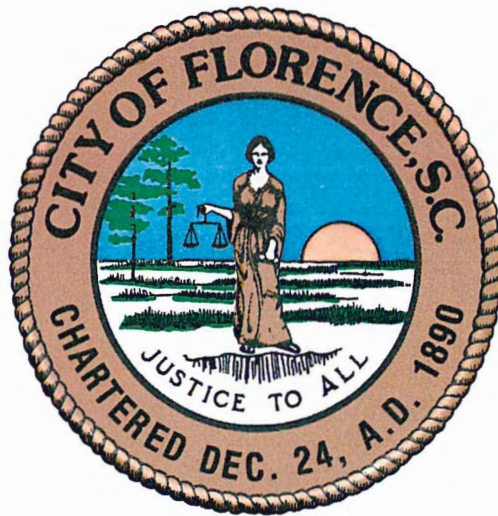


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
AUGUST 13, 2018
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, AUGUST 13, 2018 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

June 28, 2018 – Special Meeting

July 9, 2018 – Regular Meeting

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Mr. Edward Johnson – 34 years – September 26, 1983 – July 27, 2018

Mr. Stewart Johnson – 30 years – May 9, 1988 – July 27, 2018

Mr. Michael Ard – 28 years – June 25, 1990 – June 29, 2018

Mr. Timothy Wilson – 16 years – May 28, 2002 – July 2, 2018

SERVICE RECOGNITIONS

Antinio James - 10 years – Public Works / Beautification & Facilities

Ashley Anderson - 10 years – Police

Cynthia Stone - 15 years – Fire

Larry King - 20 years – Finance/Utility Finance

Gerald Hendrix - 20 years – Fire

EDUCATIONAL RECOGNITIONS

James Joyce – Passed the Class “D” Water Operator Certification Examination on June 1, 2018.

Abigail Bailey – Passed the “C” Wastewater Operator Certification Examination on July 2, 2018.

Robert Hyman – Passed his “D” Water Operator Certification Examination on July 26, 2018.

Faith Krepps – Received her Master of Business Administration from the George Herbert Walker School of Business & Technology on May 19, 2018.

V. APPEARANCE BEFORE COUNCIL

- a. Mr. DeCar Brown, Director of Operations, Boys and Girls Club – to give an impact report on the Boys and Girls Club.*
- b. Mr. Bryan Braddock, Executive Director of the House of Hope of the Pee Dee – to give an Annual Report on the No One Unsheltered Project.*
- c. Mr. Chuck Pope, Director of Public Works - Recognition of City of Florence Recreation Department athletic participants and coaches.*

VI. ORDINANCES IN POSITION

- a. Bill No. 2018-22 – Second Reading
An Ordinance to amend the City of Florence Unified Development Ordinance, Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2.*
- b. Bill No. 2018-24 – Second Reading
An Ordinance to rezone the property located at the intersection of Hoffmeyer Road and Clark Branch Road, said property being specifically designated in the Florence County Tax records as Tax Map Parcel 00098-01-262.*
- c. Bill No. 2018-25 – Second Reading
An Ordinance to annex the property located on Grove Boulevard within The Grove subdivision, said property being specifically designated in the Florence County Records as a portion of Tax Map Parcel 00075-01-221*

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2018-20 – First Reading**
An Ordinance to annex and zone the property located along Lake Oakdale, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00522-01-027 and a portion of Tax Map Parcel 00751-01-049.
(This item will be deferred at the request of the petitioner)
- b. Bill No. 2018-27 – First Reading**
An Ordinance to amend PDD 2016-32, known as The Grove, said property being specifically designated in the Florence County Tax Records as portions of Tax Map Parcels 00075-01-036; 00075-01-214; 00075-01-219; 00075-01-220; 00075-01-221; and 00075-01-222.
- c. Bill No. 2018-28 – First Reading**
An Ordinance to annex the property located at 308 East Carolyn Avenue, said property being specifically designated in the Florence County Tax Records as a portion of Tax Map Parcel 90095-01-017.

VIII. INTRODUCTION OF RESOLUTION

- a. Resolution No. 2018-12**
A Resolution of City Council approving a local match for a Municipal Association of South Carolina Hometown Economic Development Grant.
(This item will be discussed in Executive Session)

IX. REPORTS TO COUNCIL

- a. Appointments to Boards and Commissions**

X. EXECUTIVE SESSION

- a. Discussion of negotiations incident to matters relating to a proposed Economic Development [30-4-70(a)(5)].**

After returning to open session, Council may take action on matters discussed in Executive Session.

XI. ADJOURN

SPECIAL MEETING OF FLORENCE CITY COUNCIL
THURSDAY, JUNE 28, 2018 – 3:00 P.M.
CITY CENTER – 4TH FLOOR CONFERENCE ROOM
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA

MEMBERS PRESENT: Mayor Wukela called the special City Council meeting to order at 3:04 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Ervin; Councilman George Jebaily; Councilman Glynn Willis and Councilwoman Pat Gibson-Hye Moore.

Councilwoman Octavia Williams-Blake arrived at 3:16 p.m.

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

A notice of the meeting was sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and location of this special city council meeting.

MEDIA PRESENT: Matthew Christian of the Morning News was present for the meeting.

INVOCATION

Councilwoman Ervin provided the invocation for the meeting. The Pledge of Allegiance to the American Flag followed the invocation.

BUDGET WORKSESSION

Mr. Drew Griffin, City Manager began the meeting by listing the items that would be discussed:

- ▶ Budget Totals By Fund
- ▶ General Fund
- ▶ Community Programs Funding
- ▶ Hospitality Special Revenue Fund
- ▶ Water & Sewer Enterprise Fund
- ▶ Stormwater Utility Enterprise Fund
- ▶ Water/Sewer & Stormwater Construction Funds
- ▶ Water/Sewer & Stormwater Equipment Replacement Funds
- ▶ Second Reading of FY 2018-19 Budget Ordinance

The City budget is broken into nine funds; five being operational funds. Those five funds are the General Fund; General Fund Debt Service Fund; Hospitality Fund; Water/Sewer Utilities Enterprise Fund; and the Stormwater Utility Enterprise Fund. The total for these five funds is \$77,747,000. The two construction related funds are: Water/Sewer Utilities Construction Fund and the Stormwater Utility Construction Fund. The total for these two funds is \$12,069,000. The last two funds are the Water/Sewer Utilities Equipment Replacement Fund and the Stormwater Equipment Replacement Fund. The total for

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
JUNE 28, 2018 – PAGE 2**

these two funds is \$925,000. The total of these nine funds which is the total budget that staff is recommending based on the revenue side, is \$90,741,000.

GENERAL FUND

This chart illustrates the source of the funds. Property Taxes and Licenses and Fees are the largest contributors to the budget (approximately \$23,500,000). The remaining funds: Government Reimbursements, Permits and Fees, Fines & Forfeitures, Miscellaneous & Other Revenues and Interfund Transfers combine for a total of \$35,770,000.

**FY 2018-19 General Fund
Revenue Budget by Source**

Category	FY 2018	% of Total
Property Taxes	\$ 10,415,600	29.12%
Licenses & Fees	13,185,000	36.86%
Governmental Reimbursements	3,169,900	8.86%
Permits and Fees	2,577,000	7.20%
Fines & Forfeitures	407,500	1.14%
Miscellaneous & Other Revenues	718,000	2.01%
Interfund Transfers	<u>5,297,000</u>	<u>14.81%</u>
TOTAL	\$ 35,770,000	100.00%

Note: Proposed for the budget is an increase of the Rollcart/Equipment Replacement Fee from \$0.75 to \$1.75 per month in FY 2019 and an additional \$1.00 per month in FY 2021.

The following shows the expenditures by department. Police and Fire, which are public safety, are the largest departments from an expense category, totaling \$15,506,300, which represents almost half of the entire revenue generated within the General Fund. The other large departments are Public Works (\$7,405,430) and Recreation (\$3,129,240). The remaining departments are Planning, Research and Development (\$381,650); Building Inspections and Permits (\$483,090); Debt Service (\$1,240,500); and Insurance & Benefits/Community Programs and Non-departmental (\$4,108,500).

**FY 2018-19 General Fund
Expenditure Budget by Departmental Category**

Category	FY 19	% of Total
General Govt/Admin Services/Community Services	\$ 3,515,290	9.83%
Police	9,579,230	26.78%
Fire	5,927,070	16.57%
Public Works	7,405,430	20.70%
Recreation and Athletics	3,129,240	8.75%
Planning, Research and Development	381,650	1.07%
Building Inspections and Permits	483,090	1.35%
Debt Service	1,240,500	3.47%
Insurance & Benefits/Comm Programs/NonDept	<u>4,108,500</u>	<u>11.48%</u>
TOTAL	\$ 35,770,000	100.00%

COMMUNITY PROGRAMS FUNDING

Mr. Griffin stated that the City historically tries to stay consistent with the funding of the Community Programs. This is a long established program with the City. \$413,600 has been set aside for community programming and does not include funding for the CDBG. The CDBG budget was approved earlier through the adoption of a Resolution. Three requests were received for a total of \$82,800. These requests are not included in the budget and no funding has been provided for them.

Appropriation Requests by Agency/Event
FY 2018-19

<u>Included in FY 2018-19 Budget</u>		<u>Not Included in FY 2018-19 Budget</u>	
Agency/Project/Event	Amount	Agency/Project/Event	Amount
PAL Programming	\$ 4,500	Lighthouse Ministries	\$ 62,800
Boys & Girls Club	41,000	Future Entrepreneurs Foundation	15,000
Stadium Commission	8,100	Pee Dee Coalition	<u>5,000</u>
PDRTA	193,000		
Red Cross	10,000	TOTAL	\$ 82,800
Keep Florence Beautiful	5,000	Note: Reference budget request documents provided by requesting agencies in budget notebook.	
CAA Boxing Program	10,000		
Weed & Seed	50,000		
No One Unsheltered	75,000		
Legislative Day	10,000		
City Talk Programming	<u>7,000</u>		
TOTAL	\$ 413,600		

HOSPITALITY FUND

The \$4.2 million in the Hospitality Fund represents fees generated through hospitality. The \$2 million is a grant from the Drs. Bruce & Lee Foundation to the City of Florence that is a reimbursement to the City for construction of the soccer complex.

Hospitality Fund Revenues

Hospitality Fees	\$ 4,240,000
Interest Earnings	5,000
Drs. Bruce & Lee Foundation Grant Revenue ¹	<u>2,000,000</u>

FY 18-19 Hospitality Fund Estimated Revenues \$ 6,245,000

¹Drs. Bruce and Lee has committed to provide \$2 million per year in FY2017, 2018 and 2019 for construction of the Soccer Complex

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
JUNE 28, 2018 – PAGE 4**

This is a list of programs that are being funded through the Hospitality Fund Revenues.

<u>Hospitality Fund Expenditures</u>	
Athletic Facilities Operations	\$ 1,150,000
Florence Museum	98,000
Florence Downtown Development Corporation	73,100
Florence Downtown Economic Development Incentives	80,000
Florence Downtown Promotions	30,000
Radio Drive/Veterans Park Debt Service (through June 2021)	245,500
Soccer Complex Debt Service (through March 2020)	2,031,900
Tennis Center/Performing Arts Center Debt Service (through April 2024)	526,000
Recreation Facility/Gymnasium Debt Service (through June 2034)	308,000
2016 Special Obligation Bond Debt Service Appropriation (through Dec.2046)	300,000
Florence Historic District Street Lighting Operations	30,000
Florence Civic Center (Debt Service effective through April 2040. FY 17-18 DS=\$637,500)	1,362,500
James Allen Plaza Restroom Facilities – 4 th of 10-year Lease Payment	9,000
Contingency	1,000
FY 18-19 Hospitality Fund Estimated Expenditures	\$ 6,245,000

WATER & SEWER UTILITIES ENTERPRISE FUND

The revenue for this fund is pretty evenly split between water fees and charges and wastewater fees and charges. Inside water and sewer makes up about \$15.4 million of the total budget. Timmonsville is at about \$1 million. Outside water and sewer is about \$18.1 million. Miscellaneous revenues make up \$3.2 million of the fund.

<u>Water & Sewer Revenues by Source</u>	
Water Fees & Charges	46%
Wastewater Fees & Charges	48%
Other Revenue	6%

This is a list of water and sewer expenses by department.

<u>Water & Sewer Expenses by Department</u>		
Utility Finance	\$ 2,531,480	7.47%
Engineering	1,401,590	4.13%
WW Treatment	4,987,700	14.71%
Surface Water Production	1,965,740	5.80%
Ground Water Production	1,874,600	5.53%
Distribution Operations	2,060,640	6.08%
Collection Operations	1,467,650	4.33%
Debt Service	10,129,000	29.88%
Nondepartmental	7,481,600	22.07%
TOTAL	\$ 33,900,000	100.00%

WATER & SEWER UTILITIES CONSTRUCTION FUND

Mr. Griffin reviewed the Water and Sewer Construction Fund revenue.

<u>FY 2018-19 Water & Sewer Construction Fund Revenue</u>	
Projected Funds on Hand on July 1, 2018	\$ 6,497,000
FY 2018-19 Transfer from W/S Operating Fund	2,000,000
Cashua Drive Capital Contribution – SCDOT Relocation	500,000
Capital Construction Fund Transfer	1,210,000
Utility Relocation Reimb. for Highway Projects (from 1¢ Sales Tax)	850,000
SC Rural Infrastructure Authority Grant	500,000
Projected Interest Earnings	<u>25,000</u>
Total W/S Construction Fund Revenue	\$ 11,582,000

The following is a list of projects that are funded through the Water and Sewer Construction Fund.

FY 2018-19 W/S Construction Fund Projects

A. Projects Approved in Prior Year Budgets

1. Elevated Tank Inspection Repair and Painting	\$ 426,000
2. Jeffries Creek Beaver Management (SSO Compliance)	7,000
3. Waterline Extension Requests – Florence County	100,000
4. SCDOT South Cashua Widening – Utilities Relocation	1,178,000
5. Downtown Street Resurfacing	140,000
6. McCown Street WTP Filter Vessel Replacement	500,000
7. Sumter Street Development Sewer Improvements	420,000
8. Jeffries Creek Interceptor	25,000

B. Projects Approved and Added in FY 2017-18

1. Stratton Drive/I-95 Sewer Interceptor Replacement	\$ 950,000
2. SCDOT Alligator Road Widening – Utilities Relocation	850,000
3. Pisgah Road 18” Water Line Extension	500,000
4. Ebenezer Road Water Line Ext – Pine Needles to W. Palmetto	278,000
5. SCDOT National Cemetery Road Bridge – Water Line Bore	30,000
6. SCDOT Francis Marion/Claussen Traffic Circle – Water Line	50,000
7. SCDOT James Jones/Jeffries Creek Bridget – Water Line	320,000

C. Proposed Projects for FY 2018-19

1. Country Creek Gravity Sewer Extension	\$ 400,000
2. SCDOT Hwy. 76 Timmons ville Truck Rt. Utility Relocation	50,000
3. Harris Court Water Line Extension	122,000
4. Timmons ville Water Valve Replacement	150,000
5. Sewer Easement Clearing	300,000
6. Naturally Outdoors Sewer Line Relocation	100,000
7. Guilford Circle Elevated Sewer Line Rehabilitation	200,000
8. Crossings/South Florence Area Sewer Extension	50,000
9. SCDOT Ebenezer/Sumter/Pisgah Utilities Relocation	50,000

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
JUNE 28, 2018 – PAGE 7**

The following is a list of Stormwater Construction Fund Projects.

FY 2018-19 Stormwater Construction Fund Projects

Projects Approved in Prior Years

1. Stormwater Operations Division Pipe Projects	\$	60,000
2. NPDES Phase II Compliance		50,000

Projects Approved in FY 2018-19

1. Thorncliff Drainage Improvements	\$	20,000
2. College Park Drainage Improvements		35,000

Other

1. Stormwater Engineering/Legal/Professional Services	\$	25,000
2. Reserved for Other Projects		<u>297,000</u>

Total S/W Construction Fund Expenses	\$	487,000
---	-----------	----------------

\$897,000 has been allocated for replacement of equipment for different departments.

W/S Equipment Replacement Fund Budget by Department

<u>Department</u>	<u>Amount</u>
Utility Finance	\$ 61,600
Engineering	52,000
Wastewater Treatment Plant	165,000
Ground Water Production	105,000
Distribution Operations	128,400
Collection Operations	<u>385,000</u>

W/S Capital Equipment Fund Total	\$	897,000
---	-----------	----------------

One truck, which is a replacement piece of equipment, will be bought for Stormwater Operations.

