

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JULY 14, 2008 - 1:00 P.M.

CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

Regular Meeting - June 16, 2008

IV. SPECIAL HONORS AND RECOGNITIONS

Educational Recognitions

*Brian Matthews - Has received his "D" Water Treatment
Operator Certification*

*Mark Browder - Has received his "C" Water Treatment
Operator Certification*

Service Certificates

Michael Ward - 35 years - Fire Department

Carey Evans - 30 years - Fire Department

Michael Krell - 20 years - Police Department

Stewart Johnson - 20 years - Police Department

Jerome Daniels - 15 years - Public Works Department

Lacy King - 10 years - Public Works Department

Michael Brandt - 10 years - Police Department

Robert Drulis - 10 years - Police Department

Lee Davis - 10 years - Police Department

Gerald Hendrix - 10 years - Fire Department

V. APPEARANCE BEFORE COUNCIL

- a. *West Florence High School Boys Tennis Team - 2008 State Champions*
- b. *Mrs. Jayne Boswell, President Florence Area Humane Society*
- c. *The Greater Florence Chamber of Commerce and the Hospitality Association of South Carolina - to request Council's consideration of passing an ordinance authorizing a referendum for the November 2008 ballot for the General Election to allow on-premise Sunday alcoholic drink sales by licensed restaurants in the City of Florence.*

VI. ORDINANCES IN POSITION

- a. **Bill No. 2008-13 - Second Reading**
An Ordinance to amend Section 2.5-Table III, Section 3.21, Section 5.2-Table VIII, Section 7.6, and Section 7.7 of the City of Florence Zoning Ordinance for setbacks, text errors, accessory structure rules and commercial and industrial property access.
(Note: Staff has requested this item be deferred to a future meeting)
- b. **Bill No. 2008-16 - Second Reading**
An Ordinance to amend Section 2.9 of the Consolidated Zoning Ordinance by adding to the existing Ordinance in order to create the Wilson Road Residential Overlay District associated with Design Guidelines and to provide for their enforcement and administration.
(Please see recommendation from County/Municipal Planning Commission located behind the agenda sheet)
- c. **Bill No. 2008-28 - Second Reading**
An Ordinance to rezone property owned by Mary Alice Busch located in the 1200 Block of Harmony Street from R-4, Multi-Family Residential, Limited to R-5, Multi-Family Residential District by amending the Zoning Atlas of the City of Florence.
(Mr. Hollis M. Fitch, applicant for this rezoning has requested this item be withdrawn from the agenda. Mr. Fitch's letter of request is attached.)
- d. **Bill No. 2008-31 - Second Reading**
An Ordinance amending Chapter 12 of the City of Florence, South Carolina Code of Ordinances pertaining to water and sewer connection charges.
- e. **Bill No. 2008-32 - Second Reading**
An Ordinance to amend the Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2007, and ending June 30, 2008.

- f. **Bill No. 2008-33 - Second Reading**
An Ordinance to authorize the execution and delivery of a Lease Purchase Agreement in order to provide for the acquisition of two auto loading sanitation trucks; to provide the terms and conditions of such Lease/Purchase Agreement; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase Agreement; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase Agreement; and to provide for other matters related thereto.

- g. **Bill No. 2008-34 - Second Reading**
An Ordinance to annex and zone property owned by Ashish and Parameswaran Bhuvana Shankar located at 2516 West Andover Road to R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence.

- h. **Bill No. 2008-35 - Second Reading**
An Ordinance to annex and zone properties owned by Steven D. and Jennifer B. McKay, Reliance Builders, Inc., Michael F. DeHooe and Pamela A. Clark, Thomas J. and Michelene Sheehy, John A. and Denise Parnell, Richard L. Jr. and Julie S. Knight, Jeffrey W. and Dana M. Cheak, Kenneth Lange and Pamela Stellmann Ries located on Rainford Road and Honor Cove to R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence.

- i. **Bill No. 2008-36 - Second Reading**
An Ordinance to annex and zone property owned by Cornelia G. Hill located at 160 North Lakewood Drive to R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence.

- j. **Bill No. 2008-37 - Second Reading**
An Ordinance to amend the Consolidated Zoning Ordinance to create the City of Florence Zoning Ordinance.

- k. **Bill No. 2008-38 - Second Reading**
An Ordinance authorizing the transfer of parcels located in the block bounded by Baroody Street, Irby Street, West Evans Street, and Coit Street, and being the parcels designated as Tax Map 90-167-01-008, 90-167-01-015, 90-167-01-016, 90-167-01-017, 90-167-01-019, and 90-167-01-022 in the records of the Florence County Tax Assessor.

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2008-39 - First Reading**
An Ordinance to annex and zone 35 +/- acres of property owned by the Presbytery Home of South Carolina located at 2350 West Lucas Street by amending the Zoning Atlas of the City of Florence.

- b. Bill No. 2008-40 - First Reading**
An Ordinance to annex and zone property owned by Lamar C. and Deloris C. Horne located at 118 E. Shenandoah Lane to R-3, Single-Family Residential District by amending the Zoning Atlas of the City of Florence.

VIII. INTRODUCTION OF RESOLUTIONS

- a. Resolution No. 2008-08**
A Resolution to participate in the South Carolina Other Retirement Benefits Program, sponsored and coordinated by the Municipal Association of South Carolina (MASC) to fund Other Post-Employment Benefits (OPEB) liabilities reported in accordance with the Governmental Accounting Standards Board Statement No. 45 (GASB 45).
- b. Resolution No. 2008-09**
A Resolution to amend Resolution 98-05 pertaining to the City of Florence Retirement Benefits Program for the Shared Purchase of Health Insurance.
- c. Resolution No. 2008-10**
A Resolution by the City of Florence to authorize the Building Commission of the City and County of Florence to convey to the County of Florence that portion of Tax Parcel 90-167-02-007 lying west of Irby Street.

IX. REPORTS TO COUNCIL

- a. Appointments to Boards and Commissions**
- b. Comments by Councilman Buddy Brand regarding non-partisan elections in the City of Florence**

X. EXECUTIVE SESSION

- a. Contractual Matter**
- b. Personnel Matter**

XI. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 16, 2008 - 1:00 P.M.
CITY-COUNTY COMPLEX, CITY COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Frank E. Willis called the regular meeting to order at 1:00 p.m. The following members were present for the meeting: Councilman Frank J. Brand, II; Councilman Rick Woodard; Councilman William C. Bradham, Jr.; Councilman Ed Robinson; Mayor Pro tem Billy D. Williams; and Councilman Robert C. Holland, Jr.

ALSO PRESENT: David N. Williams, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Urban Planning and Downtown Development; Chief Anson Shells, Florence Police Department; Drew Griffin, Director of Public Works and Utilities; Scotty Davis, Director of Community Services; Chief Randy Osterman, Florence Fire Department; Thomas Chandler, Director of Finance; and Tom Shearin, Special Services Administrator.

Notices of this regular meeting were sent to the media informing them of the date, place and time of the meeting. Chuck Tomlinson of the Morning News was present.

INVOCATION

Mayor Pro tem Billy D. Williams gave the invocation, which was followed by the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES

Councilman Brand made a motion to approve the minutes of the Regular Meeting of May 5, 2008, the Special Meeting of May 12, 2008, and the Special Meeting of May 22, 2008. Councilman Holland seconded the motion, which carried unanimously.

SPECIAL HONORS AND RECOGNITIONS

Kevin Crawford received a certificate from Mayor Willis in recognition of completing 10 years of service with the City of Florence.

Mayor Willis presented Michael Rotan a certificate in recognition of completing 10 years of service with the City of Florence.

Chief Osterman accepted a certificate of recognition on behalf of Vincent Matthews for completing 10 years of service with the City of Florence.

APPEARANCE BEFORE COUNCIL

Ms. DeANN LESANE - To report on a program to stop gang violence

Ms. DeAnn Lesane appeared before Council to request a center for teens to be located in the City of Florence. Ms. Lesane suggested that there be programs offered just for teens. For example, if someone has dropped out of school, there could be help available for them to acquire their GED. Also there could be different activities to participate in throughout the week as well as on the weekends. Ms. Lesane also suggested that the Police Department be available to offer advice to someone who might be in a gang but would like to find a way out.

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Councilman Robinson stated that this is exactly what he has been trying to achieve through a Teen Center. Funding for a teen center has been included in the FY 2008-2009 budget. Councilman Robinson asked Ms. Lesane to stay in touch with Mayor Pro tem Williams regarding the Teen Center. Her input, as well as input from others, will be needed to make sure the Center will provide what is needed in the community.

PUBLIC HEARING

A PUBLIC HEARING TO SOLICIT PUBLIC INPUT ON THE PROPOSED USE OF FUNDS FOR THE EDWARD BYRNE JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$18,237, TO CONTINUE TO INCREASE CAMERA TECHNOLOGY WITHIN THE PATROL DIVISION OF THE POLICE DEPARTMENT.

Mayor Willis declared the public hearing opened at 1:09 p.m.

Chief Anson Shells reported to Council that this is the grant that the department applies for every year. The Police Department is requesting funding in the amount of \$18,237 to be used to purchase more in car cameras for the police officers. Also, Chief Shells would like to use part of these funds to support some of the department's downtown efforts, such as purchasing more scooters to patrol the downtown area.

Mayor Willis asked if there was anyone present to speak regarding the public hearing. There being no one present to speak, Mayor Willis declared the public hearing closed at 1:12 p.m.

ORDINANCES IN POSITION

BILL NO. 2008-13 - SECOND READING

AN ORDINANCE TO AMEND SECTION 2.5-TABLE III, SECTION 3.21, SECTION 5.2-TABLE VIII, SECTION 7.6, AND SECTION 7.7 OF THE CITY OF FLORENCE ZONING ORDINANCE FOR SETBACKS, TEXT ERRORS, ACCESSORY STRUCTURE RULES AND COMMERCIAL AND INDUSTRIAL PROPERTY ACCESS.

An Ordinance to amend Section 2.5 Table III, Section 3.21, Section 5.2-Table VIII, Section 7.6, and Section 7.7 of the City of Florence Zoning Ordinance for Setbacks, Text Errors, Accessory Structure Rules and Commercial and Industrial Property Access was deferred on second reading.

BILL NO. 2008-16 - SECOND READING

AN ORDINANCE TO AMEND SECTION 2.9 OF THE CONSOLIDATED ZONING ORDINANCE BY ADDING TO THE EXISTING ORDINANCE IN ORDER TO CREATE THE WILSON ROAD RESIDENTIAL OVERLAY DISTRICT ASSOCIATED WITH DESIGN GUIDELINES AND TO PROVIDE FOR THEIR ENFORCEMENT AND ADMINISTRATION.

An Ordinance to amend Section 2.9 of the Consolidated Zoning Ordinance by adding to the existing ordinance in order to create the Wilson Road Residential Overlay District associated with Design Guidelines and to provide for their enforcement and administration was deferred on second reading.

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Mr. Jim Peterson, City Attorney reported that on this particular ordinance, the Planning Commission addressed this request at its May meeting, they did not take any action on the request, but voted to defer the item. Under the City's Ordinance, the Planning Commission has a total of 30 days from the date that the request appears before them for the first time, to make a recommendation. Those 30 days have not yet expired. By State Statute, and interpretation of the City's Ordinances, Council can not take action on this request at this meeting. At the next regular meeting, scheduled for July 14, 2008, Council will be able to take action, whether the Planning Commission has made a recommendation or not.

BILL NO. 2008-24 - SECOND READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY VIVIAN R. GALLMAN, J. MICHAEL DERIENZO AND MICHAEL LUCAS LOCATED AT 1520 AND 1522 PALOMAR PARKWAY TO R-3, SINGLE FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to annex and zone properties owned by Vivian R. Gallman, Jr. Michael DeRienzo and Michael Lucas located at 1520 and 1522 Palomar Parkway to R-3, Single-Family Residential District by amending the Zoning Atlas of the City of Florence was adopted on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council at the May 12, 2008 regular City Council meeting, that an annexation and zoning request has been received for property located at 1520 and 1524 Palomar Parkway. The property is shown more specifically on Florence County Tax Map 90113, Block 1, Parcels 84 and 85.

The properties are contiguous to the city limits with water and sewer services available.

The zoning request for R-3, Single-Family Residential was heard by the Florence County Municipal Planning Commission at their April 22, 2008 meeting and was approved unanimously.

Mayor Pro tem Williams made a motion to adopt Bill No. 2008-24 on second reading. Councilman Woodard seconded the motion, which carried unanimously.

BILL NO. 2008-25 - SECOND READING
AN ORDINANCE TO REZONE PROPERTY OWNED BY JITENDRA E. PATEL LOCATED AT 1501 WEST EVANS STREET TO B-1, LIMITED BUSINESS DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to rezone property owned by Jitendra E. Patel located at 1501 West Evans Street to B-1, Limited Business District by amending the Zoning Atlas of the City of Florence was adopted on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council at the May 12, 2008 City Council meeting, that a rezoning request has been received for property located at 1501 West Evans Street. The property is shown more specifically on Florence County Tax Map 90034, Block 11, Parcel 4 and consists of 0.394 acres.

The property is currently vacant and zoned R-4, Multi-Family Residential District in the City of Florence.

The applicant is proposing to utilize the portion of property as a commercial parking lot and zone the subject property to B-1 Limited Business District.

The nine Planning Commission members present for the April 22, 2008 meeting approved the request with eight members voting in favor and one recusal.

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Councilman Holland made a motion to adopt Bill No. 2008-25 on second reading. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-26 - SECOND READING

AN ORDINANCE TO REZONE PROPERTIES OWNED BY FRANCIS MARION UNIVERSITY FROM B-3, GENERAL COMMERCIAL DISTRICT TO B-4, CENTRAL COMMERCIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to rezone properties owned by Francis Marion University from B-3, General Commercial District to B-4, Central Commercial District by amending the Zoning Atlas of the City of Florence was adopted on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council at the May 12, 2008 City Council meeting, that a rezoning request has been received from Francis Marion University for property located off South Dargan Street in the City of Florence. The property is shown more specifically on Florence County Tax Map 90087, Parcels 2 and 22 and consists of approximately 4.48+/- acres.

The subject properties are currently zoned B-3, General Commercial District and vacant.

The proposal is to rezone the properties to B-4, Central Commercial District for a Performing Arts Center.

The nine Planning Commission members approved the request unanimously at the meeting held on April 22, 2008.

Mayor Pro tem Williams made a motion to adopt Bill No. 2008-26 on second reading. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-27 - SECOND READING

AN ORDINANCE TO REZONE 13 +/- ACRES OF PROPERTY OWNED BY JOHN CURL LOCATED ON CANAL DRIVE TO PD, PLANNED DEVELOPMENT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to rezone 13 +/- acres of property owned by John Curl located on Canal Drive to PD, Planned Development by amending the Zoning Atlas of the City of Florence was adopted on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council at the May 12, 2008 City Council meeting, that a rezoning request has been received from John Curl for property located on Howe Springs Road located in the city limits.

The property is shown more specifically on Florence County Tax Map 180-16, Block 1, Parcels 56-142 and consists of approximately 13 acres.

The subject properties are currently undeveloped residential lots within Canal Place Subdivision on Canal Drive and are currently zoned R-4, Multi-Family Residential.

The applicant proposes to zone the subject properties to PD, Planned Development to facilitate a land use of 86 units arranged as town homes.

Water and sewer services will be provided by the City of Florence Public Works Department.

The nine Planning Commission members present at the April 22, 2008 meeting unanimously approved the request.

Councilman Holland made a motion to adopt Bill No. 2008-27 on second reading. Councilman Brand seconded the motion, which carried unanimously.

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BILL NO. 2008-28 - SECOND READING
AN ORDINANCE TO REZONE PROPERTY OWNED BY MARY ALICE BUSCH
LOCATED IN THE 1200 BLOCK OF HARMONY STREET FROM R-4, MULTI-
FAMILY RESIDENTIAL, LIMITED TO R-5, MULTI-FAMILY RESIDENTIAL
DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to rezone property owned by Mary Alice Busch located in the 1200 block of Harmony Street from R-4, Multi-Family Residential, Limited to R-5, Multi-Family Residential District by amending the Zoning Atlas of the City of Florence was deferred on second reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development, reported that he has talked with the applicant concerning this request and the applicant indicated they would like to withdraw this request. At the time of the meeting, nothing had been received asking for the item to be withdrawn from the agenda. Mr. Lookadoo added that the Planning Commission has recommended denial of this request.

Mayor Pro tem Williams made a motion to defer the request. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-29 - SECOND READING
AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF
FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1,
2008, AND ENDING JUNE 30, 2009.

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2008, and ending June 30, 2009 was adopted on second reading.

Mayor Pro tem Williams made a motion to adopt Bill No. 2008-29 on second reading. Councilman Holland seconded the motion, which carried unanimously.

BILL NO. 2008-30 - SECOND READING
AN ORDINANCE AMENDING CHAPTER 20, ARTICLE III, DIVISION 4 OF THE
CITY OF FLORENCE, SOUTH CAROLINA CODE OF ORDINANCES PERTAINING
TO TAXICABS.

An Ordinance amending Chapter 20, Article III, Division 4 of the City of Florence, South Carolina Code of Ordinances pertaining to Taxicabs was adopted on second reading.

Mayor Pro tem Williams reported to Council at the May 22, 2008 worksession, that the Committee of Council met with some of the taxicab company owners to discuss a request to review and increase the maximum charges that may be assessed by taxicab drivers. As a result of that meeting, the Committee is recommending to Council to authorize a 75¢ increase in the maximum charges for transportation of passengers in each of the four zones.

Councilman Holland made a motion to authorize an increase in the amount of 75¢ in each of the four taxicab zones. Councilman Brand seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2008-31 - FIRST READING

AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY OF FLORENCE, SOUTH CAROLINA CODE OF ORDINANCES PERTAINING TO WATER AND SEWER CONNECTION CHARGES.

An Ordinance amending Chapter 12 of the City of Florence, South Carolina, Code of Ordinances pertaining to water and sewer connection charges passed on first reading.

Mr. David Williams, City Manager, reported to Council that this Ordinance would amend our existing utility ordinance and provide for the first time for customers to have a choice to pay tap fees over a period of time, up to three years, instead of all at one time, if they choose. This would pertain only to owner occupied residential housing that was already constructed as of January 1, 2008.

Councilman Holland made a motion to pass Bill No. 2008-31 on first reading. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-32 - FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2007, AND ENDING JUNE 30, 2008.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2007, and ending June 30, 2008 was passed on first reading.

Mr. David Williams, City Manager, reported to Council that this amendment to the current year's budget provides funds for a number of special projects that come up during the year and brings forward from unappropriated surplus funds to cover some of those things that are listed in the amendment. This covers a number of items that have come up during the year that were not previously budgeted.

Councilman Brand made a motion to pass Bill No. 2008-32 on first reading. Councilman Holland seconded the motion, which carried unanimously.

BILL NO. 2008-33 - FIRST READING

AN ORDINANCE TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE PURCHASE AGREEMENT IN ORDER TO PROVIDE FOR THE ACQUISITION OF TWO AUTO LOADING SANITATION TRUCKS; TO PROVIDE THE TERMS AND CONDITIONS OF SUCH LEASE/PURCHASE AGREEMENT; TO PROVIDE FOR THE GRANTING OF A SECURITY INTEREST TO SECURE ALL OBLIGATIONS OF LESSEE UNDER THE LEASE/PURCHASE AGREEMENT; TO AUTHORIZE THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY OR APPROPRIATE TO THE CONSUMMATION OF SUCH LEASE/PURCHASE AGREEMENT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

An Ordinance to authorize the execution and delivery of a Lease Purchase Agreement in order to provide for the acquisition of two auto loading sanitation trucks; to provide the terms and conditions of such lease/purchase agreement; to provide for the granting of a security interest to secure all obligations of lessee under the lease/purchase agreement; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such

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lease/purchase agreement; and to provide for other matters related thereto was passed on first reading.

Mr. David Williams, City Manager, reported to Council that it has been determined that the most economical way for the City of Florence to purchase two new replacement sanitation trucks would be through a lease/purchase agreement. City Council must grant the authority to enter into any debt or lease instrument, such as this. This Ordinance would allow staff to enter into that agreement to purchase these two trucks.

Councilman Woodard made a motion to pass Bill No. 2008-33 on first reading. Councilman Holland seconded the motion, which carried unanimously.

BILL NO. 2008-34 - FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ASHISH AND
PARAMESWARAN BHUVANA SHANKAR LOCATED AT 2516 WEST ANDOVER
ROAD TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE
ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to annex and zone property owned by Ashish and Parameswaran Bhuvana Shankar located at 2516 West Andover Road to R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that an annexation and zoning request has been received by Mr. & Mrs. Ashish Shankar for property located at 2516 W. Andover Road, shown more specifically on Tax Map 90-006, Block 2, Parcel 9.

The property is currently developed as a single-family residence and is currently unzoned. The applicant is proposing to zone the property to R-1, Single-Family Residential District, pending annexation approval by the City of Florence.

The property is contiguous to the City limits with both water and sewer services available. The property is located in the Windsor Forest Subdivision.

A Public Hearing for the zoning request for R-1, Single-Family Residential District was approved unanimously by the Florence County/Municipal Planning Commission at their May 27, 2008 meeting.

Councilman Holland made a motion to pass Bill No. 2008-34 on first reading. Councilman Woodard seconded the motion, which carried unanimously.

BILL NO. 2008-35 - FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY STEVEN D. AND
JENNIFER B. MCKAY, RELIANCE BUILDERS, INC., MICHAEL F. DEHOOGHE AND
PAMELA A. CLARK, THOMAS J. AND MICHELENE SHEEHY, JOHN A. AND
DENISE PARNELL, RICHARD L. JR. AND JULIE S. KNIGHT, JEFFREY W. AND
DANA M. CHEAK, KENNETH LANGE AND PAMELA STELLMANN RIES LOCATED
ON RAINFORD ROAD AND HONOR COVE TO R-1, SINGLE-FAMILY RESIDENTIAL
DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to annex and zone properties owned by Steven D. and Jennifer B. McKay, Reliance Builders, Inc., Michael F. DeHooche and Pamela A. Clark, Thomas J. and Michelene Sheehy, John A. and Denise Parnell, Richard L. Jr. and Julie S. Knight, Jeffrey W. and Dana M. Cheak, Kenneth Lange and Pamela Stellmann Ries located on Rainford Road and Honor Cove to

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R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that an annexation and zoning request has been received by several owners in the Windsor Forest Subdivision for properties located on Honor Cove and Rainford Road, shown more specifically on Tax Map 01221, Block 1, Parcels 230, 233, 234, 235, 236, 237, 240 and 241.

This property is currently unzoned and is occupied by 2 homes developed as single-family residential on Rainford Road and 4 homes developed as single-family residential on Honor Cover. Currently 1 vacant parcel on Rainford Road and 1 vacant parcel on Honor Cove are not developed as single-family residential. The properties are contiguous to the City limits with both water and sewer available.

The applicant has not indicated any proposed land use change at this time. The applicant is proposing to zone the subject properties to R-1, Single-Family Residential District, pending annexation approval by the City of Florence.

The zoning request was approved unanimously by the eight Planning Commission members present for the meeting held May 27, 2008.

Councilman Woodard made a motion to pass Bill No. 2008-35 on first reading. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-36 - FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CORNELIA G. HILL LOCATED AT 160 NORTH LAKEWOOD DRIVE TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

An Ordinance to annex and zone property owned by Cornelia G. Hill located at 160 North Lakewood Drive to R-1, Single-Family Residential District by amending the Zoning Atlas of the City of Florence was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that an annexation and zoning request has been received by Cornelia G. Hill for property located at 160 N. Lakewood Drive, located in the Lakewood Subdivision. The property is shown more specifically on Florence County Tax Map 90009, Block 4, Parcel 8, consisting of 0.546 acres.

The property is contiguous to the City limits with both water and sewer services available.

The zoning request was unanimously approved at the Florence County/Municipal Planning Commission meeting that was held on May 27, 2008.

Mayor Pro tem Williams made a motion to pass Bill No. 2008-36 on first reading. Councilman Woodard seconded the request, which carried unanimously.

BILL NO. 2008-37 - FIRST READING

AN ORDINANCE TO AMEND THE CONSOLIDATED ZONING ORDINANCE TO CREATE THE CITY OF FLORENCE ZONING ORDINANCE.

An Ordinance to amend the Consolidated Zoning Ordinance to create the City of Florence Zoning Ordinance was passed on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that this is basically an amendment to change any reference to the Florence County/Municipal Planning Commission to read City of Florence Planning Commission in the Zoning Ordinance.

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Also, at the time the City of Florence enacted the changes in the Zoning Ordinance for the NPDES Phase II Stormwater Regulations, a couple of the numbering systems were changed. This ordinance will correct the section numbers inside the Zoning Ordinance and at the same time will create the City of Florence Zoning Ordinance.

A Public Hearing for these text amendments was held at the May 27, 2008 Florence County/Municipal Planning Commission meeting and was approved unanimously.

Councilman Bradham made a motion to pass Bill No. 2008-37 on first reading. Councilman Brand seconded the motion, which carried unanimously.

BILL NO. 2008-38 - FIRST READING

AN ORDINANCE AUTHORIZING THE TRANSFER OF PARCELS LOCATED IN THE BLOCK BOUNDED BY BAROODY STREET, IRBY STREET, WEST EVANS STREET, AND COIT STREET, AND BEING THE PARCELS DESIGNATED AS TAX MAP 90-167-01-008, 90-167-01-015, 90-167-01-016, 90-167-01-017, 90-167-01-019, AND 90-167-01-022 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

An Ordinance authorizing the transfer of parcels located in the block bounded by Baroody Street, Irby Street, West Evans Street, and Coit Street, and being the parcels designated as Tax Map 90-167-01-008, 90-167-01-015, 90-167-01-016, 90-167-01-017, 90-167-01-019, and 90-167-01-022 in the records of the Florence County Tax Assessor was passed on first reading.

Mr. Jim Peterson, City Attorney reported to Council that this is the property that is commonly referred to as the public parking lot property that the City owns. City Council had voted a few months back to engage in an exchange of property with the County, regarding a transfer of this property to the County in return for a transfer from the County to the City of the property on West Evans Street that had been the County Planning Department. By Ordinance and Statute, for the City to execute a deed transferring property the transfer must be approved by Ordinance. This Ordinance is following through on that as the City approaches the closing on that property to approve the exchange of the property.

Councilman Holland made a motion to pass Bill No. 2008-38 on first reading. Councilman Brand seconded the motion, which carried unanimously.

REPORTS TO COUNCIL

A REPORT TO COUNCIL REGARDING THE AUTHORIZATION OF THE SALE OF SURPLUS REAL PROPERTY.

Mr. Tom Shearin, Special Services Administrator, reported to Council that the City of Florence has received a request concerning a parcel that the City acquired through the acquisition of the County water system. The vacant parcel is located approximately 4.2 miles outside the city limits, and is located in a rural part of the County on Flowers Road.

The request before Council is to declare this parcel as surplus and to authorize the City Manager to initiate the sale process of that parcel. The property would be advertised and a minimum price would be determined, based on an appraisal of the property, plus expenses of the sale, which would include the appraisal fee. The City would then advertise the property asking for sealed bids. After the bids are opened, staff will come back to Council with the results of the bids. At that time if Council accepts the bids, staff will start the process with an Ordinance to authorize the sale of the property.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 16, 2008 - PAGE 10**

Councilman Bradham made a motion to approve the request. Councilman Holland seconded the motion, which carried unanimously.

APPOINTMENTS TO BOARD AND COMMISSIONS

CITY OF FLORENCE BOARD OF ZONING APPEALS

Councilman Woodard made a motion to appoint Mrs. Kathryn Wilcox to serve on the City of Florence Board of Zoning Appeals. Councilman Holland seconded the motion, which carried unanimously.

Mrs. Kathryn Wilcox was appointed to serve on the City of Florence Zoning Board of Appeals.

ASSIGNMENT OF TERMS OF OFFICE FOR APPOINTEES TO THE CITY OF FLORENCE PLANNING COMMISSION AND BOARD OF ZONING APPEALS

Mr. Phillip Lookadoo, Director of Urban Planning and Development, reported that the Ordinance states that the initial terms for these two boards will be staggered. With the assignment of initial terms, some members will serve one year, some will serve two years and some will serve three years. Mr. Lookadoo suggested that names be drawn to assign the terms.

Councilman Woodard made a motion to approve the suggestion that the names be drawn and staggered terms assigned. Councilman Holland seconded the motion, which carried unanimously.

The following initial terms were assigned:

City of Florence Planning Commission

Mr. Drew Chaplin - 2 years
Ms. Ella Frazier - 1 year
Ms. Dorothy M. Hines - 3 years
Mr. Louie Hopkins - 2 years
Mr. Simon Lee - 2 years
Mr. Derrick Owens - 1 year
Mr. Tommy Phillips - 1 year
Mrs. Mildred Welch - 3 years
Mr. Glynn Willis - 3 years

City of Florence Zoning Board of Appeals

Mr. Steve Calcutt - 2 years
Ms. Consuella Ferguson - 3 years
Mrs. Mary C. Hepburn - 3 years
Mr. Charles G. Howard, Jr. - 1 year
Mr. Randolph Hunter, Jr. - 3 years
Mr. Scott Kozacki - 2 years
Mrs. Katherine Wilcox - 1 year

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 16, 2008 - PAGE 11**

RECONSIDERATION OF MAY 9TH, 2008 HOUSING AUTHORITY BOARD APPOINTMENT.

Mayor Willis stated that a question had been raised regarding the May 9, 2008 appointment of Ms. Yvonne Coker to serve on the Housing Authority Board. Mayor Willis stated that a question has been raised as to whether this appointment is a Council appointment or would the Mayor make the appointment. Mayor Willis reported that his understanding from Legal Counsel is that this is an appointment that the Mayor should make. Mayor Willis stated that he was going to uphold the decision of council and appoint Ms. Yvonne Coker to the Housing Authority Board.

A REPORT BY REVEREND BAR REGARDING A REQUEST FROM THE HOUSING DEVELOPMENT GROUP.

Councilman Robinson stated that Rev. Bar was not able to make the meeting, however he was prepared to give a report.

Councilman Robinson reported that Districts 1 and 2 are not seeing the kind of development they would like to see. Based on the recent actions by the U. S. Legislature, the funds the City has been receiving to uplift those areas are disappearing, which means further decay in those areas. Being community leaders, the people look to the members of City Council for leadership and to find innovation ways to maintain the districts they represent. In looking for innovation ways to improve the conditions of our communities, the Housing Development Program has been developed. However, there is a need to get more cooperation from the people that live in these areas. Councilman Robinson stated that he is asking Council to deed City owned lots to the Housing Development Corporation (HDC) so that houses can be built. The HDC has approached builders who have agreed to construct the houses. Councilman Robinson is also asking the people within the community to help raise money for building materials. The labor will be paid for when the houses are built and sold. Another request of the City is to help with water and sewer and any other assistance with housing development in those areas. This program would be advantageous to the City as property would go back on the tax roll. There would be no expense to the city and it will create jobs within the community. Another positive effect this could have on the community is it would elevate some of the abandoned lots in these areas. This could be a good beginning of rebuilding the community and solving some of the problems that have been occurring. Councilman Robinson is requesting the City of Florence to join the HDC in doing whatever they can to help do what needs to be done to help rebuild the community. The HDC is not asking for a hand-out, they need a hand in getting this program started. Once it is started it will be the community's responsibility to keep it running.

Councilman Robinson asked if it is the will of Council to give the HDC, which is 5013c organization, access to these properties, process can begin of developing the community, creating jobs, eliminating crime, vacant lots, and abandoned houses.

Mr. David Williams, City Manager stated that if Council approves the concept of this program, staff will get an inventory of properties that may be made available for the program.

Councilman Bradham suggested scheduling a worksession to further discuss the program. Mayor Willis stated that Council was only agreeing to the concept of the program.

Councilman Robinson made a motion to approve this program in concept. Councilman Holland seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JUNE 16, 2008 - PAGE 12**

ADJOURN

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

The meeting was adjourned at 1:43 p.m.

Dated this _____ day of July, 2008.

Dianne M. Rowan, Municipal Clerk

Frank E. Willis, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: July 14, 2008

AGENDA ITEM: Appearance Before Council

DEPARTMENT/DIVISION: Administration/City Council

I. ISSUE UNDER CONSIDERATION

Representatives of The Greater Florence Chamber of Commerce and the Hospitality Association of South Carolina will appear before City Council to request Council's consideration of passing an ordinance authorizing a referendum and ballot during the General Election on November 4, 2008 to allow the voters of the City of Florence to vote on the issue of on-premise Sunday alcoholic drink sales by licensed restaurants in the City of Florence.

II. ATTACHMENTS

- A. Copy of letter received from the Greater Florence Chamber of Commerce.
- B. Copy of letter received from the Hospitality Association of South Carolina.



610 W. Palmetto Street
P.O. Box 948
Florence, SC 29503

843-665-0515
Fax: 843-662-2010
www.flochamber.com

July 8, 2008

The Honorable Frank Willis and
Members of Florence City Council
The City of Florence
180 North Irby Street
Florence, South Carolina 29501

Dear Mayor Willis and Members of Council;

The Greater Florence Chamber of Commerce has unanimously endorsed an ordinance authorizing a referendum and ballot on the issue of Sunday alcohol sales by restaurants in the City of Florence.

At the board meeting held June 19th, 2008 Mr. Doug O'Flaherty, Director of the Hospitality Association of South Carolina made a presentation outlining the benefits of the action. He shared the positive impact of sales on premise. He shared the recent acceptance of this legislation by Rock Hill, Lexington and Santee.

The mission statement of the Chamber states we are, "*to promote and enhance a favorable business climate and improve the quality of life to make Florence County and the Pee Dee region the best community in South Carolina in which to live and operate a business*". It is clear that business and revenue are being lost due to the current prohibition. The chamber is the spokesperson for business in Florence and our board of directors was unanimous in passing the motion that will take the steps necessary to get this important measure on the ballot in November.

