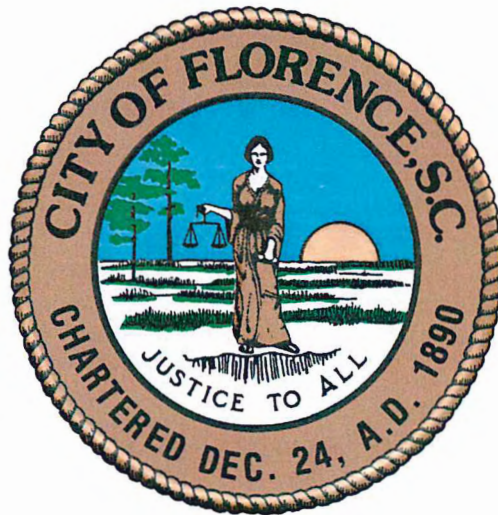


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
DECEMBER 8, 2014
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, DECEMBER 8, 2014 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 W. EVANS STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

November 13, 2014 – Special Meeting

November 13, 2014 – Swearing In of City Council

November 17, 2014 – Regular Meeting

IV. HONORS AND RECOGNITIONS

Service Recognitions

Eric Jacobs – 20 years – Police

Michael Mullinax – 15 years – Police

Tammi Durant – 10 years - Police

Johnathan Green – 10 years – Waste Water Operations

Brian Hart – 10 years – Police

V. APPEARANCE BEFORE COUNCIL

a. Mrs. Holly Beaumier – to make a presentation regarding the Florence Convention and Visitors Bureau

b. Presentation of the City of Florence, SC Comprehensive Annual Financial Report and audited financial statements by the independent certified public accounting firm of Burch, Oxner, Seale and Co., CPA's, PA. (Information forwarded under separate cover)

VI. ORDINANCES IN POSITION

- a. Bill No. 2014-36 – Second Reading**
An Ordinance to approve a proposed text amendment to Article 5, Section 5.2 Table VII for institutional and other non-residential uses in residential zoning districts.
- b. Bill No. 2014-37 – Second Reading**
An Ordinance to amend the Electric Service Agreement with Duke Energy Progress to provide for participation by the City of Florence, SC in the “Overhead To Underground Conversion Plan For Municipalities”.
- c. Bill No. 2014-38 – Second Reading**
An Ordinance to designate 405 South Coit Street, TMN 90075-04-017, as Local Historic Resource.
- d. Bill No. 2014-39 – Second Reading**
(City Staff is requesting this item be deferred)
An ordinance to approve a proposed text amendment to Section 2.9-4 of the City of Florence Zoning Ordinance to exclude the United States, the State of South Carolina, and their agencies and political subdivisions from the requirement of applying for and obtaining a Certificate of Appropriateness for activities described therein if the activities are part of a project costing in excess of \$1,000,000.00.
- e. Bill No. 2014-40 – Second Reading**
An Ordinance to annex and zone property owned by Doulaveris Holdings, LLC, TMN’s 90095-01-042, 90095-01-043, and 90095-01-044.
- f. Bill No. 2014-41 – Second Reading**
An Ordinance to annex and zone property owned by Olivia B. Timmons, TMN 90096-03-021.
- g. Bill No. 2014-42 – Second Reading**
An Ordinance to annex and zone property owned by Laura Watson Bardi, TMN 00984-01-006.

h. Bill No. 2014-43 – Second Reading

An Ordinance to annex and zone various properties within the Windsor Forest Subdivision on Abby Way, Aldwich Place, West Andover Road, Ascot Drive, Blackfriars Court, West Edgefield Road, Honor Cove, West Keswick Road, West Newcastle Road, Parson’s Gate, Rainford Road, Trotter Road, Wensley Court, and Windsor Forest Drive, said properties being specifically designated in the Florence County Tax Records as Tax Parcels: 01221-01-276, 01221-01-277, 01221-01-245, 01221-01-246, 01221-01-273, 01221-01-272, 01221-01-271, 01221-01-270, 01221-01-269, 01221-01-251, 01221-01-252, 01221-01-267, 01221-01-253, 01221-01-266, 01221-01-265, 01221-01-255, 01221-01-258, 01221-01-262, 01221-01-290, 01221-01-292, 01221-01-293, 01221-01-291, 01221-01-097, 01221-01-099, 01221-01-102, 01221-01-145, 01221-01-144, 01221-01-143, 01221-01-146, 01221-01-189, 01221-01-187, 01221-01-190, 01221-01-185, 01221-01-194, 01221-01-182, 01221-01-183, 01221-01-169, 01221-01-299, 01221-01-294, 01221-01-298, 01221-01-295, 01221-01-296, 01221-01-138, 01221-01-141, 01221-01-137, 01221-01-052, 01221-01-054, 01221-01-030, 01221-01-238, 01221-01-082, 01221-01-075, 01221-01-037, 01221-01-024, 01221-01-064, 01221-01-069, 01221-01-210, 01221-01-303, 01221-01-279, 01221-01-300, 01221-01-282, 01221-01-288, 01221-01-160, 01221-01-156, 01221-01-155, 01221-01-220, 01221-01-221, 01221-01-222, 01221-01-218, 01221-01-217, 01221-01-216, 01221-01-215, 01221-01-214, 01221-01-232, 01221-01-154, 01221-01-153, 01221-01-149, 01221-01-202, 01221-01-213, 01221-01-176, 01221-01-223, 01221-01-224, 01221-01-225, 01221-01-127, 01221-01-128, 01221-01-131, 01221-01-132, 01221-01-133, 01221-01-134, 01221-01-136.

i. Bill No. 2014-44 – Second Reading

An Ordinance to approve proposed text changes to the City of Florence Zoning Ordinance relating to Flood Hazard Districts to maintain compliance with current FEMA regulations and adopt the revised FEMA Flood Insurance Rate Maps.

VII. INTRODUCTION OF ORDINANCES

a. Bill No. 2014-45 – First Reading

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2014, and ending June 30, 2015.

b. Bill No. 2014-46 – First Reading

An Ordinance to annex and zone property owned by James Byron and Rebecca Kay Jones, TMN 90009-02-012.

- c. **Bill No. 2014-47 – First Reading**
An Ordinance to annex and zone property owned by Venugopal Govindappa and Deepthi Jayara, TMN 01221-01-250; John Elwood and Donna Brodie Owens, TMN's 01221-01-150 and 01221-01-151; Stephen C. And Debra L. Orander, TMN 01221-01-208; Stephanie Simmons, TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, TMN 00984-01-027.

- d. **Bill No. 2014-48 – First Reading**
An ordinance to amend the Planned Development District Ordinance for Magnolia Mall TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 to expand the development plan.

VIII. REPORTS TO COUNCIL

- a. **Appointment to Civic Center Commission**

- b. **A report to give final consideration to the Florence Neighborhood Revitalization Plan. Mr. Jesse Wiles will be present to respond to any questions.**

IX. EXECUTIVE SESSION

- a. **Personnel Matter**

- b. **Contractual Matter**

X. ADJOURN

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
THURSDAY, NOVEMBER 13, 2014 - 6:00 P.M.
CITY CENTER, COUNCIL CHAMBERS
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the special meeting to order at 6:00 p.m. with the following members present: Councilman Edward Robinson, Mayor Pro tem Buddy Brand; Councilwoman Teresa Ervin and Councilman Glynn F. Willis.

MEMBERS ABSENT: Councilwoman Octavia Williams-Blake and Councilman Robby L. Hill

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; and Mr. Jim Peterson, City Attorney.

MEDIA PRESENT: Notices of this special meeting were sent to the media. Mr. Gavin Jackson of the Morning News was present for the meeting.

INVOCATION

Councilwoman Ervin gave the invocation which was followed by the Pledge of Allegiance to the American Flag.

SPECIAL RECOGNITION

Mayor Pro tem Brand made a motion to recognize outgoing Councilmember Glynn F. Willis. Mayor Wukela seconded the motion, which carried unanimously.

Mayor Wukela thanked Councilman Willis for his service to the community and stated that Councilman Willis has served the citizens of Florence with honesty, integrity and dignity. Mayor Wukela also recognized Councilman Willis' service as a member of the Planning Commission and as Chairman of that Commission.

Mayor Wukela presented Councilman Willis with a plaque recognizing his service on City Council from November 2010 to November 2014 and his service on the Planning Commission from July 1996 to November 2010.

Councilman Willis stated it has been an honor to serve on City Council for the past four years and the Planning Commission for the previous fourteen years and added that he has enjoyed his time on City Council. Councilman Willis thanked the citizens of the City of Florence for their support and added that it has been an honor and privilege to serve them.

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 13, 2014 – PAGE 2**

ADJOURN

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

The meeting was adjourned at 6:07 p.m.

Dated this 8th day of December, 2014.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 17, 2014 – 1:00 P.M.
CITY CENTER COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: 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. Brand, II; Councilman Robby L. Hill; Councilwoman Teresa Myers Ervin; Councilman Edward Robinson; Councilwoman Octavia Williams-Blake; and Councilman George D. Jebaily.

ALSO PRESENT: Mr. 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; Chuck Pope, Director of Public Works; and Chief Randy Osterman, Florence Fire Department.

MEDIA PRESENT: Mr. Gavin Jackson of the Morning News and Mr. Ken Baker of WMBF TV were present for the meeting.

Notices of this regularly scheduled meeting were sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and place of the meeting.

INVOCATION

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

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the October 13, 2014 Regular Meeting. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Mayor Wukela presented Tommy Sawyer of Waste Water Maintenance with a Certificate of Recognition for completing 45 years of service with the City of Florence .

Kenneth Carr and Jeff DeLung of the Fire Department received a Certificate of Recognition from Mayor Wukela for 25 years of service with the City.

Mayor Wukela presented John Clark of Surface Water; Wilson Deas of Recreation Programs; and Sgt. George Clark of the Police Department, a Certificate of Recognition for completing 10 years of service with the City.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 17, 2014 – PAGE 2**

APPEARANCE BEFORE COUNCIL

MRS. GALE HARLLEE DIXON – TO BRIEF COUNCIL ON A PROPOSAL FOR A MONUMENT TO HONOR THE MEMORY OF GENERAL WILLIAM WALLACE HARLLEE IN DOWNTOWN FLORENCE.

Mrs. Dixon, a great-great-great niece of General William Wallace Harllee, a founding father of Florence, South Carolina, appeared before Council and requested consideration of funding from the City of Florence for a sculpture honoring General Harllee. The total cost of the sculpture is estimated to be \$200,000. Mrs. Dixon would like for City Council to consider funding 1/3 of this sculpture.

Mayor Wukela requested that the Budget Committee of Council consider this request.

MRS. PAT GIBSON HYE-MOORE – TO DISCUSS SHELTERS FOR THE HOMELESS DURING EXTREMELY COLD WEATHER.

Ms. Hye-Moore appeared before Council and requested the City's help in providing warming stations for the homeless during extremely cold weather. Ms. Hye-Moore suggested that the warming stations could be located at the Barnes Street facility, Levy Community Center and/or the Northwest Community Center. Ms. Hye-Moore clarified that she is not requesting this service for every day or every night but only when the temperatures are very cold.

ELECTION OF MAYOR PRO TEMPORE

Councilman Hill made a motion to nominate Councilman Buddy Brand to serve as Mayor Pro tem for the next two years.

Councilman Jebaily made a motion to close the nominations. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

The motion to nominate Councilman Buddy Brand to serve as Mayor Pro tem carried unanimously.

INTRODUCTION OF ORDINANCES

**BILL NO. 2014-36 – FIRST READING
AN ORDINANCE TO APPROVE A PROPOSED TEXT AMENDMENT TO ARTICLE 5,
SECTION 5.2 TABLE VII FOR INSTITUTIONAL AND OTHER NON-RESIDENTIAL USES IN
RESIDENTIAL ZONING DISTRICTS.**

An Ordinance to approve a proposed Text Amendment to Article 5, Section 5.2 Table VII for Institutional and other Non-Residential uses in Residential Zoning Districts was passed on first reading.

Mayor Wukela stated that this is the sign amendment that was before Council at the October meeting that was deferred until after members of Council could have an opportunity to view the sign in question and the proposed amendments.

Councilman Hill made a motion to pass Bill No. 2014-36. Councilwoman Ervin seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that based on the presentation made by a sign manufacturer on November 5, 2014 at 6:00 p.m. to view illuminated and animated signs in the field, the input received indicated the members approved of the amendment. The proposed amendment would allow the signs in question as a special exception to be approved on a case by

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 17, 2014 – PAGE 3**

case basis by the Board of Zoning Appeals. If there are special circumstances related to a request, special conditions could be placed on the permit.

Bill No. 2014-36 passed unanimously on first reading.

OTHER BUSINESS

Councilman Jebaily reported on a press release received from Keep Florence Beautiful regarding a partnership that KFB has entered into with Wilson High School as the first school in Florence County to receive the Keep Florence Beautiful Educational Initiative Recycling Grant. The grant includes 100 recycling bins to be placed in each classroom at Wilson High School with weekly pickups from a local company. The program will begin in November 2014 and will run until the end of the school year.

Councilman Jebaily also reported on Harvest Hope and PDRTA working together on a “Food for Fare” campaign this week. PDRTA will waive the fare for transportation if a non-perishable food item is donated.

BILL NO. 2014-37 – FIRST READING
AN ORDINANCE TO AMEND THE ELECTRIC SERVICE AGREEMENT WITH DUKE ENERGY PROGRESS TO PROVIDE FOR PARTICIPATION BY THE CITY OF FLORENCE, SC IN THE “OVERHEAD TO UNDERGROUND CONVERSION PLAN FOR MUNICIPALITIES”.

An Ordinance to amend the electric service agreement with Duke Energy Progress to provide for participation by the City of Florence, SC in the “Overhead to Underground Conversion Plan for Municipalities” was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-37 on first reading. Councilman Hill seconded the motion.

Mr. Thomas Chandler, Director of Finance reported this is an Ordinance to amend the current Municipal Services Agreement with Duke Energy. This amendment provides for the “Municipal Overhead to Underground conversion Plan” whereby Duke Energy will match funding based on 0.5% of Duke Energy’s annual gross revenues from electric sales within the City of Florence. Gross Revenues for fiscal year ending 2014 were approximately \$58 million. This equates to \$269,490 and when combined with matching funds from the City, the annual total would be \$538,980. Through this program, Duke Energy will provide those funds up to a five year period not to exceed the sum of the contribution for the most recent five years. Those funds would provide for conversion from overhead to underground utility lines.

The motion passed unanimously.

BILL NO. 2014-38 – FIRST READING
AN ORDINANCE TO DESIGNATE 405 SOUTH COIT STREET, TMN 9075-04-017, AS LOCAL HISTORIC RESOURCE.

An Ordinance to designate 405 South Coit Street, TMN 9075-04-017, as Local Historic Resource. Resource was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-38 on first reading. Councilman Hill seconded the motion.

Mr. Phillip Lookadoo reported that this is a request of the owners of the property, Mrs. Jane Huggins and Mr. Rex Huggins. The house was constructed in 1914 by Dr. and Mrs. Simons Lucas. The house remained in the Lucas family until approximately 1980. It was later remodeled and used as a

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 17, 2014 – PAGE 4**

reception/party venue. The property was purchased by Mr. and Mrs. Huggins in 1995 and is now their family home.

The Board of Historical Review held a public hearing at their October 8, 2014 meeting and voted 7-0 to recommend this to City Council to be designated as a historical resource.

Councilman Hill stated that his office is a block away from this house and has enjoyed watching all of the construction and can tell that this family has put in a tremendous amount of work to rehabilitate this residence back to its historical splendor.

Bill No. 2014-38 passed unanimously on first reading.

BILL NO. 2014-39 – FIRST READING

AN ORDINANCE TO APPROVE A PROPOSED TEXT AMENDMENT TO SECTION 2.9-4 OF THE CITY OF FLORENCE ZONING ORDINANCE TO EXCLUDE THE UNITED STATES, THE STATE OF SOUTH CAROLINA, AND THEIR AGENCIES AND POLITICAL SUBDIVISIONS FROM THE REQUIREMENT OF APPLYING FOR AND OBTAINING A CERTIFICATE OF APPROPRIATENESS FOR ACTIVITIES DESCRIBED HEREIN IF THE ACTIVITIES ARE PART OF A PROJECT COSTING IN EXCESS OF \$1,000,000,000.

An Ordinance to approve a proposed Text Amendment to Section 2.9-4 of the City of Florence Zoning Ordinance to exclude the United States, The State of South Carolina, and their agencies and political subdivisions from the requirement of applying for and obtaining a Certificate of Appropriateness for activities described herein if the activities are part of a project costing in excess of \$1,000,000,000 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-39 on first reading. Councilwoman Williams-Blake seconded the motion.

Mr. Phillip Lookadoo reported that currently there is an exception for major governmental construction projects that was adopted some years ago, that essentially gave an exemption for projects that had an initial construction cost in excess of \$25 million. If another project was undertaken in association with that site, that was less than \$1 million, it would not be necessary to go back before the Design Review Board for approval. This amendment states that a City, State, County and Federal Government, because projects go through a public vetting process and through their own funding mechanism, when there is a project in excess of \$1 million, this amendment defines that as a major governmental construction project. The original amendment said it would be reviewed by staff for compliance with the Design Guidelines and if it was found to be compliant, would issue a Certificate of Appropriateness. The Planning Commission, at their meeting of October 14, 2014, reviewed that amendment proposal and voted 6-1 to recommend approval of the amendment.

Subsequent to that action Staff wanted to clarify how the Design Review Board approves a Certificate of Appropriateness. A clause was added that states: "Upon receipt of the application, the Downtown Planning Coordinator shall certify that the project falls within this exception and further certify, by submitting findings of fact, that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, the City Manager, the Design Review Board Chair, Mayor and Council.

The motion passed unanimously.

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BILL NO. 2014-40 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DOULAVERIS HOLDINGS, LLC, TMN’S 90095-01-042, 90095-02-043 AND 90095-01-044.

An Ordinance to annex and zone property owned by Doulaveris Holdings, LLC, TMN’s 90095-01-042, 90095-02-043 and 90095-01-044 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-40 on first reading. Councilman Hill seconded the motion.

Mr. Phillip Lookadoo reported that this is a request for annexation and to zone the property R-4, Multi-Family District. It is being requested by the property owner, Doulaveris Holdings, LLC. The three parcels have currently been developed with duplexes on them. The property is currently unzoned and future land use shows neighborhood conservation. Staff reviewed this according to current guidelines for residential development for duplexes and found that they do meet the duplex design standards under Section 3.24-1 of the Zoning Ordinance with the exception of Section 3.24-1.6.a Site Standards, which states that “Duplexes that have vehicular access from the street may provide a separate hard surface driveway for each unit that shall be no more than 20 feet wide or provide a shared hard surface driveway for both units no greater than 27 feet wide”. The driveways for the three duplexes are 22 feet at their narrowest point (closest to the street) and 43 feet at their widest point (closest to the structure).

City water and sewer service is currently available; there is no cost to extend water service or sewer service.

A public hearing concerning zoning of the property was held at the October 14, 2014 Planning Commission meeting.

Planning Commission members voted 9-0 to recommend the zoning request of R-4, Multi-Family Residential District.

City staff concurs with the Planning Commission’s recommendation to zone the property R-4, Multi-Family Residential District.

The motion to pass Bill No. 2014-40 carried unanimously.

BILL NO. 2014-41 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY OLIVIA B. TIMMONS, TMN 90096-03-021.

An Ordinance to annex and zone property owned by Olivia B. Timmons, TMN 90096-03-021 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-41 on first reading. Councilwoman Ervin seconded the motion.

Mr. Phillip Lookadoo reported that this is also an annexation request that is contiguous to the current city limits. City water and sewer services are currently available and there is no cost to extend these services.

A public hearing was held for zoning at the October 14, 2014 Planning Commission meeting. The Planning Commission members voted 9-0 to recommend the zoning request of R-3, Single-Family Residential District. City staff recommends annexation and concurs with the Planning Commission’s recommendation to zone the property R-3, Single-Family Residential District.

The motion passed unanimously.

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BILL NO. 2014-42 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LAURA WATSON
BARDI, TMN 00984-01-00.

An Ordinance to annex and zone property owned by Laura Watson Bardi, TMN 00984-01-00 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-42 on first reading. Councilman Hill seconded the motion.

Mr. Phillip Lookadoo reported this request for annexation is also adjacent to the current city limits.

City water and sewer services are currently available at no cost to extend utility services. A public hearing was held at the October 14, 2014 Planning Commission meeting and the members voted 9-0 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-1, Single-Family Residential District.

The motion passed unanimously.

BILL NO. 2014-43 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE VARIOUS PROPERTIES WITHIN THE WINDSOR
FOREST SUBDIVISION ON ABBY WAY, ALDWICH PLACE, WEST ANDOVER ROAD,
ASCOT DRIVE, BLACKFRIARS COURT, WEST EDGEFIELD ROAD, HONOR COVE, WEST
KESWICK ROAD, WEST NEWCASTLE ROAD, PARSON'S GATE, RAINFORD ROAD,
TROTTER ROAD, WENSLEY COURT, AND WINDSOR FOREST DRIVE, SAID PROPERTIES
BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS
TAX PARCELS: 01221-01-276, 01221-01-277, 01221-01-245, 01221-01-246, 01221-01-273,
01221-01-272, 01221-01-271, 01221-01-270, 01221-01-269, 01221-01-251, 01221-01-252,
01221-01-267, 01221-01-253, 01221-01-266, 01221-01-265, 01221-01-255, 01221-01-258,
01221-01-262, 01221-01-290, 01221-01-292, 01221-01-293, 01221-01-291, 01221-01-097,
01221-01-099, 01221-01-102, 01221-01-145, 01221-01-144, 01221-01-143, 01221-01-146,
01221-01-189, 01221-01-187, 01221-01-190, 01221-01-185, 01221-01-194, 01221-01-182,
01221-01-183, 01221-01-169, 01221-01-299, 01221-01-294, 01221-01-298, 01221-01-295,
01221-01-296, 01221-01-138, 01221-01-141, 01221-01-137, 01221-01-052, 01221-01-054,
01221-01-030, 01221-01-238, 01221-01-182, 01221-01-075, 01221-01-037, 01221-01-024,
01221-01-064, 01221-01-069, 01221-01-210, 01221-01-303, 01221-01-279, 01221-01-300,
01221-01-282, 01221-01-288, 01221-01-160, 01221-01-156, 01221-01-155, 01221-01-220,
01221-01-221, 01221-01-222, 01221-01-218, 01221-01-217, 01221-01-216, 01221-01-215,
01221-01-214, 01221-01-232, 01221-01-154, 01221-01-153, 01221-01-149, 01221-01-202,
01221-01-213, 01221-01-176, 01221-01-223, 01221-01-224, 01221-01-225, 01221-01-127,
01221-01-128, 01221-01-131, 01221-01-132, 01221-01-133, 01221-01-134, 01221-01-136.

An Ordinance to annex and zone various properties within the Windors Forest Subdivision on Abby Way, Aldwich Place, West Andover Road, Ascot Drive, Blackfriars Court, West Edgefield Road, Honor Cove, West Keswick Road, West Newcastle Road, Parson's Gate, Rainford Road, Trotter Road, Wensley Court, and Windsor Forest Drive, said properties being specifically designated in the Florence County Tax Records was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-43 on first reading. Councilwoman Ervin seconded the motion.

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All parcels are either vacant or developed with a single-family dwelling. City water and sewer services are currently available and there is no cost to extend water or sewer service.

A public hearing for zoning was held at the October 14, 2014 Planning Commission meeting. The Planning Commission members voted 9-0 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 properties of R-1, Single-Family Residential District.

The motion passed unanimously.

BILL NO. 2014-44 – FIRST READING

AN ORDINANCE TO APPROVE PROPOSED TEXT CHANGES TO THE CITY OF FLORENCE ZONING ORDINANCE RELATING TO FLOOD HAZARD DISTRICTS TO MAINTAIN COMPLIANCE WITH CURRENT FEMA REGULATIONS AND ADOPT THE REVISED FEMA FLOOD INSURANCE RATE MAPS.

An Ordinance to approve proposed Text Changes to the City of Florence Zoning Ordinance relating to Flood Hazard Districts to maintain compliance with current FEMA Regulations and adopt the revised FEMA Flood Insurance Rate Maps was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2014-44 on first reading. Councilwoman Ervin seconded the motion.

Mr. Phillip Lookadoo reported to Council that FEMA has completed a re-evaluation of the flood hazards within the City of Florence which resulted in the redrawing of the Flood Insurance Rate Map (FIRM). The revised FIRM will become effective December 16, 2014.

Before December 16, 2014, the City of Florence is required, as a condition of continued eligibility in the National Flood Insurance Program, to adopt these floodplain management regulations imposed by FEMA.

The proposed amendment maintains the one foot freeboard as set out in the current Zoning Ordinance and meets the minimum requirements of floodplain management regulations.

A public hearing regarding the text amendment was held at the October 14, 2014 Planning Commission meeting. The Planning Commission members voted 9-0 to recommend the amendment.

The motion passed unanimously.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2014-18

A RESOLUTION APPROVING AN INCENTIVE PACKAGE TO ENCOURAGE THE DEVELOPER TEAM TO DEVELOP THE DOWNTOWN LOCATION OF THE OLD RAINWATER BUILDING AT 151 WEST EVANS STREET.

Resolution No. 2014-18 was deferred until discussed in Executive Session.

