as follows:

(1) That the entirety of the Property Tax Credit Fund and fifty (50%) percent of the County/Municipality Revenue Fund delivered to the City of Florence by the South Carolina State Treasurer's office from revenues generated by the Local Option Sales Tax shall continue to be utilized as a tax credit against City ad valorem property taxes.

(2) That the remaining fifty (50%) percent of the County/Municipality Revenue Fund delivered to the City of Florence by the South Carolina State Treasurer's office from revenues generated by the Local Option Sales Tax shall be utilized by the City to raise funds for the exclusive purposes described as follows:

(a) For the first three (3) years, said revenues will be utilized to raise the amount of \$3,000,000.00 for the sole purpose of providing City incentive funding to encourage and facilitate the location of a third and fourth year medical school facility in the area of downtown Florence, said project to be accomplished in cooperation with Francis Marion University.

(b) For the next three (3) years, said revenues will be utilized for neighborhood redevelopment through projects and activities approved by the City for the purpose of encouraging and supporting

redevelopment of struggling or blighted neighborhoods within the City.

- (c) Upon receiving and utilizing the funding described above for a period of six (6) years, City Council shall address the future use of the County/Municipality Revenue Fund delivered to the City of Florence by the South Carolina State Treasurer's office from revenues generated by the Local Option Sales Tax.

3. That 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 _____, 2013.

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: June 10, 2013

AGENDA ITEM: First Reading, Designate 147 W Evans as Local Historic Resource

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Designate 147 West Evans Street as a local historic resource.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 11, 2012, the Design Review Board held public hearing on designating all properties within the H-1, Historic Overlay District. Board members voted 8-0, recommending to Council that each property in the H-1 Overlay be designated as a local historic resource.

III. POINTS TO CONSIDER

1. City Council adopted the H-1, Florence Historic Overlay District in 2005.
2. The purpose of the H-1 Overlay as stated in the City Zoning Ordinance “is to respect and build on the historic character of downtown Florence, and to establish the parameters for pursuit of National Register Historic District designation.”
3. A portion of the H-1 Overlay was listed on the National Register of Historic Places in 2008.
4. In January 2011, City Council adopted an Historic Preservation Ordinance in accordance with the Certified Local Government process.
5. The Ordinance was later amended to establish the Design Review Board as the Board of Historical Review.
6. The Design Review Board has been given the authority to review requests for historic designation within the Florence City limits. The Board must then recommend to Council individual properties and/or entire districts to be designated as local historic resources.
7. The Florence County Building Official has stated that Chapter 34 of the International Building Code may be applied to properties that Council has designated as local historic resources.
8. No additional restrictions would be placed on properties receiving local historic designation; project review for properties in the H-1 Overlay would still be governed by City ordinances and the Design Guidelines.

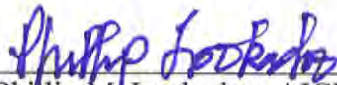
IV. OPTIONS

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



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Drew Griffin
City Manager

**CITY OF FLORENCE URBAN PLANNING & DEVELOPMENT
STAFF REPORT
TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NO: DRB 2012-03	DATE: January 11, 2012
SUBJECT:	Designate properties as historic resource
LOCATION:	H-1, Florence Historic Overlay District
TAX MAP NUMBER:	Multiple (see H-1 Master List attached)
OWNER OF RECORD:	Multiple (see H-1 Master List attached)
APPLICANT:	City of Florence
PROJECT DESCRIPTION:	Designate H-1 District as historic resource
REDEVELOPMENT DISTRICT:	H-1, Florence Historic Overlay District

Background

Downtown Florence has been undergoing a transformation for a few years now. The major impetus guiding revitalization started in 1999 with the *City-Wide Structure Plan*. That Plan evolved into the *Downtown Revitalization Strategy*, which recommended overlay districts and design guidelines for a Downtown Redevelopment District. Per *Strategy* recommendation, City Council adopted design guidelines and overlay districts in 2005. Part of that adoption included creating the H-1, Florence Historic District. By adopting such an overlay district, Council declared its support for the District's historic integrity and authorized restoration that preserves its character. The purpose of the H-1 Overlay, as stated in the City of Florence Zoning Ordinance, is as follows:

The intent of this district is to respect and build on the historic character of downtown Florence, and to establish the parameters for pursuit of National Register Historic District designation.

In addition to Council acknowledging the importance of protecting the historic character of the H-1 Overlay, there are also stakeholders who appreciate the Downtown buildings' historic features, and seek to maintain them during restoration projects. However, an issue of major concern is meeting International Building Code requirements while restoring these buildings. Because many of these structures are 50 plus years old, it could be really difficult to bring some of these structures up to code without major expenses. Therefore, the Florence County Building Official has stated that while renovating buildings within the H-1 District, Chapter 34 of the International Building Code may be applied if Council designates them as local historic resources.

On November 28, 2011, staff mailed sixty-six letters to property owners in the H-1, Historic Overlay District. The letter notified them that the Design Review Board will consider recommending to Council that their property be designated as a local historic resource. Of the sixty-six letters mailed, staff only received a response from one property owner. McLeod Health opposes the designation and does not want any of their properties listed as local historic resources (see letter attached).

Staff Analysis:

By nature of Council adopting the H-1, Florence Historic District in 2005, this boundary is in essence already viewed as historic. However, with the newly adopted Historic Preservation Ordinance, the properties should be officially designated by Council. The Historic Preservation Ordinance states that in order for properties to be designated as historic, the Design Review Board, also serving as the Board of Historical Review, should recommend to Council properties that should be designated.

Based on the Historic Preservation Ordinance, there are specific criteria that the Board should consider when making recommendations. They are:

1. *has significant inherent character, interest, or value as part of the development or heritage of the community, state, or nation; or*
2. *is the site of an event significant in history; or*
3. *is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation; or*
4. *exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation; or*
5. *individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering; or*
6. *is the work of a designer whose work has influenced significantly the development of the community, state or nation; or*
7. *contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or*
8. *is part of or related to a square or other distinctive element of community planning; or*
9. *represents an established and familiar visual feature of the neighborhood or community; or*

10. has yielded, or may be likely to yield, information important in pre-history or history.

If Council had used these criteria when adopting the H-1 District in 2005, Criterion One and Five would have been the ones that would most apply to the buildings in Downtown Florence. In the aforementioned purpose statement, the intent of the District is to build upon its historic character and establish boundaries for a National Register Historic District.

It is also important to note that in July 2008, a portion of the H-1 District was listed in the National Register of Historic Places as Florence Downtown Historic District (see attached boundary map). The State Historic Preservation Office and the National Park Service deemed these properties historically significant because of Downtown Florence's commercial development since the City's founding and examples of commercial architecture dating from 1890 to 1940.

The other issue of importance in designating these properties as historic is the building official may apply Chapter 34 of the 2006 International Building Code, which reads as follows:

The provisions of this code relating to the construction, repair, alteration, addition, restoration, and movement of structures, and changes of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Even though this process seems redundant, these are the necessary steps in order to officially designate properties as historic, and also relieve some of the stress and expense that comes with rehabilitating historic buildings.

H-1 Historic District Master List		TMS	Business Name	Owner	ADD2
101 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	FLORENCE	GA30339
103 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	FLORENCE	GA30339
104 W EVANS ST	90168-02-013	Royal Knight	FLORENCE DOWNTOWN	FLORENCE	SC29503
107 E CHEVES ST	90169-01-001	Mahogany	KEITH JOHN A III &	FLORENCE	SC29501
107 W EVANS ST	90167-02-011	Styles Are Us	FREEMAN LOUISE KUKER	ATLANTA	GA30339
109 N DARGAN ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339
110 N DARGAN ST	90169-01-036	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
110 S COIT ST	90168-01-021	D&L Tax Service	THOMPSON D P SR	FLORENCE	SC29502
110 W EVANS ST	90168-02-013	Furniture Store	FLORENCE DOWNTOWN	FLORENCE	SC29503
111 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339
112 N COIT ST	90168-01-021	AWC Insurance Services	THOMPSON D P SR	FLORENCE	SC29502
112 N DARGAN ST	90169-01-035	Police DOWntown Substatid	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
112 W EVANS ST	90168-02-013	UltraSound Studio	FLORENCE DOWNTOWN	FLORENCE	SC29503
113 S DARGAN ST	90168-02-012	Royal Knight	MCLEOD JAMES C JR ETAL	FLORENCE	SC29501
114 S IRBY ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
114 W EVANS ST	90168-02-013	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503
116 N DARGAN ST	90169-01-034	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
116 S IRBY ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
117 S DARGAN ST	90168-02-011	Vacant	FLORENCE DOWNTOWN DEV	FLORENCE	SC29503
117 W EVANS ST	90167-02-010	Vacant	117 WEST EVANS STREET LLC	ATLANTA	GA30355
118 N DARGAN ST	90169-01-033	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
118 W EVANS ST	90168-02-013	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503
119 N DARGAN ST	90167-02-012	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503
119 S DARGAN ST	90168-02-011	Vacant	FLORENCE DOWNTOWN DEV	FLORENCE	SC29503
121 W EVANS ST	90167-02-009	Lady Kids	PARK SANG IN	FLORENCE	SC29501
122 S IRBY ST	90168-02-028	Mack Arthur Smith	SMITH MACK ARTHUR	FLORENCE	SC29501
122 W EVANS ST	90168-02-014	Vacant	CHO UN HAENG & YUN H	FLORENCE	SC29504
123 S DARGAN ST	90168-02-010	Florence Pharmacy	HUMPHRIES RAYMOND F &	DARLINGTON	SC29532
124 N DARGAN ST	90169-01-032	Vacant	BRENNAN PROPERTIES LLC	COLUMBIA	SC29250
124 W EVANS ST	90168-02-014	Vacant	CHO UN HAENG & YUN H	FLORENCE	SC29504
126 1/2 W EVANS ST	90168-02-015	Upstairs	ROGERS ARDITH P TRUSTEE OF	FLORENCE	SC29501
126 N DARGAN ST	90169-01-031	McCants Lingerie Enterprof	MCCANTS LENA C (LE)	FLORENCE	SC29505

126 W EVANS ST	90168-02-015	Vacant		ROGERS ARDITH P TRUSTEE OF	FLORENCE	SC29501
127 W EVANS ST	90167-02-008	Hair Elegance Beauty Suppl		NOFAL PHILIP A JR ETAL	FLORENCE	SC29503
128 S IRBY ST	90168-02-029	S/W Printing Co.		PEE DEE PRINTING INC	FLORENCE	SC29501
129 S DARGAN ST	90168-02-009	Vacant		FLORENCE DOWNTOWN DEV	FLORENCE	SC29503
130 N DARGAN ST	90169-01-030	Vacant		DAVIS KENNETH ALVIN	FLORENCE	SC29505
130 1/2 S. Irby St.	90168-02-030	unknown		KEESLER PROPERTIES LLC	FLORENCE	SC29501
130 S IRBY ST	90168-02-030	Vintage Vogue		KEESLER PROPERTIES LLC	FLORENCE	SC29501
131 1/2 N DARGAN ST	90167-02-013	Vacant		GREENBERG STUART A &	FLORENCE	SC29501
131 N DARGAN ST	90167-02-010	Vacant		117 WEST EVANS STREET LLC	ATLANTA	GA30355
134 S IRBY ST	90168-02-031	Ella's Boutique		ROGERS FAMILY INVESTMENT	FLORENCE	SC29502
135 N DARGAN ST	90167-02-013	New York High Fashion		GREENBERG STUART A &	FLORENCE	SC29501
135 S DARGAN ST	90168-02-008	Arts Trail Gallery/ Waters B		FLORENCE DOWNTOWN	FLORENCE	SC29503
137 N DARGAN ST	90167-02-014	Vacant		WADDELL TANYA S	FLORENCE	SC29505
138 W EVANS ST	90168-02-016	Vacant		WEST EVANS STREET LLC	FLORENCE	SC29501
140 S IRBY ST	90168-02-032	Vacant		MEADOW LARK FARMS INC	KINGSTREE	SC29556
140 W EVANS ST	90168-02-016	Vacant		WEST EVANS STREET LLC	FLORENCE	SC29501
141 N DARGAN ST	90167-02-032	Vacant		SMALL LOUIS B JR &	FLORENCE	SC29506
142 N DARGAN ST	90170-01-011	Vacant		PATTILLO DONALD K & HAENG U	FLORENCE	SC29505
142 S IRBY ST	90168-02-033	Vacant		SINGLETARY BERTIE A HEIRS	W JEFFERSON	NC28694
147 W EVANS ST	90167-02-006	City Grill & Sports Bar		OSBORNE ROBERT J JR D/B/A	FLORENCE	SC29501
150 N DARGAN ST	90170-01-010	Vacant		DAVIS KENNETH ALVIN	FLORENCE	SC29505
150 S DARGAN ST	90169-01-020	Alchemy		COFFEA ENTERPRISES LLC	FLORENCE	SC29501
150 W EVANS ST	90168-02-018	ANASTOPOULO AKIM		ANASTOPOULO AKIM	N CHARLESTON	SC29418
151 N DARGAN ST	90167-02-015	Accessories Plus		CHOE CHINHO M	COLUMBIA	SC29223
151 W EVANS ST	90167-02-005	Vacant		GLASS GEORGE EDWARD JR &	FLORENCE	SC29501
152 S DARGAN ST	90169-01-020	Vacant		COFFEA ENTERPRISES LLC	FLORENCE	SC29501
154 S. Dargan St.	90169-01-020	Vacant		COFFEA ENTERPRISES LLC	FLORENCE	SC29501
154 W. Evans St.	90168-02-019	Hope Missionary Baptist C		HHE LAND INVESTMENTS LLC	FLORENCE	SC29505
155 N DARGAN ST	90167-02-016	Jo's Discount/Jos. Nofal & B		PATTILLO DON & JO	FLORENCE	SC29505
157 W EVANS ST	90167-02-004	Happy Balance		POSTON PARTNERSHIP	FLORENCE	SC29503
158 N DARGAN ST	90170-01-009	Vacant		WISE BARBARA S	PAMPLICO	SC29583
160 N DARGAN ST	90170-01-008	Salon Envy		CHILDERS EVELYN M ETAL	FLORENCE	SC29501
160 S DARGAN ST	90169-01-021	Vacant		COFFEA ENTERPRISES LLC	FLORENCE	SC29501
163 N DARGAN ST	90167-02-017	Vacant		GREENBERG RUTH B EXECUTRIX	FLORENCE	SC29502