Sincerely,

Tom Marschel
President



Hospitality Association of South Carolina

PO Drawer 7577 • 1005 Gervais Street • Columbia, SC 29202
803.765.9000 Voice • 803.252.7136 fax • www.schospitality.org

July 7, 2008

The Honorable Frank Willis and
Members of Florence City Council
The City of Florence
180 North Irby Street
Florence, South Carolina 29501

Dear Mayor Willis and Members of Council:

On behalf of not only the restaurant and hotel members of the Hospitality Association of South Carolina located within the city limits of Florence, but also the rest of the city's restaurants and hotels, I would like to encourage the Florence City Council to pass an ordinance authorizing a referendum and ballot to allow the voters of your city to vote on the issue of Sunday alcohol sales by restaurants in the City of Florence during the General Election on November 4, 2008.

Based on the number of restaurants that would be eligible to sell alcohol on Sunday if the voters approve this referendum, **our research shows that restaurant sales in the city would increase approximately \$650,000 per month.** The total economic impact for your city could increase by as much as \$4.5 million per month. And, it is important to note, the majority of restaurants in areas that have already approved Sunday alcohol sales in **restaurants see a large increase in total sales, with less than 15% being from alcohol.** Food sales increase the most, but the ability to sell alcohol generates new customers who typically went somewhere else before the referendum was passed, or did not eat out at all on Sunday.

The City of Florence will see an increase in city hospitality taxes, local option taxes, and the **\$3,100 per year Sunday license fee paid by each restaurant all goes to the City** and not the state.

In other areas of the state, Sunday alcohol sales has encouraged restaurants and hotels to annex into cities simply to increase their annual sales volume. In addition, law enforcement officials have never reported an increase in any crime or DUI offenses in those communities that have previously approved Sunday sales of alcohol by restaurants.

To our member restaurants and hotels, this referendum is not about selling alcohol, it is about the ability to increase customer counts and sell more food, which in turn creates more jobs and more taxes. **It is a win-win situation for the business community, local citizens, local government and the local economy.**

Sincerely,

Thomas L. Sponseller
President & Chief Executive Officer

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
December 3, 2007
PC#2007-63**

**VI. a.
Bill No. 2008-13
Second Reading**

SUBJECT: Request for amendments to Section 2.5-Table III, Section 3.21, Section 5.2-Table VIII, Section 7.6, and Section 7.7 of the Consolidated Zoning Ordinance for setbacks, text errors, accessory structure rules and commercial and industrial property access.

APPLICANT: Florence County/Municipal Planning Department Staff

STAFF ANALYSIS:

During recent reviews of continuing issues in the community for setbacks and buffers between conflicting land uses, the Planning Commission and staff have determined that several changes should be made.

1. The amendments to Section 2.5 Table III (a) shall re-establish the minimum rear and side yard setback requirements between development of non-residential uses in the commercial zoning districts and adjacent residential zoning districts to lessen the potential negative impact between these uses. Non-residential use development adjacent to like uses shall observe the current setbacks and (b) shall correct typographical errors to the lot width requirements for the B-5, B-6, RU-1 and RU-2 Zoning Districts.
2. The amendment to Section 5.2-Table VIII shall delete reference to information that has been removed from the Ordinance as a part of the amendment process.
3. The amendment to Section 3.21 shall establish minimum required setbacks for all other uses other than commercial and industrial uses in unzoned areas.
4. The amendment to Section 7.6 shall specifically establish a maximum square footage of accessory structures in residential districts.
5. The amendment to Section 7.7 shall establish criteria for prohibiting access to commercial and industrial properties by way of residential zones.
6. If adopted, the amendment for Section 2.5 Table III shall become effective June 1, 2008. All other amendments shall be effective upon adoption.

NOTE:

Text amendments to the Sections for revisions to current text shall be designated by strikethrough and with amended text in bold. Amendment to the text of the Sections for additions shall be designated by bold lettering only.

AMENDMENT REQUEST (1):

A. The current text of Section 2.5 Table III: Schedule of Lot Area, Yard, Setback, Height, Density, Floor area, and Impervious Surface Requirements for Residential, Business and Rural Districts reads as follows:

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non-Residential			Res	Non Res	Res	Non Res			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35	5	5	20	20	38	70	0.30
B-2	5,000	5,000	50	35	5	5	20	20	38	80	0.50
B-3	5,000	5,000	50	35	5	5	20	20	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	10,000	35	NA	10	NA	25	(e)	90	None
B-6	NA	10,000	10,000	35	NA	10	NA	25	(e)	90	None
RU-1	15,000	15,000	15,000	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	43,560	35	15	50	30	60	38	20	0.15

Notes to Table III

a – Lot area is expressed in square feet.

b – Measurement from front property line.

c – Measurement from average elevation of finished grade of the front of the structure.

d – Total floor measured as a percent of total lot area

e – There is no maximum: provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings outside of the B-4 District; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the Fire Department with jurisdiction.

N/A = Not Applicable

B. The amended text to Section 2.5 Table III: Schedule of Lot Area, Yard, Setback, Height, Density, Floor area, and Impervious Surface Requirements for Residential, Business and Rural Districts for setbacks requirements and corrections for typographical errors shall read as follows:

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non Residential			Res	Non Res	Res	Non Res			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35(j)	5	5(f)	20	20(f)	38	70	0.30
B-2	5,000	5,000	50	35(j)	5	5(g)	20	20(g)	38	80	0.50
B-3	5,000	5,000	50	35(j)	5	5(0)(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	10,000 100	35	NA	10(i)	NA	25(i)	(e)	90	None
B-6	NA	10,000	10,000 100	35	NA	10(i)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	15,000 100	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	43,560 200	35	15	50	30	60	38	20	0.15

Notes to Table III

a – Lot area is expressed in square feet.

b – Measurement from front property line.

c – Measurement from average elevation of finished grade of the front of the structure.

d – Total floor measured as a percent of total lot area

e – There is no maximum: provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings outside of the B-4 District; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the Fire Department with jurisdiction.

The following side and rear yard setbacks shall be observed in the commercial zoning districts when non-residential development is proposed adjacent to a residential zoning district:

f – 20 feet

g – 20 feet

h – 30 feet

i – 100 feet

j – The minimum front yard setback requirement shall be 20' if parking is established either in the side or rear of the property.

N/A = Not Applicable

AMENDMENT REQUEST (2):

A. The current text reads as follows:

**Table VIII
Number, Dimension, and Location of Permitted Signs,
By Zoning District**

	All Residential Zones	B-1	B-2	B-3	B-4	B-5/B-6	RU-1	RU-2	INS (B)	UZ (1)
Freestanding										
Number Permitted (E)										
Per Lot										
Billboards	N	N	N	NA	N	NA	NA	N	N	NA
Other	1 (A)	1	1	1	1	1	1	1 (A)	1	NA
Per Feet of St. Frontage										
Billboards (C)	N	N	N	1:1,200 (J)	N	1:1,200 (J)	1:1,200 (J)	N	N	1:1,200
Other	NA	NA	NA	(D)	NA	(D)	(D)	NA	NA	NA
Maximum Sign Area (s.f.)										
Billboards	NA	NA	NA	(F)	NA	(F)	(F)	NA	NA	NA
Other	20	20	32	3 s.f. for each ft. st. frontage (G)	80	80	32	20	20	NA
Minimum Setback from Property Line										
Billboards	NA	NA	NA	10'	NA	10'	10'	NA	NA	10'
Other	5'	5'	5'	5'	0'	5'	5'	5'	5'	NA
Maximum Height	12'	12'	24'	(H)	24'	(H)	(H)	12'	12'	(H)
Building Signs										
Number Permitted	1	1	2	2	2	2	2	1	1	NA
Maximum Sign Area (s.f.)	4	12	NA	NA	NA	NA	NA	12	12	NA
Maximum Wall Area (%)	NA	NA	25%	25%	25%	15%	25%	NA	NA	NA
Temporary Signs (2)	See Section 5.5									

Table Notes: NA = Not Applicable N= Not Allowed s.f. = Square Feet

A – One-use identification signs, not exceeding 20 s.f. each, are permitted for each entrance of a subdivision, residential project, or agricultural operation.

B – This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted under the Zoning Ordinance in residential zoning district, i.e. churches, schools, parks, etc.

C – Minimum distances required by this section shall be measured between billboards located on either side of the street along the centerline of the street from which the billboard is viewed.

D – One per lot or one for each 300 linear feet of street frontage, whichever is less.

E – Lots fronting on two or more streets are allowed one additional sign for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

F – 378 s.f., except where located within 600 feet of an Interstate Highway ROW, where maximum shall be 672 square feet. Interstate highway ROW does not include I-20 Spur or McLeod Blvd. from W. Evans to I-95.

G – Not to exceed 160 square feet.

H – Maximum height of billboards shall not exceed 100 feet. Where located within 600 feet of Interstate ROW, shall not exceed 40 feet.

I – Un-zoned areas – Billboards must be within 600 feet of business operation for 12 months, with at least one employee available to public at least 36 hours per week for four (4) days. Business to be equipped with all utilities, including restroom and permanent floor.

B. The amended text shall read as follows after the deletion of reference to information that has been removed from the Ordinance as a part of the Planning Department's ongoing amendment process:

**Table VIII
Number, Dimension, and Location of Permitted Signs,
By Zoning District**

	All Residential Zones	B-1	B-2	B-3	B-4	B-5/B-6	RU-1	RU-2	INS (B)	UZ (1)
Freestanding										
Number Permitted (E)										
Per Lot										
Billboards	N	N	N	NA	N	NA	NA	N	N	NA
Other	1 (A)	1	1	1	1	1	1	1 (A)	1	NA
Per Feet of St. Frontage										
Billboards (C)	N	N	N	1:1,200 (J)	N	1:1,200 (J)	1:1,200 (J)	N	N	1:1,200
Other	NA	NA	NA	(D)	NA	(D)	(D)	NA	NA	NA
Maximum Sign Area (s.f.)										
Billboards	NA	NA	NA	(F)	NA	(F)	(F)	NA	NA	NA
Other	20	20	32	3 s.f. for each ft. st. frontage (G)	80	80	32	20	20	NA
Minimum Setback from Property Line										
Billboards	NA	NA	NA	10'	NA	10'	10'	NA	NA	10'
Other	5'	5'	5'	5'	0'	5'	5'	5'	5'	NA
Maximum Height	12'	12'	24'	(H)	24'	(H)	(H)	12'	12'	(H)
Building Signs										
Number Permitted	1	1	2	2	2	2	2	1	1	NA
Maximum Sign Area (s.f.)	4	12	NA	NA	NA	NA	NA	12	12	NA
Maximum Wall Area (%)	NA	NA	25%	25%	25%	15%	25%	NA	NA	NA
Temporary Signs (2)	See Section 5.5									

Table Notes: NA = Not Applicable N= Not Allowed s.f. = Square Feet

- A** – One-use identification signs, not exceeding 20 s.f. each, are permitted for each entrance of a subdivision, residential project, or agricultural operation.
- B** – This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted under the Zoning Ordinance in residential zoning district, i.e. churches, schools, parks, etc.
- C** – Minimum distances required by this section shall be measured between billboards located on either side of the street along the centerline of the street from which the billboard is viewed.
- D** – One per lot or one for each 300 linear feet of street frontage, whichever is less.
- E** – Lots fronting on two or more streets are allowed one additional sign for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
- F** – 378 s.f., except where located within 600 feet of an Interstate Highway ROW, where maximum shall be 672 square feet. Interstate highway ROW does not include I-20 Spur or McLeod Blvd. from W. Evans to I-95.
- G** – Not to exceed 160 square feet.
- H** – Maximum height of billboards shall not exceed 100 feet. Where located within 600 feet of Interstate ROW, shall not exceed 40 feet.
- I** – Un-zoned areas – Billboards must be within 600 feet of business operation for 12 months, with at least one employee available to public at least 36 hours per week for four (4) days. Business to be equipped with all utilities, including restroom and permanent floor.

AMENDMENT REQUEST(3)

A. The current text of Section 7.6 reads as follows:

Section 7.6 Accessory Buildings and Uses

Section 7.6-1 Accessory Uses to Observe Required Setbacks

Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located.

Section 7.6-2 General Requirements

Residential Districts

1. The number of accessory uses shall not exceed two on any lot or parcel.
2. The combined gross floor area (GFA) of all accessory uses shall not exceed 50 percent of the principal use.
3. The height of accessory buildings shall not exceed 20 feet.
4. No mobile home or standard design manufactured home shall be used as an accessory building.

All Other Districts

1. There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30 percent of the total lot area.
2. If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, said buildings shall not exceed 20 feet in height.
3. Accessory uses may be allowed within 3 feet of a side or rear property line, except where contiguous to a residential zone, in which case the accessory use shall observe the setback requirement of the principal use.

B. The proposed text amendment shall read as follows:

Section 7.6 Accessory Buildings and Uses

Section 7.6-1 Accessory Uses to Observe Required Setbacks

Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located.

Section 7.6-2 General Requirements

Residential Districts

1. The number of accessory uses shall not exceed two on any lot or parcel.
2. The combined gross floor area (GFA) of all accessory uses shall not exceed ~~50 percent of the principal use~~ **1000 square feet**.
3. The height of accessory buildings shall not exceed 20 feet.
4. No mobile home or standard design manufactured home shall be used as an accessory building.
5. **Setbacks of three feet from side and rear property lines shall be observed.**

All Other Districts

1. There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30 percent of the total lot area.
2. If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, said buildings shall not exceed 20 feet in height.
3. Accessory uses may be allowed within 3 feet of a side or rear property line, except where contiguous to a residential zone, in which case the accessory use shall observe the setback requirement of the principal use.

AMENDMENT REQUEST(4):

An addition shall be made to Section 7.7 Access to Property and shall read as follows:

Access to Commercial and Industrial Zoned Property Prohibited From Residential Zones

Where a commercial or industrial zoning district is bounded by a residential zoning district, access to such industrial or commercial properties, including off-street parking and loading areas, shall be restricted to streets and alleys within the respective commercial or industrial districts in which such uses are located; and no commercial or industrial vehicles or parking in connection with an industrial or commercial use shall occupy a public street or right-of-way separating commercial or industrial districts from residential districts.

AMENDMENT REQUEST (5):

An addition shall be made to Section 3.21 Development Standards for Unzoned Areas §7 Setbacks and shall read as follows:

7) Setbacks

Proposed Use	Front	Rear	Side
Commercial	25'	20'	10'
Industrial/Warehousing/ Storage	25'	50'	50'
Office/Institutional	25'	20'	20'
Accessory Use All Other Uses	25'	5'	5'

Florence County/Municipal Planning Commission Action: August 28, 2007

The nine Planning Commission members voted unanimously to defer the request for a work session to be scheduled at a time in September prior to the September 25, 2007 Planning Commission meeting.

Planning Commission Work Session: September 12, 2007

The Planning Commission held a work session for discussion of the amendment as presented.

Florence County/Municipal Planning Commission Action: September 25, 2007

No action was taken on the text amendments at the meeting held on September 25, 2007 due to the lack of a quorum of Planning Commission members.

In addition, prior to the Planning Commission meeting scheduled for October 23, 2007 and based on subsequent discussions after the work session of September 12, 2007, staff has been directed to research for amendments to the Zoning Ordinance Section 3.21 for establishing setbacks for all other uses in an unzoned area and to Section 7.7 to establish criteria for accessing commercial and industrial properties through residential zones.

Florence County/Municipal Planning Commission Action: October 23, 2007

The nine Planning Commission members present at the meeting voted to defer the request for amendments for further study until the next month's meeting by a vote of 5-4 in favor to defer.

Florence County/Municipal Planning Commission Action: November 27, 2007

Prior to the Chairman's request to the Planning Commission members for a vote on the motion to approve the text amendments, he asked if persons from the public who wished, to stand indicating their support of the text amendments with revisions and likewise those who were in opposition to the request. There were twenty persons who stood in support of the amendment and none to stand in opposition.

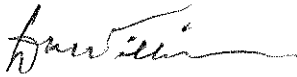
The nine Planning Commission members present voted unanimously to approve the text amendments as revised at the meeting on November 27, 2007.

Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the text amendments with revisions by Florence City Council.

ATTACHMENTS:

1. Ordinance



David N. Williams, City Manager

ORDINANCE NO. 2008 - _____

AN ORDINANCE TO AMEND SECTION 2.5-TABLE III, SECTION 3.21, SECTION 5.2-TABLE VIII, SECTION 7.6, AND SECTION 7.7 OF THE CITY OF FLORENCE ZONING ORDINANCE FOR SETBACKS, TEXT ERRORS, ACCESSORY STRUCTURE RULES AND COMMERCIAL AND INDUSTRIAL PROPERTY ACCESS.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on November 27, 2007 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, requests were presented to the Planning Commission for amendments to the text of the City of Florence Zoning Ordinance as follows:

1. The amendments to Section 2.5 Table III (a) shall re-establish the minimum rear and side yard setback requirements between development of non-residential uses in the commercial zoning districts and adjacent residential zoning districts to lessen the potential negative impact between these uses. Non-residential use development adjacent to like uses shall observe the current setbacks and (b) shall correct typographical errors to the lot width requirements for the B-5, B-6, RU-1 and RU-2 Zoning Districts.
2. The amendment to Section 5.2-Table VIII shall delete reference to information that has been removed from the Ordinance as a part of the amendment process.
3. The amendment to Section 3.21 shall establish minimum required setbacks for all other uses other than commercial and industrial uses in unzoned areas.
4. The amendment to Section 7.6 shall specifically establish a maximum square footage of accessory structures in residential districts.
5. The amendment to Section 7.7 shall establish criteria for prohibiting access to commercial and industrial properties by way of residential zones.
6. If adopted, the amendment for Section 2.5 Table III shall become effective June 1, 2008. All other amendments shall be effective upon adoption.

Text amendments to the Sections for revisions to current text shall be designated by strikethrough and with amended text in bold. Amendment to the text of the Sections for additions shall be designated by bold lettering only.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid applications, findings and recommendations;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE AT MEETING DULY ASSEMBLED, BY THE AUTHORITY VESTED THEREIN:

1. That an Ordinance entitled Zoning Ordinance by the City of Florence effective April 19, 1999 is hereby amended as follows:

TEXT AMENDMENT (1)

The amended text to Section 2.5 Table III: Schedule of Lot Area, Yard, Setback, Height, Density, Floor area, and Impervious Surface Requirements for Residential, Business and Rural Districts for setbacks requirements and corrections for typographical errors shall read as follows:

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Max Hgt. ft) (c)	Max Impervious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non Residential			Res	Non Res	Res	Non Res			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35(j)	5	5(f)	20	20(f)	38	70	0.30
B-2	5,000	5,000	50	35(j)	5	5(g)	20	20(g)	38	80	0.50
B-3	5,000	5,000	50	35(j)	5	5(0)(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	10,000 100	35	NA	10(i)	NA	25(i)	(e)	90	None
B-6	NA	10,000	10,000 100	35	NA	10(i)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	15,000 100	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	43,560 200	35	15	50	30	60	38	20	0.15

Notes to Table III

- a – Lot area is expressed in square feet.
- b – Measurement from front property line.
- c – Measurement from average elevation of finished grade of the front of the structure.
- d – Total floor measured as a percent of total lot area
- e – There is no maximum: provided side and rear setbacks shall increase by one (1) foot for each two (2) feet in height over thirty-five (35) feet for buildings outside of the B-4 District; further provided that approval of buildings over thirty-five (35) feet shall be based on fire ladder capabilities as determined by the Fire Department with jurisdiction.

The following side and rear yard setbacks shall be observed in the commercial zoning districts when non-residential development is proposed adjacent to a residential zoning district:

- f – 20 feet
 - g – 20 feet
 - h – 30 feet
 - i – 100 feet
 - j – The minimum front yard setback requirement shall be 20' if parking is established either in the side or rear of the property.
- N/A = Not Applicable

TEXT AMENDMENT (2):

The amended text shall read as follows after the deletion of reference to information that has been removed from the Ordinance as a part of the Planning Department's ongoing amendment process:

Table VIII
Number, Dimension, and Location of Permitted Signs,
By Zoning District

	All Residential Zones	B-1	B-2	B-3	B-4	B-5/B-6	RU-1	RU-2	INS (B)	UZ (1)
Freestanding										
Number Permitted (E)										
Per Lot										
Billboards	N	N	N	NA	N	NA	NA	N	N	NA
Other	1 (A)	1	1	1	1	1	1	1 (A)	1	NA
Per Feet of St. Frontage										
Billboards (C)	N	N	N	1:1,200 (J)	N	1:1,200 (J)	1:1,200 (J)	N	N	1:1,200
Other	NA	NA	NA	(D)	NA	(D)	(D)	NA	NA	NA
Maximum Sign Area (s.f.)										
Billboards	NA	NA	NA	(F)	NA	(F)	(F)	NA	NA	NA
Other	20	20	32	3 s.f. for each ft. st. frontage (G)	80	80	32	20	20	NA
Minimum Setback from Property Line										
Billboards	NA	NA	NA	10'	NA	10'	10'	NA	NA	10'
Other	5'	5'	5'	5'	0'	5'	5'	5'	5'	NA
Maximum Height	12'	12'	24'	(H)	24'	(H)	(H)	12'	12'	(H)
Building Signs										
Number Permitted	1	1	2	2	2	2	2	1	1	NA
Maximum Sign Area (s.f.)	4	12	NA	NA	NA	NA	NA	12	12	NA
Maximum Wall Area (%)	NA	NA	25%	25%	25%	15%	25%	NA	NA	NA
Temporary Signs (2)	See Section 5.5									

Table Notes: NA = Not Applicable N= Not Allowed s.f. = Square Feet

A – One-use identification signs, not exceeding 20 s.f. each, are permitted for each entrance of a subdivision, residential project, or agricultural operation.

B – This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted under the Zoning Ordinance in residential zoning district, i.e. churches, schools, parks, etc.

C – Minimum distances required by this section shall be measured between billboards located on either side of the street along the centerline of the street from which the billboard is viewed.

D – One per lot or one for each 300 linear feet of street frontage, whichever is less.

E – Lots fronting on two or more streets are allowed one additional sign for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

F – 378 s.f., except where located within 600 feet of an Interstate Highway ROW, where maximum shall be 672 square feet. Interstate highway ROW does not include I-20 Spur or McLeod Blvd. from W. Evans to I-95.

G – Not to exceed 160 square feet.

H – Maximum height of billboards shall not exceed 100 feet. Where located within 600 feet of Interstate ROW, shall not exceed 40 feet.

I – Un-zoned areas – Billboards must be within 600 feet of business operation for 12 months, with at least one employee available to public at least 36 hours per week for four (4) days. Business to be equipped with all utilities, including restroom and permanent floor.

TEXT AMENDMENT (3)

Section 7.6 Accessory Buildings and Uses

Section 7.6-1 Accessory Uses to Observe Required Setbacks

Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located.

Section 7.6-2 General Requirements

Residential Districts

1. The number of accessory uses shall not exceed two on any lot or parcel.
2. The combined gross floor area (GFA) of all accessory uses shall not exceed **50 percent of the principal use-1000 square feet.**
3. The height of accessory buildings shall not exceed 20 feet.
4. No mobile home or standard design manufactured home shall be used as an accessory building.
5. **Setbacks of three feet from side and rear property lines shall be observed.**

All Other Districts

1. There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30 percent of the total lot area.
2. If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, said buildings shall not exceed 20 feet in height.
3. Accessory uses may be allowed within 3 feet of a side or rear property line, except where contiguous to a residential zone, in which case the accessory use shall observe the setback requirement of the principal use.

TEXT AMENDMENT (4):

An addition shall be made to Section 7.7 Access to Property and shall read as follows:

Access to Commercial and Industrial Zoned Property Prohibited From Residential Zones

Where a commercial or industrial zoning district is bounded by a residential zoning district, access to such industrial or commercial properties, including off-street parking and loading areas, shall be restricted to streets and alleys within the respective commercial or industrial districts in which such uses are located; and no commercial or industrial vehicles or parking in connection with an industrial or commercial use shall occupy a public street or right-of-way separating commercial or industrial districts from residential districts.

TEXT AMENDMENT (5):

An addition shall be made to Section 3.21 Development Standards for Unzoned Areas §7 Setbacks and shall read as follows:

7) Setbacks

Proposed Use	Front	Rear	Side
Commercial	25'	20'	10'
Industrial/Warehousing/ Storage	25'	50'	50'
Office/Institutional	25'	20'	20'
Accessory Use All Other Uses	25'	5'	5'

2. That this Ordinance shall become effective this _____ day of _____, 2008 upon its adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr., City Attorney

Frank E. Willis, Mayor

Attest:

Dianne Rowan, Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: April 8, 2008

AGENDA ITEM: Amendment to Section 2.9 of the Consolidated Zoning Ordinance to create the Wilson Road Residential Overlay District and establish the applicable Design Guidelines

DEPARTMENT/DIVISION: Urban Planning and Development

I. ISSUE UNDER CONSIDERATION

The purpose of this amendment is to consider establishing a new overlay district to be known as the Wilson Road Residential Overlay District and adopt the Design Guidelines applicable to the new overlay district.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- a. The attached amendment to Section 2.9 is designed to establish a new overlay district to be known as the Wilson Road Residential Overlay District.
- b. In 2005 City Council adopted an ordinance creating four (4) Downtown Overlay Districts and establishing the Design Guidelines applicable to those Districts.
- c. In 2007 City Council adopted an ordinance which amended Section 2.9 to add a residential overlay district known as Timrod Park Residential Overlay District and establishing the Design Guidelines applicable to that District.
- d. Interested residents from the residential area around Wilson Road have requested that City Council create a residential overlay district in their area in order to preserve the residential character of that location.
- e. The interested residents have worked with staff to create the proposal being considered.
- f. The Florence County - Municipal Planning Commission will consider this matter at their regularly scheduled meeting on May 27, 2008.

III. POINTS TO CONSIDER

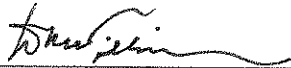
- a. This action involves possible legal issues which should be addressed by the City Attorney in executive session prior to action being taken.
- b. The proposed ordinance establishes a residential overlay district and adopts applicable Design guidelines, the guidelines addressing solely use restrictions.
- c. Adjacent to this area is property located outside the City and the residents have requested that the County consider similar action regarding that property.

IV. STAFF RECOMMENDATION

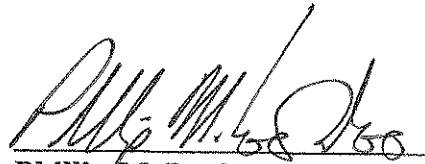
Staff recommends consideration of the Amended Ordinance after legal advise. If approved, this will be forwarded to the Planning Commission for their recommendation before the second reading.

V. ATTACHMENTS

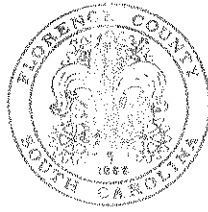
Copy of the proposed Amended Ordinance.



David N. Williams
City Manager



Phillip M. Lookadoo, Director
Urban Planning and Development



FLORENCE COUNTY
PLANNING, BUILDING INSPECTION, ENGINEERING
AND CODE ENFORCEMENT DEPARTMENT

June 30, 2008

Florence City Council
City-County Complex
180 North Irby Street
Florence, South Carolina 29501

RE: Text Amendment to the Florence County/Municipal Zoning Ordinance-Section 2.9 to Create the Wilson Road Residential Overlay District and Establish the Applicable Design Guidelines.

To Florence City Council:

The Florence County/Municipal Planning Commission voted unanimously to reconsider the above-referenced request by the City of Florence Urban and Planning Department on Tuesday, June 24, 2008.

The nine Planning Commission members present voted unanimously to recommend that City Council defer second reading of the text amendment request and to refer the request to the City of Florence Planning Commission to conduct another public hearing and study the proposal.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

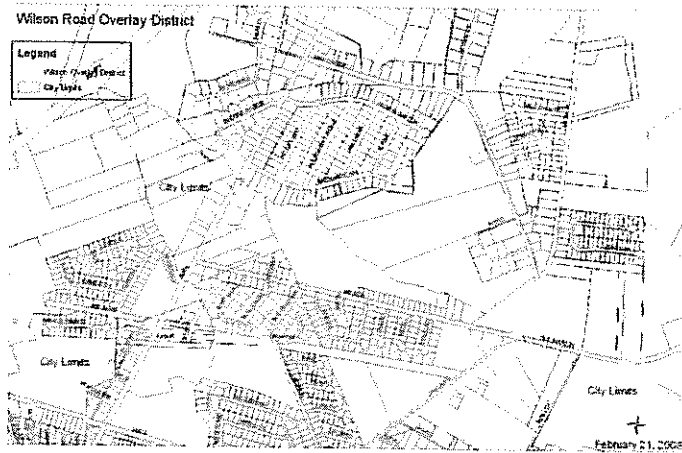
William H. Hoge
Director, Planning and Building Inspections Department

Cc: Phillip Lookadoo, Director, City of Florence Urban and Planning Department
Dianne Rowan, Municipal Clerk, City of Florence

EXHIBIT 1

Design Guidelines

2: Wilson Road Residential District Design Guidelines & Requirements



Please Note: This section sets out land uses and certain guidelines for the redevelopment, construction, renovation or restoration of buildings located within the Timrod Park Residential District. A Certificate of Appropriateness is required for any change in use, construction or redevelopment within this District.

The map above shows the Wilson Road Residential District (in Blue and City Limits in Grey).

Comments

The intent of this District is to maintain the general quality and appearance of the neighborhood and to encourage development while preserving and promoting the cultural, economic and general welfare of the public. The District does so by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing structures and other properties which make up the Wilson Road Residential District. Similar to other Districts, the goal is to implement and enable redevelopment by providing compatible residential development in the greater Wilson Road Area.

Of basic importance to this effort is the maintenance, restoration, and careful development of the residential area known as the Wilson Road Neighborhood. The boundaries of the Wilson Road Residential District are shown on the preceding page.

Within the Wilson Road Residential District the permitted uses are generally determined by the "underlying" or primary zoning district. All zoning and/or change in zoning requests shall be heard and acted upon by the City-County Planning Commission in compliance with the Consolidated Zoning Ordinance.

General Guidelines

For the Wilson Road Residential District, Zoning Compliances are issued by the Zoning Administrator of the County-Municipal Consolidated Zoning Ordinance.

Zoning Compliance, Criteria for Issuance

In considering the issue of compliance for the District, the Zoning Administrator shall use the following criteria:

1. All the regulations set forth in the Consolidated Zoning Ordinance; and
2. No duplexes, multi-family housing or town homes as defined in the Consolidated Zoning Ordinance shall be allowed in the district.

Certificate of Appropriateness, Application Requirements

The procedures for the administration and approval of a Zoning Compliance are contained within the following sections of the Consolidated Zoning Ordinance,:

A. County Municipal Consolidated Zoning Ordinance

1. Section 2.9 – Florence Downtown Overlay District

B. Design Guidelines for Overlay Districts Florence, South Carolina

1. Chapter 2 --Overlay District Guidelines
Requirements:

Wilson Road Overlay District

Legend

- Wilson-Overlay District
- City Limits



February 21, 2008

ORDINANCE NO. 2008-_____

AN ORDINANCE TO AMEND SECTION 2.9 OF THE CONSOLIDATED ZONING ORDINANCE BY ADDING TO THE EXISTING ORDINANCE IN ORDER TO CREATE THE WILSON ROAD RESIDENTIAL OVERLAY DISTRICT ASSOCIATED WITH DESIGN GUIDELINES AND TO PROVIDE FOR THEIR ENFORCEMENT AND ADMINISTRATION.

WHEREAS, a public hearing was held in room number 803 of the City County Complex on May 27, 2008 before the Florence County - Municipal Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence wishes to protect and preserve an area that contains predominantly single family homes;

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 AS FOLLOWS:

I.

That the provisions of the Consolidated Zoning Ordinance applicable to the City of Florence be, and the same are hereby, amended to amend Section 2.9, *et seq.*, which will read in whole as follows:

Sec. 2.9. Florence Overlay Districts.

Sec. 2.9-1. A Purpose and Intent.

In order to promote the economic and general welfare of the City of Florence and of the public generally, the City of Florence seeks to promote and control preservation, redevelopment, restoration, and revitalization in its traditional downtown core and throughout the city limits and seeks to ensure the harmonious, orderly, and efficient growth and redevelopment of the City.

History demonstrates that the promotion of these goals requires that the City take action to preserve the qualities relating to the history of the Downtown area and to create a harmonious outward appearance of structures by emphasizing the preservation and restoration of the historic areas and buildings in both the

downtown area and the City in general. The continued construction of buildings in historic styles and with general harmony as to the style, form, color, proportion, texture, and material between the buildings within the surrounding area thereby fostering civic pride and the orderly efficient growth and redevelopment within the City.

The creation of Overlay Districts for the City of Florence is done in order to establish a mechanism for the accomplishment of these objectives.

Sec. 2.9-2. Establishing Florence ~~Downtown~~ Overlay Districts.

(A) There are hereby established ~~five~~ six (~~65~~) overlay districts in the ~~Downtown~~ City of Florence area, those districts being designated as follows:

D-1. Downtown Redevelopment District: The intent of this district is to promote the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of existing architecturally valuable structures, properties, and neighborhoods which make up the district. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

D-2. Downtown Central District: The intent of this district is to promote good urban design and to establish and maintain a unified, improved identity for Downtown Florence. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference. .