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

ACCOMMODATIONS TAX ADVISORY COMMITTEE

Councilman Robinson made a motion to reappoint Mr. Chad Patterson to serve on the Accommodations Tax Advisory Committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Patterson was reappointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2017.

CIVIC CENTER COMMISSION

Mayor Pro tem Brand made a motion to defer this appointment. There were no objections.

HISTORICAL COMMISSION

Mayor Wukela made a motion to table all appointments to the Historical Commission until such time that Council can evaluate these appointments as relates to the new Unified Development Ordinance. Mayor Pro tem Brand seconded the motion, which carried unanimously.

COUNCILMAN ROBBY HILL – TO MAKE A REPORT REGARDING AN AMENDMENT TO THE TRAVEL POLICY.

Councilman Hill reported that due to recent actions by Council to help with additional funding for the PDRTA, City Council's travel budget has been reduced significantly.

Councilman Hill made a motion to amend the current travel policy that would allot up to an additional expenditure of no more than \$2,000 in actual travel expense reimbursement to each Council member for the sole purpose of ensuring his or her attendance at the Municipal Association of South Carolina's Annual Meeting. Expenses would only be in the form of reimbursements, pursuant to the same City of Florence Employee Travel policies and procedures for each Council member to attend this annual event. Per diems are expressly denied under this amendment.

Councilman Robinson seconded the motion, which carried unanimously.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session to discuss a contractual and personnel matter. Councilwoman Ervin seconded the motion, which carried unanimously.

Council entered into Executive Session at 2:30 p.m.

Mayor Wukela reconvened the regular meeting at 4:12 p.m.

Mayor Wukela stated during Executive Session, Council discussed personnel matters relating to City Court and the City Manager's contract, as well as contractual matters.

The first contractual matter discussed was a future economic development matter that is not at a point to discuss publicly or act upon.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 17, 2014 – PAGE 9**

The contractual matter relates to Resolution No. 2014-18. The Med-Enroll Corporation has presented a classic economic development partnership which contains a \$3.575 million investment downtown. The City of Florence was in competition with Oklahoma and Texas for the 153 anticipated jobs that Med-Enroll will bring to the community. The average compensation for these jobs is \$58,000 per year inclusive of benefits. The projected economic impact estimated by NESA is \$75 million. The incentive that is proposed in Resolution No. 2014-18 includes \$385,000 that is based primarily on property tax revenues that will be generated by the investment in the property as well as additional incentives and grants totaling \$39,750, all of which are conditioned upon the completion of the project. It is anticipated that when the rehabilitation on the property is completed the property tax will be in excess of \$37,000. The building currently generates about \$700 a year to the City. After an 85% grant, based on 85% of the tax revenue, the City will receive in excess of \$5,600 per year in property tax (eight times what is currently being received).

Mayor Pro tem Brand made a motion to adopt Resolution No. 2014-18. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

ADJOURN

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

The meeting was adjourned at 4:16 p.m.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**SWEARING IN CEREMONY
FLORENCE CITY COUNCIL
CITY CENTER, CITY COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA
NOVEMBER 13, 2014 - 6:00 P.M.**

Edward Robinson was sworn in as the District 2 Councilman for the City of Florence at a ceremony that began at 6:00 p.m. on November 13, 2014 in the City Council Chambers at the City Center. The Honorable Taft Guiles administered the oath of office to Councilman Ed Robinson. Assisting with the swearing in was Mrs. Erica Robinson and Miss Valentina Robinson.

Teresa Myers Ervin was sworn in as the District 1 Councilwoman for the City of Florence on November 13, 2014. The Honorable Taft Guiles administered the oath of office to Councilwoman Ervin. Assisting with the swearing in was Mr. Lavon Ervin, Mr. Lavon Carlos Ervin, II, Mr. Charles Isaiah Ervin II and Miss Cacie C. Angeleet Ervin.

Frank J. "Buddy" Brand was sworn in as an At-Large Councilman for the City of Florence on November 13, 2014. The Honorable Debra O. Jackson administered the oath of office to Councilman Buddy Brand. Assisting with the swearing in was Mrs. Janet Brand.

George D. Jebaily was sworn in as an At-Large Councilman for the City of Florence on November 13, 2014. The Honorable R. Bryan Harwell administered the oath of office to Councilman Jebaily. Assisting with the swearing in was Mrs. Debbie K. Jebaily, Ms. Kayla Jebaily, Mr. Kirk Jebaily and Mrs. Sylvia Jebaily.

Following the swearing in, a reception was held in the lobby of the City County Complex.

Dated this 8th day of December, 2014.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: December 8, 2014

AGENDA ITEM: **Presentation of Audited Financial Statements**

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

The City of Florence, SC Comprehensive Annual Financial Report and audited financial statements will be presented to City Council by the independent certified public accounting firm of Burch, Oxner, Seale Company, CPA's PA.


II. CURRENT STATUS/PREVIOUS ACTION TAKEN

Pursuant to state law the City of Florence contracts with an independent firm of certified public accountants to annually audit and certify the financial records and transactions of the City using generally accepted accounting principles.

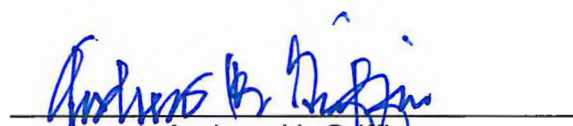
III. POINTS TO CONSIDER

A. The accounting firm Burch, Oxner, Seale Company, Co., CPA's, PA has completed its audit of the City's financial statements for the year ending June 30, 2014. Mr. Tracy Huggins of the firm will present the report and distribute bound copies of the completed audit report to members of Council at the meeting.

B. The audited financial statements continue to reflect a sound financial position by the City. The City has been fortunate over the past several years to experience financial stability while at the same time facing challenging economic conditions.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

CITY OF FLORENCE COUNCIL MEETING

DATE: October 17, 2014

AGENDA ITEM: Ordinance - First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to Article 5, Section 5.2 Table VII for institutional and other non-residential uses in residential zoning districts.

II. POINTS TO CONSIDER:

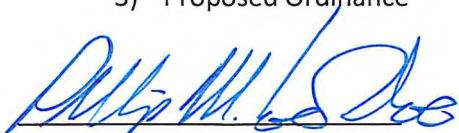
- 1) Text amendment is being considered for first reading.
- 2) The text amendment was prepared by the Planning, Research & Development Department after request for L.E.D. signs to be illuminated after dark in certain circumstances when adjacent to residential properties.
- 3) At present there are three options being considered by the Planning Commission.
- 4) A public hearing was held at the July 9, 2014 Planning Commission meeting. Members of the public were present to support an amendment.
- 5) Planning Commission members voted 6-0 to defer action until the next meeting to give staff time to study the issues surrounding the amendment further.
- 6) At the August 12, 2014 meeting staff requested the item be deferred until the September meeting because known interested parties were unable to attend the August meeting. Planning Commission members voted unanimously (7-0) to defer until the September meeting.
- 7) Upon review of updated information presented by staff, Planning Commission members requested a special meeting to view a sign illuminated to a level of 0.3 foot candles over ambient light in a transitional area and a residential area.
- 8) Based on input at a presentation by a sign manufacturer the attached ordinance (see attachment 2) was amended to propose allowing the signs in question as a special exception to be approved on a case by case basis by the Board of Zoning Appeals.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

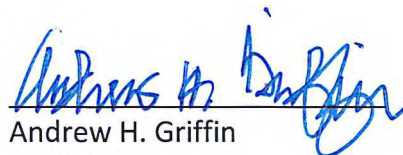
- 1) A special meeting of the Planning Commission took place on Wednesday, October 8, 2014 at 7:00 p.m. Members present were transported to two sites for viewing of a portable sign and back to the City Center to take action on a recommendation. Members present voted five to two (5-2) in favor of the attached ordinance.
- 2) A presentation by a sign manufacturer was held on Wednesday, November 5, 2014 at 6:00 p.m. to view illuminated and animated signs in the field.

IV. ATTACHMENTS:

- 1) Planning Commission Staff Report
- 2) Proposed Ordinance depicting amendments
- 3) Proposed Ordinance



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



Andrew H. Griffin
City Manager

**STAFF REPORT
TO THE
CITY OF FLORENCE PLANNING COMMISSION**

CASE NO: PC# 2014-18

DATE: September 9, 2014

SUBJECT: Proposed text amendment to Article 5, Section 5.2 Table VII for institutional and other non-residential uses in residential zoning districts.

Background

In 2012 the Planning Commission recommended and City Council adopted an ordinance amending, among other sections, Section 5.2 Table VII of the City of Florence Zoning Ordinance with respect to signs for institutional and other non-residential uses in residential zoning districts. The purpose of this amendment was to provide for adequate signage and protection of the residential districts from potential nuisance sign illumination.

Staff Analysis

A sign is defined as:

Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Tables VII references institutional uses (INS). INS does not represent a zoning district but applies to institutional and other non-residential uses permitted in residential districts, i.e., churches, schools, parks, etc., and includes historical markers. Currently, signs fitting this definition are allowed in residential districts and allowed to be illuminated until evening hours where the sign is visible from residential properties.

The necessity of signs to identify buildings and places is clear. The ability for a facility meeting the definition of INS to communicate their location and other messages during daylight and evening hours is also necessary in transitional areas defined by being located in and amongst commercial properties and adjacent to roadways with four or greater travel lanes. Residential zones are intended to protect and preserve residential character and reduce encroaching dynamics that distract from the integrity of the neighborhood. Signage for institutional uses within these residential zones should be for identification and limited communicative purposes with minimal impact on residential areas.

The following four options provide varying degrees of protection to residential uses and provision for INS uses to communicate location and messaging. The proposed amendments are seen below. Changes are highlighted; additions are underlined and highlighted; deletions are struck through and highlighted.

Option One:

This option makes no changes and is illustrated below:

ZO: Table VII Number, Dimension, and Location of Permitted Signs, By Zoning District

Sign Type	All	B-1	B-2	B-3	B-4	B-5/B-	RU-1	RU-2	INS	UZ (5)
Permanent										
Freestanding										
Billboards (4)	N	N	N	P	N	P	P	N	N	P
Other	P (1)	P (1)	P	P	P	P	P	P (1)	P	NA
Directional (6)	N	A	A	A	A	A	A	A	A	NA
Building										
Canopy	N	P	P	P	P	P	P	P	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Directional	N	A	A	A	A	A	A	A	A	NA
Marquee	N	N	P	P	P	P	P	N	N	NA
Projecting	N	N	P	P	P	P	P	N	N	NA
Roof	N	N	P	P	P	P	P	N	N	NA
Roof, Integral	N	N	P	P	P	P	P	N	P	NA
Wall	N	P	P	P	P	P	P	P	P	NA
Window	N	A	A	A	A	A	A	A	A	NA
Temporary (2)										
A-Frame	N	N	A	A	A	A	A	N	N	NA
Banner	N	N	P	P	P	P	P	N	P	NA
Posters	A	A	A	A	A	A	A	A	A	NA
Portable	N	N	N	P	N	N	P	P	N	NA
Inflatable	N	N	P	P	N	N	P	N	N	NA
Pennant	N	N	P	P	N	P	P	N	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Sign Characteristics										
Animated (7)	N	N	P	P	P	P	P	N	P	NA
Changeable Copy	N	A	A	A	A	A	A	A	A	NA
Illumination Indirect	A	A	A	A	A	A	A	A	A	NA
Illumination Internal	A	A	A	A	A	A	A	A	A	NA
Illumination, Exposed bulbs or neon	N	N	N	N	N	N	N	N	N	NA

...

7. Animated signs shall comply with South Carolina State Code 63-364, subsections (E), (F), and (I). Illumination should not shine directly on adjacent properties. Where permitted in the INS illumination shall not be displayed during evening hours where visible from adjacent residential properties...

Option Two:

This option allows INS signs to be illuminated; however, requires a maximum illumination level of no greater than 0.3 foot candles. This option also requires an optical sensor be installed and used to automatically implement the allowable illumination.

ZO: Table VII Number, Dimension, and Location of Permitted Signs, By Zoning District

Sign Type	All Residential	B-1	B-2	B-3	B-4	B-5/B-6	RU-1	RU-2	INS (3)	UZ (5)
Permanent										
Freestanding										
Billboards (4)	N	N	N	P	N	P	P	N	N	P
Other	P (1)	P (1)	P	P	P	P	P	P (1)	P	NA
Directional (6)	N	A	A	A	A	A	A	A	A	NA
Building										
Canopy	N	P	P	P	P	P	P	P	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Directional	N	A	A	A	A	A	A	A	A	NA
Marquee	N	N	P	P	P	P	P	N	N	NA
Projecting	N	N	P	P	P	P	P	N	N	NA
Roof	N	N	P	P	P	P	P	N	N	NA
Roof, Integral	N	N	P	P	P	P	P	N	P	NA
Wall	N	P	P	P	P	P	P	P	P	NA
Window	N	A	A	A	A	A	A	A	A	NA
Temporary (2)										
A-Frame	N	N	A	A	A	A	A	N	N	NA
Banner	N	N	P	P	P	P	P	N	P	NA
Posters	A	A	A	A	A	A	A	A	A	NA
Portable	N	N	N	P	N	N	P	P	N	NA
Inflatable	N	N	P	P	N	N	P	N	N	NA
Pennant	N	N	P	P	N	P	P	N	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Sign Characteristics										
Animated (7)	N	N	P	P	P	P	P	N	P(8)	NA
Changeable Copy	N	A	A	A	A	A	A	A	A	NA
Illumination Indirect	A	A	A	A	A	A	A	A	P(8)	NA
Illumination Internal	A	A	A	A	A	A	A	A	P(8)	NA
Illumination, Exposed bulbs or neon	N	N	N	N	N	N	N	N	N	NA

...

7. Animated signs shall comply with South Carolina State Code 63-364, subsections (E), (F), and (I). Illumination should not shine directly on adjacent properties. ~~Where permitted in the INS illumination shall not be displayed during evening hours where visible from adjacent residential properties.~~

...

7. Animated signs shall comply with South Carolina State Code 63-364, subsections (E), (F), and (I). Illumination should not shine directly on adjacent properties. Where permitted in the INS illumination shall not be displayed ~~during evening hours~~ from sunset to sunrise where visible from adjacent residential properties. This provision shall apply unless the criteria stated in footnote nine (9) below are met.

8 - Where permitted in the INS, signs may be illuminated from sunset to sunrise where visible from adjacent residential properties only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions). In no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination measured at the closest residential property.

9 - Where permitted in the INS, animated signs may be illuminated from sunset to sunrise where visible from adjacent residential properties, if located in a transitional area, and only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions). In no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination measured at the closest residential property.

ARTICLE 10

DEFINITIONS

...Open Space Ratio ...

Optical Sensor - A device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to emit less than or equal to 0.3 foot candles over ambient illumination measured at the required distance...

Transitional Area – an area located on a roadway of four or greater travel lanes, containing a mixture of commercial and residential uses within the surrounding area as defined in footnote one of Section 3.24 of this ordinance...

Staff Recommendation:

Staff recommends reviewing all four options and recommending to City Council the option that, in the opinion of the Commission, promotes the goals and objectives of both the community and the comprehensive plan. It should also be noted that this code amendment would be implemented, where applicable, throughout the City of Florence.

ORDINANCE NO. 2014_____

AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.2 AND ARTICLE X, DEFINITIONS OF THE CITY OF FLORENCE ZONING ORDINANCE TO ALLOW ILLUMINATED INSTITUTIONAL SIGNS

WHEREAS, the Planning Staff has reviewed and prepared an amendment to Article V, Section 5.2, Table VII and Article X Definitions of the Zoning Ordinance;

WHEREAS, the Planning Commission at their October 8, 2014 special meeting recommended approval of the amendments as submitted by Staff and amended by the Commission;

1. Current text with proposed additions highlighted:

Section 5.2 Signs on Private Property

Signs shall be allowed on private property in accord with Table VII. If the letter "A" appears for a sign type in a column, such sign is allowed without prior permit approval in the zoning district represented by that column. If the letter "P" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning district represented by that column. If the letters "SE" appear for a sign type in a column, such a sign is allowed only by the Board of Zoning Appeals issuing a variance for a Special Exception for the sign type on a specific parcel of land. If the letter "N" appears for a sign type in a column, such a sign is not allowed in the zoning district represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" in Table VII shall be allowed only if in compliance with the conditional requirements of Table VIII.

ZO: Table VII Number, Dimension, and Location of Permitted Signs, By Zoning District

Sign Type	All	B-1	B-2	B-3	B-4	B-5/B-	RU-1	RU-2	INS	UZ (5)
Permanent										
Freestanding										
Billboards (4)	N	N	N	P	N	P	P	N	N	P
Other	P (1)	P (1)	P	P	P	P	P	P (1)	P	NA
Directional (6)	N	A	A	A	A	A	A	A	A	NA
Building										
Canopy	N	P	P	P	P	P	P	P	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Directional	N	A	A	A	A	A	A	A	A	NA
Marquee	N	N	P	P	P	P	P	N	N	NA
Projecting	N	N	P	P	P	P	P	N	N	NA

Roof	N	N	P	P	P	P	P	N	N	NA
Roof, Integral	N	N	P	P	P	P	P	N	P	NA
Wall	N	P	P	P	P	P	P	P	P	NA
Window	N	A	A	A	A	A	A	A	A	NA
Temporary (2)										
A-Frame	N	N	A	A	A	A	A	N	N	NA
Banner	N	N	P	P	P	P	P	N	P	NA
Posters	A	A	A	A	A	A	A	A	A	NA
Portable	N	N	N	P	N	N	P	P	N	NA
Inflatable	N	N	P	P	N	N	P	N	N	NA
Pennant	N	N	P	P	N	P	P	N	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Sign Characteristics										
Animated (7)	N	N	P	P	P	P	P	N	SE(9)	NA
Changeable Copy	N	A	A	A	A	A	A	A	A	NA
Illumination Indirect	A	A	A	A	A	A	A	A	P(8)	NA
Illumination Internal	A	A	A	A	A	A	A	A	P(8)	NA
Illumination, Exposed	N	N	N	N	N	N	N	N	N	NA

7. Animated signs shall comply with South Carolina State Code 63-364, subsections (E), (F), and (I). Illumination should not shine directly on adjacent properties. Where permitted in the INS illumination shall not be displayed during evening hours from sunset to sunrise where visible from adjacent residential properties. This provision shall apply unless the criteria stated in footnote nine (9) below are met.

8 - Where permitted in the INS, signs may be illuminated from sunset to sunrise where visible from adjacent residential properties only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions) and in compliance with subsection 9 (d) below. In no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination measured at the closest residential property.

9 - Where permitted in the INS, animated signs may be illuminated from sunset to sunrise where visible from adjacent residential properties under the following conditions:

- a. The property where the sign is located is in a transitional area, and
- b. Only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions).
- c. The sign shall be set to the lowest possible illumination setting and in no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination.
- d. Illuminated signs shall be located according to the table below and in no case shall an illuminated sign be located closer than sixty (60') feet from the property line of the adjacent residential property.

Area of Sign sq. ft.	Measurement Minimum Distance (ft.) from adjacent residential property
10	60
15	60
20	60
25	60
30	60
35	60
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100

* For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: The square root of the product of the sign area and one-hundred.

Example using a 12 square foot sign:

Measurement Distance in feet = $\sqrt{(12 \text{ Sq. Ft.} \times 100)} = 34.6$

ARTICLE 10

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... Open Space Ratio ...

Optical Sensor - A device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to emit less than or equal to 0.3 foot candles over ambient illumination measured at the required distance...

Transitional Area – an area located on a roadway of four or greater travel lanes, containing a mixture of commercial and residential uses within the surrounding area as defined in footnote one of Section 3.24 of this ordinance...

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

ADOPTED THIS _____ DAY OF _____, 2014

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

ORDINANCE NO. 2014 _____

AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.2 AND ARTICLE X, DEFINITIONS OF THE CITY OF FLORENCE ZONING ORDINANCE TO ALLOW ILLUMINATED INSTITUTIONAL SIGNS

WHEREAS, the Planning Staff has reviewed and prepared an amendment to Article V, Section 5.2, Table VII and Article X Definitions of the Zoning Ordinance;

WHEREAS, the Planning Commission at their October 8, 2014 special meeting recommended approval of the amendments as submitted by Staff and amended by the Commission;

1. Current text with proposed additions highlighted:

Section 5.2 Signs on Private Property

Signs shall be allowed on private property in accord with Table VII. If the letter "A" appears for a sign type in a column, such sign is allowed without prior permit approval in the zoning district represented by that column. If the letter "P" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning district represented by that column. If the letters "SE" appear for a sign type in a column, such a sign is allowed only by the Board of Zoning Appeals issuing a variance for a Special Exception for the sign type on a specific parcel of land. If the letter "N" appears for a sign type in a column, such a sign is not allowed in the zoning district represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" in Table VII shall be allowed only if in compliance with the conditional requirements of Table VIII.

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Permanent										
Freestanding										
Billboards (4)	N	N	N	P	N	P	P	N	N	P
Other	P (1)	P (1)	P	P	P	P	P	P (1)	P	NA
Directional (6)	N	A	A	A	A	A	A	A	A	NA
Building										
Canopy	N	P	P	P	P	P	P	P	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Directional	N	A	A	A	A	A	A	A	A	NA
Marquee	N	N	P	P	P	P	P	N	N	NA
Projecting	N	N	P	P	P	P	P	N	N	NA

Roof	N	N	P	P	P	P	P	N	N	NA
Roof, Integral	N	N	P	P	P	P	P	N	P	NA
Wall	N	P	P	P	P	P	P	P	P	NA
Window	N	A	A	A	A	A	A	A	A	NA
Temporary (2)										
A-Frame	N	N	A	A	A	A	A	N	N	NA
Banner	N	N	P	P	P	P	P	N	P	NA
Posters	A	A	A	A	A	A	A	A	A	NA
Portable	N	N	N	P	N	N	P	P	N	NA
Inflatable	N	N	P	P	N	N	P	N	N	NA
Pennant	N	N	P	P	N	P	P	N	N	NA
Identification	A	A	A	A	A	A	A	A	A	NA
Sign Characteristics										
Animated (7)	N	N	P	P	P	P	P	N	SE(9)	NA
Changeable Copy	N	A	A	A	A	A	A	A	A	NA
Illumination Indirect	A	A	A	A	A	A	A	A	P(8)	NA
Illumination Internal	A	A	A	A	A	A	A	A	P(8)	NA
Illumination, Exposed	N	N	N	N	N	N	N	N	N	NA

7. Animated signs shall comply with South Carolina State Code 63-364, subsections (E), (F), and (I). Illumination should not shine directly on adjacent properties. Where permitted in the INS illumination shall not be displayed from sunset to sunrise where visible from adjacent residential properties. This provision shall apply unless the criteria stated in footnote nine (9) below are met.

8 - Where permitted in the INS, signs may be illuminated from sunset to sunrise where visible from adjacent residential properties only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions) and in compliance with subsection 9 (d) below. In no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination measured at the closest residential property.

9 - Where permitted in the INS, animated signs may be illuminated from sunset to sunrise where visible from adjacent residential properties under the following conditions:

- a. The property where the sign is located is in a transitional area, and
- b. Only by making use of an Optical Sensor as defined in this ordinance (See Article 10. Definitions).
- c. The sign shall be set to the lowest possible illumination setting and in no case shall an illuminated sign as previously allowed be illuminated greater than 0.3 foot candles over ambient illumination.
- d. Illuminated signs shall be located according to the table below and in no case shall an illuminated sign be located closer than sixty (60') feet from the property line of the adjacent residential property.

Area of Sign	Measurement
sq. ft.	Minimum Distance (ft.) from adjacent residential property
10	60
15	60
20	60
25	60
30	60
35	60
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100

* For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: The square root of the product of the sign area and one-hundred.

Example using a 12 square foot sign:

Measurement Distance in feet = $\sqrt{(12 \text{ Sq. Ft.} \times 100)} = 34.6$

ARTICLE 10

DEFINITIONS

...Open Space Ratio ...

Optical Sensor - A device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to emit less than or equal to 0.3 foot candles over ambient illumination measured at the required distance...

Transitional Area – an area located on a roadway of four or greater travel lanes, containing a mixture of commercial and residential uses within the surrounding area as defined in footnote one of Section 3.24 of this ordinance...

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

ADOPTED THIS _____ DAY OF _____, 2014

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

VI. b.
Bill No. 2014-37
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: November 17, 2014
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance amending the Municipal Electric Service Agreement with Carolina Power & Light Company, d/b/a Progress Energy Carolinas, Inc., now Duke Energy Progress, Inc. dated April 14, 2008 to provide that the City of Florence will participate in the "Overhead to Underground Conversion Plan for Municipalities" program.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The "Municipal Overhead to Underground Conversion Plan" is a program wherein a participating municipality and Duke Energy Progress Inc. ("Duke Energy") share the costs, one-for-one, for qualifying expenses associated with converting existing overhead distribution power lines to underground.

B. Through this program, Duke Energy will establish a cost sharing or matching fund ("the Company Fund") based on 0.5% of Duke Energy's annual gross revenue from electric sales within the City of Florence. As a reference, for fiscal year ending 2014, .5% of Duke Energy's gross revenue equated to \$269,490. This amount, when combined with matching funds from the City, totals \$538,980.

C. In a given year unused amounts in the Company Fund not used shall remain in the Fund, provided the balance of the Company Fund shall never exceed the sum of the contribution for the most recent 5 years.

D. The City, with input from Duke Energy, will establish priorities for overhead to underground conversion projects. Projects which maintain system service reliability and/or improve safety will have priority.

