

K. G. "Rusty" Smith, Jr.
District #1

Ken Ard
District #2

Alphonso Bradley
District #3

Mitchell Kirby
District #4

Johnnie D. Rodgers, Jr.
District #5

Russell W. Culberson
District #6

Waymon Mumford
District #7

James T. Schofield
District #8

H. Morris Anderson
District #9

AGENDA
FLORENCE COUNTY COUNCIL
REGULAR MEETING
COUNTY COUNCIL CHAMBERS, ROOM 803
180 NORTH IRBY STREET
FLORENCE, SOUTH CAROLINA
THURSDAY, SEPTEMBER 18, 2008
9:00 A. M.

I. **CALL TO ORDER:** K. G. RUSTY SMITH, JR., CHAIRMAN

II. **INVOCATION:** H. MORRIS ANDERSON, SECRETARY/CHAPLAIN

III. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:**
WAYMON MUMFORD, VICE CHAIRMAN

IV. **WELCOME:** K. G. RUSTY SMITH, JR., CHAIRMAN

V. **MINUTES:**

MINUTES OF THE AUGUST 21, 2008 REGULAR MEETING [1]
Council is requested to approve the Minutes of the August 21, 2008 regular meeting of County Council.

VI. **PUBLIC HEARINGS:** [10]

Council will hold public hearing on the following item:

ORDINANCE NO. 06-2008/09

An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.

VII. APPEARANCES:

- A. RESOLUTION OF RECOGNITION – JOLETTE LAW [11]**
Council is requested to approve and present a Resolution of Recognition to Ms. Jollette Law in honor of her meritorious achievements.
- B. JOAN ASSEY, CASE MANAGEMENT SYSTEM – SC JUDICIAL DEPT. [13]**
Ms. Assey Requests To Appear Before Council To Discuss The Statewide Court Case Management System (CMS) And Deployment Proposal.
- C. AIR QUALITY REPORT - PLANNING AND BUILDING INSPECTIONS [16]**
Planning Department Staff Will Make A Presentation To Council Regarding New National Air Quality Standards And The Status Of Air Quality In Florence County.

VIII. COMMITTEE REPORTS:

(Items assigned to the Committees in italics. Revisions by Committee Chair requested.)

Administration & Finance

(Council members K. G. “Rusty” Smith, Jr./Chair, Russell W. Culberson, Waymon Mumford and James T. Schofield)

Public Services & County Planning

(Council members James T. Schofield/Chair, Mitchell Kirby, and Ken Ard)

<i>January 17, 2008</i>	<i>County facilities</i>
<i>June 5, 2008</i>	<i>Ordinance No. 18-2007/08 (amend the Zoning Ordinance)</i>
<i>August 21, 2008</i>	<i>Ordinance No. 34-2007/08 (Taylor rezone request)</i>
	<i>Ordinance No. 07-2008/09 (Matthews/Taylor rezone request)</i>

Justice & Public Safety

(Council members Waymon Mumford/Chair, Johnnie D. Rodgers, Jr. and Al Bradley)

June 7, 2007 *Litter Enforcement*

Education, Recreation, Health & Welfare

(Council members H. Morris Anderson/Chair, Johnnie D. Rodgers, Jr., and Al Bradley)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations
(Council members Russell W. Culberson/Chair, Morris Anderson and Ken Ard)

Ad Hoc Water Study Committee
(Council members Ken Ard/Chair, Mitchell Kirby, Russell W. Culberson, and Johnnie D. Rodgers, Jr.)

IX. RESOLUTIONS:

A. RESOLUTION NO. 04-2008/09 [46]
A Resolution For The Adoption Of The Digital Zoning Map Layers As The Official Zoning Map For Florence County.

B. RESOLUTION NO. 05-2008/09 [50]
A Resolution Authorizing The Submission Of An Application By Florence County To The State Of South Carolina Community Development Grant Program For Computer Equipment To Be Used By The Public At The Olanta And Timmons ville Branch Libraries.

X. ORDINANCES IN POSITION:

A. THIRD READING

1. ORDINANCE NO. 02-2008/09 [52]
An Ordinance To Amend Section 6.20 Water And Sewer Systems For New Subdivisions And Section 6.25 Small Family And Private Development-D Of The Florence County Land Development And Subdivision Ordinance And Section 28.6-8 Water And Sewer Systems For New Subdivisions And Section 28.6-85 Small Family And Private Development-D Lots Of The Code Of Ordinances Of Florence County To Provide Additional Exemptions For Percolation Tests And Related Septic Permits.
(Planning Commission approved 9 – 0.)

2. ORDINANCE NO. 03-2008/09 [59]
An Ordinance To Zone Properties Owned By Bryan Miller And Danette P. And Ricky H. Foshee Located Off Of Country Club Drive, Johnsonville To R-1, Single-Family Residential District Shown On Florence County Tax Map No. 00441, Block 5, Parcel 188 Consisting Of 1.2 +/- Acres And Parcel 215 Consisting Of 1.8 +/- Acres.
(Planning Commission approved 9 – 0.)(Council District 2)

B. SECOND READING

ORDINANCE NO. 06-2008/09 (Public Hearing) [70]

An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.

(Planning Commission approved 10 – 0.)

C. INTRODUCTION

1. ORDINANCE NO. 08-2008/09 [113]

An Ordinance To Amend Section 30-4 Adoption Of Flood Hazard Area Maps, Section 30-61 General Development Standards, Section 30-62 Specific Development Standards, Section 30-264 Responsibility Of Administrative Official, Section 30-267 Certificates Of Zoning Compliance, Section 30-274 Penalties For Violations And Section 30-311 Definitions Of Chapter 30 – Zoning Ordinance Of The Code Of Ordinances Of Florence County.

(Planning Commission approved 7 – 0.)

2. ORDINANCE NO. 09-2008/09 [136]

An Ordinance To Amend Section 30-28 Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts And Section 30-29 Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business And Rural District Of Chapter 30 – Zoning Ordinance Of The Code Of Ordinances For Florence County For Provisions Of Libraries.

(Planning Commission approved 7 – 0.)

XI. APPOINTMENTS TO BOARDS & COMMISSIONS: [142]

BOARDS AND COMMISSIONS LIST

A list of current and approaching vacancies for 2008 on Boards and Commissions was previously provided to Council.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION

1. **CHANGE OF VENUE FOR DECEMBER 11, 2008 COUNCIL MEETING** [143]
Approve Change Of Venue For The December 11, 2008 Regular Meeting Of County Council To Lynches River County Park And Associated Employee Recognition Programs.