D-3. Downtown Arts and Cultural District: The intent of this district is to promote good urban design and to build on the attractive and significant architecture that exists through new infill development. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

D-4 Timrod Park Residential District: The intent of this district is to promote good urban residential design and to maintain and build upon the attractive

and significant historic architecture that exists throughout the District. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

H-1. Florence Historic District: The intent of this district is to respect and build on the historic character of Downtown Florence and to establish the initial parameters for the possible pursuit of National Register Historic District designation. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

WRRD. Wilson Road Residential District: The intent of this district is to promote good urban residential design and to maintain and build upon the architecture that exists throughout the District. This overlay district will be subject to the Design Guidelines referred to below and incorporated herein by reference.

- (B) The boundaries for the overlay districts hereby established shall be shown on an amendment to the Consolidated Zoning Map, and the boundaries hereby established are set forth below:

D-1. Downtown Redevelopment District: The boundaries of the Downtown Redevelopment District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 1.

D-2. Downtown Central District: The boundaries of the Downtown Central District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 2.

D-3. Downtown Arts and Cultural District: The boundaries of the Downtown Arts and Cultural District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 3.

D-4. Timrod Park Residential District: The boundaries of the Timrod Park Residential District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 4.

H-1. Florence Historic District: The boundaries of the Florence Historic District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 5.

WRRD. Wilson Road Residential District: The boundaries of the Wilson Road Residential District shall include all parcels shown on the map thereof which is attached hereto and incorporated herein as Appendix 6.

- (C) The overlay districts referred to above shall be incorporated into the Consolidated Zoning Map and shall be maintained in both the Florence County - Municipal Planning Department and in the office of the Florence ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.
- (D) Variances for residential uses on any lot or parcel, including mixed use developments, may be permitted within the Downtown Redevelopment District as a Special Exception by the City-County Board of Zoning Appeals. To ensure conformity to the Consolidated Zoning Ordinance and compatibility with the intent of the overlay district for which that use is proposed, a Certificate of Appropriateness is required from the Design Review Board and a variance must be obtained from the City-County Board of Zoning Appeals. Prior to submitting a request for a variance from the City-County Board of Zoning Appeals the owner must first obtain a Certificate of Appropriateness which shall be used to determine that the proposed residential use is compatible with the purposes of the Overlay District for which it is proposed.

Sec. 2.9-3. Adoption of Design Guidelines.

In the interest of promoting the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of the existing architecturally valuable structures and to promote the redevelopment and revitalization of the traditional Downtown Area and throughout the City of Florence by insuring the harmonious,

orderly, and efficient growth and redevelopment of the City, the City of Florence hereby adopts and incorporates by reference the Design Guidelines attached hereto as Appendix 7.

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~~ Director of Urban Planning and Development and a Certificate of Appropriateness issued before any of the following activities can be undertaken:

- (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.

Sec. 2.9-5. Powers of Design Review Board.

Toward this objective, The Design Review Board shall have the following powers and duties:

- (A) To adopt procedural regulations;
- (B) To conduct and/or maintain an ongoing survey to identify historically and architecturally significant properties, structures, and areas that exemplify the cultural, social, economic, political, or architectural history of the City;
- (C) To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each such designation;
- (D) To advise and assist owners of all properties or structures within the overlay districts on the physical and financial aspects of preservation,

renovation, rehabilitation, and reuse and, where appropriate, to advise such owners of the procedures of the inclusion of structures on the National Register of Historic Places;

- (E) To work in conjunction with the Downtown Redevelopment Coordinator to inform and educate the citizens of Florence concerning the Downtown historic and architectural heritage by publishing appropriate maps, newsletters, brochures, and pamphlets; by holding programs and seminars; and through media exposure;
- (F) To consider, analyze, and make a determination with respect to all applications for a Certificate of Appropriateness by applying the Design Guidelines herein adopted to the project and property in question;
- (G) To make recommendations for amendments to the Design Guidelines for any of the overlay districts with final approval of the Design Guidelines to be accomplished by the City Council by resolution. Once approved, to implement any amendments to the Design Guidelines.
- (H) To assist the public entities in the development of streetscapes within the overlay districts which are consistent with the information contained in the Design Guidelines.
- (I) To hear and act upon appeals regarding the acceptance and granting of a Certificate of Compliance by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.

Sec. 2.9-6. Certificates of Appropriateness, Criteria for Issuance.

In considering the issue of appropriateness of a particular project, the Design Review Board shall be guided by the Design Guidelines adopted herein by reference.

Sec. 2.9-7. Design Review Board; Rules of Procedure.

- (A) **Officers:** The officers of The City of Florence Design Review Board shall be a chairman and a vice-chairman elected for one (1) year at the first meeting of the Design Review Board in each calendar year. The officers of the Design Review Board may serve four (4) consecutive terms. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development for the City of Florence shall serve as the staff representative to the Design Review Board. The City Manager will assign a member of the staff of the City to serve as secretary to the Design Review Board. The

designated officers of the Design Review Board shall have the following authority, duties, and responsibilities:

- (1) **Chairman:** The Chairman shall be a voting member of the Design Review Board and shall:
 - (a) Call meetings of the Design Review Board;
 - (b) Preside at meetings;
 - (c) Act in conjunction with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development as a spokesperson for the Design Review Board;
 - (d) Sign documents for the Design Review Board;
 - (e) Perform other duties approved by the Design Review Board.
- (2) **Vice-Chairman:** The Vice-Chairman shall be a voting member of the Design Review Board and shall exercise the duties of the chairman in the absence, disability, or disqualification of the Chairman. In the absence of the Chairman and the Vice-Chairman, an acting Chairman shall be elected by the members present.
- (3) **Secretary to the Design Review Board:** The Secretary to the Design Review Board shall:
 - (a) Provide notice of all meetings;
 - (b) Assist the Chairman in the preparation of agendas;
 - (c) Keep minutes of meetings and hearings;
 - (d) Maintain the Design Review Board's records as public records;
 - (e) Attend to Design Review Board correspondence;
 - (f) Perform any other duties normally carried out by a Secretary.

(B) **Meetings**

- (1) **Time and place:** An annual schedule of regular monthly meetings shall be adopted, published, and posted at the City-County Complex in January of each year. Special meetings may be called by the Chairman upon twenty-four (24) hour notice, posted, and delivered to all members of the Design Review Board and the local media. Meetings shall be held in a place to be stated in the notice, and shall be open to the public.
- (2) **Agenda:** A written agenda shall be furnished by the Secretary to each member of the Design Review Board and to the news media, and it shall be posted at least four (4) days prior to each regular meeting and at least twenty-four (24) hours prior to a special meeting. Items may be added to the agenda at a meeting by a majority vote of the members present.
- (3) **Quorum:** A majority of the members of the Design Review Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling a meeting.
- (4) **Voting:** A member must be present to vote. Each member shall vote on every question unless disqualified by law. The question of disqualification shall be decided by the member(s) affected, and any such member so affected shall announce the reasons for disqualifications, have it placed in the minutes, and shall refrain from deliberation or voting on the question.
- (5) **Public Input:** Except for public hearings and additional public input sought by the Design Review Board, no person shall speak at a Design Review Board meeting unless invited to do so by the Design Review Board. The presiding officer at the Design Review Board meeting reserves the right to determine the amount of public input desired.
- (6) **Minutes:** The Secretary to the Design Review Board shall prepare minutes of each meeting for approval by the Design Review Board at the next regular meeting. Minutes shall be maintained as a public record.

- (7) **Attendance:** The minutes shall show the members in attendance at each meeting and the reason for absence submitted by any member. The Design Review Board shall recommend to the Mayor and City-Council the removal for cause of any member who is absent from three (3) consecutive meeting without adequate reason.

Sec. 2.9-8. Design Review Board, Application Requirements for a Certificate of Appropriateness.

- (A) **Applications for a Certificate of Appropriateness shall be submitted through the office of the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.**

Prior to the placement of an item on the agenda for the Design Review Board, an application for a Certificate of Appropriateness must be "complete" as determined by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development and must be submitted with the details as set forth in the Design Guidelines which are attached hereto and incorporated herein by reference. In the event that the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development has made a determination that the application for a Certificate of Appropriateness is not "complete" but the owner believes that the project application is "complete", the owner may make a written request to place the application on the agenda. To have the application placed on the agenda, the owner must provide the Chairman of the Design Review Committee with a letter outlining and documenting the reasons and facts which the owner contends make the application "complete". The applicant has five (5) working days from the notification of denial from the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development to provide the letter requesting placement on the agenda.

Unless specified elsewhere, at the time of consideration of a proposed project, the Design Review Board shall approve, approve with modifications, or disapprove the application. Additionally, action may be deferred by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer/agent.

- (B) **Certificate of Appropriateness, Application Fee:** Upon presentation of a signed application, the owner/agent must pay the required application fee of \$100.00 in order for the application to be considered. Once received by the City of Florence, the application fee is not refundable. An application fee will not be required from any local, state, or federal governmental entity. Additionally, an application fee will not be required of any owner or

developer for a project which is approved by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development pursuant to the authority under subparagraph (F) below.

- (C) **Option for Preliminary Plan Approval:** The applicant may submit for consideration by the Design Review Board a "Preliminary Plan" of the proposed project. Such a submittal shall be submitted and considered in accordance with the provisions of the Design Guidelines adopted herein.
- (D) **Certificate of Appropriateness, Public Hearing Requirement:** A public hearing shall be required when an application for a Certificate of Appropriateness is to be considered by the Design Review Board. The time and location of the public hearing shall be published in a newspaper of general circulation in The City of Florence at least fifteen (15) days prior to the public hearing. The property in question shall be posted for the same period as the newspaper notice. The manner of posting shall follow the same signage/notification requirements as specified in The Florence County-Municipal Consolidated Ordinance.
- (E) **Certificate of Appropriateness, Demolition:** When it is determined by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development that demolition is a part of a project covered by an application for a Certificate of Appropriateness, the Design Review Board may, if in their judgment the public is best served, postpone action for not more than two (2) scheduled monthly meetings. The initial hearing before the Design Review Board shall be counted as the first of the two monthly meetings. At the end of the above referenced deferral period the Design Review Board shall approve, disapprove, or approve with modifications. Additionally, action may be deferred further by the Design Review Board to the next monthly meeting, but only upon concurrence of the owner/developer or agent.
- (F) **Certificate of Appropriateness, Approval by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development:** The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development is hereby granted the authority to approve and issue a Certificate of Appropriateness administratively, without going before the Design Review Board, provided that the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development specifically determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the applicable district in the following situations:

- (1) Any project or signage for which the total cost does not exceed \$5,000 in which a specific determination is made by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development that the project in question is not a part of a larger project:
- (2) Interior modifications/maintenance or exterior maintenance, which does not change or impact the appearance of the structure, including, but not limited to, roofing, façade repairs, awnings, shutters or window replacement. This power does not extend to those properties and structures within the H-1 Historic District or those listed on the State or National Register of Historic Places.
- (3) For emergency and/or permanent repairs relating to the incident to any structure resulting from a Force Majeur, fire or accident beyond the control of the property owner or tenant as long as the repair in question does not exceed 25% of the value of the structure as determined by the tax assessor and the materials used in the repairs are consistent with the Design Guidelines for the District in which it is located.
- (4) In the Wilson Road Residential District all applications for a Certificate of Appropriateness may be issued by the Director of Urban Planning and Development.

In all cases, the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development may, in his discretion, refer the application to the Design Review Board for review and consideration with particular attention being paid to properties and structures within the H-1 Historic district.

- (G) **Certificate of Appropriateness, Resubmission of a Denied Application:** A property owner or agent may resubmit the same application for a Certificate of Appropriateness affecting the same parcel or project after twelve (12) months have passed. If, in the opinion of the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development, there are substantial changes and improvements in the application for a project, the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall allow an owner to resubmit an application for Certificate of Appropriateness affecting the same parcel or lot after a waiting period of ten (10) days from the date of the initial denial. The applicant is required to meet the forty-five (45) day submittal schedule as outlined in the Design Guidelines.

and requirements contained in the Certificate of Appropriateness. In the event a Certificate of Compliance is denied by the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development the owner may appeal the decision by writing to the Design Review Board. In the event of an appeal, the Design Review Board shall consider and act on the appeal at its next regularly scheduled meeting.

Sec. 2.9-10. Appeal from the Design Review Board.

- (A) Any person with a substantial interest in any final decision of the Design Review Board may appeal from any decision of the Design Review Board to the City Council for the City of Florence by filing a Petition in Writing with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development setting forth plainly, fully, and distinctly why the decision of the Design Review Board is contrary to law. Any such appeal must be filed within thirty (30) days after the affected party receives actual notice of the decision Design Review Board. City Council shall hold a hearing on said appeal within forty-five (45) days after receipt of the Petition. Council's decision on said appeal shall be by majority vote, and the Petitioner shall be notified of the decision in writing.
- (B) Any person with substantial interest in any decision of City Council on the appeal from the Design Review Board may appeal from said decision of City Council to the Court of Common Pleas for Florence County by filing a Petition in Writing with Clerk of Court for Florence County setting forth plainly, fully, and distinctly why the decision of City Council on appeal is contrary to law. Any such appeal to the Court of Common Pleas must be filed within thirty (30) days after the affected party receives written notice of the decision of City Council under Paragraph "A" of this section.

Sec. 2.9-11. Administrative Officer and Responsibilities.

- (A) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall be the administrative officer who shall have the responsibility for implementation and enforcement of all of the provisions relating to the overlay districts and the Design Guidelines. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development may delegate duties to subordinate officials to assist in such administration and implementation and to represent the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development as needed. Ultimate responsibility to the City Manager for such implementation, enforcement, and representation shall remain with the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development.

- (B) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall accept and examine all applications for a Certificate of Appropriateness and shall coordinate with the Florence County - Municipal Planning Department and the Building Official to ensure that all applications for new construction, renovation, rehabilitation, and demolition shall require a Certificate of Appropriateness if the property involved is located within the overlay districts. For landscape changes involving the removal of trees four (4) inches in caliper or greater or the removal of any hedge or shrub group exceeding thirty (30) inches in height, the owner/developer/agent shall submit an application for a Certificate of Appropriateness if the property involved is located within the overlay districts. Failure to comply with this requirement shall subject the owner/developer/agent to penalties as set forth in Section 1.7 of the Code of Ordinances, City of Florence, South Carolina.
- (C) If the ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall find that any of the provisions of this ordinance are being violated within the overlay districts, he/she shall notify the person responsible for such violation in writing, indicating the nature of the violation and ordering the action necessary to correct it. The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall order the discontinuance of any unlawful uses of land, and (in full cooperation with the Building Official) the discontinuance of any unlawful building or demolition activity within the overlay districts or shall take any other action authorized by this ordinance or any other ordinance adopted by the City of Florence to ensure compliance with or to prevent violations of its provisions.
- (D) The ~~Downtown Planning Coordinator~~ Director of Urban Planning and Development shall have the authority and duty to accomplish all other tasks and responsibilities assigned to that position in the Design Guidelines which are incorporated herein.

II.

That the provisions of the Consolidated Zoning Ordinance applicable to the City of Florence be, and the same are hereby, amended to add the Design Guidelines applicable to the Wilson Road Residential Overlay District which are attached hereto as Exhibit 1, said Design Guidelines to be added to Appendix 7 to Section 2.9-3 of the Consolidated Zoning Ordinance.

III.

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

ADOPTED THIS DAY OF _____, 2008.

Approved as to Form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis
Mayor

Attest:

Dianne Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

VI. c.
Bill No. 2008-28
Second Reading

DATE: May 12, 2008
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

A rezoning request for property located at Harmony Street and N. Hartwell Drive from R-4, Multi-family Residential, Limited to R-5, Multi-family Residential District.

The applicant is proposing a 64 unit multi-family development using State Housing Tax credits. There will be 16 quadruplex buildings, one story in height.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning will be held at the May 27, 2008 Planning Commission meeting and brought back before City Council for final reading at the June 9, 2008 City Council meeting. The applicant has requested that the application be moved as quickly as possible to meet the State Housing deadlines.

III. POINTS TO CONSIDER:

This item is being introduced for first reading only.

IV. OPTIONS:

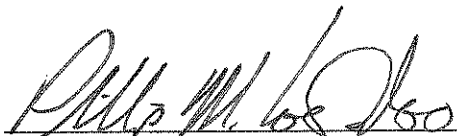
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

Map showing the location of the property.



Phillip M. Lookadoo, AICP
Urban Planning and Development Manager



David N. Williams
City Manager

FITCH

DEVELOPMENT GROUP

June 5, 2008

Ms. Liz Shaw
Florence Urban Planning and Development
180 N. Irby Street AA
Florence, SC 29501

RE: Rezoning of Harmony Court Property

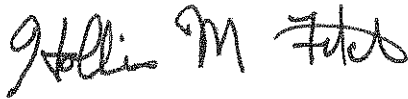
Dear Ms. Shaw:

Please withdraw the "Request for Rezoning" of the property located on Harmony Court from the agenda for the City Council meeting on June 9, 2008.

Our plans have changed and we will not pursue the development of the property at this time. Therefore by this letter we wish to formally withdraw our request for rezoning.

If you have any questions please give us a call.

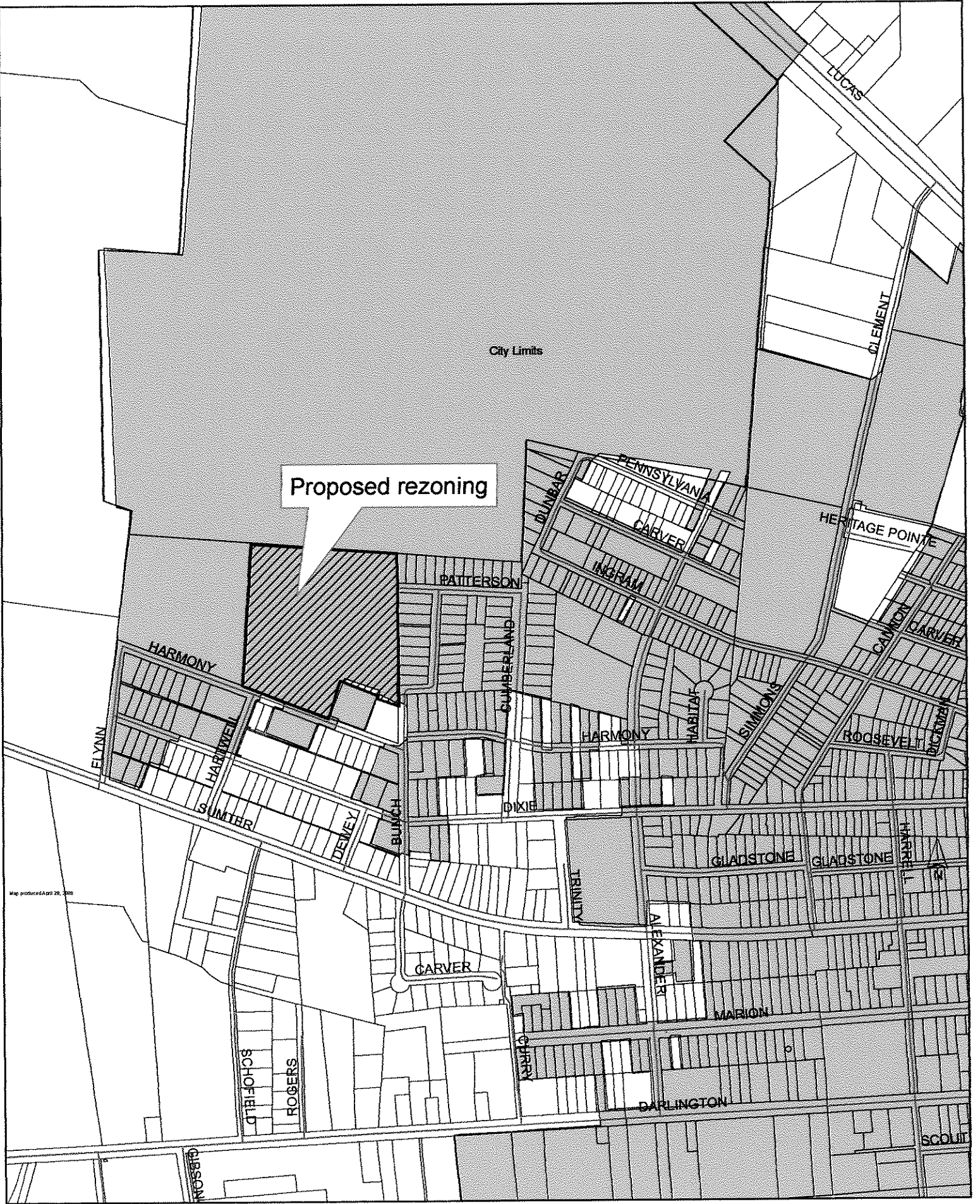
Sincerely,



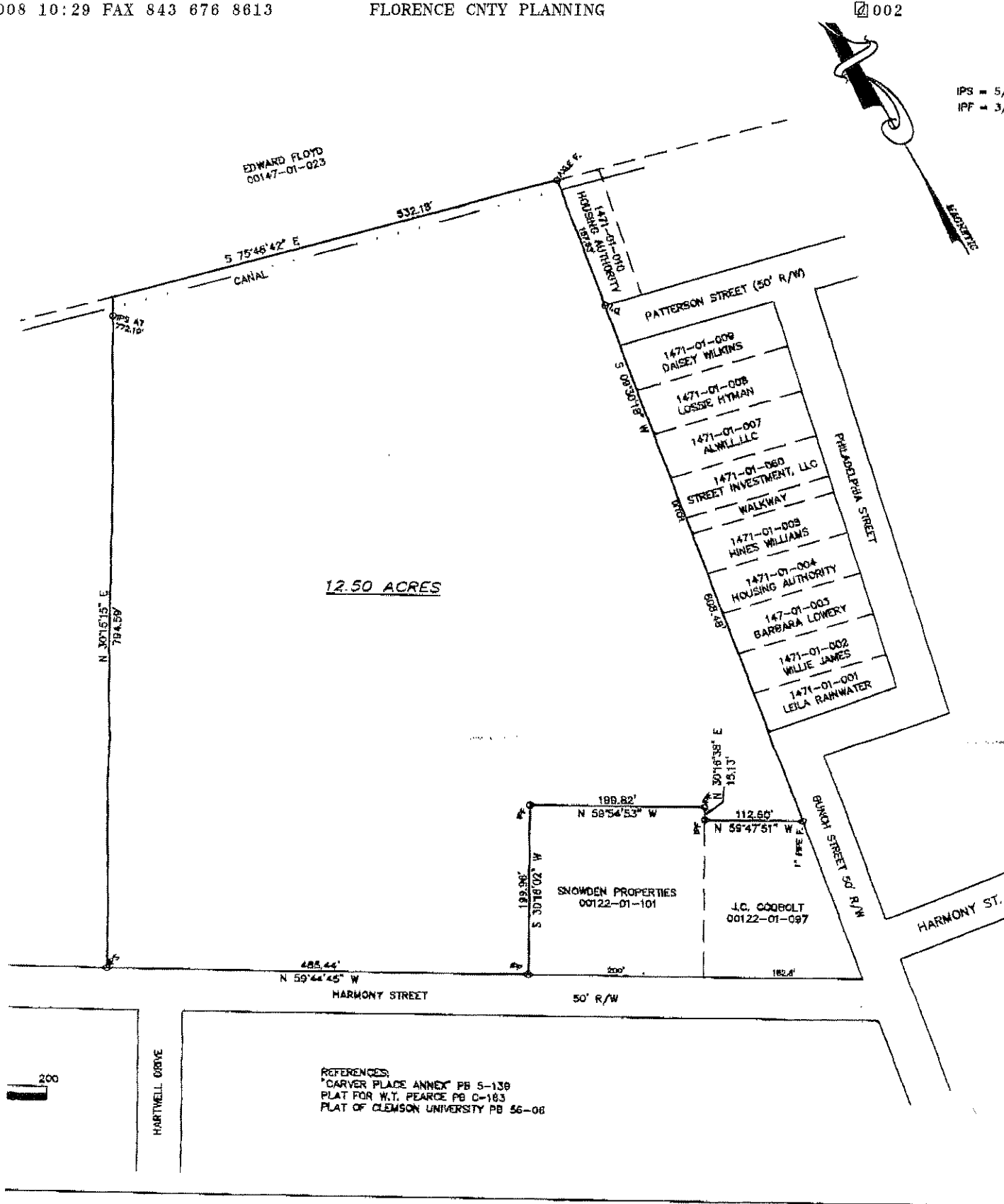
Hollis M. Fitch
President

Proposed rezoning

City Limits



IPS = 5/
IPF = 3/



12.50 ACRES

REFERENCES:
 "CARVER PLACE ANNEX" PB 5-139
 PLAT FOR W.T. PEARCE PB C-183
 PLAT OF CLEMSON UNIVERSITY PB 56-08

PLAT

OF 12.50 ACRES SURVEYED FOR

FITCH DEVELOPMENT GROUP

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
June 9, 2008
PC#2008-36**

Subject: Rezoning request from R-4, Multi-Family Residential District to R-5, Multi-Family Residential District

Location: Property is located off of Harmony St. and N. Hartwell Dr.
City of Florence

Tax Map Number: 122, Block 1, portion of Parcel 54

Council District(s): 1; City Council

Owner of Record: Mary Alice Ingram Busch

Applicant: Hollis Fitch

Land Area: 12.5 acres

Existing Land Use and Zoning:

The subject property is currently vacant and zoned R-4, Multi-Family Residential District, Limited.

Proposed Land Use and Zoning:

The proposal is to rezone the subject property to R-5, Multi-Family Residential District for 64 multi-family housing units.

Surrounding Land Uses and Zoning

North: Vacant/ B-3/City of Florence
South: Single-family residential / Unzoned /Florence County
East: Single-family residential/B-3/City of Florence
West: Vacant/Unzoned/ Florence County

Florence County Comprehensive Plan:

The subject property is located in an Industrial Business area according to the Comprehensive Plan Land Use Map.

Staff Analysis:

Access and Circulation- Present access to the property is by way of Harmony Street and N. Harwell Drive.

Water and Sewer Availability- These services are provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the property. This property is not in flood zone.

Background- The request is to rezone the subject property to R-5, Multi-Family Residential District.

Florence County/Municipal Planning Commission Action: May 27, 2008

Seven of the eight Planning Commission members present denied the request and the one remaining member recused himself at the meeting held on Tuesday, May 27, 2008.

Florence Council/ Municipal Planning Commercial Recommendation:

The Planning Commission recommends denial of the request by Florence City Council due to concerns of the Commission on the impact of the proposed future development on the residents of the area.

Attachments:

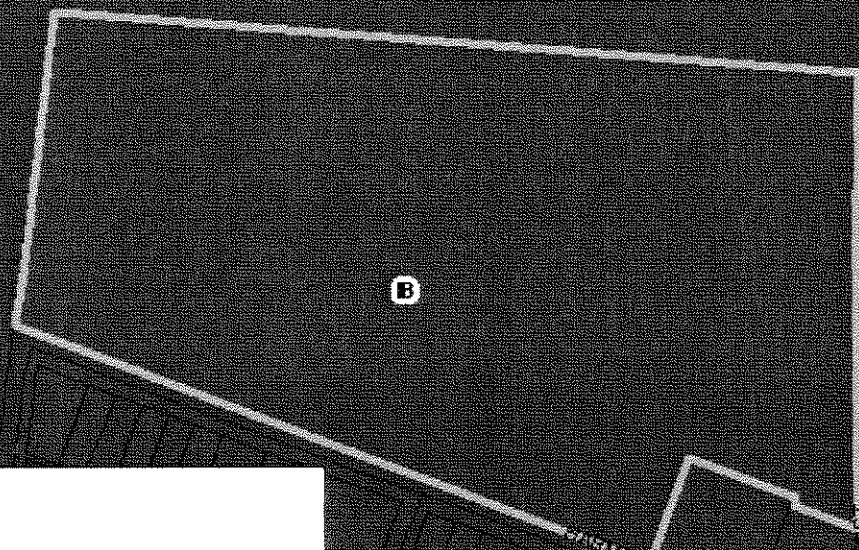
Copies of the following are attached:

1. Vicinity map
2. Location map
3. Comprehensive Land Use Plan map
4. Zoning map
5. Aerial photograph
6. Comprehensive Plan information
7. Consolidated Zoning Ordinance information



David N. Williams, City Manager

Comprehensive Land Use Plan Map



Legend

-  High Intensity Economic Nodes
-  High Intensity Economic Corridor
-  Low Intensity Economic Nodes
-  Rural Community Nodes
-  Business/Industrial
-  Existing Residential
-  Developing Residential
-  Rural Resource/Agricultural Areas
-  Major Parks and Open Space (Wetlands)
-  Transitional Areas
- 

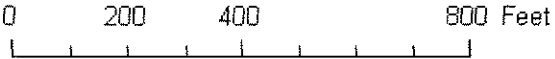
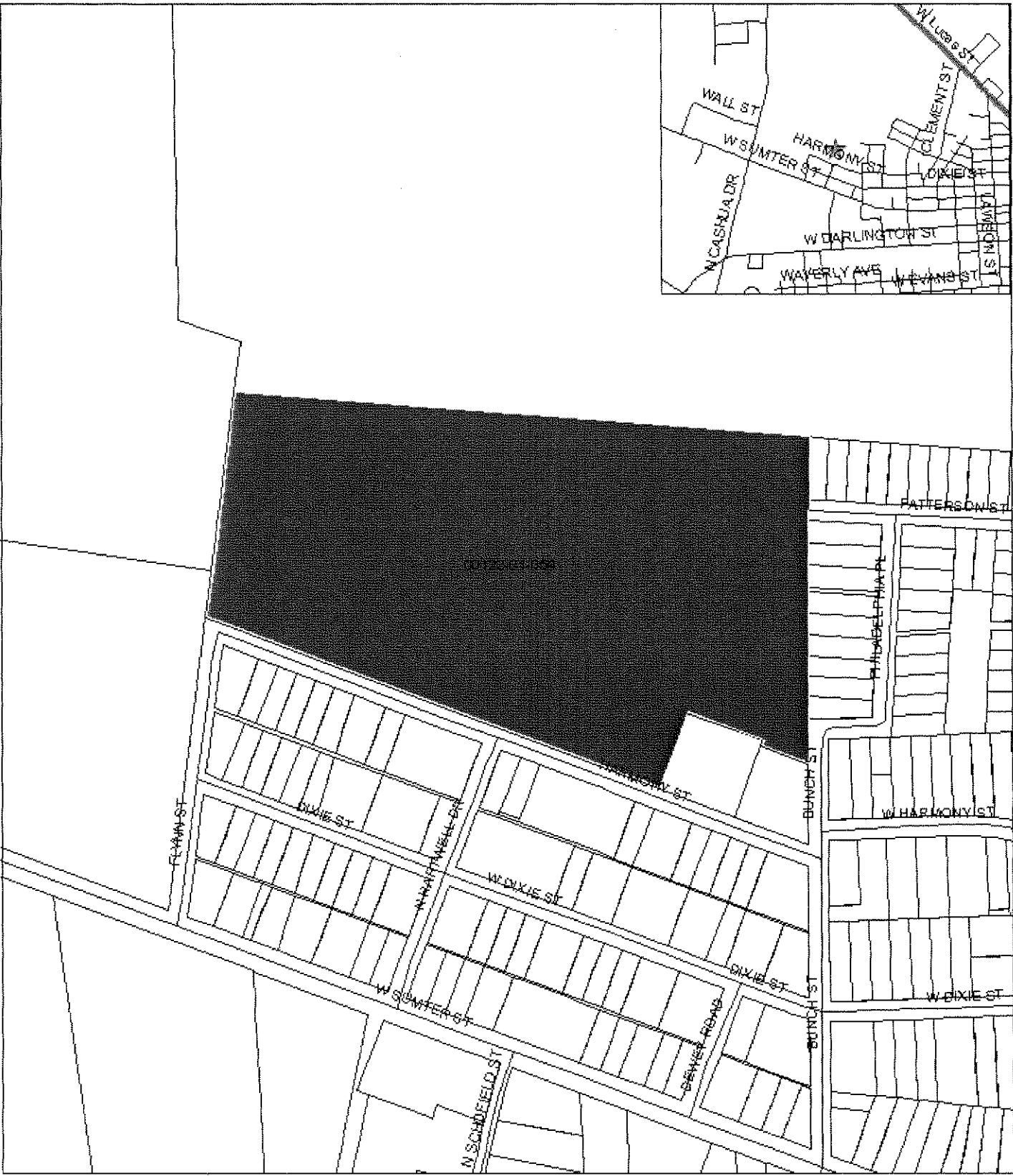
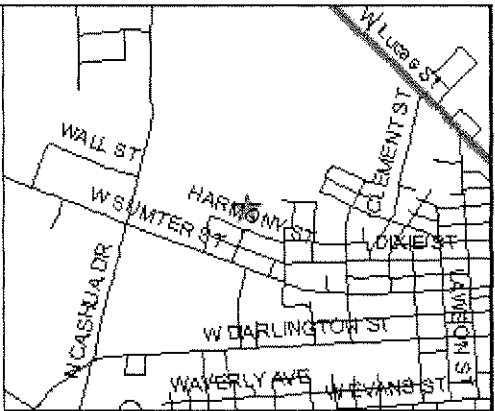
0 220 440 880 Feet

N



Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning
& Building Inspections Department
Geographic Information Systems
2007

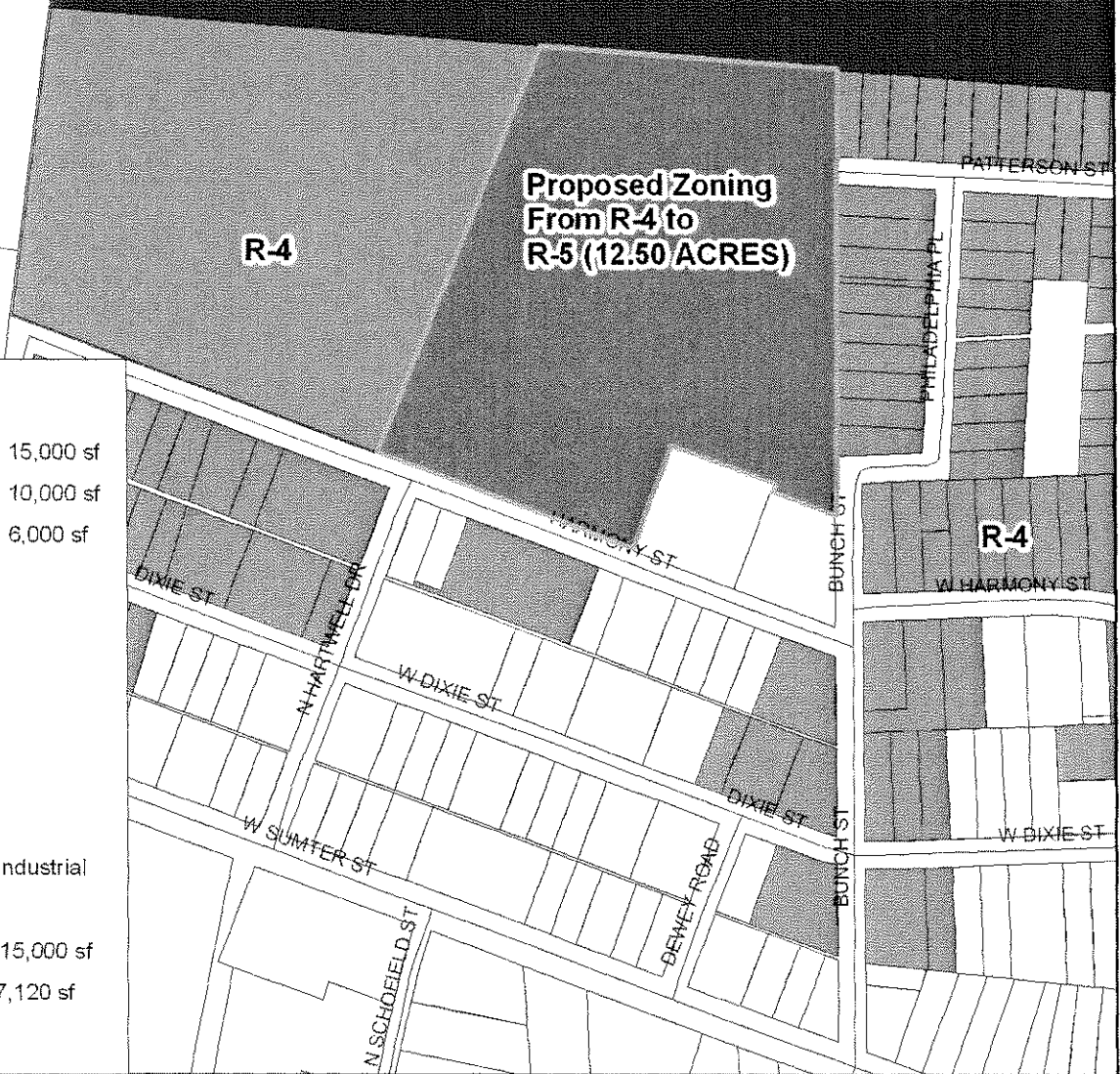
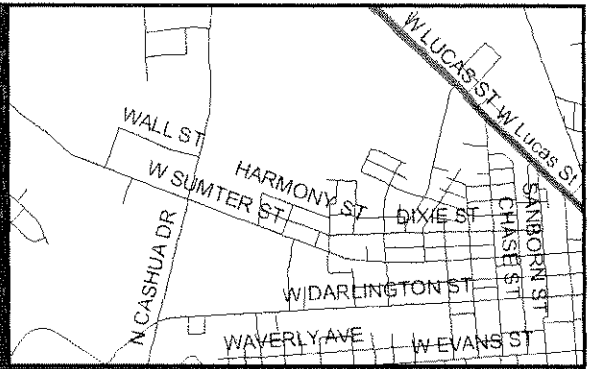
COUNTY COUNCIL DISTRICT(S): 3
PC#2008-36


















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& Building Inspection's Department
Geographic Information Systems
2007

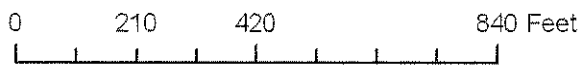
COUNTY COUNCIL DISTRICT(S): 3
PC#2008-36

Zoning Map



Legend

-  R-1, Single Family, 15,000 sf
-  R-2, Single Family, 10,000 sf
-  R-3, Single Family, 6,000 sf
-  R-4, Multi-Family
-  R-5, Multi-Family
-  PDD
-  B-1, Limited
-  B-2, Convenience
-  B-3, General
-  B-4, Central
-  B-5, Office - Light Industrial
-  B-6, Industrial
-  RU-1, Community 15,000 sf
-  RU-2, Resource 87,120 sf
-  Unzoned



Map Prepared by: RWE
 Copyright 2007: Florence County/Municipal Planning
 & Building Inspections Department
 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-36

Florence County 2003 Orthophotography Map



Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning
& Building Inspections Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-36

Comprehensive Plan Attachment:

Economic Activity Areas Industrial-Business Areas

Objective

The objective of the Industrial–Business designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interests from incompatible development.

Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure (existing or planned).

Strategy

- ✓ Identify and map areas with industrial and business potential, and take appropriate action to reserve such areas for future development.
- ✓ Promote the development of industrial and office parks within such areas.
- ✓ Facilitate such areas for industrial and business development.
- ✓ Reduce through zoning, site design, and/or buffer requirements potential conflicts between business/ industrial uses (existing and future) and residential uses.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Create industrial and business development opportunities, and protect industrial and business interests from incompatible development	<ul style="list-style-type: none">❖ Industrial and business uses❖ Institutional uses❖ Wholesale and warehousing uses❖ Big box retail❖ Mixed-use planned development❖ Existing residential and infill of existing subdivisions	<ul style="list-style-type: none">❖ New residential subdivisions

ZONING ORDINANCE ATTACHMENT

R-5, Multi-Family Residential District:

This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

ORDINANCE NO. 2008-_____

AN ORDINANCE TO REZONE PROPERTIES OWNED BY MARY ALICE INGRAM BUSCH LOCATED OFF OF HARMONY STREET AND NORTH HARTWELL DRIVE FROM R-4, MULTI-FAMILY RESIDENTIAL DISTRICT TO R-5, MULTI-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on May 27, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, an application by Hollis Fitch for the property located off of Harmony Street and North Hartwell Drive was presented requesting an amendment to the City of Florence Zoning Atlas changing the zoning district classification of the aforementioned property from R-4, Multi-Family Residential District to R-5, Multi-Family Residential District.

Shown on Florence County Tax Map No. 122, Block 1, portion of Parcel 54 measuring approximately 12.5 acres.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and changing the zoning district classification of the aforesaid property from R-4, Multi-Family Residential District to R-5, Multi-Family Residential District.
2. That this Ordinance shall become effective upon its approval and adoption this _____ day of _____, 2008 by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

FLORENCE CITY COUNCIL MEETING

VI. d.
Bill No. 2008-31
Second Reading

DATE: June 9, 2008
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance to amend the City's Code of Ordinances pertaining to the payment of water and sewer connection and tap fees.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER


- A. On June 11, 2007 City Council adopted an ordinance which increased, effective January 1, 2008, the connection and tap charges for both inside the city and outside the city water and sewer services.
- B. After due consideration, it has been determined that an option for installment payments of water and sewer domestic service connection charges should be provided for residential, owner-occupied dwellings built on or before January 1, 2008.

IV. STAFF RECOMMENDATION

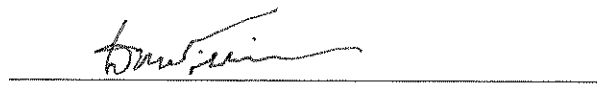
Approval and adoption of the proposed ordinance.

V. ATTACHMENTS

Proposed ordinance.



Thomas W. Chandler
Finance Director



David N. Williams
City Manager

ORDINANCE NO. 2008-____

**AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY OF FLORENCE, SOUTH
CAROLINA CODE OF ORDINANCES PERTAINING TO WATER AND SEWER
CONNECTION CHARGES**

WHEREAS, on June 11, 2007 City Council adopted an ordinance which increased, effective January 1, 2008, the connection and tap charges for both inside the city and outside the city water and sewer services; and

WHEREAS, the City has, after thorough consideration, determined that it is reasonable and appropriate to provide for installment payments of water and sewer domestic service connection charges for residential, owner-occupied dwellings that were constructed on or before January 1, 2008.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Florence, South Carolina, that the following sections be added to the City of Florence Code of Ordinances to read as follows:

Sec. 12-68. Charges for connections—Installment payment option.

Sewer connection and tap fees for 4-inch residential sewer service, both inside and outside the City, as described in Section 12-67 (e) and (f), may be paid in monthly installments over a period of up to thirty-six (36) months. The installment payment for connection and tap fees shall be assessed each month with a five percent (5%) flat interest fee. The option for installment payment of connection and tap fees shall apply only to domestic, residential connections for owner-occupied dwellings constructed and inhabitable on or before January 1, 2008. Business, commercial, and industrial connection and tap fees, regardless of tap size, are not eligible for installment payment. If sewer service is terminated before the connection and tap fees paid on an installment basis are fully satisfied at any given location, the balance due on the connection and tap fees shall be paid by successive applicants for sewer service at that location until paid in full. The balance due for connection and tap fees may also be paid in monthly installments as provided herein. At the option of the customer, tap and connection fees may be paid in full in a lump sum at any time during the term of an established installment payment period.

Sec. 12-152. Tap fee—Installment payment option.

Water connection and tap fees for $\frac{3}{4}$ -inch residential water service, both inside and outside the City, as described in Section 12-149 (c) and (d) and Section 12-150, may be paid in monthly installments over a period of up to thirty-six (36) months. The installment payment for connection and tap fees shall be assessed each month with a five percent (5%) flat interest fee. The option for installment payment of connection and tap fees shall apply only to domestic, residential connections for owner-occupied dwellings constructed and inhabitable on or before January 1, 2008. Business, commercial, and industrial connection and tap fees, regardless of tap size, are not eligible for installment payment. If water service is terminated before the connection and tap fees paid on an installment basis are fully satisfied at any given location, the balance due on the connection and tap fees shall be paid by successive applicants for water service at that location until paid in full. The balance due for connection and tap fees may be

paid in monthly installments as provided herein. At the option of the customer, the tap and connection fees may be paid in full in a lump sum at any time during the term of an established installment payment period.

This ordinance shall become effective immediately upon adoption by City Council.

ADOPTED THIS _____ DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2008
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the FY 2007-08 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

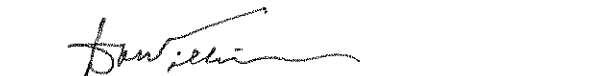
The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being budgeted as revenues and expenditures which, during the course of the current fiscal year, have been or are anticipated to be received and expended but were not included as part of the original budget ordinance.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed ordinance.



Thomas W. Chandler
Finance Director



David N. Williams
City Manager

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE,
SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2007, AND
ENDING JUNE 30, 2008**

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, 2007, and ending June 30, 2008, is hereby amended as follows:

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

10-336-0200 Miscellaneous Grants is increased in the total amount of \$9,560 to provide for grant funds received from the Sierra Club for the extension of a walking trail boardwalk between the Florence Rail Trail and Palmetto Street.

10-377-1000 Unappropriated Surplus is increased in the total amount of \$119,500 to provide funding for the General Fund portion of the replacement of the cooling tower at the City County Complex (\$33,000); improvements at the American Legion Field (\$12,500); Fire Department stations and operations assessment costs (\$18,500); costs associated with underground storage tank analyses and tank repair at the Public Works Department, Fire Department and City County Complex (\$37,000); loan closing costs for the Brownfields Cleanup Revolving Loan Fund for cleanup at the former Bush Recycling Center (\$7,500); costs related to county-wide pictometry (\$6,000); and a donation to Florence Darlington Tech for the *Manufacturing: The Futures* program (\$5,000).

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

10-493-0500 City County Complex Operations (Non-departmental Expenses) is increased in the amount of \$33,000 to provide funding for the General Fund portion of the replacement of the cooling tower at the City County Complex.

10-493-5520 Gateways and Beautification (Non-Departmental) is increased in the amount of \$9,560 to provide for grant funds received from the Sierra Club for the extension of a walking trail boardwalk between the Florence Rail Trail and Palmetto Street.

FY 2007-2008 Budget Amendment Ordinance (continued)

10-493-5550 Special Projects (Non-Departmental) is funded in the amount of \$86,500 to provide funding for improvements at the American Legion Field (\$12,500); Fire Department stations and operations assessment costs (\$18,500); costs associated with underground storage tank analyses and tank repair at the Public Works Department, Fire Department and City County Complex (\$37,000); loan closing costs for the Brownfields Cleanup Revolving Loan Fund for cleanup at the former Bush Recycling Center (\$7,500); costs related to county-wide pictometry (\$6,000); and a donation to Florence Darlington Tech for the *Manufacturing: The Futures* program (\$5,000).

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:

20-377-1000 Unappropriated Surplus is funded in the total amount of \$33,000 from reservations of retained earnings from the prior fiscal year.

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

20-493-0500 City County Complex Operations (Non-departmental Expenses) is increased in the amount of \$33,000 to provide the W/S Enterprise Fund portion of the replacement of the cooling tower at the City County Complex.

Section 5. That the category of revenues of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

26-377-1000 Unappropriated Surplus is funded in the total amount of \$269,200 from reservations of fund balance from the prior fiscal year.

Section 6. That the category of expenditures of the Hospitality Fee Fund in said budget is hereby amended by the additional appropriations as follows:

26-465-0185 Veterans Park Monument (Hospitality Fund General Expenditures) is funded in the amount of \$269,200 to provide advance funding for costs related to the monument to be erected at the Veterans Park, such funds to be reimbursed to the City through memorial tile sales.

Section 7. 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.

FY 2007-2008 Budget Amendment Ordinance (continued)

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

ADOPTED THIS _____ DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis
Mayor

Attest:

Diane Rowan
Municipal Clerk

VI. f.
Bill No. 2008-33
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2008
AGENDA ITEM: Ordinance--First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance authorizing lease-purchase financing from RBC Bank in an amount not to exceed \$392,500 for the acquisition of one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 2847 model Streetforce body and one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 4029 model, 40-Yard Full Eject body.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN


City Council approved the five-year lease purchase of two sanitation trucks in the FY 2007-08 budget. Bids were received for the trucks from three vendors in December, 2007. Following a thorough evaluation of the bids, a contract for one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 2847 model Streetforce body and one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 4029 mode was awarded to Florence Truck Center, Inc. of Florence, SC.

III. POINTS TO CONSIDER

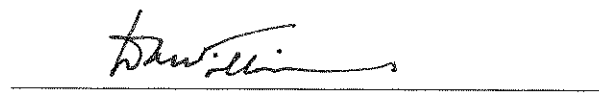
On May 27, 2008 proposals were received from interested financial institutions to provide five-year lease-purchase financing of the two sanitation trucks. The City received a total of seven proposals from banks including BB&T, RBC Bank, Sun Trust, NBSC, First Citizens, Wachovia, and Carolina First Bank. The lowest responsive proposal was from RBC Bank with an interest rate cost of 3.09% for a five-year lease-purchase term with semi-annual principal and interest payments.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed ordinance providing for the lease-purchase financing by RBC Bank of two sanitation trucks as authorized in the City FY 2007-08 budget.



Thomas W. Chandler
Finance Director



David N. Williams
City Manager

ORDINANCE NO. 2008-__

AN ORDINANCE TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE PURCHASE AGREEMENT IN ORDER TO PROVIDE FOR THE ACQUISITION OF TWO AUTO LOADING SANITATION TRUCKS; TO PROVIDE THE TERMS AND CONDITIONS OF SUCH LEASE/PURCHASE AGREEMENT; TO PROVIDE FOR THE GRANTING OF A SECURITY INTEREST TO SECURE ALL OBLIGATIONS OF LESSEE UNDER THE LEASE/PURCHASE AGREEMENT; TO AUTHORIZE THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY OR APPROPRIATE TO THE CONSUMMATION OF SUCH LEASE/PURCHASE AGREEMENT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Florence, South Carolina, a public body corporate and politic and a political subdivision organized and existing under the laws of the State of South Carolina (the "City"), proposes to finance the acquisition of one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 2847 model Streetforce body and one 2009 model Mack MRU Cab and Chassis with a McNeilus Atlantic 4029 model, 40-Yard Full Eject body (the "Equipment") in the combined principal amount of \$392,500; and

WHEREAS, Title 7, Chapter 5 of the Code of Laws of South Carolina 1976, as amended, grants to municipalities the power to lease personal property; and

WHEREAS, the acquisition of the Equipment serves a valid corporate and public purpose of the City; and

WHEREAS, the City did, on March 27, 2008, receive written financing proposals; and

WHEREAS, after canvassing the bids, the City Council of the City of Florence ("Council"), the governing body of the City, has determined, and hereby determines, that it is in the City's best interest to accept the proposal of RBC Bank (the "Bank") on the terms and conditions described herein and, specifically, to accept the Bank's offer to finance the acquisition of the Equipment for a term of five years with interest payable at the fixed rate not exceeding 3.09% per annum; and

WHEREAS, the City intends to lease the Equipment from the Bank pursuant to the terms of a Lease Purchase Agreement (the "Lease"), between the Bank and the City; and

WHEREAS, under the terms of the Lease, the City shall convey a security interest in the Equipment acquired under the Lease to the Bank.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, the governing body of the City of Florence, South Carolina, in meeting duly assembled:

1. It is hereby declared that the recitals set forth in the preambles to this Ordinance are in all respects true and correct.

2. Council hereby authorizes, ratifies, confirms and approves all actions heretofore taken in canvassing the bids with respect to this transaction.

3. The proposal of the Bank dated May 27, 2008, the terms and conditions of which are described herein and in the documents authorized hereby, is hereby approved and accepted, and Council specifically accepts the Bank's offer to finance the acquisition of the Equipment for a term of five years with interest payable at the rate not exceeding 3.09% per annum.

4. The lease of the Equipment by the City from the Bank pursuant to the terms, including the principal amount and the interest rate, as follows is hereby approved. The Lease shall be in the principal amount of \$392,500, and shall bear interest at the rate not exceeding 3.09% per annum from the date of the execution and delivery of the Lease and shall be for a term of seven years.

5. The Mayor of the City is hereby authorized and directed to execute and deliver the Lease, and all other related documents, on behalf of the City in such form as he approves, with the advice of counsel, his execution being conclusive evidence of his approval; and the Finance Director is hereby authorized and directed to affix the corporate seal of the City to the Lease and to attest the same.

6. The conveyance by the City to the Bank or its assigns of a security interest in the Equipment acquired pursuant to the Lease is hereby approved.

7. The consummation of all transactions contemplated by the Lease is hereby approved.

8. The Mayor and the Finance Director and all other appropriate officials of the City are hereby authorized to execute, deliver, and receive any other agreements and documents as may be required by the City or the Bank in order to carry out, give effect to, and consummate the transactions contemplated by the Lease, including the conveyance by the City to the Bank or its assigns of a security interest in the Equipment.

9. This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina.

10. This Ordinance shall become effective immediately upon second reading by Council.

11. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

12. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

ADOPTED THIS _____ DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis
Mayor

Attest:

Dianne Rowan
Municipal Clerk

**VI. g.
Bill No. 2008-34
Second Reading**

CITY OF FLORENCE COUNCIL MEETING

DATE: June 9, 2008
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by Mr & Mrs A. Shankar for property at 2516 W. Andover Rd and shown more specifically on Tax Map 90006-02-009.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits with both water and sewer available. The property is located in the Windsor Forest Subdivision.

A Public Hearing for the zoning request for R-1, Single-Family Residential District was approved unanimously by the Florence County/ Municipal Planning Commission at their May 27, 2008 meeting.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city.

IV. OPTIONS:

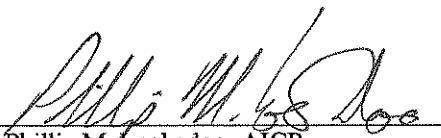
City Council may:

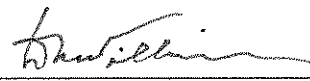
- (1) Approve request as presented based on information submitted.*
- (2) Defer request should additional information be needed.*
- (3) Suggest other alternatives.*
- (4) Deny request.*

V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Map showing the location of the property.
Annexation checklist*


Phillip M. Lookadoo, AICP
Urban Planning and Development Director


David N. Williams
City Manager

CITY OF FLORENCE
ANNEXATION CHECKLIST

Date: April 28, 2008

Instructions: Engineering Department completes items #6 thru 10
Fire Department completes # 10a

1. Party requesting annexation: Mr & Mrs Shankar
2. Location and acreage of property: 2516 W Andover Rd
3. Tax Map reference: 90006-02-009
4. Contact name & phone number: Ashish Shankar 679-9112

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>ASB</u> Water Line	YES	
7. <u>ASB</u> Sewer Line	YES	
8. <u>ASB</u> Storm Drainage	YES	
9. <u>ASB</u> Paved Street SCDOT _____ Other <input checked="" type="checkbox"/>	YES	
Length of existing curb and gutter.	350 ft	
10. <u>ASB</u> Traffic Control devices, including street name signs	YES	
10a. <u>ASB</u> Fire Hydrants	YES	

* Economic Feasibility Analysis attached

- 11. Requested Zoning : R-1, single-family residential
- 12. Date of Petition: 3/1/2008
- 13. Party informed of costs and requirements of annexation: Yes
- 14. Existing Land Uses: existing single-family home
- 15. Residents: Total: 4 18 and over:
Registered Voters by Race:

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director [Signature] 4/28/08

Engineering Department Manager [Signature] 5-19-08

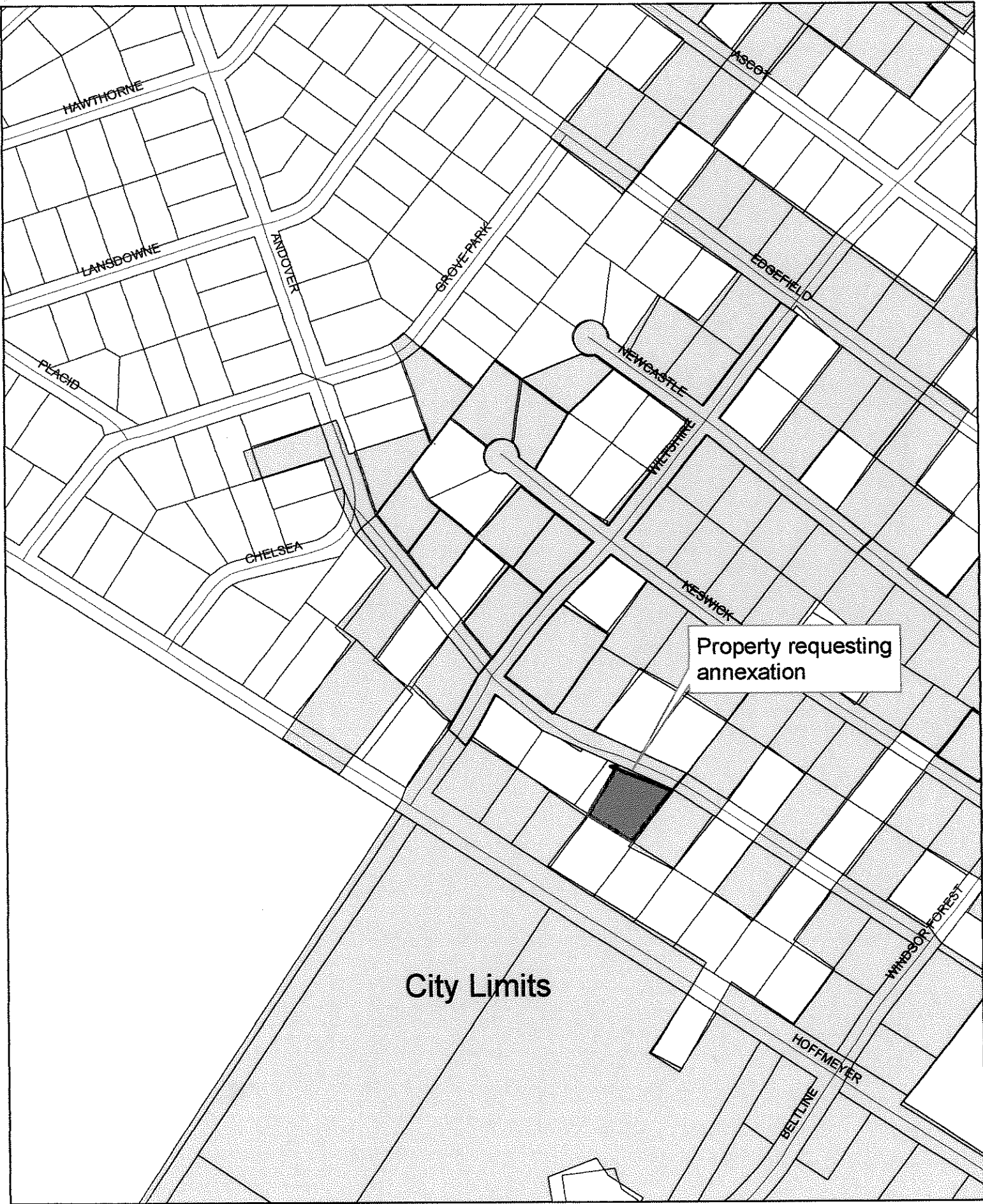
Public Works Director [Signature]

Police Chief [Signature] 05-20-08

Fire Chief [Signature]

City Manager [Signature]

Please return completed form to: Liz Shaw, Community Services Department



Property requesting annexation

City Limits

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
JUNE 9, 2008
PC#2008-33**

Subject: Zoning request to R-1, Single-Family Residential District contingent upon annexation approval by the City of Florence.

Location: Property is located at 2516 West Andover Road, Florence County

Tax Map Number: 90006, Block 2, Parcel 9

Council District(s): 3; County Council
1; City Council

Owner of Record: Ashish & Parameswaran Bhuvana Shankar

Applicant: Ashish & Parameswaran Bhuvana Shankar

Land Area: 0.630 acre

Existing Land Use and Zoning:

The subject property is currently developed as a single-family residence and is currently unzoned.

Proposed Land Use and Zoning:

The applicant has not indicated any proposed land use change at this time. The applicant is proposing to zone the subject property to R-1, Single-Family Residential District, pending annexation approval by the City of Florence.

Surrounding Land Use and Zoning:

North: Single-family residential/Unzoned / Florence County
South: Single-family residential/ Unzoned/ Florence County
East: Single-family residential/R-1/ City of Florence
West: Single-family residential/Unzoned/ Florence County

Florence County Comprehensive Plan:

The property is currently designated as Existing Residential as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Present access to the property is by way of West Andover Road.

Water and Sewer Availability- These services are currently provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background- The subject property is requesting zoning to R-1, Single-Family Residential District pending annexation approval by the City of Florence.

Florence County/Municipal Planning Commission Action: May 27, 2008

The seven Planning Commission members present approved the zoning request unanimously at the meeting held on May 27, 2008.

Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by Florence City Council based on the request being in compliance with the Comprehensive Plan.

Attachments:

Copies of the following are attached:

1. Ordinance
2. Vicinity Map
3. Location Map
4. Comprehensive Land Use Plan Map
5. Zoning map
6. Aerial photograph
7. Comprehensive Plan information
8. Consolidated Zoning Ordinance information



David N. Williams, City Manager

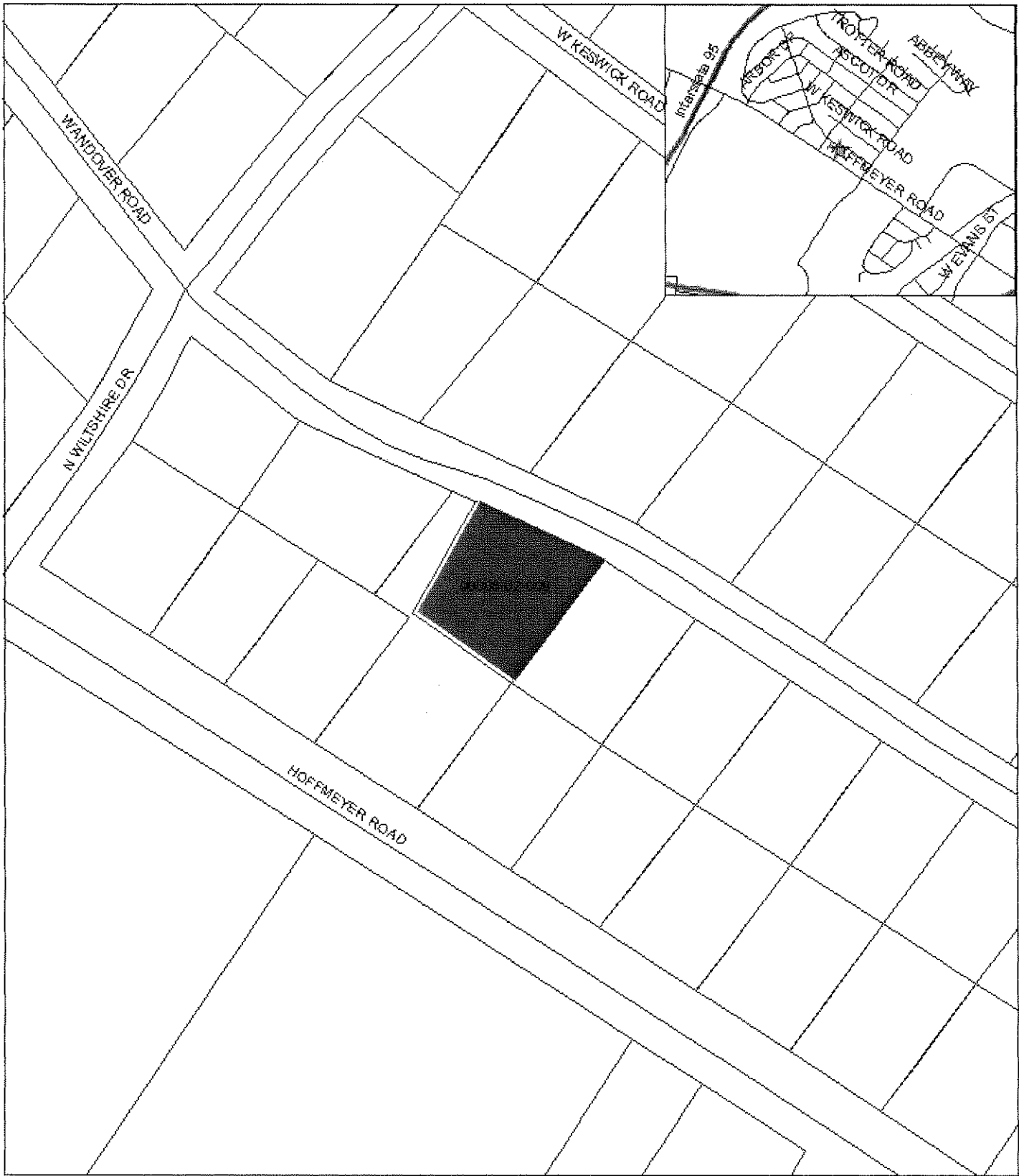


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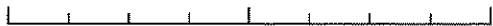


Map Prepared by: RWE
 Copyright 2007: Florence County/Municipal Planning
 & Building Inspections Department
 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-33



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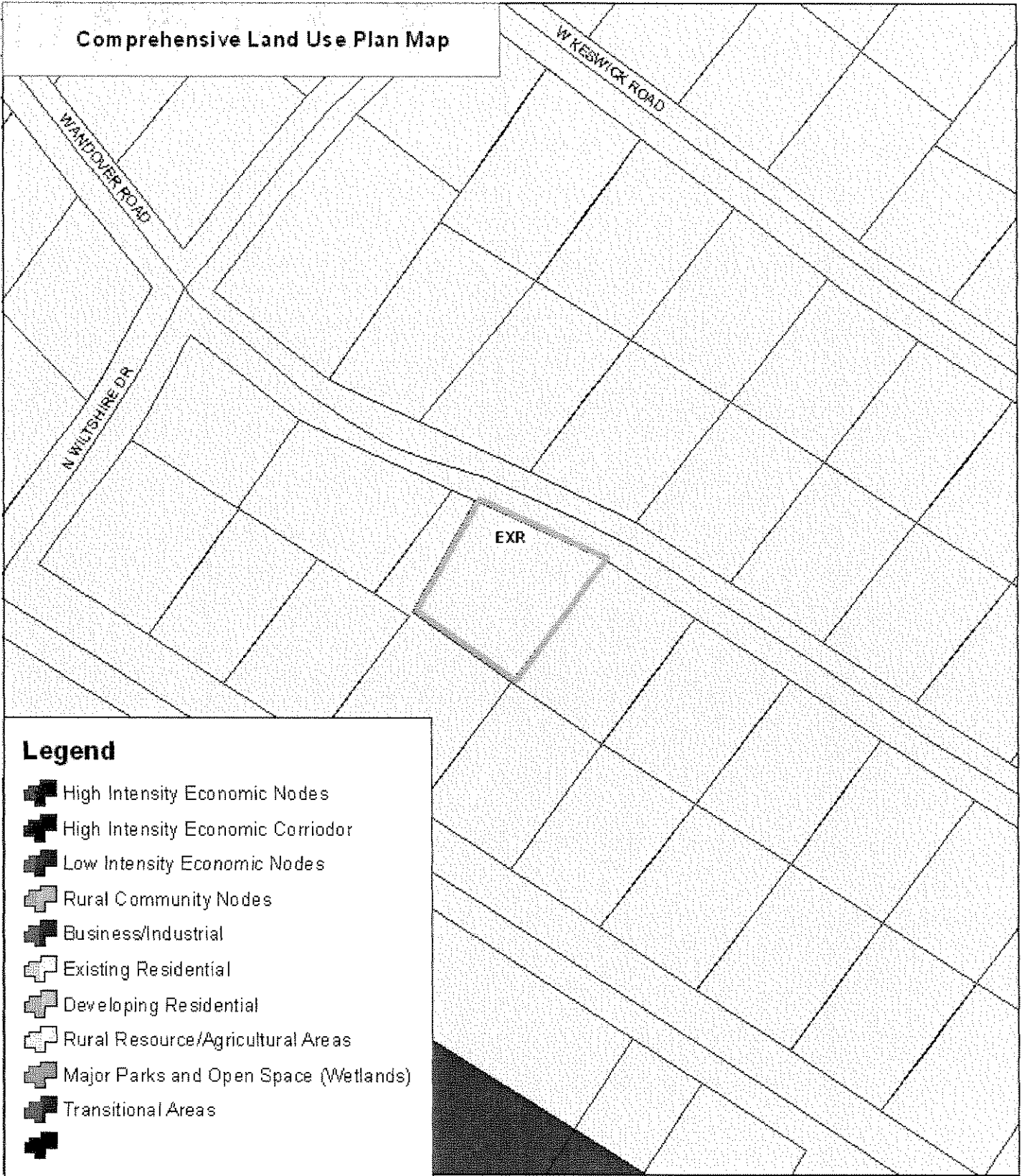
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Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-33