**Stormwater
Equipment Replacement Fund
Budget By Department**

<u>Department</u>	<u>Amount</u>
Stormwater Operations	\$ <u>28,000</u>

Stormwater Capital Equipment Fund Total	\$	28,000
--	-----------	---------------

ORDINANCES IN POSITION

BILL NO. 2018-23 – 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, 2018 AND ENDING JUNE 30, 2019.

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2018 and ending June 30, 2019 was adopted on second reading.

Councilman Jebaily made a motion to adopt Bill No. 2018-23 on second reading. Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2018-23 on second reading.

BILL NO. 2018-24 – SECOND READING

AN ORDINANCE AUTHORIZING A CONDITIONAL GRANT AND DEVELOPMENT AGREEMENT WITH GREATER HABITAT FOR HUMANITY, INC. ATTACHED HERETO AS EXHIBIT “A”, AND THE ANNUAL CONVEYANCE OF TWO OR THREE OF THE PROPERTIES DESCRIBED ON EXHIBIT “B” HERETO TO GREATER FLORENCE HABITAT FOR HUMANITY, INC. TO BE UTILIZED PURSUANT TO THE TERMS AND CONDITIONS SET OUT IN THE CONDITIONAL GRANT AND DEVELOPMENT AGREEMENT.

An Ordinance authorizing a Conditional Grant and Development Agreement with Greater Habitat for Humanity, Inc. attached hereto as Exhibit “A”, and the annual conveyance of two or three of the properties described on Exhibit “B” hereto to Greater Florence Habitat for Humanity, Inc. to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement was adopted on second reading.

Councilman Willis made a motion to adopt Bill No. 2018-24 on second reading. Councilwoman Moore seconded the motion, which carried unanimously.

EXECUTIVE SESSION

Mayor Wukela stated an Executive Session has been requested to receive legal advice related to matters covered by attorney-client privilege pursuant to South Carolina Code Section [30-4-70(a)(5)].

Councilwoman Moore made a motion to enter into Executive Session. There was no objection. Council entered into Executive Session at 3:30 p.m.

Mayor Pro tem Brand left the meeting at 4:00 p.m.

Councilman Jebaily left the meeting at 4:37 p.m.

Mayor Wukela reconvened the special meeting at 4:40 p.m.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
JUNE 28, 2018 – PAGE 9**

ADJOURN

There being no further business on the agenda, Councilman Willis made a motion to adjourn the meeting. Councilwoman Moore seconded the motion, which carried unanimously.

The meeting was adjourned at 4:41 p.m.

Dated this 13th day of August, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JULY 9, 2018 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular City Council meeting to order at 1:04 p.m. with the following members present: Councilman George D. Jebaily; Councilwoman Teresa Myers Ervin; Mayor Pro tem Frank J. “Buddy” Brand; Councilwoman Octavia Williams-Blake; Councilman Glynn F. Willis; and Councilwoman Pat Gibson-Hye Moore.

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

MEDIA PRESENT: Mr. Matthew Christian 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 7-8, 2018 Work Session/Retreat; the June 7, 2018 Special Meeting/Budget Work Session; and the June 11, 2018 Regular Meeting. Councilman Jebaily seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Mayor Wukela presented a Certificate of Recognition to Adgie Kelly for completing 45 years of service with the City of Florence in the Equipment Maintenance Department.

A Certificate of Recognition was presented to Jerome Daniels of the Distribution Operations Department for completing 25 years of service.

Mayor Wukela presented Lacy King a Certificate of Recognition for completing 20 years of service with the Waste Water Department.

Lt. Robert Drulis received a Certificate of Recognition from Mayor Wukela for completing 20 years of service with the City of Florence Police Department.

Mayor Wukela presented Lt. Michael Brandt a Certificate of Recognition for completing 20 years of service with the City of Florence Police Department.

Lance Corporal Travis Scott of the Police Department was presented a Certificate of Recognition for completing 10 years of service with the City of Florence.

EDUCATIONAL RECOGNITION

Tremon Shannon received an Educational Recognition for passing the “E” Water Operator Certification Exam on May 24, 2018.

Michael Morris received an Educational Recognition for completing the Wastewater Certification Program through Central Carolina Technical College on December 13, 2017.

Edward McElveen received an Educational Recognition for passing the “D” Wastewater Operator Certification Exam on June 6, 2018.

ORDINANCES IN POSITION

BILL NO. 2018-19 – SECOND READING

AN ORDINANCE TO ANNEX AND ZONE THE PROPERTY LOCATED AT 2508 WEST EDGEFIELD ROAD, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 01221-01-053.

An Ordinance to annex and zone the property located at 2508 West Edgefield Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-053 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2018-19 on second reading. Councilman Willis seconded the motion.

Council voted unanimously to adopt Bill No 2018-19 on second reading.

INTRODUCTION OF ORDINANCES

BILL NO. 2018-20 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE THE PROPERTY LOCATED ALONG LAKE OAKDALE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCELS 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00522-01-027 AND A PORTION OF TAX MAP PARCEL 00751-01-049.

An Ordinance to annex and zone the property located along Lake Oakdale, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00522-01-027 and a portion of Tax Map Parcel 00751-01-049 was deferred at the request of the petitioner.

BILL NO. 2018-22 – FIRST READING

AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE, TABLE 1-2.7.4, SECTION 1-2.8.4, AND DIVISION 7-25.2.

An Ordinance to amend the City of Florence Unified Development Ordinance, Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2 was discussed in Executive Session. (See below for any action taken by Council following Executive Session.)

BILL NO. 2018-24 – FIRST READING

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT THE INTERSECTION OF HOFFMEYER ROAD AND CLARK BRANCH ROAD, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 00098-01-262.

An Ordinance to rezone the property located at the intersection of Hoffmeyer Road and Clark Branch Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00098-01-262 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-24 on first reading. Councilman Willis seconded the motion, which carried unanimously.

Mr. Jerry Dudley, Planning Manager reported that the property is located on the corner of Clark Branch Road and Hoffmeyer Road. The request is to rezone the property from its current zoning of NC-6.1 Neighborhood Conservation District to NC-6.3 Neighborhood Conservation District. The property is currently vacant. The proposed use for the property is a townhome development.

On May 8, 2018 the Planning Commission held a public hearing on this matter and voted 4 to 3 to deny approval of the rezoning request. On June 12, 2018 the Planning Commission reconsidered the request based on new information provided by the applicant and voted 5-0 to approve the rezoning as submitted.

Council voted unanimously to pass Bill No. 2018-24 on first reading.

BILL NO. 2018-25 – FIRST READING

AN ORDINANCE TO ANNEX THE PROPERTY LOCATED ON GROVE BOULEVARD WITHIN THE GROVE SUBDIVISION, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY RECORDS AS A PORTION OF TAX MAP PARCEL 00075-01-221.

An Ordinance to annex the property located on Grove Boulevard within the Grove Subdivision, said property being specifically designated in the Florence County Records as a portion of Tax Map Parcel 00075-01-221 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2018-25 on first reading. Councilman Willis seconded the motion, which carried unanimously.

Mr. Jerry Dudley, Planning Manager reported this is a portion of the Grove Subdivision. The lot is currently vacant but will be subdivided into four lots along Grove Boulevard within The Grove Subdivision.

City water and sewer services are currently available and there is no cost to extend utility services.

On June 12, 2018 the Planning Commission held a public hearing on this matter and voted unanimously, 5-0 to recommend the zoning request of (PDD) Planned Development District.

City Staff recommends annexation as it is a requirement of the PDD Development Agreement and concurs with the Planning Commission's recommendation to zone the property (PDD), Planned Development District.

Council voted unanimously to pass Bill No. 2018-25 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2018 - 09

A RESOLUTION HONORING SOULE' CAFE'S CONTRIBUTIONS TO THE EFFORTS TO REVITALIZE DOWNTOWN FLORENCE.

A Resolution honoring Soule' Café's contributions to the efforts to revitalize downtown Florence was adopted by Council.

Councilman Willis read the Resolution declaring the months of April, May and June as the Soule' Café quarter in the City of Florence.

Councilman Willis made a motion to adopt Resolution No. 2018-09. Councilman Jebaily seconded the motion, which carried unanimously.

RESOLUTION NO. 2018 – 10

A RESOLUTION OF RECOGNITION FOR BRIAN EMMEN.

A Resolution of Recognition for Brian Emmen was adopted by Council.

Councilwoman Moore read the Resolution of Recognition for Mr. Brian Emmen.

Councilwoman Ervin made a motion to adopt Resolution No. 2018-10. Councilman Willis seconded the motion, which carried unanimously.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Accommodations Tax Advisory Committee

Councilwoman Ervin made a motion to reappoint Mr. Larry Smith to serve on the Accommodations Tax Advisory Committee. Councilwoman Moore seconded the motion, which carried unanimously.

Mr. Larry Smith was reappointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2021.

Councilwoman Moore made a motion to reappoint Mr. Tim Norwood to serve on the Accommodations Tax Advisory Committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Tim Norwood was reappointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2021.

Mayor Pro tem Brand made a motion to reappoint Mrs. Margaret Nash to serve on the Accommodations Tax Advisory Committee. Councilwoman Ervin seconded the motion, which carried unanimously.

Mrs. Margaret Nash was reappointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2021.

Councilman Jebaily deferred his appointment to the Accommodations Tax Advisory Committee.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JULY 9, 2018 – PAGE 5**

City of Florence Planning Commission

Councilwoman Williams-Blake made a motion to appoint Mr. Bryant Moses to serve on the City of Florence Planning Commission. Councilman Willis seconded the motion, which carried unanimously.

Mr. Bryant Moses was appointed to serve on the City of Florence Planning Commission for a term to begin immediately and end June 30, 2021.

Mayor Wukela made a motion to reappoint Mrs. Jennifer Edwards to serve on the City of Florence Planning Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mrs. Jennifer Edwards was reappointed to serve on the City of Florence Planning Commission for a term to begin immediately and end June 30, 2021.

Councilman Willis made a motion to reappoint Mr. Derrick Owens to serve on the City of Florence Planning Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Derrick Owens was reappointed to serve on the City of Florence Planning Commission for a term to begin immediately and end June 30, 2021.

City of Florence Board of Zoning Appeals

Councilwoman Ervin deferred her appointment to the Board of Zoning Appeals.

Councilwoman Moore deferred her appointment to the Board of Zoning Appeals.

Mayor Pro tem Brand made a motion to appoint Mr. Jorge F. Perez to serve on the City of Florence Board of Zoning Appeals. Councilman Willis seconded the motion, which carried unanimously.

Mr. Jorge Perez was appointed to serve on the City of Florence Board of Zoning Appeals for a term to begin immediately and end June 30, 2021.

Civic Center Commission

Councilman Jebaily made a motion to reappoint Mrs. Sonyetta Cooper to serve on the Civic Center Commission. Councilwoman Ervin seconded the motion, which carried unanimously.

Mrs. Sonyetta Cooper was reappointed to serve on the Civic Center Commission for a term to begin immediately and end June 30, 2022.

Housing Authority Board

Councilwoman Williams-Blake deferred her appointment to the Housing Authority Board.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JULY 9, 2018 – PAGE 6**

Parks and Beautification Commission

Councilwoman Ervin deferred her appointment to the Parks and Beautification Commission.

Councilman Willis made a motion to appoint Mrs. Anna Belk Wentzell to serve on the Parks and Beautification Commission. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mrs. Anna Belk Wentzell was appointed to serve on the Parks and Beautification Commission for a term to begin immediately and end June 30, 2023.

Mayor Wukela deferred his appointment to the Parks and Beautification Commission.

Pee Dee Regional Airport Authority

Councilwoman Moore appointed Mr. Stephen W. Bridges to serve on the Pee Dee Regional Airport Authority. Councilwoman Ervin seconded the motion, which carried unanimously.

Pending confirmation from the Governor's office, Mr. Stephen Bridges will be appointed to serve on the Pee Dee Regional Airport Authority for a term to begin upon confirmation and end June 30, 2022.

EXECUTIVE SESSION

Councilman Willis made a motion to enter into Executive Session. Without objection, Council entered into Executive Session at 2:26 p.m. for the purpose of receiving legal advice related to matters covered by attorney-client privilege [30-4-70(a)(5)].

Councilman Brand left the meeting at 3:08 p.m.

Mayor Wukela reconvened the regular meeting at 3:13 p.m.

**BILL NO. 2018-22 – FIRST READING
AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT
ORDINANCE, TABLE 1-2.7.4, SECTION 1-2.8.4, AND DIVISION 7-25.2.**

Mayor Wukela stated Council has received legal advice on Bill No. 2018-22 as it implicates a variety of different areas of state and local law and the law of alcohol consumption in the state. The ordinance centers around the intent and the desire of Council to set a standard for the operation of bars; the operation of establishments in which alcohol consumption is more than 50% of the revenue generated by the establishment. The proposed ordinance addresses the establishment and regulation of bars in the downtown area, in particular those areas that are located next to residences which are allowed in the Downtown Central Business District. The issues the City has in the downtown area are unique and special because of the confluence of residential and commercial, occurring side by side in certain circumstances.

Councilman Willis made a motion to pass Bill No. 2018-22 on first reading. Councilwoman Moore seconded the motion.

Councilman Jebaily made a motion to amend as it pertains to the Special Exceptions, that the number of Special Exceptions allowed per year be amended to 12 special events per year instead of 24 special events per year as currently proposed.

The motion failed for lack of a second.

Council voted unanimously to pass Bill No. 2018-22 on first reading as originally presented.

REGULAR MEETING OF FLORENCE CITY COUNCIL
JULY 9, 2018 – PAGE 7

ADJOURN

Councilwoman Ervin made a motion to adjourn the meeting. Councilwoman Moore seconded the motion, which carried unanimously.

The meeting was adjourned at 3:18 p.m.

Dated this 13th day of August, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

V. c.
Recognition of Recreation
Department Athletic
Participants & Coaches

FLORENCE CITY COUNCIL MEETING

DATE: August 13, 2018
AGENDA ITEM: Recognition of Athletic Champions
DIVISION/DEPARTMENT: Recreation / Public Works

ISSUE UNDER CONSIDERATION:


Recognition of City of Florence Recreation Department athletic participants and coaches.

POINTS TO CONSIDER:

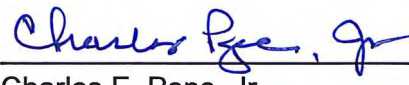
1. Florence Gymnastics Team – USAG & AAU State Champions, AAU National Champions
2. Florence Track Club/Cross Country – USATF Jr. Olympic State Champions, Regional Champions and All-Americans
3. Florence Tennis Association – USTA Southern Champion
4. Florence Junior Football League- State Champions(7-8 Year Old Division)

ATTACHMENTS:

1. A list of teams, participants and coaches being recognized for outstanding achievement during the 2017-2018 athletic seasons.



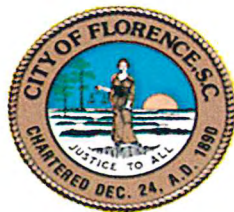
Andrew H. Griffin
City Manager



Charles E. Pope, Jr.
Public Works Director

Individual and Team Athletic Recognition

Florence City Council Meeting
August 13, 2018



FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

A stylized graphic element consisting of a grid of dots that forms an arrow pointing to the right, positioned to the right of the word "FLORENCE".

