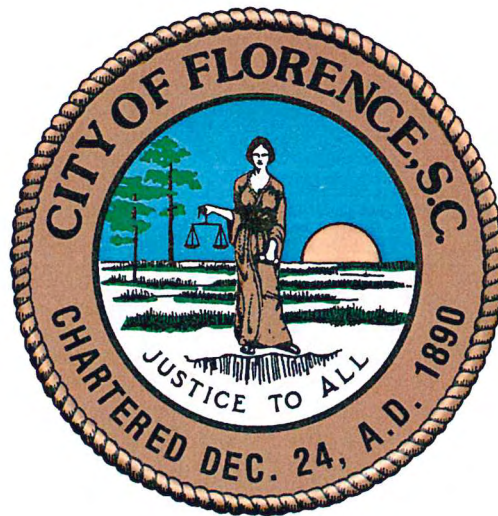


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
NOVEMBER 14, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, NOVEMBER 14, 2016 – 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

September 12, 2016 – Regular Meeting

October 14, 2016 – Special Meeting

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITIONS

Carlos W. Raines – 43 years – July 5, 1973 – August 9, 2016

SERVICE RECOGNITIONS

Gloria Howard – 30 years – Police

Samuel Barr – 20 years – Public Works/Sanitation

Brandin Robinson – 10 years – Public Works/Beautification & Facilities

EDUCATIONAL RECOGNITIONS

*Lacy King – Passed the South Carolina Master Electrician Certification Exam
on September 9, 2016.*

*Justin Galloway – Passed the “A” Water Operator Certification Exam
on October 28, 2016.*

*Coley Moore – Passed the “C” Water Operator Certification Exam
on October 28, 2016.*

V. APPEARANCE BEFORE COUNCIL

- a. Ms. Buquilla Cannon – Director of North Florence Community Heritage and History Organization – to request Council to designate the 100 and 200 blocks of North Dargan Street as the African-American Historical Business District.**
- b. Ms. Madie Robinson – Executive Director of Pee Dee Healthy Start – to make a presentation on the Dannon Project – Re-entry demonstration.**

VI. ORDINANCES IN POSITION

- a. Bill No. 2016-34 – Second Reading**
An Ordinance authorizing the City to lease the real estate known as 228 West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as Exhibit A to this Ordinance.

(This Ordinance will be discussed in Executive Session as a discussion of negotiations incident to a proposed contractual agreement related to first reading of Bill No. 2016-42.)

- b. Bill No. 2016-38 – Second Reading**
An Ordinance to annex and zone property owned by Carolyn D. Griffin located at 2525 Hoffmeyer Road, a portion of TMN 01221-01-105.
- c. Bill No. 2016-39 – Second Reading**
An Ordinance to annex and zone property owned by Linda D. Segars and located at 2688 Trotter Road, TMN 00984-01-013.
- d. Bill No. 2016-40 – Second Reading**
An Ordinance to annex and zone property owned by the City of Florence and located on the southwest corner of Sumter and Alexander Streets.
- e. Bill No. 2016-41 – Second Reading**
An Ordinance to annex and zone property located on Third Loop Road and Enchanted Lane, TMN's 90032-05-001, 004, 008, 011 and 012.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2016-42 – First Reading**
An Ordinance to declare as surplus and authorize the transfer of land to Ballenger, Barth & Lewis, LLC, specifically a portion of Tax Parcel 90086-02-004.
- (This Ordinance will be discussed in Executive Session as a discussion of negotiations incident to a proposed contractual arrangement related to second reading of Bill No. 2016-34.)*
- b. Bill No. 2016-43 – First Reading**
An Ordinance to annex and zone property owned by Famon V. and Natalie H. Whitfield, located at 2667 Ascot Road, TMN 00098-01-073.
- c. Bill No. 2016-44 – First Reading**
An Ordinance to rezone Tax Map Numbers 90030-01-002, 90030-02-001, and 90030-02-009, located on Rosedale Street, from Planned Development District to R-3, Single-Family Residential.
- d. Bill No. 2016-45 – First Reading**
An Ordinance to rezone Tax Map Number 00126-01-209 and a portion of Tax Map Number 00126-01-395, located on Alligator Road, from R-1, Single-Family Residential to R-3, Single-Family Residential.
- e. Bill No. 2016-46 – First Reading**
An Ordinance to amend Planned Development District Ordinance 2009-23, McLeod Regional Medical Center.
- f. Bill No. 2016-47 – First Reading**
An Ordinance to abandon interest of the City of Florence in rights-of-way to include the section of North Griffin Street and South Griffin Street bounded on the South by East Cheves Street and on the North by Day Street.

VIII. INTRODUCTION OF RESOLUTIONS

- a. Resolution No. 2016-23**
A Resolution approving existing multi-jurisdictional agreements entered into by the Florence Police Department with surrounding law enforcement agencies.

- b. **Resolution No. 2016-24**
A Resolution approving Redevelopment Grants in the Downtown HI Overlay District.

(This Resolution will be discussed in Executive Session as negotiations incident to matters relating to proposed downtown economic development pursuant to §30-4-70(a)(5).)

- c. **Resolution No. 2016-25**
A Resolution to declare November 1, 2016 as Extra Mile Day.

- d. **Resolution No. 2016-26**
A Resolution to proclaim December 2, 2016 as Arbor Day.

- e. **Resolution No. 2016-27**
A Resolution for the City of Florence approving an incentive package to encourage the Developer Team to develop a project in a Downtown location.

(This Resolution will be discussed in Executive Session as negotiations incident to matters relating to proposed downtown economic development pursuant to §30-4-70(a)(5).)

IX. REPORT TO COUNCIL

- a. *Appointments to Boards and Commissions*

X. EXECUTIVE SESSION

- a. *Contractual Matters (As referenced above, 3 contractual matters will be discussed in Executive Session.)*
- b. *Economic Development and Contractual Matter*
- c. *Contractual Matter*

XI. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, SEPTEMBER 12, 2016 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

CALL TO ORDER: Mayor Stephen J. Wukela called the regular meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand; Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; Councilwoman Octavia Williams-Blake; Councilman George D. Jebaily and Councilwoman Pat Gibson-Hye Moore.

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

Notices of the regularly scheduled City Council meeting were sent to the media and persons requesting a copy of the agenda, informing them of the date, time and location of the meeting.

Mr. Josh Lloyd 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

Councilman Jebaily made a motion to adopt the minutes of the August 8, 2016 Regular City Council meeting and the minutes of the August 19, 2016 Special Meeting. Councilwoman Ervin seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Christopher McCormick received a Certificate of Recognition from Mayor Wukela for completing 20 years of service with the Fire Department.

Rodney Corbin of the Sanitation/Public Works Department was presented a Certificate of Recognition for completing 10 years of service with the City of Florence.

Mayor Wukela presented Cole Holliday was a Certificate of Recognition for completing 10 years of service with the City of Florence in the Collection Operations/Utilities Department.

EDUCATION RECOGNITIONS

Johnathan English received an educational recognition for passing his Class D Certification Exam for Water Treatment.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 2**

Tracy Hyman received an educational recognition for passing his Class B Certification Exam for Biological Wastewater Treatment.

APPEARANCE BEFORE COUNCIL

Mr. Marlon Mitchell – To propose an educational center for creating life-long evolvers.

Mr. Mitchell, owner and educator of Jostlin Flow, Inc. presented a proposal to create an educational sanctuary built on the premise of excellence for all. The Arts is one of the foundations that will be utilized to diversify students' experiences. Another facet would be engineering, based on the STEM model, with the intent of designing and creating innovative ways of living life to the fullest extent. Healthcare is an added bonus to demonstrate strategies for living healthier lives. Media production is the final key to a well rounded education with the focus on communication, the key to all relationships. Mr. Mitchell implored Council to further this dialogue that would stimulate the growth of this preparatory institution. Mr. Mitchell stated with the City's assistance, together education can be revolutionized systematically. Mr. Mitchell requested the City's assistance to establish and develop this innovative educational institution.

Councilwoman Moore asked if this institution would be similar to a charter school or a private school.

Mr. Mitchell responded he would like for it to be more like a preparatory institution so that other components can be added that a charter school may not offer the leverage to do so.

Councilwoman Moore asked what would be the criteria for getting into this facility.

Mr. Mitchell stated it would be students who are going through difficult times in the current educational system, who just can't seem to fit in, whose grades never seem to add up and who do not get on a vocational track or college track. Mr. Mitchell's intent is to be able to put students either on a vocational track or a college track, guaranteeing 100% graduation and leading productive lives.

In response to Councilwoman Moore's question, Mr. Mitchell stated that he has had some conversation with the Florence public school system but has not engaged in a lot of conversation with them.

ORDINANCE IN POSITION

BILL NO. 2016-34 – SECOND READING

AN ORDINANCE AUTHORIZING THE CITY TO LEASE THE REAL ESTATE KNOWN AS 228A WEST DARLINGTON STREET AND DESIGNATED AS TAX PARCEL 90086-02-004 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO PEE DEE REGIONAL TRANSPORTATION AUTHORITY UNDER THE TERMS AND CONDITIONS SET OUT IN THE WRITTEN LEASE ATTACHED AS EXHIBIT A TO THIS ORDINANCE.

An Ordinance authorizing the City to lease the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as Exhibit A to this Ordinance was discussed in Executive Session.

Council deferred action on this matter until after Executive Session.

INTRODUCTION OF ORDINANCES

BILL NO. 2016-35 – FIRST READING

A GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL OBLIGATION BONDS (FLORENCE DOWNTOWN REDEVELOPMENT PROJECT AREA) OF THE CITY OF FLORENCE, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATING THERETO.

A General Bond Ordinance authorizing and providing for the issuance of Special Obligation Bonds (Florence Downtown Redevelopment Project Area) of the City of Florence, South Carolina; prescribing the form of bonds; providing for the payment of the bonds from the sources provided herein; creating certain funds and providing for payments into such funds; making other covenants and agreements in connection with the foregoing; and other matters relating there to was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-35 on first reading. Councilmen Hill and Jebaily seconded the motion.

Mr. Thomas Chandler, Director of Finance stated there are two ordinances directly related to the TIF and a third ordinance which is indirectly related. The first is the General Bond Ordinance for the TIF (Bill No. 2016-35) which serves as the enabling ordinance for the issuance of the first Supplemental TIF Bond Ordinance. The supplemental ordinance (Bill No. 2016-36), which follows would be for the issuance and sale of Special Obligation Bonds for construction of certain redevelopment projects and to refund the outstanding Series 2014 Tax Increment Revenue Bond of the City. The third ordinance (Bill No. 2016-37) is a Series Ordinance to make provision for the terms and conditions of a Combined Water and Sewer System Refunding Revenue Bond, authorized by the Bond Ordinance of the City of Florence adopted October 24, 1989, as amended in the approximate amount of \$16,000,000.

Mr. Charlton deSaussure, Bond Attorney explained that in December 2006, City Council adopted an Ordinance establishing the TIF District in Downtown Florence. The City had until December 2016 to issue TIF obligation bonds to fund public improvements and until December 2026 to repay the bonds.

On May 12, 2014 City Council approved an ordinance authorizing the issuance of a Series 2014 Tax Increment Revenue Bond in the principal amount of \$12,936,000 for downtown capital improvements and on May 28, 2014 the Tax Increment Revenue Bond was issued through the year 2026.

On July 11, 2016, City Council approved an ordinance to revise and extend the original TIF redevelopment plan adopted in 2006, and to extend the maximum term of maturity of TIF obligations from the original 20 year maturity of 2026 to a 40 year maturity expiring in 2046.

These revisions were made to provide for the issuance of a TIF bond to be used for the construction of additional parking, street improvements, and other essential infrastructure enhancements in the TIF district as well as funding for the revitalization and redevelopment of three Florence School District One facilities and would also be used to refund the Series 2014 TIF Revenue Bond.

Adoption of the proposed General Obligation Bond Ordinance (Bill No. 2016-35) is required for City Council to authorize the issuance of Special Obligation Bonds for the Florence Downtown Redevelopment Project Area TIF District.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 4**

Adoption of the proposed Supplemental Bond Ordinance (Bill No. 2016-36) is required for City Council to authorize the issuance and sale of Special Obligation Bonds, in the principal amount of approximately \$40,000,000, for construction of certain redevelopment projects and to refund the outstanding tax increment bond of the City.

Council voted unanimously to pass Bill No. 2016-35.

BILL NO. 2016-36 – FIRST READING

A FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF FLORENCE, SOUTH CAROLINA; SPECIAL OBLIGATION BONDS (FLORENCE DOWNTOWN REDEVELOPMENT PROJECT AREA) IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$40,000,000, IN ORDER TO DEFRAY THE COSTS OF CERTAIN REDEVELOPMENT PROJECTS; REFUND THE OUTSTANDING TAX INCREMENT BOND OF THE CITY OF FLORENCE; AUTHORIZING THE MAYOR, THE CITY MANAGER AND THE FINANCE DIRECTOR TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PROVIDING FOR THE JUNIOR LIEN PLEDGE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUES FOR THE PAYMENT OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO.

A First Supplemental Ordinance providing for the issuance and sale of City of Florence, South Carolina; Special Obligation Bonds (Florence Downtown Redevelopment Project Area) in one or more series, in the principal amount of not exceeding \$40,000,000, in order to defray the costs of certain redevelopment projects; refund the outstanding Tax Increment Bond of the City of Florence; authorizing the Mayor, the City Manager and the Finance Director to determine certain matters with respect to the Bonds; providing for the Junior Lien Pledge of Combined Waterworks and Sewerage System Revenues for the payment of the bonds; providing for the payment of the bonds and the disposition of the proceeds thereof; prescribing the form and details of such bonds; and other matters relating thereto was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-36 on first reading. Councilwoman Williams-Blake and Councilman Jebaily seconded the motion, which carried unanimously.

BILL NO. 2016-37 – FIRST READING

A SERIES ORDINANCE MAKING PROVISION FOR THE TERMS AND CONDITIONS OF AN ISSUE OF COMBINED WATERWORKS AND SEWERAGE SYSEM REFUNDING REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$16,000,000 AS AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE, SOUTH CAROLINA, ADOPTED OCTOBER 24, 1989; AND OTHER MATTERS RELATING THERETO.

A Series Ordinance making provision for the terms and conditions of an issue of Combined Waterworks and Sewerage System Refunding Revenue Bonds of the City of Florence, South Carolina, in the aggregate principal amount of not exceeding \$16,000,000 as authorized by a Bond Ordinance of the City of Florence, South Carolina, adopted October 24, 1989; and other matters relating thereto was passed on first reading.

On May 4, 2010, the City of Florence issued Series 2010A refunding bonds in the amount of \$31,005,000 of refunding bonds.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 5**

The Series 2010A bonds were issued to refund outstanding water and sewer system revenue bonds previously issued for system improvements. The refunding bonds issued in 2010 were projected to save the City's utility system more than \$5.5 million by refinancing bonds originally issued in 1993 and 2000.

Interest rates have declined since the issuance of the Series 2010A Refunding Revenue Bonds. As a result of the interest rate decline, Mr. Walter Goldsmith, the City's Financial Advisor has determined that a refunding of the Series 2010A Revenue Bond at an anticipated lower rate of interest would produce a cash flow savings for the system of approximately \$1,347,000 over the remaining nine years of the bond based on a true interest rate of 1.38%. Mayor Wukela added that the City will improve its interest rate from 3.18% to 1.38%.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-37 on first reading. Councilman Hill seconded the motion, which carried unanimously.

BILL NO. 2016-38 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CAROLYN D. GRIFFIN
LOCATED AT 2525 HOFFMEYER ROAD, A PORTION OF TMN 01221-01-105.

An Ordinance to annex and zone property owned by Carolyn D. Griffin located at 2525 Hoffmeyer Road, a portion of TMN 01221-01-105 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-38 on first reading. Councilwoman Williams-Blake seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development presented the following information.

Parcel 01221-01-105 was zoned and annexed into the City in June 2004; however, the small 0.153 acre portion that connects the lot to West Andover Road was recently combined with the parcel. This new portion of the lot is not within the City limits and the owner wishes to annex the portion so that the entire lot is annexed and zoned.

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

On August 9, 2016 the Planning Commission held a public hearing on this matter and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-2, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2016-38 on first reading.

BILL NO. 2016-39 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LINDA D. SEGARS AND
LOCATED AT 2688 TROTTER ROAD, TMN 00984-01-013.

An Ordinance to annex and zone property owned by Linda D. Segars and located at 2688 Trotter Road, TMN 00984-01-013 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2016-39 on first reading. Councilwoman Moore seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that the lot is currently the site of a single-family dwelling.

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

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 6**

On August 9, 2016 the Planning Commission held a public hearing on this matter and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

City staff recommends annexation and concurs with the Planning Commission's recommendations to zone the property R-1, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2016-39 on first reading.

BILL NO. 2016-40 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE CITY OF FLORENCE AND LOCATED ON THE SOUTHWEST CORNER OF SUMTER AND ALEXANDER STREETS, TMN 90060-08-008.

An Ordinance to annex and zone property owned by the City of Florence and located on the southwest corner of Sumter and Alexander Streets, TMN 90060-08-008 was passed on first reading.

Councilwoman Ervin made a motion to pass Bill No. 2016-40 on first reading. Councilwoman Moore seconded the motion.

Mr. Phillip Lookadoo reported this is a request for annexation by the City of Florence. The property has been purchased by the City of Florence to carry out the implementation phase of the city's Neighborhood Revitalization Strategy. This is part of the Sumter and Alexander Streets catalyst project.

The property is currently in the county and zoned R-3A and the request is to zone the property R-3 with the Neighborhood Revitalization Overlay District placed on it. The Overlay District is there to allow the city to construct houses that fit within the character of the community from a design standpoint.

The Planning Commission met on August 9, 2016 and voted 3-2 in favor of recommending the zoning request of R-3, Single-Family Residential and Neighborhood Revitalization Overlay District.

Mr. Drew Griffin, City Manager stated there has been a lot of concern from the neighborhood regarding single-family versus multi-family development. The City has made a commitment to this area that single-family will be the only type of development on this property. Mr. Griffin added that there was a series of developments that occurred that the residents of west, north and east Florence felt were bringing the whole area down. The City took some strong action in creating some design standards as it relates to duplex and other types of multi-family. Mr. Griffin stated that city staff believes that it is in the best interest of the redevelopment efforts in these neighborhoods to promote and push single family residences until some market of establishment occurs. Unless Council changes that policy then the City is going to follow a single family redevelopment scheme. That is staff's recommendation and that is what staff is committing to with this rezoning. The redevelopment will be controlled by the City and the plan is to do single family dwellings.