Comprehensive Land Use Plan Map



Legend

- High Intensity Economic Nodes
- High Intensity Economic Corridor
- Low Intensity Economic Nodes
- Rural Community Nodes
- Business/Industrial
- Existing Residential
- Developing Residential
- Rural Resource/Agricultural Areas
- Major Parks and Open Space (Wetlands)
- Transitional Areas
-

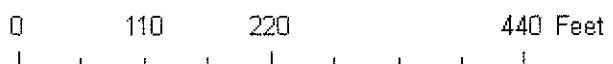
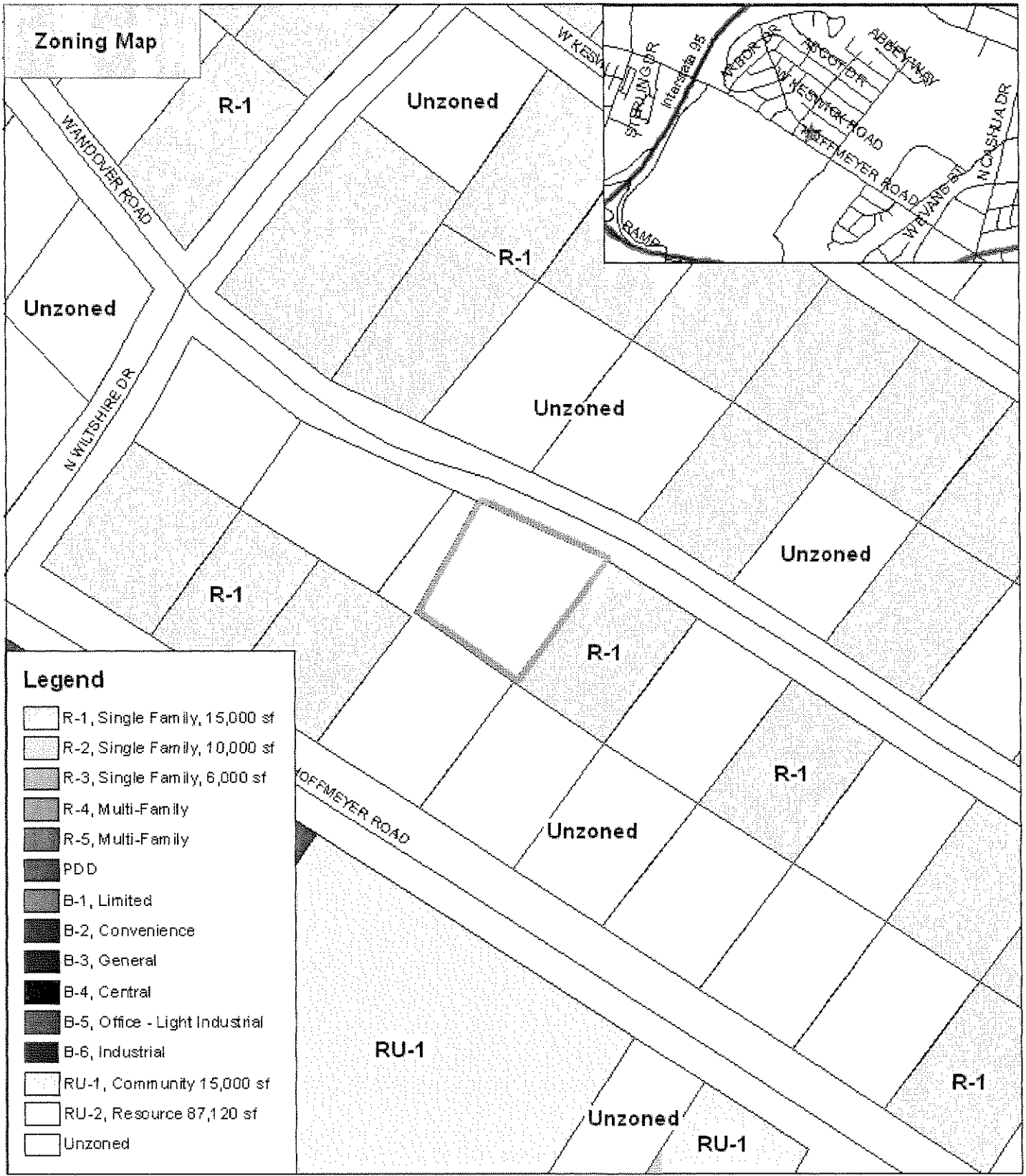
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Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
2007

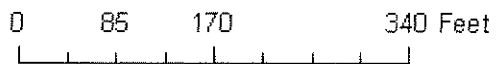
COUNTY COUNCIL DISTRICT(S): 3
PC#2008-33



Map Prepared by: RWE
 Copyright 2007: Florence County/Municipal Planning
 & Building Inspections Department
 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-33

Florence County 2003 Orthophotography Map



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Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning
& Building Inspection's Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-33

Comprehensive Plan Attachment:

Residential Areas Existing Residential

Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of such areas are paramount.

Objective

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses as an efficient means of meeting future housing demands, and limiting sprawl.

Strategy

The following strategies are designed to implement the objective of this classification.

- ✓ Identify and map such areas.
- ✓ Structure and apply zoning and development regulations aimed at protecting the use and integrity of such areas.
- ✓ Monitor existing subdivisions for sign of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Protect and sustain existing residential areas, including property values and amenities	<ul style="list-style-type: none">❖ Single-family detached, site built dwellings❖ Manufactured housing compatible with design characteristics, safety, and habitability standards required of site built housing❖ Institutional uses in support of and compatible with residential uses, e.g. schools, churches, parks, and recreation facilities	<ul style="list-style-type: none">❖ Most non-residential uses, including commercial, industrial, and business uses❖ Multi-family residential uses❖ Mobile and Manufactured homes not meeting standards for inclusion with single-family site built dwellings

CONSOLIDATED ZONING ORDINANCE ATTACHMENT

R-1, R-2, and R-3 Single-Family Residential Districts

Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

ORDINANCE NO. 2008- _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ASHISH & PARAMESWARAN BHUVANA SHANKAR LOCATED AT 2516 WEST ANDOVER ROAD TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on May 27, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHERE AS, an application by Ashish & Parameswaran Bhuvana Shankar for property located at 2516 West Andover Road, Florence County 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 amending the zoning district classification of the aforementioned property to R-1, Single-Family Residential District and described as follows:

Shown on Florence County Tax Map Number 90-006, Block 2, Parcel 9 consisting of 0.630 acre.

Any portions of South Carolina Department of Transportation and other public right-of-ways abutting the above-described property will be also included in the annexation.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annexing the aforesaid property to R-1, Single-Family Residential and incorporating it into the City Limits of the City of Florence.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2008

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

CITY OF FLORENCE COUNCIL MEETING

VI. h.
Bill No. 2008-35
Second Reading

DATE: June 9, 2008
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by several property owners in the Windsor Forest Subdivision for properties on Honor Cove and Rainford Road and shown more specifically on Tax Map 01211-01-230,233,234,235,236,237,240 & 241.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The properties are contiguous to the City limits with both water and sewer available. They are located in the Windsor Forest Subdivision.

A Public Hearing for the zoning request for R-1, Single-Family Residential District was approved unanimously by the Florence County/ Municipal Planning Commission at their May 27, 2008 meeting.

III. POINTS TO CONSIDER:

The applicants are requesting that their properties be annexed into the city.

IV. OPTIONS:

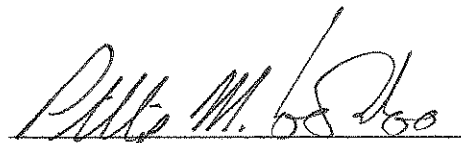
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Map showing the location of the property.
Annexation checklist*



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager

Steve
Allen 4/28/08

CITY OF FLORENCE
ANNEXATION CHECKLIST

Date: April 28, 2008

Instructions: Engineering Department completes items #6 thru 10
Fire Department completes # 10a

1. Party requesting annexation: Several
2. Location and acreage of property: several in Windsor Forest Subdivision
3. Tax Map reference: 01221-01-230,233,234,235,236,237,240 & 241
4. Contact name & phone number:

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>DA</u> Water Line	YES	
7. <u>DA</u> Sewer Line	YES	
8. <u>DA</u> Storm Drainage	YES	
9. <u>DA</u> Paved Street SCDOT _____ Other <input checked="" type="checkbox"/>	YES	
Length of existing curb and gutter.	1800 ft	
10. <u>DA</u> Traffic Control devices, including street name signs	YES	
10a. <u>B</u> Fire Hydrants	YES	

* Economic Feasibility Analysis attached

- 11. Requested Zoning : R-1, single-family residential
- 12. Date of Petition: 4/6/2008
- 13. Party informed of costs and requirements of annexation: Yes
- 14. Existing Land Uses: existing single-family homes
- 15. Residents: Total: 18 and over:
Registered Voters by Race:

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director *[Signature]* 4/28/08

Engineering Department Manager *[Signature]* 5-14-08

Public Works Director *[Signature]*

Police Chief *[Signature]* 05-20-08

Fire Chief *[Signature]* 5.21.08

City Manager *[Signature]*

Please return completed form to: Liz Shaw, Community Services Department

Proposed Annexations

City Limits

Properties requesting annexation



**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
JUNE 9, 2008
PC#2008-37**

Subject: Zoning request to R-1, Single-Family Residential District contingent upon annexation approval by the City of Florence.

Location: Properties are located on Rainford Road and Honor Cove, Florence County

Tax Map Number: 01221, Block 1, Parcels 230,233,234,235,236,237,240 and 241

Council District(s): 3; County Council
1; City Council

Owner of Record: Steven D. & Jennifer B. Mckay, Reliance Builders INC, Michael F. Dehooge & Pamela A. Clark, Thomas J & Michelene Sheehy, John A. & Denise Parnell, Richard L. Jr. & Julie S. Knight, Jeffrey W. & Dana M. Cheak, Kenneth Lange & Pamela Stellmann Ries

Applicant: City of Florence

Land Area: 0.614, 0.701, 0.967, 0.690, 0.689, 0.736, 0.640, 0.623 acres

Existing Land Use and Zoning:

This property is currently unzoned and is occupied by 2 homes developed as single-family residential on Rainford Road and 4 homes developed as single-family residential on Honor Cove. Currently 1 vacant parcel on Rainford Road and 1 vacant parcel on Honor Cove are not developed as single-family residential.

Proposed Land Use and Zoning:

The applicant has not indicated any proposed land use change at this time. The applicant is proposing to zone the subject properties to R-1, Single-Family Residential District, pending annexation approval by the City of Florence.

Surrounding Land Use and Zoning:

North: Single-family residential/Unzoned / Florence County
South: Single-family residential/Unzoned/ Florence County
East: Single-family residential/Unzoned/ Florence County
Single-family residential/R-1/ City of Florence
West: Single-family residential/Unzoned/ Florence County

Florence County Comprehensive Plan:

The properties are currently designated as Existing Residential as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Present access to the properties are by way of Rainford Drive and Honor Cove.

Water and Sewer Availability- These services are currently provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the properties. The properties are not located in a flood zone.

Background- The subject properties are requesting zoning to R-1, Single-Family Residential District pending annexation approval by the City of Florence.

Florence County/Municipal Planning Commission Action: May 27, 2008

The eight Planning Commission members present approved the zoning request unanimously at the meeting held on May 27, 2008.

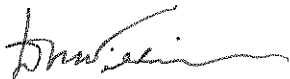
Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by Florence City Council based on the request being in compliance with the Comprehensive Plan.

Attachments:

Copies of the following are attached:

1. Ordinance
2. Vicinity Map
3. Location Map
4. Comprehensive Land Use Plan Map
5. Zoning Map
6. Aerial Photograph
7. Comprehensive Plan information
8. Consolidated Zoning Ordinance information



David N. Williams, City Manager



014080 560 Feet

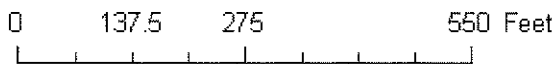


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 & Building Inspections Department
 Geographic Information Systems
 2007

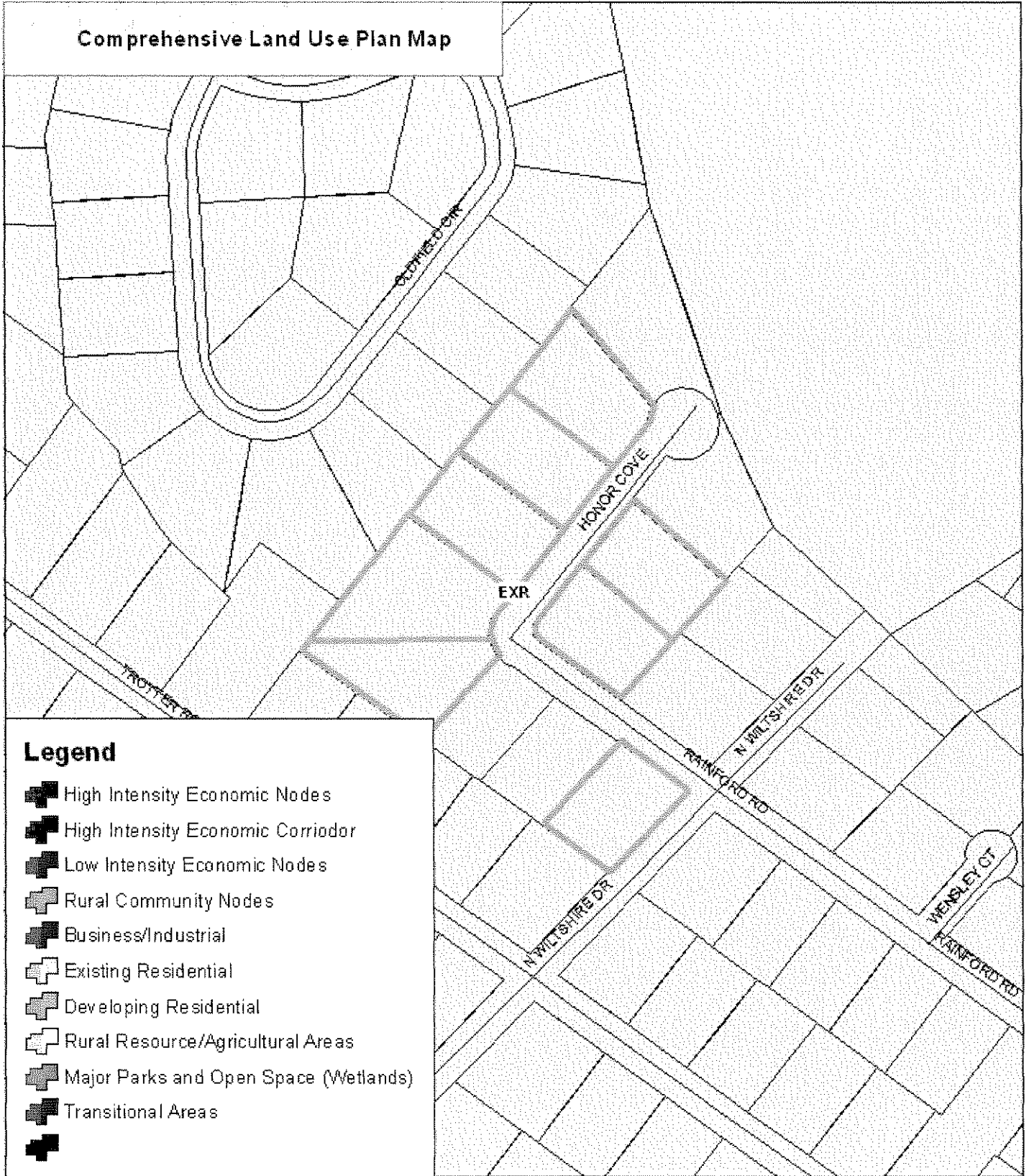
COUNTY COUNCIL DISTRICT(S): 3
PC#2008-37



Map Prepared by: RWE
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 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-37

Comprehensive Land Use Plan Map



Legend

- High Intensity Economic Nodes
- High Intensity Economic Corridor
- Low Intensity Economic Nodes
- Rural Community Nodes
- Business/Industrial
- Existing Residential
- Developing Residential
- Rural Resource/Agricultural Areas
- Major Parks and Open Space (Wetlands)
- Transitional Areas

0 150 300 600 Feet

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 2007

COUNTY COUNCIL DISTRICT(S): 3
 PC#2008-37

Comprehensive Plan Attachment:

Residential Areas Existing Residential

Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of such areas are paramount.

Objective

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses as an efficient means of meeting future housing demands, and limiting sprawl.

Strategy

The following strategies are designed to implement the objective of this classification.

- ✓ Identify and map such areas.
- ✓ Structure and apply zoning and development regulations aimed at protecting the use and integrity of such areas.
- ✓ Monitor existing subdivisions for sign of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Protect and sustain existing residential areas, including property values and amenities	<ul style="list-style-type: none">❖ Single-family detached, site built dwellings❖ Manufactured housing compatible with design characteristics, safety, and habitability standards required of site built housing❖ Institutional uses in support of and compatible with residential uses, e.g. schools, churches, parks, and recreation facilities	<ul style="list-style-type: none">❖ Most non-residential uses, including commercial, industrial, and business uses❖ Multi-family residential uses❖ Mobile and Manufactured homes not meeting standards for inclusion with single-family site built dwellings

CONSOLIDATED ZONING ORDINANCE ATTACHMENT

R-1, R-2, and R-3 Single-Family Residential Districts

Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

ORDINANCE NO. 2008- _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY STEVEN D. & JENNIFER B. MCKAY, RELIANCE BUILDERS INC, MICHAEL F. DEHOOGHE & PAMELA A. CLARK, THOMAS J. & MICHELENE SHEEHY, JOHN A. & DENISE PARNELL, RICHARD L. JR. & JULIE S. KNIGHT, JEFFREY W. & DANA M. CHEAK, KENNETH LANGE & PAMELA STELLMANN RIES LOCATED ON RAINFORD ROAD AND HONOR COVE TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on May 27, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHERE AS, an application by City of Florence for properties located at Rainford Road, Honor Cove, Florence County 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 amending the zoning district classification of the aforementioned property to R-1, Single-Family Residential District and described as follows:

Shown on Florence County Tax Map Number 01221, Block 1, Parcels 230, 233, 234, 235, 236, 237, 240 and 241 consisting of 0.614, 0.701, 0.967, 0.690, 0.689, 0.736, 0.640, 0.623 acres.

Any portions of South Carolina Department of Transportation and other public right-of-ways abutting the above-described properties will be also included in the annexation.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annexing the aforesaid properties to R-1, Single-Family Residential and incorporating it into the City Limits of the City of Florence.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2008

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

VI. i.
Bill No. 2008-36
Second Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: June 9, 2008
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An annexation request by Cornelia Hill for property at 160 N. Lakewood Drive and shown more specifically on Tax Map 90009-04-008.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The property is contiguous to the City limits with both water and sewer available. The property is located in the Lakewood Subdivision.

A Public Hearing for the zoning request for R-1, Single-Family Residential District was approved unanimously by the Florence County/Municipal Planning Commission at their May 27, 2008 meeting.

III. POINTS TO CONSIDER:

The applicant is requesting that their property be annexed into the city.

IV. OPTIONS:

City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

Map showing the location of the property.
Annexation checklist



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager

CITY OF FLORENCE

ANNEXATION CHECKLIST

Date: May 29, 2008

Instructions: Engineering Department completes items #6 thru 10
Fire Department completes # 10a

1. Party requesting annexation: Cornelia Hill
2. Location and acreage of property: 160 N Lakewood Dr
3. Tax Map reference: 90009-04-008
4. Contact name & phone number: Cornelia Hill

SERVICE AVAILABILITY INFORMATION

INITIALS	YES/NO	IF NO, COST ESTIMATE FOR CITY TO PROVIDE
6. <u>DB</u> Water Line	YES	
7. <u>KB</u> Sewer Line	YES	
8. <u>KB</u> Storm Drainage	YES	
9. <u>KB</u> Paved Street SCDOT <input checked="" type="checkbox"/> Other <input type="checkbox"/>	YES	
Length of existing curb and gutter.	0 ft	
10. <u>DB</u> Traffic Control devices, including street name signs	YES	
10a. <u>B</u> Fire Hydrants	YES	

* Economic Feasibility Analysis attached

- 11. Requested Zoning : R-3, Single-Family Residential
- 12. Date of Petition: May 23, 2008
- 13. Party informed of costs and requirements of annexation: Yes
- 14. Residents: Total: 2 18 and over: 2
Registered Voters by Race: 2 B

Annexation Checklist reviewed by:

Date:

Urban Planning & Development Director

[Signature] 5/30/08

Engineering Department Manager

[Signature] 5-30-08

Public Works Director

[Signature] 5-30-08

Police Chief

[Signature] 05-02-08

Fire Chief

[Signature] 6.2.08

City Manager

[Signature] 6-4-08

Please return completed form to: Liz Shaw, Urban Planning & Development Department



LAKESWOOD SUBDIVISION

Property requesting annexation

AMBER

HERON

HARVEST

FOXTAIL

LAKESWOOD

MEADOW

DOZIER

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
JUNE 9, 2008
PC#2008-34**

Subject: Zoning request to R-1, Single-Family Residential District contingent upon annexation approval by the City of Florence.

Location: Property is located at 160 N. Lakewood Dr., Florence County

Tax Map Number: 90009, Block 4, Parcel 8

Council District(s): 3; County Council
1; City Council

Owner of Record: Cornelia G. Hill

Applicant: Cornelia G. Hill

Land Area: 0.546 acre

Existing Land Use and Zoning:

The subject property is currently developed as a single-family residence and is currently unzoned.

Proposed Land Use and Zoning:

The applicant has not indicated any proposed land use change at this time. The applicant is proposing to zone the subject property to R-1, Single-Family Residential District, pending annexation approval by the City of Florence.

Surrounding Land Use and Zoning:

North: Single-family residential/Unzoned / Florence County
Single-family residential/R-1/ City of Florence
South: Single-family residential/ Unzoned/ Florence County
East: Single-family residential/Unzoned/ Florence County
West: Single-family residential/Unzoned/ Florence County

Florence County Comprehensive Plan:

The property is currently designated as Existing Residential as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Present access to the property is by way of N. Lakewood Drive.

Water and Sewer Availability- These services are currently provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background- The subject property is requesting zoning to R-1, Single-Family Residential District pending annexation approval by the City of Florence.

Florence County/Municipal Planning Commission Action: May 27, 2008

The seven Planning Commission members present approved the zoning request unanimously at the meeting held on May 27, 2008.


Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by Florence City Council based on the request being in compliance with the Comprehensive Plan.

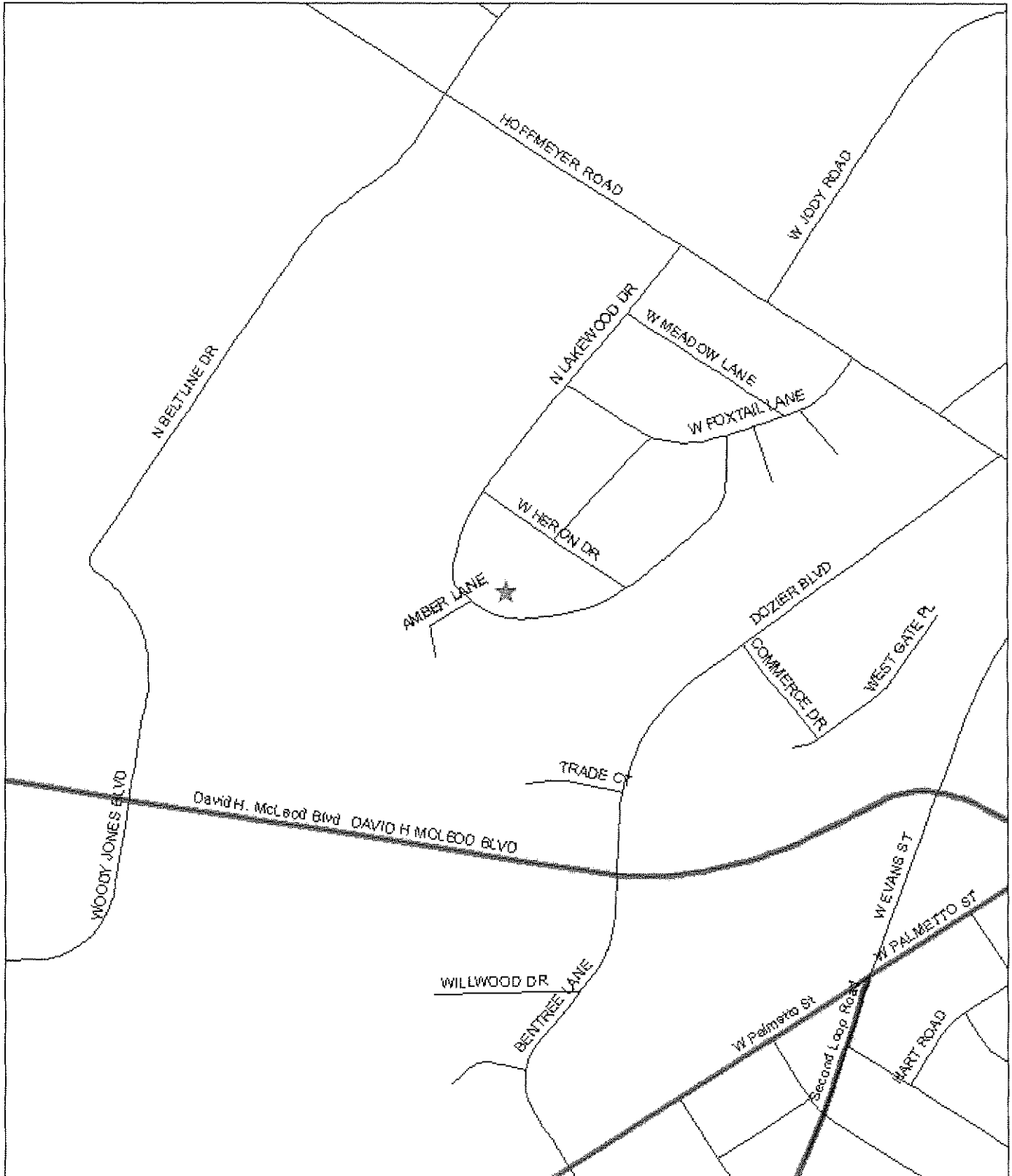
Attachments:

Copies of the following are attached:

1. Ordinance
2. Vicinity Map
3. Location Map
4. Comprehensive Land Use Plan Map
5. Zoning Map
6. Aerial Photograph
7. Comprehensive Plan information
8. Consolidated Zoning Ordinance information



David N. Williams, City Manager



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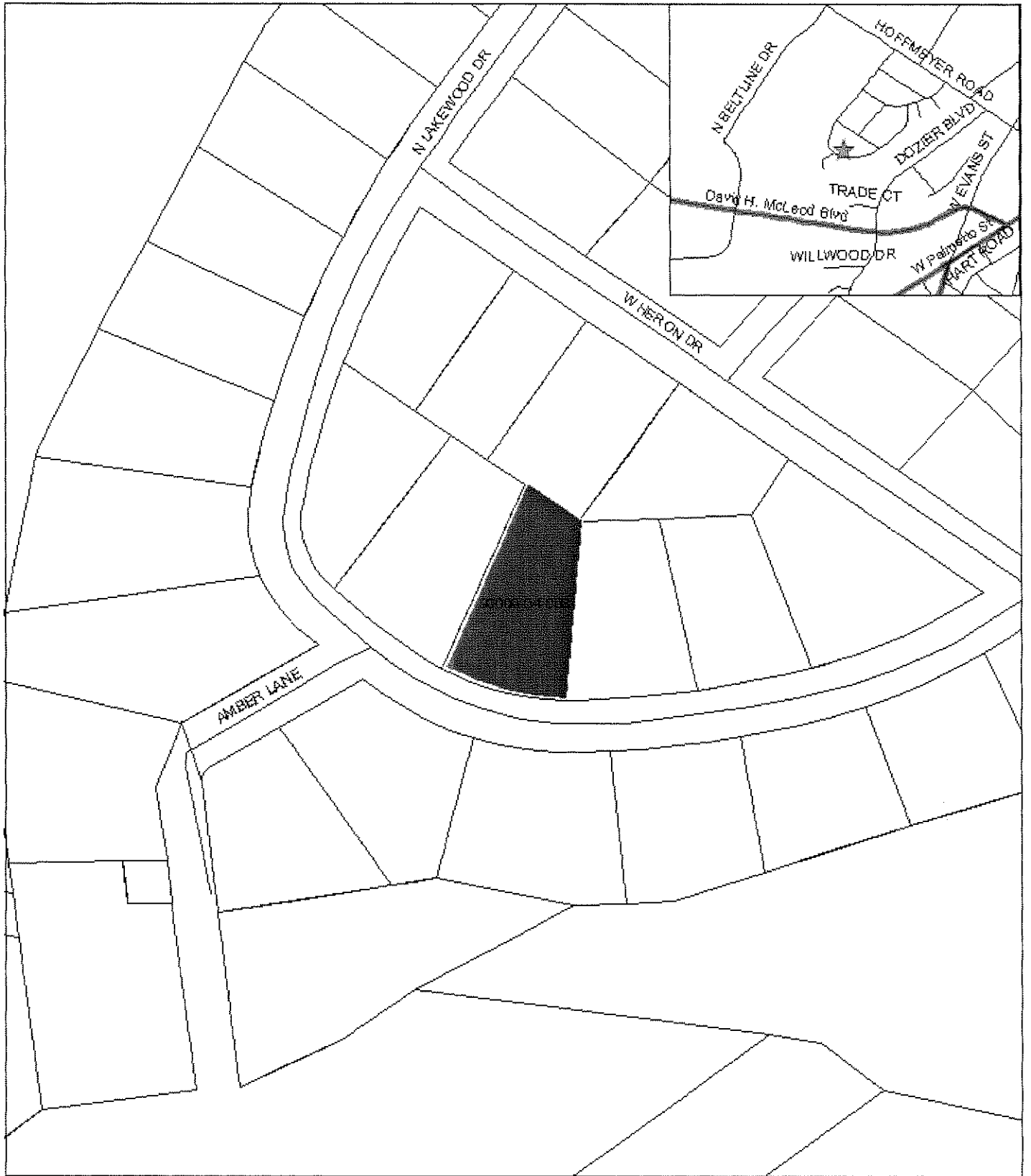


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 & Building Inspections Department
 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-34



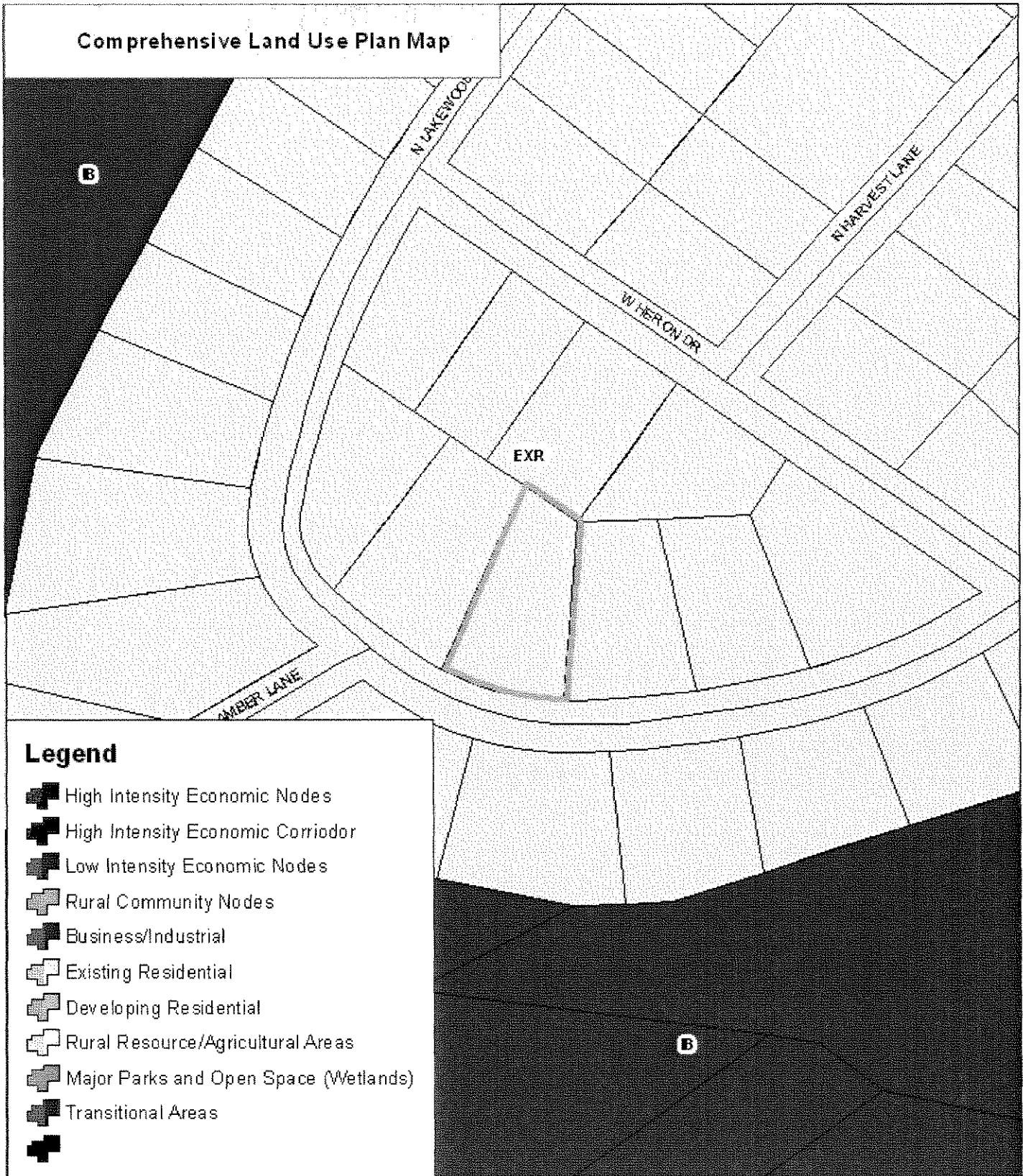
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 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-34