2017-2018 GYMNASTICS CHAMPIONS

Areas of Competition

VT = Vault, UB = Uneven Bars, BB = Balance Beam, FX = Floor
AA = All Around (includes all four areas)

USAG STATE CHAMPION GYMNASTS

Liz Curl	(Xcel Bronze) - VT, BB, FX, AA
Ember Boykin	(Xcel Bronze) - FX
Taylor Malaer	(Level 6) – VT, UB
Ariel Davis	(Level 7) – VT, AA

AAU STATE CHAMPION GYMNASTS

Ember Boykin	(Xcel Bronze) – UB, BB, FX, AA
Mary Elizabeth Mussam	(Xcel Bronze) - UB, BB, AA
Jayda Rivers	(Xcel Bronze) - VT
Adelaide Bausmith	(Xcel Platinum) - BB
Lindie Matthee	(Xcel Platinum) – VT, BB
Myila Howard	(Level 4) – VT, UB, FX, AA
Courtney Clemson	(Level 5) – UB, BB, FX, AA
Daija Torian	(Level 5) - VT
Carson Arthur	(Level 6) – BB, FX, AA
Madison Floyd	(Level 6) - VT
Ariel Davis	(Level 7) – VT, UB, BB, FX, AA
Emily Santi-Anna	(Level 9) – VT, BB, FX, AA

AAU NATIONAL CHAMPION GYMNASTS

Hayden Sherman	(Xcel Bronze) - VT
Ariel Davis	(Level 7) – VT, UB, BB, FX, AA
Emily Santi-Anna	(Level 9) – UB, FX, AA

GYMNASTICS COACHES

Alexander Holliday	Head Coach
Trysten Herbert	Team Coach
Julie-Anne Hall	Team Coach
Emily Santi-Anna	Team Coach

2017-2018 FLORENCE TRACK CLUB

USATF JR. OLYMPIC CROSS COUNTRY STATE CHAMPIONS

Kaleb Burroughs	9-10 males – 3K Individual
Kaylanna Burroughs	9-10 females – 3K Individual
Darrian Cole	17-18 males – 5K Individual

USATF JR. OLYMPIC CROSS COUNTRY REGIONAL CHAMPIONS

Kaleb Burroughs	9-10 males - 3K Individual
-----------------	----------------------------

USATF JR. OLYMPIC CROSS COUNTRY ALL AMERICANS

Kaleb Burroughs	9-10 Males – 3K - finished 10 th at Nationals (AA)
Darrian Cole	17-18 males – 5K - finished 22 nd at Nationals (AA)

USATF JR. OLYMPIC TRACK & FIELD STATE CHAMPIONS

Ellison Banner	8 & under girls Javelin - new state record
Caelin Sloan	13-14 Girls 3000m Racewalk - new state record
Michael Griffin	1500m & 17-18 boys Steeplechase
David Hitch	11-12 boys 1500m Racewalk
Kaleb Burroughs	1500m, 3000m
Kamille Cunningham	13-14 girls High jump
Kaylanna Burroughs	9-10 girls 800m; 1500m; Long jump
Brittany Sloan	11-12 girls 1500m Racewalk
Derrick Daniels	13-14 boys High jump
Tyae McWhite	15-16 boys 110m Hurdles

USATF JR. OLYMPIC TRACK & FIELD REGIONAL CHAMPIONS

Michael Griffin	17-18 boys Steeplechase Region Champion
-----------------	---

USATF JR. OLYMPIC TRACK & FIELD ALL AMERICANS

Ellison Banner	8 & under girls Javelin AA
Caelin Sloan	13-14 Girls 3000m Racewalk AA
Michael Griffin	17-18 boys Steeplechase AA
David Hitch	11-12 boys 1500m Racewalk AA
Kaleb Burroughs	11-12 Boys Javelin AA
Kamille Cunningham	13-14 girls High jump AA

CROSS COUNTRY COACHES

Willie Burroughs
Heather Burroughs
TaMara Sloan
Kate Tyner
Shawn Hendrix

TRACK COACHES

Brian Jordan
Alexis Morris
Alicia Truman
Angela Hitch
Don Santi-Anna
Heather Burroughs
Julie Allen
Kara Reynolds
Kelli Spencer
Leslie Aldridge
Mark Bluman
Osei Stewart
Robb Sloan
Sheri Lacy
Shawn Hendrix
TaMara Sloan
Trey Aldridge
Willie Burroughs

2017 Tennis USTA Southern Champion

Doubles 10 and Under Division in the Southern Championships

Davidson Lynch

Coach

Laszlo Leiter

2017 FLORENCE JUNIOR FOOTBAL LEAGUE

2017 – 7- 8 yrs. Division SCRPA State Champions

Players

Matthew Allen
Dalton Bazen
Ja'Quan Blue
Treychon Blue
Jaden Brown
Jeremiah Bryant
Tylik Charles
Fredrick Cooper
Jabriel Crawford-Thomas
Jabari Daniels-Davis
Tay Davis
Dallas Douglas
Anthony Charles-Gamble
Josiah Giles
Cameron James
Dzhante James
Bryson Johnson
Elijdh King
Braeden McBride
Malik McIver
Avan McKenzie
Korey McWhite
Semaj Parker
Landon Thompson
Dylan Boatwright

COACHES

Coach King
Coach Cain
Coach Mitchell
Coach Giles

FLORENCE CITY COUNCIL MEETING

DATE: July 9, 2018

AGENDA ITEM: Ordinance to amend the City of Florence Unified Development Ordinance Table 1-2.7.4, Section 1-2.8.4, and Division 7-25.2.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to the City of Florence Unified Development Ordinance Table 1-2.7.4, Section 1-2.8.4, Division 7-25.2 to establish conditions for land uses associated with Alcohol Beverage Sales (on-site consumption) in the Central Business District.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On May 8, 2018 Planning Commission held a public hearing on this matter and voted unanimously, 7-0, to recommend the text amendment.

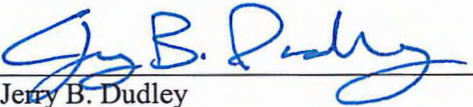
III. POINTS TO CONSIDER:

- 1) As the City's downtown develops into a mixed use district, an environment is created in which residential apartments are directly above or adjacent to commercial uses such as professional offices, retail, restaurants, bars, and entertainment venues. While the downtown environment welcomes such uses, it becomes necessary to provide conditional use requirements which control nuisances associated with conflicting land use in the densely developed area.
- 2) The text amendments have been prepared by the Planning, Research and Development Department in an effort to negate concerns associated with uses in the Central Business District (downtown) associated with onsite alcohol consumption such as bars, lounges, and nightclubs, specifically when located adjacent to existing residential uses.
- 3) The amendments to Table 1-2.7.4 and Section 1-2.8.4 make selling alcoholic beverages for on-site consumption a conditional (C) use in the Central Business District, and outline the conditions that must be met. Attachment 1 outlines the proposed changes as recommended by Planning Commission.
- 4) The definition of a "Commercial Kitchen" is proposed to be added and the definition of "Alcohol Beverage Sales, Onsite Consumption" is proposed to be amended in Division 7-25.2 – Definitions.
- 5) City staff recommends the proposed text amendments as they set forth conditions for uses associated with onsite alcohol consumption within the Central Business District and create measures to negate the potential conflict of such uses in a mixed use environment.

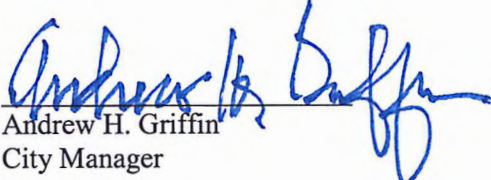
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Proposed amendment
- (2) Ordinance



Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Attachment 1: Proposed amendment

Deletions have been struck through.

Additions have been underlined>

Table 1-2.7.4 Commercial Uses																
Land Use	Zoning Districts															
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Commercial Uses																
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	<u>PC</u>	C	P	-	-	-	-	
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	-	P	
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-	-	
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	-	P	
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-	-	
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-	
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-	-	
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-	
Overnight Accommodations(hotels,	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	
Commercial Retail (Business Services; Personal Services;	-	-	-	-	-	C	C	P	P	P	P	C	C	-	-	
Fueling Station / Car Wash	-	-	-	-	-	-	-	C _B	-	C _B	-	P _B	P _B	-	-	
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	P _B	-	-	
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-	-	
Restaurant; No Drive-In or Drive- Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-	-	
Restaurant; Drive-In or Drive	-	-	-	-	-	-	-	P _B	-	SE _B	-	P _B	-	-	-	
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	
Mobile Food Vendor	-	-	-	-	-	-	-	SE	SE	SE	-	SE	SE	-	-	
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-	
Tattoo Facilities	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	

RE (Estate Residential), RS (Suburban Residential), RG(General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

Sec. 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in Table 1-2.7.4, Commercial Uses as conditional (C) or permitted special exception (SE).

A. Alcoholic Beverage Sales (Onsite Consumption) is permitted if it is demonstrated that:

1. In the AC (Activity Center) district on properties located immediately abutting, or across street rights-of-way from, a residential district or use:
 - a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption; and
 - b. Patron seating must:
 1. Have speakers that are not audible beyond the property line;
 2. Have a defined space that is limited to a maximum height of 15 feet;
 3. Be located indoors or if it is outdoors it must be located a minimum of 150 feet from the nearest residential unit;
 - c. The use is located within a retail center that contains tenant spaces devoted to at least two businesses other than the alcoholic beverage sales business; and
 - d. The use occupies a maximum of 2,000 square feet (including any outdoor seating area).
2. In the AC district on properties that are not located immediately abutting, or across street right-of-way from, a residential district or use:
 - a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption;
 - b. Speakers are not audible beyond the property line; and
 - c. The use occupies a maximum of 3,000 square feet (including any outdoor seating area).
3. In the CG (Commercial General) district:
 - a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption; and
 - b. Patron seating is indoor only; or
 - c. Outdoor patron seating is located a minimum of 700 feet from the nearest property line of a residential unit and is not visible from any single family property.
4. In the CBD (Central Business District):
 - a. There shall be a minimum distance of 150 feet or two lots of record or developed leasehold space, whichever is the more restrictive, between the proposed establishment and any other establishment that is permitted for the land use of Alcohol Beverage Sales (on-site consumption). This distance is determined by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfares from the nearest point of the grounds or buildings in use; and
 - b. When establishments permitted for Alcohol Beverage Sales (on-site consumption) are located adjacent to established residential uses (adjacency is established through lots of record, developed space, or permitted uses):
 1. Weekend hours of operation are limited to 10:00 a.m. to 2:00 a.m. on Friday and Saturday nights, and Sunday to Thursday hours are limited to 10:00 a.m. to 10:00 p.m.;
 2. Establishments may seek a permitted exception from subsection 1 to operate extended hours in the event of special televised events. Extended hours of operation shall not exceed 30 minutes after the official end of the special televised event (in no event can it be any later than 2:00 a.m.). Establishments may also seek a permitted exception from subsection 1 to operate one additional hour (until 11:00 p.m.) Sunday to Thursday for other special events. Application for extended hours of operation must be made to the Department of Planning, Research, and Development at least 48 hours prior to the event and approved by the Director. Establishments shall be allowed to extend hours of operation a maximum of 24 times during a calendar year.

The special event permit must be posted in a manner visible from the outside of the main entrance;

- c. When establishments permitted for Alcohol Beverage Sales (on-site consumption) are not located adjacent to established residential uses (adjacency is established through lots of record, developed space, or permitted uses) hours of operation are limited to those allowed by South Carolina law; and
- d. Except to allow ingress and egress, all exterior doors and windows of the establishment shall be closed at 10:00 p.m.; and
- e. No outside speaker system shall be allowed unless it meets the provisions as set forth in this Ordinance regarding noise and vibration, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 ; and
- f. The Noise and Vibration provisions of this Ordinance, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 shall apply to all establishments permitted for the land use of Alcohol Beverage Sales (on-site consumption). Structural features such as a double entrance and soundproofing materials may be used to minimize noise from the establishment. Any exterior modifications are subject to the Design Guidelines for Downtown Florence within the designated Downtown Overlay District; and
- g. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the conditional use, this Code, and the applicable SC Code of Laws and Regulations; and
- h. Rules consistent with the provisions of this Code shall be posted in conspicuous locations on the building and shall be enforced by the proprietors; loitering and disorderly conduct is prohibited at all times; and
- i. All lights or lighting arrangements used for purposes of advertising or night operations shall be directed away from adjoining or nearby properties; and
- j. Private garbage, recycling, maintenance equipment, and supplies are stored in a manner so as not to be visible at a height of six feet from adjoining properties, public rights-of-way, or other public property; and
- k. Private storage areas for all garbage, recycling, maintenance equipment and supplies are designed to contain odors and prevent the wafting of odors onto adjoining properties, public rights-of-way and other public property; and
- l. The establishment shall include a commercial kitchen and receive a minimum of 30% of its total revenue from food sales; and
- m. Section 13-15 of the City of Florence Code of Ordinances shall apply to all business licenses issued under this conditional use.

Amendments to Division 7-25.2 Definitions:

Alcohol Beverage Sales, Onsite Consumption means a business whose floor space is primarily devoted to the sale of beer, wine, or other alcoholic beverages for on-premises consumption and which requires a license under South Carolina state regulations. is governed by state law which provides that the establishment must be a bona fide restaurant engaged primarily and substantially in the preparation and serving of meals. For the purposes of this definition, "primarily" means that the establishment has a "commercial kitchen" so defined within this Division, and that food sales constitute at least 30% of the regular source of business to the licensed establishment, that meals are served upon the demand of guests and patrons during normal meal times that occur when the licensed business establishment is open to the public, and that an adequate supply of food is present on the licensed premises to meet the demand.

Commercial Kitchen means a room for the preparation of food which must include at a minimum a functioning, fixed grill or stove; a cold storage unit with a minimum of 21 cubic feet capacity; dry storage for food; and counter space for the preparation of food. The kitchen can include a microwave oven and/or other small appliances, but the presence of a microwave oven or other similar small appliances alone does not meet the definition of a "commercial kitchen." Commercial kitchens will be subject to public health inspections.

Restaurant, Drive-In or Drive-Through means a restaurant located either within a retail center, or situated on its own freestanding pad, which and is engaged predominately in the preparation and serving of meals. For the purposes of this definition, "predominately" means that the establishment has a "commercial kitchen" so defined within this Division and that food sales constitute at least 50% of the regular source of business to the licensed establishment. Furthermore, the establishment:

- A. Contains a drive-in or drive-through facility;
- B. Primarily serves food that is prepared and packaged within five minutes; and

C. Customarily serves food in disposable containers.

Restaurant, No Drive-In or Drive-Through means an establishment engaged predominately in the preparation and serving of ~~serves prepared~~ meals to customers for consumption on-site or off-site, but does not include drive-in or drive-through facilities (but may include designated parking spaces for "curbside pickup" of food ordered in advance if the curbside pickup is a clearly subordinate function to the restaurant's operations). For the purposes of this definition, "predominately" means that the establishment has a "commercial kitchen" so defined within this Division and that food sales constitute at least 50% of the regular source of business to the licensed establishment. and includes These establishments include:

- A. Full-service restaurants;
- B. Limited-service eating facilities; and
- C. Special foodservices.

ORDINANCE NO. 2018-_____

**AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT
ORDINANCE TABLE 1-2.7.4, SECTION 1-2.8.4, and DIVISION 7-25.2**

WHEREAS, a public hearing will be held in Council Chambers of the City Center located at 324 West Evans Street on May 8, 2018 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, the amendments contained herein will set forth conditions for land uses associated with onsite alcohol consumption within the Central Business District zoning designation.

THEREFORE, Table 1-2.7.4 of the City of Florence Unified Development Ordinance, shall read as follows:

Table 1-2.7.4 Commercial Uses																
Land Use	Zoning Districts															
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Commercial Uses																
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	
Animal Boarding Facilities, Small Animal	-	-	-	-	-	-	-	C	SE	SE	-	P	-	-	P	
Animal Grooming Facilities	P	-	-	-	-	C	-	P	C	C	-	P	-	-	-	
Animal Veterinary, Small Animal	-	-	-	-	-	-	-	P	C	-	C	P	-	-	P	
Animal Veterinary, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	-	-	P	-	SE	-	-	-	-	-	
Automobile Repairs, Heavy	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-	
Automobile Repairs, Light	-	-	-	-	-	-	-	P	-	P	-	P	P	-	-	
Nursery, Retail	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-	
Overnight Accommodations(hotels,	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	
Commercial Retail (Business Services; Personal Services;	-	-	-	-	-	C	C	P	P	P	P	C	C	-	-	
Fueling Station / Car Wash	-	-	-	-	-	-	-	C _B	-	C _B	-	P _B	P _B	-	-	
Truck Stops and Truck Washes	-	-	-	-	-	-	-	-	-	-	-	-	P _B	-	-	
General Professional/ Medical Office	-	-	-	-	-	C	P	P	P	P	P	P	-	-	-	
Restaurant; No Drive-In or Drive- Through	-	-	-	-	-	C	P	P	P	P	P	C	C	-	-	
Restaurant; Drive-In or Drive	-	-	-	-	-	-	-	P _B	-	SE _B	-	P _B	-	-	-	
Specialty Use	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	
Mobile Food Vendor	-	-	-	-	-	-	-	SE	SE	SE	-	SE	SE	-	-	
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-	
Tattoo Facilities	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	
Heavy Retail/Home Center	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	
Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	

RE (Estate Residential), RS (Suburban Residential), RG(General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

THEREFORE, Section 1-2.8.4 of the City of Florence Unified Development Ordinance, shall read as follows:

Sec. 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in Table 1-2.7.4, Commercial Uses as conditional (C) or permitted special exception (SE).