Councilwoman Ervin expressed her concerns that the development of single family homes be secured for future development.

Mr. Lookadoo added that when staff determined that R-3 was the zoning designation that would be pursued, it was purely because of the lot sizes and the dimensional requirements. It most closely matched the development that was already there and the city's goals for that area. R-3 also only allowed single family detached and single family attached and would not allow a duplex. A townhome would be allowed under R-3 but not a duplex.

Councilwoman Moore stated she had been contacted by residents in that area and they were concerned with the property being zoned R-3. The residents want to make sure that the property remains single family residential. They are concerned that in the future if a townhome were to be built there, it could end up a rental property.

Mayor Wukela stated the distinction is that this is property owned by the City and staff is committed that only single family residential will be located on the property.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 7**

Councilman Jebaily stated that because the City owns the property, there are opportunities to do deed restrictions on this property that could restrict it for single family or owner occupied purposes. Deed restrictions would ensure that the type of development on this property would be controlled by the City.

Council voted unanimously to pass Bill No. 2016-40 on first reading.

BILL NO. 2016-41 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY LOCATED ON THIRD LOOP ROAD AND ENCHANTED LANE, TMN's 90032-05-001, 004, 008, 011 and 012.

An Ordinance to annex and zone property located on Third Loop Road and Enchanted Lane, TMN's 90032-05-001, 004, 008, 011 and 012 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-41 on first reading. Councilman Hill seconded the motion.

Mr. Phillip Lookadoo reported the lots being considered are currently vacant. The property is currently zoned in the County as R-1, Single-Family Residential however; the lots do not meet the width requirement of the R-1 Zoning District.

City water service is currently available and there is no cost to extend this service. However, City sewer service is currently unavailable. The applicant has agreed to sufficiently fund the sewer expansion project so that it is financially feasible for the City.

On December 15, 2015 the Planning Commission held a public hearing on this matter and voted unanimously, 5-0 to recommend the zoning request of R-2, Single-Family Residential District.

City staff recommends annexation as it promotes infill development and the developer is providing funds to make the extension of sewer financially feasible. In addition, City staff concurs with the Planning Commission's recommendation to zone the property R-2, Single-Family Residential District.

The motion to pass Bill No. 2016-41 was passed unanimously by Council.

BILL NO. 2016-42 – FIRST READING
AN ORDINANCE TO DECLARE AS SURPLUS AND AUTHORIZE THE TRANSFER OF LAND TO BALLENGER, BARTH & LEWIS, LLP, SPECIFICALLY A PORTION OF TAX PARCEL 90086-02-004.

An Ordinance to declare as surplus and authorize the transfer of land to Ballenger, Barth & Lewis, LLP, specifically a portion of Tax Parcel 90086-02-004 was deferred for the purpose of discussing this matter in Executive Session.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2016 – 20
A RESOLUTION COMMITTING THE CITY OF FLORENCE TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT.

A Resolution committing the City of Florence to provide a local match for a Municipal Association of South Carolina Hometown Economic Development Grant was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2016-20. Councilman Hill seconded the motion.

Mr. Ray Reich, Downtown Development Manager reported that the Municipal Association of South Carolina has adopted a Hometown Economic Development Grant Program. The City will be

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 8**

required to apply for the Grant, however before the application can be made it requires that City Council adopt a Resolution authorizing the 15% match.

Mr. Reich added that staff is proposing that the funding be used to hire a Consultant to develop a retail recruitment strategy, as well as train the members of the committee of the Florence Downtown Development Corporation, on the proper ways to recruit retail. The City's required match would be \$3,000.

Council voted unanimously to adopt Resolution No. 2016-20.

RESOLUTION NO. 2016 – 21

A RESOLUTION TO DECLARE SEPTEMBER 12-16, 2016 AS CIVIL AIR PATROL WEEK IN THE CITY OF FLORENCE.

A Resolution to declare September 12-16, 2016 as Civil Air Patrol Week in the City of Florence was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2016-21. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

RESOLUTION NO. 2016 – 22

A RESOLUTION TO ENCOURAGE APPROPRIATE GROWTH STRATEGIES FOR THE CITY'S MUNICIPAL BOUNDARIES.

A Resolution to encourage appropriate growth strategies for the City's municipal boundaries was adopted by Council.

Councilman Hill made a motion to adopt Resolution No. 2016-22. Councilwoman Ervin seconded the motion.

The City's municipal boundaries are complex and have a frequency of "donut holes" in which municipal boundaries surround an unincorporated area. These areas often lead to an inability to adequately deliver government services.

Current South Carolina annexation law allows for the creation of these complex boundaries and complicates the annexation of such areas.

The Comprehensive Plan, developed in 2011 through input from citizens, staff and elected officials, outlines strategies directing future growth of the City and provides an implementation strategy for growth management that includes annexation of properties currently surrounded by City of Florence municipal boundaries and served with City of Florence water and sewer.

Councilman Hill stated this Resolution does not adopt any new policies it only restates what is already being done. It uses the Comprehensive Plan to encourage staff to focus on the "donut-holes" that are seen and that affects our public services. City staff faces a multitude of challenges when speaking to neighborhoods about annexation. Councilman Hill stated he would like to see the development of more materials that would outline the benefits of being located inside the city limits.

Councilwoman Moore stated she would like for the City to strategize more on annexations on the donut holes especially in Districts 1 and 2. Councilwoman Moore stated there is an enormous amount of donut holes in these two districts. Councilwoman Ervin concurred with Councilwoman Moore's statements regarding annexations within Districts 1 and 2 and the problems with the donut holes in the City.

Council voted unanimously to adopt Resolution No. 2016-22.

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

CITY-COUNTY AGRICULTURAL COMMISSION

Councilman Jebaily deferred his appointment to the City-County Agricultural Commission.

CIVIC CENTER COMMISSION

Councilwoman Octavia Williams-Blake made a motion to reappoint Ms. Shelanda Deas to serve on the Civic Center Commission. Councilwoman Ervin seconded the motion, which carried unanimously.

Ms. Selanda Deas was reappointed to serve on the Civic Center Commission for a term to begin immediately and end June 30, 2020.

CITY-COUNTY MEMORIAL STADIUM COMMISSION

Councilwoman Ervin made a motion to reappoint Mr. Derick Urquhart to serve on the City County Memorial Stadium Commission. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Mr. Derick Urquhart was reappointed to serve on the City-County Memorial Stadium Commission for a term to begin immediately and end June 30, 2021.

CITY OF FLORENCE DESIGN REVIEW BOARD

Councilwoman Moore made a motion to reappoint Mr. Tom Koliass to serve on the City of Florence Design Review Board. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Tom Koliass was reappointed to serve on the City of Florence Design Review Board for a term to begin immediately and end June 30, 2020.

Councilwoman Williams-Blake deferred her appointment to the City of Florence Design Review Board.

CITY OF FLORENCE PLANNING COMMISSION

Mayor Wukela made a motion to reappoint Mr. Simon Lee to serve on the City of Florence Planning Commission. Councilman Hill seconded the motion, which carried unanimously.

Mr. Simon Lee was reappointed to serve on the City of Florence Planning Commission for a term to begin immediately and end June 30, 2019.

CITY OF FLORENCE BOARD OF ZONING APPEALS

Mayor Pro tem Brand made a motion to appoint Mr. Isaac Wilson to complete the unexpired term of Ms. Consuella Ferguson on the City of Florence Board of Zoning Appeals. Councilwoman Ervin seconded the motion, which carried unanimously.

Mr. Isaac Wilson was appointed to complete the unexpired term of Ms. Consuella Ferguson on the City of Florence Board of Zoning Appeals. This term will begin immediately and end June 30, 2017.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 10**

Councilman Jebaily made a motion to reappoint Mr. Larry Adams to serve on the City of Florence Board of Zoning Appeals. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Mr. Larry Adams was reappointed to serve on the City of Florence Board of Zoning Appeals for a term to begin immediately and end June 30, 2019.

PEE DEE REGIONAL TRANSPORTATION AUTHORITY

Mayor Wukela made a motion to appoint Councilman George Jebaily to serve on the Pee Dee Regional Transportation Authority Board. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

Councilman Jebaily was appointed to serve on the Pee Dee Regional Transportation Authority Board for a term to begin immediately and end June 30, 2019.

PARKS AND BEAUTIFICATION COMMISSION

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

VETERANS PARK COMMITTEE

Councilwoman Moore made a motion to reappoint Mr. Danny Ellerbee to serve on the Veterans Park Committee. Councilwoman Ervin seconded the motion, which carried unanimously.

Mr. Danny Ellerbee was reappointed to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2021.

Mayor Pro tem Brand made a motion to reappoint Mr. Michael Montrose to serve on the Veterans Park Committee. Councilman Hill seconded the motion, which carried unanimously.

Mr. Michael Montrose was reappointed to serve on the Veterans Park Committee for a term to begin immediately and end June 30, 2021.

EXECUTIVE SESSION

Councilwoman Williams-Blake made a motion to go into Executive Session for the purpose of discussing negotiations incident to a proposed contractual arrangement pursuant to South Carolina Code §30-4-70(a)(2) on two matters before Council. There was no objection.

Council entered into Executive Session at 2:23 p.m.

Mayor Wukela reconvened the regular meeting at 3:12 p.m.

Mayor Wukela stated no action was taken in Executive Session.

Council discussed two Ordinances in Executive Session that involved contractual arrangements. The first matter discussed was Bill No. 2016-34. Councilman Jebaily made a motion to defer Bill No. 2016-34. Councilwoman Ervin seconded the motion, which carried unanimously.

The second matter discussed was Bill No. 2016-42. Councilwoman Ervin made a motion to defer Bill No. 2016-42. Councilman Hill seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 12, 2016 – PAGE 11**

MR. BRYANT MOSES

Mr. Moses invited the members of Council to attend the events of the 150th Anniversary Celebration for Wilson High School. Activities, which include a parade, a Gospel Concert, a golf tournament, a block party, the homecoming football game, the Gold and Purple Prom and an induction into the Wilson High School Hall of Fame ceremony, will begin on Wednesday, October 5th and will continue through Sunday, October 9th.

ADJOURN

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

The meeting was adjourned at 3:19 p.m.

Dated this 10th day of October, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
FRIDAY, OCTOBER 14, 2016 – 9:00 A.M.
CITY CENTER – CITY COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 9:05 a.m. with the following members present: Mayor Pro tem Frank J. Brand, II; Councilman George Jebaily; Councilwoman Teresa M. Ervin; Councilwoman Octavia Williams-Blake; Councilman Robby L. Hill and Councilwoman Pat Gibson-Hye Moore.

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

Notices of this Special Meeting were sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and location of the special meeting.

MEDIA PRESENT: Ken Baker with WMBF news was present for the meeting.

INVOCATION

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

Councilman Jebaily thanked all of the people who have assisted the City of Florence following Hurricane Matthew. Councilman Jebaily asked if there was something that the City or the community could do to show appreciation to the many individuals who have come from out of town to help the citizens of Florence. Mr. Griffin responded that conversations have taken place with Mrs. Mindy Taylor of Duke Energy regarding this however; Mr. Griffin stated he will contact Mrs. Taylor again and discuss this further.

Councilwoman Moore thanked Duke Energy, the City of Florence Public Works Department and the Police Department for their quick response following the storm. Councilwoman Moore also thanked the communities for their assistance in helping clean up after the hurricane.

Councilwoman Ervin acknowledged city staff for their help during and after Hurricane Matthew. Councilwoman Ervin also thanked the community members who came out to offer their help with the clean up following the storm.

INTRODUCTION OF EMERGENCY ORDINANCE NO. 2016-51

(Pursuant to Section 2-29(c) of the Florence City Code of Ordinances)

AN ORDINANCE TO CONSIDER SUSPENSION OF CERTAIN PROCEDURES AND RULES CONTAINED IN VARIOUS ORDINANCES OF THE CITY OF FLORENCE IN RESPONSE TO THE EMERGENCY CONDITIONS CREATED BY HURRICANE MATTHEW AND ITS AFTERMATH.

An Ordinance to consider suspension of certain procedures and rules contained in various ordinances of the City of Florence in response to the emergency conditions created by Hurricane Matthew and its aftermath was unanimously adopted by Council.

Mayor Pro tem Brand made a motion to adopt Emergency Ordinance No. 2016-51. Councilwoman Ervin seconded the motion.

Mr. Jim Peterson, City Attorney reported that as the City looked at the longer response to Hurricane Matthew, staff realized there were several things that needed to be suspended in the current ordinances or added to give the City Manager and staff the ability to work with individuals better in the long term recovery process.

An Emergency Ordinance can be passed with only one reading providing there is a 2/3 vote in favor of passing the ordinance. It is a temporary ordinance that will allow staff to respond to emergency situations but will only remain in effect for 60 days. Council could adopt a regular ordinance to extend the emergency ordinance if needed.

The following changes to the existing rules and procedures of the City of Florence shall be in place for the next 60 days following adoption of the Ordinance:

- 1) The emergency procurement procedures of the City of Florence will be implemented as needed. In addition, the City Manager will be authorized to coordinate with FEMA and to follow such procurement procedures as are required by FEMA in order to protect the entitlement of the City to reimbursement from FEMA for disaster related expenses and costs incurred.
- 2) For the next 60 days the code provisions pertaining to placement of yard and tree trimmings and trash for curbside collection are amended as follows:
 - a) The City Manager is authorized to specify new regulations regarding the size of debris that may be left street side for pickup by the City or its authorized representatives in order to facilitate orderly removal and disposal.
 - b) Contractors will be allowed to place debris generated from work on a property located in the City at the street side of that property for removal by the City or its authorized representatives. The contractors will be responsible for making sure that such debris is separated and sized as required by the regulations to be issued by the City Manager.
 - c) Except as specifically amended or suspended by the above, the remaining provisions contained in Section 9-57 shall remain in full force and effect.
- 3) The City Manager will be authorized to specify new temporary regulations regarding the billing and collections for water and sewer services .
- 4) The City Manager will be authorized to work cooperatively with FEMA and to utilize procurement practices required by FEMA to facilitate operations on public and private property for the removal of debris pursuant to FEMA authorization.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
OCTOBER 14, 2016 – PAGE 3**

Mr. Griffin reviewed the damages caused by Hurricane Matthew, i.e., fallen and uprooted trees and the amount of debris they produced, the damage to infrastructure, flooding and how these damages will be handled by the City.

Council voted unanimously to adopt Emergency Ordinance No. 2016-51.

ORDINANCES IN POSITION

BILL NO. 2016-35 – SECOND READING

A GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL OBLIGATION BONDS (FLORENCE DOWNTOWN REDEVELOPMENT PROJECT AREA) OF THE CITY OF FLORENCE, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATING THERETO.

A General Bond Ordinance authorizing and providing for the issuance of Special Obligation Bonds (Florence Downtown Redevelopment Project Area) of the City of Florence, South Carolina; prescribing the form of bonds; providing for the payment of the bonds from the sources provided herein; creating certain funds and providing for payments into such funds; making other covenants and agreements in connection with the foregoing; and other matters relating thereto was adopted on second reading.

Councilman Hill made a motion to adopt Bill No. 2016-35 on second reading. Councilman Jebaily seconded the motion.

Mr. Thomas Chandler, Director of Finance reported three Bond Ordinances will be considered. The Special Obligation General Bond Ordinance is essentially the enabling ordinance; the First Supplemental Special Obligation Bond is the actual bond authorizing the borrowing and a Series 2016 Water and Sewer Revenue Refunding Bond.

On September 28, 2016, city staff, working with the city's financial advisor, the city attorney, and Mayor Wukela, participated in a rating process. The credit ratings of the City were reviewed on the 28th of September by two rating agencies that are located in New York City; Moody's and Standard and Poore's, in conjunction with the issuance of the City's Water and Sewer System Revenue Bonds, Series 2016 (Refunding Revenue Bond) and the Special Obligation Bond (the TIF Bond). Water and Sewer System Bonds will be issued to refinance an outstanding debt for savings. After the review, on October 10th and 12th, the City received a rating from Moody's and a rating from Standard and Poore's. The City of Florence, prior to this rating, maintained with Moody's an Aa2, which is a very high grade and a rating of A+ with Standard and Poore's. On October 10th Moody's affirmed the City's rating at a Aa2. The City received an upgrade to a AA- from Standard and Poore's following the ratings.

Council voted unanimously to adopt Bill No. 2016-35 on second reading.

SPECIAL MEETING OF FLORENCE CITY COUNCIL
OCTOBER 14, 2016 – PAGE 4

BILL NO. 2016-36 – SECOND READING

A FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF FLORENCE, SOUTH CAROLINA, SPECIAL OBLIGATION BONDS (FLORENCE DOWNTOWN REDEVELOPMENT PROJECT AREA) IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$40,000,000, IN ORDER TO DEFRAY THE COSTS OF CERTAIN REDEVELOPMENT PROJECTS; REFUND THE OUTSTANDING TAX INCREMENT BOND OF THE CITY OF FLORENCE; AUTHORIZING THE MAYOR, THE CITY MANAGER AND THE FINANCE DIRECTOR TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PROVIDING FOR THE JUNIOR LIEN PLEDGE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUES FOR THE PAYMENT OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO.

A First Supplemental Ordinance providing for the issuance and sale of City of Florence, South Carolina, Special Obligation Bonds (Florence Downtown Redevelopment Project Area) in one or more series, in the principal amount of not exceeding \$40,000,000, in order to defray the costs of certain redevelopment projects; refund the outstanding Tax Increment Bond of the City of Florence; authorizing the Mayor, the City Manager and the Finance Director to determine certain matters with respect to the Bonds; providing for the Junior Lien Pledge of Combined Waterworks and Sewerage System Revenues for the payment of the Bonds; providing for the payment of the Bonds and the disposition of the proceeds thereof; prescribing the form and details of such bonds; and other matters relating thereto was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-36 on second reading. Councilwoman Ervin and Councilwoman Moore seconded the motion, which carried unanimously.

BILL NO. 2016-37 – SECOND READING

A SERIES ORDINANCE MAKING PROVISION FOR THE TERMS AND CONDITIONS OF AN ISSUE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REFUNDING REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$16,000,000 AS AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE, SOUTH CAROLINA, ADOPTED OCTOBER 24, 1989; AND OTHER MATTERS RELATING THERETO.

A Series Ordinance making provision for the terms and conditions of an issue of Combined Waterworks and Sewerage System Refunding Revenue Bonds of the City of Florence, South Carolina, in the aggregate principal amount of not exceeding \$16,000,000 as authorized by a Bond Ordinance of the City of Florence, South Carolina, adopted October 24, 1989; and other matters relating thereto was adopted by Council.