163 W EVANS ST	90167-02-004	Railroad Junction	POSTON PARTNERSHIP	FLORENCE	SC29503
164 N DARGAN ST	90170-01-027	Vacant	LYERLY DOROTHY J &	FLORENCE	SC29505
166 N DARGAN ST	90170-01-007	Vacant	LYERLY LEWIS	FLORENCE	SC29505
166 S DARGAN ST	90169-01-022	Vacant	BROWN ROBERT F & PEGGY J	FLORENCE	SC29501
166 W EVANS ST	90168-02-022	Swole's Barber Shop	A & J ENTERPRISES INC	FLORENCE	SC29501
167 N DARGAN ST	90167-02-018	Vacant	GERMAIN MARSHALL M	DARLINGTON	SC29532
168 S DARGAN ST	90169-01-023	Thai House Restaurant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
169 N DARGAN ST	90167-02-033	Nubian Brothers Barber	WELLS ANTWAN	FLORENCE	SC29506
169 W EVANS ST	90167-02-003	Vacant	AGARD PATRICIA	HILTON HEAD ISLAND	SC29982
170 N DARGAN ST	90170-01-006	Lyerly's Market #1	LYERLY DOROTHY J &	FLORENCE	SC29505
170 W EVANS ST	90168-02-023	Lushaun's Barber & Beauty	BRIGMAN CEDRIC	TIMMONSVILLE	SC29161
172 W EVANS ST	90168-02-024	Glady's Hair Express	ROGERS FAMILY INVESTMENT	FLORENCE	SC29502
174 W EVANS ST	90168-02-025	Vacant	THOMAS GLADYS P	FLORENCE	SC29506
175 N DARGAN ST	90167-02-019	H.J. Fashion & Beauty Salon	JACKSON HAZEL	FLORENCE	SC29501
177 N DARGAN ST	90167-02-020	Vacant	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
177 W EVANS ST	90167-02-030	Hyman Law Firm	BROWN REGINALD C JR ETAL	FLORENCE	SC29501
178 B W EVANS ST	90168-02-026	Upstairs	DOWNTOWN HOLDING GROUP	FLORENCE	SC29502
178 W EVANS ST	90168-02-026	Upstairs	DOWNTOWN HOLDING GROUP	FLORENCE	SC29502
181 N DARGAN ST	90167-02-020	Vacant	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
181 W EVANS ST	90167-02-001	Vacant	JAG OF FLORENCE INC	FLORENCE	SC29501
182 W EVANS ST	90168-02-027	Credit Central Loans	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
184 W EVANS ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
185 N DARGAN ST	90167-02-020	New Beginnings Missionary	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
185 W EVANS ST	90167-02-001	Vacant	JAG OF FLORENCE INC	FLORENCE	SC29501
186 W EVANS ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
188 N DARGAN ST	90170-01-020	Vacant	PATEL NEAL	FLORENCE	SC29501
190 N DARGAN ST	90170-01-020	Vacant	PATEL NEAL	FLORENCE	SC29501
190 W EVANS ST	90168-02-027	Quick Credit Loans	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
200 W EVANS ST	90168-01-008	Florence Trust Company Bu	COMMUNITY PROPERTIES INC	FLORENCE	SC29503
201 W EVANS ST	90167-01-007	Dusenbury, Snow, & McGe	HYMAN MELVIN A	EFFINGHAM	SC29541
206 N DARGAN ST	90170-04-016	Vacant	MCLEOD REGIONAL MEDICAL CT	FLORENCE	SC29501
210 N DARGAN ST	90170-04-024	Vacant	THOMPSON WILLIAM SR	FLORENCE	SC29506
210 W EVANS ST	90168-01-009	Vacant	COSTAS PAULINE P (LE)	FLORENCE	SC29501
212 N DARGAN ST	90170-04-024	Thompson's Master Hair Ca	THOMPSON WILLIAM SR	FLORENCE	SC29506

218 N DARGAN ST	90170-04-015	Thompson's Barber College	THOMPSON WILLIAM L	FLORENCE	SC29506
218 W EVANS ST	90168-01-007	City of Florence Urban Plan	THE CITY OF FLORENCE	FLORENCE	SC29501
227 W EVANS ST	90167-01-006	Corbin Law Firm	CORBIN DARYL J	FLORENCE	SC29503
229 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
231 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
234 W EVANS ST	90168-01-013	Top Hat Special Teas	GREGG ANNA MILLER	FLORENCE	SC29501
236 W EVANS ST	90168-01-014	Open Door Baptist Church	GREGG ANNA MILLER	FLORENCE	SC29501
237 N DARGAN ST	90086-03-005	Basic Styling Salon	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
237 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
239 N DARGAN ST	90086-03-005	Thompson Barber Shop	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
240 W EVANS ST	90168-01-015	Dr. S.O. Russell, III Optome	RUSSELL CLAIRE M	FLORENCE	SC29501
244 W EVANS ST	90168-01-016	Russell EyeCare	RUSSELL CLAIRE M	FLORENCE	SC29501
246 W EVANS ST	90168-01-016	Vacant	RUSSELL CLAIRE M	FLORENCE	SC29501
248 W EVANS ST	90168-01-017	Vacant/ Evans St front	WILLCOX,MCLEOD,BUYCK &	FLORENCE	SC29503
248 W EVANS ST	90168-01-019	Willcox Law Firm	WILLCOX,MCLEOD,BUYCK &	FLORENCE	SC29503
251 W EVANS ST	90167-01-005	Vacant	CORBIN DARYL J	FLORENCE	SC29501
253 N DARGAN ST	90086-03-005	Rebirth Ministry	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
255 N DARGAN ST	90086-03-005	Rebirth Ministry	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
258 W EVANS ST	90168-01-019	Vacant	WILLCOX,MCLEOD,BUYCK &	FLORENCE	SC29503
259 N DARGAN ST	90086-03-005	De'Core Beauty & Braids	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
261 N DARGAN ST	90086-03-005	Vacant	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
263 N DARGAN ST	90086-03-005	Fashion Unlimited Stylist &	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
265 W EVANS ST	90167-01-004	Anderson Law Firm, P.A.	ANDERSON HENRY M JR	FLORENCE	SC29501
268 W EVANS ST	90168-01-002	Vacant	WILLCOX,MCLEOD,BUYCK &	FLORENCE	SC29503
273 W EVANS ST	90167-01-003	Highway Chapel International	FINKLEA GARY I	FLORENCE	SC29502
279 W EVANS ST	90167-01-003	Time Finance Loans	FINKLEA GARY I	FLORENCE	SC29502
283 W EVANS ST	90167-01-002	Vacant	JEBAILY RONALD J & GEORGE D	FLORENCE	SC29503
284 W EVANS ST	90168-01-021	Brenda's African Braids	THOMPSON D P SR	FLORENCE	SC29502
286 W EVANS ST	90168-01-021	The Patriot Barber Shop	THOMPSON D P SR	FLORENCE	SC29502
288 W EVANS ST	90168-01-021	Eston Wells Insurance Agent	THOMPSON D P SR	FLORENCE	SC29502
290 W EVANS ST	90168-01-021	Vacant	THOMPSON D P SR	FLORENCE	SC29502
291 W EVANS ST	90167-01-001	Jebaily Law Firm	JEBAILY GEORGE D	FLORENCE	SC29503
292 W EVANS ST	90168-01-021	B&G Enterprises	THOMPSON D P SR	FLORENCE	SC29502

McLeod Health

The Choice for Medical Excellence

December 12, 2011

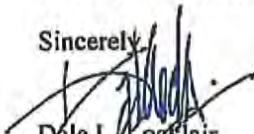
Ms. Kendra Cobbs, Planner II
City of Florence
Department of Urban Planning and Development
City-County Complex MSC-LL
180 N. Irby Street
Florence, SC 29501-3456

Dear Ms. Cobbs,

Thank you for taking time to speak with me concerning your letter dated November 28th regarding the Design Review Board designating McLeod property as a local historic resource.

As you know, McLeod has been a staunch supporter of improving our local downtown environment and appearance; however, after careful consideration and discussion, we have decided that we do not desire to receive the designation of local historic resource for any McLeod property and therefore request not to be designated or request a waiver to this designation.

Sincerely,



Dale L. Logklair
McLeod Health
Vice President
Procurement & Construction

cc: Mr. Robert L. Colones
Mr. Boone Aiken

dlb/DL

ORDINANCE NO. 2013-_____

AN ORDINANCE TO DESIGNATE 147 WEST EVANS STREET AS A LOCAL HISTORIC RESOURCE:

WHEREAS, a Public Hearing on properties within the H-1, Historic Overlay District was held in Room 603 of the City-County Complex before the City of Florence Design Review Board, and notice of said hearing was duly given;

WHEREAS, the Board has been given the authority to review requests within the Florence City limits for historic designation;

WHEREAS, the Board must then recommend to Council individual properties and/or entire districts to be designated as local historic resources;

WHEREAS, properties recommended for inclusion on the local list of historic resources are being brought before City Council for designation at the property owner's request:

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.
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 _____, 2013

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: June 10, 2013

AGENDA ITEM: First Reading, Designate 150 N Dargan as Local Historic Resource

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Designate 150 North Dargan Street as a local historic resource.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 11, 2012, the Design Review Board held public hearing on properties within the H-1, Historic Overlay District. Board members voted 8-0, recommending to Council that each property in the H-1 Overlay be designated as a local historic resource.

III. POINTS TO CONSIDER

1. City Council adopted the H-1, Florence Historic Overlay District in 2005.
2. The purpose of the H-1 Overlay as stated in the City Zoning Ordinance “is to respect and build on the historic character of downtown Florence, and to establish the parameters for pursuit of National Register Historic District designation.”
3. A portion of the H-1 Overlay was listed on the National Register of Historic Places in 2008.
4. In January 2011, City Council adopted an Historic Preservation Ordinance in accordance with the Certified Local Government process.
5. The Ordinance was later amended to establish the Design Review Board as the Board of Historical Review.
6. The Design Review Board has been given the authority to review requests for historic designation within the Florence City limits. The Board must then recommend to Council individual properties and/or entire districts to be designated as local historic resources.
7. The Florence County Building Official has stated that Chapter 34 of the International Building Code may be applied to properties that Council has designated as local historic resources.
8. No additional restrictions would be placed on properties receiving local historic designation; project review for properties in the H-1 Overlay would still be governed by City ordinances and the Design Guidelines.

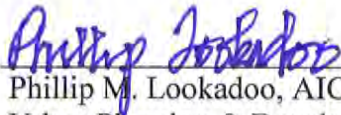
IV. OPTIONS

City Council may:

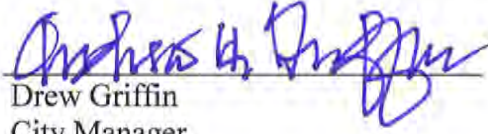
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

IV. ATTACHMENTS

1. Ordinance
2. Staff Report



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Drew Griffin
City Manager

**CITY OF FLORENCE URBAN PLANNING & DEVELOPMENT
STAFF REPORT
TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NO: DRB 2012-03	DATE: January 11, 2012
SUBJECT:	Designate properties as historic resource
LOCATION:	H-1, Florence Historic Overlay District
TAX MAP NUMBER:	Multiple (see H-1 Master List attached)
OWNER OF RECORD:	Multiple (see H-1 Master List attached)
APPLICANT:	City of Florence
PROJECT DESCRIPTION:	Designate H-1 District as historic resource
REDEVELOPMENT DISTRICT:	H-1, Florence Historic Overlay District

Background

Downtown Florence has been undergoing a transformation for a few years now. The major impetus guiding revitalization started in 1999 with the *City-Wide Structure Plan*. That Plan evolved into the *Downtown Revitalization Strategy*, which recommended overlay districts and design guidelines for a Downtown Redevelopment District. Per *Strategy* recommendation, City Council adopted design guidelines and overlay districts in 2005. Part of that adoption included creating the H-1, Florence Historic District. By adopting such an overlay district, Council declared its support for the District's historic integrity and authorized restoration that preserves its character. The purpose of the H-1 Overlay, as stated in the City of Florence Zoning Ordinance, is as follows:

The intent of this district is to respect and build on the historic character of downtown Florence, and to establish the parameters for pursuit of National Register Historic District designation.

In addition to Council acknowledging the importance of protecting the historic character of the H-1 Overlay, there are also stakeholders who appreciate the Downtown buildings' historic features, and seek to maintain them during restoration projects. However, an issue of major concern is meeting International Building Code requirements while restoring these buildings. Because many of these structures are 50 plus years old, it could be really difficult to bring some of these structures up to code without major expenses. Therefore, the Florence County Building Official has stated that while renovating buildings within the H-1 District, Chapter 34 of the International Building Code may be applied if Council designates them as local historic resources.

On November 28, 2011, staff mailed sixty-six letters to property owners in the H-1, Historic Overlay District. The letter notified them that the Design Review Board will consider recommending to Council that their property be designated as a local historic resource. Of the sixty-six letters mailed, staff only received a response from one property owner. McLeod Health opposes the designation and does not want any of their properties listed as local historic resources (see letter attached).

Staff Analysis:

By nature of Council adopting the H-1, Florence Historic District in 2005, this boundary is in essence already viewed as historic. However, with the newly adopted Historic Preservation Ordinance, the properties should be officially designated by Council. The Historic Preservation Ordinance states that in order for properties to be designated as historic, the Design Review Board, also serving as the Board of Historical Review, should recommend to Council properties that should be designated.

Based on the Historic Preservation Ordinance, there are specific criteria that the Board should consider when making recommendations. They are:

1. *has significant inherent character, interest, or value as part of the development or heritage of the community, state, or nation; or*
2. *is the site of an event significant in history; or*
3. *is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation; or*
4. *exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation; or*
5. *individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering; or*
6. *is the work of a designer whose work has influenced significantly the development of the community, state or nation; or*
7. *contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or*
8. *is part of or related to a square or other distinctive element of community planning; or*
9. *represents an established and familiar visual feature of the neighborhood or community; or*

10. has yielded, or may be likely to yield, information important in pre-history or history.

If Council had used these criteria when adopting the H-1 District in 2005, Criterion One and Five would have been the ones that would most apply to the buildings in Downtown Florence. In the aforementioned purpose statement, the intent of the District is to build upon its historic character and establish boundaries for a National Register Historic District.

It is also important to note that in July 2008, a portion of the H-1 District was listed in the National Register of Historic Places as Florence Downtown Historic District (see attached boundary map). The State Historic Preservation Office and the National Park Service deemed these properties historically significant because of Downtown Florence's commercial development since the City's founding and examples of commercial architecture dating from 1890 to 1940.

The other issue of importance in designating these properties as historic is the building official may apply Chapter 34 of the 2006 International Building Code, which reads as follows:

The provisions of this code relating to the construction, repair, alteration, addition, restoration, and movement of structures, and changes of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Even though this process seems redundant, these are the necessary steps in order to officially designate properties as historic, and also relieve some of the stress and expense that comes with rehabilitating historic buildings.