E. The City must amend its current Municipal Electric Service Agreement with Duke Energy to participate in the "Municipal Overhead to Underground Conversion Plan."

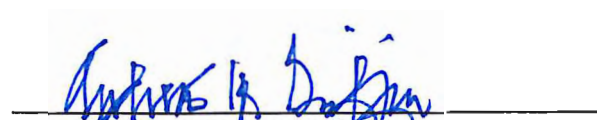
IV. STAFF RECOMMENDATION

Approve and adopt of the proposed ordinance.

V. ATTACHMENTS

- Amending Ordinance
- Attachment 1: Duke Energy Overhead to Underground Conversion Plan Overview
- Attachment 2: Duke Energy Line Extension Plan E-60A (see highlighted sections on Sheets 9 & 10)
- Attachment 3: Addendum to the Duke Energy Municipal Electric Service Agreement


Thomas W. Chandler
Finance Director


Andrew H. Griffin
City Manager

Duke Energy Progress, Inc.
South Carolina Municipality Overhead to Underground Power Line Conversion Plan
Overview

Background

- The Municipal Overhead to Underground Conversion Plan is a program in which a participating Municipality and Duke Energy (“the Company”) share the costs, one-for-one, for qualifying expenses associated with converting existing overhead distribution lines to underground.
- Both the Municipality and the Company commit to fund a matching amount up to 0.5% of the Company's annual gross revenue from electric sales within the Municipality.
- Amounts in the Company’s matching fund (the “Company Fund”) not used in a given year shall remain in the Fund, provided the balance of the Company Fund shall never exceed the sum of the contribution for the most recent 5 years.
- The Municipality, with input from the Company, shall establish priorities for projects. Projects which maintain system service reliability and/or improve safety will have priority.
- Overhead to underground conversions made under this Plan shall be in accordance with the Company's tariffs and the Company's design and construction practices.

Availability

- Any SC Municipality which has a current Franchise Agreement

Qualifying Expenses

- Engineering design costs including contract engineering for subsurface surveying/engineering
- The Company's cost associated with potential conversion projects which are not implemented
- Re-arrangement of overhead facilities and/or installation of overhead facilities which support the conversion of Company facilities
- All Company construction costs including overtime work, permits and work performed by third party contractors
- The costs paid for by a Municipality to perform work such as a duct bank installation. When this occurs the Municipality will provide the Company with an itemized cost for work contracted by the Municipality. Often these duct bank installations will include provisions for burial of other utilities. When this occurs, the Municipality and the Company will agree to a prorated or separate cost for the work to facilitate the installation of the Company's underground facilities in order to accurately apply Company Funds.

Expenses not Covered by the Plan

- Curb and gutter, sidewalks, landscaping outside the area impacted by the installation of the Company's underground facilities
- Burial and/or conversion costs of other utilities
- Costs for individuals to re-wire to accept underground service

LINE EXTENSION PLAN E-60A

I. AVAILABILITY

This line extension plan is applicable to distribution line extensions to all retail service.

II. DEFINITIONS

A. ABNORMAL INSTALLATIONS

Abnormal Installations include the following:

1. Abnormal Construction

Abnormal construction costs are incurred when physical obstacles or adverse conditions preclude the use of Company's standard construction methods, or excessive labor is necessary to install the Company's facilities to serve the Customer. Abnormal Construction includes (but is not limited to) the following conditions: the composition of the land where underground facilities are to be installed is such that Company's standard construction equipment cannot be used to complete the installation, or excessive labor is required to complete the installation; special equipment and materials are needed for stream crossing structures or concrete structures; explosives are required; abrupt changes in final grade levels exceed a slope ratio of one when measured within three feet of the trench; or, cost is incurred to obtain special permits or in order to comply with requirements, if any, of the municipalities, counties, State and Federal highway or environmental agencies or departments regarding the replacement of pavement, ditching, compaction, backfilling, permitting or other related conditions. Also, when it is necessary to install underground facilities under existing streets, sidewalks, patios, or other paved areas, the Customer shall contribute the additional costs to install the Company's facilities had these physical obstructions not been present.

2. Abnormal Design

Abnormal design costs are incurred when the Customer requests facilities or construction methods that exceed the Company's standard engineering design practices and/or the standard design for normal service for a specific Customer.

Where abnormal installation costs are incurred by the Company, the Customer shall, in addition to any other charges contained in this Plan, pay for the excess costs incurred by the Company. Any Company facilities considered by the Company to be additional facilities in accordance with the Company's Service Regulations, Provision 11.(a) INSTALLATIONS or its successor, shall not be treated as abnormal installation costs in this Line Extension Plan.

B. CONSTRUCTION COST

The Construction Cost is the Company's estimated installed cost of constructing all necessary facilities to the point(s) of delivery, including the cost of transformers, materials, labor, metering, transportation, stores, tax, engineering, and general expenses, exclusive of any abnormal installation costs as defined in II.A. above.

When applied to Temporary Service, Construction Service, and electric service to Nonpermanent Manufactured Homes, the Construction Cost shall also include the removal costs minus the salvage value of the facilities. When it is necessary to remove, relocate, or rearrange existing Company facilities, the Construction Cost shall also include the removal cost of existing Company facilities, plus the rearrangement cost of existing Company facilities, minus the salvage value of any existing Company facilities being removed.

C. CONSTRUCTION SERVICE

A Construction Service Customer is a customer whose needs are normally for less than a 12-month continuous period and whose need is for use in the construction of buildings or other establishments which will receive, upon completion, permanent electric service from the Company.

D. NONPERMANENT MANUFACTURED HOME

A manufactured home shall be considered nonpermanent if it does not meet all of the following requirements:

1. It must be attached to a permanent foundation;
2. It must be connected to permanent water and sewer facilities; and
3. The owner/occupant must either own the land on which the structure is installed or must have a recorded lease of at least 5 years' duration.

E. NORMAL POINT OF DELIVERY

The Normal Point Of Delivery for overhead service to residential customers shall be on the outside wall of the end of the building nearest to the source of the Company's facilities entering the Customer's premises. For underground electric service to residential customers, the Normal Point Of Delivery shall be on the outside wall of the end of the building or the nearest convenient point on the outside of the front or back wall adjacent to the end of the building nearest the source of the Company's facilities entering the Customer's premises.

The Normal Point Of Delivery for all other customers shall be at a location designated by the Company.

F. PERMANENT SERVICE

A Permanent Service customer must have year-round electric service needs for more than a 12-month continuous period. For purposes of this Plan, the following types of customers or structures shall not be considered Permanent Service customers: Temporary Service customers, Construction Service customers, Nonpermanent Manufactured Homes, and structures designed or used to provide mobility and/or nonpermanent living accommodations (including, but not limited to, boats, campers, motor homes, and recreational vehicles).

G. PUBLIC ROAD

A Public Road is a street or roadway that has been dedicated and accepted for unrestricted public use by the applicable state, county, or city agency, except that a Public Road does not include controlled access roads (such as Interstate highways), or other roads, highways, streets, or parkway areas otherwise restricted for access or development purposes.

H. REAL ESTATE DEVELOPMENT

A Real Estate Development is a residential subdivision, commercial park, industrial park, mobile home park, apartment complex, planned area development, or other similar type development consisting of four or more contiguous lots recorded with the appropriate County Registry where permanent electric service will be provided to four or more customers.

I. REVENUE CREDIT

The Revenue Credit is the amount equal to the number of years in the initial term of the Service Agreement(s), up to but not more than two years (five years for the extension of single-phase primary distribution facilities to an individual residential dwelling unit other than a Nonpermanent Manufactured Home or any structure classified as a Temporary Service Customer), times: (a) the estimated annual revenue, minus (b) the estimated annual kilowatt-hours multiplied by the energy rate per kilowatt-hour. The estimated annual revenue shall be determined by the Company for the new or additional load and shall be based upon the charges set forth in the applicable rate schedule(s).

Rate Schedule	Energy Rate (¢/kWh)
Residential Schedules	3.680
All Other Schedules	3.657

J. TEMPORARY SERVICE

A Temporary Service Customer is any residential or nonresidential customer whose electric service needs are for less than a 12-month continuous period and the Company's facilities installed to serve the Customer shall not be needed to serve other customers in the near future. Customers requesting electric service to vehicles or structures designed or used to provide mobility and/or nonpermanent living accommodations (including, but not limited to, boats, campers, motor homes, and recreational vehicles) shall also be classified as Temporary Service Customers.

III. EXTENSION OF SERVICE

A. SINGLE-PHASE SERVICE TO INDIVIDUAL CUSTOMERS

1. Extensions Involving Only Secondary Service

The Company will construct, own, operate, and maintain the overhead service facilities necessary to provide service from an overhead secondary source or an underground service lateral from an underground secondary source to the Normal Point Of Delivery to all customer-requested facilities except Nonpermanent Manufactured Homes (see III.A.3. below), Temporary Service Customers (see III.C. below), or Construction Service Customers (see III.D. below) at the Company's expense, except that the Customer shall pay for any abnormal installation costs as determined by the Company.

For points of delivery other than the Normal Point Of Delivery that cause the Company to incur costs in excess of that needed to serve the Normal Point Of Delivery, the Customer shall also pay the construction cost of additional underground service lateral beyond the normal point of delivery, or for overhead service extensions, the additional overhead service length plus the cost for each secondary service pole.

When it is necessary to relocate the secondary service for the Customer's convenience, the Customer's payment, if any, shall be the Construction Cost minus the Revenue Credit (see II.I. above), plus any abnormal installation costs as determined by the Company.

2. Extensions Involving Primary Distribution Facilities

The Company will construct, own, operate, and maintain all primary distribution facilities necessary to extend single-phase electric service to the Normal Point Of Delivery at Company's expense, except as provided below. The Company will provide the secondary service portion of such line extension, if any, in accordance with III.A.1. above.

For the primary portion of a single-phase overhead line extension to all customer requested facilities except Nonpermanent Manufactured Homes (see III.A.3. below), Temporary Service Customers (see III.C. below), or Construction Service Customers (see III.D. below), the Customer shall pay the amount (if any) by which the Construction Cost exceeds the Revenue Credit (see II.I. above). The Construction Cost for residential customers shall exclude the cost of overhead primary distribution line extensions along Public Roads outside the prescribed boundaries of real estate developments.

For an underground single-phase primary extension to all customer-requested facilities except Nonpermanent Manufactured Homes (see III.A.3. below), Temporary Service Customers (see III.C. below), or Construction Service Customers (see III.D. below), the Customer shall pay for any abnormal installation costs as determined by the Company, plus the Construction Cost minus the Revenue Credit (see II.I. above).

For points of delivery other than the Normal Point Of Delivery that cause the Company to incur costs in excess of that needed to serve the Normal Point Of Delivery, the Customer shall pay for such additional cost.

When it is necessary to relocate the primary distribution facilities serving any customer-requested facilities except Nonpermanent Manufactured Homes (see III.A.3. below) or Temporary Service Customers (see III.C. below) for the Customer's convenience, the Customer shall pay the amount by which the Construction Cost exceeds the Revenue Credit (see II.I. above).

3. Service Extensions or Relocations for Nonpermanent Manufactured Homes

The Company shall construct, own, operate, and maintain the overhead single-phase 120/240 volt secondary service to the Normal Point of Delivery necessary to provide service for a Nonpermanent Manufactured Home at the Company's expense, provided the service requires no more than the installation of one secondary service pole and/or a transformer in addition to an overhead 120/240 volt service. For a Point of Delivery other than the Normal Point Of Delivery, the Customer shall pay the construction cost of additional overhead service length beyond the normal point of delivery, plus the cost for each secondary service pole.

If the Customer requests underground service, or if an extension or relocation of overhead or underground primary facilities is required, the Customer shall pay the Construction Cost plus any abnormal installation costs as determined by the Company.

B. THREE-PHASE SERVICE TO INDIVIDUAL CUSTOMERS

1. Extensions Involving Only Secondary Service

The Company will construct, own, operate, and maintain all overhead and/or underground distribution facilities necessary to extend three-phase secondary electric service to the Normal Point Of Delivery at the Company's expense, except that the Customer shall pay for any estimated abnormal installation costs as determined by the Company, plus the Construction Cost minus the Revenue Credit (see II.I. above).

For Points of Delivery other than the Normal Point Of Delivery which cause the Company to incur costs in excess of that required to serve the Normal Point Of Delivery, the Customer shall pay for such additional cost.

2. Extensions Involving Primary Distribution Facilities

The Company will construct, own, operate, and maintain all primary and secondary distribution facilities necessary to extend three-phase service to the Normal Point Of Delivery at the Company's expense, except as provided below.

For the three-phase overhead line extension to all customer-requested facilities except Temporary Service Customers (see III.C. below) or Construction Service Customers (see III.D. below), the Customer shall pay the amount by which the Construction Cost exceeds the Revenue Credit (see II.I. above).

For an underground three-phase extension to all customer-requested facilities except Temporary Service Customers (see III.C. below) or Construction Service Customers (see III.D. below), the Customer shall pay for any estimated abnormal installation costs as determined by the Company, plus the Construction Cost of primary and secondary facilities minus the Revenue Credit (see II.I. above).

For Points of Delivery other than the Normal Point Of Delivery that cause the Company to incur costs in excess of that needed to serve the Normal Point Of Delivery, the Customer shall pay for such additional costs.

C. TEMPORARY SERVICE

For overhead single-phase 120/240 volt secondary service extensions requiring a service drop only, the Customer shall pay an overhead temporary service charge plus a service charge per foot of conductor. The service charge shall recover Company's cost for extending overhead facilities for a typical installation. For all other types of Temporary Service, including but not limited to installation of transformers, the Customer shall pay the total installed cost plus removal cost minus salvage value of the facilities installed to provide the Temporary Service.

D. CONSTRUCTION SERVICE

1. Residential Customers

Overhead single-phase 120/240 volt Construction Service requiring a service drop of no more than one hundred feet without the installation of any Company-owned poles shall be provided at the Company's expense. For all other types of Construction Service, the Customer shall pay the total installed cost plus removal cost minus salvage value of the facilities installed to provide the Construction Service.

In addition to any Customer payment for the initial Construction Service, the Customer shall pay for the estimated installed cost plus removal costs minus salvage value of the facilities installed to provide any Construction Service facilities in excess of one point of delivery per permanently-installed transformer location.

2. Nonresidential Customers

For the first Construction Service, the estimated installed cost plus removal cost minus salvage value of the Company's facilities shall be included in the Construction Cost for electric service to the Customer's permanent structure.

In addition to any Customer payment for the initial Construction Service, the Customer shall pay for the estimated installed cost plus removal costs minus salvage value of the facilities installed to provide any Construction Service facilities in excess of one point of delivery per permanently-installed transformer location.

E. NEW REAL ESTATE DEVELOPMENTS

1. Residential Developments

At the developer's request, the Company will construct, own, operate, and maintain overhead and/or underground distribution facilities to provide a basic distribution system, normally 120/240 volt single-phase service or as determined by the Company, within the Real Estate Development in which it is contemplated that individual lots will be sold or leased. The developer requesting the basic distribution system shall pay any amount by which the Construction Cost exceeds the estimated Revenue Credit (based on a two-year term) from the development, plus any estimated abnormal installation costs as determined by the Company.

2. Nonresidential Developments and Planned Area Developments

At the developer's request, the Company will construct, own, operate, and maintain overhead and/or underground distribution facilities to provide a basic distribution

system within the Real Estate Development in which it is contemplated that individual lots will be sold or leased. The developer requesting the basic distribution system shall pay any amount by which the Construction Cost exceeds the estimated Revenue Credit (based on a two-year term) from the development, plus any estimated abnormal installation costs as determined by the Company.

The Revenue Credit for an individual customer within a nonresidential Real Estate Development or a residential development within a planned area development shall be prorated between the developer and customers based on the ratio of the Construction Cost for the developer or customer to the Construction Cost for the entire development. The Customer may be an individual customer or a subdeveloper of the nonresidential Real Estate Development or planned area development.

3. Idle Facilities Deposits

The Company may in its discretion limit installation of the Company's electrical facilities in a Real Estate Development to that area which in the Company's judgment is likely to be occupied within a reasonable period of time, in order to avoid excess investment in idle facilities. The developer may obtain installation in the additional area by paying a deposit, or, at the Company's option, providing a letter of credit in lieu of a deposit, equal to the total estimated installed cost of the facilities to serve the additional area. Idle Facilities Deposits are reviewed annually and will be refunded

based on the pro rata portion of the Company's idle facilities needed to serve customers during the preceding 12 months. Any deposit held by the Company for five years or more shall not be refunded.

4. General

In advance of any design work by the Company, the developer of a Real Estate Development shall be responsible for providing to the Company an estimate of electrical loads within the development, and a surveyor's recorded plot plan with premise addresses for each lot. In the case of a mobile home park or multi-family project, the plot plan shall indicate the location of each structure within the development. The developer recognizes and acknowledges that the Company will rely upon such information in sizing and installing the facilities necessary to serve the development.

Each individual customer within the development will be served in accordance with III.A., B., C., or D. above, and shall be subject to any applicable Customer payment obligation.

When the Company's existing facilities within a Real Estate Development must be rearranged and/or abandoned due to any actions of the original owner or developer, or any subsequent owner(s) or developer(s) within the development, the party requesting the changes shall pay: 1) the Construction Cost of relocating the facilities, plus 2) the installed cost plus removal cost less salvage value for any facilities removed or abandoned.

F. CONVERSIONS OF OVERHEAD TO UNDERGROUND SERVICE

The conversion of existing overhead distribution facilities to underground distribution facilities is governed solely by the provisions of this section. Conversions shall be in accordance with the following:

1. Residential Customers

When the Customer requests the Company to replace an existing single phase overhead residential service connection or a secondary and service combination, the Customer shall pay the construction cost for a standard installation including the following charges:

- (a) The cost of converting from overhead to underground facilities.
- (b) A per foot cost per linear foot of underground conductor.
- (c) A charge based upon construction cost for installations involving any of the following obstructions:
 - (1) For each sidewalk push,
 - (2) For each paved driveway bore, or
 - (3) For each paved street bore.
- (d) Any estimated abnormal installation costs as determined by the Company.

If the Customer's load requirements necessitate replacing the overhead secondary or the secondary and service combination, the construction cost of replacing the overhead facilities shall be credited to the Customer.

When the Customer requests the Company to replace an existing residential overhead connection which involves primary distribution facilities the above charges will not apply and charges will be determined pursuant to Section F.2. below.

2. Other Individual Customers

When the Customer requests the Company to replace an existing overhead connection with underground facilities and such change is not the result of an increase in the Customer's electrical requirement that would have necessitated replacing the overhead facilities, the Customer shall pay, based on the Company's estimates:

- (a) The installed cost of the underground facilities, plus
- (b) The costs of removing and rearranging the overhead facilities, plus
- (c) Any abnormal installation costs as determined by the Company, minus
- (d) The salvage value of the overhead facilities

When the Customer's electrical requirement necessitates replacing the overhead facilities serving the Customer, the Customer payment shall be determined in accordance with paragraph III.A., B., C., or D. of this Plan.

3. Replacement of General Overhead Distribution Facilities with Underground Facilities

For installations not otherwise covered by other sections of this Plan or rate schedules, or which include more facilities than are covered by other sections of this Plan, the Company shall replace overhead distribution facilities with underground facilities subject to the following conditions:

- (a) The party requesting the conversion shall deposit with the Company the estimated cost of the engineering study necessary to determine the cost of converting to underground facilities. If within one year after the date of the deposit an agreement is reached for converting the distribution facilities to underground facilities, the deposit shall be credited to the contribution required by the requesting party. Should an agreement not be executed within one year, the deposit shall not be refunded or credited to the requesting party.
- (b) The area to be converted shall be the area that the Company considers engineeringly feasible, but normally will not be less than three contiguous city blocks or 1,300 linear feet.
- (c) The party requesting the conversion shall arrange with all customers affected thereby to receive, at locations designated by the Company, electric service of the type and voltage available from the underground system. The area being converted shall be declared an underground area and only underground service will be available within such area. Underground service to future customers within the area shall be provided in accordance with III.A., B., C., D., and E. of this Plan.
- (d) The party requesting the conversion shall pay the estimated cost of underground facilities, plus the cost of removing and rearranging the overhead facilities, less the salvage value of the overhead facilities being removed. If the Company is having to rebuild its overhead facilities within the area, such as relocating its facilities due to a street widening, the payment to the Company shall be reduced

by the estimated cost of such work exclusive of the cost of rights of way, clearing, and street lighting.

- (e) Street lighting service and conversion to underground facilities shall be in accordance with the Company's filed street lighting schedules.
- (f) The party requesting the conversion shall provide the Company the necessary rights of way and clearing thereof, at no cost to the Company, for the installation of the Company's underground facilities. Such rights of way and clearing will include the necessary space for the Company to install any required vaults, pad mounted transformers, or other associated equipment.
- (g) The party requesting the conversion shall be responsible for placing all traffic and other control circuits underground.

4. Replacement of Overhead Facilities with Underground for Municipalities

All conversions of overhead facilities to underground facilities shall be provided pursuant to Paragraph 3, above, except for municipalities electing to enter into a Municipal Electric Service Agreement to share the conversion cost, subject to the following conditions:

- a) The participating municipality shall execute or amend a Municipal Electric Service Agreement that includes provisions establishing a Company Fund and a matching Municipal Fund for the sole purpose of funding overhead to underground conversions.
- b) Both the Municipality and Company shall commit to fund a matching amount up to 0.5% of the annual gross revenue from electric sales within the municipality as specified in the Agreement.
- c) The Company Fund contributions shall be paid on a one-for-one basis with the matching Municipal Fund, as needed to pay the reasonable and necessary conversion costs. The costs to be paid from the Funds shall include planning, design and construction of the necessary Company underground facilities, plus removal and rearrangement cost for overhead facilities, less salvage value of facilities being removed. All conversions shall conform to standard construction policies, practices and procedures; however, any abnormal construction or design costs shall also be eligible for payment from the Funds.
- d) The Company and matching Municipal Funds shall not be available for the costs of conversion of other utility facilities such as telecommunications or cable television, or for property owners cost to disconnect from the existing overhead facilities or connect to the new underground facilities.
- e) The municipality shall arrange with all affected customers to receive, at locations designated by the Company, electric service of the type and voltage available from the underground system. The municipality shall also be responsible for notifying the customers in the affected area that any relocation of any points of delivery shall be at the customer's expense, and shall obtain all such customers' agreement in writing to pay for such relocation. Should such customers fail to pay the Company for such relocation, the municipality shall reimburse the Company for all such costs.

- f) The municipality agrees to install all its traffic and other control circuits underground. The municipality agrees to receive underground street lighting service under one of the Company's filed street lighting schedules.
- g) The municipality shall, with Company input, establish priorities for conversion projects with projects that improve service reliability and/or safety receiving a higher priority than other projects.
- h) Unexpended amounts in the Company Fund that are not used in a given year shall remain in the fund, provided that the balance in the Company Fund shall at no time exceed the sum of the prior five (5) years contributions.
- i) Company shall not be required to begin construction of an overhead to underground conversion until full payment of the municipality's matching funds are received and all necessary rights-of-ways and required permits are received.

IV. GENERAL

A. RIGHTS OF WAY

The Customer will furnish, without cost to the Company, necessary easements and rights of way for the supply of electric service to the Customer.

The location of the Company's transmission lines or right of way easements of the Company for existing or future transmission lines shall not be affected by this Plan or any contract executed thereunder.

The Customer shall be responsible for the initial clearing to final grade, free of stumps and other obstructions, for any right of way necessary to provide underground electric service. When it is necessary to clear the right of way on the Customer's property to provide overhead electric service, the Customer shall be responsible for the removal of all debris resulting from such clearing. In lieu thereof, the Company shall provide such service provided the Customer agrees to pay the Company for any and all estimated clearing costs and any tree debris removal and/or disposal costs.

B. PAYMENTS

The Company reserves the right to collect any line extension payments under this Plan before installation of the facilities begins. When payments are required from a party who will also be the Customer, the payment may, at the sole option of the Company, be included in the first electric service bill rendered thereafter. Payments required from a residential Customer can be paid in up to six equal installments included as a part of the Customer's first six monthly electric service bills.

The Customer may be allowed to perform certain tasks solely on property owned by Customer in accordance to the Company's specifications to reduce the Customer payments contained herein, provided the Company determines that the Customer's work will not reduce the quality of the installation and maintenance of the facilities to be installed. Such tasks include trenching, right of way clearing for overhead facilities, rock removal, and cutting and replacing pavement and other obstructions that would impede the Company from using normal construction materials and equipment, which the Company determines would not reduce the quality of the installation and maintenance of the facilities to be installed. When the Customer elects to perform such work, the Customer shall be solely responsible for obtaining all necessary permits and for complying with all state and federal laws and regulations.

In the event there is a disagreement between the Customer and the Company regarding the Revenue Credit (see II.I. above), the Company's calculations shall be used. However, the amount of the Customer payment in question shall be declared a deposit. The Revenue Credit shall be recalculated two years following the date the deposit was received by the Company using the Customer's actual usage for the past 12 months. The Customer shall receive a refund not to exceed the deposit plus applicable interest, should the recalculated Revenue Credit exceed the original Revenue Credit. The rate of interest shall be the rate paid by the Company for electric service deposits. If the recalculated Revenue Credit is less than the Company's original calculated Revenue Credit, however, the Customer shall contribute to the Company an amount equal to the difference between the two Revenue Credit calculations. Deposits held by the Company beyond the two-year review period will not be refunded.