Councilwoman Ervin made a motion to adopt Bill No. 2016-37 on second reading. Councilwoman Moore and Councilman Jebaily seconded the motion.

Council voted unanimously to adopt Bill No. 2016-37 on second reading.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
OCTOBER 14, 2016 – PAGE 5**

ADJOURN

Mayor Pro tem Brand made a motion to adjourn the special meeting. There was no objection. The special meeting was adjourned at 10:30 a.m.

Dated this 14th day of November, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: August 8, 2016

AGENDA ITEM: Bill No. 2016-34 authorizing the City to lease the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

Whether to authorize the leasing of the real estate known as 228A West Darlington Street and designated as Tax Parcel 90086-02-004 in the records of the Florence County Tax Assessor to Pee Dee Regional Transportation Authority, under the terms and conditions set out in the written lease attached as Exhibit A to this ordinance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The “leased” parcel under consideration was split out of a larger parcel at the time of the sale of the Palmetto Petro to Mr. Patel. At the time of sale, it was reasoned that this “new” parcel would provide a satisfactory location for a PDRTA Transportation Transfer Depot.

III. POINTS TO CONSIDER:

(1) The Lease provides the premises to the Pee Dee Regional Transportation Authority rent free provided they continue to operate the program and meet the terms and conditions of the Lease attached as Exhibit A to the Ordinance and incorporated therein by reference.

(2) The PDRTA will use the leased premises for a transfer center and or bus depot for PDRTA vehicles. In addition, it is the intention of the PDRTA to make certain improvements to the property. The City in previous action has granted up to \$90,000 in matching funds to the PDRTA in support alterations and certain other improvements to the leased premises. It is the expectation of the City that such improvements will improve the property and provide for a safe and effective Transportation Transfer Depot.

(3) Other than the matching funds all expenses, costs, and related improvements will be the responsibility of the PDRTA.

(4) The Lease requires Pee Dee Regional Transportation Authority to be responsible for all maintenance, repairs, utility costs, tax costs and associated expenses related to the premises and their operations thereon.

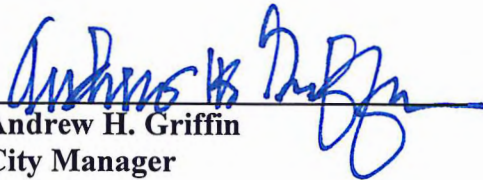
(5) The property will remain titled to the City.

IV. STAFF RECOMMENDATION:

Staff recommends that City Council adopt the proposed ordinance authorizing the City Manager to execute the Lease.

V. ATTACHMENTS:

Proposed Ordinance with Exhibit A.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-

AN ORDINANCE AUTHORIZING THE CITY TO LEASE THE REAL ESTATE KNOWN AS 228A WEST DARLINGTON STREET AND DESIGNATED AS TAX PARCEL 90086-02-004 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO PEE DEE REGIONAL TRANSPORTATION AUTHORITY UNDER THE TERMS AND CONDITIONS SET OUT IN THE WRITTEN LEASE ATTACHED AS EXHIBIT A TO THIS ORDINANCE.

WHEREAS, after due consideration, the City has concluded that the real estate described in the Lease set out in Exhibit "A" attached hereto and incorporated herein by reference is not presently needed for City use; and

WHEREAS we hereby find that use of said real estate for the development of a transfer center and/or bus depot for Pee Dee Regional Transportation Authority which provides essential public transportation needs within the greater Florence community is in the best interest and to the benefit of the citizens of the City of Florence.

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the Lease attached hereto as Exhibit A and such other documentation as needed in order to lease the property described in said Lease to Pee Dee Regional Transportation in order to facilitate the continuation of the Pee Dee Regional Transportation Authority as described in the Lease.

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

ADOPTED THIS ____ DAY OF _____, 2016.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

STATE OF SOUTH CAROLINA)

AGREEMENT OF LEASE

COUNTY OF FLORENCE)

This agreement entered into this ___ day of _____, 2016 by and between The City of Florence, with it its principal place of business in the County of Florence, State of South Carolina, herein after called the "LANDLORD", and Pee Dee Regional Transit Authority, hereinafter collectively called the "TENANT".

WITNESSETH:

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

1. DESCRIPTION OF PREMISES: LANDLORD leases to TENANT the following described property: Portion as indicated on Exhibit "A" of 228A West Darlington St, Florence, South Carolina, Tax Map Id 90086-02-004. In addition, during the term of this Lease, TENANT will have the nonexclusive right to use the areas designated as "Access Easement" and Access, Parking and Solid Waste Collection Easement" on Exhibit "A" hereto
2. TERM: The term of this lease is for 120 months (ten years), beginning December 1, 2016 and terminating on November 30, 2026. With the consent of the LANDLORD, the TENANT shall have the option to renew this Agreement for successive five year terms. The LANDLORD shall have final approval over the renewability of the Agreement and said approval shall not be withheld unreasonably.

RENT: The TENANT shall pay the LANDLORD rent in the amount of One Dollar (\$1.00) per year, said rental to be paid in one lump sum of Ten and no/100th (\$10.00) Dollars at the time of the execution of this Lease, the receipt of which is hereby acknowledged.

3. IMPROVEMENT AND USE OF PREMISES: The LANDLORD specifically consents to any and all alterations and improvements of leased property, and the leased premises shall be improved and used by the TENANT as follows:
 - (a) The TENANT will use the leased premises for a transfer center and or bus depot for PDRTA vehicles, however, TENANT agrees that the portion of the premises designated on Exhibit "A" will be made available to LANDLORD for use as a storage area providing that such use neither interrupts nor delays

the business of the TENANT.

- (b) The expenses and costs related to alteration(s) or improvement(s) are the sole responsibility of the TENANT, and no liens, mortgages, or other legal liabilities shall be attach to leased property as a result of alteration(s) or improvement(s) by the TENANT. LANDLORD agrees to provide partial funding as agreed to assist in renovations.
- (c) The TENANT shall be responsible for all operational and maintenance costs associated with the property. TENANT agrees to keep property maintained in a reasonable fashion.

4. **ASSIGNMENT AND SUBLETTING LEASE:**

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

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

5. **ENTRY TO PREMISES BY LANDLORD:** LANDLORD reserves the right to enter the premises at reasonable time and with advanced notice for inspection.

6. **UTILITIES:** Utilities shall be the responsibility of the TENANT.

7. **TAXES AND ASSESSMENTS:** All ad valorem taxes, assessments, liens or charges on the land or improvements, that may be against or levied upon the demised premises, shall be the responsibility of the TENANT. LANDLORD will cooperate to obtain exempt status from ad valorem taxes if an exemption is applicable.

8. **INSURANCE:** TENANT shall provide hazard and public liability insurance covering its activities and for its protection relating to its use of the facility and shall not require the LANDLORD to purchase same.

9. **COMPLIANCE WITH APPLICABLE LAWS:** The TENANT, at its sole expense,

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

The LANDLORD further specifically consents to any and all alterations and improvements related to use of leased property as a transportation transfer depot, which may include but are not limited to resurfacing, landscaping, enhanced lighting and signage. TENANT shall also have the sole right, at its expense, to place signage for and it is agreed that such signage will be designed and installed in a manner consistent with the zoning and land use limitations and obligations applicable to the Premises. The TENANT may perform all the above without further notice or consent of the Landlord.

The LANDLORD hereby grants TENANT permission to demolish the structure at the rear of the property that was previously used as a multiple bay car wash and vacuum stations. However, the equipment associated with the facility remains the property of the LANDLORD. LANDLORD shall reserve the right to remove said equipment prior to demolition.

10. **SURRENDER OF PREMISES:** The TENANT shall, on the last day of the term, peaceably and quietly surrender the leased property to the LANDLORD, including any improvements placed thereon by either LANDLORD or TENANT.
11. **CONDEMNATION:** If the entire premises are condemned or taken in any manner for public or quasi-public use, including, but not limited to, a conveyance or assignment in lieu of a condemnation, this Lease shall automatically terminate on the earlier of the date when title vests or the TENANT is dispossessed by the condemnation or other taking. If a part of the premises is condemned or taken, this Lease shall automatically terminate as to that portion of the premises so taken. If such condemnation of a portion of the premises renders the remaining portion unusable for the business of the TENANT, the TENANT may, with ninety days written notice to the LANDLORD terminate the Lease on the remaining portion. Such termination shall be without prejudice to the rights of either the LANDLORD or the TENANT to recover compensation from the condemning authority of any loss or damage caused by such condemnation. Neither the LANDLORD nor the TENANT shall have any rights in any award made to the other by condemning authority.
12. **DESTRUCTION OF PREMISES:** If all or any part of the leased property is damaged or destroyed by fire or other casualty so that the demised premises are unfit for use, the TENANT shall have the option within thirty (30) days after the date of such casualty to elect to terminate this lease or to repair and rebuild the damaged part.

13. **DEFAULT:** If TENANT shall be in default in the performance of any conditions hereof, and fail to correct and rectify any such default within thirty (30) days after TENANT receives written notice adequately identifying a default; and with receipt of a written registered notice, LANDLORD may repossess same as if this Lease had not been made, and shall thereupon have the right to cancel this Lease without prejudice. LANDLORD, waives all rights of distraint against the equipment, personal property, inventory, furniture, and fixtures of the TENANT.
14. **PERFORMANCE OF LANDLORD'S OBLIGATION:** If the LANDLORD shall breach any of the conditions required to be performed by it under the Lease, and shall fail to correct same within thirty (30) days of written registered notice to the LANDLORD of its intention to do so, in which event this lease shall terminate upon the date fixed in such notice, unless the LANDLORD shall meanwhile cure the default.
15. **SUBORDINATION TO MORTGAGE:** This Lease is subject and subordinate to any Mortgage or Deed of Trust which may now or hereafter encumber the demised premises; and to all renewals, modifications, consolidations, replacements and extensions thereon. This clause shall be self-operative and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, TENANT shall, at LANDLORD's request provide written confirmation of such.. Upon TENANT's written request and notice to LANDLORD, LANDLORD shall use good faith efforts to obtain from any such mortgagee a written agreement that the rights of the TENANT shall remain in full force and effect during the term of this Lease so long as TENANT shall continue to recognize and perform all of the covenant and conditions of this Lease. In the event of the enforcement by the Trustee or the beneficiary under any such Mortgage or Deed of Trust of the remedies provided for by law or by such Mortgage of Deed of trust, TENANT will, upon request of any person or party succeeding to the interest of the LANDLORD as a result of such enforcement, automatically become the TENANT of successor in interest without change in the terms or other provisions of this Lease. LANDLORD agrees on any future mortgage to provide TENANT a non-disturbance agreement from Mortgagees protecting TENANT's rights hereunder.
16. **ESTOPPEL CERTIFICATE:** TENANT will, at any time, and from time to time, upon not less than ten (10) days prior request by LANDLORD, execute, acknowledge, and deliver to LANDLORD without additional consideration, a statement in writing executed by TENANT certifying that TENANT is in possession of the premises under the terms of this Lease; that the Lease is unmodified and in full effect; or if there have been modifications, that this Lease is in full effect as modified, and setting forth such modifications; and the dates to which rent has been paid, and either stating that to the knowledge of the TENANT, no default exists hereunder or specifying each such default to which TENANT may have knowledge; and such other matters as may be reasonably requested by LANDLORD, it being intended that any such statement by TENANT be relied upon by any prospective purchaser or mortgagee of the property.
17. **NOTICES:** Any notice under this lease must be made in writing and must be sent by

registered or certified mail to the last address of the party to whom the notice is given as designated by such party in writing.

The LANDLORD hereby designates its address as:

City of Florence
ATTN: City Manager
324 West Evans St.
Florence, SC 29501

The TENANT hereby designates its address as:

Pee Dee RTA
Attn: Executive Director
313 South Stadium Road
Florence, South Carolina 29506

18. **WAIVER:** Failure of either party to insist upon strict performance of any covenant or condition of this Lease, in any or more instances, shall not be construed as a waiver for the future of any such covenant or condition, but, the same shall be and remain in full force and effect.
19. **BINDING EFFECT:** The covenants, terms, conditions, provisions and undertakings in this Lease, or in any renewals thereof, shall extend to, and be binding upon, the heirs and executors administrators, and successors and assigns of the respective parties hereto, as if they were in every case named and expressed, and, shall be construed as covenants running with the land, and, whenever reference is made to either of the parties hereto, it shall be held to include and apply also to the heirs, executors, administrators, successors and assigns of such party, as if in each case so expressed.
20. **WARRANTY OF AUTHORITY AND TITLE:** Both parties, whose signatures are below inscribed, expressly warrant that they have full express authority to bind the respective parties on whose behalf they are signing, to the terms of this Agreement of Lease. LANDLORD warrants that it has good marketable title that will not interfere with the TENANT'S use of the Premises as described herein.
21. **ENVIRONMENTAL LIABILITY:** LANDLORD expressly represents and warrants that it has no knowledge of the existence of any hazardous substances either at, on, under or near the Premises. LANDLORD shall defend, indemnify and hold TENANT harmless from any loss including reasonable attorneys' fees and costs arising from or related or connected to any environmental liability and/or hazardous substance either at, on, under or near the Premises and whether such hazardous substances are present on the Premises or migrated to the Premises. LANDLORD'S obligation under this paragraph includes sole responsibility for any clean-up or remediation and monitoring of hazardous substances.

22. **RIGHT OF ACCESS:** LANDLORD owns the real property between the PREMISES and Darlington Street and Irby Street. TENANT requires access to both streets to use the PREMISES. LANDLORD grants TENANT for the benefit of the TENANT, and its customers, business guests, licensees and invitees, a non-exclusive easement for access, passage and use over and across that portion of Exhibit A designated as "access property". The easement is for the purpose of pedestrian and vehicular ingress and egress to and from the PREMISES. The access easement is an easement in gross for the benefit of the TENANT as described herein. The easement is necessary to the use of the PREMISES and LANDLORD will not interfere with the TENANT'S use of the easement.

23. **ENTIRE AGREEMENT, MODIFICATION, SEVERABILITY:** This Lease contains the entire agreement between the parties, and shall not be modified in any manner except by an instrument in writing, executed by the parties. If any term or provision of this Lease, or the application thereof, to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law.

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

WITNESSES:

LANDLORD:

City of Florence, SC

By: _____
ANDREW H. GRIFFIN
City Manager

TENANT:

Pee Dee Regional Transit Authority

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(City of Florence)

Before me, _____, a notary public, personally appeared _____, the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw Andrew H. Griffin as City Manager of the **City of Florence** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **City of Florence** that s/he together with the second subscribing witness witnessed the execution thereof.

Signature of Witness

SWORN TO and subscribed before me
this ____ day of _____, 2016

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE
(Pee Dee RTA)

Before me, _____, a notary public, personally appeared _____, the undersigned witness, who, being duly sworn, deposed and said as follows: s/he is not a party or beneficiary of the transaction for which this instrument has been executed; s/he saw _____ as _____ of **Pee Dee RTA** who s/he personally knows or has identified through satisfactory evidence, sign, seal and deliver the foregoing **Lease** as the act and deed of the **Pee Dee RTA** and that s/he together with the second subscribing witness witnessed the execution thereof.

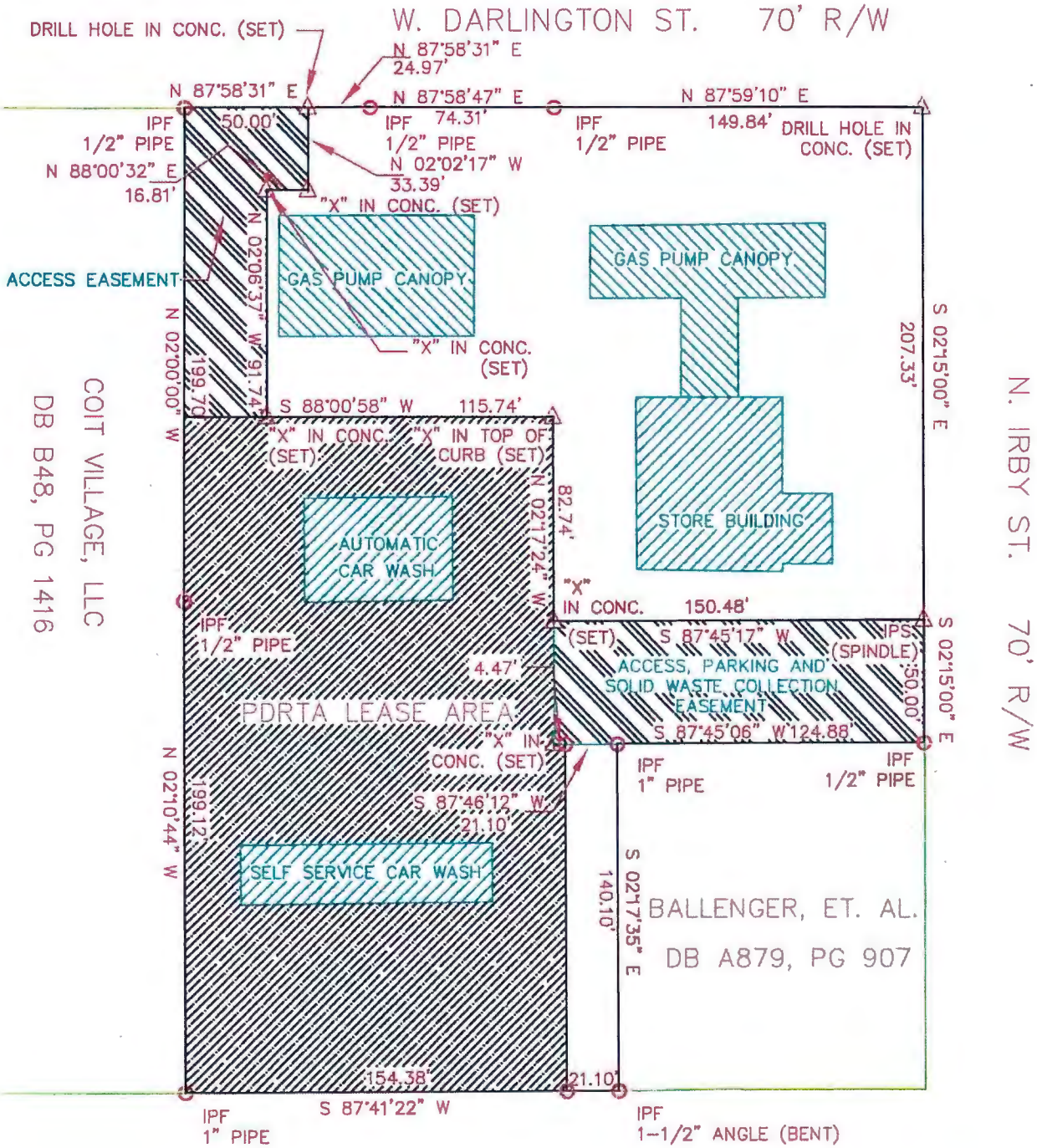
Signature of Witness



SWORN TO and subscribed before me
this ____ day of _____, 2016

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

Exhibit "A"