H-1 Historic District Master List						
Address	TMS	Business Name	Owner	ADD2		
101 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339	
103 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339	
104 W EVANS ST	90168-02-013	Royal Knight	FLORENCE DOWNTOWN	FLORENCE	SC29503	
107 E CHEVES ST	90169-01-001	Mahogany	KEITH JOHN A III &	FLORENCE	SC29501	
107 W EVANS ST	90167-02-011	Styles Are Us	FREEMAN LOUISE KUKER	ATLANTA	GA30339	
109 N DARGAN ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339	
110 N DARGAN ST	90169-01-036	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501	
110 S COIT ST	90168-01-021	D&L Tax Service	THOMPSON D P SR	FLORENCE	SC29502	
110 W EVANS ST	90168-02-013	Furniture Store	FLORENCE DOWNTOWN	FLORENCE	SC29503	
111 W EVANS ST	90167-02-011	Vacant	FREEMAN LOUISE KUKER	ATLANTA	GA30339	
112 N COIT ST	90168-01-021	AWC Insurance Services	THOMPSON D P SR	FLORENCE	SC29502	
112 N DARGAN ST	90169-01-035	Police Downtown Substation	COFFEA ENTERPRISES LLC	FLORENCE	SC29501	
112 W EVANS ST	90168-02-013	UltraSound Studio	FLORENCE DOWNTOWN	FLORENCE	SC29503	
113 S DARGAN ST	90168-02-012	Royal Knight	MCLEOD JAMES C JR ETAL	FLORENCE	SC29501	
114 S IRBY ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505	
114 W EVANS ST	90168-02-013	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503	
116 N DARGAN ST	90169-01-034	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501	
116 S IRBY ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505	
117 S DARGAN ST	90168-02-011	Vacant	FLORENCE DOWNTOWN DEV	FLORENCE	SC29503	
117 W EVANS ST	90167-02-010	Vacant	117 WEST EVANS STREET LLC	ATLANTA	GA30355	
118 N DARGAN ST	90169-01-033	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501	
118 W EVANS ST	90168-02-013	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503	
119 N DARGAN ST	90167-02-012	Vacant	FLORENCE DOWNTOWN	FLORENCE	SC29503	
119 S DARGAN ST	90168-02-011	Vacant	FLORENCE DOWNTOWN DEV	FLORENCE	SC29503	
121 W EVANS ST	90167-02-009	Lady Kids	PARK SANG IN	FLORENCE	SC29501	
122 S IRBY ST	90168-02-028	Mack Arthur Smith	SMITH MACK ARTHUR	FLORENCE	SC29501	
122 W EVANS ST	90168-02-014	Vacant	CHO UN HAENG & YUN H	FLORENCE	SC29504	
123 S DARGAN ST	90168-02-010	Florence Pharmacy	HUMPHRIES RAYMOND F &	DARLINGTON	SC29532	
124 N DARGAN ST	90169-01-032	Vacant	BRENNAN PROPERTIES LLC	COLUMBIA	SC29250	
124 W EVANS ST	90168-02-014	Vacant	CHO UN HAENG & YUN H	FLORENCE	SC29504	
126 1/2 W EVANS ST	90168-02-015	Upstairs	ROGERS ARDITH P TRUSTEE OF	FLORENCE	SC29501	
126 N DARGAN ST	90169-01-031	McCants Lingerie Enterpro	MCCANTS LENA C (LE)	FLORENCE	SC29505	

126 W EVANS ST	90168-02-015	Vacant	ROGERS ARDITH P TRUSTEE OF	FLORENCE	SC29501
127 W EVANS ST	90167-02-008	Hair Elegance Beauty Suppl	NOFAL PHILIP A JR ETAL	FLORENCE	SC29503
128 S IRBY ST	90168-02-029	S/W Printing Co.	PEE DEE PRINTING INC	FLORENCE	SC29501
129 S DARGAN ST	90168-02-009	Vacant	FLORENCE DOWNTOWN DEV	FLORENCE	SC29503
130 N DARGAN ST	90169-01-030	Vacant	DAVIS KENNETH ALVIN	FLORENCE	SC29505
130 1/2 S. Irby St.	90168-02-030	unknown	KEESLER PROPERTIES LLC	FLORENCE	SC29501
130 S IRBY ST	90168-02-030	Vintage Vogue	KEESLER PROPERTIES LLC	FLORENCE	SC29501
131 1/2 N DARGAN ST	90167-02-013	Vacant	GREENBERG STUART A &	FLORENCE	SC29501
131 N DARGAN ST	90167-02-010	Vacant	117 WEST EVANS STREET LLC	ATLANTA	GA30355
134 S IRBY ST	90168-02-031	Ella's Boutique	ROGERS FAMILY INVESTMENT	FLORENCE	SC29502
135 N DARGAN ST	90167-02-013	New York High Fashion	GREENBERG STUART A &	FLORENCE	SC29501
135 S DARGAN ST	90168-02-008	Arts Trail Gallery/ Waters B	FLORENCE DOWNTOWN	FLORENCE	SC29503
137 N DARGAN ST	90167-02-014	Vacant	WADDELL TANYA S	FLORENCE	SC29505
138 W EVANS ST	90168-02-016	Vacant	WEST EVANS STREET LLC	FLORENCE	SC29501
140 S IRBY ST	90168-02-032	Vacant	MEADOW LARK FARMS INC	KINGSTREE	SC29556
140 W EVANS ST	90168-02-016	Vacant	WEST EVANS STREET LLC	FLORENCE	SC29501
141 N DARGAN ST	90167-02-032	Vacant	SMALL LOUIS B JR &	FLORENCE	SC29506
142 N DARGAN ST	90170-01-011	Vacant	PATTILLO DONALD K & HAENG U	FLORENCE	SC29505
142 S IRBY ST	90168-02-033	Vacant	SINGLETARY BERTIE A HEIRS	W JEFFERSON	NC28694
147 W EVANS ST	90167-02-006	City Grill & Sports Bar	OSBORNE ROBERT J JR D/B/A	FLORENCE	SC29501
150 N DARGAN ST	90170-01-010	Vacant	DAVIS KENNETH ALVIN	FLORENCE	SC29505
150 S DARGAN ST	90169-01-020	Alchemy	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
150 W EVANS ST	90168-02-018	ANASTOPOULO AKIM	ANASTOPOULO AKIM	N CHARLESTON	SC29418
151 N DARGAN ST	90167-02-015	Accessories Plus	CHOE CHINHO M	COLUMBIA	SC29223
151 W EVANS ST	90167-02-005	Vacant	GLASS GEORGE EDWARD JR &	FLORENCE	SC29501
152 S DARGAN ST	90169-01-020	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
154 S. Dargan St.	90169-01-020	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
154 W. Evans St.	90168-02-019	Hope Missionary Baptist Ch	HHE LAND INVESTMENTS LLC	FLORENCE	SC29505
155 N DARGAN ST	90167-02-016	Jo's Discount/Jos. Nofal & B	PATTILLO DON & JO	FLORENCE	SC29505
157 W EVANS ST	90167-02-004	Happy Balance	POSTON PARTNERSHIP	FLORENCE	SC29503
158 N DARGAN ST	90170-01-009	Vacant	WISE BARBARA S	PAMPLICO	SC29583
160 N DARGAN ST	90170-01-008	Salon Envy	CHILDERS EVELYN M ETAL	FLORENCE	SC29501
160 S DARGAN ST	90169-01-021	Vacant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
163 N DARGAN ST	90167-02-017	Vacant	GREENBERG RUTH B EXECUTRIX	FLORENCE	SC29502

163 W EVANS ST	90167-02-004	Railroad Junction	POSTON PARTNERSHIP	FLORENCE	SC29503
164 N DARGAN ST	90170-01-027	Vacant	LYERLY DOROTHY J &	FLORENCE	SC29505
166 N DARGAN ST	90170-01-007	Vacant	LYERLY LEWIS	FLORENCE	SC29505
166 S DARGAN ST	90169-01-022	Vacant	BROWN ROBERT F & PEGGY J	FLORENCE	SC29501
166 W EVANS ST	90168-02-022	Swole's Barber Shop	A & J ENTERPRISES INC	FLORENCE	SC29501
167 N DARGAN ST	90167-02-018	Vacant	GERMAIN MARSHALL M	DARLINGTON	SC29532
168 S DARGAN ST	90169-01-023	Thai House Restaurant	COFFEA ENTERPRISES LLC	FLORENCE	SC29501
169 N DARGAN ST	90167-02-033	Nubian Brothers Barber	WELLS ANTWAN	FLORENCE	SC29506
169 W EVANS ST	90167-02-003	Vacant	AGARD PATRICIA	HILTON HEAD ISLAND	SC29982
170 N DARGAN ST	90170-01-006	Lyerly's Market #1	LYERLY DOROTHY J &	FLORENCE	SC29505
170 W EVANS ST	90168-02-023	Lushaun's Barber & Beauty	BRIGMAN CEDRIC	TIMMONSVILLE	SC29161
172 W EVANS ST	90168-02-024	Glady's Hair Express	ROGERS FAMILY INVESTMENT	FLORENCE	SC29502
174 W EVANS ST	90168-02-025	Vacant	THOMAS GLADYS P	FLORENCE	SC29506
175 N DARGAN ST	90167-02-019	H.J. Fashion & Beauty Salon	JACKSON HAZEL	FLORENCE	SC29501
177 N DARGAN ST	90167-02-020	Vacant	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
177 W EVANS ST	90167-02-030	Hyman Law Firm	BROWN REGINALD C JR ETAL	FLORENCE	SC29501
178 B W EVANS ST	90168-02-026	Upstairs	DOWNTOWN HOLDING GROUP	FLORENCE	SC29502
178 W EVANS ST	90168-02-026	Upstairs	DOWNTOWN HOLDING GROUP	FLORENCE	SC29502
181 N DARGAN ST	90167-02-020	Vacant	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
181 W EVANS ST	90167-02-001	Vacant	JAG OF FLORENCE INC	FLORENCE	SC29501
182 W EVANS ST	90168-02-027	Credit Central Loans	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
184 W EVANS ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
185 N DARGAN ST	90167-02-020	New Beginnings Missionary	M G L DEVELOPMENT CORP INC	FLORENCE	SC29502
185 W EVANS ST	90167-02-001	Vacant	JAG OF FLORENCE INC	FLORENCE	SC29501
186 W EVANS ST	90168-02-027	Vacant	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
188 N DARGAN ST	90170-01-020	Vacant	PATEL NEAL	FLORENCE	SC29501
190 N DARGAN ST	90170-01-020	Vacant	PATEL NEAL	FLORENCE	SC29501
190 W EVANS ST	90168-02-027	Quick Credit Loans	BLAKELY DONALD ANDREW &	FLORENCE	SC29505
200 W EVANS ST	90168-01-008	Florence Trust Company Bu	COMMUNITY PROPERTIES INC	FLORENCE	SC29503
201 W EVANS ST	90167-01-007	Dusenbury, Snow, & McGe	HYMAN MELVIN A	EFFINGHAM	SC29541
206 N DARGAN ST	90170-04-016	Vacant	MCLEOD REGIONAL MEDICAL CT	FLORENCE	SC29501
210 N DARGAN ST	90170-04-024	Vacant	THOMPSON WILLIAM SR	FLORENCE	SC29506
210 W EVANS ST	90168-01-009	Vacant	COSTAS PAULINE P (LE)	FLORENCE	SC29501
212 N DARGAN ST	90170-04-024	Thompson's Master Hair Ca	THOMPSON WILLIAM SR	FLORENCE	SC29506

218 N DARGAN ST	90170-04-015	Thompson's Barber College	THOMPSON WILLIAM L	FLORENCE	SC29506
218 W EVANS ST	90168-01-007	City of Florence Urban Plan	THE CITY OF FLORENCE	FLORENCE	SC29501
227 W EVANS ST	90167-01-006	Corbin Law Firm	CORBIN DARYL J	FLORENCE	SC29503
229 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
231 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
234 W EVANS ST	90168-01-013	Top Hat Special Teas	GREGG ANNA MILLER	FLORENCE	SC29501
236 W EVANS ST	90168-01-014	Open Door Baptist Church	GREGG ANNA MILLER	FLORENCE	SC29501
237 N DARGAN ST	90086-03-005	Basic Styling Salon	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
237 W EVANS ST	90167-01-006	Vacant	CORBIN DARYL J	FLORENCE	SC29503
239 N DARGAN ST	90086-03-005	Thompson Barber Shop	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
240 W EVANS ST	90168-01-015	Dr. S.O. Russell, III Optome	RUSSELL CLAIRE M	FLORENCE	SC29501
244 W EVANS ST	90168-01-016	Russell EyeCare	RUSSELL CLAIRE M	FLORENCE	SC29501
246 W EVANS ST	90168-01-016	Vacant	RUSSELL CLAIRE M	FLORENCE	SC29501
248 W EVANS ST	90168-01-017	Vacant/ Evans St front	WILLCOX, MCLEOD, BUYCK &	FLORENCE	SC29503
248 W EVANS ST	90168-01-019	Willcox Law Firm	WILLCOX, MCLEOD, BUYCK &	FLORENCE	SC29503
251 W EVANS ST	90167-01-005	Vacant	CORBIN DARYL J	FLORENCE	SC29501
253 N DARGAN ST	90086-03-005	Rebirth Ministry	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
255 N DARGAN ST	90086-03-005	Rebirth Ministry	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
258 W EVANS ST	90168-01-019	Vacant	WILLCOX, MCLEOD, BUYCK &	FLORENCE	SC29503
259 N DARGAN ST	90086-03-005	De'Core Beauty & Braids	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
261 N DARGAN ST	90086-03-005	Vacant	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
263 N DARGAN ST	90086-03-005	Fashion Unlimited Stylist &	TRINITY BAPTIST CHURCH	FLORENCE	SC29501
265 W EVANS ST	90167-01-004	Anderson Law Firm, P.A.	ANDERSON HENRY M JR	FLORENCE	SC29501
268 W EVANS ST	90168-01-002	Vacant	WILLCOX, MCLEOD, BUYCK &	FLORENCE	SC29503
273 W EVANS ST	90167-01-003	Highway Chapel International	FINKLEA GARY I	FLORENCE	SC29502
279 W EVANS ST	90167-01-003	Time Finance Loans	FINKLEA GARY I	FLORENCE	SC29502
283 W EVANS ST	90167-01-002	Vacant	JEBAILEY RONALD J & GEORGE D	FLORENCE	SC29503
284 W EVANS ST	90168-01-021	Brenda's African Braids	THOMPSON D P SR	FLORENCE	SC29502
286 W EVANS ST	90168-01-021	The Patriot Barber Shop	THOMPSON D P SR	FLORENCE	SC29502
288 W EVANS ST	90168-01-021	Eston Wells Insurance Ager	THOMPSON D P SR	FLORENCE	SC29502
290 W EVANS ST	90168-01-021	Vacant	THOMPSON D P SR	FLORENCE	SC29502
291 W EVANS ST	90167-01-001	Je Bailey Law Firm	JEBAILEY GEORGE D	FLORENCE	SC29503
292 W EVANS ST	90168-01-021	B&G Enterprises	THOMPSON D P SR	FLORENCE	SC29502

McLeod Health

The Choice for Medical Excellence

December 12, 2011

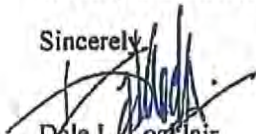
Ms. Kendra Cobbs, Planner II
City of Florence
Department of Urban Planning and Development
City-County Complex MSC-LL
180 N. Irby Street
Florence, SC 29501-3456

Dear Ms. Cobbs,

Thank you for taking time to speak with me concerning your letter dated November 28th regarding the Design Review Board designating McLeod property as a local historic resource.