Comprehensive Land Use Plan Map



Legend

- High Intensity Economic Nodes
- High Intensity Economic Corridor
- Low Intensity Economic Nodes
- Rural Community Nodes
- Business/Industrial
- Existing Residential
- Developing Residential
- Rural Resource/Agricultural Areas
- Major Parks and Open Space (Wetlands)
- Transitional Areas
-

0 105 210 420 Feet

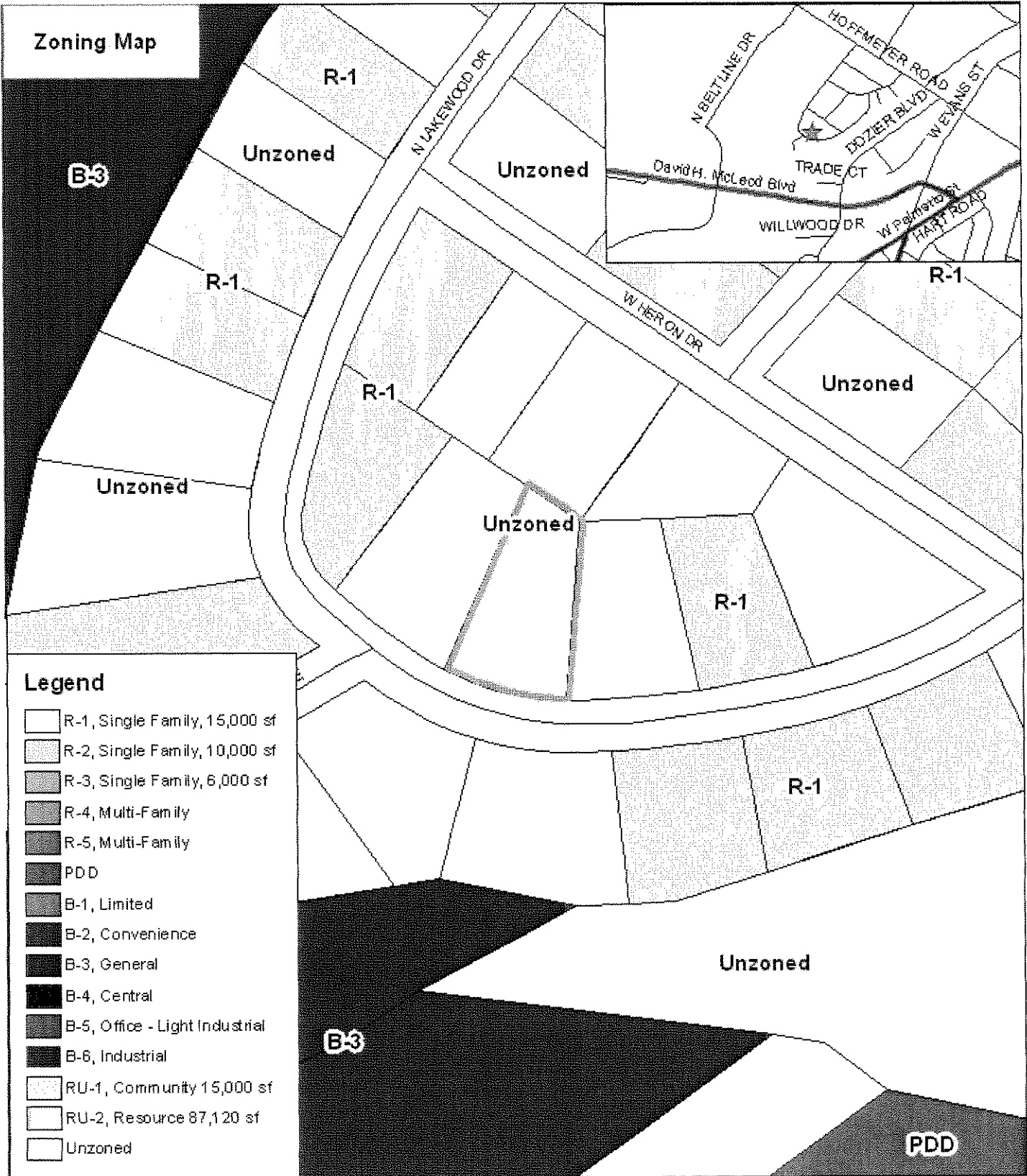
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& Building Inspection's Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-34

Zoning Map



B-3

R-1

Unzoned

Unzoned

R-1

N BELT LINE DR

HOFFMEYER ROAD

W FLAMM ST

David H. McLeod Blvd

TRADE CT

WILLWOOD DR

DOZIER BLVD

W Palmisto Ct

HART ROAD

R-1

W HERON DR

Unzoned

R-1

Unzoned

R-1

Unzoned

R-1

Unzoned

B-3

PDD

Legend

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned

0 100 200 400 Feet

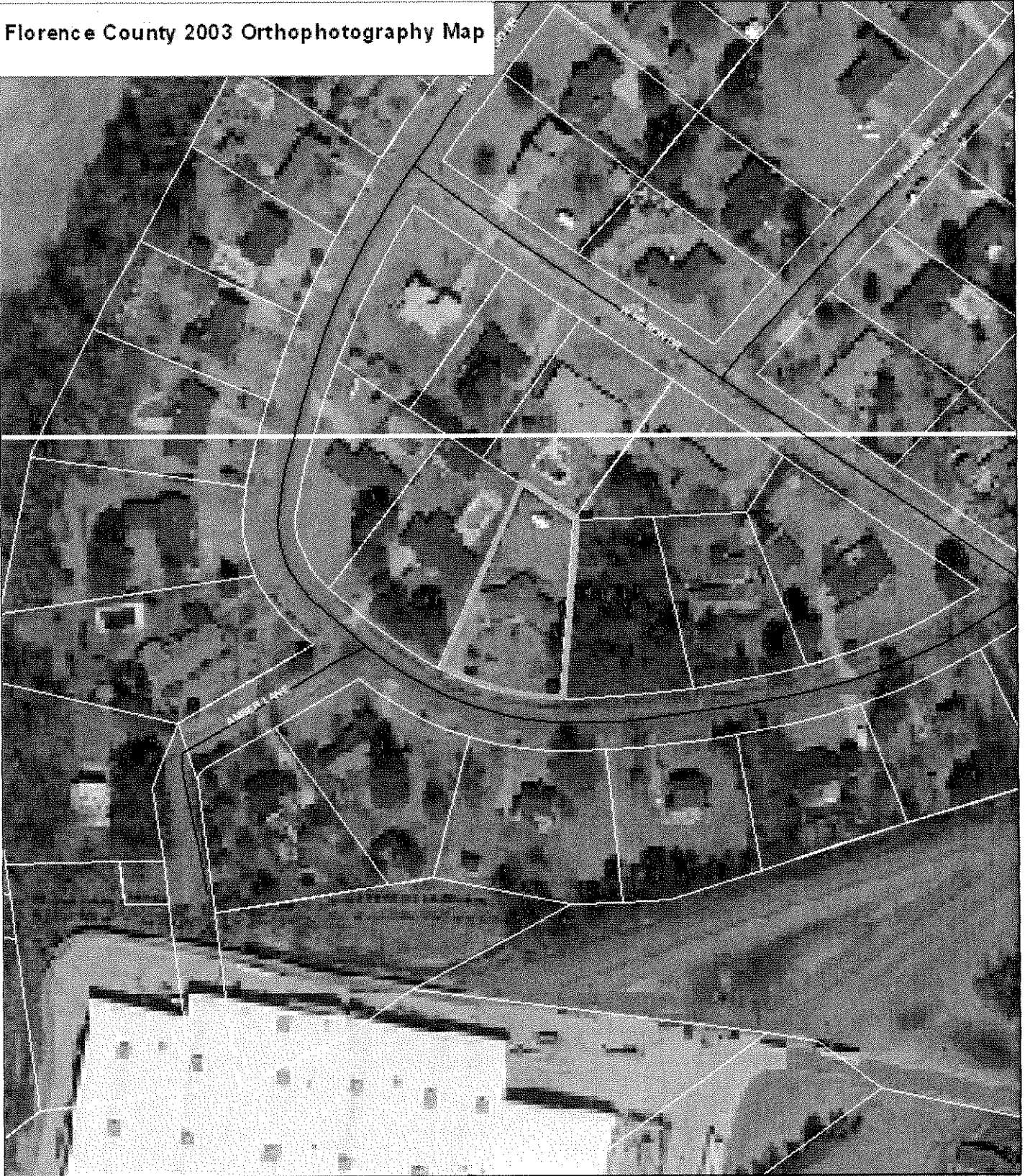
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 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-34

Florence County 2003 Orthophotography Map



0 80 160 320 Feet

N



Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-34

Comprehensive Plan Attachment:

Residential Areas Existing Residential

Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of such areas are paramount.

Objective

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses as an efficient means of meeting future housing demands, and limiting sprawl.

Strategy

The following strategies are designed to implement the objective of this classification.

- ✓ Identify and map such areas.
- ✓ Structure and apply zoning and development regulations aimed at protecting the use and integrity of such areas.
- ✓ Monitor existing subdivisions for sign of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Protect and sustain existing residential areas, including property values and amenities	<ul style="list-style-type: none">❖ Single-family detached, site built dwellings❖ Manufactured housing compatible with design characteristics, safety, and habitability standards required of site built housing❖ Institutional uses in support of and compatible with residential uses, e.g. schools, churches, parks, and recreation facilities	<ul style="list-style-type: none">❖ Most non-residential uses, including commercial, industrial, and business uses❖ Multi-family residential uses❖ Mobile and Manufactured homes not meeting standards for inclusion with single-family site built dwellings

CONSOLIDATED ZONING ORDINANCE ATTACHMENT

R-1, R-2, and R-3 Single-Family Residential Districts

Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

ORDINANCE NO. 2008- _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CORNELIA G. HILL LOCATED AT 160 NORTH LAKEWOOD DRIVE TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on May 27, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHERE AS, an application by Cornelia G. Hill for property located at 160 N. Lakewood Drive, Florence County 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 amending the zoning district classification of the aforementioned property to R-1, Single-Family Residential District and described as follows:

Shown on Florence County Tax Map Number 90-009, Block 4, Parcel 8 consisting of 0.546 acre.

Any portions of South Carolina Department of Transportation and other public right-of-ways abutting the above-described property will be also included in the annexation.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annexing the aforesaid property to R-1, Single-Family Residential and incorporating it into the City Limits of the City of Florence.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2008

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

CITY OF FLORENCE COUNCIL MEETING

DATE: June 9, 2008
AGENDA ITEM: Ordinance
First Reading
DEPARTMENT/DIVISION: City of Florence Urban Planning & Development Department

I. ISSUE UNDER CONSIDERATION:

An request to amend the Consolidated Zoning Ordinance to make necessary terminology changes in order to create the City of Florence Zoning Ordinance and effectuate the changeover from consolidated zoning within the city limits of the City of Florence effective July 1, 2008.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

The City of Florence is preparing to changeover from consolidation with Florence County Planning effective July 1, 2008.

A Public Hearing for these text amendments was approved unanimously by the Florence County/Municipal Planning Commission at their May 27, 2008 meeting.

III. POINTS TO CONSIDER:

- (1) *Due to the size of the proposed ordinance, it is provided under separate cover.*
- (2) *This action is necessary to effectuate the changeover.*

IV. OPTIONS:

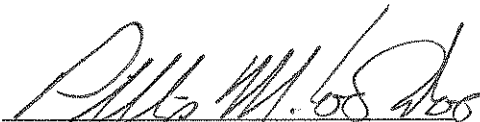
City Council may:

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

V. PERSONAL NOTES:

VI. ATTACHMENTS:

*Staff report
Ordinance*



Phillip M. Lookadoo, AICP
Urban Planning and Development Director



David N. Williams
City Manager

**CITY OF FLORENCE URBAN PLANNING & DEVELOPMENT
STAFF REPORT
TO THE
FLORENCE COUNTY-MUNICIPAL PLANNING COMMISSION
PC#2008-40
May 27, 2008**

SUBJECT: Amendments to the Consolidated Zoning Ordinance to make the necessary terminology changes in order to create the City of Florence Zoning Ordinance and effectuate the changeover from consolidated zoning within the City Limits of the City of Florence effective July 1, 2008.

STAFF ANALYSIS:

In May 2007, City Council passed a resolution officially withdrawing from the City-County Consolidated Planning and Zoning Department to be effective July 1, 2008. Amendments to the Consolidated Zoning Ordinance are necessary as part of the changeover process, they are as follows:

1. References to Florence County in the Consolidated Zoning Ordinance have been removed and replaced with the City of Florence.
2. Recent amendments through May 12, 2008 to the Zoning Ordinance have been incorporated and references to the Municipal Planning Commission have been replaced with the City of Florence Planning Commission.
3. The section numbering has also been corrected to reflect recent amendments as shown below.

Section 2.7 FH Flood Hazard District

Section 2.7-1 General Development Standards

Section 2.7-2 Specific Development Standards

Section 2.7-3 Warning and Disclaimer of Liability

Section 2.8 AC Airport Compatibility District(s)

Section 2.8-1 Boundaries

Section 2.8-2 Permitted-Prohibited Uses

Section 2.8-3 Height Restrictions

Section 2.8-4 Noise Restrictions

Section 2.8-5 Lighting Regulations

Section 2.8-6 Regulations Applicable to Existing Structures

Section 2.8-7 Variances

Sec. 2.9 Florence Downtown Overlay Districts

Sec. 2.9-1. A Purpose and Intent.

Sec. 2.9-2. Establishing Florence Downtown Overlay Districts

Sec. 2.9-3. Adoption of Design Guidelines

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

Sec. 2.9-5. Powers of Design Review Board

Sec. 2.9-6. Certificates of Appropriateness, Criteria for Issuance

Sec. 2.9-7. Design Review Board; Rules of Procedure.

**Sec. 2.9-8 Design Review Board, Application Requirements for
a Certificate of Appropriateness.**

Sec. 2.9-9. Certification of Compliance with Certificate of Appropriateness

Sec. 2.9-10. Appeal from The Design Review Board

Sec. 2.9-11. Administrative Officer and Responsibilities

Section 2.10 Open Space Development Districts (Cluster Dev.)

Section 2.10-1 Definition

Section 2.10-2 Establishment of an Open Space Development District

Section 2.10-3 Permitted uses in Open Space Development Districts

Section 2.10-4 Development Standards for Open Space Development Districts

**Section 2.10-5 Additional Requirements for Open Space
Development Districts**

ORDINANCE NO. 2008-_____

AN ORDINANCE TO AMEND THE CONSOLIDATED ZONING ORDINANCE TO CREATE THE CITY OF FLORENCE ZONING ORDINANCE.

WHEREAS, a public hearing was held in room number 804 of the City County Complex on May 27, 2008 before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, the amendments will effectuate the changeover from consolidated zoning within the city limits of the City of Florence effective July 1, 2008 and corrects the section numbering to reflect previously approved amendments:

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:

1. That this ordinance hereby amends the Consolidated Zoning Ordinance to create the City of Florence Zoning Ordinance and correct section numbering to reflect previously approved amendments, said ordinance to read in its entirety as set forth under separate cover attached hereto and incorporated herein by reference
2. That this Ordinance, and the amendments contained herein, shall become effective on July 1, 2008.

ADOPTED THIS DAY OF _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 6, 2008

AGENDA ITEM: Ordinance to Approve Exchange of Downtown Property with Florence County

DEPARTMENT/DIVISION: City Council / City Attorney

I. ISSUE UNDER CONSIDERATION

This ordinance would authorize the actual exchange of downtown property between the City and the County pursuant to the Agreement earlier authorized. The purpose of the exchange is to accomplish two goals. First, this will allow the new Planning Department for the City to have the office space needed in the downtown area as it begins operation on July 1, 2008. Secondly, it allows the County to take a significant step towards putting together the property necessary to ultimately allow a judicial center to be located downtown.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The attached ordinance authorizes the exchange of deeds pursuant to the earlier Agreement.

III. POINTS TO CONSIDER

- a. Section 5-7-260(6) of the South Carolina Code of Laws and Section 2-26(8) of the Code of Ordinances for the City of Florence provides, in pertinent part, that property owned by the City can be sold only after approval by ordinance.
- b. Council previously authorized the City Manager to enter into an Agreement with Florence County to exchange the property in question, a copy of the executed Agreement being attached hereto as Exhibit "A".

IV. STAFF RECOMMENDATION

Staff recommends approval of the Ordinance.

V. ATTACHMENTS

- (a) Copy of executed Agreement.
- (b) Copy of the proposed Amended Ordinance.

JAMES W. PETERSON, JR.
City Attorney

ORDINANCE NO. 2008-_____

AN ORDINANCE AUTHORIZING THE TRANSFER OF PARCELS LOCATED IN THE BLOCK BOUNDED BY BAROODY STREET, IRBY STREET, WEST EVANS STREET, AND COIT STREET, AND BEING THE PARCELS DESIGNATED AS TAX MAP 90-167-01-008, 90-167-01-015, 90-167-01-016, 90-167-01-017, 90-167-01-019, AND 90-167-01-022 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR.

WHEREAS, after due consideration, the City has concluded that the land more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, is surplus land to the City, and the City of Florence and County of Florence have entered into an agreement to exchange properties which will result in the City acquiring the use of property and a building on West Evans Street in which to locate its new Planning Department and conveys the properties described herein to the County in an effort to ultimately bring about the building of a judicial center in the downtown area of the City on the premises described below;

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

1. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed, and other documentation in order to convey title to the property described on Exhibit "A" attached hereto to Florence County in order to complete the exchange of properties described above.

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

ADOPTED THIS _____ DAY OF _____, 2008.

FRANK E. WILLIS
Mayor

Approved as to form:

Attest:

JAMES W. PETERSON, JR.
City Attorney

DIANNE ROWAN
Municipal Clerk

EXHIBIT "A"

Parcel No. One (1):

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, shown and designated as Tract "B", containing 1.843 acres, on a Map of three (3) tracts totaling 2.467 acres in the City of Florence, South Carolina, prepared for the said City of Florence by David A. Nesbitt, R.L.S., Harwood Beebe Co., Engineers, dated March 7, 1986, and recorded in the office of the Clerk of Court for Florence County in Plat Book 25 at page 95. Further reference is hereby made to the aforementioned Map for a more complete and accurate description of said property.

This being the same property conveyed to the City of Florence by deed of Howard L. Burns, Trustee under the Last Will and Testament of Natalie B. Lucas recorded March 14, 1986, in Book A243, page 441 in the office of the Clerk of Court for Florence County.

Tax Map No. 90-167-01-008

Parcel No. Two (2):

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, in the block between Irby and Coit Streets, said lot is bounded as follows: On the North by a parcel or land owned by the Building Commission of the City and County of Florence (formerly Front Street) whereon it measures 45 feet, more or less; on the East by an alley whereon it measures 200 feet, more or less; on the South and West by property formerly of Frank Johnson Brand, et al, now owned by the City of Florence, whereon it measures on the South 45 feet, more or less, and on the West 200 feet, more or less.

This being the same property conveyed to the City of Florence by deed of John D. Aiken recorded July 22, 1986, in Book A249, page 936 in the office of the Clerk of Court for Florence County.

Tax Map No. 90-167-01-015

Parcel No. Three (3):

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, in the block which lies between Irby and Coit Streets, said lot being generally bounded as follows: on the South by property formerly of Howard L. Burns, Trustee under the Last Will and Testament of Natalie B. Lucas, now owned by the City of Florence whereon it measures 65 feet, more or less; on the East by lot formerly of John D. Aiken, now owned by the City of Florence whereon it measures 275 feet, more or less; on the North by a parcel or land owned by the Building Commission of the City and County of Florence (formerly Front Street) whereon it measures 65 feet, more or less; and on the West by lot formerly of Camilla K. Grossman, et al, now owned by the City of Florence for a distance of 275 feet, more or less. This being the eastern portion of Lot 6, Block C, Section D, on official map of City of Florence.

Also: All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina,, having no street front and being in the block bounded by Irby, N. B. Baroody (formerly Front), Coit and Evans Streets said lot being generally bounded as follows: on the South formerly by property of Howard L. Burns, Trustee under the Last Will and Testament of Natalie B. Lucas, now owned by the City of Florence whereon it measures 45 feet, more or less; on the East by an alley whereon it measures 75 feet, more or less; on the North by lot formerly of John D. Aiken, now owned by the City of Florence whereon it measures 45 feet, more or less; and on the West by lot first above described, formerly of Frank Johnson Brand, et al, now owned by the City of Florence whereon it measures 75 feet, more or less. This lot being Lot 8, Block C, Section D, on official map of City of Florence.

Also: All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, having no street front and being in the block bounded by Irby, N. B. Baroody (formerly Front), Coit and Evans Streets, said lot being generally bounded as follows: On the North by lot formerly of Camilla K. Grossman, now owned by the City of Florence whereon it measures 45 feet, more or less; on the East by lot first above described formerly of Frank Johnson Brand, et al, now owned by the City of Florence whereon it measures 85 feet, more or less; on the South and West by lot formerly of Howard L. Burns, Trustee under the Last Will and Testament of Natalie B. Lucas, now owned by the City of Florence whereon it measures on the South 45 feet, more or less, and on the West 85 feet, more or less.

This being the same property conveyed to the City of Florence by deed of Frank Johnson Brand, Elinor Brand Spann and Alice Brand Ross recorded September 9, 1986, in Book A252, page 522 in the office of the Clerk of Court for Florence County.

Parcel No. Four (4):

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, as shown on a plat prepared for Thomas Grossman by Lind, Hicks and Associates, Surveyors, dated January 9, 1990, and recorded in Plat Book 36, at page 229 in the office of the Clerk of Court for Florence County. Reference is made to the aforementioned plat for a more complete and accurate description of said property.

This being the same property conveyed to the City of Florence by deed of Camilla K. Grossman and Jessica V. Grossman recorded May 22, 2003, in Book A743, page 300, and re-recorded June 11, 2003, in Book A749, page 19 in the office of the Clerk of Court for Florence County.

Tax Map No. 90-167-01-017

Parcel No. Five (5)

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, shown and designated as Tract "C", containing 0.415 acres, on a map of three (3) tracts totaling 2.467 acres in the City of Florence, South Carolina, prepared for the said City of Florence by David A. Nesbitt, R.L.S., Harwood Beebe Co. Engineers, dated March 7, 1986, and recorded in the office of the Clerk of Court for Florence County in Plat Book 25 at page 95. Further reference is hereby made to the aforementioned map for a more complete and accurate description.

This being the same property conveyed to the City of Florence by deed of Howard L. Burns and Anna B. Padgett recorded March 14, 1986, in Book A243, page 437; and by deed of Elizabeth B. Johnson recorded March 14, 1986, in Book A243, page 445, Florence County records.

Tax Map No. 90-167-01-019

Parcel No. Six (6):

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the City of Florence, County of Florence, State of South Carolina, shown and designated as Tract "A", containing 0.209 acres, on a map of three (3) tracts totaling 2.467 acres on a plat prepared for the said City of Florence by David A. Nesbitt, R.L.S., Harwood Beebe Co. Engineers, dated March 7, 1986, and recorded in the office of the Clerk of Court for Florence County in Plat Book 25 at page 95. Further reference is hereby made to the aforementioned map for a more complete and accurate description.

This being the same property conveyed to the City of Florence by deed of Natalie L. Chase recorded March 14, 1986, in Book A243, page 449 in the office of the Clerk of Court for Florence County.

Tax Map No. 90-167-01-022

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
July 14, 2008
PC#2008-48**

**VII. a.
Bill No. 2008-39
First Reading**

Subject: Request zone to PD, Planned Development District pending annexation approval by the City of Florence

Location: Property located at 2350 W Lucas St. in Florence County

Tax Map Number: 00121, Block 1, Parcel 19

Council District(s): 3, County Council
1, City Council

Owner of Record: Presbyterian Home of South Carolina

Applicant: Walter Hickman

Land Area: Approximately 35 acres

Existing Land Use and Zoning:

The subject property is developed and has an active retirement/ hospice community on the property. The property is currently unzoned.

Proposed Land Use and Zoning:

The applicant proposes to zone the subject properties to PD, Planned Development to facilitate a land use of a wellness center, independent living cottages, independent living apartments, additional six bed group home, tennis court, resident storage building.

Surrounding Land Use and Zoning:

North: Commercial use / Unzoned, Florence County
South: Undeveloped use / B-3, City of Florence
East: Undeveloped use / Unzoned, Florence County
West: Residential use / Unzoned, Florence County

Florence County Comprehensive Plan:

The subject property currently has the land use designation of Industrial Business. The applicant has requested to zone this property as a PD. This request complies with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Emergency access to the property will be by way of Lucas Street and Pisgah Rd.

Water and Sewer Availability- These services will be provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background- The applicant is requesting zoning of the property to PD, Planned Development District and pending annexation into the city of Florence.

Traffic Review- The proposed change in zoning should have little effect on the traffic flow.

Technical Review meeting Action: June 9, 2008

The Technical Review Committee recommended approval of the PD, Planned Development zoning ordinance.

Florence County/Municipal Planning Commission Action: June 24, 2008

The nine Planning Commission members present approved the zoning request unanimously at the meeting held on June 24, 2008.

Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by Florence City Council based on the request being in compliance with the Comprehensive Plan.

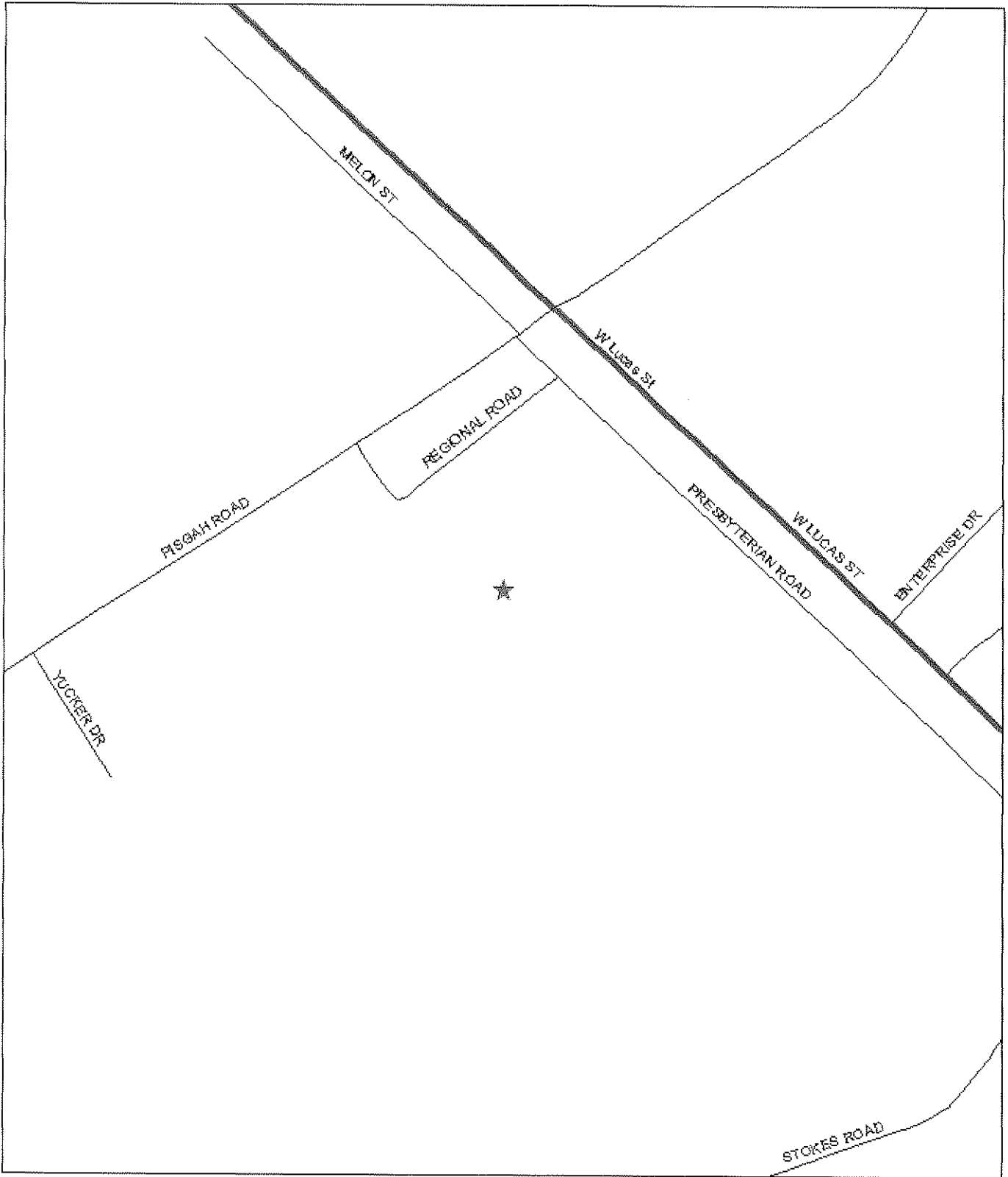
Attachments:

Copies of the following are attached:

1. Vicinity map
2. Location map
3. Comprehensive Land Use Plan map
4. Zoning map
5. Aerial photograph
6. Master plan
7. Comprehensive Plan information
8. Consolidated Zoning Ordinance information
9. PD ordinance



David N. Williams, City Manager

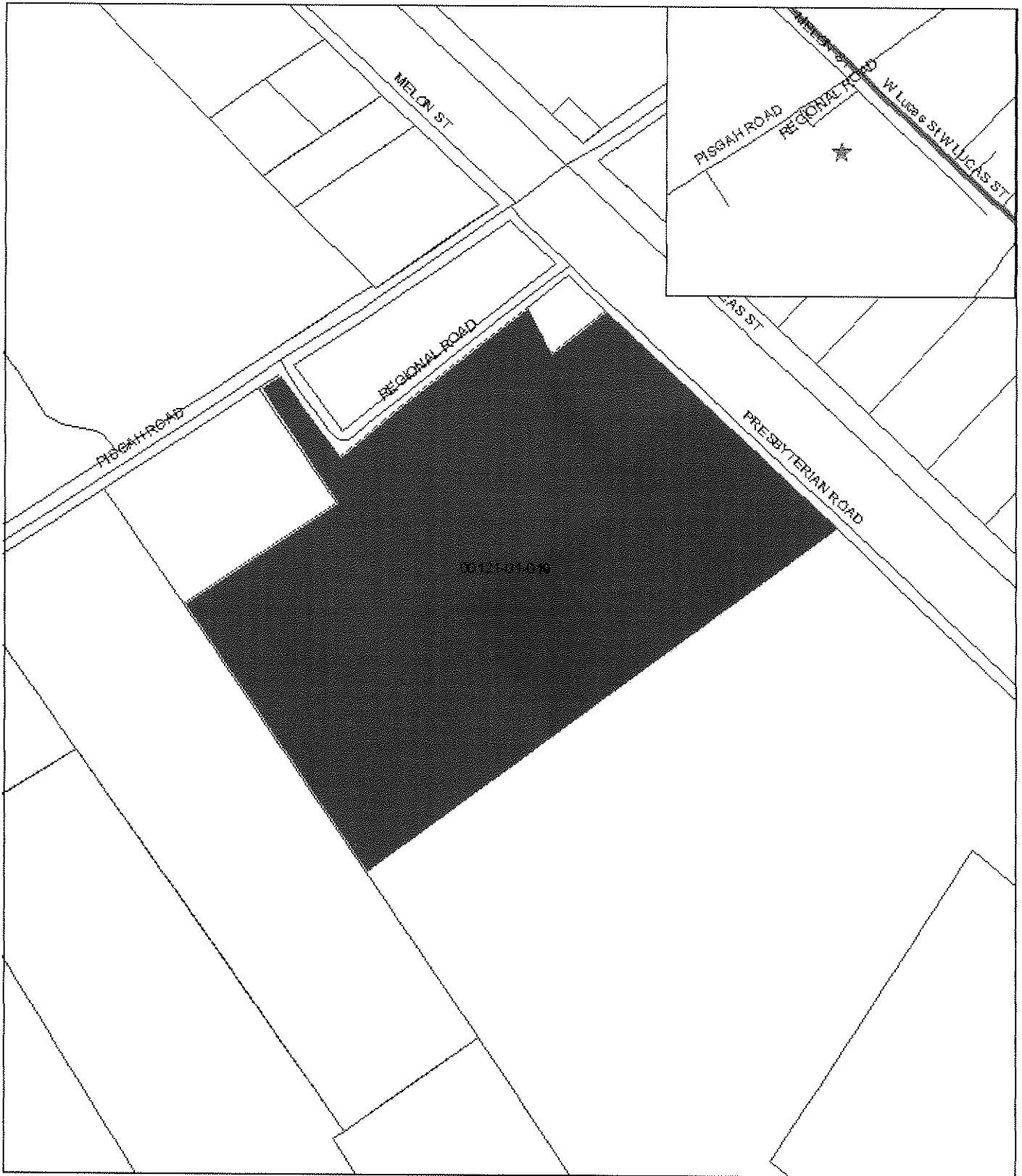


06530 260 Feet



Map Prepared by: RWE
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 & Building Inspections Department
 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 3
PC#2008-48