The Company will only collect payments under this Plan totaling fifty dollars (\$50.00) or more.

Whenever the Revenue Credit exceeds the Construction Cost, the difference shall always be expressed as zero.

C. TYPE OF FACILITIES

The Company shall have the right to install an overhead or underground distribution system at its option. However, if the Customer or developer requests, or a city ordinance or other legal restriction requires that such lines be placed underground rather than overhead, the Customer or developer shall pay for all costs associated with such service pursuant to this Plan.

The Company, in its sole discretion, shall design the most efficient and cost-effective system to meet the Customer's needs based on sound engineering practices and in reliance upon information provided by the Customer or developer, and shall base the Company's cost calculations on this standard design for normal service. If the standard design for normal service includes multiple circuits installed in the same trench, the trench footage used in computing the Customer's payment shall be multiplied by the number of circuits installed in the trench.

Normally, the Company does not install overhead facilities in areas served (or contracted to be served) by an underground distribution system. However, where adverse conditions exist which would cause excessive costs to the Company if underground facilities were installed, overhead facilities may be utilized as needed to avoid such excessive costs. Should the Customer or local ordinance require the installation of underground facilities, the Customer shall pay the normal charges for underground service plus the estimated amount by which the cost of providing underground facilities under the adverse conditions exceeds the cost of providing underground facilities under normal conditions.

The Company shall provide electric service, either overhead or underground, at a single point of delivery at one of the Company's standard voltages. The type and location of these facilities shall be in accordance with sound engineering practices as determined by the Company's engineers, and any information provided by the Customer.

D. OBSTRUCTIONS

The Customer, developer, or other party requesting the Company's distribution facilities to be installed shall remove all obstructions from the route along which the Company's underground facilities are to be installed, and provide continuing access to the Company for operation, maintenance, or replacement of these facilities. The Company shall not be

responsible for any damage to any shrubs, trees, grass, or any other foliage or property caused by the Company's equipment during installation, maintenance, or replacement of the Company's facilities. The Customer shall be responsible for all such items, and for reseeding or resodding the trench cover where required. In addition, the Company shall not be responsible for the repair or replacement of underground facilities on the Customer's premises damaged during the installation of the Company facilities, unless, prior to the Company's construction, the Customer clearly identified the location of such facilities.

The Customer, developer, or other party requesting the Company's distribution facilities to be installed shall install the Company-provided conduit, as specified by the Company, for locations where underground conductors will cross underneath paved areas when paving is to be completed prior to the installation of the Company's underground conductors.

V. TAXES

To the above charges will be added any applicable taxes for contributions in aid of construction and any applicable Sales Tax.

Supersedes Line Extension Plan E-60
Effective August 21, 2014
SCPSC Docket No. 2014-317-E, Order No. 2014-684

ORDINANCE NO. 2014 - _____

AN ORDINANCE TO AMEND THE ELECTRIC SERVICE AGREEMENT WITH DUKE ENERGY PROGRESS TO PROVIDE FOR PARTICIPATION BY THE CITY OF FLORENCE SC IN THE "OVERHEAD TO UNDERGROUND CONVERSION PLAN FOR MUNICIPALITIES"

WHEREAS, on April 14, 2008, the City of Florence enacted an ordinance and entered into an amended Municipal Electric Service Agreement with Carolina Power & Light Company, d/b/a Progress Energy Carolinas, Inc., now Duke Energy Progress, Inc. ("Duke Energy"); and

WHEREAS, the Duke Energy has recently adopted a program for municipalities in South Carolina to provide financial assistance in the replacement of overhead distribution power facilities with underground facilities; and

WHEREAS, a municipality must adopt or amend a Municipal Electric Service Agreement with Duke Energy to participate in the "Municipal Overhead to Underground Conversion Plan;" and

WHEREAS, the City of Florence and Duke Energy shall commit to fund a matching amount of up to 0.5% of the annual gross revenue from electric sales within the municipality; and

WHEREAS, unexpended amounts in the Company's matching fund (the "Company Fund") not used in a given year shall remain in the Company Fund, provided that the balance in the Company Fund shall at no time exceed the sum of the prior five (5) years contributions.

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

- (a) That the Mayor is hereby authorized to execute an addendum to the provisions of the Municipal Electric Service Agreement ("the Agreement") entered into between Carolina Power & Light Company, d/b/a Progress Energy Carolinas, Inc. (now Duke Energy Progress, Inc.) and the City of Florence dated April 14, 2008, amending the Agreement to provide that the City will participate in the "Overhead to Underground Conversion Plan for Municipalities" program with Duke Energy Progress, Inc.
- (b) That the effective date of the amended agreement shall be July 1, 2014.
- (c) A copy of this addendum is attached hereto and, by reference, is made a part hereof.
- (d) Except as so amended, all of the remaining provisions contained in the referenced Municipal Electric Service Agreement shall remain in full force and effect.

ADOPTED THIS _____ DAY OF _____, 2014.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianné M. Rowan
Municipal Clerk

ADDENDUM TO SOUTH CAROLINA MUNICIPAL ELECTRIC SERVICE AGREEMENT

The City of Florence hereby amends its Municipal Electric Service Agreement with Duke Energy Progress, Inc. dated April 14, 2008 to provide that the City will participate in the "Overhead to Underground Conversion Plan for Municipalities" filed with the Public Service Commission of South Carolina (copy attached), which provides for matching contributions by Duke Energy and the City to fund the cost of overhead power line conversions.

Effective Date of Amendment: July 1, 2014

ATTEST:

DUKE ENERGY PROGRESS, INC.

Assistant Secretary

By: _____
Vice President

Date

Date

WITNESSED:

CITY OF FLORENCE

By: _____

Date

Date

APPROVED AS TO FORM:

City Attorney

Date

CITY OF FLORENCE COUNCIL MEETING

DATE: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request for, 405 South Coit Street, to be designated as a local historic resource.

II. POINTS TO CONSIDER:

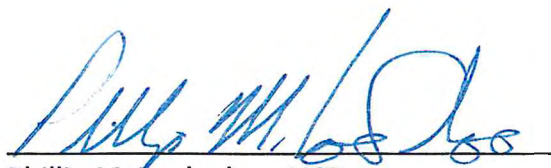
- (1) Request is being considered for first reading.
- (2) A Public Hearing concerning the designation request was held at the October 8, 2014 Design Review Board meeting.
- (3) Design Review Board members voted 7-0 to recommend the property to be designated as a local historic resource
- (4) City Staff concurs with Design Review Board's recommendation to designate the property as a local historic resource.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

IV. ATTACHMENTS:

- (1) Staff Report
- (2) Location Map
- (3) Historic photograph
- (4) Current photograph
- (5) Letter of Application



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



Andrew H. Griffin
City Manager

Attachment 1: Staff Report

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

CASE NO: DRB# 2014-31	DATE: October 8, 2014
LOCATION:	405 South Coit Street
TAX MAP NUMBER:	90075-04-017
OWNER OF RECORD:	Jane P. Huggins
APPLICANT:	Jane P. Huggins
PROJECT DESCRIPTION:	Designate Property as Local Historic Resource
REDEVELOPMENT DISTRICT:	D-4, Timrod Park Overlay District

Staff Analysis:

Mrs. Jane Huggins has requested that the Board of Historical Review recommend to City Council that 405 South Coit Street be designated as a local historic resource. In January 2011, City Council adopted a Historic Preservation Ordinance that was later amended to establish the Design Review Board as the Board of Historical Review. Therefore, the Board has been given the authority to review requests for historic designation within the Florence City limits. Once requests have been reviewed, the Board should recommend to Council individual properties and/or entire districts to be designated as local historic resources.

Following is Section 7.11 (G) from the City of Florence Zoning Ordinance that lists the criteria for historic designation:

G. Designation of Historic Properties

- (1) The Board shall review the local inventory and make recommendations for historic designation(s) to City Council based on criteria listed below. Owners of properties proposed to be designated historic shall be notified in writing thirty days prior to consideration by the Board. Owners may appear before the Board to voice approval or opposition to such designation.
- (2) **Criteria for Historic Designation.** A property may be designated historic if it:
 - (a) has significant inherent character, interest, or value as part of the development or heritage of the community, state, or nation; or

- (b) is the site of an event significant in history; or
- (c) is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation; or
- (d) exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation; or
- (e) individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering; or
- (f) is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
- (g) contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- (h) is part of or related to a square or other distinctive element of community planning; or
- (i) represents an established and familiar visual feature of the neighborhood or community; or
- (j) has yielded, or may be likely to yield, information important in pre-history or history.

Mrs. Huggins, stated in her request that 405 South Coit Street was constructed in 1914 by Dr. and Mrs. Simmons Lucas. The house stayed in the Lucas family until approximately 1980, when it was sold to Christine Wildes. She then leased it to the Alpha Tau Omega fraternity chapter from Francis Marion College. After Mrs. Wildes passed away, Bonneau "Bunny" Lesesne purchased the house and remodeled it as a reception/party venue. Then in 1995, the applicant and her husband, Jane and Rex Huggins, purchased the property and have restored it to the family home it is today.

Based on historic and current photographs submitted by the applicant, exterior features and elements of the home have largely been kept in tact and/or restored, thereby preserving the home's historic character. Details such as the shaker-style siding on the first floor and the dormer, the arched front-door entryway, the ornate enclosure on the wrap-around porch and the leaded glass windows on the upper floor are all features evident in the historic photograph that Mrs. Huggins submitted. Compared to the current state of the home's exterior, 405 South Coit Street "embodies distinguishing characteristics of a type, style, period, or specimen in architecture," as stated in criterion (e) above.

Attachments

1. Location Map
2. Historic photograph

3. Current photograph
4. Letter of Application

2014-31 Attachment 1 Location Map



Legend

- Parcel
- Road Segment
- Downtown Overlay District
- Historic Overlay District
- Arb. Cultural Overlay District
- Redevelopment Overlay District
- Timrod Park Overlay District



DISCLAIMER:
The City of Florence Urban Planning and Development Department data is presented 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: Historical Photo



Attachment 4: Current Photo

Attachment 5: Letter of Application

August 15, 2014

This purpose of this letter is to request that 405 South Coit Street be designated as a historically significant building. The house was built in 1914 by Dr. and Mrs. Simmons Lucas (grandparents of Simmons and Maitland Chase). The house was a residence for the Lucas family until Mrs. Lucas passed away. It was owned by the Lucas family descendants until approximately 1980, when it was sold to Mrs. Christine Wildes. She leased it to the Alpha Tau Omega fraternity chapter from Francis Marion College. After Mrs. Wildes passed away, it was sold to Bonneau "Bunny" Lesesne. He remodeled the house for the purpose of a reception/party venue. In approximately 1995 it again changed hands, and Rex and I had the opportunity to buy the property. We love the house, and have tried very hard to keep the flavor of the original house while updating it to be a functional house for a busy family. Coit, as well as Dargan Streets used to be lined with houses like ours.

Dr. Lucas was very interested in horticulture, and even developed a camellia that is named after him. We have tried to save many of the original plantings as well. There is a stunning Ginkgo, many old azaleas and camellias, as well as a Strawberry Tree.

When we bought the house, half of Florence County thought we had lost our minds. What we saw was a beautiful old house that needed to be saved. We hoped to see the downtown revitalize. Slowly but surely that is happening. We both feel that the Lucas House should be added to the list of historically significant buildings, and hope that you too will see it as the gem that it is.

Respectfully,

Rex and Jane Huggins

ORDINANCE NO. 2014-_____

AN ORDINANCE TO DESIGNATE 405 SOUTH COIT STREET AS A LOCAL HISTORIC RESOURCE:

WHEREAS, a Public Hearing was held in Council Chambers of the City Center on October 8, 2014 at 2:00 P.M. before the City of Florence Design Review Board and notice of said hearing was duly given;

WHEREAS, the Design Review Board had been established, per Ordinance, to also serve as the Board of Historical Review;

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

WHEREAS, the Board recommended by unanimous vote, 7-0, to designate 405 South Coit Street as a local historic resource:

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

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

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

ADOPTED THIS _____ DAY OF _____, 2011

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to Section 2.9-4 creating a limited exception to the requirement for a certificate of appropriateness for major governmental construction projects.

II. POINTS TO CONSIDER:

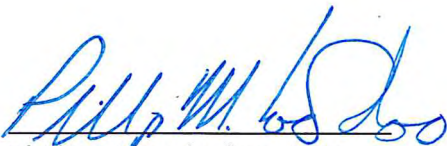
- 1) Text amendment is being considered for first reading.
- 2) The text amendment was prepared by the Planning, Research & Development Department after consideration that major governmental construction projects are subject to control by various agency requirements that do not exist for private projects and, through the funding process, have been vetted by the legislative or approving bodies and determined to be in the public interest.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

At their regularly scheduled meeting on October 14, 2014, the Planning Commission held a public hearing concerning this proposed text amendment and voted (6 – 1) to recommend approval of the amendment.

IV. ATTACHMENTS:

- 1) Planning Commission Staff Report
- 2) Proposed Ordinance



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



Andrew H. Griffin
City Manager

CITY OF FLORENCE PLANNING COMMISSION MEETING

DATE: October 14, 2014

AGENDA ITEM: Proposed Ordinance

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to Article 2, Section 2.9-4 Actions Requiring a Certificate of Appropriateness.

II. POINTS TO CONSIDER:

- 1) Text amendment is being considered for recommendation to City Council.
- 2) The text amendment was prepared by the Planning, Research & Development Department after consideration that major governmental construction projects are subject to control by various agency requirements that do not exist for private projects and, through the funding process, have been vetted by the legislative or approving body and determined to be in the public interest.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

This amendment was drafted for consideration by the Planning Commission after the Commission has held a public hearing regarding the matter.

IV. ATTACHMENTS:

- 1) Proposed Amendment



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

Proposed Amendment to Section 2.9-4

Deletions have been struck through.
Additions have been underlined.

Sec. 2.9-4. Actions Requiring a Certificate of Appropriateness

Within any of the designated overlay districts established herein, an application must be submitted to the Design Review Board through the Downtown Planning Coordinator and a Certificate of Appropriateness issued before any of the following activities can be undertaken, unless such activity falls within the "major governmental construction" exception set out in (E) below:

- (A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.
- (B) All requests related to land use.
- (C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height
- (D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.
- (E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstance involving major governmental construction projects.

~~(1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county or city) and for which the total costs of the initial construction exceeds Twenty Five Million and no/100th (\$25,000,000.00) Dollars.~~

~~(2) For a "major governmental construction project" as defined above, a Certificate of Appropriateness is required for the initial construction of the project; however, no Certificate of Appropriateness is required for future renovations, repairs, additions or changes to landscaping unless both the cost thereof exceeds One Million and no/100th (\$1,000,000.00) Dollars and it impacts the exterior view of the project.~~

(1) For the purposes of this ordinance, a "major governmental construction

project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.

- (2) For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.

- (3) In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the Building Official and/or the Zoning Administrator to issue required permits without a Certificate of Appropriateness.

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND SECTION 2.9-4 OF THE CONSOLIDATED ZONING ORDINANCE TO ESTABLISH A LIMITED EXCEPTION TO THE REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS FOR MAJOR GOVERNMENTAL CONSTRUCTION PROJECTS.

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 W. Evans Street on October 7, 2014 before the Municipal Planning Commission, and notice of said hearing was duly given; and

WHEREAS, we find and conclude that major governmental construction projects are subject to control by various agency requirements that do not exist for private projects and, through the funding process, have been vetted by the legislative or approving body and determined to be in the public interest; and

WHEREAS, the amendments contained herein will assist in the more efficient administration of Section 2.9 of the Consolidated Zoning Ordinance without materially altering the protections rendered from the Design Guidelines; and

WHEREAS, the Florence County-Municipal Planning Commission, and the Florence City Council concur in the aforesaid application and findings;

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

I. That the provisions of Section 2.9-4 of the Consolidated Zoning Ordinance of the City of Florence be, and the same are hereby, amended to read in whole as follows:

Sec. 2.9-4. Actions Requiring a Certificate of Appropriateness.

Within any of the designated overlay districts established herein, an application must be submitted to the Design Review Board through the Downtown Planning Coordinator and a Certificate of Appropriateness issued before any of the following activities can be undertaken, unless such activity falls within the "major governmental construction" exception set out in (E) below:

(A) The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of such structure, building, or signage.

(B) All requests related to land use.

(C) Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height

(D) Exterior modifications or maintenance which may change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, fencing, grading or paving, awnings, shutters or window replacement.

(E) There is hereby established an exception to the requirement for a Certificate of Appropriateness for the following circumstances involving major governmental construction projects.

(1) For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.

(2) For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.

(3) In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon receipt of the application, the Downtown Planning Coordinator shall then certify that the project falls within this exception and further certify, by submitting findings of fact, that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, City Manager, Design Review Board Chair and Mayor and City Council. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the Building Official and/or the

Zoning Administrator to issue required permits without a Certificate of Appropriateness.

II. That this Ordinance, and the amendments contained herein, shall become effective immediately upon its approval and adoption.

ADOPTED THIS DAY OF _____, 2014.

Approved as to Form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located at 224, 300, and 302 Carolyn Avenue, Tax Map Numbers 90095-01-042, 90095-01-043, and 9+0095-01-044 into the City of Florence and zone to R-4, Multi-Family Residential District. The request is being made by the property owner, Doulaveris Holdings, LLC.

II. POINTS TO CONSIDER:

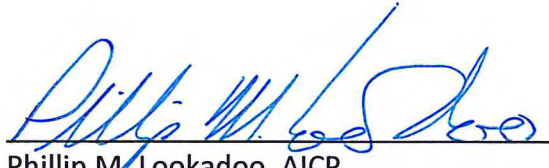
- (1) Request is being considered for first reading.
- (2) The three parcels have been developed with duplexes. The structures meet the design standards for duplex development per Section 3.24-1 of the Zoning Ordinance with the exception of Section 3.24-1.6.a Site Standards, which states that "Duplexes that have vehicular access from the street may provide a separate hard surface driveway for each unit that shall be no more than 20 feet wide or provide a shared hard surface driveway for both units no greater than 27 feet wide." The driveways for the three duplexes are 22 feet at their narrowest point (closest to the street) and 43 ft at their widest point (closest to the structure). See attached photographs.
- (3) City water and sewer service is currently available; there is no cost to extend water service or sewer service.
- (4) A Public Hearing concerning zoning of the property was held at the October 14, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 9-0 to recommend the zoning request of R-4, Multi-Family Residential District.
- (6) City Staff concurs with Planning Commission's recommendation to zone the property R-4, Multi-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

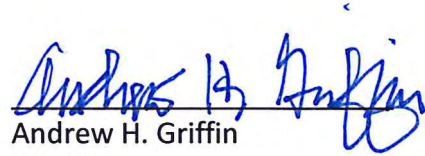
- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Photographs of site



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



Andrew H. Griffin
City Manager

Attachment 3 – Photographs of Sites



224 Carolyn Ave



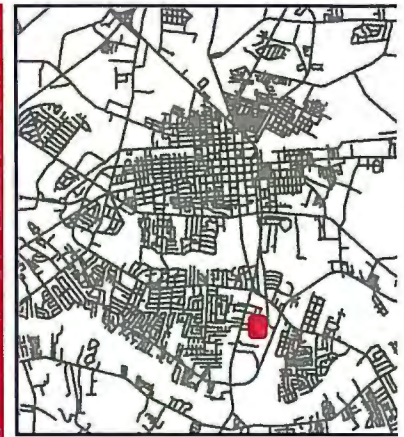
300 Carolyn Ave



302 Carolyn Ave

Location Map

TMP: 90095-01-042, 043, and 044



Legend

- Road Segment
- Parcels
- City Limits

Water

- Main
- ✦ Standard Hydrant
- Post Hydrant

Sewer

- Manhole
- Pressurized Main
- Gravity Main



DISCLAIMER:
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ORDINANCE NO. 2014_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DOULAVERIS HOLDINGS, LLC, TMN's 90095-01-042, 90095-01-043, AND 90095-01-044

WHEREAS, a Public Hearing was held in the Council Chambers on October 14, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Doulaveris Holdings, LLC, owner of TMN's 90095-01-042, 90095-01-043, AND 90095-01-044 were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-4, Multi-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 90095, block 01, parcel 042 (0.26 Acres); Florence County Tax Map 90095, block 01, parcel 043 (0.26 Acres); Florence County Tax Map 90095, block 01, parcel 044 (0.26 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 properties 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 _____, 2014

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: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 1517 Rocky Way Drive, Tax Map Number 90096-03-021, into the City of Florence and zone to R-3, Single-Family Residential District. The request is being made by the property owner, Olivia B. Timmons.

II. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) A single-family residence is currently developed on the site.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the October 14, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 9-0 to recommend the zoning request of R-3, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-3, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

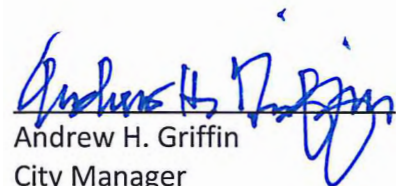
- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

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



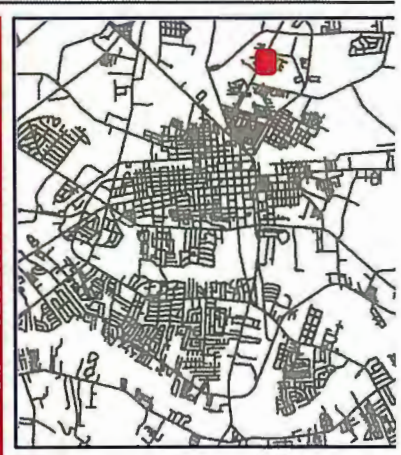
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP: 90096-03-021



Legend

- RoadSegment
- ▭ Parcels
- ▭ City Limits

Water

- Main
- ⊕ Standard Hydrant
- Post Hydrant

Sewer

- ⊗ Manhole
- Pressurized Main
- Gravity Main



DISCLAIMER:
The City of Florence Urban Planning and Development Department 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. 2014_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY OLIVIA B. TIMMONS, TMN 90096-03-021

WHEREAS, a Public Hearing was held in the Council Chambers on October 14, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Olivia B. Timmons, owner of TMN 90096-03-021 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:

The property requesting annexation is shown more specifically on Florence County Tax Map 90096, block 03, parcel 021. (0.29 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 _____, 2014

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: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2712 Trotter Road, Tax Map Number 00984-01-006, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Laura Watson Bardi.

II. POINTS TO CONSIDER:


- (1) Request is being considered for first reading.
- (2) A single-family residence is currently developed on the site.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the October 14, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 9-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

IV. ATTACHMENTS:

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



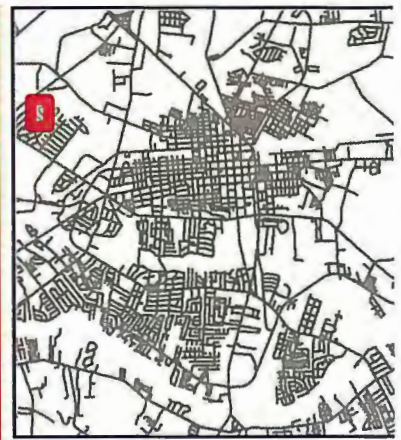
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP: 00984-01-006



Legend

- Road Segment
- Parcels
- City Limits

Water

- Main
- Standard Hydrant
- Post Hydrant

Sewer

- Manhole
- Pressurized Main
- Gravity Main



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ORDINANCE NO. 2014_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LAURA WATSON BARDI, TMN 00984-01-006

WHEREAS, a Public Hearing was held in the Council Chambers on October 14, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Laura Watson Bardi, owner of TMN 00984-01-006, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00984, block 01, parcel 006 (0.71 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 _____, 2014

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: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A request to Annex and Zone Various Properties Within the Windsor Forest Subdivision on Abby Way, Aldwich Place, West Andover Road, Ascot Drive, Blackfriars Court, West Edgefield Road, Honor Cove, West Keswick Road, West Newcastle Road, Parson's Gate, Rainford Road, Trotter Road, Wensley Court, and Windsor Forest Drive, Said Properties Being Specifically Designated in the Florence County Tax Records as Tax Parcels: 01221-01-276, 01221-01-277, 01221-01-245, 01221-01-246, 01221-01-273, 01221-01-272, 01221-01-271, 01221-01-270, 01221-01-269, 01221-01-251, 01221-01-252, 01221-01-267, 01221-01-253, 01221-01-266, 01221-01-265, 01221-01-255, 01221-01-258, 01221-01-262, 01221-01-290, 01221-01-292, 01221-01-293, 01221-01-291, 01221-01-097, 01221-01-099, 01221-01-102, 01221-01-145, 01221-01-144, 01221-01-143, 01221-01-146, 01221-01-189, 01221-01-187, 01221-01-190, 01221-01-185, 01221-01-194, 01221-01-182, 01221-01-183, 01221-01-169, 01221-01-299, 01221-01-294, 01221-01-298, 01221-01-295, 01221-01-296, 01221-01-138, 01221-01-141, 01221-01-137, 01221-01-052, 01221-01-054, 01221-01-030, 01221-01-238, 01221-01-082, 01221-01-075, 01221-01-037, 01221-01-024, 01221-01-064, 01221-01-069, 01221-01-210, 01221-01-303, 01221-01-279, 01221-01-300, 01221-01-282, 01221-01-288, 01221-01-160, 01221-01-156, 01221-01-155, 01221-01-220, 01221-01-221, 01221-01-222, 01221-01-218, 01221-01-217, 01221-01-216, 01221-01-215, 01221-01-214, 01221-01-232, 01221-01-154, 01221-01-153, 01221-01-149, 01221-01-202, 01221-01-213, 01221-01-176, 01221-01-223, 01221-01-224, 01221-01-225, 01221-01-127, 01221-01-128, 01221-01-131, 01221-01-132, 01221-01-133, 01221-01-134, 01221-01-136.

II. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) All parcels are either vacant or developed with a single-family dwelling.
- (3) City water and sewer service is currently available; there is no cost to extend water or sewer service.
- (4) A Public Hearing for zoning was held at the October 14, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 9-0 to recommend the zoning request of R-1, Single-Family Residential District.

(6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

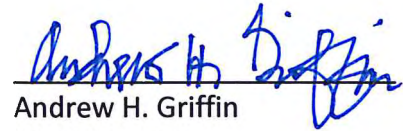
(1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) List of properties being annexed



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



Andrew H. Griffin
City Manager



**List of properties with owners petitioning for annexation into City limits
(Windsor Forest Subdivision)**

Tax Map Parcel	Site Address	Acres	Owner(s) Names
01221-01-276	2482 ABBEY WAY	0.77	MOORE PHILLIP C & TAMMY B
01221-01-277	2483 ABBEY WAY	0.00	HOFER JOHN G III & LAURA ANNE C
01221-01-245	2484 ABBEY WAY	0.50	ARNETTE GERALD & JANELLE
01221-01-246	2486 ABBEY WAY	0.77	JAMES ARNETT D & WANDA D
01221-01-273	2487 ABBEY WAY	0.53	MAURER JIM & TREL
01221-01-272	2489 ABBEY WAY	0.51	FRALEY ROBERT W & PATRICIA E
01221-01-271	2491 ABBEY WAY	0.51	MEYER RYAN MERLIN & FLOYD REBECCA HOPE
01221-01-270	2493 ABBEY WAY	0.52	KENNEDY PETER T & NANCY F
01221-01-269	2495 ABBEY WAY	0.52	ROBERTSON JEREMY R & VERONICA
01221-01-251	2496 ABBEY WAY	0.54	MOORE GRADY F AS TRUSTEE
01221-01-252	2500 ABBEY WAY	0.54	SKIPPER RICHARD E & KIMBERLY H
01221-01-267	2501 ABBEY WAY	0.52	DAVIS ROBERT JR & CYNTHIA
01221-01-253	2502 ABBEY WAY	0.54	JONA VINOD K & SUVARCHALA
01221-01-266	2503 ABBEY WAY	0.52	ROBERTS JAMES E II & KIMBERLEY R
01221-01-265	2505 ABBEY WAY	0.52	GOFF ROBERT L III & KATHRYN M
01221-01-255	2506 ABBEY WAY	0.53	HOUSE KATHRYN F
01221-01-258	2510 ABBEY WAY	1.07	TEMPLE E HOOD
01221-01-262	2511 ABBEY WAY	0.52	COLONES ROBERT L & DEBORAH K
01221-01-290	707 ALDWICH PL	0.61	COKER HAROLD G
01221-01-292	706 ALDWICH PL	0.75	HALL DARRYL D & BEVERLY B
01221-01-293		0.54	GRANTHAM TERRELL W & VICTORIA I
01221-01-291	710 ALDWICH PL	0.78	BELISSARY JOHN C & ANN S
01221-01-097	2494 W ANDOVER RD	0.59	LYNCH LEVIN D & AMY M
01221-01-099	2506 W ANDOVER RD	0.59	POWELL RUSSELL K & JUANITA B
01221-01-102	2534 W ANDOVER RD	0.51	CUNNINGHAM LOUISE ANN
01221-01-145	2482 ASCOT DR	0.58	NINICHUCK SUSAN L & JOSHUA LUCAS
01221-01-144	2488 ASCOT DR	0.57	PATEL THAKOR A ETAL
01221-01-143	2494 ASCOT DR	0.58	ATWOOD GERALD F & SUSAN D
01221-01-146	2499 ASCOT DR	0.56	RAMANARAYANAN PADMAVATHY & KUTTANCHERY A

Tax Map Parcel	Site Address	Acres	Owner(s) Names
01221-01-189	2503 ASCOT DR	0.56	MOHR RICHARD III & AMY R
01221-01-187	2506 ASCOT DR	0.62	RABON BRYAN L & KATENA T
01221-01-190	2507 ASCOT DR	0.56	PATEL MAGANLAL D & MINAZIBEN M
01221-01-185	2516 ASCOT DR	0.63	VON HUSEN HAROLD F & JEANNE E
01221-01-194	2529 ASCOT DR	0.56	MACFALL, HOLLY M
01221-01-182	2536 ASCOT DR	0.67	YAHNIS BYRON & GAY
01221-01-183		0.63	YAHNIS BYRON & GAY
01221-01-169	2637 ASCOT DR	0.46	COSBY CLAYTON C & CHRISTINE C
01221-01-299	702 BLACKFRIARS CT	0.54	COBLE JOHN R III & AUDRA G
01221-01-294	703 BLACKFRIARS CT	0.54	STEVENS JEFFREY RAYMOND & LARAINE ANN
01221-01-298	706 BLACKFRIARS CT	0.52	HUDGENS LOTTIE C
01221-01-295	707 BLACKFRIARS CT	0.52	THOMPSON SCOTT A & MARCY J
01221-01-296	711 BLACKFRIARS CT	0.95	BEHR ALLEN C & JENNIFER D
01221-01-138	2488 W EDGEFIELD RD	0.62	EITZMAN MARK D & OLIVIA O
01221-01-141	2493 W EDGEFIELD RD	1.19	BAJAJ REJESH
01221-01-137	2494 W EDGEFIELD RD	0.65	SMALLS MARVA A TRUSTEE C/O SYNOVUS FAMILY ASSET MAN
01221-01-052	2503 W EDGEFIELD RD	0.62	MANTONE ANTHONY & DEBORAH R
01221-01-054	2512 W EDGEFIELD RD	0.63	ANDERSON JAMES L & ELIZABETH C
01221-01-030	2558 W EDGEFIELD RD	0.59	JORDAN KAREN C
01221-01-238	619 HONOR CV	0.92	HUGHES CYNDIE BURNS
01221-01-082	2494 W KESWICK RD	0.57	BROWN RICHARD P & DAWN A
01221-01-075	2507 W KESWICK RD	0.49	RAINES GREY M & VIRGINIA W
01221-01-037	2549 W KESWICK RD	0.60	SOMMER MARCIA A & CHARLES H
01221-01-024	2556 W KESWICK RD	0.67	RUMENSKY MICHAEL F & JUDY G
01221-01-064	2488 W NEWCASTLE RD	0.66	CRAYTON EMILY M ETAL
01221-01-069	2542 W NEWCASTLE RD	0.58	VIVONA JOHN & SANDRA M
01221-01-210	2557 W NEWCASTLE RD	0.67	JOHNSON, KYLE
01221-01-303	2489 PARSON'S GATE	0.72	WHALEN JOHN J & KELLY A
01221-01-279	2492 PARSON'S GATE	0.52	BAECHTOLD C L & I H TRUST
01221-01-282		0.52	LU ROMMEL P & AGUSTIN MA VICTORA
01221-01-300	2495 PARSON'S GATE	1.19	GRANTHAM TERRELL W & VICTORIA I

Tax Map Parcel	Site Address	Acres	Owner(s) Names
01221-01-288	2512 PARSON'S GATE	0.56	THOMAS RICKEY SR
01221-01-160	2487 RAINFORD RD	0.61	HIGH C WAYNE & NANCY H
01221-01-156	2488 RAINFORD RD	0.57	VEASEY SANDRA B
01221-01-155	2494 RAINFORD RD	0.57	QUERY KENNETH REX & SABRINA S
01221-01-220	2500 RAINFORD RD	0.52	FARNSWORTH WILLIAM V
01221-01-221	2505 RAINFORD RD	0.73	JACKSON DANIEL C & SUSIE F
01221-01-222	2511 RAINFORD RD	0.78	BALLENGER EVERETTE GUY & TARA COLEMAN
01221-01-218	2512 RAINFORD RD	0.52	LABRUZZO ROBERT V & RITA A
01221-01-217	2518 RAINFORD RD	0.52	DAVIS FRANK M III & CAROLYN P
01221-01-216	2524 RAINFORD RD	0.54	CAREY EDWIN F JR (A/K/A)& NA LIN
01221-01-215	2530 RAINFORD RD	0.50	TUCK WILLIAM J & CRYSTAL D
01221-01-214	2536 RAINFORD RD	0.63	NEEL WILLIAM HAL III
01221-01-232		0.53	PATEL ANAND M
01221-01-154	2491 TROTTER RD	0.59	ARAZIE SAM H & DEBORAH L
01221-01-153	2493 TROTTER RD	0.56	MAZICK JEFFREY C & KATHLEEN D
01221-01-149	2494 TROTTER RD	0.57	LEWIS NICHOLAS W & CYNTHIA DAYNE S
01221-01-202	2500 TROTTER RD	0.55	PANVELKER SUDHIR V & SARITA S
01221-01-213	2536 TROTTER RD	0.70	JONES GREGORY H & LISA
01221-01-176	2600 TROTTER RD	0.55	ALTMAN JENNIFER C & C MICHAEL
01221-01-224	606 WENSLEY CT	0.68	HAVEKOST RICHARD L JR & ROBYN I
01221-01-225	607 WENSLEY CT	0.70	HAVEKOST RICHARD L JR
01221-01-223		0.56	PERIVOLARIS CONSTANTINE & KATHERINE
01221-01-127	2314 WINDSOR FOREST DR	0.60	WHITE CHRISTIAN LEE & JULIE OBRIEN
01221-01-128	2320 WINDSOR FOREST DR	0.60	ENGEL STEPHEN A & BONITA B
01221-01-131	2336 WINDSOR FOREST DR	0.60	JESSON DAVID W & THELMA I
01221-01-132	2400 WINDSOR FOREST DR	0.60	RAINES MARK G & CHRISIE J
01221-01-133	2406 WINDSOR FOREST DR	0.61	LINGLE JAMES R JR
01221-01-134	2412 WINDSOR FOREST DR	0.61	KANOS HARRY & VALERIE
01221-01-136	2422 WINDSOR FOREST DR	0.89	SELTZER SAMUEL & SUSAN R

ORDINANCE NO. 2014_____

An Ordinance to Annex and Zone Various Properties Within the Windsor Forest Subdivision on Abby Way, Aldwich Place, West Andover Road, Ascot Drive, Blackfriars Court, West Edgefield Road, Honor Cove, West Keswick Road, West Newcastle Road, Parson's Gate, Rainford Road, Trotter Road, Wensley Court, and Windsor Forest Drive, Said Properties Being Specifically Designated in the Florence County Tax Records as Tax Parcels: 01221-01-276, 01221-01-277, 01221-01-245, 01221-01-246, 01221-01-273, 01221-01-272, 01221-01-271, 01221-01-270, 01221-01-269, 01221-01-251, 01221-01-252, 01221-01-267, 01221-01-253, 01221-01-266, 01221-01-265, 01221-01-255, 01221-01-258, 01221-01-262, 01221-01-290, 01221-01-292, 01221-01-293, 01221-01-291, 01221-01-097, 01221-01-099, 01221-01-102, 01221-01-145, 01221-01-144, 01221-01-143, 01221-01-146, 01221-01-189, 01221-01-187, 01221-01-190, 01221-01-185, 01221-01-194, 01221-01-182, 01221-01-183, 01221-01-169, 01221-01-299, 01221-01-294, 01221-01-298, 01221-01-295, 01221-01-296, 01221-01-138, 01221-01-141, 01221-01-137, 01221-01-052, 01221-01-054, 01221-01-030, 01221-01-238, 01221-01-082, 01221-01-075, 01221-01-037, 01221-01-024, 01221-01-064, 01221-01-069, 01221-01-210, 01221-01-303, 01221-01-279, 01221-01-300, 01221-01-282, 01221-01-288, 01221-01-160, 01221-01-156, 01221-01-155, 01221-01-220, 01221-01-221, 01221-01-222, 01221-01-218, 01221-01-217, 01221-01-216, 01221-01-215, 01221-01-214, 01221-01-232, 01221-01-154, 01221-01-153, 01221-01-149, 01221-01-202, 01221-01-213, 01221-01-176, 01221-01-223, 01221-01-224, 01221-01-225, 01221-01-127, 01221-01-128, 01221-01-131, 01221-01-132, 01221-01-133, 01221-01-134, 01221-01-136.

WHEREAS, a Public Hearing was held in the Council Chambers on October 14, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, applications by Phillip and Tammy B. Moore, owners of TMN 01221-01-276; John G., III and Laura Anne C. Hofler, owners of TMN 01221-01-277; Arnette and Janelle Gerald, owners of TMN 01221-01-245; Arnette and Wanda D. James, owners of TMN 01221-01-246; Jim and Trell Maurer, owners of TMN 01221-01-273; Robert and Patricia E. Fraley, owners of TMN 01221-01-272; Ryan Merlin Meyer and Rebecca Hope Floyd, owners of TMN 01221-01-271; Peter T. and Nancy F. Kennedy, owners of TMN 01221-01-270; Jeremy R. and Veronica Robertson, owners of TMN 01221-01-269; Grady F. Moore, Trustee of TMN 01221-01-251; Richard E. and Kimberly H. Skipper,

owners of TMN 01221-01-252; Robert, Jr. and Cynthia Davis, owners of TMN 01221-01-267; Vinod K. and Suvarchala Jona, owners of TMP 01221-01-253; James E., II and Kimberley R. Roberts, owners of TMN 01221-01-266; Robert L., III and Kathryn M. Goff, owners of TMN 01221-01-265; Kathryn F. House, owner of TMN 01221-01-255; Hood E. Temple, owner of TMN 01221-01-258; Robert L. and Deborah K. Colones, owners of TMN 01221-01-262; Harold G. Coker, owner of TMN 01221-01-290; Darryl D. and Beverly B. Hall, owners of TMN 01221-01-292; Terrell W. and Victoria I. Grantham, owners of TMN 01221-01-293; John C. and Ann S. Belissary, owners of TMN 01221-01-291; Levin D. and Amy M. Lynch, owners of TMN 01221-01-097; Russell K. and Juanita B. Powell, owners of TMN 01221-01-099; Louise Ann Cunningham, owner of TMN 01221-01-102; Susan L. and Joshua Lucas Ninichuck, owners of TMN 01221-01-145; Thakor A. Patel, owner of TMN 01221-01-144; Gerald F. and Susan D. Atwood, owners of TMN 01221-01-143; Padmavathy and Kuttanchery A. Ramanarayanan, owners of TMN 01221-01-146; Richard, III and Amy R. Mohr, owners of TMN 01221-01-189; Bryan L. and Katena T. Rabon, owners of TMN 01221-01-187; Maganlal D. and Minaziben M. Patel, owners of TMN 01221-01-190; Harold F. and Jeanne E. Von Husen, owners of TMN 01221-01-185; Holly M. MacFall, owner of TMN 01221-01-194; Byron and Gay Yahnis, owners of TMN's 01221-01-182 and 01221-01-183; Clayton C. and Christine C. Cosby, owners of TMN 01221-01-169; John R., III and Audra G. Coble, owners of TMN 01221-01-299; Jeffrey Raymond and Laraine Ann Stevens, owners of TMN 01221-01-294; Lottie C. Hudgens, owner of TMN 01221-01-298; Scott A. and Marcy J. Thompson, owners of TMN 01221-01-295; Allen C. and Jennifer C. Behr, owners of TMN 01221-01-296; Mark D. and Olivia O. Eitzman, owners of TMN 01221-01-138; Rejesh Bajaj, owner of TMN 01221-01-141; Marva A. Smalls, trustee of TMN 01221-01-137; Anthony and Deborah R. Mantone, owners of TMN 01221-01-052; James L. and Elizabeth C. Anderson, owners of TMN 01221-01-054; Karen C. Jordan, owner of TMN 01221-01-030; Cyndie Burns Hughes, owner of TMN 01221-01-238; Richard P. and Dawn A. Brown, owners of TMN 01221-01-082; Grey M. and Virginia W. Raines, owners of TMN 01221-01-075; Marcia A. and Charles H. Sommer, owners of TMN 01221-01-037; Michael F. and Judy G. Rumensky, owners of TMN 01221-01-024; Tommy and Emily Crayton and Josephine Killham, owners of TMN 01221-01-064; John and Sandra M. Vivona, owners of TMN 01221-01-069; Kyle Johnson, owner of TMN 01221-01-210; John J. and Kelly A. Whalen, owners of TMN 01221-01-303; C. L. and I. H. Baechtold Trust, owners of TMN 01221-01-279; Rommel P. Lu and Ma Victoria Agustin, owners of TMN 01221-01-282; Terrell W. and Victoria I. Grantham, owners of TMN 01221-01-300; Thomas Rickey, Sr, owner of TMN 01221-01-288; C. Wayne and Nancy H. High, owners of TMN 01221-01-160; Sandra B. Veasey, owner of TMN 01221-01-156; Kenneth Rex and Sabrina S. Query, owners of TMN 01221-01-155; William V. Farnsworth, owner of TMN 01221-01-220; Daneil C. Susie F. Jackson, owners of TMN 01221-01-221; Everette Guy and Tara Coleman Ballenger, owners of TMN 01221-01-222; Robert V. and Rita A. Labruzzo, owners of TMN 01221-01-218; Frank M., III and Carolyn P. Davis, owners of TMN 01221-01-217;

Edwin F., Jr. and Na Lin Carey, owners of TMN 01221-01-216; William J. and Crystal D. Tuck, owners of TMN 01221-01-215; William Hal Neel, III, owner of TMN 01221-01-214; Anand M. Patel, owner of TMN 01221-01-232; Sam H. and Deborah L. Arazie, owners of TMN 01221-01-154; Jeffrey C. and Kathleen D. Mazick, owners of TMN 01221-01-153; Nicholas W. and Cynthia Dayne S. Lewis, owners of TMN 01221-01-149; Sudhir V. and Sarita S. Panvelker, owners of TMN 01221-01-202; Gregory H. and Lisa Jones, owners of TMN 01221-01-213; Jennifer C. and C. Michael Altman, owners of TMN 01221-01-176; Richard L., Jr and Robyn I. Havekost, owners of TMN 01221-01-224; Richard L. Havekost, Jr., owner of TMN 01221-01-225; Constantine and Katherine Perivolaris, owners of TMN 01221-01-223; Christian Lee and Julie O'Brien, owners of TMN 01221-01-127; Stephen A. and Bonita B. Engel, owners of TMN 01221-01-128; David W. and Thelma I. Jesson, owners of TMN 01221-01-131; Mark G. and Chrisie J. Raines, owners of TMN 01221-01-132; James R. Lingle, owner of TMN 01221-01-133; Harry and Valerie Kanos, owners of TMN 01221-01-134; and Samuel and Susan R. Seltzer, owners of TMN 01221-01-136 were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 276 (0.77 Acres); Florence County Tax Map 01221, block 01, parcel 277 (0.54 Acres); Florence County Tax Map 01221, block 01, parcel 245 (0.50 Acres); Florence County Tax Map 01221, block 01, parcel 246 (0.77 Acres); Florence County Tax Map 01221, block 01, parcel 273 (0.53 Acres); Florence County Tax Map 01221, block 01, parcel 272 (0.51 Acres); Florence County Tax Map 01221, block 01, parcel 271 (0.51 Acres); Florence County Tax Map 01221, block 01, parcel 270 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 269 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 251 (0.54 Acres); Florence County Tax Map 01221, block 01, parcel 252 (0.54 Acres); Florence County Tax Map 01221, block 01, parcel 267 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 253 (0.54 Acres); Florence County Tax Map 01221, block 01, parcel 266 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 265 (0.52 Acres), Florence County Tax Map 01221, block 01, parcel 255 (0.53 Acres); Florence County Tax Map 01221, block 01, parcel 258 (1.07 Acres); Florence County Tax Map 01221, block 01, parcel 262 (0.52 Acres); Florence

County Tax Map 01221, block 01, parcel 290 (0.61 Acres);
Florence County Tax Map 01221, block 01, parcel 292
(0.75 Acres); Florence County Tax Map 01221, block 01,
parcel 293 (0.54 Acres); Florence County Tax Map 01221,
block 01, parcel 291 (0.78 Acres); Florence County Tax
Map 01221, block 01, parcel 097 (0.59 Acres); Florence
County Tax Map 01221, block 01, parcel 099 (0.59 Acres);
Florence County Tax Map 01221, block 01, parcel 102
(0.51 Acres); Florence County Tax Map 01221, block 01,
parcel 145 (0.58 Acres); Florence County Tax Map 01221,
block 01, parcel 144 (0.57 Acres); Florence County Tax
Map 01221, block 01, parcel 143 (0.58 Acres); Florence
County Tax Map 01221, block 01, parcel 146 (0.56 Acres);
Florence County Tax Map 01221, block 01, parcel 189
(0.56 Acres), Florence County Tax Map 01221, block 01,
parcel 187 (0.62 Acres); Florence County Tax Map 01221,
block 01, parcel 190 (0.56 Acres); Florence County Tax
Map 01221, block 01, parcel 185 (0.63 Acres); Florence
County Tax Map 01221, block 01, parcel 194 (0.56 Acres);
Florence County Tax Map 01221, block 01, parcel 182
(0.67 Acres); Florence County Tax Map 01221, block 01,
parcel 183 (0.63 Acres); Florence County Tax Map 01221,
block 01, parcel 169 (0.46 Acres); Florence County Tax
Map 01221, block 01, parcel 299 (0.54 Acres); Florence
County Tax Map 01221, block 01, parcel 294 (0.54 Acres);
Florence County Tax Map 01221, block 01, parcel 298
(0.52 Acres); Florence County Tax Map 01221, block 01,
parcel 295 (0.52 Acres); Florence County Tax Map 01221,
block 01, parcel 296 (0.95 Acres); Florence County Tax
Map 01221, block 01, parcel 138 (0.62 Acres); Florence
County Tax Map 01221, block 01, parcel 141 (1.19 Acres);
Florence County Tax Map 01221, block 01, parcel 137
(0.65 Acres), Florence County Tax Map 01221, block 01,
parcel 052 (0.62 Acres); Florence County Tax Map 01221,
block 01, parcel 054 (0.63 Acres); Florence County Tax
Map 01221, block 01, parcel 030 (0.59 Acres); Florence
County Tax Map 01221, block 01, parcel 238 (0.92 Acres);
Florence County Tax Map 01221, block 01, parcel 082
(0.57 Acres); Florence County Tax Map 01221, block 01,
parcel 075 (0.49 Acres); Florence County Tax Map 01221,
block 01, parcel 037 (0.60 Acres); Florence County Tax
Map 01221, block 01, parcel 024 (0.67 Acres); Florence
County Tax Map 01221, block 01, parcel 064 (0.66 Acres);

Florence County Tax Map 01221, block 01, parcel 069 (0.58 Acres); Florence County Tax Map 01221, block 01, parcel 210 (0.67 Acres); Florence County Tax Map 01221, block 01, parcel 303 (0.72 Acres); Florence County Tax Map 01221, block 01, parcel 279 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 282 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 300 (1.19 Acres), Florence County Tax Map 01221, block 01, parcel 288 (0.56 Acres); Florence County Tax Map 01221, block 01, parcel 160 (0.61 Acres); Florence County Tax Map 01221, block 01, parcel 156 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 155 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 220 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 221 (0.73 Acres); Florence County Tax Map 01221, block 01, parcel 222 (0.78 Acres); Florence County Tax Map 01221, block 01, parcel 218 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 217 (0.52 Acres); Florence County Tax Map 01221, block 01, parcel 216 (0.54 Acres); Florence County Tax Map 01221, block 01, parcel 215 (0.50 Acres); Florence County Tax Map 01221, block 01, parcel 214 (0.63 Acres); Florence County Tax Map 01221, block 01, parcel 232 (0.53 Acres); Florence County Tax Map 01221, block 01, parcel 154 (0.59 Acres); Florence County Tax Map 01221, block 01, parcel 153 (0.56 Acres), Florence County Tax Map 01221, block 01, parcel 149 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 202 (0.55 Acres); Florence County Tax Map 01221, block 01, parcel 213 (0.70 Acres); Florence County Tax Map 01221, block 01, parcel 176 (0.55 Acres); Florence County Tax Map 01221, block 01, parcel 224 (0.68 Acres); Florence County Tax Map 01221, block 01, parcel 225 (0.70 Acres); Florence County Tax Map 01221, block 01, parcel 223 (0.56 Acres); Florence County Tax Map 01221, block 01, parcel 127 (0.60 Acres); Florence County Tax Map 01221, block 01, parcel 128 (0.60 Acres); Florence County Tax Map 01221, block 01, parcel 131 (0.60 Acres); Florence County Tax Map 01221, block 01, parcel 132 (0.60 Acres); Florence County Tax Map 01221, block 01, parcel 133 (0.61 Acres); Florence County Tax Map 01221, block 01, parcel 134 (0.61 Acres); Florence County Tax Map 01221, block 01, parcel 136 (0.89 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 properties 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 _____, 2014

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: November 17, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendment to the City of Florence Zoning Ordinance Article 1, Section 1.4 Adoption of Flood Hazard Area Maps; Article 2, Section 2.7-1 General Development Standards; Article 2, Section 2.7-2 Specific Development Standards; Article 2, Section 2.21-2 Boundaries and Specifications; Article 8, Section 8.4 Responsibility of Administrative Official; Article 8, Section 8.7-3 Application Requirements; Article 9, Section 9.5 Administrative Procedures, Action; and Article 10 Definitions.