As you know, McLeod has been a staunch supporter of improving our local downtown environment and appearance; however, after careful consideration and discussion, we have decided that we do not desire to receive the designation of local historic resource for any McLeod property and therefore request not to be designated or request a waiver to this designation.

Sincerely,



Dale L. Locklair
McLeod Health
Vice President
Procurement & Construction

cc: Mr. Robert L. Colones
Mr. Boone Aiken

dlb/DL

ORDINANCE NO. 2013-_____

AN ORDINANCE TO DESIGNATE 150 NORTH DARGAN STREET AS A LOCAL HISTORIC RESOURCE:

WHEREAS, a Public Hearing on properties within the H-1, Historic Overlay District was held in Room 603 of the City-County Complex before the City of Florence Design Review Board, and notice of said hearing was duly given;

WHEREAS, the Board has been given the authority to review requests within the Florence City limits for historic designation;

WHEREAS, the Board must then recommend to Council individual properties and/or entire districts to be designated as local historic resources;

WHEREAS, properties recommended for inclusion on the local list of historic resources are being brought before City Council for designation at the property owner's request;

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.
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 _____, 2013

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

**VI. a.
Resolution
No. 2013-15**

CITY OF FLORENCE COUNCIL MEETING

DATE: July 8, 2013

AGENDA ITEM: Resolution to Name South Dargan Street Plaza
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Naming of the South Dargan Street Plaza (Tax Maps 90168-02-012 and 90168-02-011).

II. POINTS TO CONSIDER:

1. City Council has been asked to consider the recommended name for the new Dargan Street Plaza. In accordance with the adopted naming policy for public facilities, the Planning Commission is responsible for reviewing and recommending, to City Council, requests to name public facilities.
2. Benjamin T. Zeiglar requested that the plaza be named for the late James Allen.
3. The McLeod family, descendents of James Allen, has leased half of the plaza to the City under the condition there is a memorial in the plaza commemorating James Allen.
4. Planning Commission members voted unanimously, 8-0, to recommend the name, James Allen Plaza.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On June 11, 2013, the Planning Commission held a public hearing on this matter. Planning Commissioners recommended 8-0 to name the plaza, James Allen Plaza.

IV. OPTIONS:

City Council may:

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

V. ATTACHMENTS:

1. Ordinance
2. Map showing the location of the property.

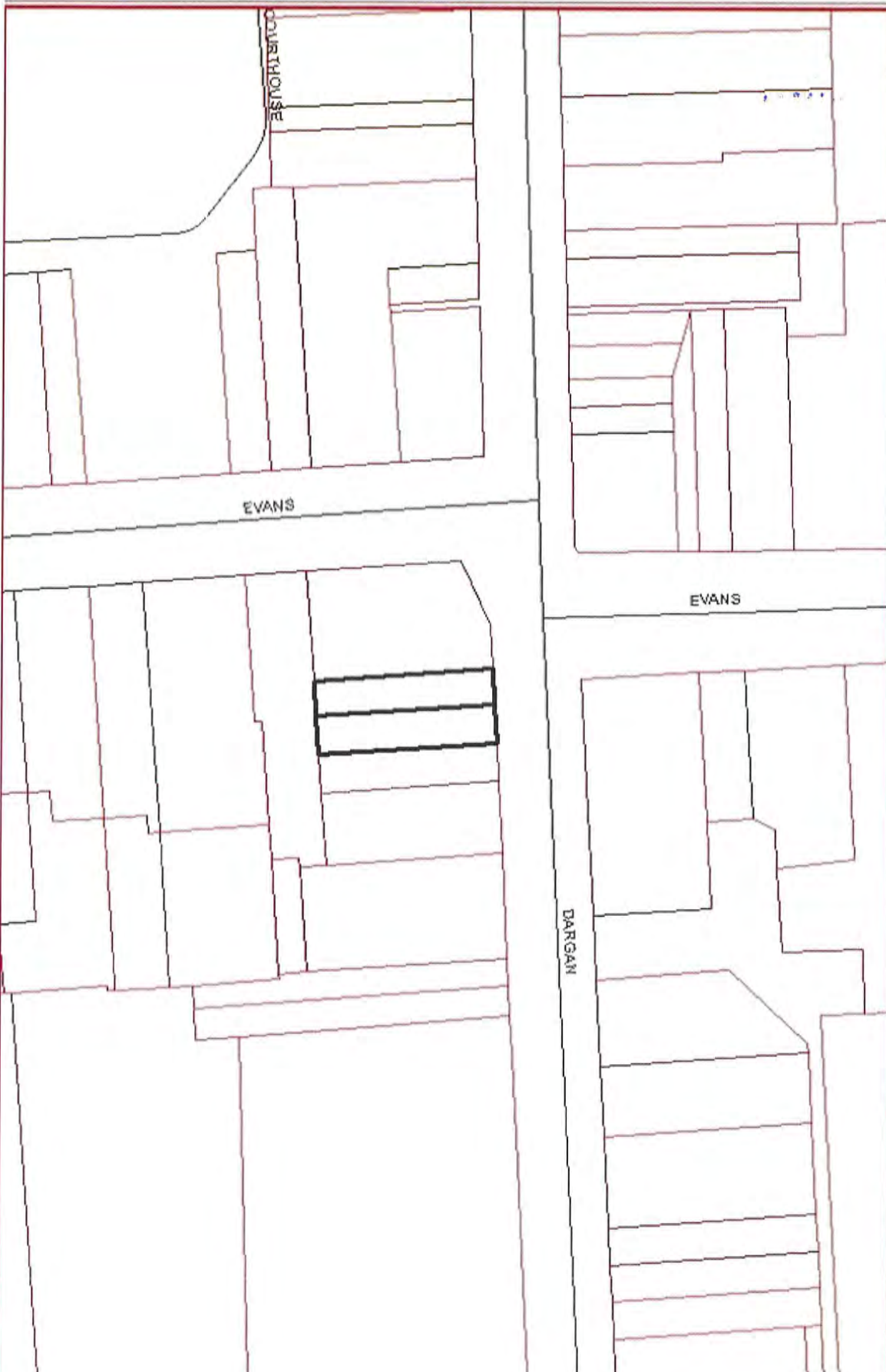


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map



Legend

- RoadSegment
- Parcels



DISCLAIMER:
The City of Florence Urban Planning and Development Department data represented on this map is the product of compilation, reproduced 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.

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2013 - _____

WHEREAS, A public meeting was held in Room 604 of the City-County Complex on June 11, 2013 at 6:30 p. m. before the City of Florence Planning Commission and notice of said hearing was duly given; and
WHEREAS, The Planning Commission recommended by unanimous vote, 8-0, to name the Plaza, James Allen Plaza.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina concurs in the aforesaid application, findings and recommendations, that the City Plaza on South Dargan Street (Tax Map 90168-02-012 and 90168-02-011) shall be named

JAMES ALLEN PLAZA

AND IT IS SO RESOLVED, this 8th day of July, 2013.

ADOPTED THIS 8th day of June, 2013.

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 8, 2013

AGENDA ITEM: Introduction of Resolution

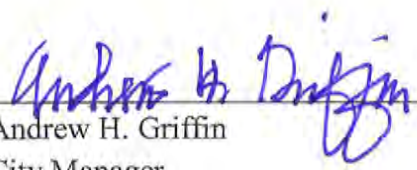
DIVISION/DEPARTMENT: City Council – Councilman Glynn F. Willis

I. ISSUE UNDER CONSIDERATION

A Resolution designating the City of Florence as a Purple Heart City

II. POINTS TO CONSIDER

1. The Purple Heart is the oldest decoration in present use.
2. It was the first American service award or decoration made available to the common soldier.
3. The City of Florence would like to recognize those individuals who have been awarded this decoration.



Andrew H. Griffin
City Manager

(State of South Carolina)
()
(City of Florence)

RESOLUTION NO. 2013-16

WHEREAS, the Purple Heart is the oldest decoration in present use and was initially created as the Badge of Military Merit by General George Washington in 1782; and

WHEREAS, the Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to any member of the United States Armed Services wounded or killed in combat with a declared enemy of the United States; and

WHEREAS, the mission of the Military Order of the Purple Heart, chartered by an Act of Congress, is to foster an environment of goodwill among the combat wounded veteran members and their families, promote patriotism, support legislative initiatives, and most importantly, make sure we never forget; and

WHEREAS, the City of Florence has had several residents make the ultimate sacrifice in armed conflicts since 1898 and has a large number of residents that have been awarded the Military Order of the Purple Heart for wounds received in combat; and

WHEREAS, the City of Florence has a large population of highly decorated military members both active and retired living in its communities; and

WHEREAS, the City of Florence recognizes the commitment and increasing sacrifices military families are making; and

WHEREAS, the City of Florence pledges to support those who serve, in which together we build strong communities.

NOW THEREFORE IT IS RESOLVED that we, the members of Florence City Council, do hereby designate the City of Florence as a **PURPLE HEART CITY** in recognition of those individuals who have been awarded this distinguished honor.

AND IT IS SO RESOLVED, this 8th day of July, 2013.

Approved as to form:

James W. Peterson, City Attorney

Stephen J. Wukela, Mayor

ATTEST:

Dianne M. Rowan, Municipal Clerk

**VII. a.
Boards and
Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: July 8, 2013
AGENDA ITEM: Report To Council / Boards & Commissions
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

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

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:


1. There are currently 12 boards and/or commissions for the City of Florence.
2. These boards/commissions are comprised of residents nominated and approved by Florence City Council.
3. As of June 30, 2013 there are 9 boards or commissions that have either vacancies or expiring terms.
4. City Council will have a total of 19 nominations to make for either a term that is expiring or a vacancy on the 9 boards or commissions.

III. POINTS TO CONSIDER:

1. A nomination rotation has been established and a spreadsheet has been prepared in which each member of city council shall be assigned the exclusive right to nominate the person to fill the next available seat on the respective board or commission.
2. The city council member assigned the nomination under the spreadsheet shall make the nomination, and city council shall vote on the nominee.
3. The nominee shall be appointed if he/she receives the approval of a majority. If the nominee does not receive the approval of a majority, then the same city council member assigned the nomination shall make another nomination. This process will continue until a nominee of the city council member making the nomination receives approval of a majority.

IV. ATTACHMENTS

Spreadsheet of Council Nominations to Boards and Commissions
List of expiring terms and vacancies
Applications received to date



Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS

Note: Schedule of appointments start with last appointment made.	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor
	Ervin	Robinson	Brand	Willis	Wms-Blake	Hill	Wukel
Accommodations Tax Advisory Committee - 2					X ₁	X ₂	
City-County Agriculture Commission - 1							X
City of Florence Planning Commission - 4	X	X	X	X			
City of Florence Zoning Board of Appeals - 2					X	X	
City of Florence Design Review Board - 4							X ₃
	X ₄	X ₅	X ₆				
Historical Commission - 1				X			
Housing Authority - 1	By Ordinance - this appointment is made by the Mayor						
Parks & Beautification Commission - 3					X	X	X
Pee Dee Regional Transportation Authority - 1	X						

1-Must be Hospitality

2-Must be Hospitality/Lodging

3-Must be Business, Commerce or Industry within Downtown Central District

4-Must be Business, Commerce or Industry within Downtown Central District

5-At-Large Resident

6-At-Large Resident

Boards & Commissions Vacancies – 2013-2014

<u>Board/Commission</u>	<u>Name</u>	<u>Wants to be reappointed</u>	<u>(Re)Appointment by</u>
Accommodations			
Tax Advisory	Steven Doulevaris	Yes	Williams-Blake
	Lyles C. Lyles	Yes	Hill
Agriculture Commission	Jessie Adams	Yes	Wukela
Planning	Drew Chaplin	Yes	Ervin
	Louie Hopkins	Yes	Robinson
	Simon Lee	Yes	Brand
	Betty Faye Gregg	Yes	Willis
Zoning	Larry Chewning	Yes	Williams-Blake
	Isiah Harley, Sr.	No	Hill
Design Rv. Bd.	Vacancy		Wukela
	Cedrick Brigman	Yes	Ervin
	Julia Buyck	Unknown	Robinson
	Nathaniel Mitchell	Yes	Brand
Historical	Andrew Kampiziones	Yes	Willis
Housing Auth.	John R. Etheridge, III	Yes	Mayor
Parks & Beaut.	Walter Sallenger	Yes	Williams-Blake
	Zavon Felton	Yes	Hill
	John Jebaily	Yes	Wukela
PDRTA	Ed Robinson	Yes	Ervin



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: ACCOMMODATIONS TAX ADVISORY			
Your Name (Last, First, Middle) GARRISON, GARRY DEAN		County Florence	Council District
Residential Address 412 Millstone Road	City Florence	State South Carolina	Zip Code 29505
Mailing Address 412 Millstone Road	City Florence	State South Carolina	Zip Code 29505
Your Occupation - Title General Manager	Business Phone 843-662-9023	Residence Phone 843-679-9776	
Employer Name CRACKER BARREL		E-Mail Address gdgcid@aol.com	
Employer Address 1824 W. Lucas Street	City Florence	State South Carolina	Zip Code 29501

General Qualifications

Are you a resident of the City? Yes No How Long? **3yr**
12 years in County.

Why would you like to serve?
To bring my experience to this board in helping to make Florence a destination location for guests to our city.

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:
Past President AND member of Florence Civitans.

What are your goals and objectives if appointed to the Commission/Board?
To help with the decision process in evaluating, and making recommendations, to improve the appearance and marketing of the Florence area to outside business and travelers.

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

Signature

5/18/2013
 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:	5-21-2013
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <u>Design Review Board</u>			
Your Name (Last, First, Middle) <u>Phillips Corey, Eason</u>		County <u>Florence</u>	Council District <u>3</u>
Residential Address <u>901 Wisteria Drive</u>		City <u>Florence</u>	State <u>South Carolina</u>
Mailing Address <u>Same</u>		City	Zip Code <u>29501</u>
Your Occupation - Title <u>Financial Advisor</u>		Business Phone <u>843-661-6441</u>	Residence Phone <u>843-260-4835</u>
Employer Name <u>Eduard Jones</u>		E-Mail Address <u>corey.phillips@education.com</u>	
Employer Address <u>602 S. Cut St</u>		City <u>Florence</u>	Zip Code <u>29501</u>

*x/Moving to
138
W Evans*

General Qualifications

Are you a resident of the City? Yes No How Long? 20 years

Why would you like to serve?
To help make Florence a better place. To give back to the community that's given me so much.
To help foster a safe, diverse, & prosperous community for my family & all of Florence.

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:
Leadership Florence '13, Florence County Progress, Harvest Hope Food Bank Advocate,
Rutzy International, Presbyterian College Business School Alumni Council, United Way Florence Committee

What are your goals and objectives if appointed to the Commission/Board?
To work hard to understand the needs of all. To collaborate with the other board members & utilize my
background (MBA, Masters in Finance, Franchise Sav, small business, lived in 4 states, studied in China & D. Cal) for

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

Signature [Signature]

Date 5/28/13

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>5-28-2013</u>
Appointed to:	
Date:	

Housing Authority of Florence
P. O. Drawer 969
Florence, South Carolina 29503
Phone (843) 669-4163 / FAX (843) 679-2626

April 22, 2013

Mayor Stephen Wukela & Council
City of Florence
City-County Complex
P. O. Drawer AA
Florence, SC 29503

On behalf of and at the request of the Housing Authority of Florence Board of Commissioners, we are requesting that you reappoint Mr. John Etheridge, III for an additional term on the Housing Authority Board.