A. Alcoholic Beverage Sales (Onsite Consumption) is permitted if it is demonstrated that:

- 1. In the AC (Activity Center) district on properties located immediately abutting, or across street rights-of-way from, a residential district or use:
a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption; and
b. Patron seating must:
1. Have speakers that are not audible beyond the property line;
2. Have a defined space that is limited to a maximum height of 15 feet;
3. Be located indoors or if it is outdoors it must be located a minimum of 150 feet from the nearest residential unit;
c. The use is located within a retail center that contains tenant spaces devoted to at least two businesses other than the alcoholic beverage sales business; and
d. The use occupies a maximum of 2,000 square feet (including any outdoor seating area).
2. In the AC district on properties that are not located immediately abutting, or across street right-of-way from, a residential district or use:
a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption;
b. Speakers are not audible beyond the property line; and
c. The use occupies a maximum of 3,000 square feet (including any outdoor seating area).
3. In the CG (Commercial General) district:
a. The use shall be located a minimum distance of 500 feet from another alcoholic beverage sales business with onsite consumption; and
b. Patron seating is indoor only; or
c. Outdoor patron seating is located a minimum of 700 feet from the nearest property line of a residential unit and is not visible from any single family property.
4. In the CBD (Central Business District):
a. There shall be a minimum distance of 150 feet or two lots of record or developed leasehold space, whichever is the more restrictive, between the proposed establishment and any other establishment that is permitted for the land use of Alcohol Beverage Sales (on-site consumption). This distance is determined by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfares from the nearest point of the grounds or buildings in use; and

- b. When establishments permitted for Alcohol Beverage Sales (on-site consumption) are located adjacent to established residential uses (adjacency is established through lots of record, developed space, or permitted uses):
 - 1. Weekend hours of operation are limited to 10:00 a.m. to 2:00 a.m. on Friday and Saturday nights, and Sunday to Thursday hours are limited to 10:00 a.m. to 10:00 p.m.;
 - 2. Establishments may seek a permitted exception from subsection 1 to operate extended hours in the event of special televised events. Extended hours of operation shall not exceed 30 minutes after the official end of the special televised event (in no event can it be any later than 2:00 a.m.). Establishments may also seek a permitted exception from subsection 1 to operate one additional hour (until 11:00 p.m.) Sunday to Thursday for other special events. Application for extended hours of operation must be made to the Department of Planning, Research, and Development at least 48 hours prior to the event and approved by the Director. Establishments shall be allowed to extend hours of operation a maximum of 24 times during a calendar year. The special event permit must be posted in a manner visible from the outside of the main entrance;
- c. When establishments permitted for Alcohol Beverage Sales (on-site consumption) are not located adjacent to established residential uses (adjacency is established through lots of record, developed space, or permitted uses) hours of operation are limited to those allowed by South Carolina law; and
- d. Except to allow ingress and egress, all exterior doors and windows of the establishment shall be closed at 10:00 p.m.; and
- e. No outside speaker system shall be allowed unless it meets the provisions as set forth in this Ordinance regarding noise and vibration, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 ; and
- f. The Noise and Vibration provisions of this Ordinance, Section 4.11.2.1, as well as the City of Florence Code of Ordinances Sections 10-9, 10-10, and 10-11 shall apply to all establishments permitted for the land use of Alcohol Beverage Sales (on-site consumption). Structural features such as a double entrance and soundproofing materials may be used to minimize noise from the establishment. Any exterior modifications are subject to the Design Guidelines for Downtown Florence within the designated Downtown Overlay District; and
- g. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the conditional use, this Code, and the applicable SC Code of Laws and Regulations; and
- h. Rules consistent with the provisions of this Code shall be posted in conspicuous locations on the building and shall be enforced by the proprietors; loitering and disorderly conduct is prohibited at all times; and
- i. All lights or lighting arrangements used for purposes of advertising or night operations shall be directed away from adjoining or nearby properties; and
- j. Private garbage, recycling, maintenance equipment, and supplies are stored in a manner so as not to be visible at a height of six feet from adjoining properties, public rights-of-way, or other public property; and
- k. Private storage areas for all garbage, recycling, maintenance equipment and supplies are designed to contain odors and prevent the wafting of odors onto adjoining properties, public rights-of-way and other public property; and
- l. The establishment shall include a commercial kitchen and receive a minimum of 30% of its total revenue from food sales; and
- m. Section 13-15 of the City of Florence Code of Ordinances shall apply to all business licenses issued under this conditional use.

THEREFORE, Division 7-25.2 of the City of Florence Unified Development Ordinance, shall amend and/or add the following definitions:

Alcohol Beverage Sales, Onsite Consumption is governed by state law which provides that the establishment must be a bona fide restaurant engaged primarily and substantially in the preparation and serving of meals. For the purposes of this definition, “primarily” means that the establishment has a “commercial kitchen” so defined within this Division, and that food sales constitute at least 30% of the regular source of business to the licensed establishment, that meals are served upon the demand of guests and patrons during normal meal times that occur when the licensed business establishment is open to the public, and that an adequate supply of food is present on the licensed premises to meet the demand.

Commercial Kitchen means a room for the preparation of food which must include at a minimum a functioning, fixed grill or stove; a cold storage unit with a minimum of 21 cubic feet capacity; dry storage for food; and counter space for the preparation of food. The kitchen can include a microwave oven and/or other small appliances, but the presence of a microwave oven or other similar small appliances alone does not meet the definition of a “commercial kitchen.” Commercial kitchens will be subject to public health inspections.

Restaurant, Drive-In or Drive-Through means a restaurant located either within a retail center, or situated on its own freestanding pad, and is engaged predominately in the preparation and serving of meals. For the purposes of this definition, “predominately” means that the establishment has a “commercial kitchen” so defined within this Division and that food sales constitute at least 50% of the regular source of business to the licensed establishment. Furthermore, the establishment:

- A. Contains a drive-in or drive-through facility;
- B. Primarily serves food that is prepared and packaged within five minutes; and
- C. Customarily serves food in disposable containers.

Restaurant, No Drive-In or Drive-Through means an establishment engaged predominately in the preparation and serving of meals to customers for consumption on-site or off-site, but does not include drive-in or drive-through facilities (but may include designated parking spaces for "curbside pickup" of food ordered in advance if the curbside pickup is a clearly subordinate function to the restaurant's operations). For the purposes of this definition, “predominately” means that the establishment has a “commercial kitchen” so defined within this Division and that food sales constitute at least 50% of the regular source of business to the licensed establishment. These establishments include:

- A. Full-service restaurants;
- B. Limited-service eating facilities; and
- C. Special foodservices.

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 Unified Development Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: July 9, 2018

AGENDA ITEM: An Ordinance to rezone the property located at the intersection of Hoffmeyer Road and Clark Branch Road, said property being specifically designated in the Florence County Tax records as Tax Map Parcel 00098-01-262.

DEPARTMENT/DIVISION: Department of Planning, Research, and Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone the property located at the intersection of Hoffmeyer Road and Clark Branch Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00098-01-262. The request is being made by the property owner, Louie Hopkins.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On May 8, 2018, The Planning Commission held a public hearing on this matter and voted 4 to 3 to deny approval of the rezoning request from NC-6.1 Neighborhood Conservation District, to NC-6.3 Neighborhood Conservation District. On June 12, 2018, the Planning Commission reconsidered the request based on new information provided by the applicant and voted 5-0 to approve the rezoning as submitted.

III. POINTS TO CONSIDER:

- (1) This request is being considered for first reading.
- (2) The property is currently zoned NC-6.1 Neighborhood Conservation and is vacant. This zoning district limits residential housing to single family detached units only.
- (3) The proposed zoning district is NC-6.3 Neighborhood Conservation. This designation permits a variety of residential uses, including townhomes.
- (4) The Comprehensive Plan designates this area as Residential Suburban, which is intended to provide for single family development with a suburban character.
- (5) The zoning designation for this lot prior to the adoption of the *Unified Development Ordinance* on January 15, 2018 was R-3, which did permit townhomes.
- (6) City staff finds that the lot is compliant with the requirements of the NC-6.3 zoning designation.

IV. OPTIONS:

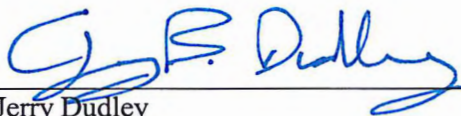
City Council may:

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.

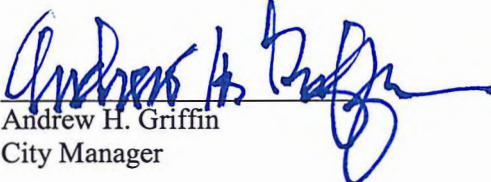
V. PERSONAL NOTES:

VI. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Zoning Map
- (4) Future Land Use Map



Jerry Dudley
Planning Manager



Andrew H. Griffin
City Manager

PC 2018-12 Vicinity Map Hoffmeyer/Clark Branch Roads



- Legend**
- City Limits
 - Parcels

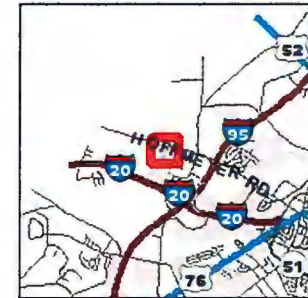


DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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

400 200 0 400 Feet

Date: 7/2/2018

PC 2018-12 Future Land Use



Legend

- Parcels
- Future Land Use 2010
- Future Land Use
 - Auto-Urban Commercial
 - Business Parks
 - Central Business District
 - Industrial
 - Neighborhood Conservation
 - Parks and Open Space
 - Public and Institutional
 - Residential Auto-Urban
 - Residential Estate
 - Residential Sub-Urban
 - Residential Transition
 - Residential Urban
 - Rural
 - Sub-Urban Commercial



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

400 200 0 400 Feet

Date: 7/2/2018

ORDINANCE NO. 2018-_____

AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS TAX MAP NUMBER 00098-01-262 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HOFFMEYER ROAD AND CLARK BRANCH ROAD, FROM NC-6.1 NEIGHBORHOOD CONSERVATION DISTRICT TO NC-6.3 NEIGHBORHOOD CONSERVATION DISTRICT:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on June 12, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Louie Hopkins made application to rezone the property identified as Tax Map Number 00098-01-262, currently zoned NC-6.1 Neighborhood Conservation District, from NC-6.1 Neighborhood Conservation District to NC-6.3 Neighborhood Conservation District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to NC-6.3 Neighborhood Conservation District;
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2018

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 9, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by The Grove at Ebenezer, LLC, a portion of TMN 00075-01-221

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on Grove Boulevard, a portion of Tax Map Number 00075-01-221, into the City of Florence and zone to (PDD) Planned Development District. The request is being made by the property owner, The Grove at Ebenezer, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On June 12, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 5-0 to recommend the zoning request of (PDD), Planned Development District.


III. POINTS TO CONSIDER:

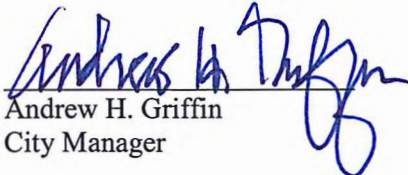
- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Planned Development District. The primary use permitted under the proposed zoning will be single-family residential as outlined in the PDD development guidelines.
- (3) The lot is currently vacant. The lot will be subdivided into four lots along Grove Boulevard within The Grove subdivision.
- (4) City water and sewer services are currently available; there is no cost to extend utility services.
- (5) City Staff recommends annexation as it is a requirement of the PDD development agreement and concurs with Planning Commission's recommendation to zone the property (PDD), Planned Development District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Annexation Plan (Map)
- (4) Petition for Annexation form


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Attachment 2 Location Map: Area proposed for annexation - Grove Boulevard



Legend

- City Limits
- Parcels

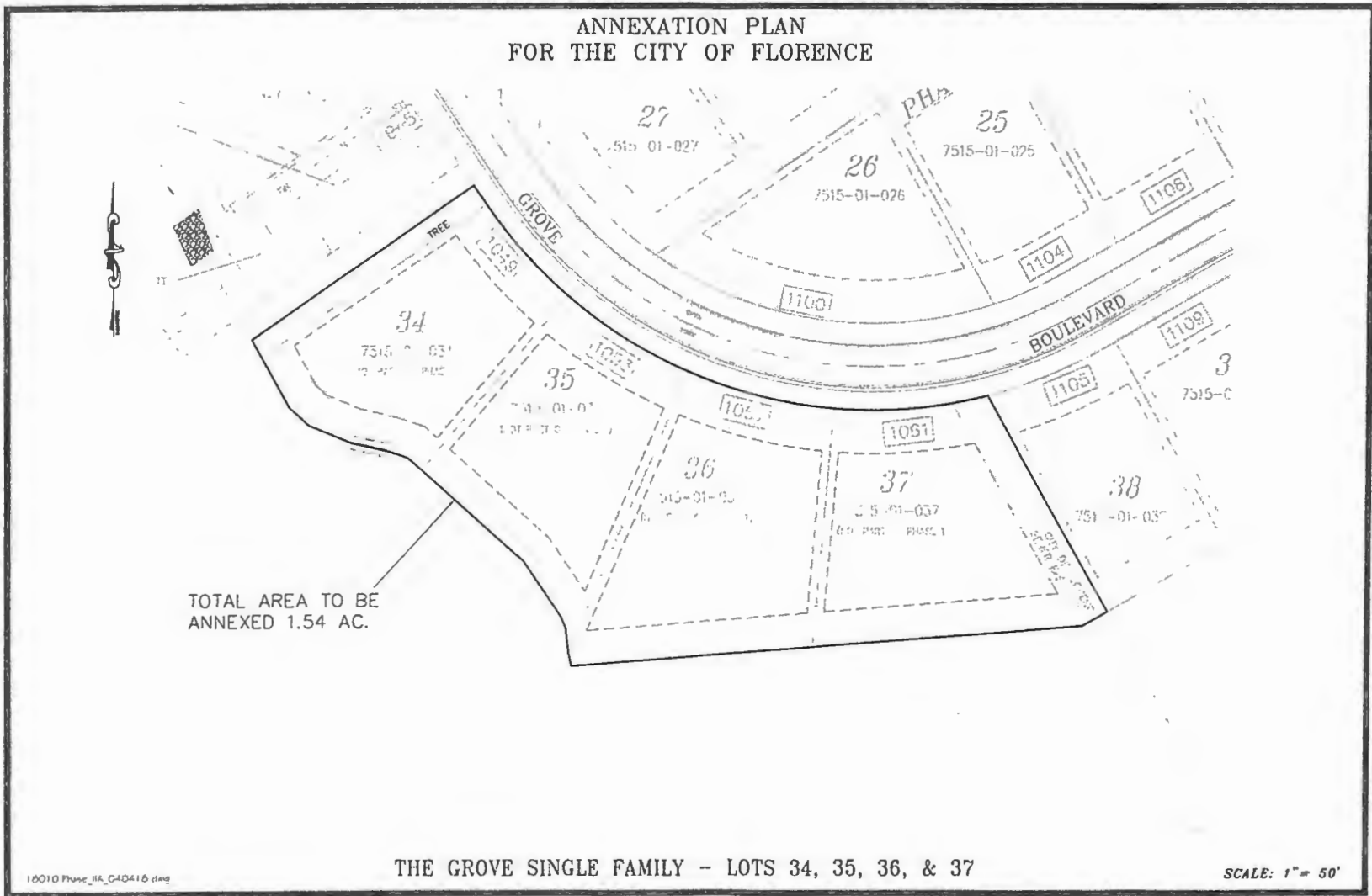


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 7/2/2018

ANNEXATION PLAN
FOR THE CITY OF FLORENCE



Attachment 3: Annexation Plan (The Grove Subdivision: Lots 34-37)

10010 Phinc_III_CAD416.dwg

Attachment 4: Petition for Annexation form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map
 00075-01-221 The Grove at Ebenezer LLC
 Annex 1.53 acres as shown on the annexation plan. the proposed area is part of The Grove at Ebenezer PDD

- 3. Annexation is being sought for the following purposes:


The Club House area was moved to the other side of the pump station, and the lots will be replacing the lots lost.

