



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, APRIL 8, 2024 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Benjamin T. Zeigler, City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Joshua Whittington, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Adam Swindler, Director of Public Works; Mr. Kevin Rawlinson, Chief Financial Officer and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Mr. Naeem McFadden with the Florence Morning News and Mr. Seth Taylor with the Post and Courier were present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

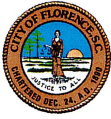
Mayor Ervin called the April 8, 2024 regular meeting of Florence City Council to order at 1:01 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the March 18, 2024 Regular Meeting and Councilwoman Barnes seconded the motion. The minutes were unanimously (6-0) adopted with Councilman McCall having not yet arrived.



ADDENDUM TO THE AGENDA:

APPEARANCES BEFORE COUNCIL – Mr. Jon Weiss, CEO- House of Hope

Pro tem Jebaily made a motion to add this item to the April 8, 2024 regular meeting agenda and Councilman Smith seconded the motion. Council voted 6-0 in favor of the motion, with Councilman McCall having not yet arrived. The motion passed.

SERVICE RECOGNITIONS

Mr. Shannon Tanner, Fire Chief, presented Matthew Hampton with a certificate of recognition for 10 years of service with the Florence Fire Department.

(Councilman McCall arrived at 1:06pm).

APPEARANCES BEFORE COUNCIL

My Brother's Keeper

Pam Dauksch, Henry Badie, and Marcus Simmons appeared before council to give an update regarding My Brother's Keeper.

Ms. Dauksch said it takes a little over an hour to deliver meals to the parks and hotels and the number of people they serve continues to increase. Ms. Dauksch expressed her gratitude for all the support My Brother's Keeper has received over the years. The organization is in its fifth year and has served over a quarter million meals to date. Mentoring programs have been implemented at Wilson High School and Delmae Heights Elementary School and meal delivery service has been added to the hotels on Highway 52. My Brother's Keeper currently services the areas of North Florence, West Florence, and East Florence, as well as Highway 52 and provides meals to those who are unable to travel.

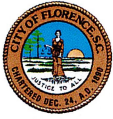
Henry Badie said My Brother's Keeper has collaborated with multiple churches and agencies in the Pee Dee region over the last year. Through their various partnerships, My Brother's Keeper has been able to serve an additional 1800 meals each week.

Marcus Simmons said currently, South Florence is the only area in Florence where there is currently no route. Mr. Simmons requested help and funding from the City for the purchase of a small van to assist with servicing this area.

Councilwoman NeSmith-Jackson asked for the number of volunteers that work with My Brother's Keeper. Marcus Simmons said there are currently 100 volunteers that serve on a weekly basis. Councilwoman NeSmith-Jackson asked for the number of meals served each day. Mr. Simmons said they serve between 200-250 meals per day. Councilwoman NeSmith-Jackson thanked My Brother's Keeper for all they do to feed the homeless in the community.

Councilman Braddock thanked My Brother's Keeper for their service to the community.

Councilman Smith asked Mr. Simmons to elaborate on the stops, along the routes, that My Brother's Keeper service. Mr. Simmons said they stop at the city parks at 2:30pm and deliver meals to homebound individuals prior to the parks stops. Once meals have been delivered to the parks, meals are delivered to



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the hotels on Highway 52. Councilman Smith thanked My Brother's Keeper for their service to the community.

Pro tem Jebaily said some citizens may be concerned that there is an overlap of service with organizations feeding the community. Pro tem Jebaily asked Mr. Simmons to share how local organizations come together to fulfill the need of food in the community. Mr. Simmons said My Brother's Keeper has partnered with The Salvation Army, Performance Food Group, and various other organizations to distribute meals throughout the area. Everyone works together to fulfill the needs of the community.

Councilwoman Barnes acknowledged homelessness within the school district and thanked My Brother's Keeper for providing meals to these students.

Mayor Ervin thanked My Brother's Keeper for their service to the community and said growth happens when we all work together and the growth of this organization is evident and being shown through their various partnerships.

Ms. Elaine Chandler

Elaine Chandler appeared before council to speak on concerns with the homeless in the community. She acknowledged a letter she sent to city council regarding the topic of discussion. Ms. Chandler thanked Mayor Ervin, Chief Heidler, Sheriff Joye and local law enforcement officers that have helped to improve conditions at the strip mall across from Magnolia Mall. From mid-February to now, there has been one offender and Ms. Chandler acknowledged there are city ordinances to address the current situation at this property. Trash near Fairfield Inn has been an ongoing issue and there has been a request to have it picked up. Ms. Chandler said she will get involved and will volunteer with local organizations to have a positive input in the community.