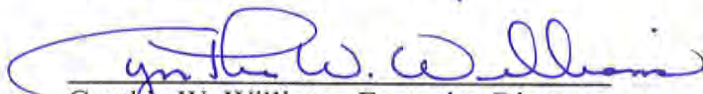
Mr. Etheridge, with his knowledge, experience, and background is an asset to this agency and during this time of major changes in HUD regulations and requirements in addition to our normal day-to-day operations, we need board members who are familiar with the operations of a Housing Authority.

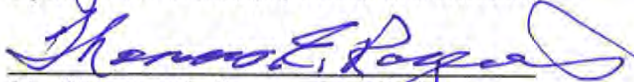
Mr. Etheridge indicated his interest in continued service to the Housing Authority as a Board member.


Your consideration and approval would be very much appreciated.

Sincerely,

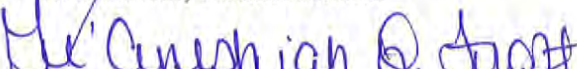
HOUSING AUTHORITY OF FLORENCE


Cynthia W. Williams, Executive Director


Mr. Thomas E. Rogers, Jr., Chairman


Mrs. Linda Becote, Vice-Chairman


Felicia Smith, Commissioner


Ge' Aneshiah Frost, Commissioner



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Parks Beautification and Leisure Services Commission</i>			
Your Name (Last, First, Middle) <i>POSTON NATHANIEL ROWELL</i>		County <i>Florence</i>	Council District
Residential Address <i>1401 Woods Road</i>		City <i>Florence</i>	State <i>South Carolina</i>
Mailing Address <i>PO Box 1585</i>		City <i>FLORENCE</i>	State <i>South Carolina</i>
Your Occupation - Title <i>REAL Estate Agent</i>		Business Phone <i>843.615.2678</i>	Residence Phone <i>- SAME -</i>
Employer Name <i>William Stafford Poston</i>		E-Mail Address <i>NPOSTON@POSTONREALTY.COM</i>	
Employer Address <i>1407 West Evans Street</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? *28 yrs*

Why would you like to serve?

Florence has great potential and location to attract entrepreneurs, small-business corporations and locals to live and prosper, which I ultimately foster and promote.

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

Advisory Sub-Committee for UDD for Florence

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

- NONE PRESENTLY -

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:

From May 14, 2011 to August 31, 2011, Diligently and persistently, without monetary compensation/Commission from either city or private, formed an economic ground that allowed the existence of the MEANWHILE DOWNTOWN Project of which First Road Junction continues to thrive.

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

- NONE PRESENTLY -

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

Obtain and foster distinctive and marketable aspects of Florence, while planning for growth through innovation and satisfaction of ever changing social needs

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

Signature

[Handwritten Signature]

Date

10/02/2012

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>12-7-2012</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying:
Board Member

Your Name (Last, First, Middle) <u>POSTON, KRISTY LELAND</u>	County <u>Florence</u>	Council District <u>County Council #8</u>	
Residential Address <u>1126 Third Loop Rd Apt H</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29505</u>
Mailing Address <u>1126 Third Loop Rd Apt H</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29505</u>
Your Occupation - Title <u>Front Office Assistant</u>	Business Phone <u>843-674-1960</u>	Residence Phone <u>843-496-0304</u>	
Employer Name <u>Carolinas Medical Alliance</u>	E-Mail Address <u>kristymleland@gmail.com</u>		
Employer Address <u>805 Pamlico Hwy Suite B310</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29505</u>

General Qualifications

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

Why would you like to serve?
I am an up and coming family woman and young professional who can bring fresh ideas to the city

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:
I attend community events and wish to be involved with more

What are your goals and objectives if appointed to the Commission/Board?
to make the city more appealing and

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

Kristy Poston
Signature

03/28/2013
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>4-1-2013</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
 CITY OF FLORENCE
 SOUTH CAROLINA

(any) ↓
 Board or Commission for which you are applying: City-County Historical Commission
Parks & Beautification Commission, City-County Civic Center

Your Name (Last, First, Middle) <u>Thibodeaux, Sarah E</u>		County <u>Florence</u>	Council District	
Residential Address <u>2368 Freedom Blvd, Apt A1</u>		City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29505</u>
Mailing Address <u>Same</u>		City <u>Same</u>	State <u>South Carolina</u>	Zip Code <u>same</u>
Your Occupation - Title <u>Digital Sales Manager</u>		Business Phone <u>(843) 601 6715</u>	Residence Phone <u>(985) 991-9011</u>	
Employer Name <u>Morning News</u>		E-Mail Address		
Employer Address		City	State <u>South Carolina</u>	Zip Code

General Qualifications

Are you a resident of the City? Yes No How Long? 1 month

Why would you like to serve?
I just moved here, and getting involved in a community's growth is important to me.

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:
Florence Little Theatre

What are your goals and objectives, if appointed to the Commission/Board?
I want people to fall in love with Florence as I have, so my goals are to grow this area and remind people why they moved here in the beginning.

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

Sarah Thibodeaux
 Signature

11/23/2012
 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>11-26-2012</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
 CITY OF FLORENCE
 SOUTH CAROLINA

Board or Commission for which you are applying: <i>Any</i>			
Your Name (Last, First, Middle) <i>Raines Charles E.</i>		County <i>Florence</i>	Council District
Residential Address <i>1313 Jackson Ave</i>		City <i>Florence</i>	State <i>South Carolina</i>
Mailing Address <i>1313 Jackson Ave</i>		City <i>Florence</i>	State <i>South Carolina</i>
Your Occupation - Title <i>Restaurant / Part Owner</i>		Business Phone <i>843-245-9941</i>	Residence Phone <i>843-373-8398</i>
Employer Name <i>Struttin Turkey BBQ</i>		E-Mail Address <i>rainescharlie@hotmail</i>	
Employer Address <i>3051 S. Irby St.</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 yr*

Why would you like to serve?

I believe that I have a talent to bring people together to accomplish bigger things. I believe community is the key to building stronger families.

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

I currently serve on the Board of Trustees for the Florence County Library.

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

I served as Chairman of the Florence County Board of Zoning Appeals.

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

N/A

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

President of the Royal Neighborhood Watch Association.

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

To use my ability to be a team player to accomplish the mission given to the Board in a fair and honest way.

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

Charles E. Raines
 Signature

5/8/13
 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>5-9-2013</i>
Appointed to:	
Date:	

FLORENCE CITY COUNCIL MEETING

DATE: July 8, 2013
AGENDA ITEM Report to Council
DEPARTMENT/DIVISION: Utilities Department/City Manager

ISSUE UNDER CONSIDERATION: To provide an update and receive direction regarding the use of City owned property located on New Hope Road. The South Lynches Fire Department has determined a need to build a new fire station and this site is suitable for their purposes.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The land currently has an undeveloped well located on the site that the City acquired at time of purchase of the Florence County utility system.
2. The City has no intention to develop and produce water from this well.
3. During a Council Meeting held on February 11, 2013, City Council voted to declare the property surplus and directed staff to discuss with representatives of Florence County and South Lynches Fire Department regarding the use of the property.
4. During the meeting it was stated that staff would advise Council of our recommendation prior to final action.

POINTS TO CONSIDER:

1. Staff has had a number of discussions regarding the site with representatives of Florence County and South Lynches Fire Department. Mr. Jim Peterson has drafted a lease which has been reviewed and approved by City staff and other interested parties.
2. The South Lynches Fire Department is now ready to move forward with their development of the site.

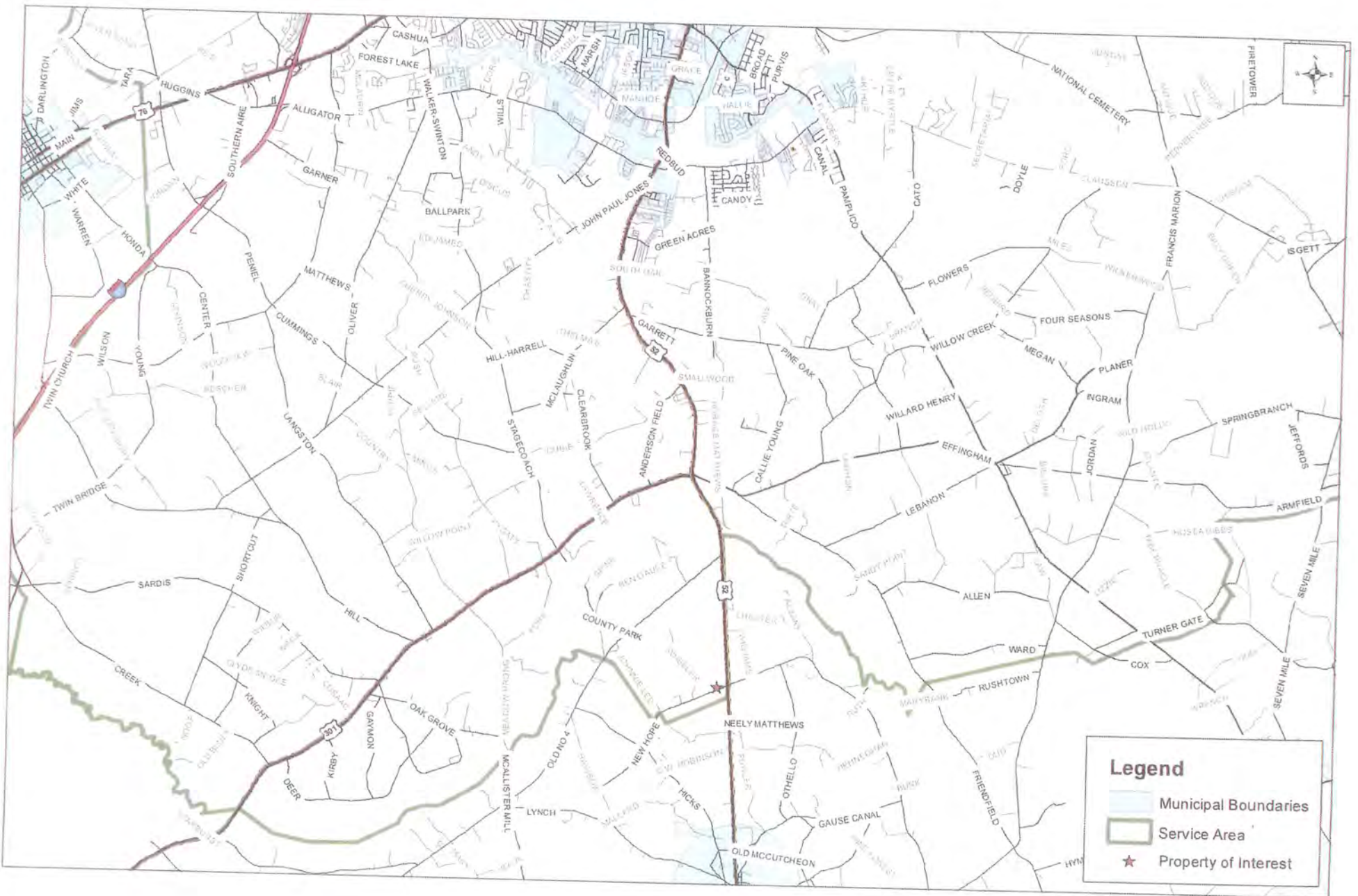
STAFF RECOMMENDATION: Staff recommends that City Council directs the City Manager to sign the lease agreement.

PERSONAL NOTES:

ATTACHMENTS:

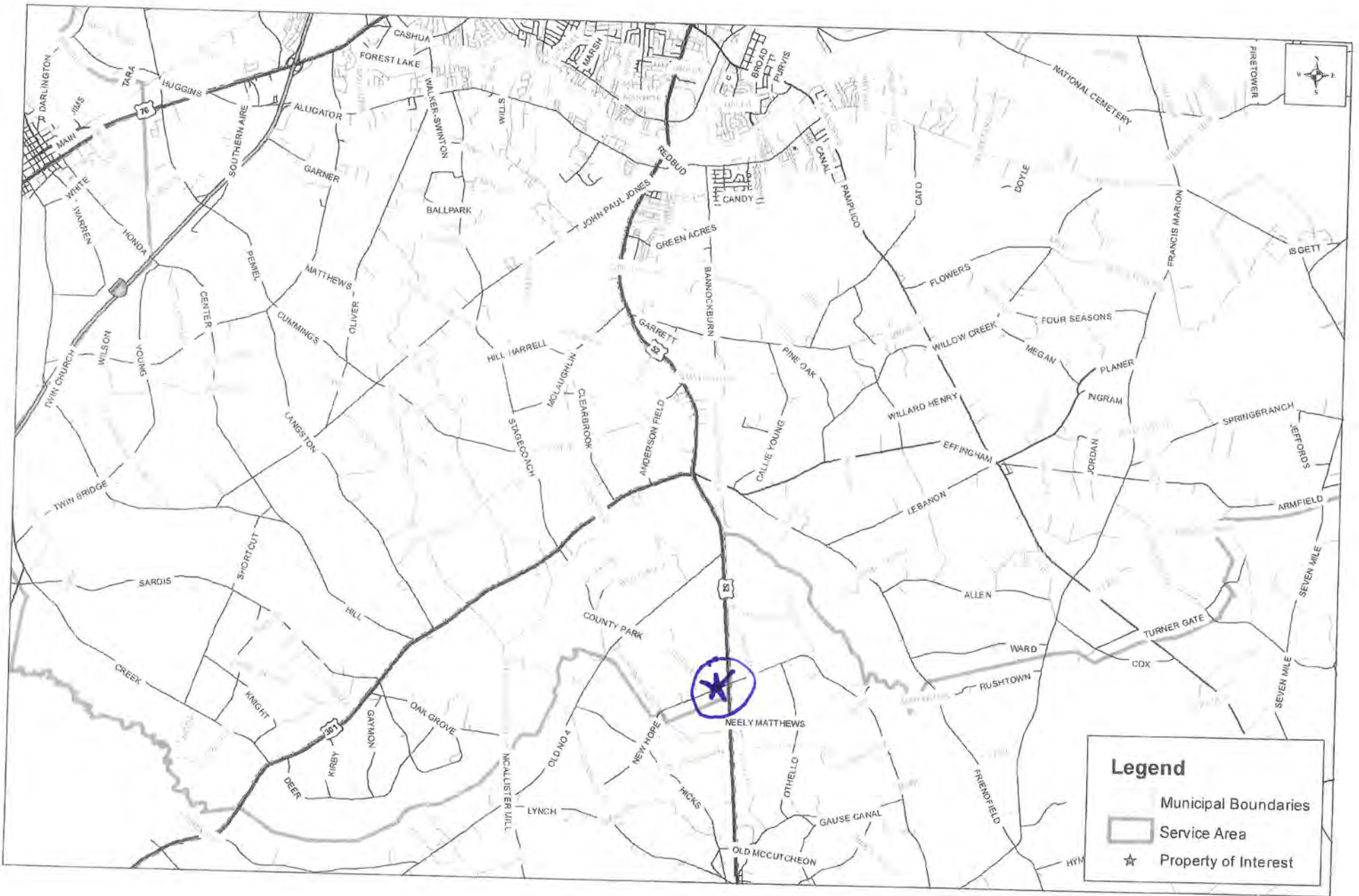
1. Location and site map(s).
2. Letter from the South Lynches Fire Department requesting the use of the property.
3. Agenda information from the Council Meeting dated February 11, 2013.
4. Copy of minutes from Council Meeting held February 11, 2013.
5. Copy of lease agreement prepared by Mr. Jim Peterson (City Attorney).