-  PDRTA LEASE AREA
-  ACCESS, PARKING, AND SOLID WASTE EASEMENT AREA

CSX RAILROAD 130' R/W

FLORENCE CITY COUNCIL MEETING

DATE: September 12, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Carolyn D. Griffin and located at 2525 Hoffmeyer Road, a portion of TMN 01221-01-105

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2525 Hoffmeyer Road, a portion of Tax Map Number 01221-01-105, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Carolyn D. Griffin

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On August 9, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

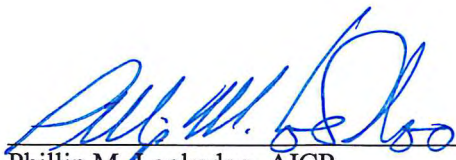
III. POINTS TO CONSIDER:

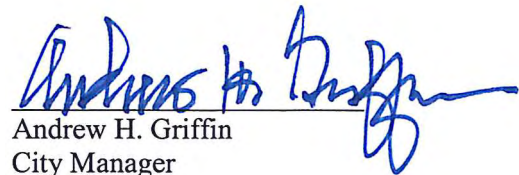
- (1) Request is being considered for first reading.
- (2) Parcel 01221-01-105 was zoned and annexed into the City in June of 2004; however, the small 0.153 acre portion that connects the lot to West Andover Road was recently combined with the parcel. This new portion of the lot is not within City limits, and the owner wishes to annex the portion such that the entirety of the lot is annexed and zoned.
- (3) The lot is currently vacant.
- (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 R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

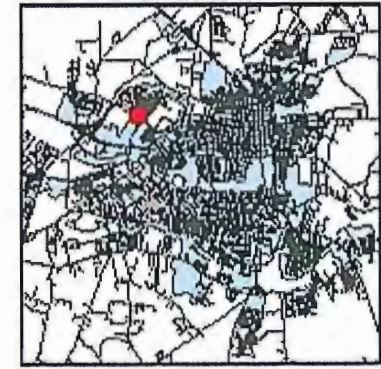
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map

Portion of TMN 01221-01-105

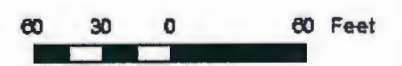


Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravity Main
- Water Mains
- Roads
- 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.



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 *Portion of TMP*
01221-01-105

A 3. Annexation is being sought for the following purposes:
Sale of Lot 3, BIK D, Windsor Forest requires attachment of
Portion 90004-02-007.

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 0
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____

A Date 6-28-16

Carolyn D. Duffin
 Petitioner

Date _____

 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>7-8-16</u>	<u>JED</u>

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CAROLYN D. GRIFFIN LOCATED AT 2525 HOFFMEYER ROAD, A PORTION OF TMN 01221-01-105

WHEREAS, a Public Hearing was held in the Council Chambers on August 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Carolyn C. Griffin, owner of TMN 01221-01-105, 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 R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically as a portion of Florence County Tax Map 01221, block 01, parcel 105 (0.153 acres) as shown on a plat dated June 14, 2016 recorded on July 19, 2016 in Florence County plat book 105 - page 100.

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 _____, 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: September 12, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Linda D. Segars and located at 2688 Trotter Road, TMN 00984-01-013

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2688 Trotter Road, Tax Map Number 00984-01-013, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Linda D. Segars.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On August 9, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

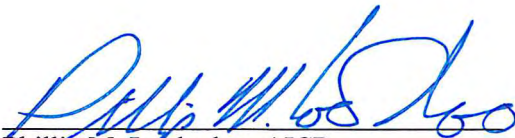
III. POINTS TO CONSIDER:

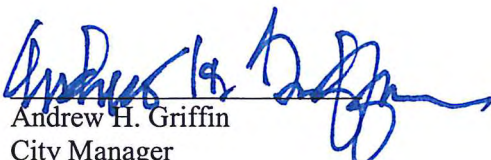
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

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


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


Andrew H. Griffin
City Manager

Location Map 2688 Trotter Road

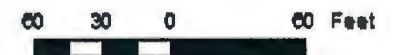


Legend

-  Proposed Parcel
-  Address Points
-  Manhole
-  Gravity Main
-  Water Mains
-  Roads
-  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.



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 00984 -01-013

★ 3. Annexation is being sought for the following purposes:
water & garbage & recycle & yard waste pick up

- 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>2</u>
	Race	<u>N</u>
	Total 18 and Over	<u>2</u>
	Total Registered to Vote	<u>2</u>

★ Date 7/7/2016

Linda D. Sgaur
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>7-8-16</u>	<u>JSD</u>

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LINDA D. SEGARS LOCATED AT 2688 TROTTER ROAD, TMN 00984-01-013

WHEREAS, a Public Hearing was held in the Council Chambers on August 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Linda D. Segars, owner of TMN 00984-01-013, 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 R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00984, block 01, parcel 013 (0.56 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 _____, 2016
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VI. d.
Bill No. 2016-40
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: September 12, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by the City of Florence and located on the southwest corner of Sumter and Alexander Streets, TMN 90060-08-008

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on the southwest corner of Sumter and Alexander Streets, Tax Map Number 90060-08-008, into the City of Florence and zone to R-3, Single-Family Residential District and apply the Neighborhood Revitalization Overlay District. The request is being made by the property owner, the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On August 9, 2016 Planning Commission held a public hearing on this matter, and voted, 3-2 (with one commissioner abstaining), to recommend the zoning request of R-3, Single-Family Residential and Neighborhood Revitalization Overlay District.


III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The lot is currently vacant.
- (3) The property is currently zoned R-3A in Florence County.
- (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 R-3, Single-Family Residential District and apply the Neighborhood Revitalization Overlay District as it will allow the development of the property as part of the City's neighborhood revitalization plan.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

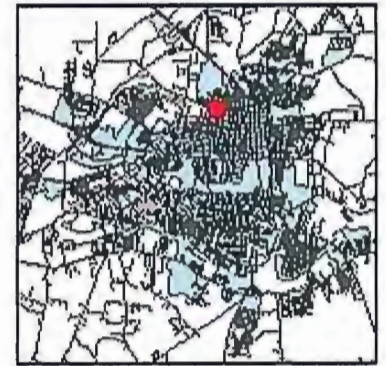
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map

TMN: 90060-08-008

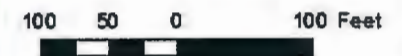


Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravity Main
- Water Mains
- Roads
- 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.



Sumter / Alexander St

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 the property more particularly described below:

Florence County Tax Map 90060-08-008

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

City owned property

- 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 0
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____

Date 7/25/2016

[Handwritten Signature]
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date 7/25/16	<i>[Handwritten Signature]</i>

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE CITY OF FLORENCE LOCATED AT THE SOUTHWEST CORNER OF SUMTER STREET AND ALEXANDER STREET, TMN 90060-08-008

WHEREAS, a Public Hearing was held in the Council Chambers on August 9, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by the City of Florence, owner of TMN 90060-08-008, 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 R-3, Single-Family Residential District and the Neighborhood Revitalization Overlay District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90060, block 08, parcel 008 (1.50 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 _____, 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: September 12, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Evans Construction of the Carolinas, Inc. and Finklea Law Firm Profit Sharing Plan, said property located on Third Loop Road and Enchanted Lane, TMN's 90032-05-001, -004, -008, -011, and -012.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located on Third Loop Road and Enchanted Lane, Tax Map Numbers 90032-05-001, -004, -008, -011, and -012, into the City of Florence and zone to R-2, Single-Family Residential District. The request is being made by the property owners, Evans Construction of the Carolinas, Inc. and Finklea Law Firm Profit Sharing Plan.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On December 15, 2015 Planning Commission held a public hearing on this matter, and voted unanimously, 5-0 to recommend the zoning request of R-2, Single-Family Residential District.

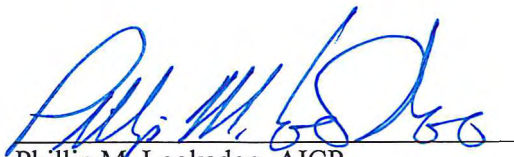
III. POINTS TO CONSIDER:

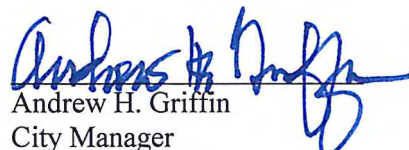
- (1) Request is being considered for first reading.
- (2) The lots are currently vacant.
- (3) The property is currently zoned in the County as R-1, Single-Family Residential; however, the lots do not meet the width requirement of the R-1 Zoning District.
- (4) City water service is currently available, and there is no cost to extend service; however, City sewer service is currently unavailable, and the applicant has agreed to sufficiently fund the sewer extension project such that it is financially feasible for the City.
- (5) City Staff recommends annexation as it promotes infill development and the developer is providing funds to make the extension of sewer financially feasible. Furthermore, City Staff concurs with Planning Commission's recommendation to zone the property R-2, Single-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

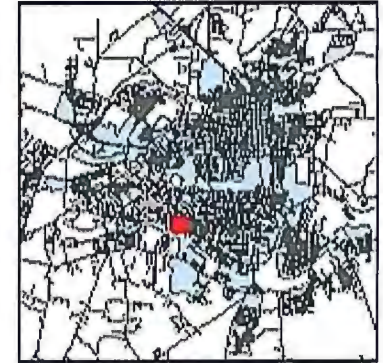
- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map Enchanted Meadows

TMN(s) 90032-05-001, 004, 008, 011, and 012

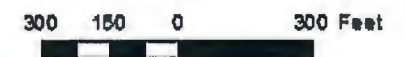


Legend

- Proposed Parcels
- Manhole
- Gravy Mains
- Water Mains
- Roads
- 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.



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 90032-05-008, 011 & 001
LOTS 33, 32 & 31 Enchanted Meadows

- 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 _____

000
000
000
0

Date 11-2-15

Evans Construction & Re-Carolinas, Inc
 By: [Signature]
 Petitioner

Date _____

 Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>11-6-15</u>	<u>[Signature]</u>

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 90032-05.004 & 012
LOTS 30 & 29, Enchanted Meadows

- 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 _____

000
000
000

Funkler Law Firm PRIT SWARTZ
Plan FBI GARY I. FUNKLER
By: [Signature]

Date 11.7.15

Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>11-6-15</u>	<u>[Signature]</u>

ORDINANCE NO. 2016 _____

**ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY EVANS
CONSTRUCTION OF THE CAROLINAS, INC. AND FINKLEA LAW FIRM PROFIT
SHARING PLAN, SAID PROPERTY LOCATED ON THIRD LOOP ROAD AND
ENCHANTED LANE, TMN'S 90032-05-001, -004, -008, -011, AND -012**

WHEREAS, a Public Hearing was held in the Council Chambers on December 15, 2015 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, applications by Evans Construction of the Carolinas, Inc., owner of TMN 90032-05-001; 90032-05-008; and 90032-05-11, and Finklea Law Firm Profit Sharing Plan, owner of TMN 90032-05-004 and 90032-05-012, 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 R-2, Single-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 90032, block 05, parcel 001 (0.37 acres); Florence County Tax Map 90032, block 05, parcel 004 (0.36 acres); Florence County Tax Map 90032, block 05, parcel 008 (0.36 acres); Florence County Tax Map 90032, block 05, parcel 011 (0.39 acres); and Florence County Tax Map 90032, block 05, parcel 012 (0.39 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 ADDITIONAL PAGE)

Ordinance No. 2016 - _____
Page 2 – October, 2016

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: November 14, 2016

AGENDA ITEM: An Ordinance to declare a portion of tax parcel 90086-02-004 as surplus and authorize the transfer of land to Barth, Ballenger, & Lewis Holdings, LLC for the purposes of combining with Florence County tax parcel 90086-02-011.

DEPARTMENT/DIVISION: Planning, Research and Development

I. ISSUE UNDER CONSIDERATION:

To declare as surplus and authorize the conveyance of land, being a portion of Tax Parcel 90086-02-004, to Barth, Ballenger, & Lewis Holdings, LLC for the purposes of combining said portion with Florence County Tax Parcel 90086-02-011. The land to be conveyed will be the portion of Florence County tax parcel 90086-02-004 land designated as the portion of Florence County tax parcel 90086-02-004 that is a rectangular shaped parcel measuring 21.10 feet by 140.10 feet shown on the plat attached hereto as Exhibit "A".

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

None

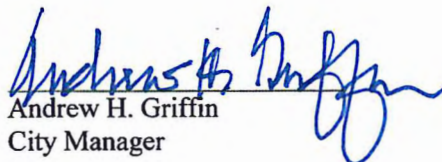
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) Barth, Ballenger, & Lewis Holdings, LLC have requested the transfer of property to accommodate the future development of a new building for the Barth, Ballenger, & Lewis Law Firm.
- (3) The portion of tax map 90086-02-004 to be conveyed is to be surveyed, subdivided and recorded by Barth, Ballenger, & Lewis Holdings, LLC
- (4) Compensation for the property will established in accordance with the City's recent sale of property to Palmetto Petro LLC (tax map number 90086-02-003).

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance with Exhibit "A"


Andrew H. Griffin
City Manager

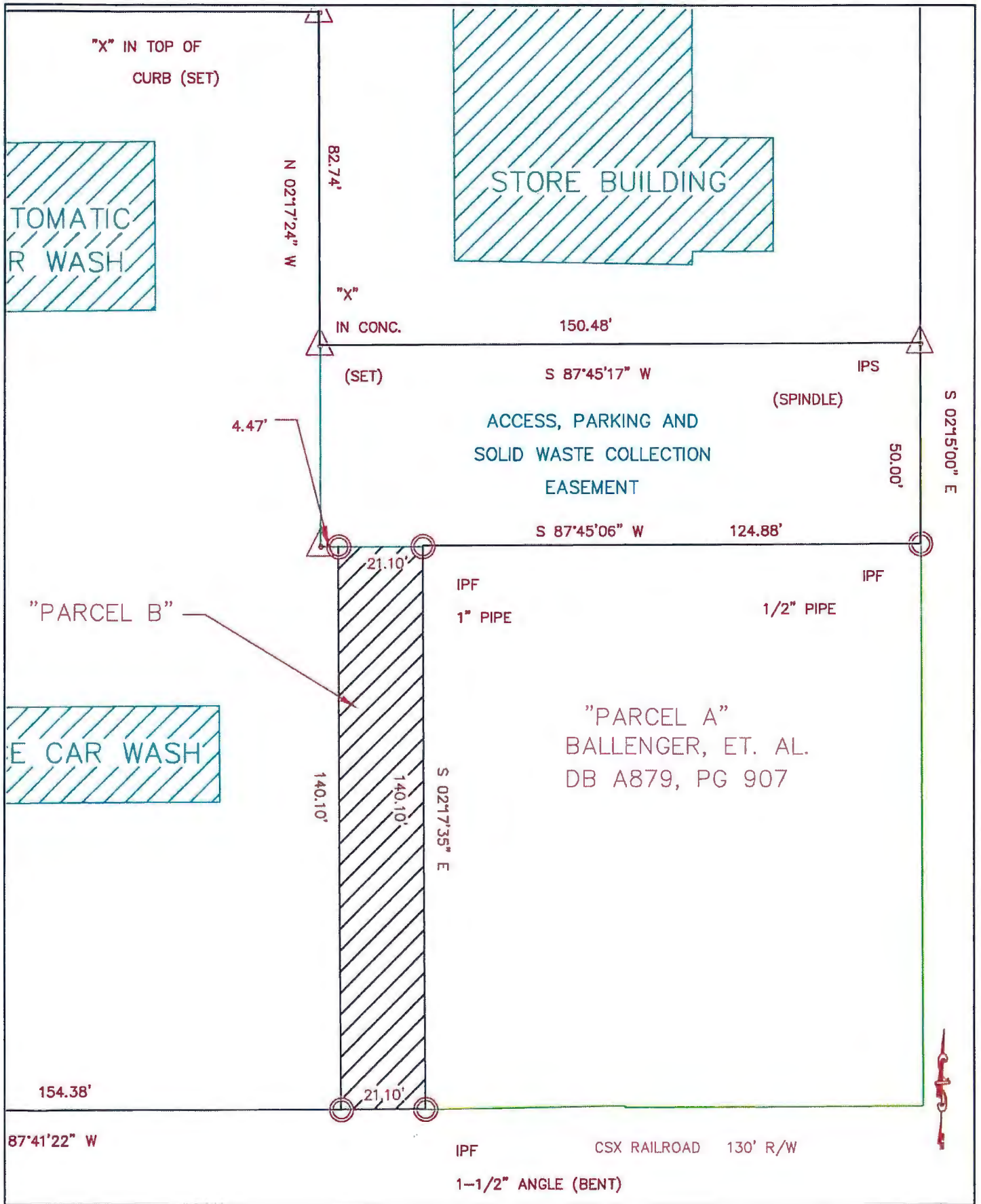


EXHIBIT A

ORDINANCE NO. 2016-_____

AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO BARTH, BALLENGER, & LEWIS HOLDINGS, LLC, SPECIFICALLY A PORTION OF TAX PARCEL 90086-02-004

WHEREAS, after due consideration, the City has concluded that the land designated as the portion of Florence County tax parcel 90086-02-004 that is a rectangular shaped parcel measuring 21.10 feet by 140.10 feet shown on the plat attached hereto as Exhibit "A" is surplus land to the City, and sale of said property to Barth, Ballenger, and Lewis Holdings, LLC at fair market value is in the best interest and to the benefit of the citizens of the City of Florence and;

WHEREAS, said portion of Florence County tax parcel 90086-02-004 is to be combined with Florence County tax parcel 90086-02-011.

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed, and other documentation in order to convey title to the property described above to Barth, Ballenger, and Lewis Holdings, LLC.

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

ADOPTED THIS _____ DAY OF _____, 2016.