II. POINTS TO CONSIDER:

- (1) *The Federal Emergency Management Agency (FEMA) has completed a re-evaluation of the flood hazards within the City of Florence necessitating a revised Flood Insurance Rate Map (FIRM). The revised FIRM will become effective December 16, 2014.*
- (2) Before December 16, 2014, the City of Florence is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt *these* floodplain management regulations imposed by FEMA.
- (3) *The proposed amendment* maintains the one foot of freeboard as set out in the current Zoning Ordinance and meets the minimum requirements of floodplain management regulations.
- (4) A Public Hearing *regarding the text amendment* was held at the October 14, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 9-0 to recommend the *amendment*.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

IV. ATTACHMENTS:

- (1) Proposed changes to the text of the City of Florence Zoning Ordinance
- (2) Ordinance



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



Andrew H. Griffin
City Manager

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE RELATING TO THE FLOOD HAZARD DISTRICT TO MAINTAIN COMPLIANCE WITH CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REGULATIONS AND ADOPT THE REVISED FEMA FLOOD INSURANCE RATE MAP (FIRM)

WHEREAS, the Federal Emergency Management Agency (FEMA) has completed a re-evaluation of the flood hazards within the City of Florence necessitating a revised Flood Insurance Rate Map (FIRM), which will become effective December 16, 2014;

WHEREAS, the City of Florence is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt the revised FIRM and floodplain management regulations established by FEMA;

THEREFORE, Sections 1.4, 2.7-1, 2.7-2, 2.21-2, 8.4, 8.7-3, and 9.5 of the City of Florence Zoning Ordinance, shall read as follows:

Section 1.4 Adoption of Flood Hazard Area Maps

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the City of Florence as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study, dated December 16, 2014 with accompanying maps and other supporting data that are hereby adopted by reference and declared to be a part of this ordinance.

Upon annexation, any special flood hazard areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for the unincorporated areas of Florence County, with accompanying map and other data are adopted by reference and declared part of this ordinance.

Section 2.7-1 Administration

1. Development Permit and Certification Requirements.

- a. **Development Permit:** - Application for a development permit shall be made to the local floodplain administrator on forms furnished by him or her prior to any development activities. The development permit may include, but not be limited to, plans in duplicate drawn to scale showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures; and the location of fill materials, storage areas, and drainage facilities. Specifically, the following information is required:
 - i. A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the development permit applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency or the floodplain identified pursuant to either the Duties and Responsibilities of the local floodplain administrator of Section 2.7-1.2.k or the Standards for

Subdivision Proposals of Section 2.7-2.2 and the Standards for streams without Estimated Base Flood Elevations and Floodways of Section 2.7-2.3. The plot plan must be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by it. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency or the floodway identified pursuant to either the duties or responsibilities of the local floodplain administrator of Section 2.7-1.2.k or the standards for subdivision proposals of Section 2.7-2.2.1 and the standards for streams without estimated base flood elevations and floodways of Section 2.7-2.3.

- ii. Where base flood elevation data **is** provided as set forth in Section 1.4 or the duties and responsibilities of the local floodplain administrator of Section 2.7-1 the application for a development permit within the flood hazard area shall show:
 - (1) the elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures, and
 - (2) if the structure will be floodproofed in accordance with the Non-Residential Construction requirements of Section 2.7-2.2.b the elevation (in relation to mean sea level) to which the structure will be floodproofed.
- iii. Where base flood elevation data is **not** provided as set forth in Section 1.4 or the duties and responsibilities of the local floodplain administrator of Section 2.7-1.2.k, then the provisions in the standards for streams without estimated base flood elevations and floodways of Section 2.7-2.3 must be met.
- iv. **Alteration of Watercourse:** Where any watercourse will be altered or relocated as a result of proposed development, the application for a development permit shall include a description of the extent of watercourse alteration or relocation, an engineering study to demonstrate that the flood-carrying capacity of the altered or relocated watercourse is maintained and a map showing the location of the proposed watercourse alteration or relocation.

b. Certifications

- i. **Floodproofing Certification** - When a structure is floodproofed, the applicant shall provide certification from a registered, professional engineer or architect that the non-residential, floodproofed structure meets the floodproofing criteria in the non-residential construction requirements of Section 2.7-2.2.b and Section 2.7-2.5.b.ii.
- ii. **Certification During Construction** – A lowest floor elevation or floodproofing certification is required after the lowest floor is completed. As

soon as possible after completion of the lowest floor and before any further vertical construction commences, or floodproofing by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the local floodplain administrator a certification of the elevation of the lowest floor, or floodproofed elevation, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by it. Any work done prior to submission of the certification shall be at the permit holder's risk. The local floodplain administrator shall review the floor elevation survey data submitted. The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

- iii. As-built Certification - Upon completion of the development a registered professional engineer, land surveyor or architect, in accordance with SC law, shall certify according to the requirements of Section 2.7-1.b.i and ii that the development is built in accordance with the submitted plans and previous pre-development certifications.

2. Duties and Responsibilities of the Local Floodplain Administrator - shall include, but not be limited to:

- a. **Permit Review** - Review all development permits to assure that the requirements of this ordinance have been satisfied.
- b. **Requirement of Federal and/or state permits** - Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.
- c. **Watercourse alterations** –
 - i. Notify adjacent communities and the South Carolina Department of Natural Resources, Land, Water, and Conservation Division, State Coordinator for the National Flood Insurance Program, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - ii. In addition to the notifications required watercourse alterations per Section 2.7-1.2.c.i, written reports of maintenance records must be maintained to show that maintenance has been provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained. This maintenance must consist of a comprehensive program of periodic inspections, and routine channel clearing and dredging, or other related functions. The assurance shall consist of a description of

maintenance activities, frequency of performance, and the local official responsible for maintenance performance. Records shall be kept on file for FEMA inspection.

- iii. If the proposed project will modify the configuration of the watercourse, floodway, or base flood elevation for which a detailed Flood Insurance Study has been developed, the applicant shall apply for and must receive approval for a Conditional Letter of Map Revision with the Federal Emergency Management Agency prior to the start of construction.
 - iv. Within 60 days of completion of an alteration of a watercourse, referenced in the certification requirements of Section 2.7-1.1.b.iv, the applicant shall submit as-built certification, by a registered professional engineer, to the Federal Emergency Management Agency.
- d. **Floodway encroachments** - Prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Section 2.7-2.2.e are met.
- e. **Adjoining Floodplains** - Cooperate with neighboring communities with respect to the management of adjoining floodplains and/or flood-related erosion areas in order to prevent aggravation of existing hazards.
- f. **Notifying Adjacent Communities** – Notify adjacent communities prior to permitting substantial commercial developments and large subdivisions to be undertaken in areas of special flood hazard and/or flood-related erosion hazards.
- g. **Certification requirements** –
- i. Obtain and review actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved structures, in accordance with administrative procedures outlined in Section 2.7-1.1.b.ii.
 - ii. Obtain the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed, in accordance with the floodproofing certification outlined in Section 2.7-1.1.b.i.
 - iii. When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the non-residential construction requirements outlined in Section 2.7-2.2.b.
- h. **Map Interpretation** - Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
- i. **Prevailing Authority** – Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations for flood protection elevations (as found on an elevation profile, floodway data table, etc.) shall prevail.

The correct information should be submitted to FEMA as per the map maintenance activity requirements outlined in Section 2.7-2.2.g.ii.

- j. **Use Of Best Available Data** - When base flood elevation data and floodway data has not been provided in accordance with Section 1.4, obtain, review, and reasonably utilize best available base flood elevation data and floodway data available from a federal, state, or other source, including data developed pursuant to the standards for subdivision proposals outlined in Section 2.7-2.2.1, in order to administer the provisions of this ordinance. Data from preliminary, draft, and final Flood Insurance Studies constitutes best available data from a federal, state, or other source. Data must be developed using hydraulic models meeting the minimum requirement of NFIP approved model. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used.
- k. **Special Flood hazard Area/topographic Boundaries Conflict** - When the exact location of boundaries of the areas special flood hazards conflict with the current, natural topography information at the site; the site information takes precedence when the lowest adjacent grade is at or above the BFE, the property owner may apply and be approved for a Letter of Map Amendment (LOMA) by FEMA. The local floodplain administrator in the permit file will maintain a copy of the Letter of Map Amendment issued from FEMA.
- l. **On-Site inspections** - Make on-site inspections of projects in accordance with the administrative procedures outlined in Section 2.7-1.3.
- m. **Administrative Notices** - Serve notices of violations, issue stop-work orders, revoke permits and take corrective actions in accordance with the administrative procedures in 2.7-1.3.
- n. **Records Maintenance** - Maintain all records pertaining to the administration of this ordinance and make these records available for public inspection.
- o. **Annexations and Detachments** - Notify the South Carolina Department of Natural Resources Land, Water and Conservation Division, State Coordinator for the National Flood Insurance Program within six (6) months, of any annexations or detachments that include special flood hazard areas.
- p. **Federally Funded Development** - The President issued *Executive Order 11988, Floodplain Management May 1977*. E.O. 11988 directs federal agencies to assert a leadership role in reducing flood losses and losses to environmental values served by floodplains. Proposed developments must go through an eight-step review process. Evidence of compliance with the executive order must be submitted as part of the permit review process.
- q. **Substantial Damage Determination** – Perform an assessment of damage from any origin to the structure using FEMA’s Residential Substantial Damage Estimator (RSDE) software to determine if the damage equals or exceeds 50 percent of the market value of the structure before the damage occurred.

- r. **Substantial Improvement Determination** – Perform an assessment of permit applications for improvements or repairs to be made to a building or structure that equals or exceeds 50 percent of the market value of the structure before the start of construction. Cost of work counted for determining if and when substantial improvement to a structure occurs shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether “substantial improvement” will occur.

The market values shall be determined by one of the following methods:

- i. the current assessed building value as determined by the county’s assessor’s office or the value of an appraisal performed by a licensed appraiser at the expense of the owner within the past 6 months.
- ii. one or more certified appraisals from a registered professional licensed appraiser in accordance with the laws of South Carolina. The appraisal shall indicate actual replacement value of the building or structure in its pre-improvement condition, *less the cost of site improvements and depreciation for functionality and obsolescence.*
- iii. Real Estate purchase contract within 6 months prior to the date of the application for a permit.

3. Administrative Procedures

- a. **Inspections of Work in Progress** - As the work pursuant to a permit progresses, the local floodplain administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the floodplain administrator has a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction at any reasonable hour for the purposes of inspection or other enforcement action.
- b. **Stop-Work Orders** - Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the floodplain administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing the work. The stop-work order shall state the specific work to be stopped, the specific reasons for the stoppage, and the conditions under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
- c. **Revocation of Permits** - The local floodplain administrator may revoke and require the return of the development permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any permit mistakenly issued in

violation of an applicable state or local law may also be revoked.

- d. **Periodic Inspections** - The local floodplain administrator and each member of his/her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
- e. **Violations to be Corrected** - When the local floodplain administrator finds violations of applicable state and local laws, it shall be his/her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law on the property he owns.
- f. **Actions in Event of Failure to Take Corrective Action:** If the owner of a building or property shall fail to take prompt corrective action, the floodplain administrator shall give him written notice, by certified or registered mail to his last known address or by personal service, that:
 - i. the building or property is in violation of the Flood Damage Prevention Ordinance,
 - ii. a hearing will be held before the local floodplain administrator at a designated place and time, not later than 10 days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and,
 - iii. following the hearing, the local floodplain administrator may issue such order to alter, vacate, or demolish the building; or to remove fill as appears appropriate.
- g. **Order to Take Corrective Action:** If, upon a hearing held pursuant to the notice prescribed above, the floodplain administrator shall find that the building or development is in violation of the Flood Damage Prevention Ordinance, he/she shall make an order in writing to the owner, requiring the owner to remedy the violation within such period, not less than 60 days, the floodplain administrator may prescribe; provided that where the floodplain administrator finds that there is imminent danger to life or other property, he may order that corrective action be taken in such lesser period as may be feasible.
- h. **Appeal:** Any owner who has received an order to take corrective action may appeal from the order to the local elected governing body by giving notice of appeal in writing to the floodplain administrator and the clerk within 10 days following issuance of the final order. In the absence of an appeal, the order of the floodplain administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.
- i. **Failure to Comply with Order:** If the owner of a building or property fails to comply with an order to take corrective action from which no appeal has been taken, or fails to comply with an order of the governing body following an appeal, he shall

be guilty of a misdemeanor and shall be punished in the discretion of the court.

- j. **Denial of Flood Insurance under the NFIP:** If a structure is declared in violation of this ordinance and after all other penalties are exhausted to achieve compliance with this ordinance then the local floodplain administrator shall notify the Federal Emergency Management Agency (FEMA) to initiate a Section 1316 of the National Flood insurance Act of 1968 action against the structure upon the finding that the violator refuses to bring the violation into compliance with the ordinance. Once a violation has been remedied the local floodplain administrator shall notify FEMA of the remedy and ask that the Section 1316 be rescinded.
- k. The following **documents** are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this ordinance as found on FEMA's website at www.fema.gov:
 - i. All FEMA Technical Bulletins
 - ii. All FEMA Floodplain Management Bulletins
 - iii. FEMA 348 Protecting Building Utilities from Flood Damage

Section 2.7-2 Provisions for Flood Hazard Reduction

1. General Standards

Development may not occur in the Special Flood Hazard Area (SFHA) where alternative locations exist due to the inherent hazards and risks involved. Before a permit is issued, the applicant shall demonstrate that new structures cannot be located out of the SFHA and that encroachments onto the SFHA are minimized. In all areas of special flood hazard the following provisions are required:

- a. **Anchoring** - All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.
- b. **Flood Resistant Materials and Equipment** - All new construction and substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage in accordance with Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, dated 8/08, and available from the Federal Emergency Management Agency.
- c. **Minimize Flood Damage** - All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages,
- d. **Critical Development** - shall be elevated to the 500 year flood elevation or be elevated to the highest known historical flood elevation (where records are available), whichever is greater. If no data exists establishing the 500 year flood elevation or the highest known historical flood elevation, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates 500 year flood elevation data,

- e. **Utilities** - Electrical, ventilation, plumbing, heating and air conditioning equipment (including ductwork), and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of the base flood plus one foot (freeboard).
- f. **Water Supply Systems** - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system,
- g. **Sanitary Sewage Systems** – New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding,
- h. **Gas Or Liquid Storage Tanks** – All gas or liquid storage tanks, either located above ground or buried, shall be anchored to prevent floatation and lateral movement resulting from hydrodynamic and hydrostatic loads.
- i. **Alteration, Repair, Reconstruction, Or Improvements** - Any alteration, repair, reconstruction, or improvement to a structure that is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance. This includes post-FIRM development and structures.
- j. **Non-Conforming Buildings or Uses** - Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this ordinance. Provided, however, nothing in this ordinance shall prevent the repair, reconstruction, or replacement of an existing building or structure located totally or partially within the floodway, provided that the bulk of the building or structure below base flood elevation in the floodway is not increased and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance,
- k. **American with Disabilities Act (ADA)** - A building must meet the specific standards for floodplain construction outlined in Section 2.7-2.2, as well as any applicable ADA requirements. The ADA is not justification for issuing a variance or otherwise waiving these requirements. Also, the cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

2. Specific Standards

In all areas of special flood hazard (Zones A and AE) where base flood elevation data has been provided, as set forth in Section 1.4 or outlined in the Duties and Responsibilities of the local floodplain administrator Section 2.7-1, the following provisions are required:

- a. **Residential Construction** – All new construction and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor

elevated no lower than one foot above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in Section 2.7-2.2.d.

b. Non-Residential Construction

- i. All new construction and substantial improvement of any commercial, industrial, or non-residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in Section 2.7-2.2.d. No basements are permitted. Structures located in A-zones may be floodproofed in lieu of elevation provided that all areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.
- ii. A registered, professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in the floodproofing certification requirements in Section 2.7-1.1.b.i. A variance may be considered for wet-floodproofing agricultural structures in accordance with the criteria outlined in Article 9 of this ordinance. Agricultural structures not meeting the criteria of Article 9 must meet the non-residential construction standards and all other applicable provisions of this ordinance. Structures that are floodproofed are required to have an approved maintenance plan with an annual exercise. The local floodplain administrator must approve the maintenance plan and notification of the annual exercise shall be provided to it.

c. Manufactured Homes

- i. Manufactured homes that are placed or substantially improved on sites outside a manufactured home park or subdivision, in a new manufactured home park or sub-division, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- ii. Manufactured homes that are to be placed or substantially improved on

sites in an existing manufactured home park or subdivision that are not subject to the provisions for residential construction in Section 2.7-2.2.a of this ordinance must be elevated so that the lowest floor of the manufactured home is elevated no lower one foot than above the base flood elevation, and be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement.

- iii. Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. For the purpose of this requirement, manufactured homes must be anchored to resist flotation, collapse, and lateral movement in accordance with Section 40-29-10 of the *South Carolina Manufactured Housing Board Regulations*, as amended. Additionally, when the elevation requirement would be met by an elevation of the chassis 36 inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above 36 inches in height an engineering certification is required.
 - iv. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood-prone areas. This plan shall be filed with and approved by the local floodplain administrator and the local Emergency Preparedness Coordinator.
- d. **Elevated Buildings** - New construction and substantial improvements of elevated buildings that include fully enclosed areas below the lowest floor that are usable solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and which are subject to flooding shall be designed to preclude finished space and be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
- i. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet or exceed all of the following minimum criteria:
 - (1) Provide a minimum of two openings on different walls having a *total net area* of not less than one square inch for every square foot of enclosed area subject to flooding.
 - (2) The bottom of each opening must be no more than 1 foot above the higher of the interior or exterior grade immediately under the opening,
 - (3) Only the portions of openings that are below the base flood elevation (BFE) can be counted towards the required net open area.
 - (4) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

- (5) Fill placed around foundation walls must be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side of the building.
 - ii. Hazardous Velocities - Hydrodynamic pressure must be considered in the design of any foundation system where velocity waters or the potential for debris flow exists. If flood velocities are excessive (greater than 5 feet per second), foundation systems other than solid foundation walls should be considered so that obstructions to damaging flood flows are minimized.
 - iii. *Enclosures Below Lowest Floor*
 - (1) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).
 - (2) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, must be void of utilities except for essential lighting as required for safety, and cannot be temperature controlled.
 - (3) One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation specified in the specific standards outlined in Section 2.7-2.2.a, b, and c.
 - (4) All construction materials below the required lowest floor elevation specified in the specific standards outlined in Section 2.7-2.2.a, b, c, and d should be of flood resistant materials.
- e. **Floodways** - Located within areas of special flood hazard established in Section 1.4, are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles and has erosion potential. The following provisions shall apply within such areas:
 - i. No encroachments, including fill, new construction, substantial improvements, additions, and other developments shall be permitted unless:
 - (1) It has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood. Such certification and technical data shall be presented to the local floodplain administrator.

(2) A Conditional Letter of Map revision (CLOMR) has been approved by FEMA. A Letter of Map Revision must be obtained upon completion of the proposed development.

- ii. If Section 2.7-2.2.e.i is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 2.7-2.
- iii. No manufactured homes shall be permitted, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring and the elevation standards of Section 2.7-2.2.c and the encroachment standards of Section 2.7-2.2.e.i are met.
- iv. Permissible uses within floodways may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also, lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require a no-impact certification. The uses listed in this subsection are permissible only if and to the extent that they do not cause any increase in base flood elevations or changes to the floodway configuration.

f. **Recreational Vehicles**

- i. A recreational vehicle is ready for highway use if it is:
 - (1) on wheels or jacking system
 - (2) attached to the site only by quick-disconnect type utilities and security devices; and
 - (3) has no permanently attached additions
- ii. Recreational vehicles placed on sites shall either be:
 - (1) on site for fewer than 180 consecutive days; or
 - (2) be fully licensed and ready for highway use, or *meet* the development permit and certification requirements of Section 2.7-1.2, general standards outlined in Section 2.7-2.1, and manufactured homes standards in Section 2.7-2.2.c and d.

- g. **Map Maintenance Activities** – The National Flood Insurance Program (NFIP) requires flood data to be reviewed and approved by FEMA. This ensures that flood maps, studies and other data identified in Section 1.4 accurately represent flooding conditions so appropriate floodplain management criteria are based on current data.

The following map maintenance activities are identified:

i. Requirement to Submit New Technical Data

- (1) For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical or scientific data reflecting such changes be submitted to FEMA as soon as practicable, but no later than six months of the date such information becomes available. These development proposals include; but not limited to:
 - (a) Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;
 - (b) Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;
 - (c) Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and
 - (d) Subdivision or large scale development proposals requiring the establishment of base flood elevations in accordance with Section 2.7-2.3.a.
- (2) It is the responsibility of the applicant to have technical data, required in accordance with Section 2.7-2.2.g, prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall also be the responsibility of the applicant.
- (3) The local floodplain administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:
 - (a) Proposed floodway encroachments that increase the base flood elevation; and
 - (b) Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.
- (4) Floodplain development permits issued by the local floodplain administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 2.7-2.2.g.

- ii. Right to Submit New Technical Data - The floodplain administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the local jurisdiction and may be submitted at any time.

h. Accessory Structures

- i. A detached accessory structure or garage, the cost of which is greater than \$3,000, must comply with the requirements as outlined in FEMA's Technical Bulletin 7-93 *Wet Floodproofing Requirements or be elevated in accordance with Section 2.7-2.2.a and d or dry floodproofed in accordance with Section 2.7-2.2.b.*
- ii. If accessory structures of \$3,000 or less are to be placed in the floodplain, the following criteria shall be met:
 - (1) Accessory structures shall not be used for any uses other than the parking of vehicles and storage,
 - (2) Accessory structures shall be designed to have low flood damage potential,
 - (3) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters,
 - (4) Accessory structures shall be firmly anchored to prevent flotation, collapse and lateral movement of the structure,
 - (5) Service facilities such as electrical and heating equipment shall be installed in accordance with Article IV.A.5,
 - (6) Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with Section 2.7-2.2.d.i, and
 - (7) Accessory structures shall be built with flood resistance materials in accordance with Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.
- i. **Swimming Pool Utility Equipment Rooms** - If the building cannot be built at or above the BFE, because of functionality of the equipment then a structure to house the utilities for the pool may be built below the BFE with the following provisions:
 - i. Meet the requirements for accessory structures in Section 2.7-2.2.h.

- ii. The utilities must be anchored to prevent flotation and shall be designed to prevent water from entering or accumulating within the components during conditions of the base flood.

j. **Elevators**

- i. Install a float switch system or another system that provides the same level of safety necessary for all elevators where there is a potential for the elevator cab to descend below the BFE during a flood per FEMA's Technical Bulletin 4-93 Elevator Installation for Buildings Located in Special Flood Hazard Areas.
- ii. All equipment that may have to be installed below the BFE such as counter weight roller guides, compensation cable and pulleys, and oil buffers for traction elevators and the jack assembly for a hydraulic elevator must be constructed using flood-resistant materials where possible per FEMA's Technical Bulletin 4-93 Elevator Installation for Buildings Located in Special Flood Hazard Areas.

- k. **Fill** - An applicant shall demonstrate that fill is the only alternative to raising the building to meet the residential and non-residential construction requirements of Section 2.7-2.2.a or b and that the amount of fill used will not affect the flood storage capacity or adversely affect adjacent properties. The following provisions shall apply to all fill placed in the special flood hazard area:

- a) Fill may not be placed in the floodway unless it is in accordance with the requirements in Section 2.7-2.2.e.i.
- b) Fill may not be placed in wetlands without the required state and federal permits.
- c) Fill must consist of soil and rock materials only. A registered professional geotechnical engineer may use dredged material as fill only upon certification of suitability. Landfills, rubble fills, dumps, and sanitary fills are not permitted in the floodplain.
- d) Fill used to support structures must comply with ASTM Standard D-698, and its suitability to support structures certified by a registered, professional engineer.
- e) Fill slopes shall be no greater than two horizontal to one vertical. Flatter slopes may be required where velocities may result in erosion.
- f) The use of fill shall not increase flooding or cause drainage problems on neighboring properties.
- g) Will meet the requirements of FEMA Technical Bulletin 10-01, *Ensuring*

That Structures Built On Fill in or Near Special Flood Hazard Areas Are Reasonable Safe from Flooding.

1. Standards for Subdivision Proposals and other development

- a) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.
- b) All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- c) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage.
- d) The applicant shall meet the requirement to submit technical data to FEMA in Section 2.7-2.2.g when a hydrologic and hydraulic analysis is completed that generates base flood elevations.

3. Standards for Streams without Established Base Flood Elevations and Floodways -

Located within the areas of special flood hazard (Zones A and AE) established in Section 1.4, are small streams where no base flood data has been provided and where no floodways have been identified. The following provisions apply within such areas:

- a. In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less.
- b. No encroachments, including fill, new construction, substantial improvements and new development shall be permitted within 100 feet of the stream bank unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- c. If Section 2.7-2.3.a is satisfied and base flood elevation data is available from other sources, all new construction and substantial improvements within such areas shall comply with all applicable flood hazard ordinance provisions of Section 2.7-2 and shall be elevated or floodproofed in accordance with elevations established in accordance with Section 2.7-1.3.k.
- d. Data from preliminary, draft, and final Flood Insurance Studies constitutes best available data. Refer to FEMA Floodplain Management Technical Bulletin 1-98 *Use of Flood Insurance Study (FIS) Data as Available Data*. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used.
- e. When base flood elevation (BFE) data is not available from a federal, state, or other

source one of the following methods may be used to determine a BFE For further information regarding the methods for determining BFEs listed below, refer to FEMA's manual *Managing Floodplain Development in Approximate Zone A Areas*:

i. Contour Interpolation

(1) Superimpose approximate Zone A boundaries onto a topographic map and estimate a BFE.