Andrew H. Griffin, City Manager



Legend

- Municipal Boundaries
- Service Area
- Property of Interest



Legend

- Municipal Boundaries
- Service Area
- Property of Interest





1.51 Acres

New Hope Well

NEW HOPE

Legend

 Property of Interest



SOUTH LYNCHES FIRE DEPARTMENT

STATION 1 - LAKE CITY
STATION 2 - COWARD
STATION 3 - CAMP BRANCH
STATION 4 - CADES
STATION 5 - LEO-CAMERONTOWN
STATION 6 - SCRANTON

January 17, 2013

*Mr. Drew Griffin, City Manager
City of Florence
City-County Complex, AA
180 North Irby Street
Florence, South Carolina 29501-3456*

Dear Mr. Griffin:

As we have discussed, South Lynch Fire Department would like to acquire the lot located on New Hope Road just off of Hwy. 52 near Coward to construct a new fire station. We understand the Town of Coward would like to have the well that is presently on the site, and we will do whatever is necessary to see that this is accomplished. As I mentioned to you, our Department will gladly pay any expenses related to obtain this property including the survey and legal costs.

I look forward to hearing from you concerning this matter and how to proceed.

Sincerely,

SOUTH LYNCHES FIRE DEPARTMENT

*S. K. Brockington, Jr. /dba
S. K. Brockington, Jr.
Chief*

SKBjr:dba

**VIII. a.
Report – Surplus
Property**

FLORENCE CITY COUNCIL MEETING

DATE: February 11, 2013
AGENDA ITEM: Report to Council
DEPARTMENT/DIVISION: Utilities Department/City Manager

ISSUE UNDER CONSIDERATION: To declare as surplus property, land totaling approximately 1.6 acres located on New Hope Road. The South Lynches Fire Department has determined a need to build a new fire station and this site is suitable for their purposes.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The land currently has an underdeveloped well located on the site that the City acquired at time of purchase of the Florence County utility system.
2. The City has no intention to produce water from the well and use the water as part of the City's water supply.

POINTS TO CONSIDER:


1. As noted above, the well located at 201 W. New Hope Road was acquired by the City at the time the City purchased the Florence County utility systems.
2. The property area is approximately 1.6 acres.
3. As noted on the site map the property is located on the very southern edge of the City's franchise area.
4. The site consists of the undeveloped well, the well casing (pipe protruding from the ground of approximately 3 feet) and a 6 foot chain link fence surrounding the well casing.
5. This well is of limited if any value to the City because hydraulically we are unable without significant capital investment to tie this water supply into the City's distribution system. It is more cost effective for the City to develop future water supply from the City's surface water treatment plant than from this source.
6. In the past, the City has entered into discussion with the Town of Coward for the transfer of the well and land to their ownership. These discussions have never resulted in an official request from the Town.
7. At the time of purchase of the Florence County utility systems the land had an asset value of \$7,765 and the well had an asset value of the \$186,940.
8. We believe the site could be developed in a manner that reserves the future use of the well site. The City of Florence on several different occasions has developed property for fire service purposes in junction with the City's water supply system.

STAFF RECOMMENDATION: Staff recommends that City Council declare the property surplus and offer either a long term lease arrangement or some other conveyance of the use of the property to the South Lynches Fire Department for the purposes of construction of a new fire station.

PERSONAL NOTES:

ATTACHMENTS:

1. Location and site map(s)
2. Letter from the South Lynches Fire Department requesting the use of the property.
3. Picture of the site.


Andrew H. Griffin
City Manager

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2013-05

A RESOLUTION AUTHORIZING THE CITY MANAGER TO COMPLETE, AND THE MAYOR TO EXECUTE AND SUBMIT AN APPLICATION TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY FOR A LOW INTEREST LOAN FROM THE WATER POLLUTION CONTROL REVOLVING LOAN FUND IN AN AMOUNT OF APPROXIMATELY \$3,428,500 TO FINANCE THE MIDDLE SWAMP PUMP STATION AND FORCE MAIN, AND WILLIAMSON ROAD FORCE MAIN IMPROVEMENTS.

A Resolution authorizing the City Manager to complete, and the Mayor to execute and submit an application to the South Carolina Water Quality Revolving Fund Authority for a low interest loan from the Water Pollution Control Revolving Loan Fund in an amount of approximately \$3,428,500 to finance the Middle Swamp pump station and force main, and Williamson Road force main improvements was adopted by Council.

Mr. Thomas Chandler, Director of Finance reported to Council that a number of years ago working in cooperation with the Pee Dee Regional Water and Sewer Steering Committee and other regional entities, the City developed a wastewater improvement program to address the treatment needs of the City and the surrounding areas. This program included the upgrade and the rebuild of the city's wastewater management facility, expanding the capacity from 15 mgd to 22 mgd. Also, part of the recommendations of the improvement program was other conveyance and maintenance improvements to the system. Those include the funding the City is pursuing with this application to the State Revolving Fund, i.e., the Middle Swamp pump station and force main and the Williamson Road force main. Those improvements are just under \$3.5 million.

Councilman Willis made a motion to adopt Resolution No. 2013-05. Councilwoman Ervin seconded the motion, which carried unanimously.

REPORT TO COUNCIL

A REQUEST TO DECLARE SURPLUS PROPERTY, LAND TOTALING APPROXIMATELY 1.6 ACRES LOCATED ON NEW HOPE ROAD.

Mr. Drew Griffin, City Manager reported to Council that a letter has been received from South Lynches Fire Chief Sam Brockington requesting the City to declare this property surplus. The land currently has an undeveloped well located on the site that was acquired by the City at the time of purchase of the Florence County Utility System. This well is of limited, if any value to the City and would require significant capital investment by the City to tie this water supply into the City's distribution system. In the past, the city has had a discussion with the Town of Coward for the transfer of the well and land to their ownership and staff believes that action may follow this request.

Staff is recommending that City Council declare the property surplus and offer either a long term lease arrangement or some other conveyance of the use of the property to the South Lynches Fire Department for the purposes of construction of a new fire station. Staff will notify Chief Brockington of Council's action and will then bring something back to Council for their consideration. The City's procurement ordinance will be followed as relates to this property. The value of the property is less than \$10,000 which allows Council to direct the negotiation of the transfer of the property.

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

AGREEMENT OF LEASE

This agreement entered into this ____ day of May, 2013 by and between The City of Florence, a South Carolina municipality, herein after called the "LANDLORD", and South Lynches Fire District, hereinafter called the "TENANT".

WITNESSETH:

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

1. **DESCRIPTION OF PREMISES:** LANDLORD leases to TENANT the property described on Exhibit "A" hereto.
2. **STATEMENT OF PURPOSE:** It shall be the purpose of this Agreement to improve the quality of life and economic wellbeing of the citizens of the City of Florence and the surrounding area by providing a location for the construction of a new fire station.
3. **TERM:** The term of this lease is for fifty (50) years, beginning July 1, 2013, and terminating on June 30, 2063. Provided and upon the condition that TENANT shall not then be in default under the terms of this Lease beyond any applicable grace or cure period, this Lease shall be automatically renewed for one additional fifty (50) year period without action on the part of either party hereto unless either party hereto, notifies the other party hereto in writing of its intention not to renew by no later than June 30, 2062.

RENT: The TENANT shall pay the LANDLORD rent in the amount of One Dollar (\$1.00) per year, said rental to be paid in one lump sum of Fifty and no/100th (\$50.00) Dollars at the time of the execution of this Lease, the receipt of which is hereby acknowledged.

RIGHT OF FIRST REFUSAL. In the event that LANDLORD should, at any time during the term of this Lease, receive a bona fide written, signed and binding offer to purchase the premises described herein which LANDLORD desires to accept, LANDLORD will provide TENANT with written notice of said offer, and TENANT shall have thirty (30) days from the receipt of said notice to exercise a right of first refusal to buy said premises for the same amount as offered. In order to exercise this right of first refusal, TENANT must provide LANDLORD with a written and binding offer to exercise the right of first refusal within said thirty (30) day period, and said written offer must contain no contingencies other than a requirement of good and marketable title. The offer must provide for an immediate non refundable earnest money deposit equal to ten (10%) percent of the purchase price, and must provide for a closing on the sale within Sixty (60) days from the date of the written offer.

4. **IMPROVEMENT AND USE OF PREMISES:** The LANDLORD specifically consents to any and all alterations and improvements of leased property, and the leased premises shall be improved and used by the TENANT as follows:
 - (a) A fire station will be developed, operated and maintained by the TENANT.
 - (b) The expenses and costs related to alteration(s) or improvement(s) are the sole responsibility of the TENANT, and no liens, mortgages, or other legal liabilities attach to leased property as a result of alteration(s) or improvement(s) by the TENANT.

(c) The building and landscaping installed by the TENANT as part of the development of the fire station will be maintained by the TENANT in reasonable fashion at the sole expense of TENANT.

(d) The TENANT will use the leased premises solely as a fire station during the term of this agreement with access the premises to be governed by TENANT.

5. **ASSIGNMENT AND SUBLETTING LEASE:**

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

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

(c) The transfer of a majority of the issued and outstanding capital stock of any corporate TENANT or a majority of the total interest in any partnership TENANT, however accomplished, shall be deemed an assignment of this Lease.

6. **REPAIRS AND MAINTENANCE:** TENANT agrees to make agreed upon improvements to property as part of planned fire station. TENANT shall be responsible for all maintenance and repairs required in the general upkeep of the premises, and shall assume all obligations pertinent thereto during the term of the Lease.

7. **TAXES AND ASSESSMENTS:** All ad valorem taxes, assessments, liens or charges on the land or improvements, that may be against or levied upon the demised premises, shall be the responsibility of the TENANT.

8. **INSURANCE:** TENANT shall provide all hazard and public liability insurance for the facility, the liability coverage to be in a coverage amount of at least \$1,000,000.00, and said policies shall name LANDLORD as an additional insured; however, LANDLORD shall at all times have the right to purchase such insurance for its own protection if it deems it necessary.

9. **COMPLIANCE WITH APPLICABLE LAWS:** The TENANT, at its sole expense, shall comply with all laws, orders, and regulations of Federal, State, and Municipal authorities, and with any direction of any public officer, pursuant to the law, which imposes any duty upon the LANDLORD or the TENANT with respect to the leased property. The TENANT, at its sole expense, shall obtain all licenses or permits which may be required by the conduct of its business within the terms of this Lease or for the making of repairs, alterations, improvements or additions. The TENANT shall comply with the requirements of all policies of public liability, fire, and all other types of insurance in force with respect to the buildings and other improvements on the leased property.

The LANDLORD further specifically consents to any and all alterations and improvements related to use of leased property as a fire station, which may include but are not limited to resurfacing, landscaping, enhanced lighting and signage, and construction of a facility to be used as a fire station. TENANT shall also have the sole right, at its expense, to place signage for parking on the premises, and it is agreed that such signage will be designed and installed in a manner consistent the all applicable laws and regulations related to signage. The TENANT may perform all the above without further notice or consent of the Landlord.

10. **SURRENDER OF PREMISES:** The TENANT shall, on the last day of the term, peaceably and quietly surrender the leased property to the LANDLORD, including any improvements placed thereon by either LANDLORD or TENANT.
11. **CONDEMNATION:** If the entire premises are condemned or taken in any manner for public or quasi-public use, including, but not limited to, a conveyance or assignment in lieu of a condemnation, this Lease shall automatically terminate on the earlier of the date when title vests or the TENANT is dispossessed by the condemnation or other taking. If a part of the premises is condemned or taken, this Lease shall automatically terminate as to that portion of the premises so taken. If such condemnation of a portion of the premises renders the remaining portion unusable for the business of the TENANT, the TENANT may, with ninety days written notice to the LANDLORD terminate the Lease on the remaining portion. Such termination shall be without prejudice to the rights of either the LANDLORD or the TENANT to recover compensation from the condemning authority of any loss or damage caused by such condemnation. Neither the LANDLORD nor the TENANT shall have any rights in any award made to the other by condemning authority. In the event of a partial condemnation or other taking that does not result in a termination of this Lease as to the entire premises, the Rent shall abate in proportion to the portion of the premises taken by the condemnation or other taking.
12. **DESTRUCTION OF PREMISES:** If all or any part of the leased property is damaged or destroyed by fire or other casualty so that the demised premises are unfit for use, the TENANT shall have the option within thirty (30) days after the date of such casualty to elect to terminate this lease or to repair and rebuild the damaged part.
13. **DEFAULT:** IF TENANT shall be in default in the payment of any rent due hereunder, or in the performance of any conditions hereof, and fail to correct and rectify any such default within thirty (30) days; and with receipt of a written registered notice "Five (5) Days Notice for Failure to Pay Rent When Due" from LANDLORD, or if TENANT shall be adjudicated bankrupt or make any assignment for the benefit of creditors, or if the interest of TENANT therein shall be sold under execution or other legal process, LANDLORD may enter into said premises and repossess same if this Lease had not been made, and shall thereupon have the right to cancel this Lease without prejudice, however, to the right of LANDLORD to recover all rent due to the time of such entry. Provided, however, the LANDLORD is required to give such notice only twice a year, LANDLORD, waives all rights of distraint against the equipment, personal property, inventory, furniture, and fixtures of the TENANT.
14. **PERFORMANCE OF LANDLORD'S OBLIGATION:** If the LANDLORD shall breach any of the conditions required to be performed by it under the Lease, and shall fail to correct same within thirty (30) days of written registered notice to the LANDLORD of its intention to do so, in which event this lease shall terminate upon the date fixed in such notice, unless the LANDLORD shall meanwhile cure the default.
15. **ESTOPPEL CERTIFICATE:** TENANT will, at any time, and from time to time, upon not less than ten (10) days prior request by LANDLORD, execute, acknowledge, and deliver to LANDLORD without additional consideration, a statement in writing executed by TENANT certifying that TENANT is in possession of the premises under the terms of this Lease; that the Lease is unmodified and in full effect; or if there have been modifications, that this Lease is in full effect as modified, and setting forth such modifications; and the dates to which rent has been paid, and either stating that to the knowledge of the TENANT, no default exists hereunder or specifying each such default to which TENANT may have knowledge; and such other matters as may be reasonably requested by LANDLORD, it being intended that any such statement by TENANT be relied upon by any prospective purchaser or mortgagee of the property.
16. **ARBITRATION:** Any controversy or claim arising out of, or relating to this Lease or the breach thereof, shall be settled by arbitration in accordance with the Commercial Arbitration rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof.
17. **NOTICES:** Any notice under this lease must be made in writing and must be sent by registered or certified mail to the last address of the party to whom the notice is given as designated by such party in writing.