STEPHEN J. WUKELA
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE M. ROWAN
Municipal Clerk

VII. b.
Bill No. 2016-43
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2016

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Famon V. and Natalie H. Whitfield and located at 2667 Ascot Drive, TMN 00098-01-073

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2667 Ascot Drive, Tax Map Number 00098-01-073, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owners, Famon V. and Natalie H. Whitfield.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On September 13, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 9-0 to recommend the zoning request of R-1, Single-Family Residential District.

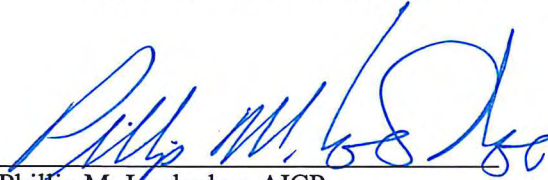
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

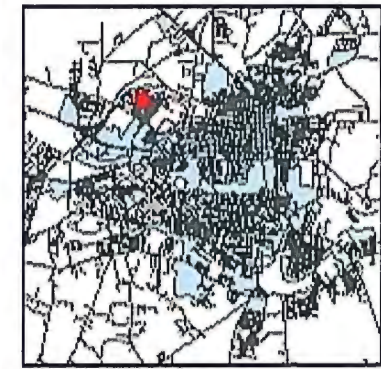
V. ATTACHMENTS:

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


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


Andrew H. Griffin
City Manager

Location Map 2667 Ascot Drive

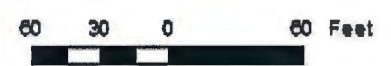


Legend

-  Proposed Parcel
-  Address Points
-  Manhole
-  Gravity Main
-  Water Mains
-  Roads
-  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.



2647 Ascol Dr.
(address recently
changed from
2601 Ascol Dr.)

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 00098 - 01 - 073

3. Annexation is being sought for the following purposes:

☆

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

4
Black
2
2

Date 7/27/16

Date 7/27/16

Sam V. White
Petitioner

Natalie Whitefield
Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 7/29/16

JRB

ORDINANCE NO. 2016 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FAMON V. AND NATALIE H. WHITFIELD LOCATED AT 2667 ASCOT DRIVE, TMN 00098-01-073

WHEREAS, a Public Hearing was held in the Council Chambers on September 13, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Famon V. and Natalie H. Whitfield, owner of TMN 00098-01-073, 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 R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00098, block 01, parcel 073 (0.57 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 _____, 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: October 10, 2016

AGENDA ITEM: Ordinance to Rezone Properties identified as Tax Map Numbers 90030-01- 002, 90030-02-001, and 90030-02-009, Properties Located along Rosedale Street, from PD, Planned Development District to R-3, Single Family Residential District:

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone the properties located along Rosedale Street said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 90030-01- 002, 90030-02-001, and 90030-02-009. The request is being made by an option holder on the property, Gary Finklea. The current owners of the property are James E. and Glenda D. McLeod.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On September 13, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 9-0, to recommend the rezoning request from PD, Planned Development District to R-3, Single Family Residential District.

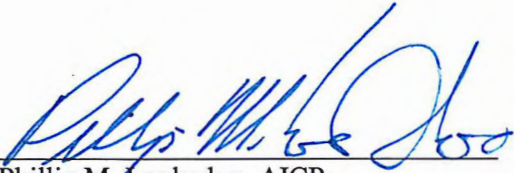
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The properties are currently vacant and part of the formerly approve Hampton Park subdivision.
- (3) The applicant, Gary Finklea, recently purchased and is developing phase II of the former Hampton Park subdivision.
- (4) The proposed zoning is R-3, Single Family Residential District, is consistent with portion of Hampton Park noted in number two above.
- (5) The proposed lots will be a minimum of 6,000 square feet and are larger than those approved under the PD District.
- (6) City Staff recommends the parcels be zoned R-3, Single Family Residential District as requested. The R-3 designation would be harmonious with the Comprehensive Plan as well as the adjacent developing parcels.

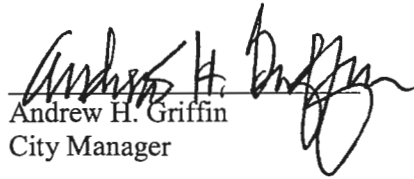
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Adjacent Phases of Hampton Park Subdivision

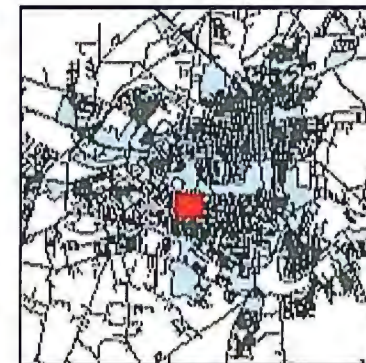


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map Rosedale Street



Legend

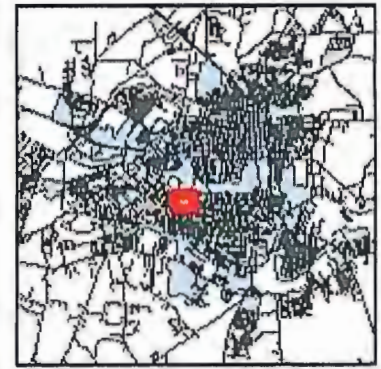
- Proposed Parcels
- Address Points
- Roads
- Parcels



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.



Adjacent Phases of Hampton Park Subdivision



Legend

- Hampton Park
- Proposed Parcels
- Roads
- 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.



ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE PROPERTIES IDENTIFIED AS TAX MAP NUMBERS 90030-01- 002, 90030-02-001, AND 90030-02-009, PROPERTIES LOCATED ALONG ROSEDALE STREET, FROM PD, PLANNED DEVELOPMENT DISTRICT TO R-3, SINGLE FAMILY RESIDENTIAL DISTRICT:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on September 13, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Gary Finklea made application to rezone properties identified as tax map numbers 90030-01- 002, 90030-02-001, and 90030-02-009, properties located along Rosedale Street, from PD, Planned Development District to R-3, Single Family Residential 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 R-3, Single Family Residential 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 _____, 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: October 10, 2016

AGENDA ITEM: Ordinance to Rezone Properties located along Alligator Road identified as Tax Map Numbers 00126-01-209 and a portion of 00126-01-395, from R-1, Single Family Residential District to R-3, Single Family Residential District:

DEPARTMENT/DIVISION: *Department of Planning, Research & Development*

I. ISSUE UNDER CONSIDERATION:

Request to rezone the properties located along Alligator Road said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00126-01-209 and a portion of 00126-01-395. The request is being made by the property owners, Gary I. Finklea and Wade R. Finklea.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On September 13, 2016 Planning Commission held a public hearing on this matter, and voted unanimously, 9-0, to recommend the rezoning request from R-1, Single Family Residential District to R-3, Single Family Residential District.

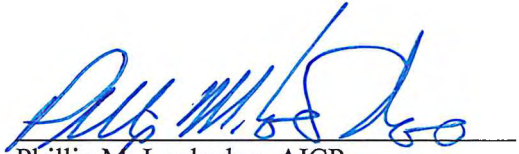
III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The properties are currently vacant, and a residential subdivision is planned for the properties.
- (3) The properties are currently zoned R-1, Single-Family Residential with parcel 00126-01-395 having frontage along Alligator Road zoned B-3, General Commercial
- (4) The proposed zoning would change the R-1 zoning to R-3, Single-Family Residential, and the current B-3 zoning on the portion of parcel 00126-01-395 would remain.
- (5) The R-1 zoning was applied to the parcels on September 14, 2006; however, development never occurred. Adjacent neighborhoods have developed more intensely, consistent with the development standards of R-3 zoning.
- (6) City Staff recommends the parcels be zoned R-3, Single Family Residential District as requested. The R-3 zoning designation would be harmonious with the Comprehensive Plan as well as the adjacent developing parcels.

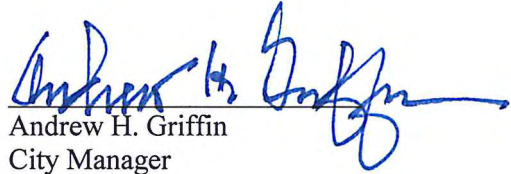
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Current Zoning Map

A handwritten signature in blue ink, appearing to read "Phillip M. Lookadoo".

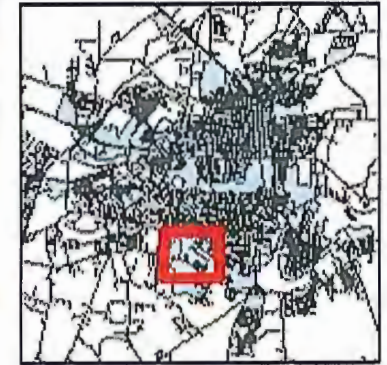
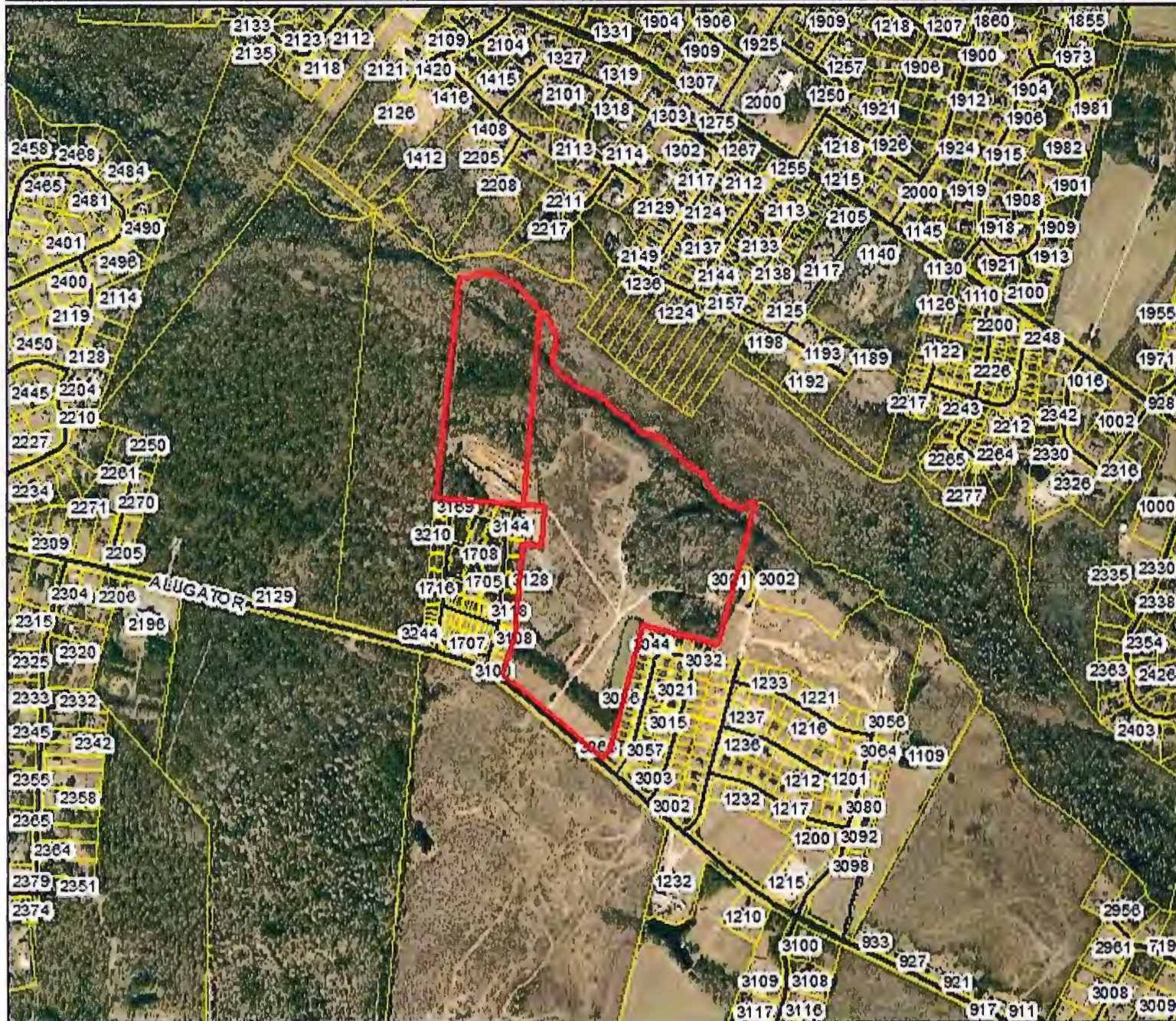
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director

A handwritten signature in blue ink, appearing to read "Andrew H. Griffin".

Andrew H. Griffin
City Manager

Location Map

TMP's 00126-01-395 and 00126-01-395

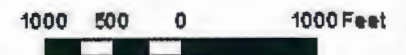


Legend

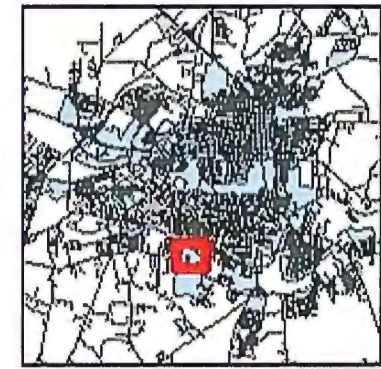
- Proposed Parcels
- Address Points
- Roads
- Parcels



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.



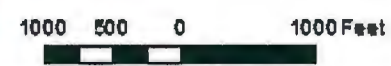
Current Zoning Map



- Legend**
- Proposed Parcel
 - Road
 - Parcel
- Zoning District**
- B-1, LIMITED
 - B-2, CONVENIENCE
 - B-3 GENERAL
 - B-4, CENTRAL
 - B-5, OFFICE/LEGISLATIVE/INDUSTRIAL
 - B-6, INDUSTRIAL
 - PD, PLANNED DEVELOPMENT
 - R-1, SINGLE-FAMILY, LARGE LOTS
 - R-2, SINGLE-FAMILY, MEDIUM LOTS
 - R-3, SINGLE-FAMILY, SMALL LOTS
 - R-4, SINGLE-FAMILY, SMALL LOTS
 - R-5, MULTI-FAMILY, LIMITED
 - R-6, MULTI-FAMILY
 - R-7, COMMUNITY
 - R-8, RESOURCE
 - UNZONED



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.



ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE PROPERTIES IDENTIFIED AS TAX MAP NUMBERS 00126-01-209 AND A PORTION OF TAX MAP NUMBER 00126-01-395, PROPERTIES LOCATED ALONG ALLIGATOR ROAD, FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3, SINGLE FAMILY RESIDENTIAL DISTRICT:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on September 13, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Gary I. Finklea and Wade R. Finklea made application to rezone properties identified as tax map number 00126-01-209 and the portion of tax map number 00126-01-395 currently zoned R-1, Single Family Residential from R-1, Single Family Residential to R-3, Single Family Residential 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 R-3, Single Family Residential 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 _____, 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: November 14, 2016

AGENDA ITEM: An Ordinance to amend Planned Development District Ordinance 2009-23 site plan and signage plan.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to amend Planned Development District Ordinance 2009-23 site plan and signage plan.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) Planning Commission held a public hearing on November 8, 2016 regarding this matter and voted unanimously (8-0) to recommend the proposed amendment.
- (2) City Council approved an amendment to Ordinance 2009-23 in July of 2015 to allow building construction to include a medical office building, parking garage, and Emergency Department.
- (3) City Council approved an amendment to Ordinance 2009-23 in September of 2010 to allow the construction of an ICU tower and the connecting concourse (Ordinance 2010-24).

III. POINTS TO CONSIDER

- (1) In September 2009, City Council adopted an ordinance that rezoned multiple lots owned by McLeod Regional Medical Center to Planned Development District (PDD).
- (2) This ordinance was accompanied by a site plan for the medical campus illustrating the development standards and types of uses allowed on the McLeod properties.
- (3) McLeod Regional Medical Center would like to amend PDD Ordinance 2009-23 to allow further expansion of the medical campus. McLeod Regional Medical Center has provided a site plan (Attachment 4) illustrating the locations of the proposed changes, which include:
 - a. Abandonment of the portion of Griffin Street between Day Street and East Cheves Street;
 - b. Jarrott Street Modifications;
 - c. Abandonment of the portion of McFarland Street between East Cheves Street and East Palmetto Street;
 - d. Demolition of Stokes Building and parking lot modification;
 - e. John Street Extension from East Cheves Street to East Palmetto Street;
 - f. Entry features to be installed at the John Street, Jarrott Street, and East Cheves Street entrances to the campus.
- (4) McLeod Regional Medical Center proposed to amend the signage plan to accommodate campus wayfinding. The City of Florence Zoning Ordinance Section 2.6-3, Development Standards (for a PD), states that "signage shall be in harmony and scale with and reflective of the proposed PD." The McLeod Healthcare Campus encompasses approximately 130 acres along the East Cheves, East Palmetto, and Day Street corridors and is defined by its large masonry structures, mature trees, and urban development. McLeod is proposing an update of existing campus signage to facilitate wayfinding.
 - a. The proposed signage update includes primary wayfinding signs along street frontage directing traffic to the various sections of campus. Five of these signs have been permitted as replacements for existing signage (A1, A2, A3, A5, and A7); however,

additional signs will be required for proper wayfinding. The attached signage plan illustrates the proposed location, style, and size of the proposed signs (Attachment 5). The signs are located at an interval of one per block or historical block within the campus.

- b. Internal to the campus and at the entrances to buildings and parking, secondary informational signs are proposed (see Attachment 6). The attached signage plan illustrates the proposed location, style, and size of the proposed signs (Attachment 5).

(5) All other regulations would remain the same as stated in Ordinance 2009-23.

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.