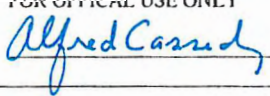
- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	4 single family future
Race	Mixed
Total 18 and Over	Future
Total Registered to Vote	Future

Date 4-27-2018


 Petitioner - The Grove at Ebenezer, LLC
 By Phillip Lowe
 507 W. Cheves St. | Florence, SC 29501

Certification as to ownership on the date of petition: Date: <u>4/30/2018</u>	FOR OFFICIAL USE ONLY 
--	---

ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE GROVE AT EBENEZER, LLC, A PORTION OF TMN 00075-01-221

WHEREAS, a Public Hearing was held in the Council Chambers on June 12, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by The Grove at Ebenezer, LLC, owner of TMN 00075-01-221, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property 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 (PDD) Planned Development District:

The property requesting annexation is shown more specifically as a portion of Florence County Tax Map 00075, block 01, parcel 221 (1.53 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
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 _____, 2018
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 11, 2018

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Finklea Law Firm, The Palms Course, and South Florence Developers, LLC, TMN's 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located along Lake Oakdale, Tax Map Numbers 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049, into the City of Florence and zone to RG-2, Residential General District and OSR, Open Space Recreational. The request is being made by the property owners, Finklea Law Firm, The Palms Course, and South Florence Developers, LLC.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On May 8, 2018, Planning Commission held a public hearing on this matter. The Planning Commission voted (6-1) to recommend the zoning request of RG-2, Residential General District and OSR, Open Space Recreational.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Residential General-2 (RG-2) and Open Space Recreation (OSR) for the portions of Lake Oakdale. Attachments 2 and 3 outline the locations of the parcels and the proposed zoning designations. If annexed, the developer will be required to submit plans per the City's sketch plan and development approval process for the RG-2 zoning designation.
- (3) According to the City of Florence Unified Development Ordinance, Residential General (RG) district is intended to provide a variety of residential housing and neighborhood types with an auto-urban or new-urban character. Specifically, the RG-2 zoning designation allows for three types of development: conventional single family (no minimum open space ratio), cluster single family (30% open space ratio) and planned mixed residential (60% open space ratio). The Open Space Recreational (OSR) district is intended for public open space that is protected by conservation easement.
- (4) The developer is proposing to build single-family detached homes shown on TMN# 00052-01-001 as illustrated in Attachment 6.
- (5) City water and sewer service is available to TMP's 00522-01-027, 00052-01-061, and 00052-01-068. City water services are available to TMP's numbers 00052-01-001, 00052-01-005, and 00052-01-049; however city sewer service is currently not available. Based on an economic feasibility analysis performed by the City Engineering Department, the estimated cost to extend utility services is \$350,000. The 20 year anticipated revenue for the extension is \$387,322; therefore, the project is economically feasible for the City.
- (6) One of the properties seeking annexation is currently unzoned in the County, TMP# 00075-01-022. The other properties that are seeking annexation are currently zoned in the County as follows, TMP's 00522-01-027 and 00751-01-049 are zoned in the County as R-1; TMP's 00052-01-001 and 00052-01-049 are zoned in the County as RU-1; TMP's 00052-01-005,


00052-01-061, 00052-01-068, and 00052-01-069 are zoned in the County as R-2 (Attachment 5)

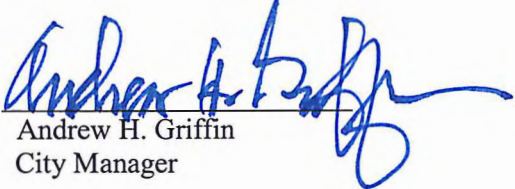
- (7) Adjacent properties are zoned (NC-10) Neighborhood Conservation-10/ (OSR) Open Space Recreational (City) and unzoned (County) as illustrated in Attachment 6.
- (8) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the properties to OSR, Open Space Recreational and RG-2, Residential General District. This recommendation is based on the current use of the developed parcels as well as the consistency of the proposed zoning with the development plans.

IV. PERSONAL NOTES:

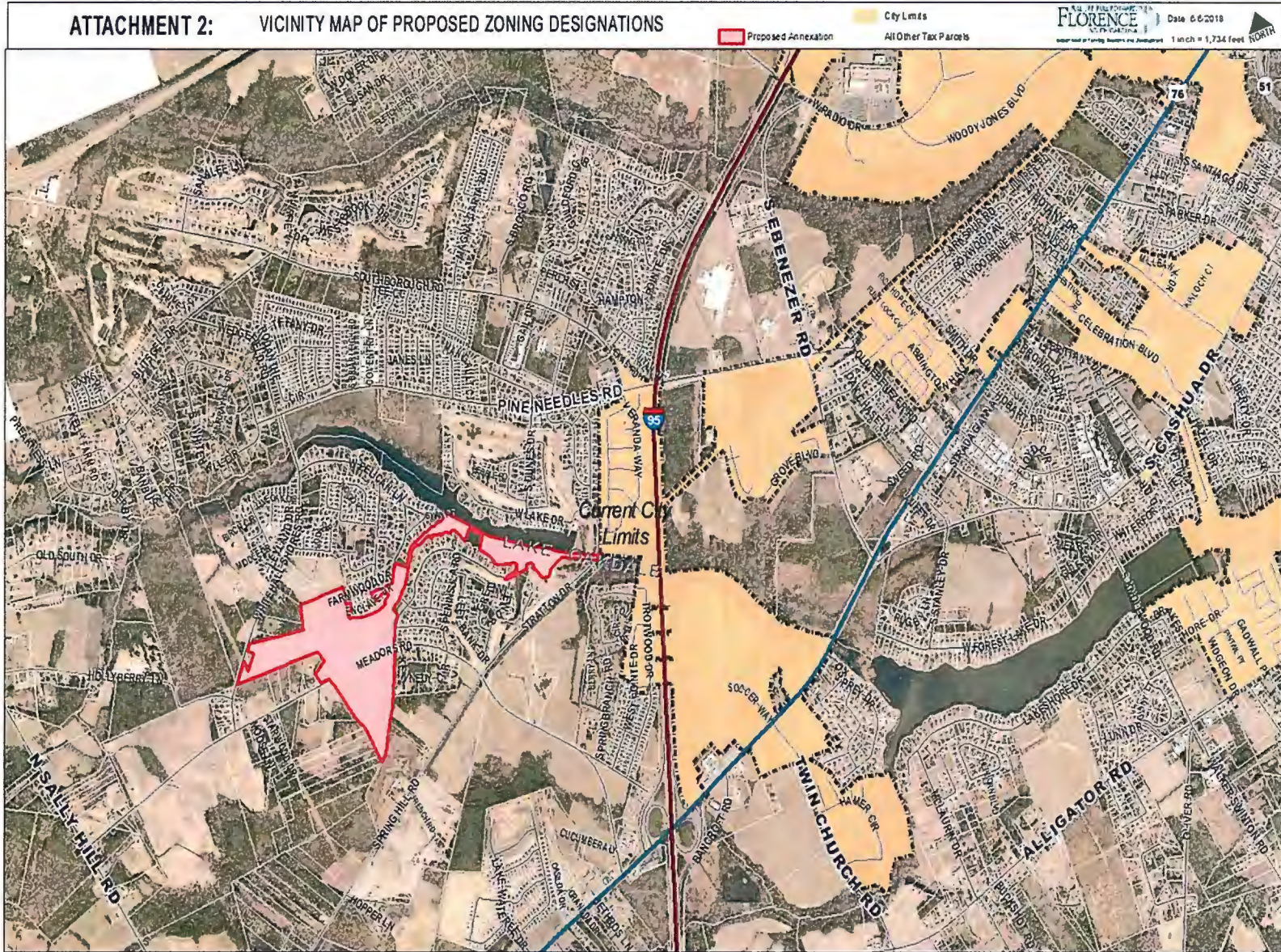
V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity map of proposed annexation
- (3) Location map of proposed annexation and zoning designations
- (4) Annexation map for TMP's 00075-01-022 and a portion of 00751-01-049
- (5) Petition for Annexation forms (Finklea Law Firm, The Palms Course, and South Florence Developers, LLC)
- (6) Sketch Plan for proposed development on TMN# 00052-01-001
- (7) Current zoning designation map (County designations)

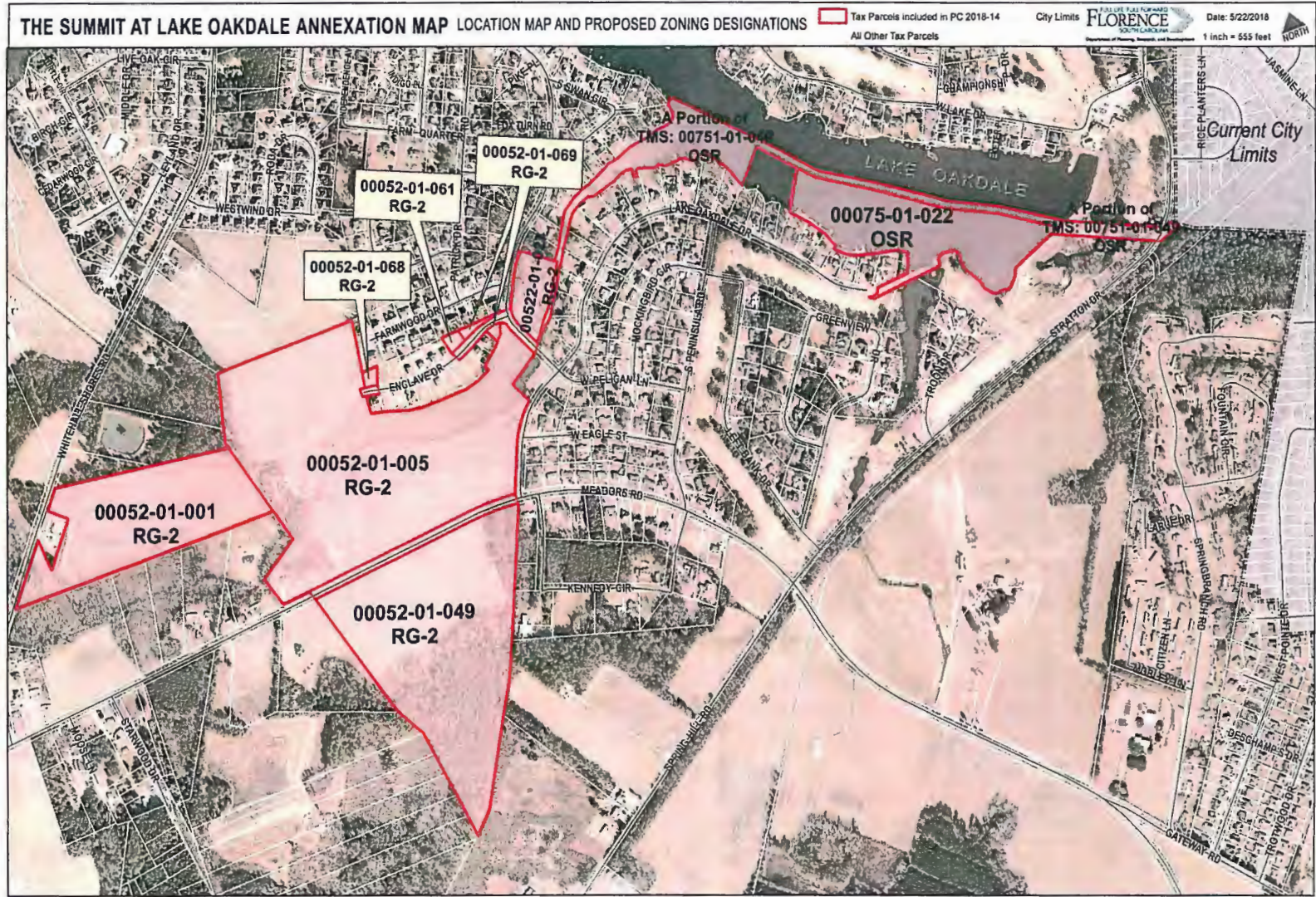

Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

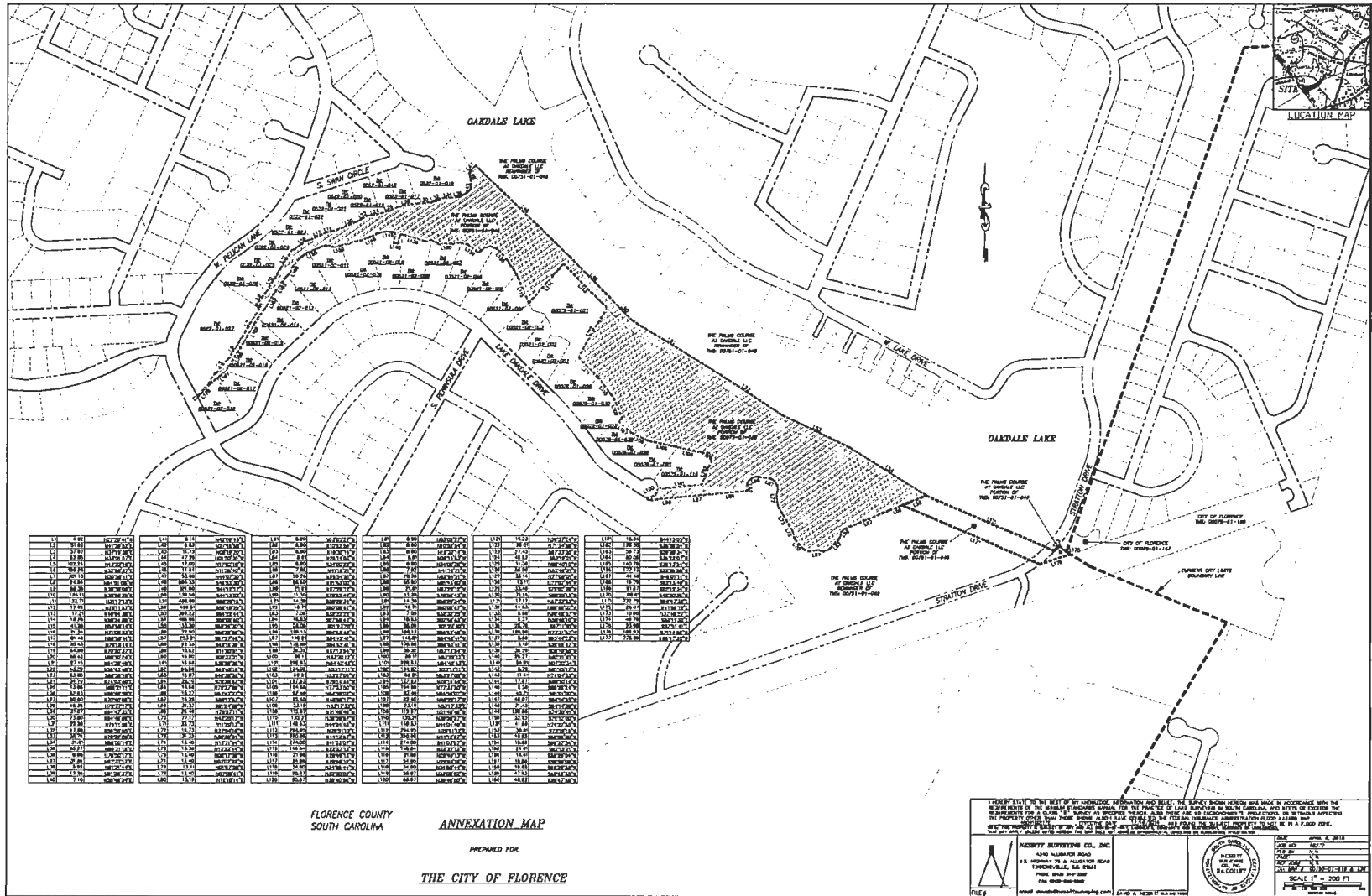
Attachment 2: Vicinity map of proposed annexation



Attachment 3: Location map of proposed annexation and zoning designations



Attachment 4: Annexation map for TMP's 00075-01-022 and a portion of 00751-01-049



Attachment 5: Petition of Annexation Form – Finklea Law Firm

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 00052-01-001
00522-01-027

- 3. Annexation is being sought for the following purposes:

Benefits of City Services & Governance

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents _____
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____

Date 4-17-18

FINKLEA LAW FIRM P.A.
Spring Place, F1810 Gary Finkle
By _____
Petitioner

Date _____

Petitioner

* The Petitioner requests the City to provide or cost share in a community lift station

Certification as to ownership on the date of petition.

FOR OFFICIAL USE ONLY

Date 4/19/18

Alfred Cassidy

Attachment 5: Petition of Annexation Form – The Palms Course

STATE OF SOUTH CAROLINA)
 COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.

2. That the petitioner(s) desires to annex ^{A PORTION OF} the property more particularly described below:

Florence County Tax Map 00751-01-049 and 00775-01-022
 See attached sketch

3. Annexation is being sought for the following purposes:

*to provide connectivity to adjoining tracts to the city
 limits to promote orderly growth & development*

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>0</u>
Race	<u>0</u>
Total 18 and Over	<u>0</u>
Total Registered to Vote	<u>0</u>

Date 4-17-18

The Palms Course AT OAKDALE, LLC
 By: [Signature]
 Petitioner

Date _____

Petitioner _____

Certification as to ownership on the date of petition	FOR OFFICIAL USE ONLY
Date <u>4/19/18</u>	<u>[Signature]</u>

Attachment 5: Petition of Annexation Form – South Florence Developers, LLC

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.