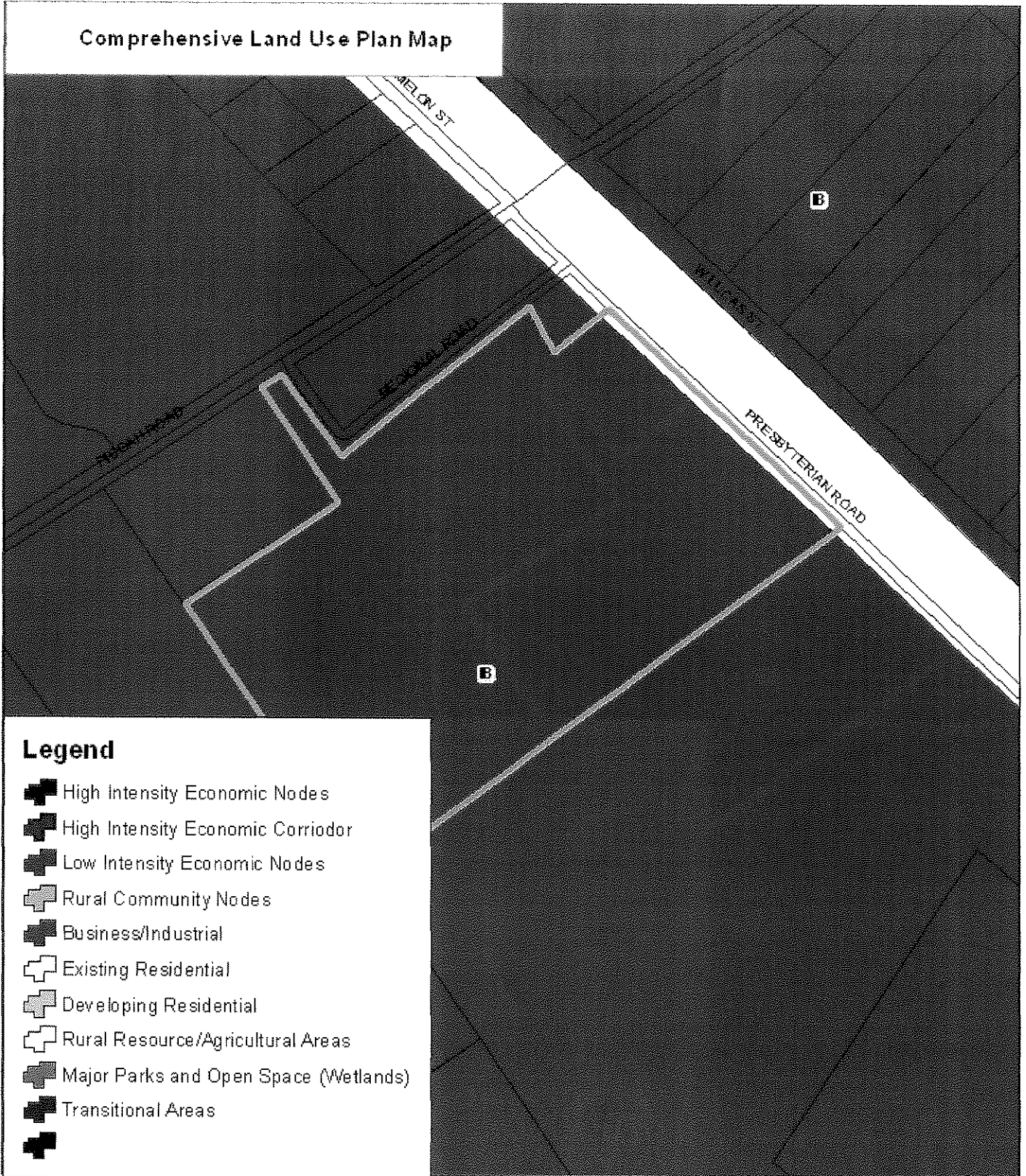
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COUNTY COUNCIL DISTRICT(S): 3
 PC#2008-48

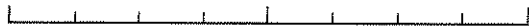
Comprehensive Land Use Plan Map



Legend

-  High Intensity Economic Nodes
-  High Intensity Economic Corridor
-  Low Intensity Economic Nodes
-  Rural Community Nodes
-  Business/Industrial
-  Existing Residential
-  Developing Residential
-  Rural Resource/Agricultural Areas
-  Major Parks and Open Space (Wetlands)
-  Transitional Areas
- 

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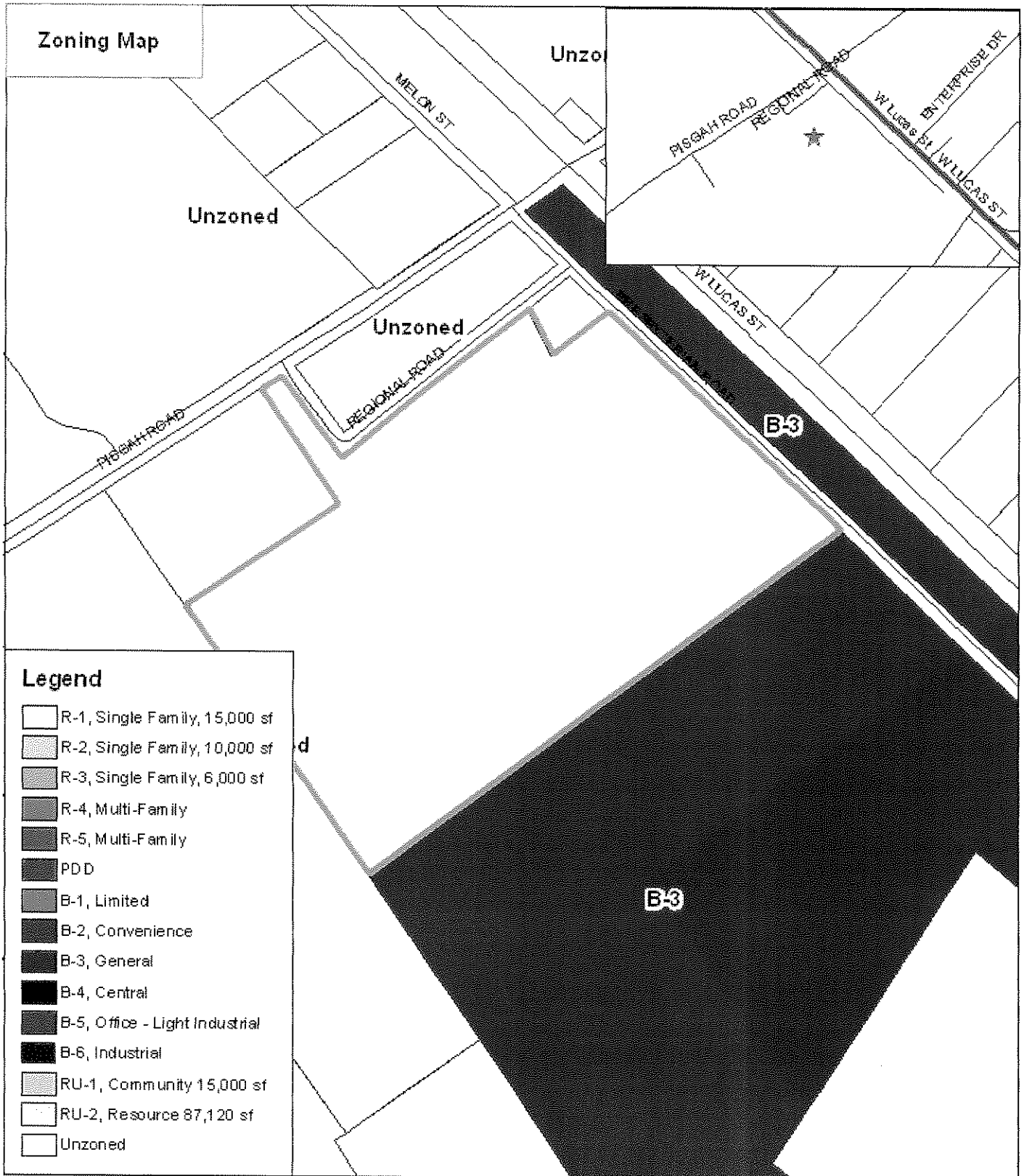


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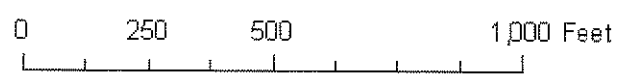
Map Prepared by: RWE
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Geographic Information Systems
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COUNTY COUNCIL DISTRICT(S): 3
PC#2008-48



Legend

- R-1, Single Family, 15,000 sf
- R-2, Single Family, 10,000 sf
- R-3, Single Family, 6,000 sf
- R-4, Multi-Family
- R-5, Multi-Family
- PDD
- B-1, Limited
- B-2, Convenience
- B-3, General
- B-4, Central
- B-5, Office - Light Industrial
- B-6, Industrial
- RU-1, Community 15,000 sf
- RU-2, Resource 87,120 sf
- Unzoned




Map Prepared by: RWE
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COUNTY COUNCIL DISTRICT(S): 3
PC#2008-48

Florence County 2003 Orthophotography Map



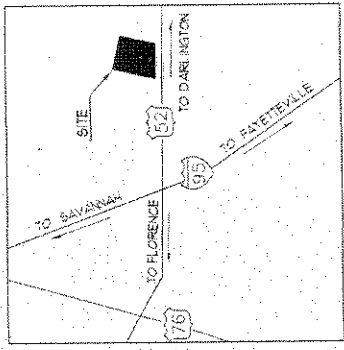
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2007



COUNTY COUNCIL DISTRICT(S): 3
PC#2008-48



LOCATION MAP
NO SCALE

- PROPOSED USES:
- WELLNESS CENTER
 - INDEPENDENT LIVING COTTAGES
 - INDEPENDENT LIVING APARTMENTS
 - ADDITIONAL SIX BED GROUP HOME
 - TENNIS COURT
 - RESIDENT STORAGE BUILDING

THE PROPOSED USES SETBACKS
SHALL BE NO CLOSER THAN 25'-0"
FROM THE PROPERTY LINE.



PROPOSED CITY ANNEXATION AND REZONING SITE PLAN
NO SCALE

Comprehensive Plan Attachment:

Economic Activity Areas Industrial-Business Areas

Objective

The objective of the Industrial–Business designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interests from incompatible development.

Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure (existing or planned).

Strategy

- ✓ Identify and map areas with industrial and business potential, and take appropriate action to reserve such areas for future development.
- ✓ Promote the development of industrial and office parks within such areas.
- ✓ Facilitate such areas for industrial and business development.
- ✓ Reduce through zoning, site design, and/or buffer requirements potential conflicts between business/ industrial uses (existing and future) and residential uses.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Create industrial and business development opportunities, and protect industrial and business interests from incompatible development	<ul style="list-style-type: none">❖ Industrial and business uses❖ Institutional uses❖ Wholesale and warehousing uses❖ Big box retail❖ Mixed-use planned development❖ Existing residential and infill of existing subdivisions	<ul style="list-style-type: none">❖ New residential subdivisions

CONSOLIDATED ZONING ORDINANCE ATTACHMENT

PD, Planned Development District

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of “planned development”, it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

ORDINANCE NO. 2008-_____

AN ORDINANCE TO ANNEX AND ZONE 35 +/- ACRES OF PROPERTY OWNED BY THE PRESBYTERY HOME OF SOUTH CAROLINA LOCATED AT 2350 WEST LUCAS STREET BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on June 24, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, Article IX, Section 9.5, entitled "Administrative Procedures, Actions" of the Consolidated Zoning Ordinance for the City of Florence adopted April 19, 1999, provides a procedure for amending the Official Zoning Map of the City of Florence; and

WHEREAS, an application by Walter Hickman, Trustee on behalf of The Presbytery Home of South Carolina for property located at 2350 West Lucas Street in Florence County 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 amending the zoning district classification of the aforementioned properties to PD, Planned Development District and described as follows:

Shown on Florence County Tax Map No. 00121, Block 1, Parcel 19 approximately 35 +/- acres.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annex and zone the aforesaid property to PD, Planned Development

I. The property located near the corner Lucas Street and Pisgah Road owned by The Presbytery Home of South Carolina is hereby annexed and zoned to PD, in accordance with the attached development plan and identified by the following tax map block and parcel number:

00121-01-019

II. The Planned Development rezoning shall be with the following conditions:

Allowed Uses (NAICS):

Administrative Offices
Assisted Living Facilities
Skilled Care Facilities
Wellness Center
Independent Living Cottages
Independent Living Apartments
Group Homes
Tennis Court

Residential Storage Building

Setback Requirements:

Twenty five (25) feet from property line

Signs

Size and location will stay as existing

- III. Said property being officially annexed and zoned to the classification Planned Development (PD), the official zoning map of the City of Florence is so amended to reflect said change.
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 _____, 2008.

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

VII. b.
Bill No. 2008-40
First Reading

**STAFF REPORT
TO THE
FLORENCE CITY COUNCIL
July 14, 2008
PC#2008-49**

Subject: Zoning request to R-3, Single-Family Residential District contingent upon annexation approval by the City of Florence.

Location: Property is located at 118 E Shenandoah Lane, Florence County

Tax Map Number: 90096, Block 5, Parcel 3

Council District(s): 7; County Council
2; City Council

Owner of Record: Lamar C. & Deloris C. Horne

Applicant: Deloris C. Horne

Land Area: 0.685 acres

Existing Land Use and Zoning:

The subject property is currently developed as single-family residential and currently unzoned.

Proposed Land Use and Zoning:

The applicant has not indicated any proposed land use change at this time. The applicant is proposing to zone the subject property to R-3, Single-Family Residential District pending annexation approval by the City of Florence.

Surrounding Land Use and Zoning:

North: Single-family residential/Unzoned /Florence County
South: Vacant/ R-1/ City of Florence
East: Single-family residential/Unzoned/ Florence County
West: Single-family residential/ Unzoned/Florence County

Florence County Comprehensive Plan:

The property is currently designated as Existing Residential as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Present access to the property is by way of Shenandoah Lane.

Water and Sewer Availability- These services are currently provided by the City of Florence.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background- The subject property is requesting zoning to R-3, Single-Family Residential District pending annexation approval by the City of Florence.

Florence County/Municipal Planning Commission Action: June 24, 2008

The nine Planning Commission members present approved the zoning request unanimously at the meeting held on June 24, 2008.

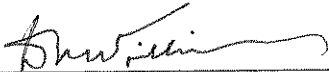
Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by Florence City Council based on the request being in compliance with the Comprehensive Plan.

Attachments:

Copies of the following are attached:

1. Ordinance
2. Vicinity map
3. Location map
4. Comprehensive Land Use Plan map
5. Zoning map
6. Aerial photograph
7. Comprehensive Plan information
8. Consolidated Zoning Ordinance information



David N. Williams, City Manager



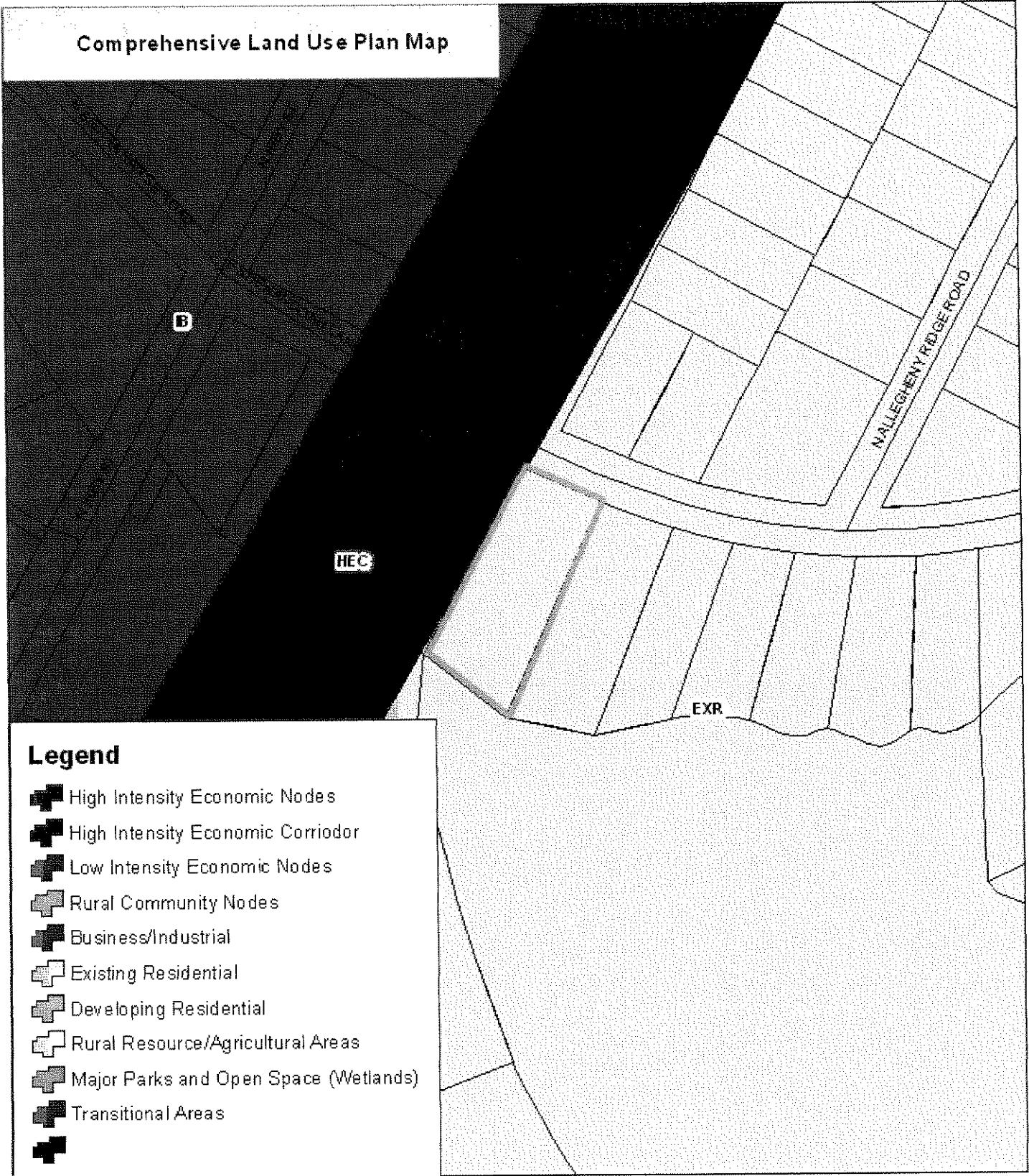
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Map Prepared by: RWE
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COUNTY COUNCIL DISTRICT(S): 3, 7
PC#2008-49

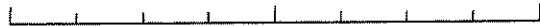
Comprehensive Land Use Plan Map



Legend

-  High Intensity Economic Nodes
-  High Intensity Economic Corridor
-  Low Intensity Economic Nodes
-  Rural Community Nodes
-  Business/Industrial
-  Existing Residential
-  Developing Residential
-  Rural Resource/Agricultural Areas
-  Major Parks and Open Space (Wetlands)
-  Transitional Areas
- 

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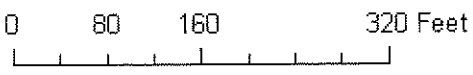
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Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3, 7
PC#2008-49

Florence County 2003 Orthophotography Map



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& Building Inspections Department
Geographic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 3.7
PC#2008-49

Comprehensive Plan Attachment:

Residential Areas Existing Residential

Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of such areas are paramount.

Objective

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses as an efficient means of meeting future housing demands, and limiting sprawl.

Strategy

The following strategies are designed to implement the objective of this classification.

- ✓ Identify and map such areas.
- ✓ Structure and apply zoning and development regulations aimed at protecting the use and integrity of such areas.
- ✓ Monitor existing subdivisions for sign of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Protect and sustain existing residential areas, including property values and amenities	<ul style="list-style-type: none">❖ Single-family detached, site built dwellings❖ Manufactured housing compatible with design characteristics, safety, and habitability standards required of site built housing❖ Institutional uses in support of and compatible with residential uses, e.g. schools, churches, parks, and recreation facilities	<ul style="list-style-type: none">❖ Most non-residential uses, including commercial, industrial, and business uses❖ Multi-family residential uses❖ Mobile and Manufactured homes not meeting standards for inclusion with single-family site built dwellings

CONSOLIDATED ZONING ORDINANCE ATTACHMENT

R-1, R-2, and R-3 Single-Family Residential Districts

Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

ORDINANCE NO.2008 - _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY LAMAR C. AND DELORIS C. HORNE LOCATED AT 118 E. SHENANDOAH LANE TO R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on July 14, 2008 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, an application by Deloris C. Horne for property located at 118 E. Shenandoah Lane 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 amending the zoning district classification of the aforementioned properties to R-3, Single-Family Residential District and described as follows:

Shown on Florence County Tax Map Number 90-096, Block 5, Parcel 3 consisting of 0.685 acre

Any portions of South Carolina Department of Transportation and other public right-of-ways abutting the above-described property will be also included in the annexation.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and annexing the aforesaid property to R-3, Single-Family Residential and incorporating it into the City Limits of the City of Florence.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2008

Approved as to form:

James W. Peterson, Jr., **City Attorney**

Frank E. Willis, **Mayor**

Attest:

Dianne Rowan, **Municipal Clerk**

FLORENCE CITY COUNCIL MEETING

VIII. a.
Resolution
No. 2008-08

DATE: July 14, 2008

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

A Resolution to participate in the South Carolina Other Retirement Benefits Program, sponsored and coordinated by the Municipal Association of South Carolina (MASC) to fund Other Post-Employment Benefits (OPEB) liabilities reported in accordance with the Governmental Accounting Standards Board Statement No. 45 (GASB 45).

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this resolution.

III. POINTS TO CONSIDER

A. On February 18, 2008 City Council was presented with information concerning Governmental Accounting Standards Board Statement 45 (GASB 45) - Accounting and Financial Reporting by Employers for Other Post Employment Benefits (OPEB) by representatives of the Municipal Association of South Carolina (MASC).

B. Other Post Employment Benefits include medical and dental insurance that the City provides to its retirees which the City has, in the past, maintained on a "pay-as-you-go" basis. Each year, the City paid the cost of retiree benefits in that year.

D. GASB 45 now requires that the City, beginning in FY 2008-09, actuarially calculate and record the cost of OPEB earned by employees during the time they are actually employed. If this calculated cost is not funded, the liability will appear on the City's annual financial statement as a liability, which, if allowed to grow, could negatively affect the City's ability to borrow funds.

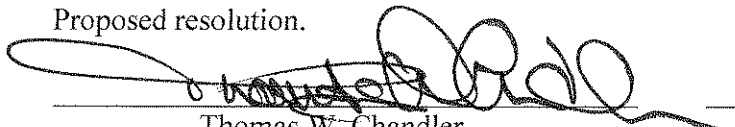
E. The SC Other Retirement Benefits Investment Trust, sponsored and coordinated by MASC, was developed to assist municipalities who join the program to implement, fund, and manage the requirements of GASB 45 related to OPEB. This assistance will include technical and actuarial support, funds investment and administration, and on-going compliance and administrative support.

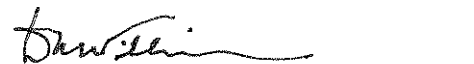
IV. STAFF RECOMMENDATION

Approval and adoption of the proposed resolution to participate in the SCORBIT program sponsored and coordinated by the Municipal Association of SC.

V. ATTACHMENTS

Proposed resolution.


Thomas W. Chandler
Finance Director


David N. Williams
City Manager

RESOLUTION NO. 2008-

**A RESOLUTION AUTHORIZING PARTICIPATION IN THE
SOUTH CAROLINA OTHER RETIREMENT BENEFITS PROGRAM**

WHEREAS, it is determined to be in the best interest of The City of Florence, South Carolina (the Local Government) to participate in the SOUTH CAROLINA OTHER RETIREMENT BENEFITS PROGRAM (the "Program") to pre-fund Other Post-Employment Benefits (OPEB) liabilities reported in accordance with the Governmental Accounting Standards Board Statement No. 45 ("GASB 45"); and

WHEREAS, the SOUTH CAROLINA OTHER RETIREMENT BENEFIT PROGRAM, comprised of the South Carolina Other Retirement Benefits Investment Trust Agreement ("Trust") and the South Carolina Other Retirement Benefits Program Plan Document ("Plan") is intended to be tax-exempt under Internal Revenue Code Section 115 and an irrevocable trust under the applicable law of the State of South Carolina. The Trust will be the funding vehicle in which are held all assets of the Program.

NOW, THEREFORE, BE IT RESOLVED:

1. The Governing Board of the Local Government does hereby elect to become a Participating Employer in the Program and adopts the SOUTH CAROLINA OTHER RETIREMENT BENEFITS INVESTMENT TRUST AGREEMENT and the SOUTH CAROLINA OTHER RETIREMENT BENEFITS PROGRAM PLAN DOCUMENT effective July 1, 2008; and
2. The Governing Board does hereby appoint the Municipal Association of South Carolina ("MASC") as the initial Program Administrator to act on the Local Government's behalf in all matters involving the Plan and Trust. The Program Administrator may only be removed by a two-thirds vote of the Governing Board; and
3. The Governing Board hereby authorizes its Local Government Administrator, Manager, or any designee of such officer, to execute the Participation Agreement on behalf of the Local Government; and
4. The Governing Board hereby appoints the _____ (Job Title or Position), or his/her successor or his/her designee, as Local Government Administrator for the Program; and
5. The Governing Board hereby authorizes the Local Government Administrator and all other officers and officials of the Local Government to implement the Program and to take whatever additional actions are necessary to maintain the Local Government's participation in the Program, and to execute such documents and to perform such acts as he/she, in his/her judgment, deems necessary or desirable to effectuate the intent of this Resolution/Ordinance, the Participation Agreement, the Plan and Trust, and to maintain compliance with relevant rules issued or as may be issued; and

6. The Local Government agrees to abide by the terms and Rules of the Plan and the Trust, including all investment, administrative and service agreements of the Program, and all applicable provisions of the Code and other applicable law; and
7. The Local Government agrees that all benefit disbursements will be solely used to provide health and welfare benefits to eligible retirees, and in accord with the requirements of GASB 45 and Sections 79, 101, 104, 105, and 106 of the Internal Revenue Code. The Program provides no guaranty of the tax consequences of any disbursements; therefore, it is the Local Government's responsibility to determine taxability of such disbursements.

The foregoing resolution, on motion of _____, seconded by _____, was duly passed and adopted this _____ day of _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis, **Mayor**

Attest:

Dianne M. Rowan,
Municipal Clerk

**VIII. b.
Resolution
No. 2008-09**

FLORENCE CITY COUNCIL MEETING

DATE: July 14, 2008

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

A Resolution to amend Resolution 98-05 pertaining to the City of Florence Retirement Benefits Program for the Shared Purchase of Health Insurance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this resolution.

III. POINTS TO CONSIDER

A. On May 11, 1998 City Council adopted a resolution to provide for certain retirement benefits to include the shared payment of health and dental insurance for eligible retirees.

B. Governmental Accounting Standards Board Statement No. 45 ("GASB 45") pertaining to Other Post-Employment Benefits (OPEB) liabilities has necessitated certain changes in the eligibility requirements and schedule of percentages paid by the City.

C. The necessary changes require that Resolution No. 98-05 be amended and updated to reflect revised eligibility requirements and schedule of percentages paid by the City.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed resolution to amend Resolution No. 98-05.

V. ATTACHMENTS

Proposed resolution.



Thomas W. Chandler
Finance Director



David N. Williams
City Manager

RESOLUTION NO. 2008-

A RESOLUTION AMENDING RESOLUTION 98-05 PERTAINING TO THE CITY OF FLORENCE RETIREMENT BENEFITS PROGRAM FOR SHARED PURCHASE OF HEALTH INSURANCE

WHEREAS, the City Council of the City of Florence, SC adopted Resolution 98-05 on May 11, 1998 to provide for assistance with the purchase of health and dental insurance for eligible retirees as part of the City's Retirement Benefits Program identified as the **Shared Purchase of Health Insurance** program; and

WHEREAS, the **Shared Purchase of Health Insurance** program provided for certain eligibility requirements and a schedule of percentages paid by the City based on years of service to the City; and

WHEREAS, the Governmental Accounting Standards Board Statement No. 45 ("GASB 45") pertaining to Other Post-Employment Benefits (OPEB) liabilities has necessitated certain changes in the eligibility requirements and schedule of percentages paid by the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Florence, SC that Resolution No. 98-05 pertaining to the **Shared Purchase of Health Insurance** program be amended to modify the eligibility requirement to a minimum of twenty years continuous service with the City of Florence, with the following schedule of percentages paid by the City to apply:

Years of Service	Percentage of Insurance Paid by City
25+ yrs	100%
20-24 yrs	50%

BE IT FURTHER RESOLVED that eligible retirees who reach the age of 65 or who otherwise qualify for Medicare coverage benefits in accordance with federal guidelines, shall be covered under Medicare as primary carrier and shall, if requested, be covered through the City under a Medicare supplement as secondary carrier with premiums that are paid by the City to be frozen at the 2008 level. The rate for premiums paid by the City for a Medicare supplement, frozen at the 2008 level, shall be periodically reviewed by the City for adequacy and appropriateness.

ADOPTED, this _____ day of _____, 2008.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Frank E. Willis, Mayor

Attest:

Dianne M. Rowan,
Municipal Clerk

**VIII. c.
Resolution
No. 2008-10**

FLORENCE CITY COUNCIL MEETING

DATE: July 7, 2008

AGENDA ITEM: Resolution to authorize the Building Commission of the City and County of Florence to convey that portion of Tax Parcel 90-167-02-007 lying west of Irby Street to the County of Florence.

DEPARTMENT/DIVISION: City Council / City Attorney

I. ISSUE UNDER CONSIDERATION

This resolution would authorize the Building Commission of the City and County of Florence to convey that portion of Tax Parcel 90-167-02-007 lying west of Irby Street to the County of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The attached ordinance authorizes the exchange of deeds pursuant to the earlier Agreement.

III. POINTS TO CONSIDER

- a. This, when combined with the exchange of property between the City and County as set forth in Ordinance No. 2008-35, allows the County to simplify work on parking improvements on Baroody Street in support of expanded public parking for the City-County Complex.
- b. The County has given its assurance that the property which is the subject of this Resolution will continue to be utilized for public parking until such time as it is needed for construction.

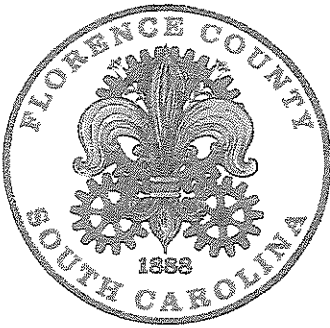
IV. STAFF RECOMMENDATION

Staff recommends approval of the Resolution.

V. ATTACHMENTS

- (a) Copy of request from Florence County.
- (b) Copy of Tax Map 90-167.
- (c) Copy of map super imposed on aerial photo showing subject property.
- (d) Copy of proposed Resolution.

JAMES W. PETERSON, JR.
City Attorney




Florence County South Carolina

INTEROFFICE MEMORANDUM

June 17, 2008

TO: Florence City Council
David Williams, City Manager

FM: Richard A. Starks 
County Administrator

RE: Portion of Parcel 90167-02-007
(Between Irby St. and Coit St. – See Attached Tax Map Excerpt)

Florence County is requesting the City consider approving and communicating to the Building Commission permission for the Building Commission to deed the hereinabove referenced portion of a land parcel to Florence County. Transitioning of this parcel to the County will greatly simplify work on parking improvements on Baroody St. in support of expanded public parking for the Complex.

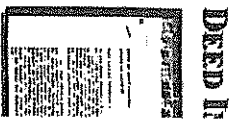
If the City agrees and the Building Commission completes the transfer, parking patterns may be revised, but general parking remaining on that parcel will certainly continue to be available for all employees' and public uses.

Your timely consideration is appreciated.