2. **CAPITAL PROJECTS, 2008 CAPITAL PROJECT FUND** [145]
Authorize The County Administrator To Commence Work On The Following Capital Projects Utilizing Funds Appropriated In The 2008 Capital Project Fund, Line 315-411-401-000-8699 Up To The Following Amounts By Project: \$125,000 For Recreation Improvements In The Timmonsville Area; \$161,000 For Paving Of Savannah Grove Park Public Parking Area; \$200,000 Additional Funding For The Johnsonville Library Branch Construction; \$200,000 For Recreation In The Pamlico Area; Up To \$260,000 For Construction Of 3rd Animal Control Facility Bay (Change Order With Current Contractor Authorized); And \$100,000 For Improvements To Greenwood Park Recreation Facility.

B. EMERGENCY MEDICAL SERVICES

- APPLICATION FOR NON-EXCLUSIVE, NON-EMERGENT AMBULANCE FRANCHISE** [146]
Award A Non-Exclusive, Non-Emergent Ambulance Franchise To First Care Medical Transport, LLC.

C. PROCUREMENT DEPARTMENT

1. **AWARD BID #03-08/09** [151]
Accept The Bid Of The Lowest Responsive Bidder, Architectural Floor Solutions, For The Construction Of A Low Profile Raised Floor At The Emergency Operations Center For The County Emergency Management Department In The Amount Of \$20,250.00 From Funds Budgeted Within The Department; And Authorize The County Administrator To Execute All Associated Documents To Proceed. (3 compliant bids received/1 non-compliant bid received)

2. **DECLARATION OF SURPLUS PROPERTY** [154]
Declare Asset #V0549 A 1999 Ford Explorer As Surplus Property And Allow For Donation Of Said Property To Pamplico Rescue And Ambulance Service, Inc.

3. **DECLARATION OF SURPLUS PROPERTY** [156]
Declare (14) Defibrillators And Equipment From The EMS Department As Surplus Property And Authorize The County Administrator To Dispose Of Said Property In The Most Advantageous Manner.

4. **DECLARATION OF SURPLUS PROPERTY** [158]
Declare Two Vehicles And One Ambulance As Surplus Property And Authorize The County Administrator To Dispose Of Said Property In The Most Advantageous Manner.

D. SHERIFF'S OFFICE

GRANT AWARD UNITED STATES DEPARTMENT OF JUSTICE [160]
Accept The Fiscal Year 2008 Edward Byrne Memorial JAG Grant Award From The USDOJ In The Amount Of \$20,396 For Mobile Radios And Accessories For The Detention Center Staff Of The Sheriff's Office.

XIII. OTHER BUSINESS:

ROAD SYSTEM MAINTENANCE FEE (RSMF) FUND

DEVONSHIRE ROAD [162]
Approve the expenditure of funds from Council District 1 RSMF funding allocation in an amount up to \$22,217.32 for MBC stone and 2" of crushed asphalt for Devonshire Road.

XIV. EXECUTIVE SESSION:

Pursuant to Section 30-4-70 of the South Carolina Code of Laws 1976, as amended.

- Contractual matter concerning the Florence Museum;
- Contractual matters concerning pending real property transactions;
- Pending legal matters.

XV. INACTIVE AGENDA:

A. ORDINANCE NO. 34-2007/08

At its regular meeting of June 5, 2007, Council referred this Ordinance to the Committee on Public Service & County Planning, prior to second reading of the Ordinance. An Ordinance To Rezone Property Owned By Sharon M. & Jerry D. Taylor Sr. Located At 3465 James Turner Road, Florence From R-1, Single-Family Residential District To R-3, Single-Family Residential District, Limited Shown On Florence County Tax Map No. 127, Block 1, Parcel 273 Consisting Of 1.56 Acres.

*(Planning Commission **denied** 8 – 1.) (Council District 5)*

B. ORDINANCE NO. 07-2008/09

[164]

At its regular meeting of August 21, 2008, Council referred this Ordinance of the Committee on Public Service & County Planning. An Ordinance To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr., And Sharon M. Taylor Located At 3434, 3435, 3465, 3501 James Turner Road, Effingham And 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1, Rural Community District, Shown On Florence County Tax Map No. 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 And 274 Consisting Of 131 Acres.

*(Planning Commission **approved** 8 – 2)(Council District 5)*

XVI. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council is requested to approve the minutes of the August 21, 2008 regular meeting of County Council.

OPTIONS:

1. Approve minutes as presented.
2. Provide additional directive, should revisions be necessary.

ATTACHMENTS:

Copy of proposed Minutes.

**REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL,
THURSDAY, AUGUST 21, 2008, 6:00 P.M., COUNCIL CHAMBERS,
ROOM 803, CITY-COUNTY COMPLEX, 180 N. IRBY ST.,
FLORENCE, SOUTH CAROLINA**

PRESENT:

K. G. "Rusty" Smith, Jr., Chairman
Waymon Mumford, Vice-Chairman
H. Morris Anderson, Secretary-Chaplain
Mitchell Kirby, Council Member
Russell W. Culberson, Council Member
Johnnie D. Rodgers, Jr., Council Member
J. Ken Ard, Council Member
Alphonso Bradley, Council Member
James T. Schofield, Council Member
Richard A. Starks, County Administrator
James C. Rushton, III, County Attorney
Connie Y. Haselden, Clerk to Council

ALSO PRESENT:

William H. Hoge, Planning & Building Department Director
Ray McBride, Library Director
Sheriff Kenney Boone
Chuck Tomlinson, Morning News Staff Writer

A notice of the regular meeting of the Florence County Council appeared in the August 20, 2008 edition of the **MORNING NEWS**. Copies of the agenda were faxed to members of the media and posted in the lobby of the City-County Complex and on the County's website (www.florenceco.org).

Chairman Smith called the meeting to order. Secretary-Chaplain Anderson gave the invocation and Vice-Chairman Mumford led the Pledge of Allegiance to the American Flag. Chairman Smith welcomed everyone attending the meeting.

APPROVAL OF MINUTES:

Councilman Anderson made a motion Council approve the minutes of the July 17, 2008 regular meeting of County Council. Councilman Kirby seconded the motion, which was approved unanimously.

Councilman Mumford made a motion Council approve the minutes of the July 24, 2008 special called meeting of County Council. Councilman Anderson seconded the motion, which was approved unanimously.

PUBLIC HEARINGS:

The Chairman opened public hearing for the following Ordinance and published the title:

ORDINANCE NO. 05-2008/09

An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Florence County, South Carolina (The "County") And General Electric Company (The "Company"); And Other Matters Relating Thereto.