2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 00052-01-005 &
00052-01-049, 061, 068 & 069

3. Annexation is being sought for the following purposes:

Benefits of City Services & Governance

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents _____
Race _____
Total 18 and Over _____
Total Registered to Vote _____

Date 4.17.18

South Florence Developers, LLC
By: [Signature] Petitioner

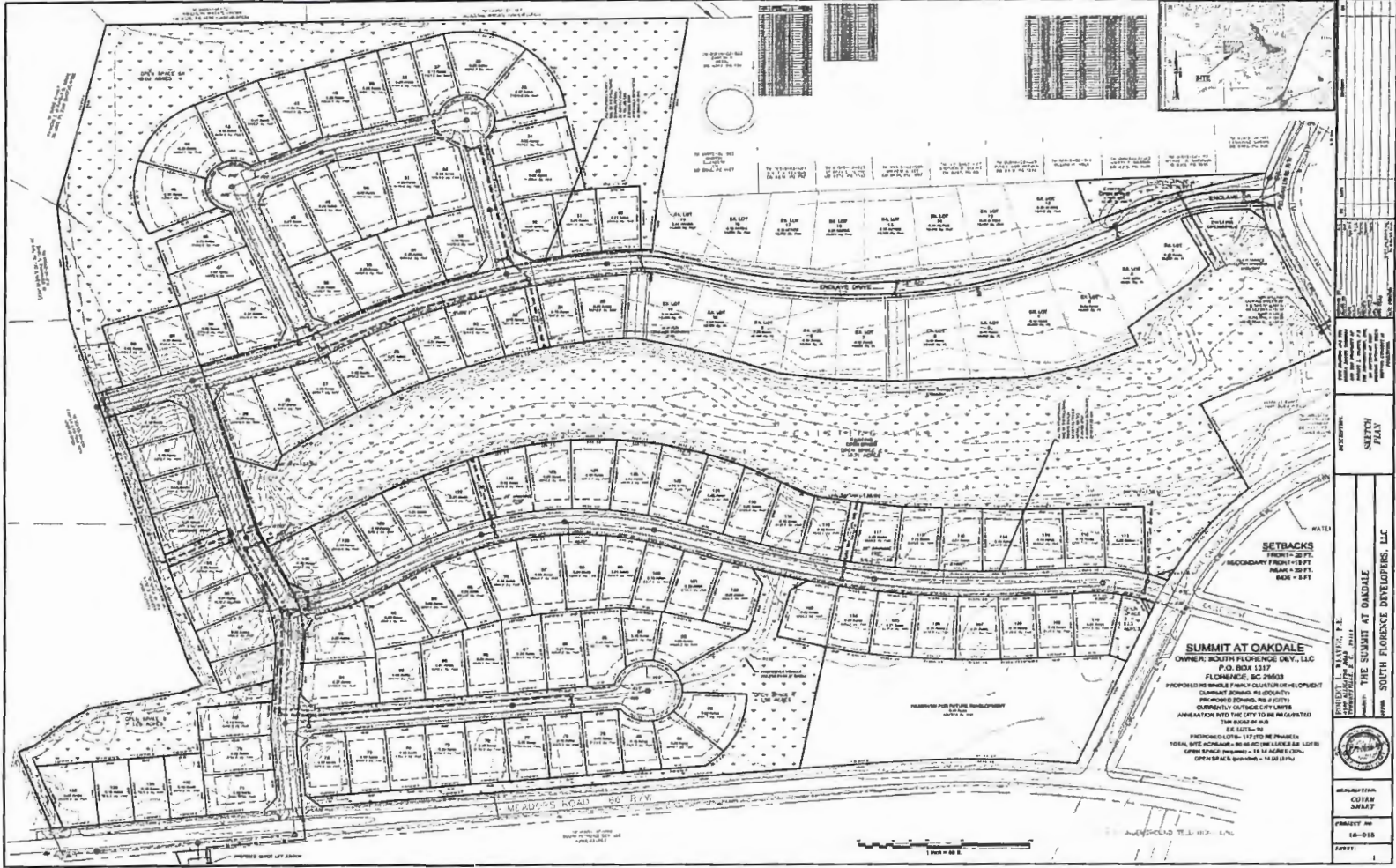
Date _____

Petitioner

* The Petitioner requests the City provide or cost share in a Community Art Station

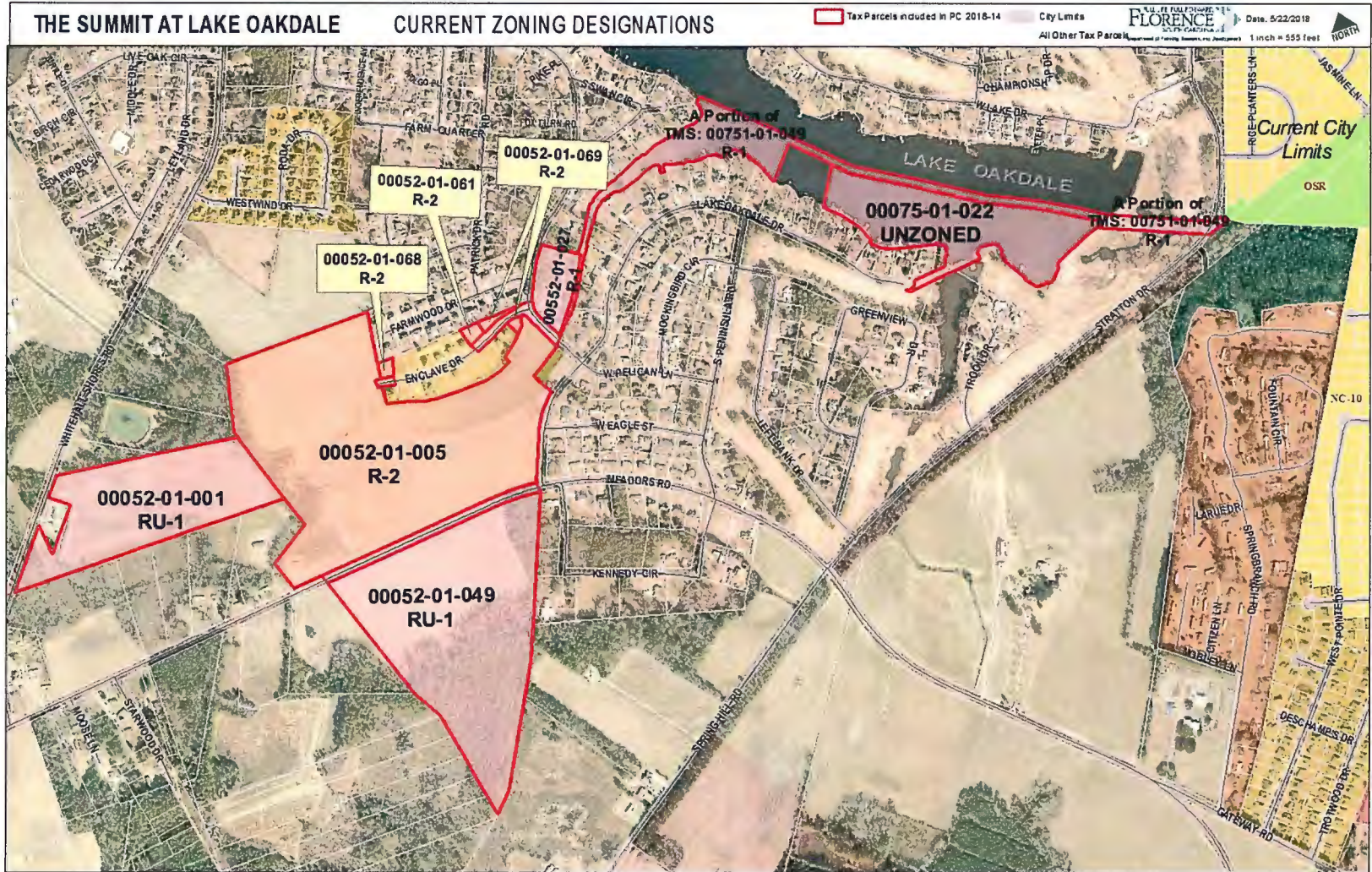
Certification as to ownership on the date of petition: _____ FOR OFFICIAL USE ONLY
Date 4/19/18 _____ Alfred Casady

Attachment 6: Sketch Plan proposed development on TMN# 00052-01-001



PROJECT NO.	00052-01-001
DATE	10/15/2017
SCALE	1" = 60' S.E.
PROJECT NAME	SUMMIT AT OAKDALE
OWNER	SOUTH FLORENCE DEVELOPERS, LLC
DESIGNER	THE SUMMIT AT OAKDALE
DATE	10/15/2017
SCALE	1" = 60' S.E.
PROJECT NO.	00052-01-001
DATE	10/15/2017
SCALE	1" = 60' S.E.
PROJECT NAME	SUMMIT AT OAKDALE
OWNER	SOUTH FLORENCE DEVELOPERS, LLC
DESIGNER	THE SUMMIT AT OAKDALE
DATE	10/15/2017
SCALE	1" = 60' S.E.
PROJECT NO.	00052-01-001
DATE	10/15/2017
SCALE	1" = 60' S.E.
PROJECT NAME	SUMMIT AT OAKDALE
OWNER	SOUTH FLORENCE DEVELOPERS, LLC
DESIGNER	THE SUMMIT AT OAKDALE
DATE	10/15/2017
SCALE	1" = 60' S.E.

Attachment 7: Current zoning map



ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FINKLEA LAW FIRM, THE PALMS COURSE AND SOUTH FLORENCE DEVELOPERS, LLC, TMN 00052-01-001, 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, 00052-01-069, 00075-01-022, 00552-01-027, and portions of TMN 00751-01-049

WHEREAS, a Public Hearing was held in the Council Chambers on May 8, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Finklea Law Firm, owner of TMN's 00052-01-001, and 00552-01-207 to be zoned RG-2, and application by The Palms Course, owner of TMN's 00075-01-022, and portions of TMN 00751-01-049 to be zoned OSR, and application by South Florence Developers, LLC, owner of TMN's 00052-01-005, 00052-01-049, 00052-01-061, 00052-01-068, and 00052-01-069 to be zoned RG-2, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property 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 RG-2, Residential General District and OSR, Open Space Recreational:

The properties requesting annexation are shown more specifically on Florence County Tax Map 00052, block 01, parcel 001 (20.413209 acres), Florence County Tax Map 00052, block 01, parcel 005 (50.099722 acres), Florence County Tax Map 00052, block 01, parcel 049 (35.910721 acres), Florence County Tax Map 00052, block 01, parcel 061 (0.311589 acres), Florence County Tax Map 00052, block 01, parcel 068 (0.262575 acres), Florence County Tax Map 00052, block 01, parcel 069 (0.427413 acres), Florence County Tax Map 00075, block 01, parcel 022 (16.161918 acres), Florence County Tax Map 00552, block 01, parcel 027 (3.068032 acres), and portions of Florence County Tax Map 00751, block 01, parcel 049 (11.59 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 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.**

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018 - _____
Page 2 – June 2018

ADOPTED THIS _____ DAY OF _____, 2018
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: August 13, 2018

AGENDA ITEM: Ordinance to amend Planned Development District Ordinance 2016-33.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend PDD 2016-32, known as The Grove, said property being specifically designated in the Florence County Tax Records as portions of Tax Map Parcels 00075-01-036; 00075-01-214; 00075-01-219; 00075-01-220; 00075-01-221; and 00075-01-222.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The original PDD was created in May, 2016 as Ordinance 2016-17. The most recent amendment was made in July, 2016, in which property was annexed into the city, known as Ordinance 2016-33. The currently proposed PDD amendment, which includes an updated development plan, was unanimously recommended by the Planning Commission on July 10, 2018.

III. POINTS TO CONSIDER:

1. Development proposals within PDD 2016-33 are reviewed by staff per the development guidelines within the adopted ordinance as well as the referenced ordinances (both the *City of Florence Zoning Ordinance* as well as the *Land and Subdivision Ordinance*) in effect at the time of adoption.
2. The proposed townhome development has been reviewed by staff and there are two issues not meeting the requirements of the adopted Planned Development District:
 - a. The required secondary frontage (street side) setback is 10 feet. Building 11 has a proposed secondary frontage setback of 6.5 feet.
 - b. The required rear setback is 20 feet. Buildings 17 and 18 each have a proposed rear setback of 10 feet (for a 20 foot total building separation).
3. The applicant is proposing an amendment to PDD 2016-33 to incorporate the attached development plan to allow the following changes to the townhome section of the development:
 - a. Revise the street side setback on Building 11 to 6.5 feet instead of the required 10 feet;
 - b. Revise the interior rear setback between Buildings 17 and 18 to 10 feet each, which will result in a total of 20 feet separation between the buildings instead of 40 feet, with a 6 foot high privacy fence between them.
4. Adjacent properties are zoned PDD Planned Development and CA Campus.
5. City staff recommends the PDD (Ordinance 2016-33) be amended to include the requested changes and only pertain to this proposed townhome development.

IV. OPTIONS

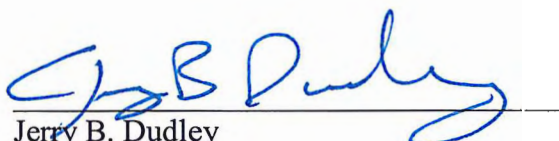
City Council may:

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

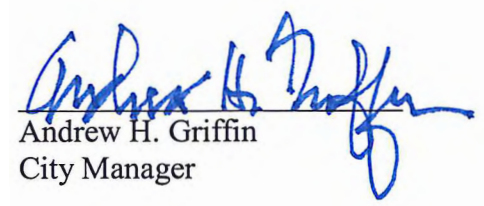
V. NOTES:

VI. ATTACHMENTS:

- A) Location Map
- B) Aerial shot of area
- C) PDD Site Plan with Close up
- D) Ordinance



Jerry B. Dudley
Planning Manager




Andrew H. Griffin
City Manager

PC 2018-20 Attachment A
Location Map The Grove at Ebenezer PDD



Legend

 Parcels

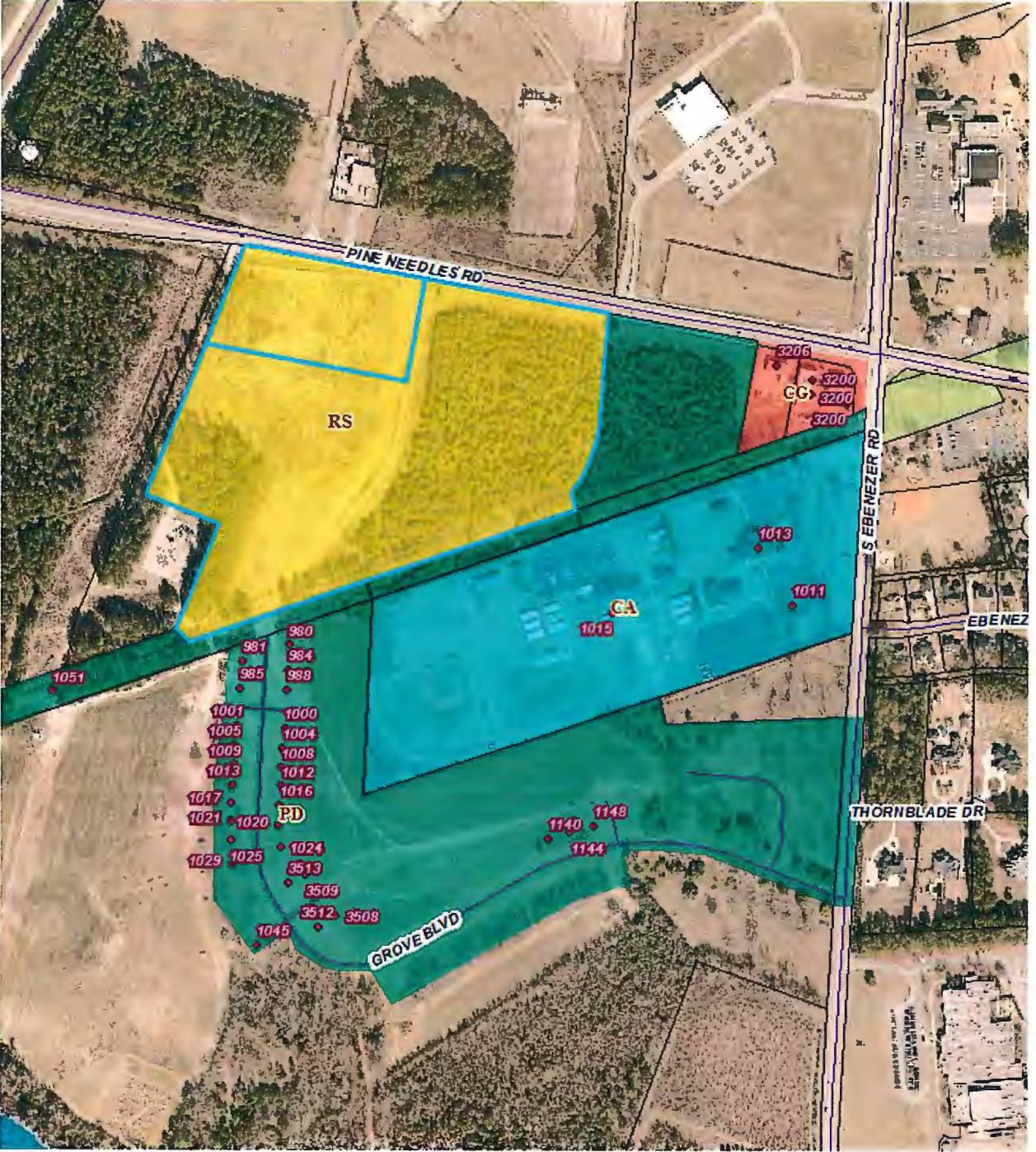
FULL LIFE. FULL FORWARD.
FLORENCE
 SOUTH CAROLINA