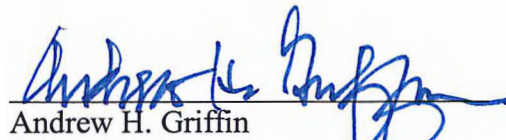
V. NOTES

VI. ATTACHMENTS

- (1) Ordinance
- (2) Location Map
- (3) Ordinance 2009-23
- (4) Proposed site plan for McLeod Campus
- (5) Proposed signage plan for McLeod Campus

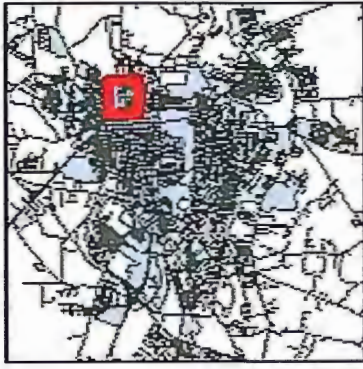
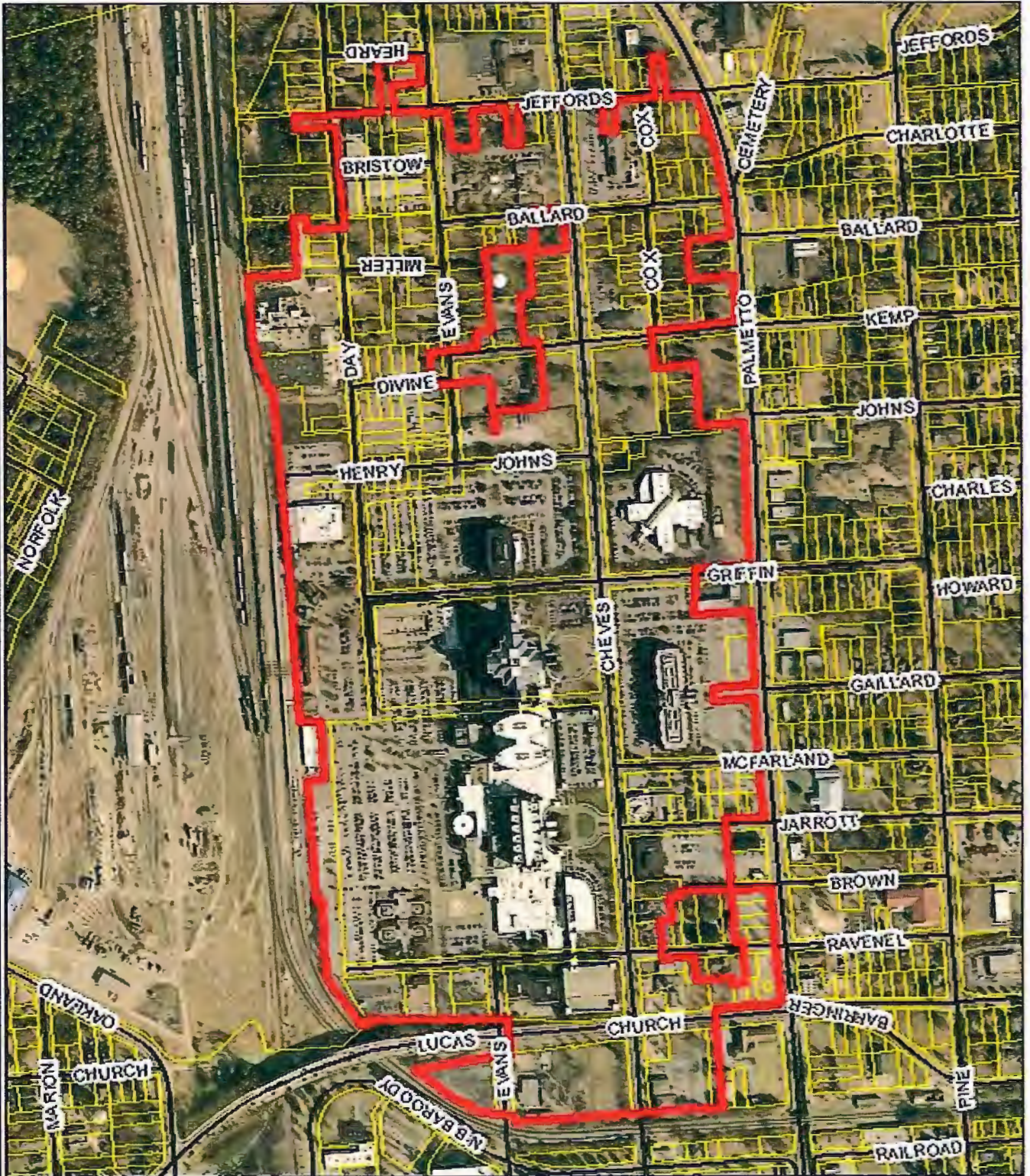


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Location Map McLeod Healthcare Planned Development District



Legend

- McLeod PDD
- Roads
- Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data were compiled on this map as 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 paid verification is at the sole risk of the user.



Attachment 3

ORDINANCE NO. 2009 - 23

**AN ORDINANCE TO REZONE MULTIPLE PROPERTIES OWNED BY MCLEOD
REGIONAL MEDICAL CENTER.**

WHEREAS, a Public Hearing was held in Room 604 of the City-County Complex on July 14, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Design Strategies, was presented requesting an amendment to the City of Florence **Zoning Atlas** that the aforesaid properties be zoned PDD from B-1, B-2, B-3, and R-4:

**The properties requesting zoning amendment are shown more specifically on
attached map and spreadsheet (approximately 120.72 acres).**

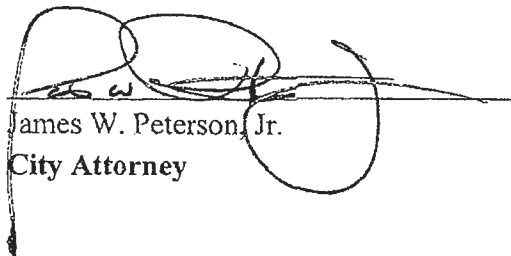
WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

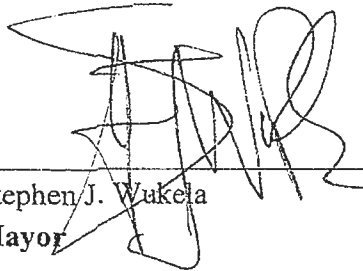
**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY
THEREOF:**

1. That an Ordinance is hereby adopted by amending the **Zoning Atlas** of the City of Florence of the aforesaid property to PDD, Planned Development 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**.

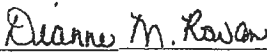
ADOPTED THIS 14th DAY OF September 2009.

Approved as to form:


James W. Peterson, Jr.
City Attorney

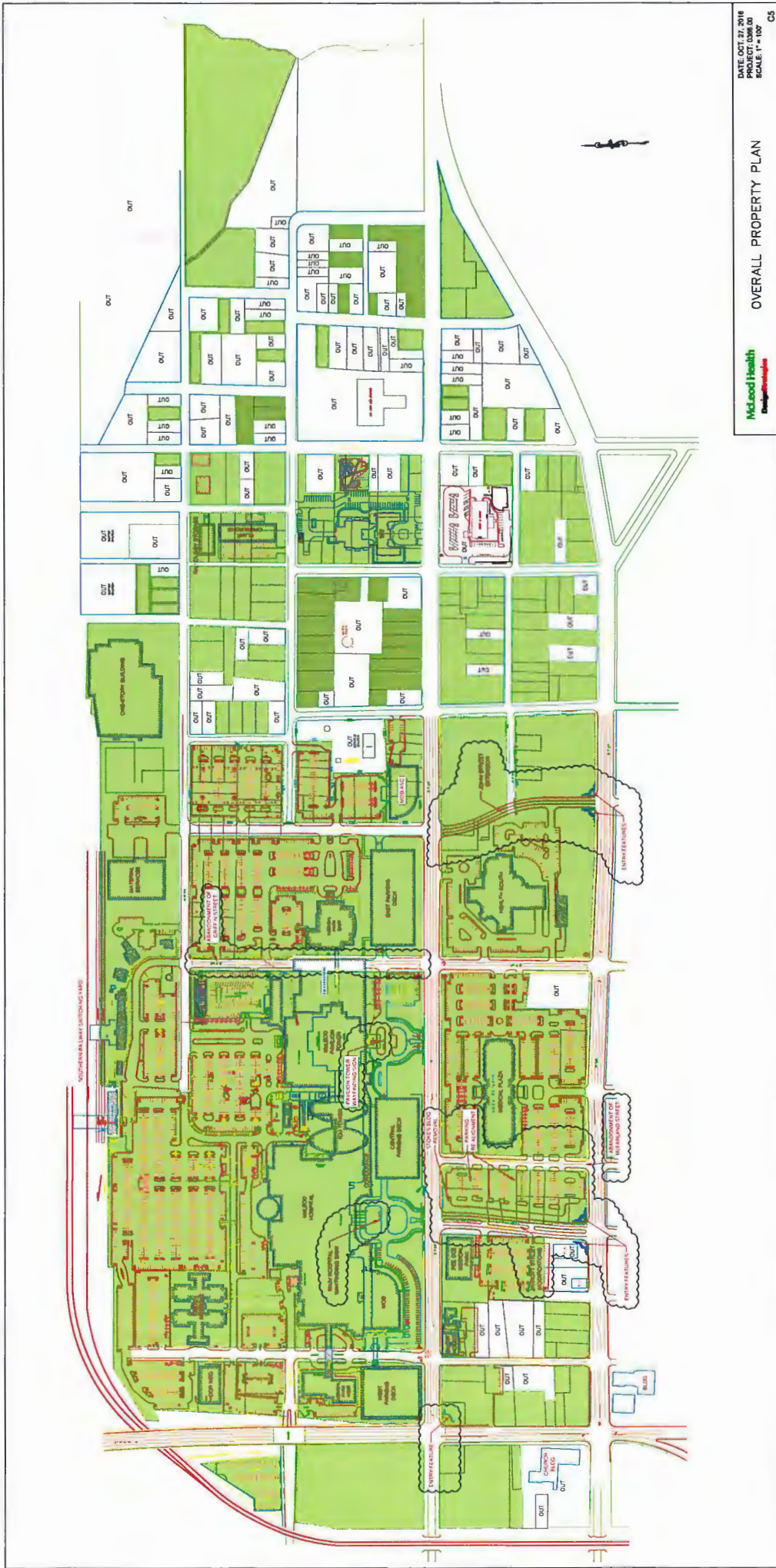

Stephen J. Wukela
Mayor

Attest:

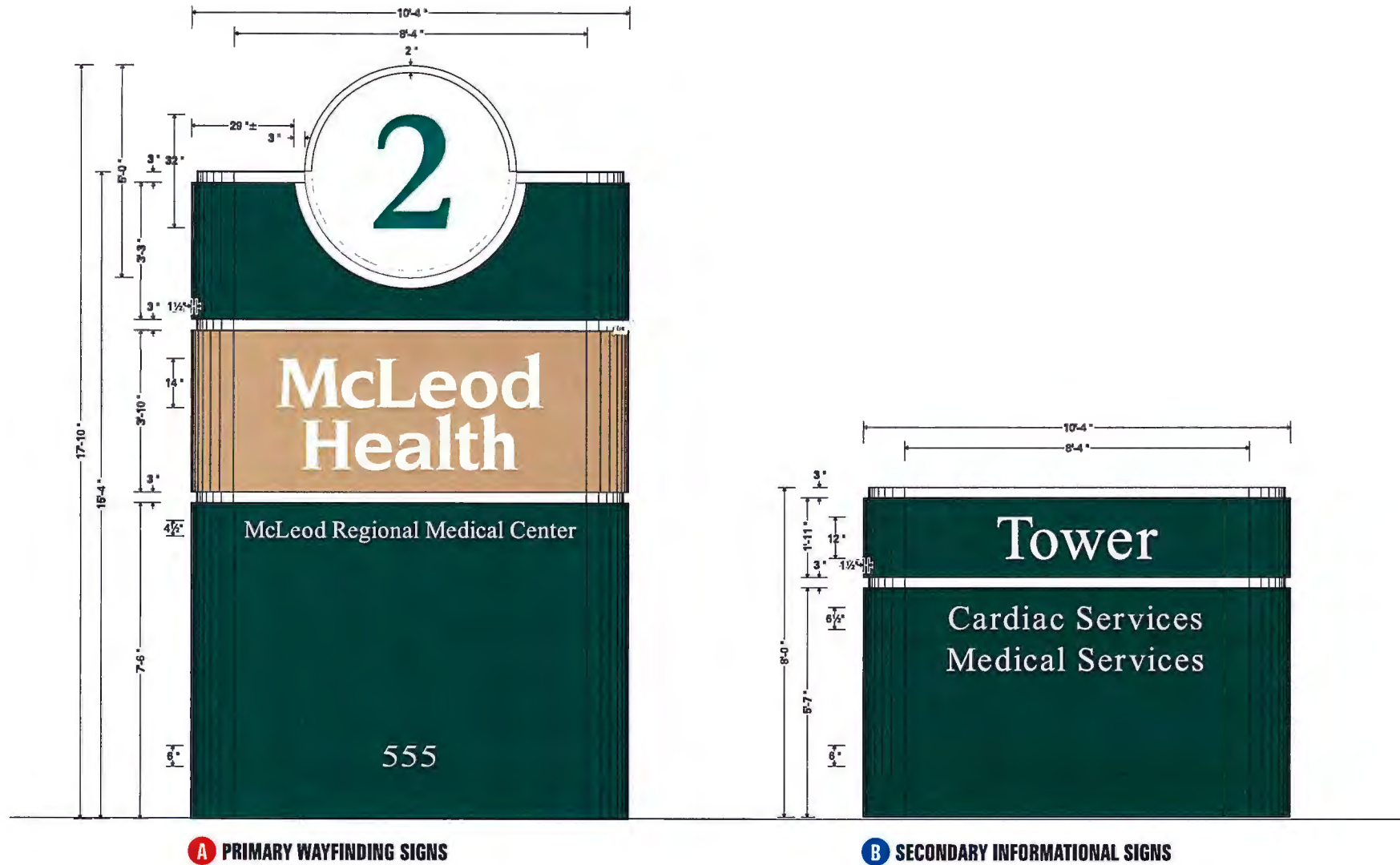

Dianne M. Rowan
Municipal Clerk

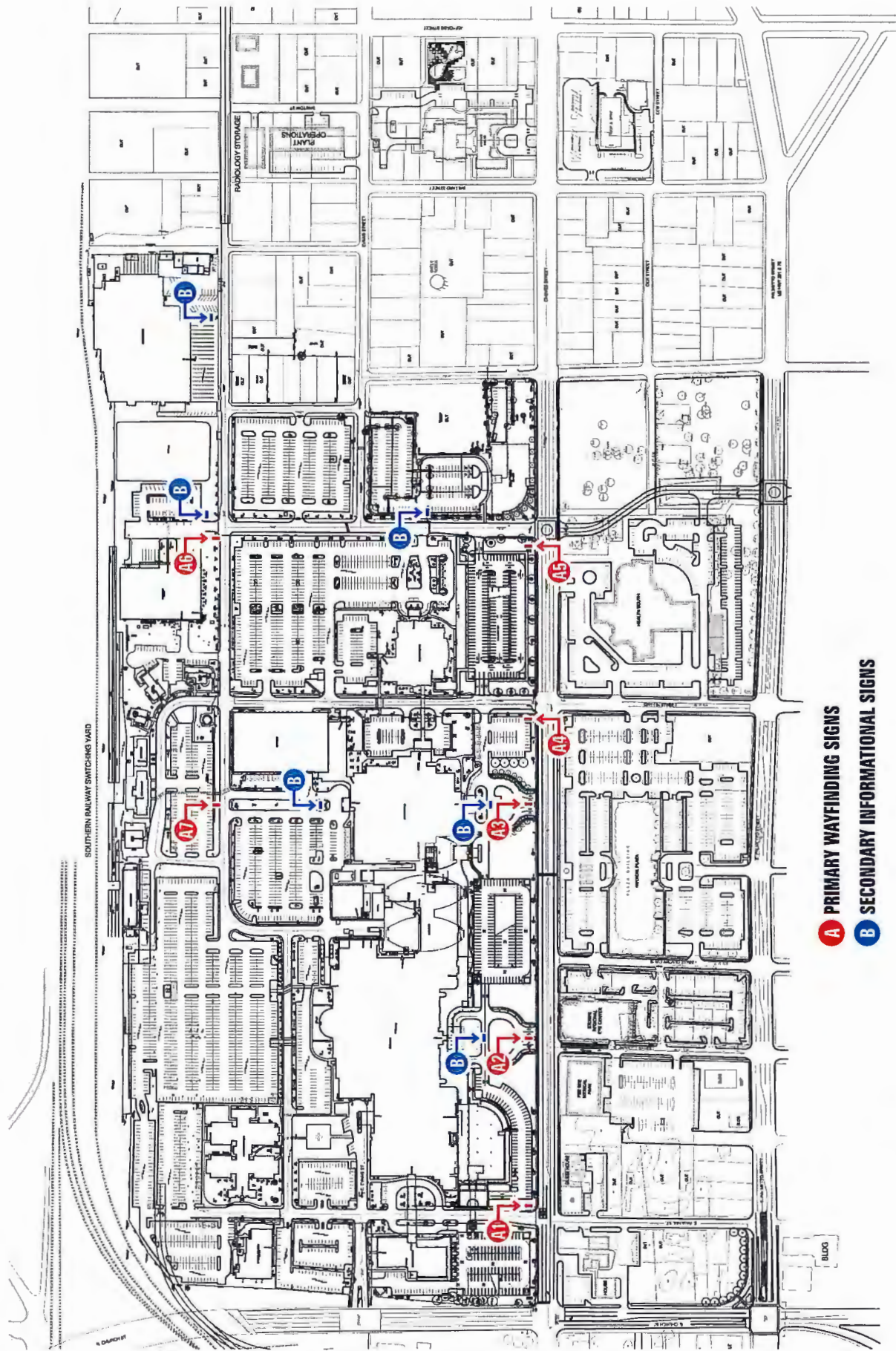
APPROVED ON FIRST READING AT A
MEETING OF FLORENCE CITY COUNCIL
DATE 8-10-2009
ADOPTED ON SECOND READING
DATE 9-14-2009
COPY TO L. Shaw

Attachment 4



Attachment 5





- A** PRIMARY WAYFINDING SIGNS
- B** SECONDARY INFORMATIONAL SIGNS

ORDINANCE NO. 2016-_____

**AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT
ORDINANCE 2009-23 SITE PLAN AND SIGNAGE PLAN:**

WHEREAS, a Public Hearing was held in City Council Chambers on November 8 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given, and;

WHEREAS, McLeod Regional Medical Center made application to amend Planned Development District Ordinance 2009-23 to update the development plan to include Jarrott Street Modifications, extension of John Street, abandonment of portions of McFarland Street and Griffin Street, demolition of Stokes Building, parking lot modifications, and entry features proposed for installation at the John Street, Jarrott Street, and East Cheves Street entrances to the campus, and;

WHEREAS, McLeod Regional Medical Center made application to amend the signage plan to accommodate campus wayfinding, and;

WHEREAS, the request was made for further expansion of McLeod Regional Medical Center's campus, and;

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 Planned Development District Ordinance 2009-23 to update the development plan and signage plan with the attached property plan and wayfinding sign site plan to allow the aforementioned expansion of McLeod Regional Medical Center's campus.
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. 2016-_____
Page 2 – December 2016

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: November 14, 2016

AGENDA ITEM: Ordinance to abandon interest of the City of Florence in Public Right-of-Way to include the portions of North Griffin Street and South Griffin Street bounded on the south by East Cheves Street and on the north by Day Street

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Abandonment of interest by the City of Florence in Public Right-of-Way to include the portions of North Griffin Street and South Griffin Street bounded on the south by East Cheves Street and on the north by Day Street (see attachment 2) in order that said land area can be combined with the adjacent parcels owned by McLeod Healthcare.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On July 15, 2015 City Council approved a Planned Development Amendment which included a proposed relocation and expansion of the McLeod Healthcare Emergency Department (Ordinance 2015-21).
- (2) Planning Commission will hold a public hearing on November 8, 2016 regarding this matter.