The LANDLORD hereby designates its address as:

City of Florence
ATTN: City Manager
180 N. Irby Street, Drawer AA
Florence, SC 29501

The TENANT hereby designates its address as:

South Lynches Fire District

_____.

- 19. **WAIVER:** Failure of either party to insist upon strict performance of any covenant or condition of this Lease, in any or more instances, shall not be construed as a waiver for the future of any such covenant or condition, but, the same shall be and remain in full force and effect.
- 20. **BINDING EFFECT:** The covenants, terms, conditions, provisions and undertakings in this Lease, or in any renewals thereof, shall extend to, and be binding upon, the heirs and executors administrators, and successors and assigns of the respective parties hereto, as if they were in every case named and expressed, and, shall be construed as covenants running with the land, and, whenever reference is made to either of the parties hereto, it shall be held to include and apply also to the heirs, executors, administrators, successors and assigns of such party, as if in each case so expressed.
- 21. **WARRANTY OF AUTHORITY:** Both parties, whose signatures are below inscribed, expressly warrant that they have full express authority to bind the respective parties on whose behalf they are signing, to the terms of this Agreement of Lease.
- 22. **ENTIRE AGREEMENT, MODIFICATION, SEVERABILITY:** This Lease contains the entire agreement between the parties, and shall not be modified in any manner except by an instrument in writing, executed by the parties. If any term or provision of this Lease, or the application thereof, to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law.

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

WITNESSES:

LANDLORD:

City of Florence, SC
By: _____
ANDREW H. GRIFFIN
City Manager

TENANT:

South Lynches Fire District
By: _____
Its _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY, appeared before me, the undersigned witness and made oath and s/he saw the within named City of Florence, SC, by its duly authorized City Manager, as LANDLORD, sign, seal, and as their act and deed deliver the within written Agreement of Lease and that s/he with the other witness witnessed the execution thereof and saw the corporate seal(s) thereto affixed.

SWORN to before me this ____ day of _____, 2013.

Notary Public for State of South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY, appeared before me, the undersigned witness and made oath and s/he saw the within named South Lynches Fire District, by its duly authorized officer, as TENANT, sign, seal, and as their act and deed deliver the within written Agreement of Lease and that s/he with the other witness witnessed the execution thereof and saw the corporate seal(s) thereto affixed.

SWORN to before me this ____ day of _____, 2013.

Notary Public for State of South Carolina
My Commission Expires: _____

FLORENCE CITY COUNCIL

DATE: July 8, 2013

AGENDA ITEM: Report to Council

DEPARTMENT/DIVISION: City Council – Councilwoman Teresa Ervin (Committee Chair)

ISSUE UNDER CONSIDERATION: To receive information and direction regarding recommendation(s) of the Neighborhood Restructuring Committee. Those recommendations include directing staff to prepare a Request for Qualifications (RFQ) for the selection of a Consultant to assist the City in developing a formal Neighborhood Planning Program; to allocate a portion of available funding for the placement of street lights at critical locations within the designated neighborhood; assign a single staff person to each neighborhood to improve the flow of information; and to set the stage for identifying partners for the development of a Community Development Corporation.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. On January 2013, the City received the final draft of the Florence Neighborhood Action Plan (Plan) prepared for the City by URS (Ernie Boughman – Senior Project Manager), Planners for Environmental Quality (Inga Kennedy – President), and APD Urban Planning and Management – Warren Campbell – Senior Project Manager).
2. During a City Council Work Session held March 28, 2013, staff summarized information from the Plan and presented neighborhood statistics regarding owner occupied and non-owner occupied housing units within the City, criminal activity by City/neighborhood, nuisance/code related activity by City/neighborhood, and sanitation trouble spots by area.
3. During this meeting City Council appointed a three person committee to be chaired by Councilwoman Teresa Ervin.
4. The Committee has met on several occasions and is now prepared to discuss certain recommendations to City Council for their consideration.

POINTS TO CONSIDER:


1. The Plan recommended the following neighborhood improvement strategies. However, a principle point presented in the Plan was that the City must pursue strategies that will have effects beyond the individual neighborhoods. Therefore there is a need to engage the community at large (community partners at-large, lending institutions, infrastructure providers, Florence County, developers, contractors, real estate professionals)
 - a. Expand on the successes of the initial Plan through the establishment of a formal Neighborhood Planning Program.
 - b. Build capacity, pride, and motivation of neighborhoods through a systematic approach.
 - c. Strengthen City-County coordination.
 - d. Develop a Community Development Corporation to address housing, education, employment, crime, and any other issues brought forth in the planning/discovery process.
 - e. Implement a comprehensive approach of policy, legal ordinances and enforcement to address vacant, abandoned, and poorly maintained properties.

- f. Develop a comprehensive program for the evaluation and rehabilitation of major infrastructure components within the neighborhoods.
 - g. Form partnerships with employers and businesses throughout Florence's core neighborhoods and Downtown.
 - h. Identify critical corridors within neighborhoods and elevate these corridors to "gateway" status and then develop accordingly.
2. Committee discussions centered on the following items:
 - a. The need to move forward with a formal RFQ to select a firm to provide immediate and long term direction to the City for neighborhood restructuring/revitalization.
 - b. The ability to establish an immediate action or show some positive steps forward.
 - c. Core issues within neighborhoods such as abandoned and deteriorating properties, vacant lots, non-owner occupied housing and the need for certain codes directed at solving these issues.
 3. From these discussions the Committee is making the recommendation that we move forward with the following first steps:
 - a. Develop and publish an RFQ to select a consultant or firm to provide immediate and long term direction to the City.
 - b. Improve lighting within the designated neighborhoods which would include the pruning of trees and other vegetation which limits existing lighting and placing up to 10 street lights per neighborhood to improve lighting at critical locations.
 - c. Have staff establish a neighborhood resource person for each neighborhood.
 - d. To start considering the identification of community partners.
 4. There is in place existing funds for these activities.

STAFF RECOMMENDATION: Staff recommends that City Council adopts the proposal as submitted.

PERSONAL NOTES:

ATTACHMENTS: Copy of neighborhood strategies as contained in the Neighborhood Action Plan.


Andrew H. Griffin
City Manager



Improvement Strategies

In response to the previously listed priority needs a comprehensive menu of improvement strategies has been developed and begins on the following page. Although each strategy is designed to be implemented independently, they will be most effective when pursued cooperatively, in as much is practical. Further, no one strategy should be considered a “silver bullet” to the issues and needs of the communities; the City and its residents are embarking on a process requiring time, on-going dialogue, and continuous effort to create strong and vibrant communities.

It is important to realize that although each of the priority needs lists is specific to the needs of the individual neighborhood it addresses, the spirit of many of the issues appear within all the lists. Also, it must be understood that in order to address many of the listed needs, the City must pursue strategies that may have effects beyond the individual neighborhoods, potentially resulting in citywide implications when implemented. Each strategy is intended to complement and work with existing City programs and policies.

Although each strategy has been designed to be implemented independently, they will be most effective when pursued cooperatively.

NEIGHBORHOOD PLANNING PROGRAM

Issue:

Participation of residents in community issues is a key factor in the long-term sustainability of neighborhoods. Currently, there is a fragmented approach to engagement in the Florence neighborhoods, which has led to a reactive planning environment rather than proactive. A more consistent, ongoing approach would instill confidence in both residents and City staff in understanding community issues.

Strategy:

Expand on the successes of the initial Neighborhood Action Plan process through the establishment of a formal Neighborhood Planning Program. The Neighborhood Planning Program would provide opportunities for residents to actively and continuously participate in planning and other community initiatives through ongoing dialogue and input. The program would allow citizens to express ideas and comment on City plans and proposals while assisting the City in developing plans that best meet the needs of their respective neighborhoods. The program would also be used as a method for disseminating information on all City functions to residents.

Actions:

- The Neighborhood Planning Program would be housed within Planning & Development but would be a joint/coordinated effort between both the Planning & Development and Community Services departments.
- To coordinate and manage the program, one planning staff member would be assigned to a neighborhood (or multiple neighborhoods) and be the primary point of contact for that neighborhood.
- Bimonthly meetings would be led by an assigned/elected neighborhood chair person.
- Each meeting would have an agenda established jointly by the neighborhood and the assigned planner.
- Ultimately, the program would expand beyond planning assistance to implementation assistance of key recommendations generated by the planning process.

Benefits:

- Ongoing, two-way communication
- Better understanding of community related issues by both residents and City staff
- Improved efficiency and effectiveness
- Technical and monetary support for neighborhoods

Necessary Resources:

- City staff (i.e., could be one of several job functions)
- Funding source for implementation of planning recommendations (i.e., could be gradually built into budget)

COMMUNITY CAPACITY BUILDING

Issue:

Many of the older, in-town Florence neighborhoods have lost population over time, particularly young people, and are left with a need for increased organization and capacity. The strong tradition of civic engagement among social and cultural groups and government agencies is a key factor in economic success and neighborhood stabilization. In this context, building capacity of the various neighborhood groups is an important strategy for future sustainability.

Strategy:

Build capacity, pride, and motivation of the neighborhoods through a systematic approach. Initial capacity building should begin with a series of basic elements that will lead to a sustainable organizational structure to ensure the long-term success of revitalization.

Actions:

- Conduct a series of capacity building workshops/exercises for participating neighborhood residents.
- Encourage neighborhood residents to cross-train among themselves and increase communication between neighborhoods. Sharing across neighborhood boundaries, including experiences, skills, successes, failures, and lessons learned, is invaluable in increasing the capacity of all.
- Train and mentor the next generation of leaders to understand the important role participation plays in stable communities.
- Key topics for early capacity building include:
 - Membership and Board Recruitment – The effective recruitment of general members is a process that must be consistent and ongoing. Assessing an individual’s interest and willingness to commit and ultimately share in the responsibility of improving the organization’s function is a skill the organization must employ to ensure goals are supported and executed.
 - Government Relations – Building strong bipartisan support for issues and expanding and strengthening partnerships through the local, regional, state, and national political networks will assist participating neighborhoods in succeeding as an organization. Educating and persuading government officials, and the people who influence them, is an important advocacy role. Capacity building in this area will lead to long-term success.
 - Land Use/Zoning – Understanding the local land use and zoning processes, as well as consistent participation and influence in decision making is one of the most important capacity building strategies for participating neighborhoods. Implementing community goals and protecting community resources through zoning and land use is a critical factor for the successful implementation of short- and long-term plans.
 - Partnering Opportunities – Partnering with agencies and organizations to maximize resources is a capacity building strategy that will strengthen strategic alliances and general outreach. Understanding the range of external factors influencing partnerships can lead to successful joint ventures, funding support, and improved public relations.

Florence Neighborhood Action Plan

Benefits:

- Organizational education
- Ownership
- Community pride
- Responsibility

Necessary Resources:

- City staff and/or consultant services
- Nominal funding to assist with initial facilitation efforts and ongoing meeting support

CITY-COUNTY CAPACITY BUILDING

Issue:

The lack of ongoing coordination between the City and County regarding planning and development issues has resulted in conflicts over governmental services and general oversight throughout the participating neighborhoods. Residents are confused about local government boundaries, which often appear arbitrary, and responsibilities for land use, infrastructure, and other services that affect their quality of life.

Strategy:

Strengthen City-County coordination to provide success for citizens of both jurisdictions. Working toward an improved quality of life for residents should compel both City and County officials to collaborate for this common goal.

Actions:

- Conduct a facilitated roundtable discussion with City and County officials to identify jurisdictional/geographical responsibilities and real and perceived conflicts over neighborhood services. The discussion should focus on:
 - Establishing ongoing communication between City and County officials.
 - Clear identification of City/County geographical boundaries and islands with potential conflicts.
 - Potential for “common sense” annexations.
 - Prepare a Memorandum of Understanding (MOU) that outlines roles and responsibilities; goal of working together to create successful neighborhoods.

Benefits:

- Working relationship between City and County officials
- Stronger, more cohesive neighborhoods, regardless of local government boundaries
- Understanding of jurisdictional responsibilities by residents

Necessary Resources:

- Consultant facilitation
- City officials and staff
- County officials and staff
- Nominal funding to assist with initial facilitation efforts and ongoing meeting support

COMMUNITY DEVELOPMENT CORPORATION

Issue:

Florence's core neighborhoods face many issues, including those related to illegal activity, disrespect of private property, safety, property maintenance, and quality of life. While addressing individual issues is important, recognizing and understanding the underlying causes for these issues is imperative to resolving them in a long-term fashion.

Strategy:

Community Development Corporations (CDCs) are not-for-profit organizations established by and for local communities to address housing, education, employment, crime, and other issues. Florence should evaluate the functionality of such organizations in its core neighborhoods. As community-based organizations, CDCs enable and empower local residents to take control of their communities and their futures. Key to a successful CDC is that residents realize that programs and projects should address the greater good of the community, not be focused on the individual needs of residents.

Actions:

- Investigate basic interest among residents for the establishment of a CDC in their community. This could be accomplished through City staff attending neighborhood association meetings and providing an overview of the purpose and responsibilities of and process for forming a CDC.
- To determine if a CDC would benefit Florence neighborhoods, a type of pilot program could be undertaken through a partnership with the Santee Lynches Community Development Corporation (SLCDC), an established CDC with a track record of success. Such could be in the form of consultancy by SLCDC.
 - One particular area that may benefit from the SLCDC's expertise is creation and day-to-day maintenance of the vacant and abandoned property inventory included as part of the "Vacant and Abandoned Property Ordinance/Maintenance Ordinance" strategy. This would remove the ongoing pressures of this maintenance from City staff, allowing them to focus on more direct efforts within the neighborhoods. Additionally, it would place the responsibility of the database into the hands of a development-minded body, enabling the inventory to transition from a holding pattern approach to a disposition mindset.
- If the initial assistance from SLCDC is deemed successful, the resources and expertise of the South Carolina Association of Community Development Corporations (SCACDC) could be leveraged to assist in the establishment of dedicated CDCs for interested communities. The SCACDC provides a number of assistance services including those related to technical assistance, access to capital, and grassroots advocacy and leadership.

Benefits:

- Empower communities to take control of their futures
- Mechanism for generating participation, education, and funding potential
- Directly address the root causes of issues and develop long-term sustainable solutions

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Necessary Resources:

- City staff
- Dedicated time and energy of community residents
- Funding to engage SLCDC in a consultant role
- Additional technical assistance may be available through national organizations such as Local Initiatives Support Corporation (LISC), Enterprise Community Partners (Enterprise), and NeighborWorks America

VACANT AND ABANDONED PROPERTY ORDINANCE/MAINTENANCE ORDINANCE

Issue:

A large number of vacant, abandoned, and poorly maintained properties exist within Florence's core neighborhoods. These include overgrown properties, abandoned homes, abandoned cars, trash, and general upkeep issues. The attractiveness, safety, and quality of life of the neighborhoods is diluted by such properties, impacting the value of surrounding properties, eroding community pride, breeding pest and rodent issues, and encouraging illegal activity. The City currently places some requirements on such properties, including the boarding up of abandoned homes, but a more comprehensive approach would provide the necessary foundation to begin to transform these detrimental properties into community assets.