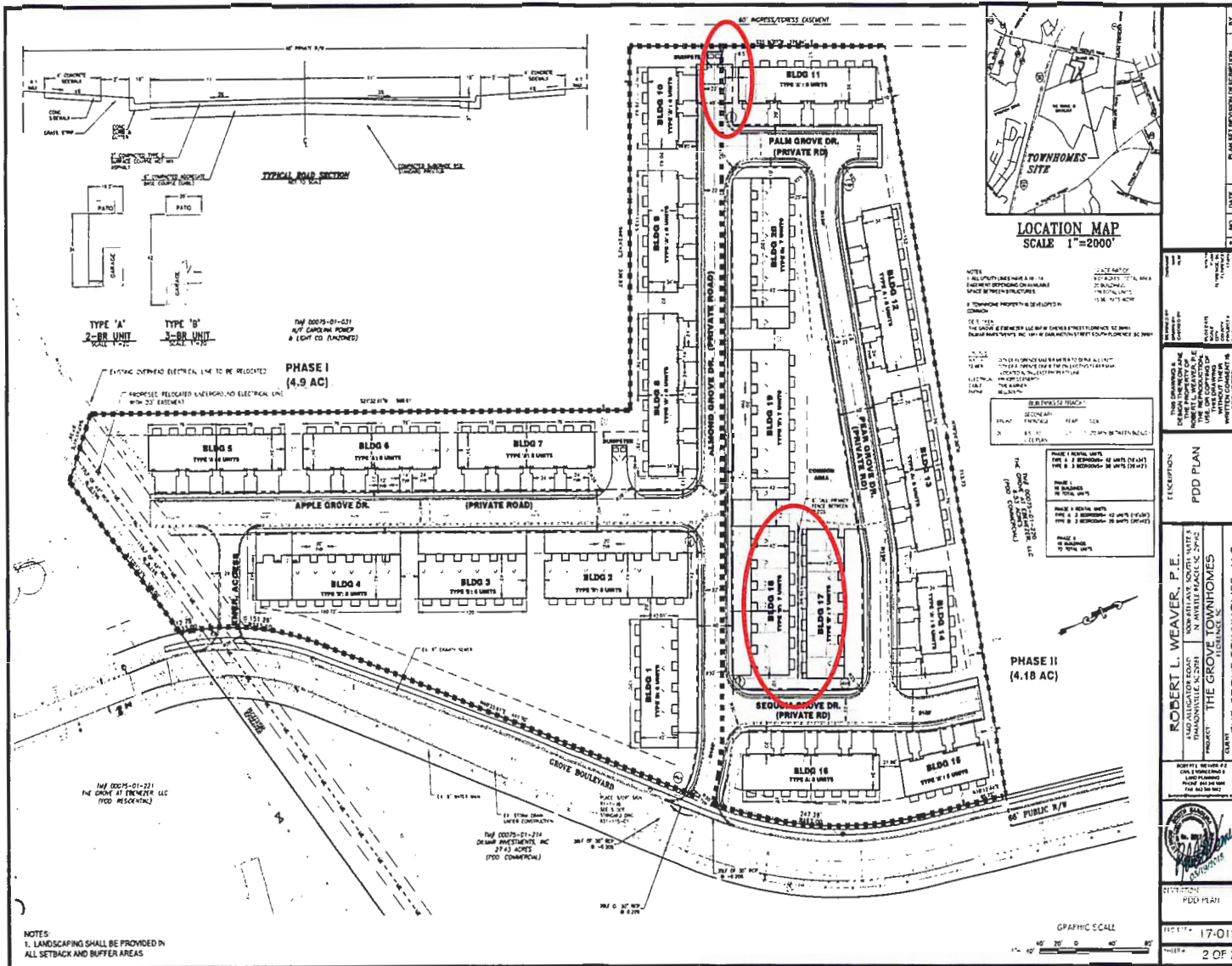
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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

500 250 0 500 Feet



Date: 6/22/2018





TYPE 'A' 2-BR UNIT
SCALE 1/8"=1'-0"

TYPE 'B' 3-BR UNIT
SCALE 1/8"=1'-0"

IMJ 00075-01-031
M/JT GARDEN POWER
& LIGHT CO (LANDSCAPING)

PHASE I
(4.9 AC)

IMJ 00075-01-221
THE GROVE AT ENGINEER LLC
(PDD RESIDENTIAL)

IMJ 00075-01-214
DELAIR INVESTMENTS, INC
37-43 ACRES
(PDD COMMERCIAL)

NOTES
1. LANDSCAPING SHALL BE PROVIDED IN ALL SETBACK AND BUFFER AREAS



LOCATION MAP
SCALE 1"=2000'

NOTES
1. BUILDING TYPES ARE AS SHOWN
2. EXISTING UTILITIES ARE SHOWN AS DASHED LINES
3. TOWNHOME PROFILES ARE SHOWN IN CROSS-SECTION
4. SEE SHEET 17-010 FOR PHASE II DEVELOPMENT
5. THE OWNER OF ENGINEER LLC HAS BEEN ADVISED BY THE ENGINEER THAT THE PHASE II DEVELOPMENT IS SUBJECT TO A SEPARATE ENGINEERING REVIEW AND APPROVAL BY THE ENGINEER.
6. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE EXISTING CONDITIONS ON THE SITE.
7. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE EXISTING CONDITIONS ON THE SITE.
8. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE EXISTING CONDITIONS ON THE SITE.

BLDG FINISHES TRACK

FINISH	TRACK	FINISH	TRACK
PAINT	FINISH	PAINT	FINISH
...

FINISH FINISH TRACKS

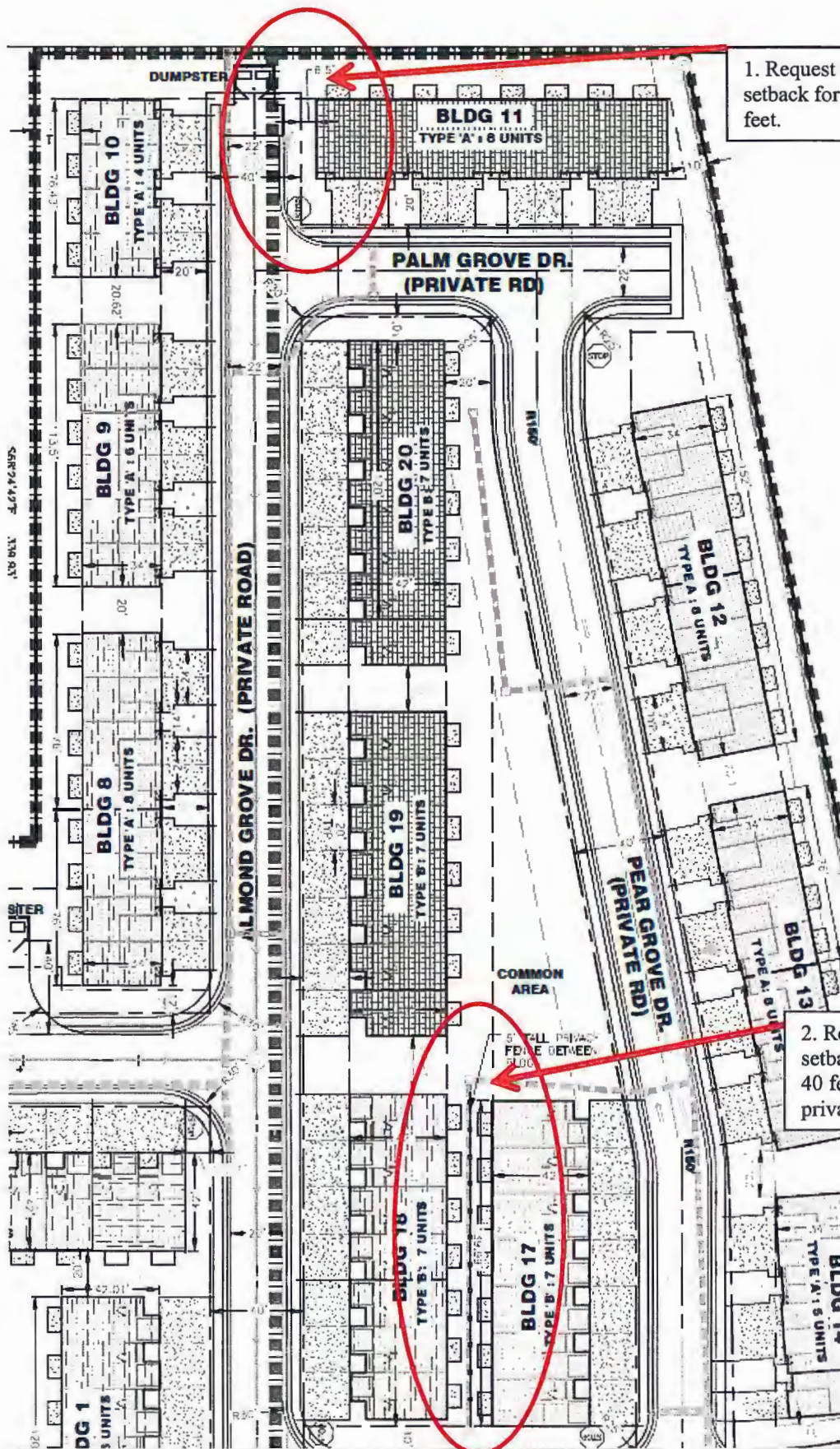
FINISH	TRACK	FINISH	TRACK
PAINT	FINISH	PAINT	FINISH
...

PROJECT NO.	17-010
DATE	11/11/2014
SCALE	1"=2000'
PROJECT NAME	THE GROVE AT ENGINEER LLC (PDD RESIDENTIAL)
CLIENT	THE GROVE AT ENGINEER LLC
DESIGNER	THE GROVE AT ENGINEER LLC
DATE	11/11/2014
PROJECT NO.	17-010
DATE	11/11/2014
SCALE	1"=2000'
PROJECT NAME	THE GROVE AT ENGINEER LLC (PDD RESIDENTIAL)
CLIENT	THE GROVE AT ENGINEER LLC
DESIGNER	THE GROVE AT ENGINEER LLC
DATE	11/11/2014

ROBERT L. WEAVER, P.E.
LAND ALLOCATOR BOARD
TOWNHOME DEVELOPMENT
PROJECT: THE GROVE AT ENGINEER LLC
CLIENT: THE GROVE AT ENGINEER LLC



DESCRIPTION
PDD PLAN
SHEET NO.
17-010
2 OF 2



1. Request to change the street side setback for building 11 from 10 feet to 6.5 feet.

2. Request to change the interior rear setback between buildings 17 and 18 from 40 feet to 20 feet with a 6 foot high privacy fence between them.

ORDINANCE NO. 2018-_____

**AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT
ORDINANCE FOR THE GROVE AT EBENEZER, LLC, TMN: 00075-01-036, 00075-01-
214, 00075-01-219, 00075-01-220, 00075-01-221, AND 00075-01-222 TO ALLOW FOR
DEVELOPMENT PLAN REVISIONS:**

WHEREAS, a Public Hearing was held in City Council Chambers on July 10, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, The Grove at Ebenezer, LLC made application to amend the Planned Development District Ordinance to update the development plan to allow the proposed revisions to setbacks on TMN: 00075-01-214 and 00075-01-222;

WHEREAS, the request was made for revisions to the setbacks for buildings 11, 17, and 18;

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

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

1. That an Ordinance is hereby adopted by amending the Planned Development District Ordinance to update the development plan to allow the proposed revisions to setbacks on TMS#: 00075-01-214 and 00075-01-222;
2. That this Ordinance shall become effective seven days upon its approval adoption by the City Council of the City of Florence and posting of this amendment in the official **Zoning Atlas**.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2018-_____

ADOPTED THIS _____ **DAY OF** _____, **2018**

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: August 8, 2018

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by William Doulaveris, a portion of TMN 90095-01-017

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 308 E. Carolyn Avenue., a portion of Tax Map Number 90095-01-017, into the City of Florence and zone to (NC-6.2), Neighborhood Conservation-6.2 District. The request is being made by the property owner, William Doulaveris.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On July 10, 2018 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of (NC-6.2), Neighborhood Conservation-6.2 District.

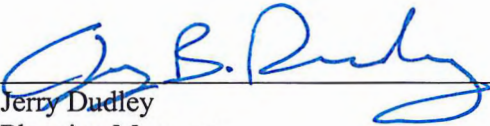
III. POINTS TO CONSIDER:

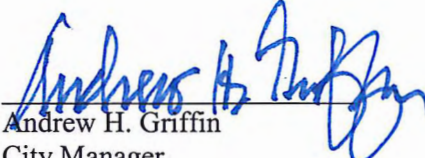
- (1) Request is being considered for first reading.
- (2) The proposed zoning, pending annexation, is Neighborhood Conservation-6.2 District. The primary use permitted under the proposed zoning is single-family attached and detached characterized by small sized lots.
- (3) The lot is currently vacant. A duplex is proposed to be built on the parcel. Duplexes are the predominant development type along Carolyn Avenue.
- (4) City water and sewer services are currently available; there is no cost to extend utility services.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property (NC-6.2), Neighborhood Conservation-6.2 District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

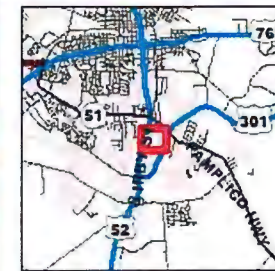
- (1) Ordinance
- (2) Vicinity Map showing the location of the property
- (3) Location Map
- (4) Petition for Annexation form
- (5) Plat of parcel


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

**308 E. CAROLYN AVENUE ANNEXATION
TAX MAP NUMBER A PORTION OF 90095-01-017
(Blue areas are in city limits.)**

Location Map: 308 E. Carolyn Ave: A Portion of TMN # 90095-01-017



- Legend**
- Manhole
 - Gravity Main
 - Water Mains
 - City Limits
 - Parcels

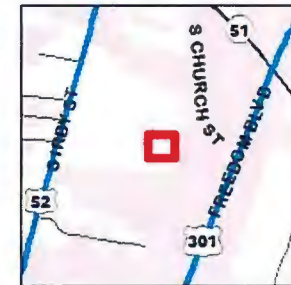


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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

60 30 0 60 Feet

Date: 8/7/2018

Location Map: 308 E. Carolyn Ave: A Portion of TMN # 90095-01-017



Legend

-  Manhole
-  Gravity Main
-  Water Mains
-  City Limits
-  Parcels



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



Date: 7/30/2014

Attachment 3: Location Map

Attachment 4: Petition for Annexation form

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

3. Annexation is being sought for the following purposes:

City services

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>N/A</u>
Race	<u>N/A</u>
Total 18 and Over	<u>N/A</u>
Total Registered to Vote	<u>N/A</u>