III. POINTS TO CONSIDER:

- (1) McLeod Regional Healthcare has plans to relocate and expand the Emergency Department which will include about 50,000 square feet of space that will abut the Pavilion Tower and extend to the eastern curb of Griffin Street as it exists today.
- (2) The abandonment and combination of the parcels and rights-of-way will allow the construction of the proposed Emergency Department.
- (3) The following City of Florence departments were contacted regarding the abandonment of the right-of-way: Fire; Police; Public Works; Utilities; Engineering; and Planning, Research, and Development. None of the aforementioned departments found any reason to maintain the City's interest in this right-of-way.
- (4) A public hearing regarding the abandonment is scheduled for the regular meeting of Planning Commission on November 8, 2016.
- (5) If City Council approves the abandonment of interest in this right-of-way, the property can be combined into the adjacent parcels through the plat approval process and the recording of a quitclaim deed.

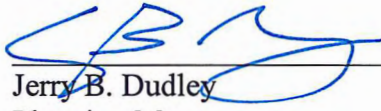
IV. OPTIONS

City Council may:

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

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map
- (3) Plan for proposed Emergency Department

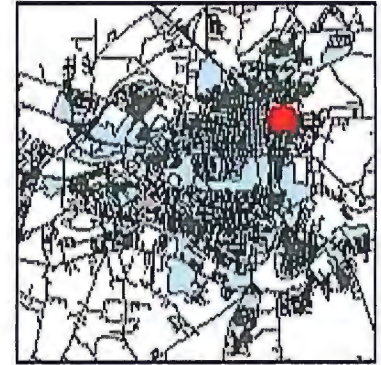
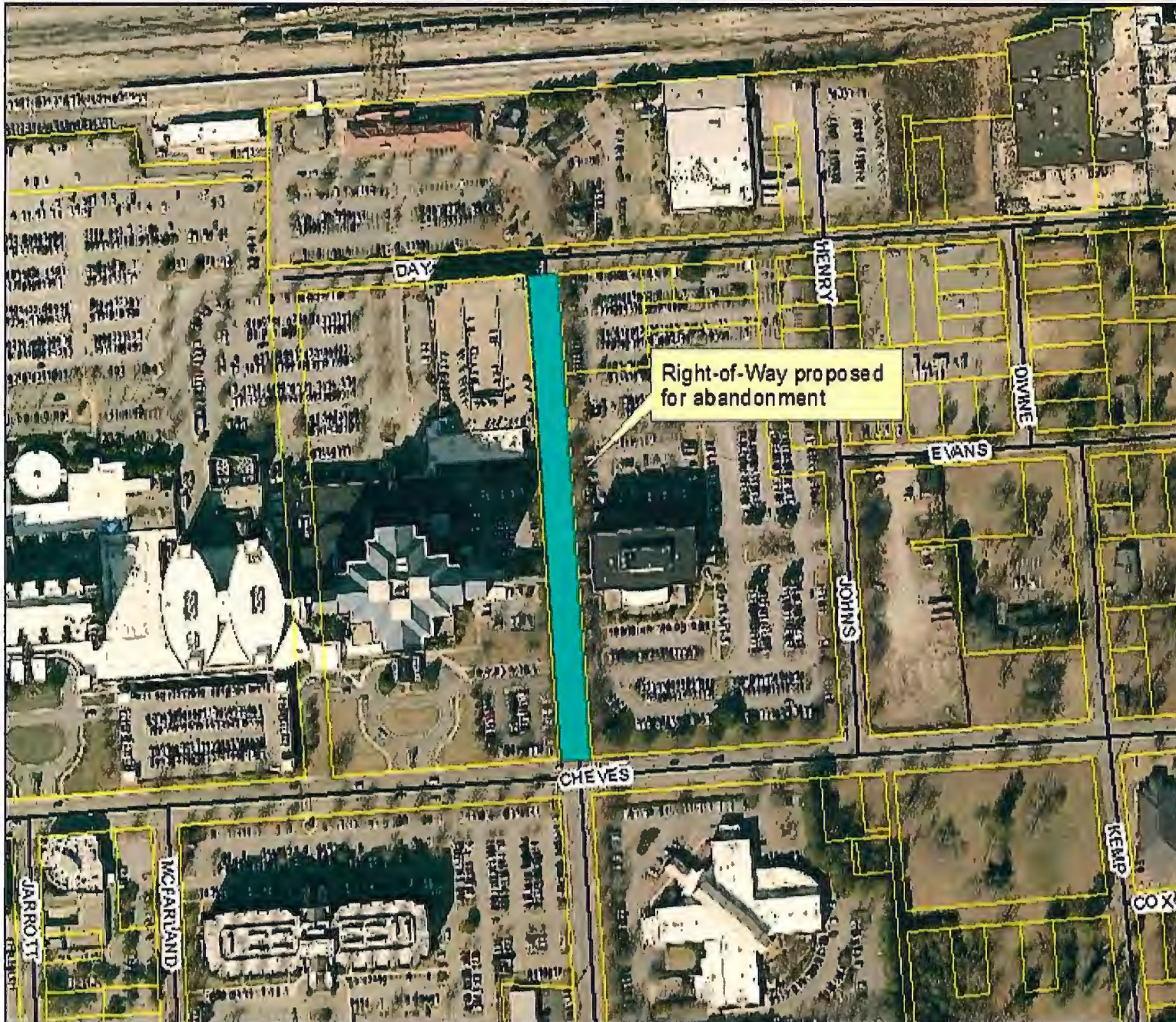


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Location Map - Griffin Street Right-of-Way Proposed for Abandonment

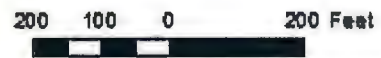


Legend

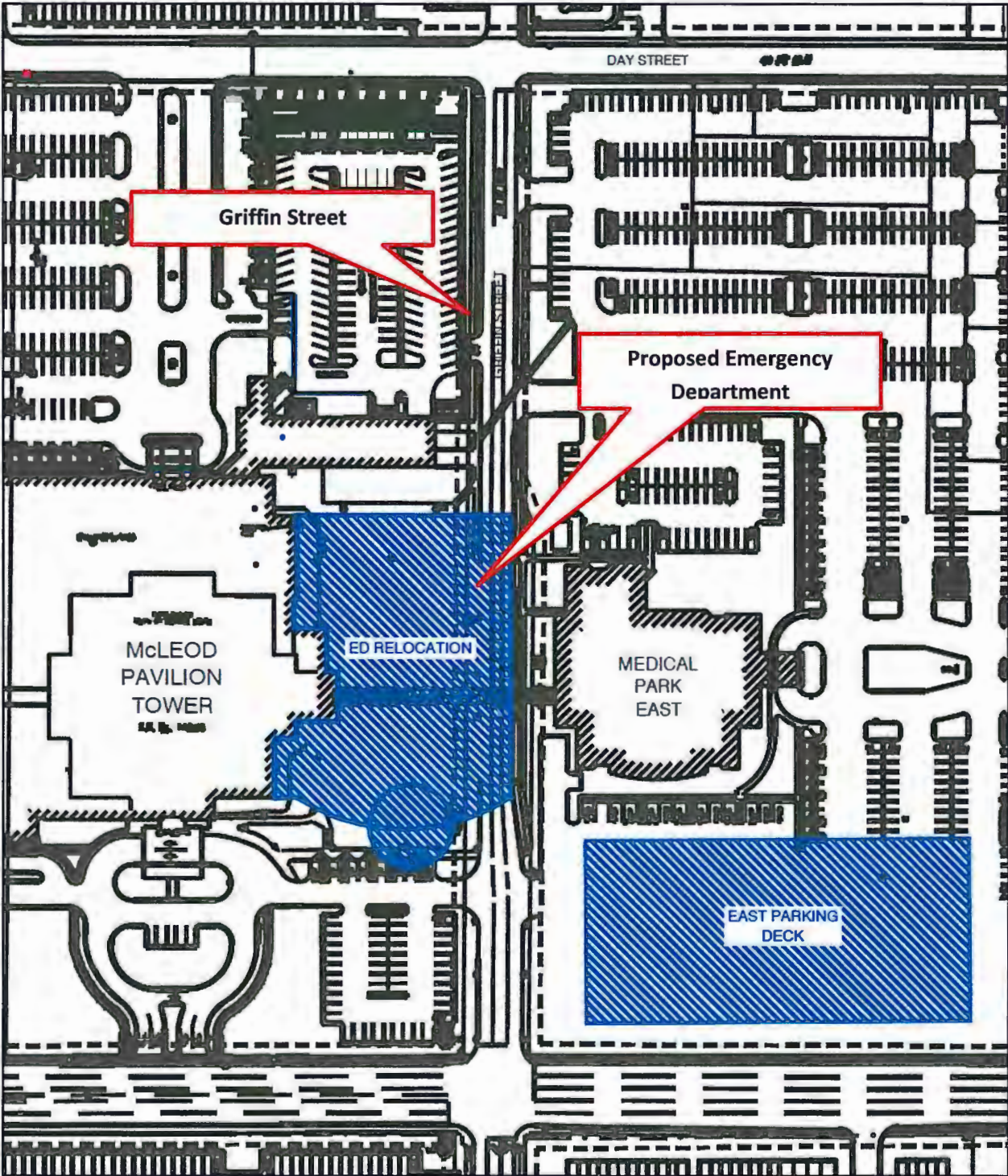
- Roads
- Parcels



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.



Attachment 3: Proposed Emergency Department Relocation.



ORDINANCE NO. 2016 _____

AN ORDINANCE TO ABANDON INTEREST OF THE CITY OF FLORENCE IN RIGHTS-OF-WAY TO INCLUDE THE PORTIONS OF NORTH GRIFFIN STREET AND SOUTH GRIFFIN STREET BOUNDED ON THE SOUTH BY EAST CHEVES STREET AND ON THE NORTH BY DAY STREET.

WHEREAS, a request has been made for the City to abandon its interest in the portions of North Griffin Street and South Griffin Street bounded on the south by East Cheves Street and on the north by Day Street, and;

WHEREAS, a Public Hearing was held in the Council Chambers on November 8, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given, and;

WHEREAS, a public notice was published three times in the Morning News prior to the November 14, 2016 City Council meeting as required by City Code Section 2-28(b) and adjacent property owners and utility providers were notified, and;

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 the City of Florence abandons its interest in the rights-of-way which will then revert to the abutting property owners after the necessary legal documents have been properly executed.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2016 - _____
Page 2 – December 2016

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela, **Mayor**

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: October 10, 2016

AGENDA ITEM: Resolution No. 2016-23, a Resolution to amend Resolution 2013-02 to keep it consistent with changes to the SC Code of Laws and to ratify and authorize Multi-Jurisdictional Agreements entered into by the Florence Police Department

DEPARTMENT/DIVISION: City of Florence Police Department and City Attorney

I. ISSUE UNDER CONSIDERATION:

A resolution approving existing multi-jurisdictional agreements entered into by the Florence Police Department with surrounding law enforcement agencies and authorizing the city manager to approve and sign materially equivalent agreements entered into by the police department in the future.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

A. In the spring of 2012 Council received a report about the need to coordinate the council approval of all multi-jurisdictional agreements with other law enforcement agencies in order to meet the requirements discussed in a recent decision of the Supreme Court of South Carolina. Council directed staff and the City Attorney to draft form agreements and Resolutions and to coordinate with the other entities to insure that these agreements have been properly authorized. This was accomplished with the adoption of Resolution 2013-02.

B. At the conclusion of the 2016 Legislative Session in Columbia, the legislature adopted Bill No. 222 which amended Chapter 20 of Title 23 of the SC Code of Laws. While this amendment did not change the law applicable to the process required for the City Police Department to enter into to multi-jurisdictional agreements with other law enforcement agencies, it did repeal several code sections which were specifically referenced in Resolution 2013-002, thus bringing about the need to amend that Resolution to reference the correct SC Code sections.

III. POINTS TO CONSIDER:

A. In accordance with the decisions of the South Carolina Courts and the recent changes to Chapter 20 of Title 23 of the SC Code of Laws, this Resolution is needed in order for the multi-jurisdictional law enforcement agreements to be valid.

B. The Agreements are utilizing a form consistent with the recent amendments to Chapter 20 of Title 23 of the SC Code of Laws.

C. These agreements allow and specify the methodology our police department uses in coordinating with, assisting, and receiving assistance from surrounding law enforcement agencies. The police department has approved all of the agreements and signed them, but Council ratification is needed in order to comply with pre-requisites set out by our Supreme Court.

D. This Resolution also specifically authorizes the City Manager to approve future agreements, without coming back to Council, provided the future agreements are materially equivalent to the ones described herein.

IV. OPTIONS:

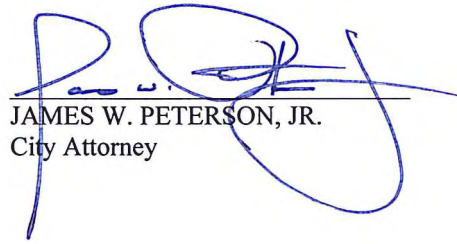
City Council may (1) approve request as presented based on information submitted; (2) Defer request should additional information be needed; (3) suggest other alternatives; or (4) deny request.

V. ATTACHMENTS:

- (a) *The Proposed Resolution No. 2016-023 with attachments.*
- (b) *A copy of the "Florence Form" Agreement.*



ANDREW H. GRIFFIN
City Manager



JAMES W. PETERSON, JR.
City Attorney

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

RESOLUTION 2016-23

A RESOLUTION AMENDING RESOLUTION 2013-02 RATIFYING AND APPROVING MULTI-JURISDICTIONAL AGREEMENTS ENTERED INTO BY THE FLORENCE POLICE DEPARTMENT WITH SURROUNDING LAW ENFORCEMENT AGENCIES AND AUTHORIZING THE CITY MANAGER TO APPROVE AND SIGN MATERIALLY EQUIVALENT AGREEMENTS ENTERED INTO BY THE POLICE DEPARTMENT IN THE FUTURE.

WHEREAS, the City of Florence previously adopted Resolution 2013-02 wherein it ratified and approved multi-jurisdictional agreements entered into by the Florence Police Department with surrounding law enforcement agencies and authorized the city manager to approve and sign materially equivalent agreements entered into by the police department in the future.

WHEREAS, at the conclusion of the 2016 Legislative Session in Columbia, the legislature adopted Bill No. 222 which amended Chapter 20 of Title 23 of the SC Code of Laws, and while this amendment did not change the law applicable to the process required for the City Police Department to enter into to multi-jurisdictional agreements with other law enforcement agencies, it did repeal several code sections which were specifically referenced in Resolution 2013-002, thus bringing about the need to amend that Resolution to reference the correct SC Code sections.

WHEREAS, Section 23-20-30 of the South Carolina Code of Laws specifically authorizes law enforcement agencies to enter into contractual agreements with other law enforcement providers.

WHEREAS, Section 23-20-40 of the South Carolina Code of Laws sets out required contractual provisions for such contracts between law enforcement providers, and, in subparagraph C requires that all such agreements and contracts between law enforcement providers be approved by the governing body of municipalities.

WHEREAS, the police department for the City of Florence, in recognition of the need to promote public safety through the careful coordination with law enforcement agencies throughout the areas surrounding the City of Florence, has developed a standard form for multi-jurisdictional agreements and, using the ■Florence Form●, has entered into and is in the process of entering into contractual agreements with law enforcement providers throughout our area which are proper and prudent in the exercise of public safety functions;

WHEREAS, in addition to said agreements utilizing the ■Florence Form●, the police department for the City of Florence has, at the request of other jurisdictions, also entered into several contractual agreements with law enforcement providers in our area which are proper

and prudent in the exercise of public safety functions utilizing forms similar to but somewhat different from the ■Florence Form• discussed above

WHEREAS, the City Council of the City of Florence, South Carolina, having reviewed all of the agreements referenced herein, concludes that the agreements are in the best interest of the citizens of the City of Florence and the citizens of the surrounding areas, and that these agreements will promote public safety and are needed to maintain the public peace and welfare.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Florence, at a duly assembled meeting of said City Council:

1. Hereby specifically approve and ratify all of the multi-jurisdictional agreements substantially covering the terms found in the “Florence Form” between the Florence City Police Department and the law enforcement agencies listed below:

Agreements with Sheriffs

Darlington County Sheriff Department
Dillon County Sheriff Department
Florence County Sheriff Department
Lee County Sheriff Department
Marion County Sheriff Department
Marlboro County Sheriff Department
Sumter County Sheriff Department

Agreements with Police Departments

Bishopville Police Department	Marion Police Department
Bluffton Police Department	Mullins Police Department
Camden Police Department	Myrtle Beach Police Department
Conway Police Department	Pamplico Police Department
Columbia Police Department	Quinby Police Department
Darlington Police Department	Scranton Police Department
Dillon Police Department	Sumter Police Department
Francis Marion University Police Dept.	Timmons ville Police Department
Hartsville Police Department	
Horry County Police Department	
Johnsonville Police Department	
Lake City Police Department	
Lamar Police Department	
Manning Police Department	

2. Furthermore, we hereby specifically authorize the City Manager of the City of Florence to approve and execute materially equivalent multi-jurisdictional agreements entered into by the City of Florence Police Department in the future without the need to obtain Council authorization.

AND IT IS SO RESOLVED this ____ day of October, 2016.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

ATTEST:

DIANNE M. ROWAN
Municipal Clerk

STATE OF SOUTH CAROLINA)
)
) LAW ENFORCEMENT
) ASSISTANCE AND SUPPORT AGREEMENT
COUNTY OF (XXXXXX))

This agreement is made and entered into this _____ day of _____, 2016, by and between the **Florence Police Department**, 324 West Evans Street, Florence, SC 29501 and the _____, _____, _____, SC 295__.