APPEARANCES:

RESOLUTION OF RECOGNITION

The Clerk published in its entirety a Resolution In Recognition Of The Outstanding Athletic Endeavors By The Florence Phantoms Professional Indoor Football Team In Winning The 2008 American Indoor Football Association (AIFA) Crown In The AIFA Bowl II. Councilman Mumford made a motion Council approve the Resolution. Councilman Kirby seconded the motion, which was approved unanimously. Councilman Ard presented a framed resolution to the Coach and owner of the Florence Phantoms.

TOM BALDWIN, PROJECT DIRECTOR - SMG

Mr. Baldwin with Southern Management Group (SMG) made a presentation on options for a proposed Judicial Center. Option I consisted of a new Judicial Center Complex on a new site with 128,997 square feet at an estimated cost of \$41,034,720 and would free-up 46,156 square feet of space in the current City-County Complex. Option II consisted of a Judicial Center Annex on the existing site with 80,883 square feet at an estimated cost of \$37,314,701 and would free-up 22,412 square feet of space in the current City-County Complex. Option III consisted of a Criminal Court Judicial Center at Effingham at the current jail site with 61,314 square feet with an estimated cost of \$21,788,308 and would free-up 10,695 square feet of space in the current City-County Complex. Councilman Schofield expressed concerns regarding the Criminal Court Judicial Center at Effingham and requested the County Attorney research the matter to determine, pursuant to State Code and the State Constitution, if the County Courthouse (even a portion of it) could be moved to Effingham without first being voted on by the electors of the County.

BRYAN AND ANGELIA GARDNER

Mr. Gardner appeared before Council concerning the rezoning requested by Sharon and Jerry Taylor and Cynthia Matthews. Mr. Gardner stated he represented the residents of James Turner Road and Whippoorwill Road and expressed his opposition to the rezoning request and submitted petitions against the rezoning for the record. (The petitions are an attachment to the minutes.)

SHARON M. TAYLOR

Mrs. Taylor appeared before Council to discuss matters relating to PC#2008-52 (Ordinance No. 07-2008/09). Mrs. Taylor stated the request was filed to enable them to install a mobile home for her son to live in. She presented petitions signed by individuals not opposed to the rezoning request. (The petitions are an attachment to the minutes.)

JAMES K. WARD

Mr. Ward appeared before Council to discuss matters relating to PC#2008-52 (Ordinance No. 07-2008/09) regarding the rezoning. Mr. Ward spoke in favor of the rezoning request.

SAMUEL HANNAH

Councilman Rodgers requested Council allow Mr. Samuel Hannah to speak regarding the same issue. There were no objections voiced. Mr. Hannah expressed his opposition to the rezoning request and presented petitions against the rezoning request. (The petitions are an attachment to the minutes.)

COMMITTEE REPORTS:

There were no Committee Reports.

RESOLUTIONS:

There were no Resolutions presented.

ORDINANCES IN POSITION:

ORDINANCE NO. 40-2007/08 – THIRD READING

The Chairman published the title of Ordinance No. 40-2007/08: An Ordinance To Rezone Property Owned By GBA Ships Florence, Inc. Located At 781 St. Andrews Road, Florence From R-1, Single-Family Residential District To PD, Planned Development District Shown On Florence County Tax Map No. 00074, Block 1, Parcel 12 Consisting Of 12.2 +/- Acres. Councilman Ard made a motion Council approve third reading of the Ordinance. Councilman Bradley seconded the motion, which was approved unanimously.

ORDINANCE NO. 04-2008/09 – THIRD READING

The Clerk published the title of Ordinance No. 04-2008/09: An Ordinance Classifying Facilities Engaged In The Area Of Research And Development For The Purposes Of Section 53-1-130 Of The Code Of Laws Of South Carolina, 1976, As Amended, Or To Operations Involving A Customer Service Center And/Or Call Center, And Suspending The Application Of The Work Prohibitions Contained In Chapter 1 Of Title 53 With Respect To Such Facilities Pursuant To Section 53-1-160 Of The Code Of Laws Of South Carolina, 1976, As Amended, And Other Matters Relating Thereto. Councilman Mumford made a motion Council approve third reading of the Ordinance. Councilman Culberson seconded the motion, which was approved unanimously.

PUBLIC HEARINGS:

There being no signatures on the sign-in sheet, the Chairman closed the public hearing.

ORDINANCE NO. 05-2008/09 – THIRD READING

The Chairman published the title of Ordinance No. 05-2008/09: An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Florence County, South Carolina (The "County") And General Electric Company (The "Company"); And Other Matters Relating Thereto. Councilman Anderson made a motion Council approve third reading of the Ordinance. Councilman Culberson seconded the motion, which was approved unanimously.

ORDINANCE NO. 02-2008/09 – SECOND READING

The Clerk published the title of Ordinance No. 02-2008/09: An Ordinance To Amend Section 6.20 Water And Sewer Systems For New Subdivisions And Section 6.25 Small Family And Private Development-D Of The Florence County Land Development And Subdivision Ordinance And Section 28.6-8 Water And Sewer Systems For New Subdivisions And Section 28.6-85 Small Family And Private Development-D Lots Of The Code Of Ordinances Of Florence County To Provide Additional Exemptions For Percolation Tests And Related Septic Permits. Councilman Mumford made a motion Council approve second reading of the Ordinance. Councilman Schofield seconded the motion, which was approved unanimously.

ORDINANCE NO. 03-2008/09 – SECOND READING

The Clerk published the title of Ordinance No. 03-2008/09: An Ordinance To Zone Properties Owned By Bryan Miller And Danette P. And Ricky H. Foshee Located Off Of Country Club Drive, Johnsonville To R-1, Single-Family Residential District Shown On Florence County Tax Map No. 00441, Block 5, Parcel 188 Consisting Of 1.2 +/- Acres And Parcel 215 Consisting Of 1.8 +/- Acres. Councilman Ard made a motion Council approve second reading of the Ordinance. Councilman Anderson seconded the motion, which was approved unanimously.

ORDINANCE NO. 06-2008/09 – INTRODUCED

The Chairman published the title of Ordinance No. 06-2008/09 and declared the Ordinance introduced: An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.

ORDINANCE NO. 07-2008/09 – INTRODUCED

The Chairman published the title of Ordinance No. 07-2008/09 and declared the Ordinance introduced: An Ordinance To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr., And Sharon M. Taylor Located At 3434, 3435, 3465, 3501 James Turner Road, Effingham And 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1, Rural Community District, Shown On Florence County Tax Map No. 127, Block A, Parcels 10, 11, 46, 72, 162, 273 And 274 Consisting Of 131 Acres. Chairman Smith stated if there were no objections, he would refer this Ordinance to the Committee on Public Service & County Planning. There were no objections voiced at the meeting by County Council.

APPOINTMENTS TO BOARDS AND COMMISSIONS:

FLORENCE COUNTY BOARD OF ZONING APPEALS

Councilman Ard appointed Mr. Mr. Tom Stasney to represent Council District 2 on the Florence County Board of Zoning Appeals with the appropriate expiration date.