(2) Add one-half of the contour interval of the topographic map that is used to the BFE.

ii. Data Extrapolation - A BFE can be determined if a site within 500 feet upstream of a reach of a stream reach for which a 100-year profile has been computed by detailed methods, and the floodplain and channel bottom slope characteristics are relatively similar to the downstream reaches. No hydraulic structures shall be present.

iii. Hydrologic and Hydraulic Calculations- Perform hydrologic and hydraulic calculations to determine BFEs using FEMA approved methods and software.

4. Standards for Streams with Established Base Flood Elevations but without Floodways

- Along rivers and streams where Base Flood Elevation (BFE) data is provided but no floodway is identified for a Special Flood Hazard Area on the FIRM or in the FIS.

a. No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

5. Standards for Areas of Shallow Flooding (AO Zones) - Located within the areas of special flood hazard established in Section 1.4, are areas designated as shallow flooding. The following provisions shall apply within such areas:

a. All new construction and substantial improvements of residential structures shall have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade.

b. All new construction and substantial improvements of non-residential structures shall:

i. Have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest

adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade; or,

- ii. Be completely flood-proofed together with attendant utility and sanitary facilities to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as stated in Section 2.7-1.2.
- c. All structures on slopes must have drainage paths around them to guide water away from the structures.

Section 2.21-2 Boundaries & Specifications

- (A) While riparian buffers are encouraged throughout Florence County to maintain water quality, the riparian buffer requirements in this ordinance have been established only for those portions of certain water bodies that lie within the city limits of the City of Florence.
- (B) Riparian buffer requirements do not apply to wet ponds used as structural BMPs. However, ponds which intersect the stream channel shall have riparian buffer requirements.
- (C) The riparian buffer requirements associated with each type of water body are provided below:
 - (1) Level I Water Bodies: (Black Creek, Jeffries Creek, Middle Swamp)

A buffer must be maintained within the floodway, and 20 feet outside of the floodway, as delineated on the Flood Insurance Rate Map (FIRM), dated December 16, 2014. Improvements or other activities that are recognized to disturb the land or degrade water quality are not allowed. Exceptions may be granted for water access (e.g., boardwalks, docks, etc.) or allowed by staff when disturbance is necessary to facilitate drainage in unusual circumstances. Jeffries Creek buffer will be a non-development overlay district.

The riparian buffers for Level I water bodies are divided into the following zones:

Zone 1: A riparian buffer of at least 20 feet is required on each (outer) side of the floodway. This 20-foot outer offset area should consist of forest, small trees/shrubs, grassed area, walking paths, and other passive recreational uses.

Zone 2: A riparian buffer of at least 20 feet is also required on each (inner) side

of the floodway, if available. Clear-cutting is not allowed within the 20-foot inner offset area. It should consist of naturally landscaped areas including canopy trees and small trees/shrubs.

Zone 3: All remaining areas within the established floodway shall be left undisturbed in perpetuity.

- (2) Level II Water Bodies: (including, but not limited to High Hill Creek, Beaver Dam Creek, Alligator Branch, Gully Branch from Cherokee to Jeffries Creek, Forest Lake, and Pye Branch), i.e. – natural creek or drainage feature with permanent flow.

A buffer of at least 30 feet on each side is required, measured from the edge of bank. Improvements or other activities that are recognized to disturb the land or degrade water quality are not allowed. Exceptions may be granted for water access (e.g., boardwalks, docks, etc.) or allowed by staff when disturbance is necessary to facilitate drainage in unusual circumstances. The riparian buffers for Level II water bodies are divided into the following zones:

Zone 1: The outer 20 feet should consist of forest, small trees/shrubs, grassed area, walking paths, and other passive recreational uses.

Zone 2: The inner 10 feet shall not be clear-cut and shall be left undisturbed in perpetuity.

- (3) Level III Water Bodies: (other tributaries, outfalls, and open drainage conveyances)

A buffer of at least 10 feet is required on each side, measured from the top edge of existing bank. Improvements or other activities that are recognized to disturb the land or degrade water quality are not allowed. This buffer may consist of forested area, small trees/shrubs, or grasses. Exceptions may be granted by staff when disturbance is necessary to facilitate drainage in unusual circumstances

Section 8.4 Responsibility of Administrative Official

Administrative responsibilities shall include, but are not limited to, the following:

1. Interpretation of the general intent and/or specific meaning of any portion of the Ordinance text, position of district boundaries, district designation, or other matters relating to the Official Zoning Maps (atlas).
2. Maintain the Official Zoning Maps (atlas) and record all amendments to and information thereon.

Maintain copies of this Ordinance for public inspection and have up to date copies available to the public. A mailing list of Ordinance holders shall be kept in order to expedite dissemination of any annual amendments to the text.

3. Provide public information relating to zoning matters including scheduled meetings of the City Planning Commission and City Board of Zoning Appeals.
4. Receive, process, and record all applications for Certificates of Zoning Compliance, zoning amendments, planned development projects, and variance requests with accompanying plans and documents which shall be a public record.
5. Register and maintain records and maps on non-conforming uses, structures, and undeveloped lots.
6. Receive and process applications for change and/or relief as provided for in Article 9 of this Ordinance.
7. Appear before and provide assistance to the City Planning Commission and the City Board of Zoning Appeals.
8. Revoke permits or certificates in violation of the provisions of this Ordinance.

In designated flood hazard areas, delineated on FEMA Maps, the Zoning Administrator shall have the additional responsibilities as outlined in Section 2.7-1.

Section 8.7-3 Application Requirements

1. In addition to such information as may be required in an application for a Building Permit, each application for a Certificate of Zoning Compliance shall be accompanied by a plan in duplicate, drawn legibly to scale on either a plat or paper showing:
 - a. The shape and dimensions of the zoning lot.
 - b. The size and location of all existing buildings.
 - c. The lines within which any proposed buildings shall be erected, altered, or moved; the locations of any officially approved building setback lines.
 - d. The heights of all proposed buildings and parts thereof.
 - e. The existing and proposed use of each building and part thereof.
 - f. The use of adjoining properties.
 - g. The number of families or dwelling units in each existing building and the number that each proposed building is intended to accommodate.
 - h. The size and location of all proposed driveways, off-street loading areas, and

off-street parking areas containing more than six parking spaces.

- i. If in a special flood hazard area, then refer to Section 2.7-1.1 for additional application requirements.
 - j. Such other reasonable and pertinent information concerning the lot or neighboring lots as the Zoning Administrator may find necessary for the enforcement of this Ordinance.
2. Each application for a Certificate of Zoning Compliance shall be accompanied by a recorded plat of the lot in duplicate, drawn to scale.

Section 9.5 Administrative Procedures, Action

Step 1. Administrative Examination

Upon receipt of an application, the Zoning Administrator shall examine it for completeness, and shall, within ten (10) days, either return the application for additional information or forward it to the responsible governmental authority for review and action.

Step 2. Public Notice

All Applications

Public notice shall include announcing the application for change or relief in a newspaper of general circulation in Florence County at least 15 days prior to the time the application is scheduled for a public hearing. The notice shall state the nature of the change and the time, date, and place of the hearing.

Application for Zoning Map Change

*In addition to the above, notice of an application for a map change (amendment) shall include posting the affected property. The Zoning Administrator shall post one hearing notice for every four hundred (400) feet of street frontage or portion thereof. Such notice shall be posted at least 15 days prior to the hearing and shall indicate the nature of the change proposed, phone number, time, date, and place of the hearing.

“Where one (1) or more blocks are affected in one application, one hearing notice per block shall be sufficient.”

Application for a Variance

In addition to public notice in a newspaper of general circulation, notice of an application for a variance shall be given to all parties of interest.

Step 3. Public Hearing

The City-County Planning Commission shall conduct a public hearing on all applications for change involving the text of the Zoning Ordinance, and the Zoning Map.

The City-County Board of Zoning Appeals (ZBA) shall conduct a public hearing on all applications for relief involving variances and appeals.

Step 4. Review and Action

By The Planning Commission

3. The Planning Commission shall act on a completed application within thirty (30) days after receipt thereof (1) to defer not more than 30 days or (2) to recommend either denial or approval. The decision shall be determined by a majority of those voting. Failure to act within said time frame shall constitute a recommendation of approval.
4. The Commission shall evaluate the proposed amendment relative to the following:
 - a. How it relates to and affects the Comprehensive Plan.
 - b. Changes in conditions since the adoption of the Plan or Ordinance.
 - c. The need to correct an error or deficiency in the Ordinance or the Plan.
 - d. Any benefits which would be derived from the amendment.
 - e. Any cost to the government generated by the amendment in terms of expenditures for public improvements, facilities, and services.
 - f. Public interest and input.

The Commission shall forward its recommendation to the Council of jurisdiction for final action.

By City Council

City Council shall consider the recommendation of the Planning Commission and vote to approve, deny, or modify a proposed amendment, or refer it back to the Planning Commission for further study, or take other action as it may deem necessary.

By the Board of Zoning Appeals

Applications for a variance shall be evaluated by the Board of zoning Appeals on the basis of the following conditions:

5. That a variance from the terms of this Ordinance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will in an individual case, result in an unnecessary hardship;

6. That the spirit of the Ordinance will be observed, public safety and welfare secured, and substantial justice done;
7. That there are extraordinary and exceptional conditions pertaining to the particular piece of property;
8. That these conditions do not generally apply to other property in the vicinity;
9. That because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
10. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

Where an application for a variance is within a Flood Hazard Area, the Board, in addition to the above, shall consider the following in its deliberations:

1. **Historic Structures** - Variances may be issued for the repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
2. **Functionally Dependent Uses** – Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this Article are met, no reasonable alternative exist, and the development is protected by methods that minimize flood damage and create no additional threat to public safety.
3. **Agricultural Structures** - Variances may be issued to wet floodproof an agricultural structure provided it is used solely for agricultural purposes. In order to minimize flood damages during the base flood and the threat to public health and safety, the structure must meet all of the conditions and considerations of Number 6 (Floodways) of this section and the following standards:
 - a. Use of the structure must be limited to agricultural purposes as listed below:
 - i. Pole frame buildings with open or closed sides used exclusively for the storage of farm machinery and equipment,
 - ii. Steel grain bins and steel frame corncribs,

- iii. General-purpose barns for the temporary feeding of livestock that are open on at least one side;
 - iv. For livestock confinement buildings, poultry houses, dairy operations, and similar livestock operations, variances may not be issued for structures that were substantially damaged. New construction or substantial improvement of such structures must meet the elevation requirements of Section 2.7-2.2.b of this ordinance; and,
- b. The agricultural structure must be built or rebuilt, in the case of an existing building that is substantially damaged, with flood-resistant materials for the exterior and interior building components and elements below the base flood elevation.
 - c. The agricultural structure must be adequately anchored to prevent flotation, collapse, or lateral movement. All of the structure's components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, hydrodynamic, and debris impact forces. Where flood velocities exceed 5 feet per second, fast-flowing floodwaters can exert considerable pressure on the building's enclosure walls or foundation walls.
 - d. The agricultural structure must meet the venting requirement of Section 2.7-2.2.d of this ordinance.
 - e. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation (BFE), plus any required freeboard, or be contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 2.7-2.1.e of this ordinance
 - f. The agricultural structure must comply with the floodway encroachment provisions of Section 2.7-2.2.e of this ordinance.
 - g. Major equipment, machinery, or other contents must be protected. Such protection may include protective watertight floodproofed areas within the building, the use of equipment hoists for readily elevating contents, permanently elevating contents on pedestals or shelves above the base flood elevation, or determining that property owners can safely remove contents without risk to lives and that the contents will be located to a specified site out of the floodplain.
4. **Considerations** - In passing upon such applications, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
- a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - i. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and
 - j. Agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the Special Flood Hazard Area and no other alternative locations for the structure are available.
5. **Findings** - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance. Additionally, comments from the Department of Natural Resources, Land, Water and Conservation Division, State Coordinator's Office, must be taken into account and included in the permit file.
6. **Floodways** - Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result unless a CLOMR is obtained prior to issuance of the variance. In order to ensure the project is built in compliance with the CLOMR for which the variance is granted the applicant must provide a bond for 100% of the cost to perform the development.
7. **Conditions** - Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:
- a. Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
 - b. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - c. Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship,

and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

- d. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and a written statement that the cost of flood insurance will be commensurate with the increased risk. Such notification shall be maintained with a record of all variance actions.
- e. The local floodplain administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency (FEMA) upon request.
- f. Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance. Violations must be corrected in accordance with Section 2.7-1.3.e of this ordinance.

Applications appealing decisions of the Zoning Administrator shall be heard and decided by the Zoning Board of Appeals based on information presented by the applicant and the Zoning Administrator relative to the specific ordinance provision being appealed.

Step 5. Notification

All applicants for change or relief from the provisions of this Ordinance shall be notified in writing of final action taken by the authorized governmental authority.

An approved amendment by the City Council shall become effective immediately after such adoption and any such amendment to the zoning map(s) shall be made by the Zoning Administrator within seven days thereafter.

An approved variance or appeal shall be accompanied by an order of the Zoning Board of Appeals to direct the issuance of a permit.

Step 6. Appeals

Any person who may have a substantial interest in any decision of the Board of Zoning Appeals may appeal said decision to the Circuit Court in and for the County of Florence by filing with the clerk of such court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such appeal shall be filed within 30 days after the decision of the Board is rendered.

THEREFORE, Article 10 of the City of Florence Zoning Ordinance, shall add or amend definitions to read as follows:

ARTICLE 10

DEFINITIONS

Addition (to an existing building)- an extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

Agricultural structure - a structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this ordinance.

Appeal - a request for a review of the local administrator's interpretation of any provision of this ordinance.

Basement - means any enclosed area of a building that is below grade on all sides.

Critical Development – development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Elevated Building - A non-basement building constructed to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers, or shear walls parallel to the flow of water.

Executive Order 11988 (Floodplain Management) - Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction - means, for the purposes of determining flood insurance rates, structures for which the start of construction commenced before December 1, 1981.

Existing manufactured home park or manufactured home subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before March 20, 1972.

Expansion to an existing manufactured home park or subdivision - the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Flood - A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Hazard Boundary Map (FHBM) - an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

Flood Insurance Rate Map (FIRM) - An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood-resistant Material - Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Freeboard - a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use- a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Increased Cost of Compliance (ICC) – applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with State or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

Limited storage - an area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1-A30 zone it must meet the requirements of Section 2.7-2.1.d of this ordinance.

Lowest Adjacent Grade (LAG) - is an elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest Floor – The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this ordinance.

Mean Sea Level – means, for the purpose of this ordinance, the Nations Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps (FIRM) are shown.

National Geodetic Vertical Datum (NGVD) of 1929 - as corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New Construction – Structure for which the start of construction commenced after March 20, 1972. The term also includes any subsequent improvements to such structure.

New manufactured home park or subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after March 20, 1972.

Repetitive Loss – a building covered by a contract for flood insurance that has incurred flood-related damages on 2 occasions during a 10 year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

Section 1316 of the National Flood Insurance Act of 1968 - The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Structure - a walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground.

Substantial Improvement - Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. (3) Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision - where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

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

ADOPTED THIS _____ DAY OF _____, 2013

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 8, 2014
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2014-15 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2013-14 to 2014-15 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, the Water & Sewer Equipment Replacement Fund and the Stormwater Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2013-14.

Additionally, the General Fund budget is being amended to provide for funding from the South Carolina Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects not anticipated in the original FY 2014-15 budget.

IV. STAFF RECOMMENDATION

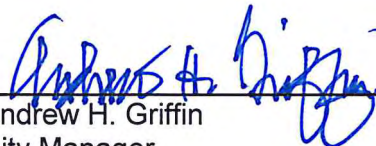
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2014, AND ENDING JUNE 30, 2015.

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2014, and ending June 30, 2015, is hereby amended as follows:

Section 1. That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

100120-790000 Miscellaneous Grants is increased in the amount of \$562,900 to provide for funding from the SC Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects.

100375-435010 From Unappropriated Reserve is increased in the amount of \$1,504,200 from fund balance.

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

10042100-580020 Office Furniture (Police) is funded in the amount of \$2,400 to provide for the miscellaneous office furnishings.

10042100-580030 Office Equipment (Police) is funded in the amount of \$6,700 to provide for the 9 tablet computers for investigators.

10042100-580040 Auto Equipment (Police) is funded in the amount of \$24,000 to provide for a codes enforcement vehicle.

10042100-580060 Other Equipment (Police) is funded in the amount of \$29,300 to provide for in-car camera systems, telecommunications headsets, digital voice recorders, power inverters, and tasers.

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$4,000 to provide for Crime Scene computers.

10042200-550280 Personal Protective Equipment (Fire) is funded in the amount of \$38,500 to provide for 50-55 sets of turn-out gear payment (\$30,000); SCBA Masks (\$3,500); and other miscellaneous protective equipment (\$5,000).

10042200-580010 Buildings & Fixed Equipment (Fire) is funded in the amount of \$40,000 to provide for Station 4 exterior wall and roof repair (\$30,000), and Station 1 bathroom upgrades (\$10,000).

10042200-580020 Office Furniture (Fire) is funded in the amount of \$5,000 to provide replacement of office furnishings at fire stations.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 10042200-580040 Auto Equipment (Fire) is funded in the amount of \$12,000 to provide for brush fire truck skid equipment.
- 10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$50,000 to provide for the replacement of pickup truck # 300 (\$26,000) and pickup truck # 361 (\$24,000).
- 10043020-580060 Other Equipment (Beautification & Facilities) is funded in the amount of \$60,000 to provide for the replacement of mower # 343 (\$12,000); mower # 955 (\$12,000); trailer # 352 (\$3,000); and stump grinder # 381 (\$33,000).
- 10043022-580040 Auto Equipment (Sanitation) is funded in the amount of \$25,000 to provide for the replacement of a pickup truck # 400.
- 10043023-580040 Auto Equipment (Equipment Maintenance) is funded in the amount of \$20,000 to provide for the replacement of pickup truck # 477.
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$8,200 to provide for the replacement of a grease pump (\$1,500); a bumper jack (\$4,500); a transmission jack (\$1,000); and a Mentor Scan System upgrade (\$1,200).
- 10043024-580010 Buildings & Fixed Equipment (Recreation) is funded in the amount of \$10,000 to provide for parks signage.
- 10043024-580040 Auto Equipment (Recreation) is funded in the amount of \$105,000 to provide for the replacement of bus # 921 (\$50,000); van # 925 (\$25,000); and utility vehicle # 100 (\$30,000).
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$46,100 for Timrod Park improvements (\$25,000) and the Jeffries Creek Picnic Shelter (\$21,100).
- 10043024-890000 Miscellaneous Grants (Recreation) is increased in the amount of \$5,000 to provide for grant expenditures related to the Jeffries Creek Picnic Shelter.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$65,000 to provide for Freedom Florence and Tennis Center marketing.
- 10043025-580040 Auto Equipment (Athletic Programs) is funded in the amount of \$25,000 to provide for the replacement of pickup truck # 940.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 10043025-580050 Facility Improvements (Athletic Programs) is funded in the amount of \$101,800 for Freedom Florence Seating Canopy (\$20,000); Gymnastics Center roof replacement (\$12,000); Tennis Center Maintenance Building (\$15,000); and Timrod Park tennis court resurfacing (\$54,800).
- 10043025-580060 Other Equipment (Athletic Programs) is funded in the amount of \$51,000 to provide for the replacement of tractor # 993 (\$25,000); trailer # 971 (\$2,400); ATV # 980 (\$10,900); and ball field drag machine # 994 (\$12,700).
- 10049300-594007 Neighborhood Redevelopment (Non-Departmental) is increased in the amount of \$115,500 to provide additional funding for neighborhood redevelopment projects.
- 10049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the General Fund portion of carpet replacement at the City Center.
- 10049300-594042 Ivanhoe Dr. Resurfacing (Non-Departmental) is funded in the amount of \$220,000 to provide for the SCDOT CTC funding for the street resurfacing of 0.47 miles on Ivanhoe Drive.
- 10049300-594043 Street Resurfacing P027439 (Non-Departmental) is funded in the amount of \$342,900 to provide for the SCDOT CTC funding for the street resurfacing of 1.36 miles on all or a portion of Kingston Drive, Country Creek Road, Oakwood Lane and Woodridge Lane.
- 10049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$28,000 to provide funds for the General Fund portion of the Financial and HR management software conversion and implementation.
- 10049300-594105 McLeod Park Improvements (Non-Departmental) is funded in the amount of \$80,000 to provide for the completion of McLeod Park improvements.
- 10049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$10,000 to provide funds for IT upgrades in the General Fund related to management system software implementation and development.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$13,000 to provide for DHEC grant-funded trail system improvements.
- 10049300-594145 FMU Health Science Building (Non-Departmental) is increased in the amount of \$264,400 to account for 2014 receipts that exceeded the estimated \$1 million to be collected from a designation of 50% of the revenues

FY 2014-2015 Budget Amendment Ordinance (continued)

generated from the "County/Municipality Revenue Fund" portion of the Local Option Sales Tax, approved by City Council on July 8, 2013 in Ordinance No.2013-17.

10049300-594160 Property Acquisitions (Non-Departmental) is funded in the amount of \$233,300 to provide for property acquisition for Neighborhood Redevelopment.

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

200375-435010 From Unappropriated Reserve is funded in the amount of \$1,150,000 from unrestricted net assets.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

20041506-550510 Meters, Parts & Supplies (Utilities and Licensing) is increased in the amount of \$15,000 to provide for additional iPerl meters.

20041506-580020 Office Furniture (Utilities and Licensing) is funded in the amount of \$3,700 to provide for a replacement safe and storage cabinets.

20041506-580030 Office Equipment (Utilities and Licensing) is increased in the amount of \$2,300 to provide for the purchase of 2 desk top radios and 12 replacement cash drawers.

20041506-580060 Other Equipment (Utilities and Licensing) is funded in the amount of \$29,000 to provide for the purchase of hand held meter reading devices and touch-read wands.

20044040-531000 Professional Services (Engineering) is increased in the amount of \$45,000 to provide for the acquisition of pictometry fly-over services.

20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$407,000 to provide for upgrades to the Calvin Circle Pump Station (\$210,000) and the Rosedale Pump Station (\$197,000).

20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$409,000 to provide for upgrades to the Surface Water Plant electronic operating system (\$189,000), and filter media replacement (\$220,000).

20044043-580050 Facility Improvements (Ground Water) is increased in the amount of \$66,000 to provide for South Florence water treatment plant filter media replacement.

FY 2014-2015 Budget Amendment Ordinance (continued)

- 20049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the W/S Utilities Enterprise Fund portion of carpet replacement at the City Center.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2014-15.
- 20049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$90,000 to provide funds for the W/S Utilities Enterprise Fund portion of the Financial and HR management software conversion and implementation.
- 20049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$7,000 to provide funds for IT upgrades in the W/S Utilities Enterprise Fund related to management system software implementation and development.

Section 5. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$343,500 from unrestricted net assets.

Section 6. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 21041506-580070 Data Processing Equipment (Utilities and Licensing Equipment Replacement) is funded in the amount of \$35,000 to provide funding for the purchase of utility billing computer hardware.
- 21044041-580040 Auto Equipment (Wastewater Treatment Equipment Replacement) is funded in the amount of \$90,000 to provide funding for the replacement of boom truck # 774.
- 21044041-580060 Other Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$28,000 to provide funding for a four wheel drive tractor.
- 21044042-580040 Auto Equipment (Surface Water Equipment Replacement) is increased in the amount of \$18,000 to provide funding for the replacement of utility vehicle # 730.
- 21044043-580060 Other Equipment (Ground Water Equipment Replacement) is increased in the amount of \$80,000 to provide funding for the replacement of and emergency generator.

FY 2014-2015 Budget Amendment Ordinance (continued)

21044044-580010 Buildings and Fixed Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a heat pump replacement.

21044044-580060 Other Equipment (Distribution Operations Equipment Replacement) is increased in the amount of \$85,000 to provide funding for the purchase of a replacement trailer mounted 4" pump (\$20,000); a replacement 6" trash pump (\$20,000); and a replacement 8" trash pump (\$45,000).

Section 7. That the category of revenues of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

310375-435010 From Unappropriated Reserve is increased in the amount of \$155,000 from unrestricted net assets.

Section 8. That the category of expenses of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

31044060-580040 Auto Equipment (Stormwater Operations Equipment Replacement) is increased in the amount of \$155,000 to provide funding for the replacement of dump truck # 832.

Section 9. That the category of revenues of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

400375-435010 From Unappropriated Reserve is funded in the amount of \$15,000 from fund balance.

Section 10. That the category of expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

40049900-598045 Downtown Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$15,000 for downtown beautification and improvements.

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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

FY 2014-2015 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2014.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

VII. b.
Bill No. 2014-46
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: December 8, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 202 North Lakewood Drive, Tax Map Number 90009-02-012, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owners, James Byron and Rebecca Kay Jones.