Mayor Ervin informed Ms. Chandler that community input is not viewed as negative and any concerns regarding the community can be brought to the attention of council. As leaders, council is unable to be everywhere, but citizens are everywhere and can recognize when situations need to be addressed. She encouraged Ms. Chandler to continue to voice her concerns and be involved in the community.

Mr. Jon Weiss

Jon Weiss, CEO of House of Hope, appeared before council to introduce himself and speak on a recently announced project. Mr. Weiss thanked council for their support of House of Hope over the years and for all they have done to serve those in need in the community. House of Hope consists of homeless shelters, recovery programs, Hope Village, and many other services. Currently, House of Hope is in the process of raising money for a community resource center. This will be a safe place for people to come during the day to shower, get a hot meal, have a church congregation, and utilize case workers.

Councilman Smith inquired on the proposed location of the community resource center. Mr. Weiss said the center would be located approximately 300-500ft from the Courtney McGinnis Graham Shelter.

Councilwoman Barnes thanked Mr. Weiss and spoke in favor of the community resource center. She said there is a concern that due to Florence growing so rapidly and the addition of more resources, like the behavioral health center, in the area it will bring more homeless; however, Florence is a beautiful community and these resources help address certain needs to improve the community.



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Pro tem Jebaily thanked Mr. Weiss and asked if a detailed proposal regarding the community resource center could be provided to council. Mr. Weiss answered yes.

Councilman Braddock expressed his excitement of Mr. Weiss being a part of House of Hope and concurred with Pro tem Jebaily regarding the proposal being provided to council. Councilman Braddock asked Mr. Weiss for the projected cost of the project and Mr. Weiss said the projected cost is \$1.5-\$1.75 million. Councilman Braddock asked how much funding has been secured so far and Mr. Weiss answered \$750,000 has been secured by two donors who have supported House of Hope over the years. Councilman Braddock said with two donors helping to secure half of the cost of this project, other organizations should be able to assist House of Hope with reaching their goal.

Mayor Ervin congratulated Mr. Weiss on his new role as the Executive Director of House of Hope.

ORDINANCES IN POSITION

Bill No. 2024-04 – Second Reading

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2023 and ending June 30, 2024.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2024-04 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-04 was adopted.

Bill No. 2024-05 – Second Reading

An Ordinance to annex and zone RG-3 3701 Bannockburn Road, identified as Florence County Tax Map Number 00152-01-025.

Councilman Smith made a motion to adopt Bill No. 2024-05 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-05 was adopted.

Bill No. 2024-06 – Second Reading

An Ordinance to annex and zone NC-15 2506 Parsons Gate, identified as Florence County Tax Map Number 01221-01-285.

Councilwoman Barnes made a motion to adopt Bill No. 2024-06 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-06 was adopted.

Bill No. 2024-07 – Second Reading

An Ordinance to rezone 709 and 711 West Darlington Street from NC-6.2 to NC-6.3, identified as Florence County Tax Map Numbers 90060-11-002 and 90060-11-017.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2024-07 on second reading and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-07 was adopted.



INTRODUCTION OF ORDINANCES

Bill No. 2024-08 – First Reading

An Ordinance to rezone a portion of 186 Dunbarton Drive from CG to IL, identified as Florence County Tax Map Number 00099-01-020.

Councilman McCall made a motion to pass Bill No. 2024-08 on first reading and Councilwoman Barnes seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported this is a request to rezone a portion of 186 Dunbarton Drive from general commercial to light industrial. The applicant previously appeared before Planning Commission to request the rezoning to heavy commercial. Planning Commission asked staff to work with the applicant to see what their intended use of the property would be. After discussion with staff, the applicant amended their request to light industrial and Planning Commission voted unanimously to recommend the zoning request. Currently, the ACS Technology building is located on the property and is listed as 180 and 186 Dunbarton Drive. The property will be subdivided, and the rezoning will be applied to the back portion, which is located to the rear of the lot away from the frontage road and is adjacent to the UPS distribution center and a proposed multifamily residential property. Both the UPS distribution center and the multifamily residential property are in the county. There will be buffer requirements between the general commercial and multifamily zonings and Beaver Dam Creek runs along the back. Mr. Moore provided details on what is permitted with light industry versus heavy industry zoning. The property will not be visible from the road and will sit behind the current ACS Technology building.

Pro tem Jebaily asked if the portion alongside the ACS property is the ingress and egress to the property. Mr. Moore answered yes. Pro tem Jebaily asked for the number of units going into the multifamily property adjacent to the ACS property. Mr. Moore said there will be approximately 300 units.