REPORTS TO COUNCIL:

EMERGENCY MANAGEMENT DEPARTMENT

GRANT AWARD SOUTH CAROLINA BUDGET AND CONTROL BOARD

Councilman Mumford made a motion Council accept the grant from the South Carolina Budget and Control Board in the amount of \$5,556.92 for the Fiscal Year 2008 First Responder Interoperability Grant to maintain the County's 800 MHz Radio System. Councilman Anderson seconded the motion, which was approved unanimously.

FINANCE DEPARTMENT

GRANT AWARD SOUTH CAROLINA BUDGET & CONTROL BOARD

Councilman Rodgers made a motion Council accept the Fiscal Year 2009 Competitive Community Grant Award from the South Carolina Budget & Control Board in the amount of \$20,000 for contracting legal and financial consultants for the Lower Florence County Hospital Board. Councilman Mumford seconded the motion, which was approved unanimously.

LIBRARY

GRANT AWARD HONDA OF SOUTH CAROLINA MFG., INC.

Councilman Kirby made a motion Council accept the grant from Honda of South Carolina Mfg., Inc. in the amount of \$25,000 to provide funding to cover costs associated with construction earmarked for the Timmonsville Library. Councilman Ard seconded the motion, which was approved unanimously. Councilman Kirby expressed his appreciation for all of the contributions Honda has made to Florence County.

PARKS & RECREATION DEPARTMENT

GRANT AWARD SOUTH CAROLINA FORESTRY COMMISSION

Councilman Anderson made a motion Council accept the Fiscal Year 2008 Urban and Community Forestry Grant Award from the South Carolina Forestry Commission to the Parks and Recreation Department in the amount of \$3,053 for the planting of trees in the Brooks McCall Community Park. Councilman Bradley seconded the motion, which was approved unanimously.

PLANNING DEPARTMENT

GRANT AWARD SOUTH CAROLINA FORESTRY COMMISSION

Councilman Mumford made a motion Council accept the Fiscal Year 2008 Urban and Community Forestry Grant Award from the South Carolina Forestry Commission for the Planning Department in the amount of \$3,260 for training and printing of informational brochures to educate the public on tree preservation. Councilman Culberson seconded the motion, which was approved unanimously.

PROCUREMENT DEPARTMENT

DECLARATION OF SURPLUS PROPERTY

Councilman Anderson made a motion Council declare (11) vehicles, (2) Motorgraders, (3) tractors, (2) dump trucks and (1) loader as surplus property and authorize the County Administrator to dispose of said property in the most advantageous manner. Councilman Rodgers seconded the motion, which was approved unanimously.

SHERIFF'S OFFICE

GRANT AWARD SOUTH CAROLINA BUDGET & CONTROL BOARD

Councilman Anderson made a motion accept the Fiscal Year 2009 Competitive Community Grant Award from the South Carolina Budget & Control Board in the amount of \$82,000 for the Digital Recording Systems for patrol vehicles for the Florence County Sheriff's Office. Councilman Mumford seconded the motion, which was approved unanimously.

GRANT AWARD SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

Councilman Rodgers made a motion Council accept the Grant #1V07305 from the South Carolina Department of Public Safety in the amount of \$7,472 for Victim/Witness Advocate Equipment Improvements for the Florence County Sheriff's Office. Councilman Culberson seconded the motion, which was approved unanimously.

TREASURER'S OFFICE - DELINQUENT TAX DIVISION

QUARTERLY REPORTS

Pursuant to the Policies approved September 17, 1998 and amended June 5, 2003, The Florence County Treasurer's Office, Delinquent Tax Division provided Council with Quarterly Reports on Properties Coded "I" for Investigation and Tax Notices Processed as Nulla Bona as an item for the record.

PLANNING DEPARTMENT

RATIFY A SCRIVENER'S ERROR

Councilman Schofield made a motion Council ratify a scrivener's error correction of Parcel Number 54 in Ordinance No. 41- 2007/08 previously approved by Council on July 17, 2008 to Parcel Number 278. Councilman Anderson seconded the motion, which was approved unanimously.

OTHER BUSINESS:

INFRASTRUCTURE FUND:

AMERICAN RED CROSS

Councilman Bradley made a motion Council approve the expenditure of funds from Council District 3 infrastructure funding allocation in an amount up to \$8,500.00 for the American Red Cross to assist in the replacement of an air conditioning unit. Councilman Rodgers seconded the motion, which was approved unanimously.

TOWN OF COWARD

Councilman Rodgers made a motion Council approve the expenditure of funds from Council District 5 infrastructure funding allocation in an amount up to \$4,500.00 to the Town of Coward for renovations to the Town's Tennis Court. Councilman Culberson seconded the motion, which was approved unanimously.

ROAD SYSTEM MAINTENANCE FEE (RSMF) FUND:

WEST SALEM ROAD

Councilman Ard made a motion Council approve the expenditure of funds from Council District 2 RSMF funding allocation in an amount up to \$36,724.41 for MBC stone and crushed asphalt for W. Salem Road. Councilman Anderson seconded the motion, which was approved unanimously.

FLORENCE COUNTY FORWARD PROJECT

Councilman Kirby make a motion Council approve a Five-Lane Shoulder Section Design for the Florence County Forward Project, One Cent Makes Sense, Hwy. US 76 project Scope for road widening. Councilman Mumford seconded the motion, which was approved unanimously.

STATE-ISSUED CERTIFICATE OF FRANCHISE AUTHORITY

Councilman Anderson made a motion Council consent to the State-Issued Certificate of Franchise Authority submitted by Farmers Telephone Cooperative Inc. and FTC Diversified Services, Inc., a subsidiary of Farmers Telephone Cooperative Incorporated and authorize the County Administrator to complete and execute the Notice of Application for State-Issued Certificate of Franchise Authority. Councilman Rodgers seconded the motion, which was approved unanimously.

SELECTION COMMITTEE APPOINTMENT

Chairman Smith appointed Councilman Ard to serve on an Architect Selection Committee for the EMS Station in Pamplico.

EXECUTIVE SESSION:

Councilman Ard made a motion Council enter executive session to discuss pending real property transactions. Councilman Anderson seconded the motion, which was approved unanimously.

Council entered executive session at 7:09 p.m. Council reconvened at 8:15 p.m.

Subsequent to executive session, Council took the following actions:

BOAT LANDINGS

Councilman Ard stated he was not for much government intervention but in this case everything had been done to try to avoid any further action, however when a number of people have been 'wronged' it is Council's role to protect public interest. He made a motion Council direct the County Attorney to pursue to judicial conclusion the matter of County citizen's rights to access to two historically public landings. Councilman Culberson seconded the motion, which was approved unanimously.