Strategy:

Implement a comprehensive approach of policy, legal ordinances, and enforcement to address vacant, abandoned, and poorly maintained properties. Such would include methods for the identification, documentation, and monitoring of these properties. Enforcement procedures would either compel owners to, at a minimum, stabilize their properties, but more desirable would be improvement of properties. Tools to assist the City in the acquisition and rehabilitation of critically neglected properties should also be included.

Actions:

- Develop and adopt a registration program for vacant properties. Compile registered properties into a geographic information system (GIS) database/inventory. As practical, link GIS inventory/database to the City's website so as to allow for greater marketing visibility of available properties. Further, there could be consideration towards transferring title of properties free and clear to buyers who are willing to undertake the repurposing/redevelopment of the properties within an agreed upon timeframe.
- Contact owners of long-term vacant properties to determine if any are interested in donating property in exchange for a tax benefit.
- Evaluate the feasibility of a "single point of contact" protocol for the disposition of abandoned properties. Such would allow for all functions of acquisition, stabilization, and rehabilitation or redevelopment to occur through a single "umbrella." The courts, inspection, police department, etc. would need to be engaged and coordinated. The City attorney along with appropriate department heads would need to draft a Memorandum of Understanding (MOU) that would outline how processes would be streamlined. Specifics of the MOU should include:
 - Review/evaluation of the current lien process for vacant or abandoned property with an eye for providing additional strength to the policy by addressing the expiration of the lien after ten years.
 - Consideration given to those home owners who truly want to address their properties, but lack the resources to do so. In these cases, help could be provided through financial assistance, technical assistance, and/or labor to perform improvements.
- Investigate the possibility of establishing a land bank for tax foreclosed properties. Engage City attorney to determine the most appropriate way to form and govern, as well as the possibility of methods to accelerate the foreclosure process. Also, discussions should cover methods to increase bonding capacity. The intent is to create a method by which properties in key nodes and corridors can be acquired in a reasonable timeframe and land banked for future development opportunities.
- Establish an asset management plan for those properties that the City does own. Specific steps and considerations include:
 - All vacant structures should have a "No Trespassing" sign mounted near the front entry. A photograph

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should be taken of the secured structure, with signs visibly mounted, and be placed in the file and digitally referenced to the GIS database/inventory.

- When first acquired, at least one pest control treatment should be performed. Additional treatments should be considered on a periodic basis.
- All properties should receive a windshield inspection at least once a quarter to ensure that windows and doors remain secured, the lawn is not in need of immediate care, there are no readily apparent maintenance issues (e.g., roof, etc.), and that no unauthorized vehicles or other nuisances are within the property.
- For those units that are occupied, the City should coordinate with the tenant to perform periodic inspections of the unit.
- The Police Department should be notified in writing on a quarterly basis of units that are in the inventory, with the intent that these properties be placed on standard patrol, as feasible.
- Develop a list of properties that require lawn maintenance on an appropriate periodic basis.
- Develop a list of properties that are approved for demolition. Provide list to License & Inspection once approval has been received and funding has been appropriated for demolitions.
- Identify focus areas with the most critical needs (e.g., Ballard Street) and employ a targeted and expanded “Fix A Block” program (i.e., “Fix A Street”). In addition to such immediate plans, a longer ranging master plan of just the abandoned and vacant parcels could be cataloged with a proposed phasing plan shown.
- To further leverage existing “in-neighborhood” resources, enlist CAT patrols to identify and catalog maintenance and upkeep issues (e.g., abandoned vehicles, trash, yard maintenance, etc.).
- To reduce dumping and outdoor “storage” of old appliances, furniture, and other large items, expand the Florence Sanitation Division’s annual amnesty day – making it a quarterly or monthly program.
- Coordinate with “Community Capacity Building” strategy to train community leaders to conduct clean-ups, monitor and report code violations, etc.

Benefits:

- Enhanced aesthetics
- Reduction of illegal activity through removal of areas that encourage such activity
- Stabilization and greater likelihood for the redevelopment of marginal properties
- Improved property values
- Increased civic pride
- Improved quality of life
- Identifying both short- and long-term plans for vacant and abandoned properties should help to establish trust with the public and build momentum for greater revitalization efforts

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Necessary Resources:

- City attorney services
- Ongoing staff time to maintain property condition database (or contract with outside entity to perform this effort – see “Community Development Corporation” strategy)
- City personnel to conduct periodic inspection of properties and documentation of issues
- Potential for new/additional personnel to staff land bank and asset management programs
- It should be noted that several potential sources of funding are outlined in Chapter 5 of the City’s Comprehensive Plan (5.5) that could be tapped to leverage rehabs or technical assistance

INFRASTRUCTURE IMPROVEMENTS

Issue:

The core neighborhoods of Florence represent some of the oldest in the City; as such, the existing infrastructure within these neighborhoods is also old and in need of evaluation and repair and/or replacement. Issues include drainage/flooding and road conditions. In other instances, infrastructure that is considered part-and-parcel to development today was not recognized as such when these neighborhoods were constructed; items like lighting and sidewalks are minimal, resulting in dark streets at night and people walking in the road.

Strategy:

Develop a comprehensive program for the evaluation and rehabilitation/implementation of major infrastructure components within the neighborhoods. Determine the desire of property owners and residents to have these improvements through their willingness to share in the cost of implementation and maintenance.

Actions:

Drainage/Flooding

- Utilizing the priority lists and mapping included in this Action Plan as a starting point, generate a list of perceived drainage/flooding issue areas in the neighborhoods. Based on this list, conduct in-field observation of issue areas to determine if the issues are real and to what magnitude.
- Where legitimate issues are identified, document the locations in GIS. Perform analysis and evaluation to determine the most appropriate course of action. This may require drainage or flood studies to determine causes and test potential solutions.
- From the analyses conducted, generate an implementation plan for addressing the issue areas, complete with priority ranking, cost estimates, methods for funding, and responsible parties.
- Where necessary, coordinate and work with Florence County and SCDOT to resolve issues that pertain to their facilities.

Road Conditions

- Based on the priority lists and mapping included in this Action Plan, identify specific roads that are in need of improvement and determine ownership (i.e., City, County, SCDOT).
- Document necessary improvements and forward to responsible jurisdiction. Where necessary, coordinate and work with Florence County and SCDOT to move issues toward resolution.
- For City-owned/maintained roads, develop an implementation plan for road improvement, complete with priority ranking, cost estimates, and methods for funding.
- Coordinate roadway improvements with needed water, sewer, and drainage improvements to make the most efficient use of resources, reduce construction impacts, and avoid tearing up recently completed surface improvements to make underground improvements later.
- For City-owned/maintained roads, consider all major water/sewer infrastructure improvements an opportunity to also implement full-width roadway resurfacing.

Lighting

- Use the priority lists and mapping included in this Action Plan to determine areas where lighting is desired. Complete an inventory of existing lighting in these areas and document in GIS. Conduct in-field observation to verify need and determine specific streets, lots, and parks where need exists.
- Where areas of need are identified, perform analysis and evaluation to determine the exact magnitude of

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the need. This may require a lighting analysis to determine the most efficient solutions, including fixture type, necessary lighting levels and coverage, and placement/proximity of fixtures.

- Develop an implementation plan for lighting improvements, complete with priority ranking, cost estimates, and methods for funding.
- Where possible, work with Progress Energy to develop this plan and implement it; implementation cost sharing/savings may be possible through a partnership with Progress Energy where Progress agrees to install and own the fixtures, if the City, property owners, and/or residents agree to pay for monthly operation.

Sidewalks

- Conduct in-field observation to determine predominate patterns and pathways for pedestrian travel.
- Inventory all existing sidewalks and their conditions and document in GIS.
- Based on in-field observation and inventory of existing sidewalks, develop a priority list of sidewalk improvements, including locations, width, associated improvements (i.e., does it require improvements beyond the sidewalk itself, like drainage, utility pole relocation, curb and gutter, etc.), cost estimates, and responsible jurisdiction.
- Where necessary, coordinate and work with Florence County and SCDOT to address sidewalks that are adjacent to their facilities.
- Regarding sidewalks along SCDOT roadways, work with the Florence Area Transportation Study (FLATS) to apply for and receive Transportation Enhancement Grant funding. These are 80/20 matching grants with annual maximums, so the City would need to be in a position to provide the required 20% match and compete for such funds.

Residential Improvement Districts

- Conduct informational meetings in neighborhoods to determine the willingness of property owners and residents to share in the cost of infrastructure improvements through the establishment of Residential Improvement Districts as allowed/defined by SC Law (South Carolina Code §6-35-10).
- If there is a level of willingness for the establishment of Residential Improvement Districts, work with City attorney to determine potential issues/pitfalls of such districts and the most appropriate method for implementation, should property owners determine to move forward (i.e., petitioning for the establishment of a Residential Improvement District must come from property owners within the proposed district).
- If property owners petition the City for the establishment of one or more Residential Improvement Districts, educate City Council members on the benefits and challenges of Residential Improvement Districts to assist them in making an informed decision on whether or not to create such districts and to determine areas that will benefit most from such.

Benefits:

- Stabilization and improvement of critical infrastructure
- Improved safety and quality of life, both real and perceived
- Enhancement of property values
- Potential for new funding sources through implementation of Residential Improvement Districts and securing of Transportation Enhancement funds.

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Necessary Resources:

- City staff time to perform in-field observation, inventories, and documentation
- Possible consultant assistance to conduct analyses and evaluations
- Willingness of property owners and residents to share in cost of improvements
- City attorney services
- Funding sources
- County engagement
- SCDOT engagement
- Progress Energy engagement

EMPLOYER ASSISTED INITIATIVES

Issue:

In the East Florence neighborhood, McLeod Health (and its affiliated holding companies) owns a large percentage of the property that comprises the community. In some instances, these properties represent former anchors of the community, including sites that were once grocery, retail, and service uses. Residents desire a larger involvement by McLeod Health in the stabilization and revitalization of East Florence beyond the development of additional medical uses.

Strategy:

Although the issue above is specific to the East Florence neighborhood and McLeod Health, the concept of forming partnerships with employers and businesses throughout Florence's core neighborhoods and Downtown is universal and should be pursued comprehensively. Employer assisted initiatives should be investigated to determine how local businesses can assist in and benefit from the revitalization of the neighborhoods in which they reside.

Actions:

- To combat perceptions of unsafe/undesirable conditions, establish a marketing campaign to promote greater awareness of redevelopment successes and the vision for the future. Such should be targeted at key employers/businesses and focus on getting the "good word" out.
- In combination with a marketing campaign, the City should enlist the assistance of business leaders and property owners that already have bought into the vision to serve as champions. Champions should be provided a list of talking points and engagements should be constructed for them to speak to the larger business community and express their enthusiasm and excitement for what is happening in their neighborhood.
- The City has fostered dialogue with McLeod Health regarding the possibility for partnership on initiatives in both East Florence and in Downtown, and McLeod is open to investigating such to determine the most appropriate path forward. These conversations should continue and similar discussions should occur with other employers. Brainstorming should occur to determine what might be feasible.
- The City itself could demonstrate a commitment to employer assisted initiatives through the implementation of a "Cops on the Block" program. Such a program would encourage police officers to purchase homes in the core neighborhoods of Florence by offering low interest loans and other housing incentives. By having police officers not only patrolling these neighborhoods, but also living in them, round the clock police presence is achieved and officers have a greater investment and ownership in the communities they serve.
- A library of best practices and case studies in employer assisted initiatives should be developed to be used in marketing to employers. Such best practices may include walk/bike to work incentives, home financing assistance, and landscape/streetscape sponsorship. Being able to cite "chapter and verse" on initiatives in peer cities throughout the United States that have been successful will help the City to sell these concepts to local employers. City staff can develop, maintain, and periodically expand such a resource library.

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Benefits:

- Engagement and investment of employers in communities
- Return on investment to employers through improved communities
- Improved perception of community by existing and future businesses
- Improved perception of existing employers by residents

Necessary Resources:

- Staff time and funding for marketing campaign
- Time and commitment of business champions
- Staff time to develop, maintain, and expand best practices/case study resource library

NEIGHBORHOODS AS GATEWAYS TO DOWNTOWN

Issue:

While the neighborhoods of East Florence, North Florence, and Northwest Florence geographically surround Downtown, they are not currently connected to one another or Downtown. This lack of connectivity, both physical and perceived, inhibits these areas from working together for their combined greater good – placing Downtown as the “center” and strengthening Florence as a whole.

Strategy:

Each neighborhood has critical corridors that run through them and serve as major roadway connections to/through Downtown. By accentuating these corridors and attracting retail uses, the neighborhoods of Florence will be enhanced both aesthetically and economically and be elevated as gateways to Downtown. At the same time, Downtown will benefit through improved connection to the neighborhoods and promotion and exposure.

Actions:

- Through the efforts of the newly established Neighborhood Planning Program, work with communities to identify critical corridors to be elevated to “gateway” status. Such corridors will be primary routes in and through the City of Florence and might include Palmetto Street, Irby Street, and Lucas Street.
- Seek opportunities that allow for neighborhoods to work and link together, not only with Downtown, but with one another as well. One example would be an enhancement of W. Lucas Street, which borders both North Florence and Northwest Florence and leads directly into Downtown.
- Working with communities and design professionals, create a vision for what gateways should look like and how they would work to promote both the neighborhoods and the downtown. A design charrette could provide an intensive and efficient method to generate these visions.
- Develop an implementation plan for improvements to include design elements (i.e., streetscape and landscape), priority, cost, and potential funding sources. This plan should be coordinated with plans drafted as part of the “Infrastructure Improvements” strategy to ensure efficiency and avoid overlap and duplication of efforts.
- Work with SCDOT to address gateway improvements along their facilities.
- Seek to attract retail commercial uses to the gateway corridors. Such uses would reestablish retail in the neighborhoods, while enabling more automobile-oriented uses (e.g., shopping centers, fast food restaurants, gas stations, etc.) to be located in close proximity to Downtown but outside the historic boundaries.
- New funding sources may be available, either through the Residential Improvement Districts or Transportation Enhancement Grant program outlined in the “Infrastructure Improvements” strategy.
- This work could be leveraged with the actions included in the “Vacant and Abandoned Property Ordinance/Maintenance Ordinance” strategy for even greater impact.

Benefits:

- Stabilization and beautification of critical gateway corridors
- Improved quality of life, both real and perceived
- Enhancement of property values
- Enhanced image of neighborhoods, Downtown, and Florence as a whole
- Interconnection and coordination between neighborhoods and Downtown
- Increased promotion of Downtown

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Necessary Resources:

- Staff time (or consultant services) to develop gateway visions
- Residents' time and commitment to develop gateway visions
- Consultant design services
- SCDOT engagement
- Funding sources for gateway enhancements