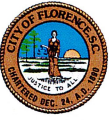
Councilwoman NeSmith-Jackson asked if the applicant was UPS and Mr. Moore answered that the applicant is a private group based out of Charlotte. Councilwoman NeSmith-Jackson asked what type of business would be located here. Mr. Moore said it would be a transfer storage facility to store semi-trucks, overnight storage, and standard storage. Councilwoman NeSmith-Jackson asked if trucks would be able to park for a fee and Mr. Moore clarified that it would not be a truck facility where people could spend the night, but more so a transfer area where companies could drop off vehicles and other drivers could pick up and use as necessary.

Councilman McCall asked for the recommendation from Planning Commission. Mr. Moore said that it was a unanimous recommendation from Planning Commission to rezone the property to light industrial. Councilman McCall also asked if there was a staff recommendation. Mr. Moore said that staff did not recommend heavy industrial due to a multitude of uses that could impact the area. With the proposed use of light industrial, it is in compliance with the adjacent properties.

Councilman Smith asked if loud noises and chemicals would be permitted with the light industrial zoning. Mr. Moore answered no.

Councilman Braddock asked for the size of the property that is being rezoned. Mr. Moore said the entire property is approximately 17 acres and the portion to be rezoned is approximately 11 acres.

Councilwoman NeSmith-Jackson asked what type of buffers would be required. Mr. Moore said it depends on the use of the adjacent properties. The portion of the property adjacent to the multifamily



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residential zoning would require a 20 foot buffer with trees and landscaping. The buffer requirements become less for the portion of the property adjacent to the industrial property.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-06 was passed on first reading.

Bill No. 2024-09 – First Reading

An Ordinance to annex and zone NC-6.1 four lots along Rosemount Drive, identified as Florence County Tax Map Numbers 00152-01-146, 00152-01-147, 00152-01-148, and 00152-01-149.

Councilwoman Barnes made a motion to pass Bill No. 2024-09 on first reading and Councilman McCall seconded the motion.

Mr. Jerry Dudley, Director of Planning, reported this is a request to annex and zone four lots along Rosemount Drive. The proposed zoning is NC-6.1, which is consistent with the adjacent subdivision and future land use maps and will add four additional lots to the existing subdivision. Water service is available to all four lots and sewer will be extended to the lots by the developer. Planning Commission voted unanimously to recommend the rezoning request and city staff concurs with the recommendation.

Pro tem Jebaily asked if NC-6.1 zoning is single family residential. Mr. Dudley answered yes and said this zoning requires a minimum of a 6,000 square foot lot.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-09 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2024-12

A Resolution to proclaim April as Fair Housing Month in the City of Florence.

Councilman Braddock made a motion to pass Resolution No. 2024-12 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Ervin presented the Resolution to members of the Diversity, Equity, and Inclusion Committee of the Pee Dee Realtors Association.

Council voted unanimously (7-0) to pass Resolution No. 2024-12. Resolution No. 2024-12 was passed.

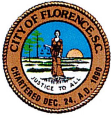
Resolution No. 2024-13

A Resolution of Recognition for the contributions of Dorothy Hines in the community.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2024-13 and Councilman Smith seconded the motion.

Councilman McCall and Mayor Ervin presented Mrs. Dorothy Hines with the Resolution.

Mrs. Hines thanked Council for the recognition and said her love for Florence allowed her to serve over 30 years on Planning Commission. The city has made a lot of strides over the years and new opportunities have been made available for those who wish to return to Florence after college.



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Councilman McCall thanked Mrs. Hines for her dedicated service and also acknowledged her 30-year tenure with Planning Commission and said Mrs. Hines is a true beacon of hope for the community.

Councilman Smith, Councilwoman NeSmith-Jackson, and Mayor Ervin also thanked Mrs. Hines for her service to the community.

Council voted unanimously (7-0) to pass Resolution No. 2024-13. Resolution No. 2024-13 was passed.

Resolution No. 2024-14

A Resolution to proclaim April 22, 2024 as Earth Day in the City of Florence.

Pro tem Jebaily made a motion to pass Resolution No. 2024-14 and Councilman Smith seconded the motion.

Mayor Ervin presented the Resolution to Mindy Taylor, Chair of the Resilience & Sustainability Advisory Committee, and members of the committee.

Mrs. Taylor invited Council to participate in an Earth Day Clean Up on April 22nd at Naturally Outdoors.

Council voted unanimously (7-0) to pass Resolution No. 2024-14. Resolution No. 2024-14 was passed.

Resolution No. 2024-15

A Resolution of Recognition for the Florence 8U All Star Boys Basketball team for winning the South Carolina Recreation and Parks Association State SCAP Championship.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2024-15 and Councilwoman Barnes seconded the motion.

Councilman McCall and Mayor Ervin presented the 8U champions with the Resolution.

Council voted unanimously (7-0) to pass Resolution No. 2024-15. Resolution No. 2024-15 was passed.