LOWER FLORENCE COUNTY HOSPITAL BOARD

Councilman Rodgers made a motion that the County provide up to \$40,000 from Contingency to assist the Lower Florence County Hospital Board with an ongoing audit. Councilman Culberson seconded the motion, which was approved unanimously.

PURCHASE PROPERTY – 181 N. IRBY STREET

Councilman Mumford made a motion Council authorize the purchase of property located at 181 N. Irby Street, Tax Map Number 90167-01-014 for \$250,000 and associated transaction costs from funds appropriated in the FY08/09 budget and authorize County Administrator to execute all related documents. Councilman Anderson seconded the motion, which was approved unanimously.

PROSSER SETTLEMENT

Councilman Bradley made a motion Council approve the settlement of the Prosser lawsuit not to exceed \$10,000. Councilman Kirby seconded the motion, which was approved unanimously.

PURCHASE PROPERTY – GREENWOOD ATHLETIC PARK

Councilman Culberson made a motion Council authorize the purchase of five (5) acres adjacent to Greenwood Athletic Park, designated as Tax Map No. 00211-01-004 for \$84,000 and associated transaction costs from the 2008 Bond Issue and authorize the County Administrator to execute all related documents. Councilman Rodgers seconded the motion, which was approved unanimously.

There being no further business to come before Council, Councilman Anderson made a motion to adjourn. Councilman Kirby seconded the motion, which was approved unanimously.

COUNCIL MEETING ADJOURNED AT 8:18 P.M.

H. MORRIS ANDERSON
SECRETARY-CHAPLAIN

CONNIE Y. HASELDEN
CLERK TO COUNTY COUNCIL

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Public Hearings

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council will hold a public hearing to receive public comment with regard to the following:

ORDINANCE NO. 06-2008/09

An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Resolution of Recognition
Jolette Law

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approve and Present A Resolution Of Recognition To Jolette Law In Honor Of Her Meritorious Achievements.

OPTIONS:

1. *(Recommended)* Approve and Present the Resolution of Recognition
2. Provide An Alternate Directive

ATTACHMENT:

Copy of Proposed Resolution of Recognition

WHEREAS, Florence County Council wishes to take this opportunity to recognize the standard set by **Jolette Law** in the area of individual success through the exercise of determination, perseverance and self-motivation; and,

WHEREAS, Ms. Law, refusing to accept limitation in achievement, created a pathway to success for herself and set a path for others to follow; and

WHEREAS, Ms. Law has not only achieved great success in her professional and personal life but has reached out to the community she lives in, as well as her hometown, through both her financial contributions and by volunteering her time to help others achieve success; and

WHEREAS, her climb up the ladder of success shows clearly that anything is indeed possible for those who have vision, and act with purpose on their vision; and

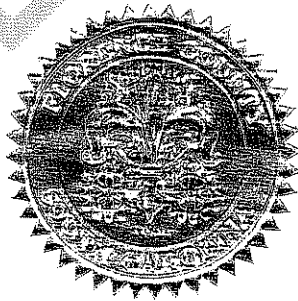
WHEREAS, Ms. Law is to be commended for her many achievements, such as being the only female team member of the Harlem Globetrotters from 1990-94, completing three worldwide tours with the team and as an ambassador of goodwill with the team coordinated several basketball seminars and clinics in addition to her on-court performances thereby receiving national recognition; and

WHEREAS, the Florence County Council wishes to congratulate Ms. Law on her many accomplishments and encourages future leaders across Florence County to emulate her example; and

WHEREAS, Ms. Law's presence here today is further validation that in America opportunities abound for all those who will work hard to earn them, seize them, and focus on succeeding in them.

NOW THEREFORE BE IT RESOLVED, by the governing body of Florence County, South Carolina, the Florence County Council that this **RESOLUTION OF RECOGNITION** is presented to **MS. JOLETTE LAW** for her outstanding achievements.

Presented in meeting duly assembled this 18th day of September 2008.



THE FLORENCE COUNTY COUNCIL

K. G. Rusty Smith, Jr. Chairman

Waymon Mumford, Vice Chairman

Alphonso Bradley, Council District 3

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Appearances Before Council
 Joan Assey, Case Management System
 South Carolina Judicial Department

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Ms. Assey Requests To Appear Before Council To Discuss The Statewide Court Case Management System (CMS) And Deployment Proposal.

ATTACHMENT:

Copy of Request to Appear Received from Ms. Assey

Connie Haselden

From: Assey, Joan [JAssey@sccourts.org]
Sent: Friday, August 01, 2008 5:10 PM
To: ClerkToCouncil
Subject: Written Request for Appearance before Florence County Council
Attachments: Florence County Council Request to be Heard 8.21.08.pdf

Dear Ms. Haselden,

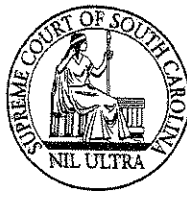
Please find attached the written request from the South Carolina Judicial Department to discuss the statewide court Case Management System (CMS) at the Florence County Council meeting scheduled for August 21, 2008. The original request is in the mail to you.

If you should have any questions, please let me know. Thank you.

Joan Assey

South Carolina Judicial Department
Director, Office of Information Technology
1015 Sumter Street, Suite 108
Columbia, SC 29201
803.734.0523 (p)
803.734.0273 (f)
jassey@sccourts.org

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South Carolina Judicial Department


Office of Information Technology

JOAN P. ASSEY
DIRECTOR

1015 SUMTER STREET, SUITE 108
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-0523
FAX: (803) 734-0273
E-MAIL: jassey@sccourts.org

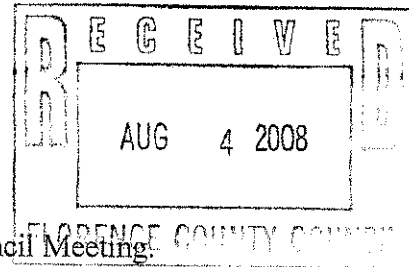
MEMORANDUM

TO: Connie Y. Haselden
Clerk to Florence County Council

FROM: Joan P. Assey 

RE: Request to be Heard at August 21, 2008 County Council Meeting

DATE: August 1, 2008



In March 2000, the South Carolina Judicial Department (SCJD) began a multi-year program to systematically improve and modernize our state court system through the use of technology. As the cornerstone of this modernization effort, SCJD under the leadership of Chief Justice Jean Toal has developed a statewide court Case Management System (CMS).

The features of the statewide court Case Management System (CMS) are designed to assist with the operations of the entire court. One of the primary benefits of this system is the ability to view and share court data with the other courts (Circuit and Summary) in the county.