II. POINTS TO CONSIDER:

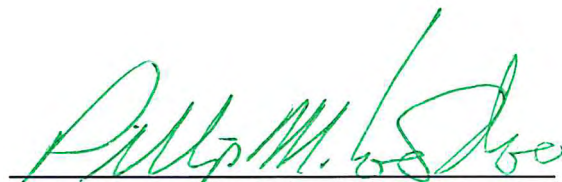
- (1) Request is being considered for first reading.
- (2) A single-family residence is currently developed on the site.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

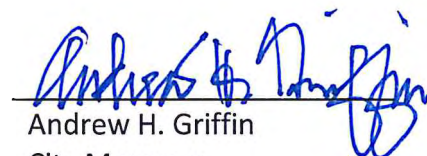
- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

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



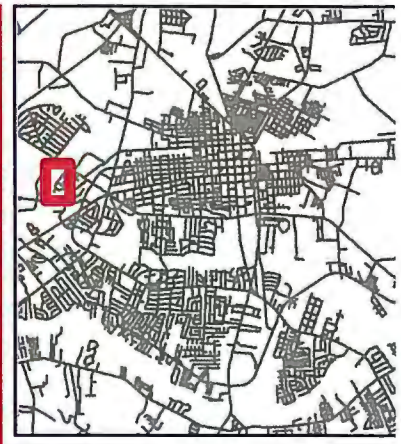
Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

Location Map

TMP: 90009-02-012



Legend

- Road Segment
- Parcels
- City Limits

Water

- Main
- Hydrant

Sewer

- Manhole
- Pressurized Main
- Gravity Main



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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 202 Lakewood Dr.
90009-02-012

3. Annexation is being sought for the following purposes:

★ To be connected to residential sewer lines
sewer lines

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>5</u>
Race	<u>Black</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

★ Date 10-16-14 James B. Jones
Petitioner

P Date 10-16-14 Rebecca Jones
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/17/14</u>	<u>SSD</u>

ORDINANCE NO. 2014_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JAMES BYRON AND REBECCA KAY JONES, TMN 90009-02-012

WHEREAS, a Public Hearing was held in the Council Chambers on November 18, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by James Byron and Rebecca Kay Jones, owners of TMN 90009-02-012, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90009, block 02, parcel 012 (0.51 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 _____, 2015

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: December 8, 2014

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A request to annex and zone various properties within the Windsor Forest and Grove Park Subdivisions owned by Venugopal Govindappa and Deepthi Jayara, TMN 01221-01-250; John Elwood and Donna Brodie Owens, TMN's 01221-01-150 and 01221-01-151; Stephen C. and Debra L. Orander, TMN 01221-01-208; Stephanie Simmons, TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, TMN 00984-01-027.

II. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) All parcels are either vacant or developed with a single-family dwelling.
- (3) City water and sewer service is currently available; there is no cost to extend water or sewer service.
- (4) A Public Hearing for zoning was held at the November 18, 2014 Planning Commission meeting.
- (5) Planning Commission members voted 8-0 to recommend the zoning request of R-1, Single-Family Residential District.
- (6) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

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

IV. ATTACHMENTS:

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



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



Andrew H. Griffin
City Manager

Location Map

Windsor Forest and Grove Park Annexation Petitions



Legend

- Parcels
- RoadSegment
- Address
- City Limits
- Pending Annexations



PLANNING, RESEARCH & DEVELOPMENT

CITY OF FLORENCE

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STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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

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

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

Florence County Tax Map

3. Annexation is being sought for the following purposes:

City Services

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

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

Total Residents	<u>4</u>
Race	<u> </u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 10/3/14

Date 10/3/14

Deepthi Jayaraj *D. Jayaraj*
Petitioner

Venugopal Govindappa
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/6/14</u>	<u>SEP</u>

2482 Trotter

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

2482 Trotter Rd
01221-01-151

3. Annexation is being sought for the following purposes:



ENHANCED BENEFITS of "CITY" POLICE/FIRE PROTECTION; WASTE MANAGEMENT

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

2
WHITE
2
2



Date 10/6/14

John Elwood Owens
Petitioner



Date 10/6/14

Donna B Owens
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 10/8/14	JRP

Vacant Parcel

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 01221-01-150

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



ENHANCED BENEFITS of "CITY" POLICE/FIRE PROTECTION; WASTE MANAGEMENT

- 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 N/A
 Race _____
 Total 18 and Over _____
 Total Registered to Vote _____



Date 10/6/14

John Edward Owens
Petitioner



Date 10/6/14

Dorinda B. Coleman
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date 10/9/14	JED

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 01221-01-208

★ 3. Annexation is being sought for the following purposes:
 TO HAVE CITY SERVICES

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

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

★

Total Residents	<u>3</u>
Race	<u>W</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

★ Date 10/8/14

[Signature]
Petitioner

★ Date 10/8/14

[Signature]
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>10/10/14</u>	<u>SBD</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 2719 Trotter Rd.
00984 - 01-026

- 3. Annexation is being sought for the following purposes:
The neighborhood has been moving toward annexation for several years in hopes of receiving from unimpeded services such as police protection, etc.
- 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>1</u>
Race	<u>White</u>
Total 18 and Over	<u>1</u>
Total Registered to Vote	<u>1</u>

Date 10/7/14

Stephanie C. Simmons
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/10/14</u>	<u>SBD</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

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

City Service

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

Date 12-02-14

Betty C. Hyman
Petitioner

Date 12-02-14

W. Howard Hyman
Petitioner

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>12/02/14</u>	<u>JRD</u>

ORDINANCE NO. 2014_____

AN ORDINANCE TO ANNEX AND ZONE VARIOUS PROPERTIES WITHIN THE WINDSOR FOREST SUBDIVISION OWNED BY VENUGOPAL GOVINDAPPA AND DEEPTHI JAYARA, TMN 01221-01-250; JOHN ELWOOD AND DONNA BRODIE OWENS, TMN'S 01221-01-150 AND 01221-01-151; STEPHEN C. AND DEBRA L. ORANDER, TMN 01221-01-208; STEPHANIE SIMMONS, TMN 00984-01-026; AND W. HOWARD AND BETTY CAULDER HYMAN, TMN 00984-01-027.

WHEREAS, a Public Hearing was held in the Council Chambers on November 18, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, applications by Venugopal Govindappa and Deepthi Jayara, owners of TMN 01221-01-250; John Elwood and Donna Brodie Owens, owners of TMN's 01221-01-150 and 01221-01-151; Stephen C. and Debra L. Orander, owners of TMN 01221-01-208; Stephanie Simmons, owner of TMN 00984-01-026; and W. Howard and Betty Caulder Hyman, owners of TMN 00984-01-027, were presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 250 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 150 (0.57 Acres); Florence County Tax Map 01221, block 01, parcel 151 (0.61 Acres); Florence County Tax Map 01221, block 01, parcel 208 (0.55 Acres); Florence County Tax Map 00984, block 01, parcel 026 (0.63 Acres); Florence County Tax Map 00984, block 01, parcel 027 (0.65 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 properties 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 _____, 2015

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: December 8, 2014

AGENDA ITEM: First Reading, Ordinance to Amend PDD Ordinance for Magnolia Mall

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Request to amend Planned Development District Ordinance for Magnolia Mall TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 to expand the development plan.

II. POINTS TO CONSIDER

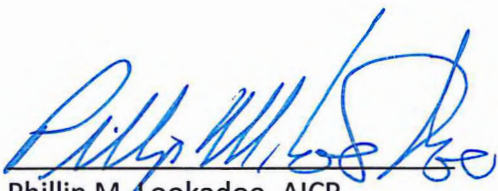
- (1) In the mid to late 1970's, City Council adopted an ordinance that annexed a lot owned by PR Magnolia LLC and zoned the property Planned Unit Development-Commercial (PUD-C).
- (2) The Magnolia Mall would like to amend the PDD Ordinance for Magnolia Mall to allow future development including an expansion of the existing use on parcels identified as Florence County tax map numbers 00099-01-052; 00099-01-100; 00099-01-055 and 00099-01-053. Three (3) additional building sites will be created for future development. The proposed uses for the future buildings are retail and/or restaurant. (See Attachment 4).

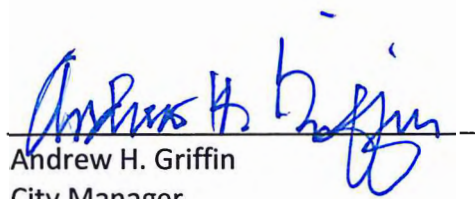
III. CURRENT STATUS/PREVIOUS ACTION TAKEN

- (1) No previous action has been taken by City Council on this request.
- (2) A Public Hearing to amend the PDD was held at the November 18, 2014 Planning Commission meeting.
- (3) Planning Commission members voted 8-0 to recommend the amendment request of the Planned Development District.
- (4) City staff concurs with City of Florence Planning Commission's recommendation to amend the Planned Development District.

IV. ATTACHMENTS

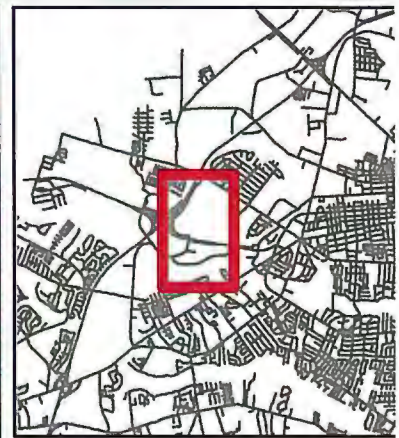
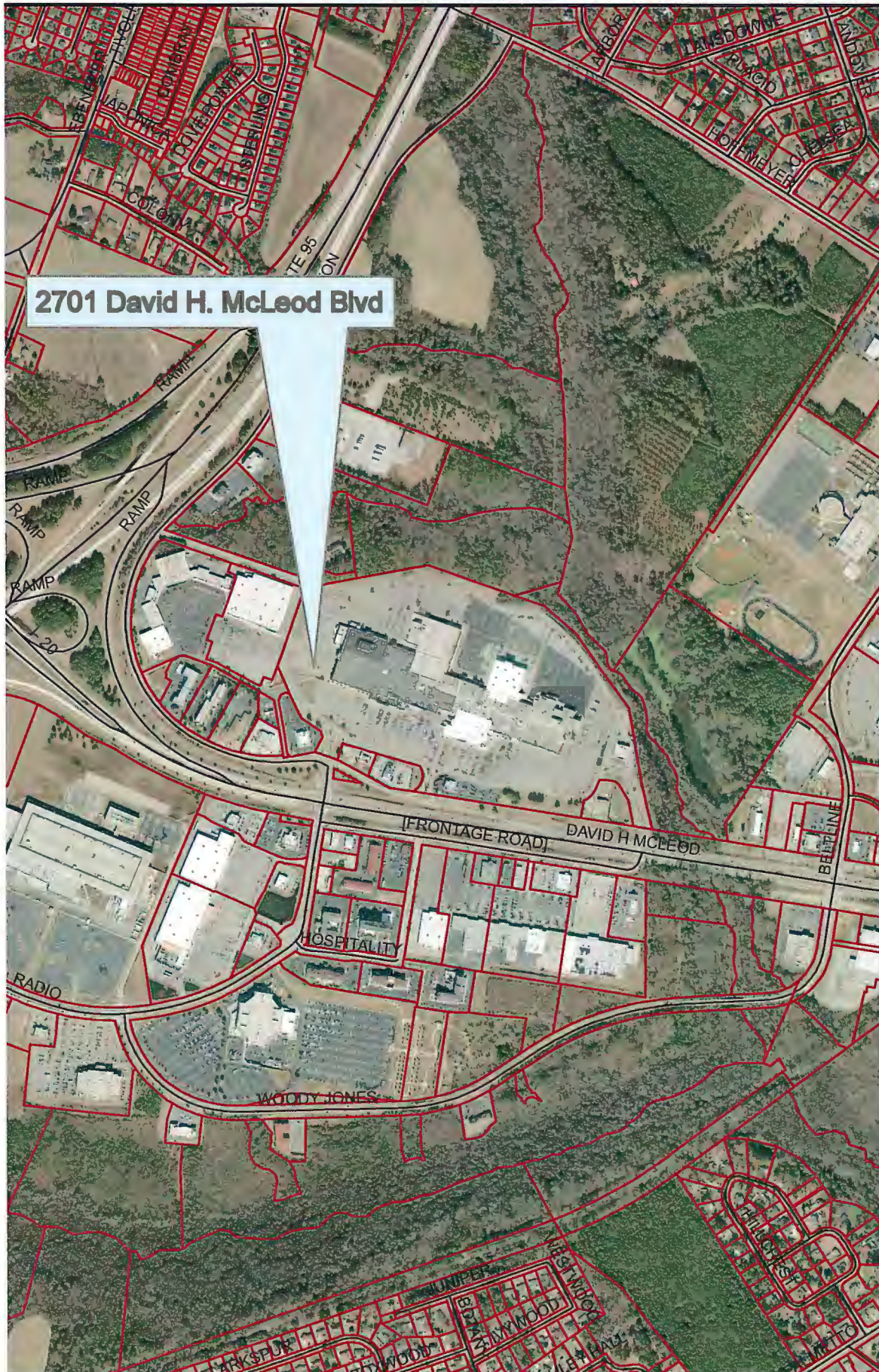
- (1) Ordinance
- (2) Location Map
- (3) Existing site plan
- (4) Proposed Site Plan
- (5) Proposed Landscape Plan


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


Andrew H. Griffin
City Manager

Location Map

2701 David H. McLeod



Legend

- Parcels
- RoadSegment



PLANNING, RESEARCH & DEVELOPMENT

CITY OF FLORENCE

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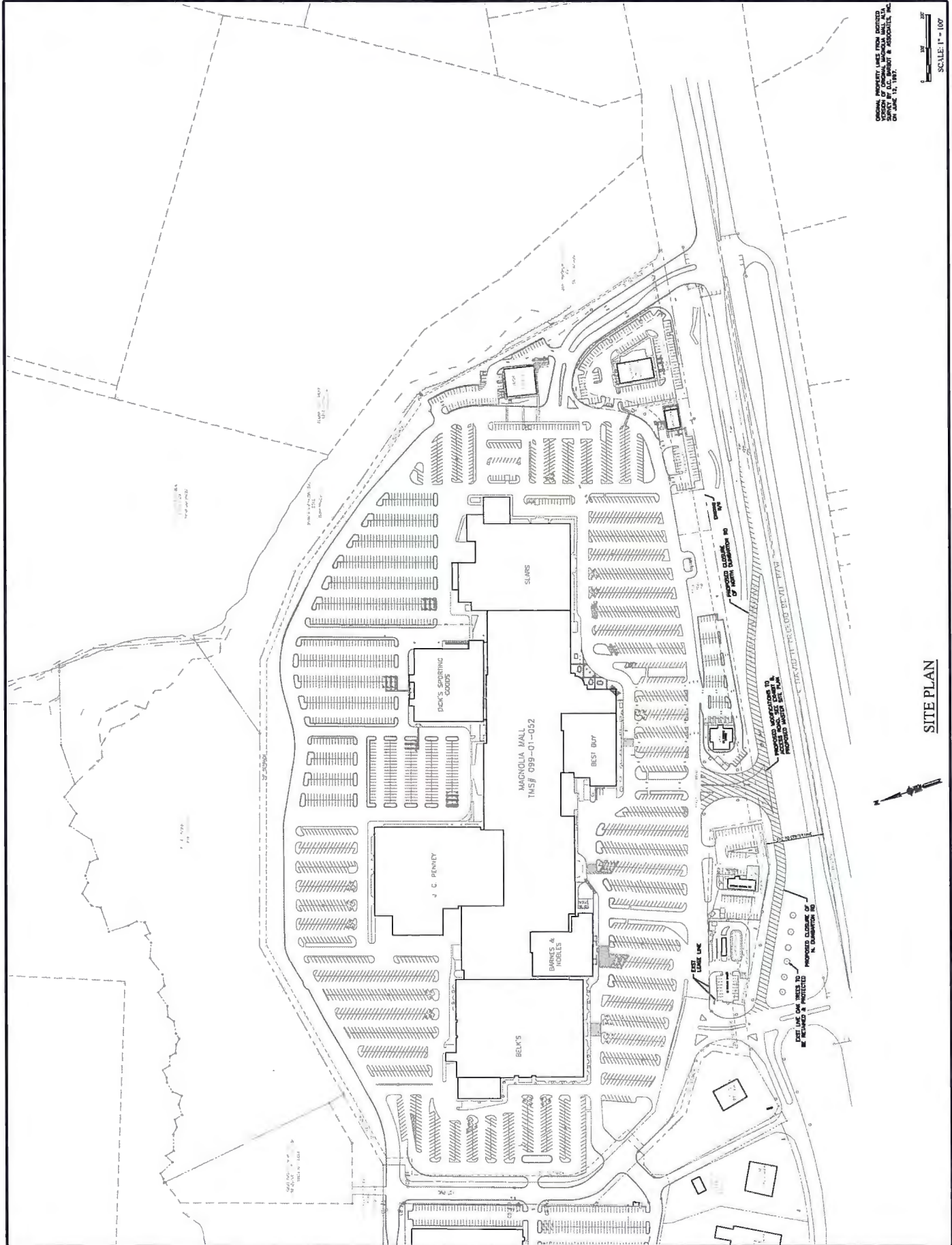
DATE	12/2014
BY	DAVIS
CHKD	DAVIS
APP'D	DAVIS
PROJECT NO.	1001103
PROJECT NAME	EXISTING MASTER SITE PLAN

EXISTING MASTER SITE PLAN

POD AGREEMENT - MAGNOLIA MALL 2014
 PHILADELPHIA, PA 19102
 FLORENCE, SOUTH CAROLINA
 P.O. BOX 1001
 PHILADELPHIA, PA 19102

DAVIS Engineering
 Environmental & Laboratory Services
 Architecture
 GREENWOOD • CHARLESTON • COLUMBIA • GREENVILLE
 FLORENCE • HICKORY • MOUNTAIN VIEW

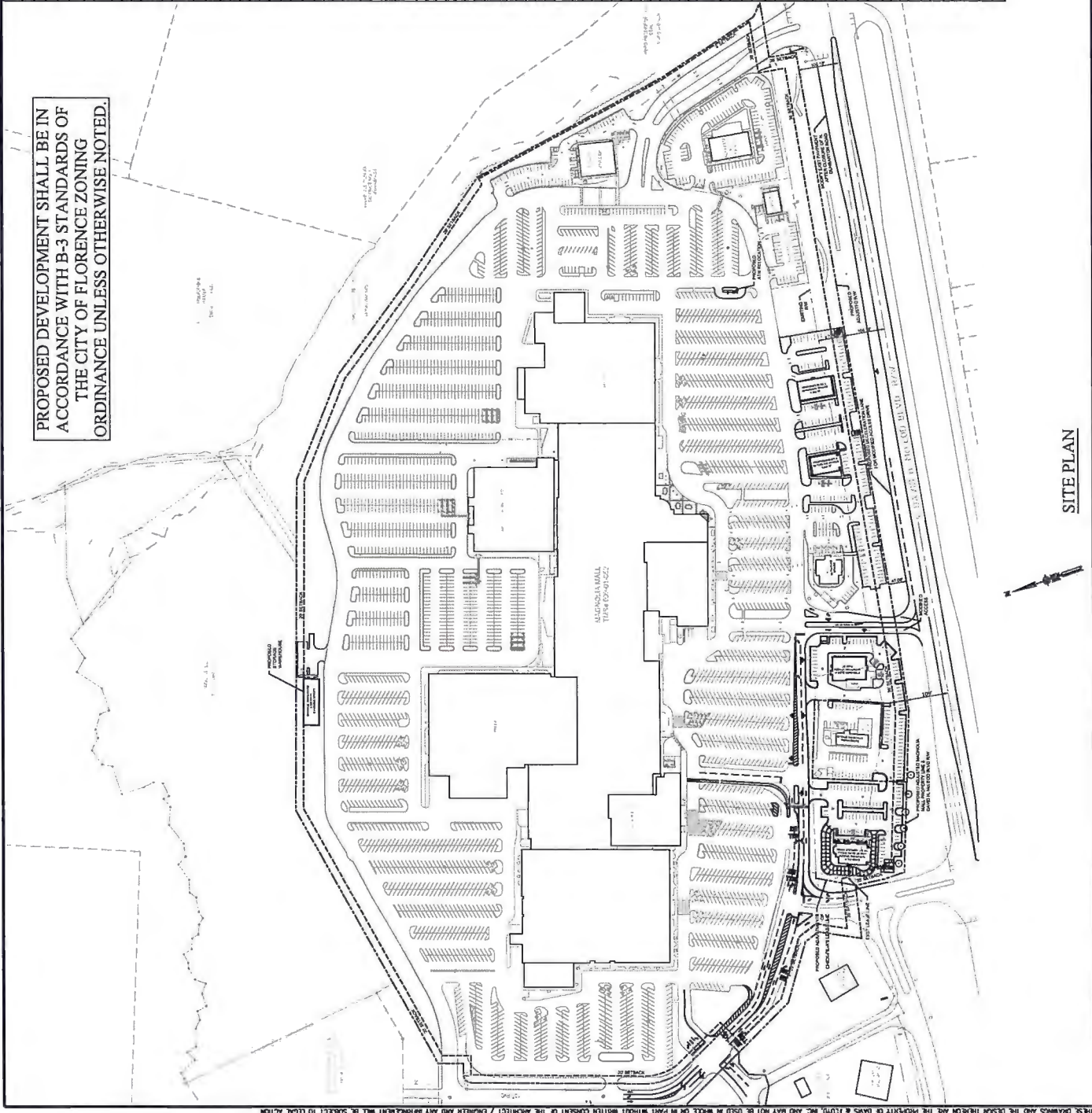
FOR PLANNING
 APPROVAL ONLY
 PRELIMINARY
 CONCEPT
 NOT FOR DESIGN



SITE PLAN

SCALE: 1" = 100'
 ORIGINAL PROPERTY LINES FROM EXISTING RECORD MAPS AND SURVEY BY ALL RIGHTS & ASSOCIATES OF JUNE 12, 1987.

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT / ENGINEER AND ANY AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.



PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH B-3 STANDARDS OF THE CITY OF FLORENCE ZONING ORDINANCE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	UNIT	AREA (SQ. FT.)	PERCENT	DATE	STATUS	REMARKS
1	ASBESTOS ABATEMENT TANK EXPANSION	1	1,125.00	1.125%	11/15/14	PROPOSED	
2	PROPOSED PAVEMENT IMPROVEMENTS	1	1,125.00	1.125%	11/15/14	PROPOSED	
3	PROPOSED LANDSCAPING	1	1,125.00	1.125%	11/15/14	PROPOSED	
4	TOTAL PARKING	1	1,125.00	1.125%	11/15/14	PROPOSED	
5	PLANNED DEVELOPMENT (TOTAL)	1	1,125.00	1.125%	11/15/14	PROPOSED	
6	EXISTING DEVELOPMENT (TOTAL)	1	1,125.00	1.125%	11/15/14	EXISTING	
7	TOTAL DEVELOPMENT (TOTAL)	1	1,125.00	1.125%	11/15/14	TOTAL	
8	ASBESTOS ABATEMENT TANK EXPANSION	1	1,125.00	1.125%	11/15/14	PROPOSED	
9	PROPOSED PAVEMENT IMPROVEMENTS	1	1,125.00	1.125%	11/15/14	PROPOSED	
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DAVIS Engineering
Environmental & Laboratory Services
100 S. Broad St.
Florence, SC 29502
803-681-1111

FLOYD Architecture
200 S. Broad St.
Florence, SC 29502
803-681-1111

PROPOSED MASTER SITE PLAN
REVISED PLAN
10/20/14

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT / ENGINEER AND ANY AMENDMENT WILL BE SUBJECT TO LEGAL ACTION.

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR MAGNOLIA MALL TMN: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053 TO EXPAND THE DEVELOPMENT PLAN:

WHEREAS, a Public Hearing was held in City Council Chambers on November 20, 2014 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, The PR Magnolia, LLC made application to amend Planned Development District Ordinance to update the development plan to allow the proposed future development consisting of an expansion of the existing use on TMS#: 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053, and the addition of three (3) buildings with parking and the uses to be retail and/or restaurant.

WHEREAS, the request was made for further expansion of Magnolia Mall;

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 to update the development plan to allow the proposed future development consisting of an expansion of the existing use on TMS# 00099-01-052; 00099-01-100; 00099-01-055; 00099-01-053, and the addition of three (3) buildings with parking and the uses to be retail and/or restaurant.
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 _____, 2015

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

VIII. a. Boards and Commissions

FLORENCE CITY COUNCIL

DATE: December 8, 2014

AGENDA ITEM: Report To Council/Boards and Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Civic Center Commission.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The Civic Center Commission has one vacancy as of June 30, 2014.

III. ATTACHMENTS:

Letter from existing board member indicating that he would like to be reappointed
Applications Received

Civic Center Commission

One Vacancy and One Re/Appointment

Current Board Member

**Councilmember to make
Appointment**

Mr. Michael Scott Long

Would like to be reappointed

Councilman Brand

Attachments:

Letter of Interest from current board member
Applications Received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

April 15, 2014

Mr. Michael Scott Long
1414 Hunter Street
Florence, SC 29505

Dear Mr. Long:

Our records indicate that your term on the Civic Center Commission will expire on June 30, 2014. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Commission. Please return this letter to our office and keep the enclosed copy for your records.

Thank you for your past service to the City of Florence. Your time and effort are deeply appreciated.

If you have any questions, please feel free to contact me.

Sincerely,

Drew Griffin
City Manager

I would like to continue to serve on the Civic Center Commission.

I do not want to serve on the Civic Center Commission.

Mr. Michael Scott Long