Date 6-4-18

[Signature]
Petitioner

Date _____

Petitioner

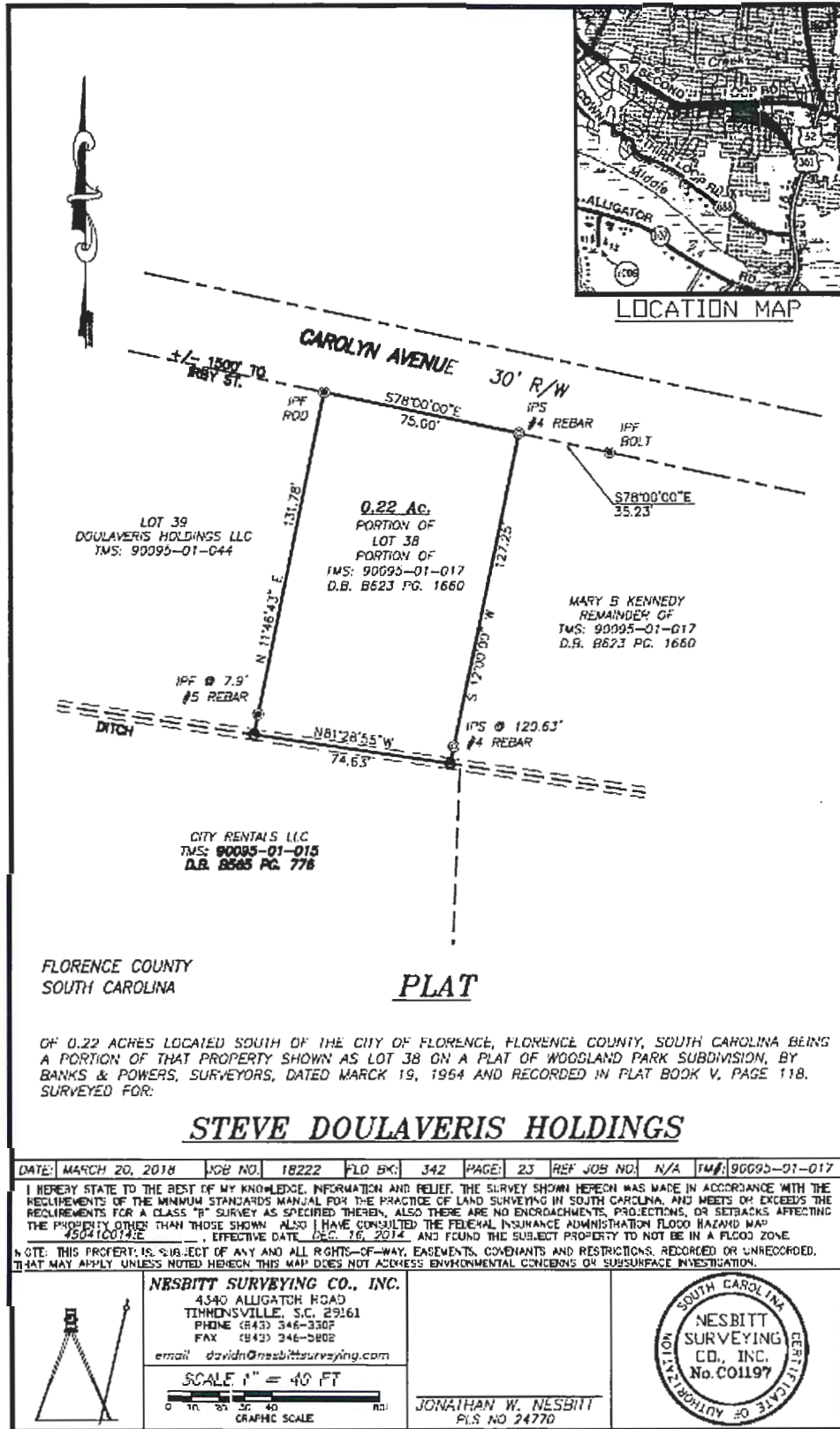
Certification as to ownership on the date of petition:

Date: 6-5-18

FOR OFFICIAL USE ONLY

Alfred Cassey

Attachment 5: Plat



ORDINANCE NO. 2018 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY WILLIAM DOULAVERIS, A PORTION OF TMN 90095-01-017

WHEREAS, a Public Hearing was held in the Council Chambers on July 10, 2018 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by William Doulaveris, owner of a portion of TMN 90095-01-017, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property 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 NC-6.2, Neighborhood Conservation-6.2 District:

The property requesting annexation is shown more specifically on a portion of Florence County Tax Map 90095, block 01, parcel 017 (0.22 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 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 _____, 2018
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: August 13, 2018

AGENDA ITEM: SC MASC Hometown Grant

DEPARTMENT: Downtown Development

I. ISSUE UNDER CONSIDERATION

A resolution of City Council approving a local match for a Municipal Association of South Carolina Hometown Economic Development Grant.

II. BACKGROUND INFORMATION

The Municipal Association of South Carolina has created a Hometown Economic Development Grant program. The \$25,000 grants are intended to support economic development projects that will make a positive impact on a municipality's quality of life. The grant program also promotes and recognizes innovation in economic development practices.

The Municipal Association board of directors created this grant program to fund projects that will produce measurable results, can be maintained over time and illustrate best practices for that can be replicated in other cities.

If the grant is awarded, the City and Florence Downtown Development Corporation will repeat their very successful Full Forward Downtown Business Competition. The competition is designed to give existing retail businesses owners or franchisees the opportunity to relocate or expand their existing business in the Downtown Florence Historical District. The winner receives \$25,000 in cash from the MASC grant money and a \$30,000 Tenant Up-Fit grant through the City of Florence Redevelopment Grant program. The competition last year resulted in L. Mae Boutique and Wild Mabel Clothing Company based out of Myrtle Beach expanding to a location in downtown Florence.

III. STAFF RECOMMENDATION

Attached is a Resolution to approve the matching funds through the Redevelopment Grant funds if the MASC grant is approved.

RESOLUTION _____

WHEREAS, the City Council of the City of Florence, South Carolina {"City Council"} is the governing body of the City of Florence, South Carolina (the "City"); and

WHEREAS, Ordinance 2011-23 established economic development incentives for the City of Florence.

WHEREAS, The City of Florence is making application to the Municipal Association of South Carolina for a Hometown Grant which requires a resolution committing the City of Florence to providing a local match for the grant.

NOW, THEREFORE, BASED ON THE FINDINGS OF FACT SET OUT ABOVE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA AS FOLLOWS:

That the Florence City Council hereby commits to provide a local cash\in-kind match of at least \$25,000, which equals the minimum 50 percent local match required by the Municipal Association of South Carolina, to support the City of Florence application for a \$25,000 Hometown Economic Development Grant. These grant and local matching funds will be used for the funding of a downtown business recruitment grant. This resolution is made in regard to the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina on or before September 29, 2017.

AND IT IS SO RESOLVED this 13th day of August, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: August 13, 2018

AGENDA ITEM: Report to Council/Boards & Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

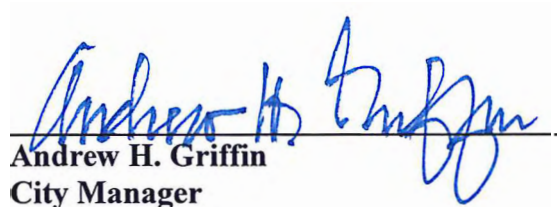
Council will consider nominations for City Boards and/or Commissions

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

There are four (4) Boards or Commissions that have either a vacancy or an expired term.

III. ATTACHMENTS:

Spreadsheet of Council Nominations to Boards and Commissions
Letters from Board members indicating if they want to continue to serve
Applications Received



Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - August 2018

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Moore	Brand	Jebaily	Wms-Blake	Willis	Wukela	Currently Serving
Accommodations Tax Advisory Committee				X ²				Quentin Williams
City of Florence Zoning Board of Appeals	X	X						Vacancy; Nathaniel Poston
Housing Authority Board					X			John R. Etheridge
Parks and Beautification Commission	X		X				X	Walter Sallenger; Vacancy (John Jebaily); Vacancy (Tim Waters)

Accommodations Tax Advisory Committee

Current Board Member

Status

**Councilmember to
make appointment**

Quentin D. Williams

Would like to be reappointed

Councilman Jebaily

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 30, 2018

Mr. Quentin D. Williams
P. O. Box 1402
Florence, SC 29504

Dear Mr. Williams:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2018. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

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

Sincerely,

Drew Griffin
City Manager

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

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

Mr. Quentin D. Williams

City of Florence Board of Zoning Appeals

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Vacancy	Scott Kozacki resigned	Councilwoman Ervin
Nathaniel Poston	Would like to be reappointed	Councilwoman Moore

Attachments:

Letters of interest from current board member
Applications receive



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 30, 2018

Mr. Scott Kozacki
P. O. Box 1909
Florence, SC 29503

Dear Mr. Kozacki:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire on June 30, 2018. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

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

Sincerely,

Drew Griffin
City Manager

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

I do not want to be considered for reappointment to the City of Florence Board of Zoning Appeals. **AT THIS TIME. UNEXPECTED MEDICAL CONDITIONS OF FAMILY MEMBERS NOW PREVENT ME FROM DOING SO. HOWEVER, I WOULD BE WILLING TO AGAIN SERVE IN THE FUTURE.**

Mr. Scott Kozacki



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 30, 2018

Mr. Nathaniel Rowell Poston
P. O. Box 3426
Florence, SC 29502

Dear Mr. Poston:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire on June 30, 2018. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

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

Sincerely,

Drew Griffin
City Manager

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

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

Mr. Nathaniel R. Poston

Housing Authority Board

Current Board Member

Status

**Councilmember to
make appointment**

John R. Etheridge

Would like to be reappointed

Councilwoman Williams-Blake

Attachments:

Letters of interest from current board member
Applications received

Dianne Rowan

From: john etheridge <jether3@gmail.com>
Sent: Thursday, July 05, 2018 12:36 PM
To: Dianne Rowan; Scotty Davis
Subject: Reappointment to the housing authority

Dianne,

It is my desire to be reappointed to the Housing Authority board. if you have any questions please let me know.
Best regards,

John Etheridge
Re/Max Professionals
Cell: (843)229-3903
Email: jether3@gmail.com

This e-mail communication (including any attachments) may contain legally privileged and confidential information intended solely for the use of the intended recipient. If you are not the intended recipient, you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying or other use of this communication (or its attachments) is strictly prohibited.



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: Housing Authority of Florence			
Your Name (Last, First, Middle) Scott, Annie King		County Florence	Council District # 2
Residential Address 1314 E. Pine St.		City Florence	State, Zip Code South Carolina 29506
Mailing Address Same		City Florence	State, Zip Code South Carolina 29506
Your Occupation - Title Retired - Behavior Health Counselor		Business Phone Cell 43-245-2558	Residence Phone
Employer Name Florence School Dist One - Retired		E-Mail Address	
Employer Address S. Dargan Street		City Florence	State, Zip Code South Carolina 29501

General Qualifications

Are you a resident of the City? Yes No How long? 67 yrs.

Why would you like to serve?

Serving my community would be a great opportunity to work for the people, and to better serve their needs in decent housing. To be fair to all.

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

No

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

Yes - Florence Civic Center Commissioner

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 yes, list the position and date:

No

Are you involved in any community activities? If yes, please list:

Levy Park - Senior Activities
Levy Park - Community Organization - Treasurer

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

To work for the people. To be able to transform communities and the people who live in them for the better.

Please initial and date below:

AKS. 7-3-18 I certify that the information above is true and correct.

AKS 7-3-18 I understand that the information on this form will be considered public information.

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	<u>7-3-2018</u>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Housing Authority			
Your Name (Last, First, Middle) Roberts, Ron	County Florence	Council District 3 South Florence-Alligator Road	
Residential Address 3204 Spiral Lane	City Florence	State South Carolina	Zip Code 29502
Mailing Address PO BOX 7551	City Florence	State South Carolina	Zip Code 29502
Your Occupation- Title Counselor	Business Phone 843-661-8084	Residence Phone 843-453-3372	
Employer Name FDTC	E-Mail Address RON.ROBERTS@FDTC.EDU		
Employer Address NA	City Florence	State South Carolina	Zip Code 29502

General Qualifications

Are you a resident of the City? Yes No How long? 10 years

Why would you like to serve?

To give back to the community and to make a difference

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

no

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

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 yes, list the position and date:

no

Are you involved in any community activities? If yes, please list:

Yes, Church, work and community events

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

To help build the community and to make a difference

Please initial and date below:

RR 09/27/2017 I certify that the information above is true and correct.

INITIAL DATE

RR 09/27/2017 I understand that the information on this form will be considered public information.

INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	7-27-2017
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS CITY OF FLORENCE SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Housing Authority			
Your Name (Last, First, Middle) Greene, Johnathan Kenneth	County Florence	Council District N/A	
Residential Address 5226 Caesar Lane	City Florence	State South Carolina	Zip Code 29505
Mailing Address 5226 Caesar Lane	City Florence	State South Carolina	Zip Code 29505
Your Occupation- Title Team Leader and Program Staff	Business Phone (843)662-1471	Residence Phone (843)610-2820	
Employer Name Boys & Girls Clubs of the Pee Dee Area		E-Mail Address	
Employer Address 310 W. Roughfork St.	City Florence	State South Carolina	Zip Code 29506

General Qualifications

Are you a resident of the City? Yes No How long? 22 years

Why would you like to serve?

I would like to serve on this board to represent young people of African American Decent and other minority groups. I have spent years volunteering and serving youth in poverty and I would like to do all I can to make life better for my young friends that I serve.

Do you presently serve on any Commissions/Boards of the City/County/State? If yes, please list below:
No I do not.

Have you formerly served on any Commissions/Boards of the City/County/State? If yes, please list below:
No I have not.

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 yes, list the position and date:
No I am not.

Are you involved in any community activities? If yes, please list:
I am a member of alpha phi alpha fraternity, inc., and the naacp.

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

I would like to ensure that the housing authority is engaging in fair practices towards all members based on race, gender, or religion, and to ensure that we can do our best ensure the people who need housing the most are able to receive it. Homelessness is becoming a problem around the Florence are and I want to be apart of helping to fight it. I am a concerned citizen and feel that it is my duty to speak up and help take part in making our city the best we can make it.

Please initial and date below:

JKG 06/30/2018 I certify that the information above is true and correct.

INITIAL DATE

JKG 06/30/2018 I understand that the information on this form will be considered public information.

INITIAL DATE

RETURN COMPLETED FORM TO:

Office of the City Clerk
City of Florence, City Center
324 W. Evans Street
Florence, SC 29501
Phone: (843) 665-3113 Fax: (843) 665-3110
Email: drowan@cityofflorence.com

OFFICE USE ONLY

Received:	7-2-2018
Appointed to:	
Date:	

Parks and Beautification Commission

Current Board Member

Status

**Councilmember to
make appointment**

Walter Sallenger

Would like to be reappointed

Councilwoman Ervin

Vacancy

John Jebaily has resigned

Mayor Wukela

Vacancy

Tim Waters was not able to
attend meetings

Mayor Pro tem Brand

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 30, 2018

Mr. Walter W. Sallenger
316 Cherokee Road
Florence, SC 29501

Dear Mr. Sallenger:

Our records indicate that your term on the Parks and Beautification Commission expire on June 30, 2018. City Council will begin reviewing the vacancies on the Boards and Commissions at their July meeting.

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

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

Sincerely,

Drew Griffin
City Manager

I would like to be considered for reappointment to the Parks and Beautification Commission.

I do not want to be considered for reappointment to the Parks and Beautification Commission.

Mr. Walter W. Sallenger

Appointees

Roger Malfatti
Chairman

Nikki Player
Vice-Chairman

Alexis Fleming

Cecil Floyd

Thomasina Foster

Jerry Lee Keith, Jr.

Scott Murphy

Walter Sallenger

George Scipio, III

Timothy Waters

Veterans Park Committee

Barry Wingard
Chairman

Bruce Mallick
Vice-Chairman

Donnie Carter

James McLaughlin

Michael Montrose

Carlos Washington

June 6, 2018

Timothy Waters
602 Stackley Street
Florence, SC 29501

Dear Mr. Waters:

The City of Florence Parks and Beautification Commission would like to thank you for your service as a Commission member.

As stated in the City of Florence, Code of Ordinances, Section 2-47 (c), "Any member of a board or commission who fails to attend three (3) consecutive meetings or attends less than fifty (50) percent of the meetings during the course of a one-year appointment commencing with the date of appointment, shall be removed from the commission after due notice by the chairman of the board of commission".

This letter will serve to notify you that you have been removed from the Parks and Beautification Commission as provide for in Section 2 -47 (c), of the City of Florence Code of Ordinances due to having missed more than fifty percent of the required meetings.

Again, thank you for your service as a commission member and we wish you well going forward.

Sincerely,

Roger A. Malfatti

Roger Malfatti
Chairman