Additional benefits include:

1. the public index
2. electronic data exchange with Solicitors and DMV
3. legislative changes
4. credit card processing
5. imaging
6. real-time lookup of driver's license data from the DMV

SCJD is prepared to invest over \$550,000 in Florence County at this time.

In partnership with Florence County, SCJD will:

1. improve the county's network infrastructure
2. purchase new laptops, desktops, printers, and scanners for judicial personnel
3. provide CMS software licenses
4. provide the data conversion of the legacy data
5. provide software training for all judicial personnel
6. provide the software security, backups, and disaster recovery for the county

FLORENCE COUNTY COUNCIL MEETING

Item for Meeting on: Thursday, September 18, 2008

AGENDA ITEM: Florence County Air Quality

DEPARTMENT: Planning and Building Inspections

ISSUE UNDER CONSIDERATION:

New national air quality standards and the status of air quality in Florence County

POINTS TO CONSIDER:

1. Council District(s): All Florence County Council Districts
2. The U.S. Environmental Protection Agency recently revised the national air quality standard for ozone from 0.084 ppm to 0.075 ppm.
3. For Florence County to meet the new standard in 2008, our ozone levels this year must not be at or above 0.076 ppm due to the method of averaging over a three year period.
4. If Florence County is labeled as non-conforming to air quality standards, new and expanding business seeking air quality permits may be required to demonstrate the ability to improve local air quality.
5. Non-conformity may also limit federal transportation funding.

OPTIONS:

1. Seek measurable tasks that will increase local air quality.
2. Direct staff to create or join a clean air coalition of affected stakeholders.
3. Seek grant funding to support additional air quality actions.
4. Provide an alternative directive.

ATTACHMENTS:

Copies of the following are attached:

1. PowerPoint Presentation
2. SCDHEC Air Quality Presentation, May 2008

Florence County

Air Quality

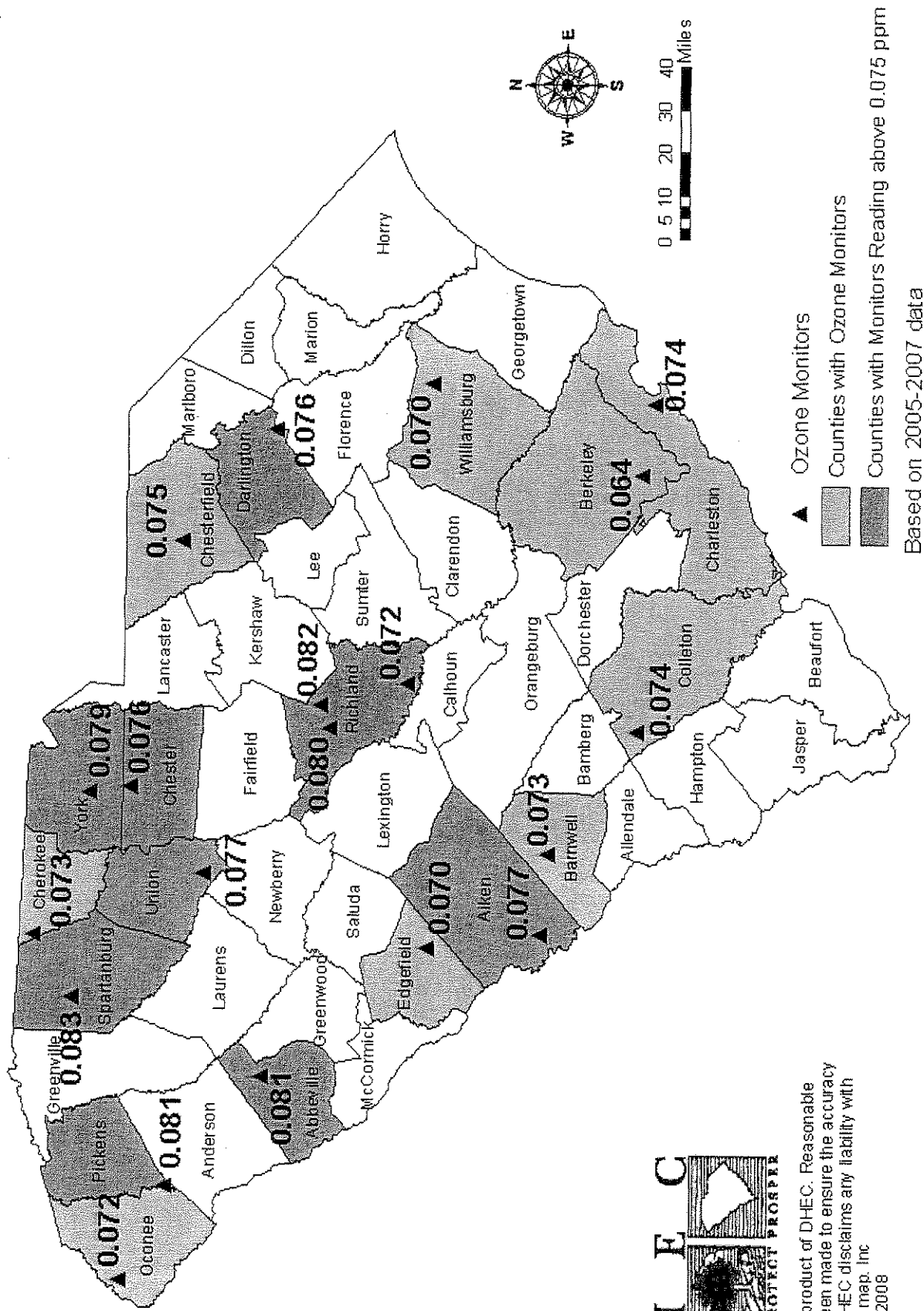
September 18, 2008



Who and What

- EPA and DHEC have authority for establishing and enforcing air quality standards
- EPA lowered the ground-level ozone standard from 84 to 75 (March 2008)