WHEREAS, as amended on June 3, 2016, South Carolina Code Ann. Section 23-20-10, et seq., provides for contractual agreements between and among state, county, municipal and local law enforcement agencies for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines;

WHEREAS, the **Florence Police Department** desires to enter into such an agreement with _____ for the purposes of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, special events, emergency situations, and any other law enforcement activities;

WHEREAS, the purpose of this Agreement is to define the scope of such mutual aid and the responsibilities of the parties;

WHEREAS, during these activities, it is possible that law enforcement officers will respond to, become involved with, and/or deal with emergency situations, civil disorders, arrests, natural or manmade disasters, pursuits of criminal suspects, location of missing persons, criminal investigations, and/or any other matter handled by law enforcement, and the requesting agency desires replying agency's officers to have lawful authority and jurisdiction to respond to, become involved with, and/or deal with these or any other situations which may arise during the presence of responding agency's officers in the requesting agency's jurisdiction; and

WHEREAS, all governmental bodies required to approve this agreement under Section 23-20-40(B) have done so.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, it is the intent of the parties to share jurisdiction under this written Agreement to the fullest extent permitted under South Carolina law and it is further agreed as follows:

1. VESTING OF AUTHORITY AND JURISDICTION

To the fullest extent permitted by the Constitution and the statutes of this State, officers assigned under the Agreement shall be vested with authority, jurisdiction, rights, immunities, and privileges outside his resident jurisdiction for the purpose of investigation, arrest, or any other activity related to the criminal activity for which the agreement is drawn. This Agreement is in no way intended to effect any other multi-jurisdictional agreement(s) which may exist between the agencies. The assistance to be rendered pursuant to this Agreement shall solely involve responding law enforcement officers from one party's

jurisdiction to the other. When so responding, such law enforcement officers shall have all powers and authorities of law enforcement officers employed by the requesting jurisdiction. However, local ordinances adopted by a responding party's jurisdiction shall not be deemed extended into areas of operation that are located outside the geopolitical territorial limits of that party.

2. REQUEST FOR ASSISTANCE

The responding law enforcement officers may be requested in response to any public safety function across jurisdictional lines, such as multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Assistance provided in this Agreement includes, but is not limited to:

- A. Emergency Situations;
- B. Civil Disorders;
- C. Natural or Manmade Disasters;
- D. Mass Processing of Arrests;
- E. Transporting of Prisoners;
- F. Operating Temporary Detention Facilities & Housing Inmates;
- G. Arrests;
- H. Pursuits of Criminal Suspects;
- I. Location of Missing Persons;
- J. Traffic Control and Safety;
- K. Criminal Investigations; or
- L. Any Other Matter Handled by Law Enforcement for that Particular Jurisdiction.

3. PRIMARY RESPONSIBILITY

It is agreed and understood that the primary responsibility of the parties to this Agreement is to provide law enforcement services within the geographical boundaries of their respective jurisdictions. Therefore, it is agreed that the law enforcement agency whose assistance is requested shall be the sole judge as to whether or not it can respond and to what extent it can comply with the request for assistance from the other agency.

4. PROCEDURE FOR REQUESTING LAW ENFORCEMENT ASSISTANCE

- A. Request. A request for assistance shall only be made by **the Sheriff (or Chief) of (XXXXXXXX) County**, or his/her designee, or the **Sheriff (or Chief) of (XXXXXXXX) County**, or his/her designee. This request shall include a description of the situation creating the need for assistance, the specific aid needed, the approximate number of law enforcement officers requested, the location to which law enforcement personnel are to be dispatched, and the officer in charge of such location.
- B. Reply. A reply to any request for assistance shall only be made by **the Sheriff (or Chief) of (XXXXXXXX) County**, or his/her designee, or

the Sheriff (or Chief) of (XXXXXXX) County, or his/her designee. If the request is granted, the requesting law enforcement agency shall be immediately informed of the number of law enforcement officers to respond.

- C. Officer in Charge. The responding law enforcement officers shall report to the officer in charge of the requesting law enforcement agency at the designated location and shall be subject to the lawful orders and commands of that officer. The responding law enforcement officer shall exert their best efforts to cooperate with, and aid, the requesting law enforcement agency. The responding law enforcement officers shall be responsible at all times for acting within the policies and procedures set forth in the policy and procedure manual of the law enforcement agency by which they are regularly employed.
- D. Release. The responding law enforcement officers shall be released by the officer in charge when their services are no longer required or when they are needed to respond to a situation within the geographic boundaries of their own jurisdiction; provided however, the responding law enforcement officers shall use their best efforts to complete the requested service prior to being released.

5. PERSONNEL, COSTS AND RECORDS

Except as otherwise agreed among the parties, each party shall maintain control over its personnel. Except as otherwise provided herein, each party shall bear its own costs incurred in the performance of its obligations hereunder, and shall keep its own personnel and other usual records as to its assigned officers.

Any and all records of law enforcement activities conducted pursuant to this Agreement shall be the property of and maintained by the agency conducting the activity, including any incident reports, citations, photographs, or other images captured on any photographic or digital media. Nothing contained herein prohibits or precludes any participating agency from making or maintaining a copy of any such records referenced above.

6. REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Upon receipt, each agency participating in this Agreement must respond to requests for information pursuant to the South Carolina Freedom of Information Act.

7. COMPENSATION

This Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of any responding officer. Except as otherwise agreed, each party shall bear its own costs and expenses incurred in complying with this Agreement.

8. INSURANCE

Each party shall maintain such insurance coverage for general liability, workers' compensation, and other such coverage as may be required by law or deemed advisable by individual parties.

9. EMPLOYMENT STATUS

Nothing herein shall be construed or interpreted to imply that the law enforcement officers responding in accordance with this Agreement shall be the employees of the law enforcement agency requesting such assistance.

10. MODIFICATION OR AMENDMENT

This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of the parties to this Agreement.

11. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES

Each party is responsible for any approval requirements to their respective governing body as may be required under South Carolina law.

12. SEVERABILITY

Should any part of this Agreement be found to be unenforceable by any court or other competent authority, then the rest shall remain in full force and effect.

13. BINDING SUCCESSORS IN OFFICE

All parties agree that any and all successors in interest to their offices will be similarly bound by the terms of this agreement without necessitating execution of any amendment.

14. NO INDEMNIFICATION OR THIRD PARTY RIGHTS

To the extent provided by law, the parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits and payment of damages that arise from activities of its officers. No right of indemnification is created by this agreement and the parties expressly disclaim such. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any rights or obligations in favor of any party or entity not a party to this agreement.

15. TERMINATION

This Agreement shall be terminated at any time upon written notice to the other party to this Agreement.

16. TERM AND RENEWAL

This Agreement is effective as to each party at the date and time of signing and will automatically renew each anniversary date, year to year, and term to term unless a party exercises its right to terminate as further described herein.

17. USE OF EQUIPMENT AND FACILITIES

Each party shall be responsible for the maintenance of its own equipment and shall be responsible for the procurement of facilities unless otherwise agreed upon by the parties.

IN WITNESS WHEREOF, these parties have set their hands and seals at the date set forth above.

FLORENCE POLICE DEPARTMENT

WITNESSES

ALLEN HEIDLER
Florence Police Chief

Witness

XXXXXX COUNTY SHERIFF'S OFFICE

XXXXXXXX, Sheriff
XXXXXX County Sheriff's Office

Witness

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2016

AGENDA ITEM: Approval of Redevelopment Grants

DEPARTMENT: Downtown Development

I. ISSUE UNDER CONSIDERATION

A resolution of City Council approving six (6) Downtown Redevelopment Grants for first and second quarter FY16-17.


II. BACKGROUND INFORMATION

A. On October 10, 2011, Florence City Council approved an Ordinance to establish economic development incentives the City of Florence.

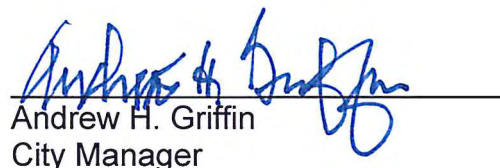
B. In February, 2012, City Council adopted Resolution No. 2012-04 to establish incentives to be available in the H-1 Overlay District and in February 2015 adopted Resolution 2015-03 expanding the incentives to include additional incentives. These additional incentives provided Redevelopment grants up to \$30,000 per applicant. The grants are awarded utilizing an established scoring criteria. Applications are taken the first week of each fiscal quarter, reviewed and scored by a grants committee comprised of the City Manager, Finance Director, Downtown Development Manager and Planning Director. The scoring and recommendations are then referred to City Council for adoption or modifications of the committee recommendations.

III. STAFF RECOMMENDATION

Attached is a Resolution to approve Redevelopment Grants that meet the minimum scoring criteria.



Raymond F. Reich
Downtown Development Manager



Andrew H. Griffin
City Manager

**VIII. c.
Resolution
No. 2016-25**

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2016


AGENDA ITEM: Resolution No. 2016-25

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Resolution to declare November 1, 2016 as Extra Mile Day.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

- 1) Extra Mile Day was founded in 2009 by Shawn Anderson, who believes one person, one organization, one community has the power to positively change the world.
- 2) Extra Mile Day is a day to recognize the people and organizations who are creating positive change in our communities through their extra mile efforts in volunteerism and service.
- 3) Since 2009, Extra Mile Day has grown from 23 participating cities in its inaugural year to a goal of 575 cities this year.
- 4) This will be the eighth year the City of Florence has been an Extra Mile Day city.


Andrew H. Griffin
City Manager

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

RESOLUTION No. 2016-

- WHEREAS,** Florence, South Carolina is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS,** Florence, South Carolina is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS,** Florence, South Carolina is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS,** Florence, South Carolina acknowledges the mission of the Extra Mile America Foundation to create 575 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2016.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina, hereby declares November 1, 2016 as

EXTRA MILE DAY

in the City of Florence, and we urge each individual in our community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those around who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

AND IT IS SO RESOLVED, this 10th day of October, 2016.

Approved as to form:

James W. Peterson, City Attorney

Stephen J. Wukela, Mayor

ATTEST:

Dianne M. Rowan, Municipal Clerk

**VIII. d.
Resolution
No. 2016-26**

FLORENCE CITY COUNCIL MEETING

DATE: November 14, 2016

AGENDA ITEM: RESOLUTION

DEPARTMENT/DIVISION: Public Works

ISSUE UNDER CONSIDERATION: A request to proclaim December 2, 2016 as Arbor Day in the City of Florence.

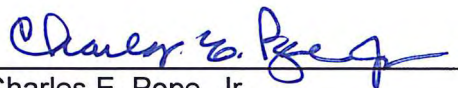
CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. City Council has previously designated the first Friday in the month of December each year as Arbor Day in the City of Florence.
2. In order for the City of Florence to be eligible for the Tree City USA award, the National Arbor Day Foundation requires that the City sponsor an Arbor Day celebration.
3. The City of Florence has been recognized by the National Arbor Day Foundation as a Tree City USA for 36 consecutive years.

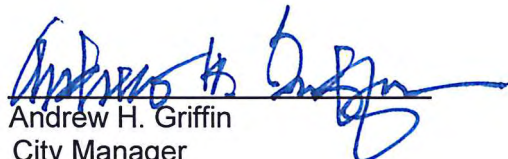
STAFF RECOMMENDATION:

City staff recommends that City Council proclaim December 2, 2016 as Arbor Day in the City of Florence.

NOTES:



Charles E. Pope, Jr.
Director of Public Works



Andrew H. Griffin
City Manager

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

RESOLUTION NO. 2016-26

WHEREAS, In 1872 the first Arbor Day was observed with the planting of more than a million trees in Nebraska; and
WHEREAS, Arbor Day is now observed throughout the nation and the world; and
WHEREAS, trees can reduce erosion, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
WHEREAS, trees are a source of joy and spiritual renewal; and
WHEREAS, Florence has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina, hereby declares December 2, 2016 as

ARBOR DAY

in the City of Florence, and all citizens are urged to support efforts to care for our trees and woodlands and to support our City's community forestry program.

AND IT IS SO RESOLVED, the 14th day of November, 2016.

ADOPTED THIS 14th day of November, 2016.

APPROVED AS TO FROM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

**IX. a.
Appointments to
Boards/Commissions**

FLORENCE CITY COUNCIL MEETING

DATE: November 14, 2016

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 3 Boards or Commissions that have expired terms or vacancies.

III. ATTACHMENTS:

Spreadsheet of Council Nominations to Boards and Commissions
Letter of interest from current board member
Applications received to date



Andrew H. Griffin
City Manager

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - October 2016

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Moore	Brand	Jebaily	Wms-Blake	Hill	Wukela	
Agricultural Commission				X				Adams
Design Review Board					Xa			Vacancy
Parks & Beautification Commission	X							Vacancy

^aVacancy - Actively engaged in Business, Commerce or Industry

City-County Agricultural Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Jesse Adams	Would like to be reappointed	Councilman Jebaily
Phillip Raymond Lassen	Would like to be considered for appointment	

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

June 20, 2016

Mr. Jessie Adams
812 Eleanor Drive
Florence, SC 29505

Dear Mr. Adams:

Our records indicate that your term on the City-County Agricultural Commission will expire on June 30, 2016. 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 Agricultural 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 and keep the enclosed copy for your records.

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-County Agricultural Commission.

I do not want to be considered for reappointment to the City-County Agricultural Commission.



Mr. Jessie Adams



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: AGRICULTURE COMMISSION			
Your Name (Last, First, Middle) LASSEN, PHILIP RAYMOND		County FLORENCE	Council District DIST. 1
Residential Address 1013 JACKSON AV.	City FLORENCE	State South Carolina	Zip Code 29501
Mailing Address 1013 JACKSON AV	City FLORENCE	State South Carolina	Zip Code 29501
Your Occupation - Title DISTRIBUTION SALES MANAGER	Business Phone 843-360-0113	Residence Phone 843-360-0113	
Employer Name US CHEMICAL/SEALED AIR		E-Mail Address PHILIP.LASSEN@SEALEDAIR.COM	
Employer Address 8215 FOREST POINT BLVD	City CHARLOTTE	State NC <small>South Carolina</small>	Zip Code 28273

General Qualifications

Are you a resident of the City? Yes No How Long? 25 years

Why would you like to serve?
I believe local agriculture can have a positive impact on our community and improve our quality of life.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

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

Are you involved in any Community Activities? If so, please list:
PEEDEE DEE KEEPERS ASSOCIATION - 20 years
COMMUNITY GARDEN PROJECT WILLIAMS MIDDLE SCHOOL

What are your goals and objectives if appointed to the Commission/Board?
To provide opportunities for community based agriculture in order to educate the community of the importance of buying and consuming food from local sources. Assist community to learn to grow their own food.

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

Philip Lassen
Signature

5/31/2016
Date

RETURN COMPLETED FORM TO:
Office of the Municipal Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY	
Received:	<u>5-31-2016</u>
Appointed to:	
Date:	

City of Florence Design Review Board

Current Board Member

Status

Councilmember to make appointment

Vacancy

Mr. David Patrick Tedder
would like to be considered
for appointment.

Councilwoman Williams-Blake

Notes:

Appointment requires: Actively engaged in Business, Commerce or Industry

Attachments:

Application received



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Design Review Board			
Your Name (Last, First, Middle) Tedder David Patrick		County Florence	Council District 1
Residential Address 2741 Ascot Drive		City Florence	State South Carolina
Mailing Address 2741 Ascot Drive		City Florence	Zip Code 29501
Your Occupation - Title Real Estate Broker-VP		Business Phone 843-667-4999	Residence Phone 843-229-1945
Employer Name Palmetto Commercial Real Estate		E-Mail Address dt@palmettocommercial.com	
Employer Address 135 S. Dargan St, Suite 301		City Florence	State South Carolina
			Zip Code 29506

General Qualifications

Are you a resident of the City? Yes No How Long? _____
 Currently talking with neighbors to get access to contiguous city limits.
 Why would you like to serve?
 As a tenant of the Waters Building for the past year and a half I have been completely immersed in the downtown growth and revitalization. This has compelled me to want to serve and be a part of this great movement.
 Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
NO

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

Are you involved in any Community Activities? If so, please list:
I am involved with several committees and serve as a trustee at Highland Park United Methodist Church.

What are your goals and objectives if appointed to the Commission/Board?
As the VP of Palmetto Commercial Real Estate and 13 years of commercial real estate experience I feel I can bring a skill set that will be beneficial to the Design and Review Board.
 I certify that the information above is true and correct. Information on this form will be considered public information.


Signature

9-15-16
Date

RETURN COMPLETED FORM TO:
Office of the Municipal Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY	
Received:	Sept. 15, 2016
Appointed to:	
Date:	

Parks and Beautification Commission

Current Board Member

Status

Councilmember to make appointment

Vacancy

Rechel M. Anderson
would like to be considered
for appointment

Councilwoman Ervin



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>Parks & Recreation</i>			
Your Name (Last, First, Middle) <i>Anderson, Dr. Rachel Malet</i>		County <i>Florence</i>	Council District <i>Teresa Ervin</i>
Residential Address <i>618 Pennsylvania Street</i>		City <i>Florence</i>	State <i>South Carolina</i>
Mailing Address <i>3115 Meadowbrook Drive</i>		City <i>Florence</i>	State <i>South Carolina</i>
Your Occupation- Title <i>Director of Curriculum & Instruction</i>		Business Phone <i>843-423-1811</i>	Residence Phone <i>704-779-5727</i>
Employer Name <i>Marion County School District</i>		E-Mail Address <i>r.anderson@marion.k12.sc.us</i>	
Employer Address <i>719 North Main Street</i>		City <i>Marion</i>	State <i>South Carolina</i>
			Zip Code <i>29571</i>

General Qualifications *Teacher, Asst. Principal, Principal, Director of Curriculum & Instruction Educator (18+ years experience)*
 Are you a resident of the City? Yes No How Long? *44 yrs.*

Why would you like to serve?
I would like to serve to give back to my community, more specifically, to improve the areas within my community and the opportunities for all.

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

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

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

Are you involved in any Community Activities? If so, please list:
Currently I am not involved in any community activities; however, I will begin attending the monthly meetings in West Florence in reference to community improvement.

What are your goals and objectives if appointed to the Commission/Board?
My goals and objectives if appointed to the Commission/Board is to partner with the community thru service and collaboration of ideas to improve the community.

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

Rachel M. Anderson, Ed.D.
Signature

October 21, 2016
Date

RETURN COMPLETED FORM TO:
 Office of the City Clerk
 City of Florence, City Center
 324 West Evans Street
 Florence, SC 29501
 Phone: 843-665-3113 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>Oct. 24, 2016</i>
Appointed to:	
Date:	