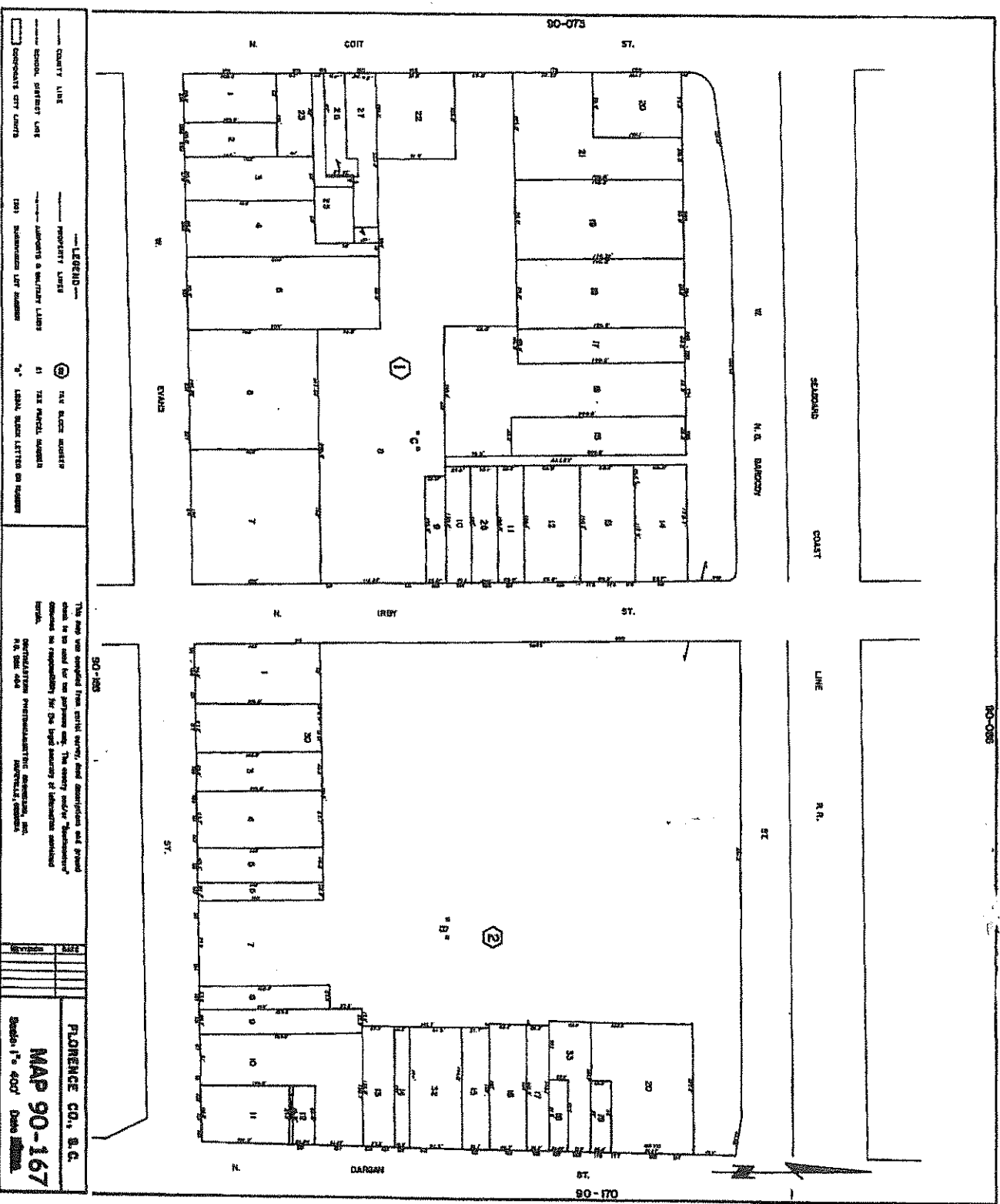
cc: County Council
County Attorney
County Public Works Director
Building Commission
City Attorney
File



Printed



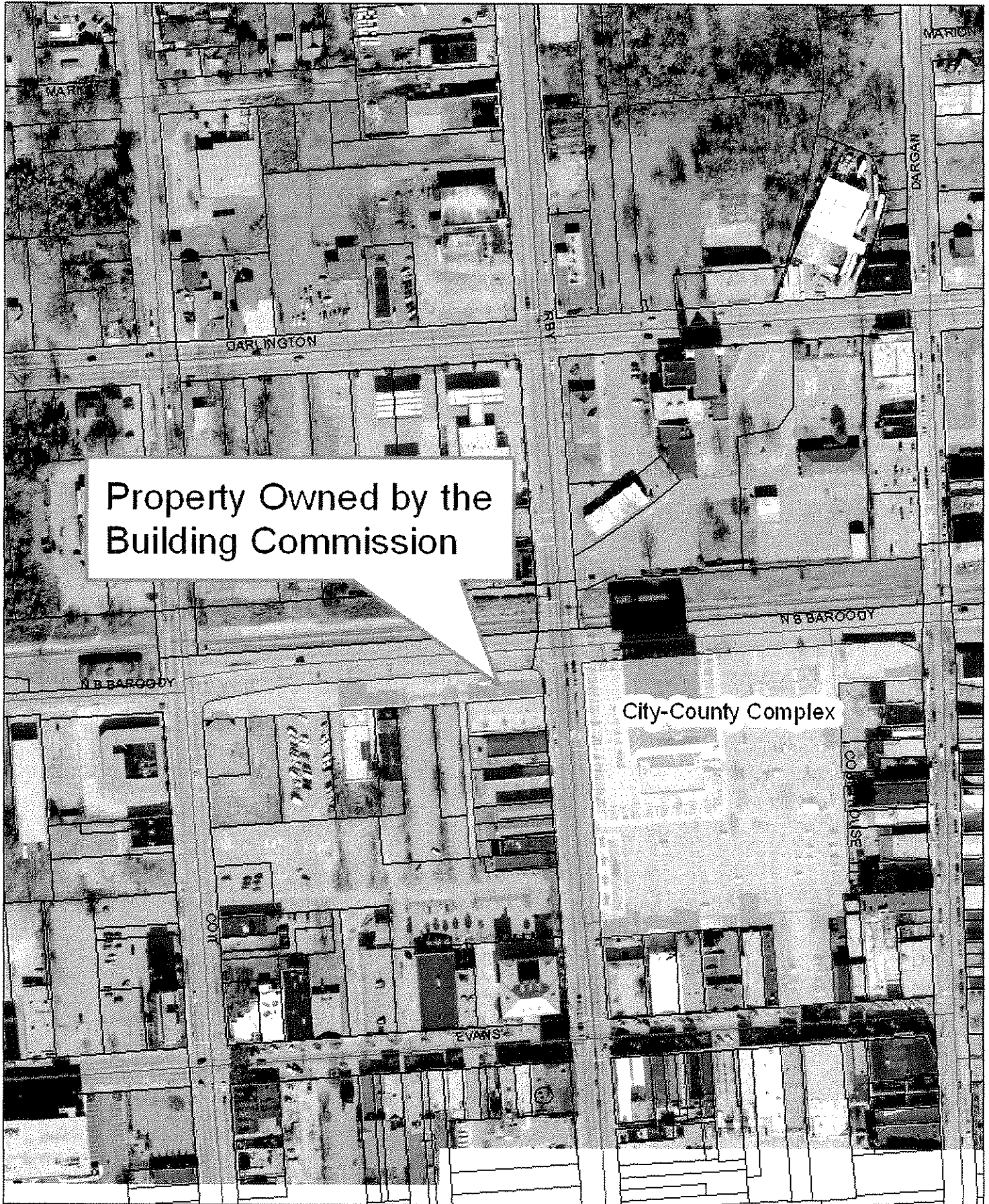
Real Estate I
Service
145 King Street Cha
(800) 63
Maps & Prof
Sales@ReisI
www.ReisI
Page - :



LEGEND
 COUNTY LINE
 SCHOOL DISTRICT LINE
 PROPERTY LINE
 ADJACENT & SURVEY LINES
 SUBDIVISION LOT NUMBER
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This map was prepared from aerial photography, data description and field notes. It is not intended for use for purposes other than the survey and/or subdivision shown hereon. No responsibility for the legal accuracy of the information presented hereon is assumed by the Surveyor. For more information, contact the Surveyor at the address below.
 REGISTRATION INFORMATION: REGISTRATION, INC.
 101 N. 10th St.
 MINNEAPOLIS, MN 55401

FLORENCE CO., S.C.
MAP 90-167
 Scale: 1" = 400' Date: 10/1/88



Property Owned by the Building Commission

City-County Complex

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

FLORENCE CITY COUNCIL MEETING

DATE: July 14, 2008

AGENDA ITEM: Appointments to Boards and Commissions

DEPARTMENT/DIVISION: Administration/City Council

ISSUE UNDER CONSIDERATION: To fill vacancies on the City's Boards and Commissions.

CURRENT STATUS: There are nine Boards and/or Commission with vacancies.

OPTIONS:

- 1) Make appointments or reappointments for the vacancies
- 2) Defer the appointments until a later council meeting.

ATTACHMENTS:

- 1) A copy of the Board or Commission with vacancies
- 2) A copy of the response from the board/commission member who would like to be reappointed or to discontinue serving

ACCOMMODATIONS TAX ADVISORY COMMITTEE

**One Vacancy
July 14, 2008**

There is one vacancy on the Accommodations Tax Advisory Committee

Dr. Benjamin Woods - Would like to be reappointed.

Revised 6/30/2007

COMMITTEE MEETS: 3 to 4 times during the summer months

ACCOMMODATIONS TAX ADVISORY COMMITTEE

The Accommodations Tax Advisory Committee shall consist of not less than five members with four designated hospitality industry representatives, two of which must be from the lodging sector of the hospitality industry of the municipality or county receiving the revenue.

APPOINTMENT

TERM TO EXPIRE

- | | | |
|----|---|------------|
| 1. | Mr. Henry H. Hepburn
Retired
707 Maynard Avenue
Florence, SC 29505
(H) 669-3958
B/M | 06/30/2009 |
| 2. | Mrs. Sylvia A. Perkins (Hospitality)
Motel Associates (VP Sales & Marketing)
P.O. Box 13012, 831 S. Irby Street
(W) 665-0121
(F) 667-8198
1201 Morningside Drive
Florence, SC 29505
(H) 662-5368
W/F | 06/30/2009 |
| 3. | Mrs. Margaret Nash
Case Manager
Pee Dee Community Action Agency Transitional Shelter
411 S. Jarrott Street
Florence, SC 29506
(W) 843-678-3410 - Ext. 10
1205 King Avenue\
Florence, SC 29501
(H) 843-669-5292
B/F | 06/30/2009 |

4. Mr. Steven Doulaveris (Hospitality) 06/30/2010
Venus Pancake House
471 W. Palmetto Street
(W) 669-9977 - pager
(C) 230-4201
1411 St. James Court
Florence, SC 29501
(H) 665-2847
W/M
5. Mr. David Frazier, Jr. 06/30/2010
Retired/Bed & Breakfast
111 Kuker Street
Florence, SC 29501
(H) 661-6060
B/M
6. Mr. Laurence E. Norris (Hospitality) 06/30/2010
Country Hearth Inn & Suites
831 S. Irby Street
Florence, SC 29501
(W) 662-9421
(C) 687-6834
(F) 667-8198
3350 W. Forest Lake Drive
Florence, SC 29501
(H) 669-1258
W/M
7. Dr. Benjamin Woods (Cultural) 06/30/2008
Professor-Francis Marion University
P.O. Box 100547
Florence, SC 29501
(W) 665-1531
911 Mimosa Drive
Florence, SC 29501
(H) 669-1156
B/M

CITY OF
FLORENCE

• S C •



OFFICE OF THE CITY MANAGER
CITY-COUNTY COMPLEX AA
180 N. IRBY STREET
FLORENCE, SC
29501-3456
PHONE (843) 665-3113
FAX (843) 665-3110

June 25, 2008

Dr. Benjamin Woods
911 Mimosa Drive
Florence, SC 29501

Dear Dr. Woods:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire June 30, 2008. City Council will begin making appointments to the various boards and commissions at the July 14, 2008 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please return the form to our office as soon as possible.

We appreciate your past service to the City of Florence and would welcome your continued service, if you choose to do so.

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

Sincerely,

Dianne M. Rowan

Dianne M. Rowan
Municipal Clerk

I would like to continue to serve on the Accommodations Tax Advisory Committee.

I do not want to serve on the Accommodations Tax Advisory Committee.

Benjamin Woods
Dr. Benjamin Woods

A CITY OF
CHARACTER

CITY OF FLORENCE BOARD OF ZONING APPEALS

July 14, 2008

Mrs. Mary Hepburn - To be recommended by Mayor Willis

Mr. Larry Chewning - To be recommended by Councilman Bill Bradham

NOTE: You must be a resident of the City of Florence to qualify as an appointee.

**CITY OF FLORENCE
BOARD/COMMISSION APPOINTEE RECOMMENDATION FORM**

LIST BOARD OR COMMISSION: Zoning Board of Appeals

NAME OF APPOINTEE: Mary C. Hepburn

SEX: Female

RACE: African-American

OCCUPATION: Retired

BUSINESS ADDRESS: _____

BUSINESS PHONE NUMBER: _____

RESIDENCE ADDRESS: 707 Maynard Avenue
Street (Do Not List PO Box)
Florence, SC 29505

RESIDENCE PHONE NUMBER: 843-669-3958

Please state any and all Boards and Commissions this Appointee may serve on, including City, State, and/or County Boards and/or Commission:

Does the Nominee desire to resign from the other Boards/Commissions subsequent to the appointment being sought? If so, please state Board(s)/Commission(s).

****ALL PERSONS APPOINTED TO ANY BOARD OR COMMISSION SHALL BE RESIDENTS OF THE CITY, EXCEPT IN THOSE CASES WHERE PROFESSIONAL QUALIFICATIONS ARE REQUIRED FOR A POSITION AND, IN THE COUNCIL'S OPINION, THERE ARE NO ACCEPTABLE AND QUALIFIED RESIDENTS TO FILL THE VACANCY.**

NOTE: You must be a resident of the City of Florence to qualify as an appointee.

**CITY OF FLORENCE
BOARD/COMMISSION APPOINTEE RECOMMENDATION FORM**

LIST BOARD OR COMMISSION: Zoning Board of Appeals

NAME OF APPOINTEE: Larry Chewing

SEX: Male

RACE: Caucasian

OCCUPATION: _____

BUSINESS ADDRESS: _____

BUSINESS PHONE NUMBER: _____

RESIDENCE ADDRESS: 1725 Partridge Drive
**** (SEE BELOW)** Street (Do Not List PO Box)
Florence, SC 29505

RESIDENCE PHONE NUMBER: 843-667-0364

Please state any and all Boards and Commissions this Appointee may serve on, including City, State, and/or County Boards and/or Commission:

Does the Nominee desire to resign from the other Boards/Commissions subsequent to the appointment being sought? If so, please state Board(s)/Commission(s).

****ALL PERSONS APPOINTED TO ANY BOARD OR COMMISSION SHALL BE RESIDENTS OF THE CITY, EXCEPT IN THOSE CASES WHERE PROFESSIONAL QUALIFICATIONS ARE REQUIRED FOR A POSITION AND, IN THE COUNCIL'S OPINION, THERE ARE NO ACCEPTABLE AND QUALIFIED RESIDENTS TO FILL THE VACANCY.**

BUILDING COMMISSION

**One Vacancy
July 14, 2008**

There is one vacancy on the Building Commission

Mr. Kendall B. Hiller - Would like to be reappointed.

Revised 06/30/2007

BUILDING COMMISSION

The Building Commission is composed of seven (7) members, two are nominated by the City Council and five are nominated by the Majority of the Legislative Delegation from Florence County. They are then appointed by the Governor. They serve four (4) terms.

APPOINTEE

TERM TO EXPIRE

Mr. Kendall B. Hiller
McGowan Law Firm
P.O. Box 1461
Florence, SC 29503
(W) 669-6395
323 Country Club Boulevard
Florence, SC 29501
(H) 669-9010
W/M

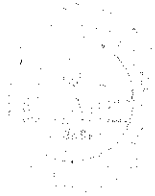
06/30/2008

Mr. R. Weston Patterson
Cornell-Streett & Patterson
P.O. Box 2816
Florence, SC 29503
(W) 662-2557
1001 Greenway Dr.
Florence, SC 29501
(H) 669-6560
W/M

06/30/2010

CITY OF
FLORENCE

• S C •



OFFICE OF THE CITY MANAGER
CITY-COUNTY COMPLEX AA
180 N. IRBY STREET
FLORENCE, SC
29501-3456
PHONE (843) 665-3113
FAX (843) 665-3110

June 25, 2008

Mr. Kendall B. Hiller
323 Country Club Boulevard
Florence, SC 29501

Dear Mr. Hiller:

Our records indicate that your term on the Building Commission will expire June 30, 2008. City Council will begin making appointments to the various boards and commissions at the July 14, 2008 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please return the form to our office as soon as possible.

We appreciate your past service to the City of Florence and would welcome your continued service, if you choose to do so.

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

Sincerely,

Dianne M. Rowan

Dianne M. Rowan
Municipal Clerk

I would like to continue to serve on the Building Commission.

I do not want to serve on the Building Commission.

Kendall B. Hiller
Mr. Kendall B. Hiller

A CITY OF
CHARACTER

CIVIC CENTER COMMISSION

**Two Vacancies
July 14, 2006**

There are two vacancies on the Civic Center Commission

Mrs. Roy Ann Jolley - Would like to be reappointed.

Mr. Rene' Josey - Is not eligible to be reappointed.

Revised 06/30/2007

CIVIC CENTER COMMISSION

CITY APPOINTEES

TERM TO EXPIRE

- | | | |
|----|---|------------|
| 1. | Ms. Patricia Muldrow
B & B Grocery
201 W. Marion Street
Florence, SC 29501
(C) 260-3189
520 Prince Street
Florence, SC 29501
1 st term: 7/1/06 - 6/30/2010
B/F | 06/30/2010 |
| 2. | Ms. Peggy McLean
Progress Energy (Economic Development)
161 Dozier Boulevard
Florence, SC 29501
(W) 843-661-4145
1340 Cottingham Road
Florence, SC 29505
(H) 843-661-0892
1st term: 8/21/06 - 6/30/2010 | 06/30/2010 |
| 3. | Mrs. Roy Ann Jolley
Delmae Heights Elementary School
1211 S. Cashua Drive
Florence, SC 29501
(W) 664-8448
1106 E. Day Street
Florence, SC 29501
(H) 260-0054
1 st term: 05-09-05 - 06/30/08
B/F | 06/30/2008 |

4. Mr. J. Rene' Josey, Chairman 06/30/2008
Turner, Padgett, Graham & Laney, PA
P.O. Box 5478
Florence, SC 29502
(W) 656-4451
507 Oleander Drive
Florence, SC 29501
(H) 665-0137
1st term: 2/12/2001 - 6/30/2004
2nd term: 7/01/2004 - 6/30/2008
W/M

AT-LARGE MEMBER

1. Mr. Keith W. Buckhouse 06/30/2006
First National South
P.O. Box 6587
Florence, SC 29501
(W) 664-4539
2008 Highland Avenue
Florence, SC 29501
(H) 669-9043
W/M

CITY APPOINTEE:

1. Mr. Bobby Holland
410 Thomas Road.
Florence, SC 29501
(H) 669-5482
W/M

CITY OF
FLORENCE

• S C •

June 25, 2008

Mrs. Roy Ann Jolley
1106 E. Day Street
Florence, SC 29501

Dear Mrs. Jolley:

Our records indicate that your term on the Civic Center Commission will expire June 30, 2008. City Council will begin making appointments to the various boards and commissions at the July 14, 2008 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please return the form to our office as soon as possible.

We appreciate your past service to the City of Florence and would welcome your continued service, if you choose to do so.

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

Sincerely,

Dianne M. Rowan

Dianne M. Rowan
Municipal Clerk

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

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

Roy Ann Jolley
Mrs. Roy Ann Jolley

CITY OF FLORENCE DESIGN REVIEW BOARD

**Four Vacancies
July 14, 2008**

There are four vacancies on the City of Florence Design Review Board

Mr. Gary Brown - Would like to be reappointed

Mr. Cary M. Andrews

Mr. Johnny Mashack

Mr. John M. Scott, III

Revised 8/08/2007

BOARD MEETS: Second Wednesday of each month

CITY OF FLORENCE DESIGN REVIEW BOARD

The City of Florence Design Review Board shall perform the functions with respect to the overlay districts established within the jurisdiction of the City of Florence and follow procedures as set out in Ordinance No. 2005-23. The Board shall consist of 10 members appointed by the Mayor and City Council of Florence, SC and 1 member from City Staff, who shall be the City Manager or the City Manager's designee. Membership on the Board shall be composed as follows: 1 professional architect; 1 person either specifically qualified by reason of education, training, or experience in the financing of commercial and residential real property or in the area of real estate; 1 person actively engaged in business, commerce, or industry; 1 commercial general contractor licensed by the State of South Carolina; 1 professional structural engineer; 1 person specifically qualified by reason of education, training, or experience in landscape design; 1 member of City Staff who shall be either the City Manager or a staff member designated in writing by the City Manager; 2 at-large residents of the City of Florence and 2 persons actively engaged in business, commerce, or industry within the Downtown Central District. At all times, at least 6 members of the Design Review Board shall be residents of the City of Florence.

Initial appointees shall serve staggered terms as follows: Two (2) appointees shall serve two (2) years; four (4) appointees shall serve four (4) years and four (4) appointees shall serve three (3) years. After completion of the initial terms, all members of the Design Review Board appointed by City Council shall serve four (4) year terms. Members may be appointed to succeed themselves up to a maximum of three (3) full terms. Thereafter, such members may be appointed only after they have been off of the Design Review Board for at least one (1) year.

APPOINTMENT

TERM TO EXPIRE

Cary M. Andrews, Chairman
Appointment: Professional Engineer
Socar, Inc.
2527 E. National Cemetery Road
Florence, SC 29506
(843) 669-5183
721 Brockington Lane
Florence, SC 29501
(843) 665-5741
W/M
Resident

06/30/08

Steve Powers, Vice-Chairman 06/30/09
Appointment: Business, Commerce or Industry within
Downtown Central District
S/W Printing Company
128 S. Irby Street
Florence, SC 29501
(843) 662-5207
2025 Ralston Court
Florence, SC 29505
(843) 662-6987
W/M
Resident

Cedrick Brigman 06/30/09
Appointment: Business, Commerce or Industry within
Downtown Central District
Swole's Barbershop
170 W. Evans Street
Florence, SC 29501
(843) 673-9044
200 Lakeshore Drive
Timmonsville, SC 29161
B/M
Non-Resident

Gary Brown 06/30/08
Appointment: Professional Architect
Goforth Brown & Associates
1413 W. Evans Street
Florence, SC 29501
(843) 665-5868
526 S. Edisto Drive
Florence, SC 29505
(843) 665-7954 Ext. 3032
W/M
Resident

Julia Buyck 06/30/09
Appointment: At-large Resident
1439 Cherokee Road
Florence, SC 29505
(843) 662-4214
W/F
Resident

Johnny Mashack
Appointment: Landscape Design
Mashack's Landscape and Maintenance
3321 Hugo Lane
Timmonsville, SC 29161
(843) 346-5191
3321 Hugo Lane
Timmonsville, SC 29161
(843) 669-7702
B/M
Non-Resident

06/30/08

Nathaniel Mitchell
Appointment: At-large Resident
909 E. Pine Street
Florence, SC 29506
(843) 667-9871
B/M
Resident

06/30/09

Billy Poston
Appointment: Qualified in financing of commercial and residential
real property or in real estate
Poston Realty
1407 W. Evans Street
Florence, SC 29501
(843) 665-6262
1401 Woods Road
Florence, SC 29501
(843) 669-3083
W/M
Resident

06/30/11

John M. Scott, III
Appointment: Actively engaged in Business, Commerce or Industry
Scott & Associates PC
1807 Cherokee Road
Florence, SC 29501
(843) 662-8204
338 Country Club Blvd.
Florence, SC 29501
(843) 673-9156
W/M
Resident

06/30/08

George Thomas
Appointment: General Contractor
3611 Allen Road
Effingham, SC 29541
(843) 6789623
3611 Allen Road
Effingham, SC 29541
(843) 667-4511
B/M
Non-Resident

06/30/11

CITY OF
FLORENCE

• S C •



OFFICE OF THE CITY MANAGER
CITY-COUNTY COMPLEX AA
180 N. IRBY STREET
FLORENCE, SC
29501-3456
PHONE (843) 665-3113
FAX (843) 665-3110

June 25, 2008

Mr. Gary Brown
526 S. Edisto Drive
Florence, SC 29505

Dear Mr. Brown:

Our records indicate that your term on the City of Florence Design Review Board will expire June 30, 2008. City Council will begin making appointments to the various boards and commissions at the July 14, 2008 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please return the form to our office as soon as possible.

We appreciate your past service to the City of Florence and would welcome your continued service, if you choose to do so.

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

Sincerely,

Dianne M. Rowan
Municipal Clerk

I would like to continue to serve on the City of Florence Design Review Board.

I do not want to serve on the City of Florence Design Review Board.

Mr. Gary Brown

A CITY OF
CHARACTER

HISTORICAL COMMISSION

**One Vacancy
July 14, 2008**

There is one vacancy on the Historical Commission.

Mr. Andrew Kampiziones -

Revised 06/30/2007

HISTORICAL COMMISSION

The Historical Commission is composed of ten (10) members (five are recommended by the City Council and five are recommended by the County Council). They are then appointed to four year terms by the Governor.

The present composition of this Commission is as follows:

<u>APPOINTEE</u>	<u>TERM TO EXPIRE</u>
Mr. William S. Dowis, Jr. Dowis Associates, Inc. 406 S. McQueen Street Florence, SC 29501 (W) 669-5223 1500 Madison Avenue Florence, SC 29501 (H) 662-1067 W/M	06/30/2010
Mr. Mark W. Buyck, III Attorney 248 W. Evans Street Florence, SC 29501 (W) 662-3258 414 Seminole Avenue Florence, SC 29501 (H) 669-0145 W/M	06/30/2010
Mr. James C. McLeod, Jr. P.O. Box 1909 Florence, SC 29501 (W) 662-3258 1108 Cherokee Road Florence, SC 29501 (H) 669-8093 W/M	06/30/2010
Mr. Andrew Kampiziones 500 W. Jeffries Lane Florence, SC 29505 (H) 662-4435 W/M	06/30/2008

Mrs. Betty Wyman
Retired
1127 Margaret Drive
Florence, SC 29501
(H) 662-2301
W/F

06/30/2011

The County appointees to this Commission are attached

HOUSING AUTHORITY BOARD

**One Vacancy
July 14, 2008**

There is one vacancy on the Housing Authority Board.

Mr. John R. Etheridge, III - Would like to be reappointed.

The Housing Authority Board of Commissioners is requesting Council to reappoint Mr. Etheridge. A copy of the request is enclosed.

Revised 06/30/2007

HOUSING AUTHORITY BOARD

The Housing Authority is composed of five members appointed to serve five year terms.

The members presently serving on this Board are as follows:

APPOINTEES

TERM TO EXPIRE

Mr. Thomas E. Rogers, Jr. Rogers & Rogers 814 W. Evans Street Florence, SC 29501 (W) 662-8951 1915 Highland Avenue Florence, SC 29501 (H) 662-9766 W/M	06/30/2010
Ms. Ruth Smith Retired 810 E. Pine Street Florence, SC 29501 (H) 669-8753 B/F	06/30/2009
Mr. John R. Etheridge, III Etheridge & Associates 2284 W. Evans Street Florence, SC 29501 (843) 676-9961 716 Arlington Circle Florence, SC 29501 (843) 678-9414 or (843) 229-3903 W/M	06/30/2008
Ms. Yvonne D. Coker 2311 W. Palmetto Street, #302 Florence, SC 29501 (H) 667-6471 B/F	06/30/2012

Ms. Linda Becote
Retired
222 Cameron Lane
Florence, SC 29501
(H) 843-773-3241
(C) 319-6662
B/F

06/30/2011

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

May 21, 2008

Frank E. Willis, Mayor
and City Council Members
City of Florence
City-County Complex
P. O. Drawer AA
Florence, SC 29503

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

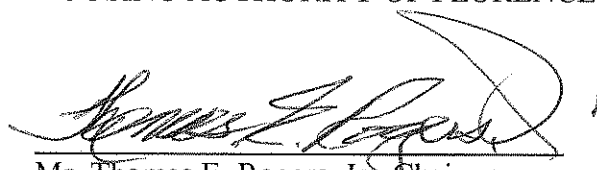
Mr. Etheridge, with his knowledge, experience, and background is an asset to this agency and during this time of major changes in HUD regulations and requirements in addition to our normal day-to-day operations, we need board members who are familiar with the operations of a Housing Authority.

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


Your consideration and approval would be very much appreciated.

Sincerely,

HOUSING AUTHORITY OF FLORENCE


Mr. Thomas E. Rogers, Jr., Chairman


Mrs. Ruth S. Smith, Vice-Chairman


Linda Becote, Commissioner

PARKS, BEAUTIFICATION, AND LEISURE SERVICES COMMISSION

**Four Vacancies
July 14, 2008**

There are four vacancies on the Parks, Beautification, and Leisure Services Commission.

Mr. Walter W. Sallenger - Would like to be reappointed.

Mr. Zavon Felton - Would like to be reappointed.

Mr. Jamie Young - Would like to be reappointed.

Revised 06/30/2007

PARKS, BEAUTIFICATION, AND LEISURE SERVICES COMMISSION

The Park Commission will be composed of twelve (12) members, resident electors of the city, to be elected by City Council to serve five (5) year terms.

The present composition of the Park Commission is as follows:

<u>APPOINTEE</u>	<u>TERM TO EXPIRE</u>
Mr. Walter W. Sallenger Photographer 412 Spruce Street Florence, SC 29501 (W&H) 843-413-1794 W/M	06/30/2008
Mr. Michael Hawkins 909 Harmony Street Florence, SC 29501 (H) 661-7339 B/M	06/30/2012
Ms. Vanessa Munn Communications Manager 1815 Meadow Green Place Florence, SC 29502 (W) 843-673-6713 (H) 843-229-4855 W/F	06/30/2009
Ms. Jeanne Downing Developer P.O. Box 6222 Florence, SC 29502-6222 3201 Spiral Lane Effingham, SC 29541 (W/H) 667-4496 (cell) 615-2800 W/F	06/30/2009
Mr. Zavon Felton Retired 1908 E. Sandhurst Drive Florence, SC 29505 (H) 665-1908 B/M	06/30/2008

Ms. Bettie Ann McCrae 1009 West Darlington Street Florence, SC 29501 (H) 843-665-2201 B/F	06/30/2009
Mr. Larry E. Hooks 717 Wimbledon Avenue Florence, SC 29505 (H) 667-1221 W/M	06/30/2009
Vacancy	06/30/2008
Mrs. Helen Sims 318 Ballard Street Florence, SC 29506 (H) 662-6097 or 662-7192 B/F	06/30/2010
Mr. Jamie Young General Manager, Florence RedWolves 340 Stadium Road (W) 843-629-0700 712 King Avenue Florence, SC 29501 (H) 843-667-6632 W/M	06/30/2008
Mr. William Mullholand Retired 1507 Damon Drive Florence, SC 29505 (843) 669-4555 W/M	06/30/2009
Ms. Barbara B. Jenkinson Sonographer Women's Complete Health Care 410 S. Coit Street Florence, SC 29501 1218 Madison Avenue Florence, SC 29501 (H) 669-7708 W/F	06/30/2009

HONORARY MEMBERS

Mr. A. E. Kunz
523 Laurel Lane
Florence, SC 29501
662-4083

Mrs. Ainslie M. Taylor
Methodist Manor
2100 Twin Church Road
Florence, SC 29501
(H) 669-4946

PEE DEE REGIONAL AIRPORT AUTHORITY

**One Vacancy
July 14, 2008**

There is one vacancy on the Pee Dee Regional Airport Authority.

Mr. Randy Gelzer - Would like to be appointed.

**Mr. Freddie Jolley - Is not eligible for reappointment
Mr. Jolley has served two four year terms.**

Revised 6/30/2007

PEE DEE REGIONAL AIRPORT AUTHORITY

The Pee Dee Regional Airport Authority consists of nine members. Two members must be residents of the City of Florence appointed by the Governor upon recommendation of the Florence City Council. Three members must be residents of the County of Florence appointed by the Governor on the recommendation of the Florence County Council. Two members must be residents of each of the counties of Marion and Dillon appointed by the Governor on the recommendation of the respective county councils. Terms of office are for four years, except that of those initially appointed one member from each of the three counties must be appointed for two year terms. No member shall serve more than two four-year terms. All members shall serve until their successors are appointed and qualify. Vacancies on the authority must be filled in the manner of their original appointment for the unexpired term.

APPOINTEES

TERM TO EXPIRE

Mr. Tom Kinard
Manager, Pee Dee Electric Cooperative
P. O. Box 491
Darlington, SC 29540
(W) 292-4353
405 Merlin Place
Florence, SC 29505
(H) 667-8299
W/M

06/30/2010

Mr. Freddie Jolley
Pee Dee Community Action Agency
2685 S. Irby Street
P. O. Drawer 12670
Florence, SC 29503
(W) 678-3400
601 Maynard Avenue
Florence, SC 29501
(H) 669-0896
B/M

06/30/2008

NOTE: You must be a resident of the City of Florence to qualify as an appointee.

**CITY OF FLORENCE
BOARD/COMMISSION APPOINTEE RECOMMENDATION FORM**

LIST BOARD OR COMMISSION: Pee Dee Regional Airport Authority

NAME OF APPOINTEE: Randy Gelzer

SEX: Male

RACE: Caucasian

OCCUPATION: Driwood Moulding Co., Inc. / ^{V. President /} General Manager

BUSINESS ADDRESS: 623 W. Lucas St., Florence, SC 29501
P.O. Box 1729

BUSINESS PHONE NUMBER: 843-669-2478

RESIDENCE ADDRESS: 623 Ansley Street
Street (Do Not List PO Box)
Florence, SC 29505

****(SEE BELOW)**

RESIDENCE PHONE NUMBER: 843-669-0761

Please state any and all Boards and Commissions this Appointee may serve on, including City, State, and/or County Boards and/or Commission:

Does the Nominee desire to resign from the other Boards/Commissions subsequent to the appointment being sought? If so, please state Board(s)/Commission(s).

****ALL PERSONS APPOINTED TO ANY BOARD OR COMMISSION SHALL BE RESIDENTS OF THE CITY, EXCEPT IN THOSE CASES WHERE PROFESSIONAL QUALIFICATIONS ARE REQUIRED FOR A POSITION AND, IN THE COUNCIL'S OPINION, THERE ARE NO ACCEPTABLE AND QUALIFIED RESIDENTS TO FILL THE VACANCY.**