2005-2007 Design Values for Ground Level Ozone



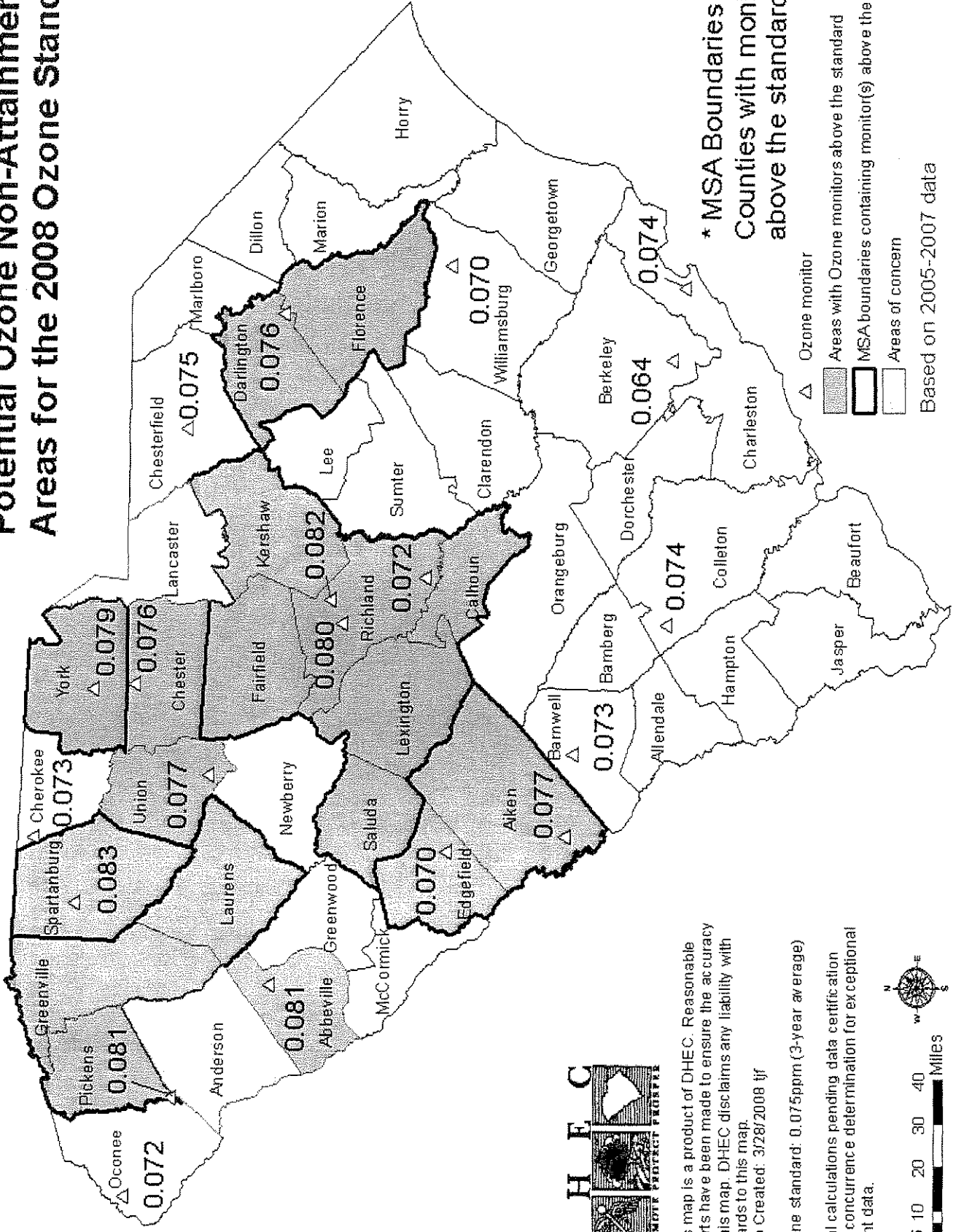
This map is a product of DHEC. Reasonable efforts have been made to ensure the accuracy of this map. DHEC disclaims any liability with regards to this map. Inc
Created: 3/17/2008

Based on 2005-2007 data

Where and When

- Non-conformity (Area for High Ozone) boundary proposed by DHEC to EPA by March 12, 2009;
- EPA to finalize boundaries by 2010;
- State plans due 2013.

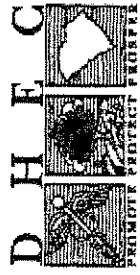
Potential Ozone Non-Attainment Areas for the 2008 Ozone Standard*



* MSA Boundaries and Counties with monitors above the standard.

- Areas with Ozone monitors above the standard
- MSA boundaries containing monitor(s) above the standard
- Areas of concern
- Ozone monitor

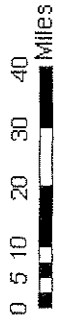
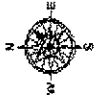
Based on 2005-2007 data



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Map Created: 3/28/2008 jlr

Ozone standard: 0.075ppm (3-year average)

Final calculations pending data certification and concurrence determination for exceptional event data.



Why

- Increased industry, population, vehicles;
- Nitrogen oxide production:
 - More than 60% from industrial uses and on-road vehicles (Darlington and Florence Counties, 2002);
- Volatile Organic Compounds (VOCs):
 - More than 60% from solvent use, on-road vehicles (Fossil Fuels) and industrial processes (Darlington and Florence Counties, 2002).

Pee Dee Ozone Values

- 2005 – 79
- 2006 – 76
- 2007 – 73
- 2008 – already at 76 *(the limit to maintain conformity)*
- 2009 – under 76 *(dependent on 2008 value)*

Impacts to Florence County if Declared Non-Conformity

- Air quality permitting
 - More stringent air quality permitting
- Transportation
 - Projects must meet more restricted calculations such as motor vehicle emission budgets
- Make a plan to increase air quality
 - Local projects and programs

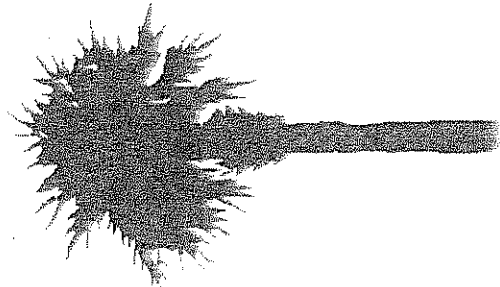
Potential Solutions

- Anti-idling technology for truck stops;
- Policy adaptation to encourage use of new high-mileage rate, hybrid, or other efficient vehicles;
- Initiatives:
 - Tree Preservation,
 - Open Burning;
- Early Action Compact;
- Increased public awareness:
 - E-mail alerts,
 - Website,
 - Billboards.

Questions/Comments?