Resolution No. 2024-16

A Resolution to proclaim April 2024 as Organ Donation Awareness Month in the City of Florence.

Mayor Ervin stated that Resolution No. 2024-16 will be deferred to next month's meeting.

Resolution No. 2024-17

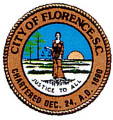
A Resolution to proclaim May 2024 as Cystic Fibrosis Awareness Month in the City of Florence.

Mayor Ervin stated that Resolution No. 2024-17 will be deferred to next month's meeting.

Resolution No. 2024-18

A Resolution to honor the contributions of The Leaf Lounge to the efforts to revitalize Downtown Florence.

Councilman McCall made a motion to pass Resolution No. 2024-18 and Councilwoman NeSmith-Jackson seconded the motion.



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Councilman McCall and Mayor Ervin presented Mr. Jesse Wiles, Jr., Owner of The Leaf Lounge, with the Resolution.

Council voted unanimously (7-0) to pass Resolution No. 2024-18. Resolution No. 2024-18 was passed.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.

Parks and Beautification Commission

Pro tem Jebaily deferred his nomination to the Board.

MAYORAL REPORT

Mayor Ervin spoke of the Harbor Freight Fellowship that was hosted in the City of Florence last month and presented a sculpture she received at the event to council. The Harbor Freight Fellowship works to facilitate relationships between students and industries and local industries partnered with the Harbor Freight Fellowship to make the event a success. Mayor Ervin also acknowledged Future Entrepreneurs who recently took local youth on a trip to Dubai. Mayor Ervin acknowledged the Levy Park project and said the city received notice that over \$8.9 million in grant funding has been awarded for the project. She further said the community will be able to give input regarding this project.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

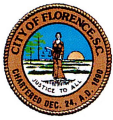
Pro tem Jebaily said that the committee and city staff had a robust conversation regarding the status of grants. The grants amount to \$47 million and \$22.2 million worth of additional grants are under review. The city received notice last week that a grant would be awarded to the city for the “Reimagination Project” at Levy Park. Pro tem Jebaily asked Scotty Davis, City Manager, to provide a brief update regarding the grant.

Mr. Davis said that the \$8.927 million grant will allow the city to enhance and expand Levy Park. Mr. Davis spoke of key partners who played a part in securing the funding for Levy Park. The City of Florence received the second highest amount awarded.

Mayor Ervin said the recipients of the funding can be found on the National Parks Service website.

Pro tem Jebaily acknowledged and thanked Councilman Smith for assisting him with securing the matching funds for the Levy Park project. The State of South Carolina gave \$2.75 million of the \$3.7 million that the city gave towards this project. Pro tem Jebaily acknowledged and thanked all partners who were involved in the effort to demolish the old motel, so that the expansion of Levy Park could take place.

Mayor Ervin also thanked all partners who were involved in the demolition of the old motel and the Levy Park expansion project.



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Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the committee is looking forward to the improvements that will take place at Levy Park and it will be a great feature for the gateway into the city. Councilwoman Barnes acknowledged partners who were involved with this effort. While some citizens have asked about improvements for the other city parks, Councilwoman Barnes said this grant money was awarded specifically for the Levy Park project. Councilwoman Barnes also expressed excitement for the amphitheater that is to be constructed at Dr. Iola Jones Park.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson recognized that April is Autism Awareness Month. An update regarding the city's chat bot was given. The committee and city staff are working on a road safety awareness campaign and working on a website update. The Florence Police Department will present for the next City University session. Members with Leadership Florence who were present for today's meeting were acknowledged.

Mayor Ervin informed Councilwoman NeSmith-Jackson that she is looking at ways for the city to host a City Youth University for the youth in the community, and more information is to come.

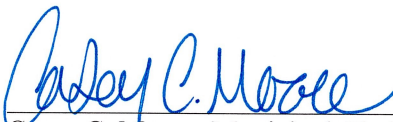
Finance, Audit and Budget Committee, Chaired by Councilman McCall

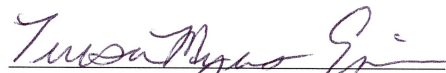
Councilman McCall said the committee received an update on the rental registry and reviewed the monthly financial reports. The roundup program will begin on May 1st. Residents were able to opt-out of the program for six months prior and are able to opt-out of the program at any time. Residents who decide to opt-out of the program will not be able to apply for financial assistance with the roundup program.

ADJOURN

Without objection, the April 8, 2024 Regular meeting of City Council was adjourned at 2:41pm.

Dated this 13th day of May 2024.


Casey C. Moore, Municipal Clerk


Teresa Myers Ervin, Mayor