SC - DMAEC PRESENTATION

Status of SC Air Quality Particulate Matter_{2.5} and Ozone



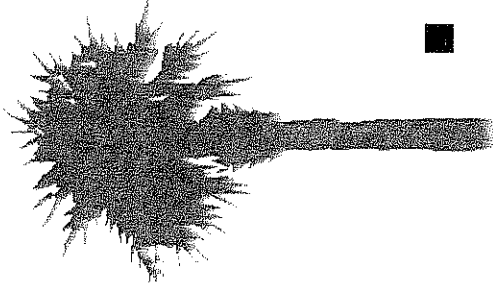
Florence County

May 21, 2008

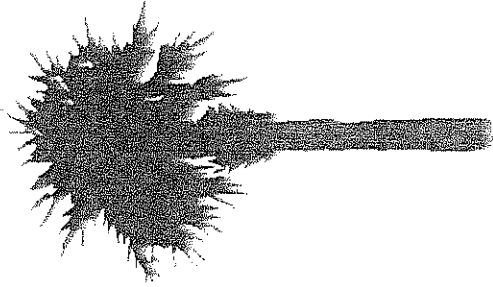
SC - DMAEC PRESENTATION

A New Ozone Standard

March 12, 2008



- EPA lowered the ground level ozone standard from 0.08 (0.084) to 0.075
- Both primary and secondary standards (sensitive vegetation & ecosystems) revised
- Impacts to SC

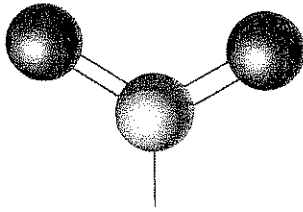


Ground-level Ozone

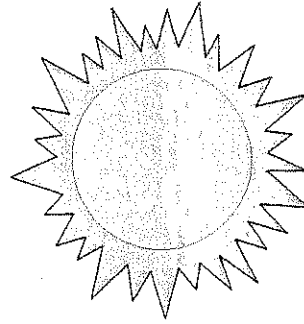
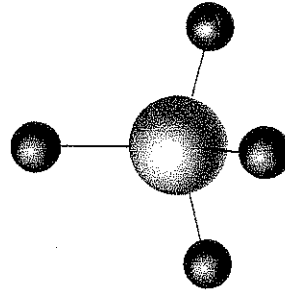
- **Why is it a problem?**
 - Increasing population with increasing respiratory illnesses
 - More cars, sprawl, etc.
 - More industry
 - More stringent federal regulations

Formation of Ground-level Ozone

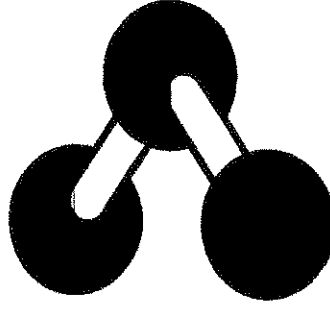
Oxides of Nitrogen (NO_x)



- AND -



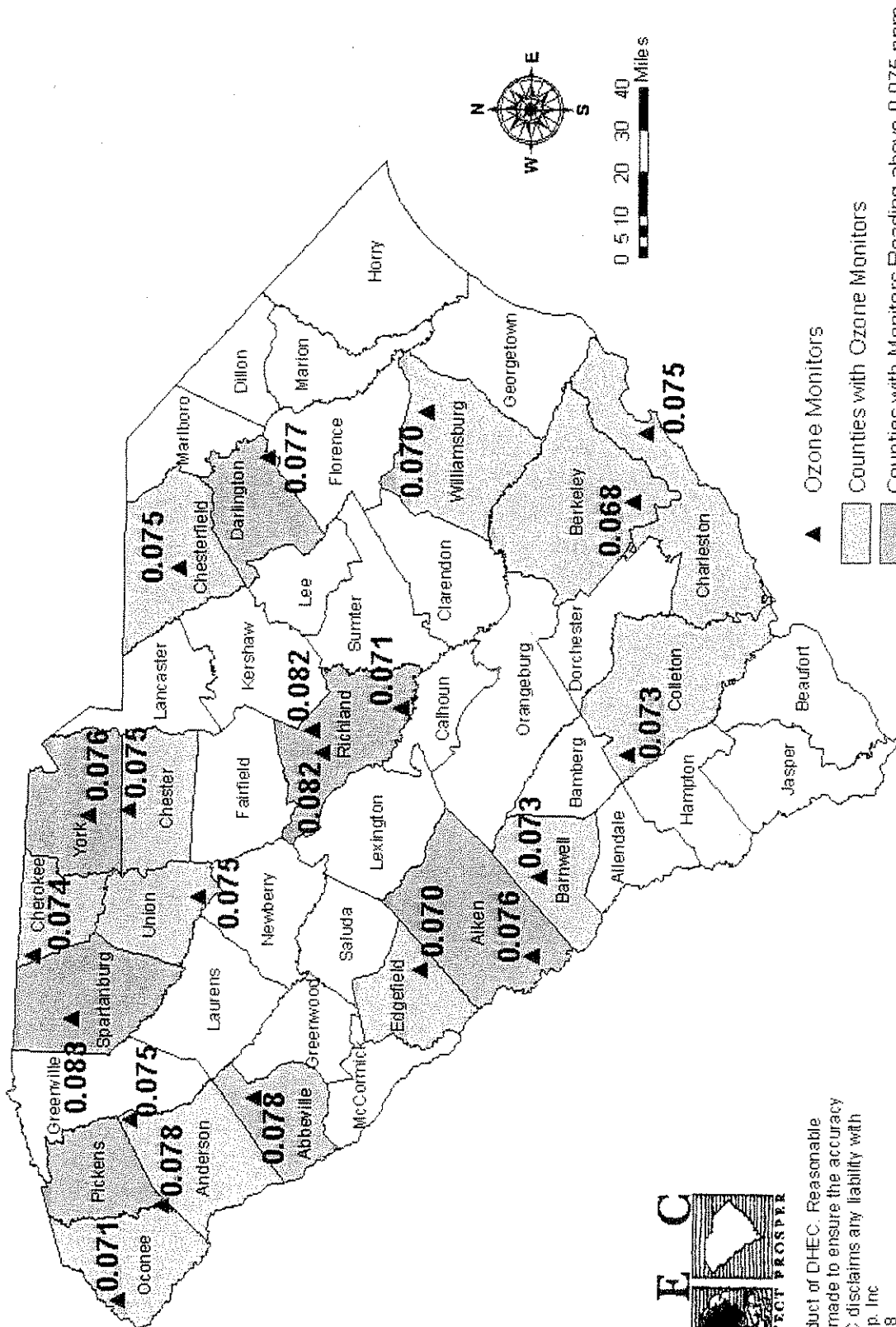
Strong Spring or Summer Sun
(with low RH & light winds)



Ozone (O₃)

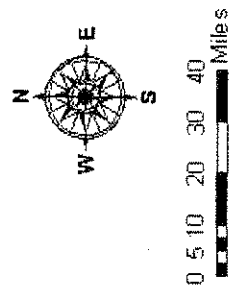
Volatile Organic
Compounds (VOCs)

2004-2006 Design Values for Ground Level Ozone

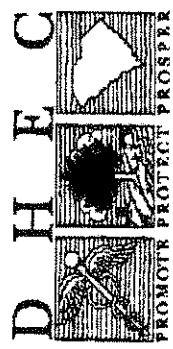
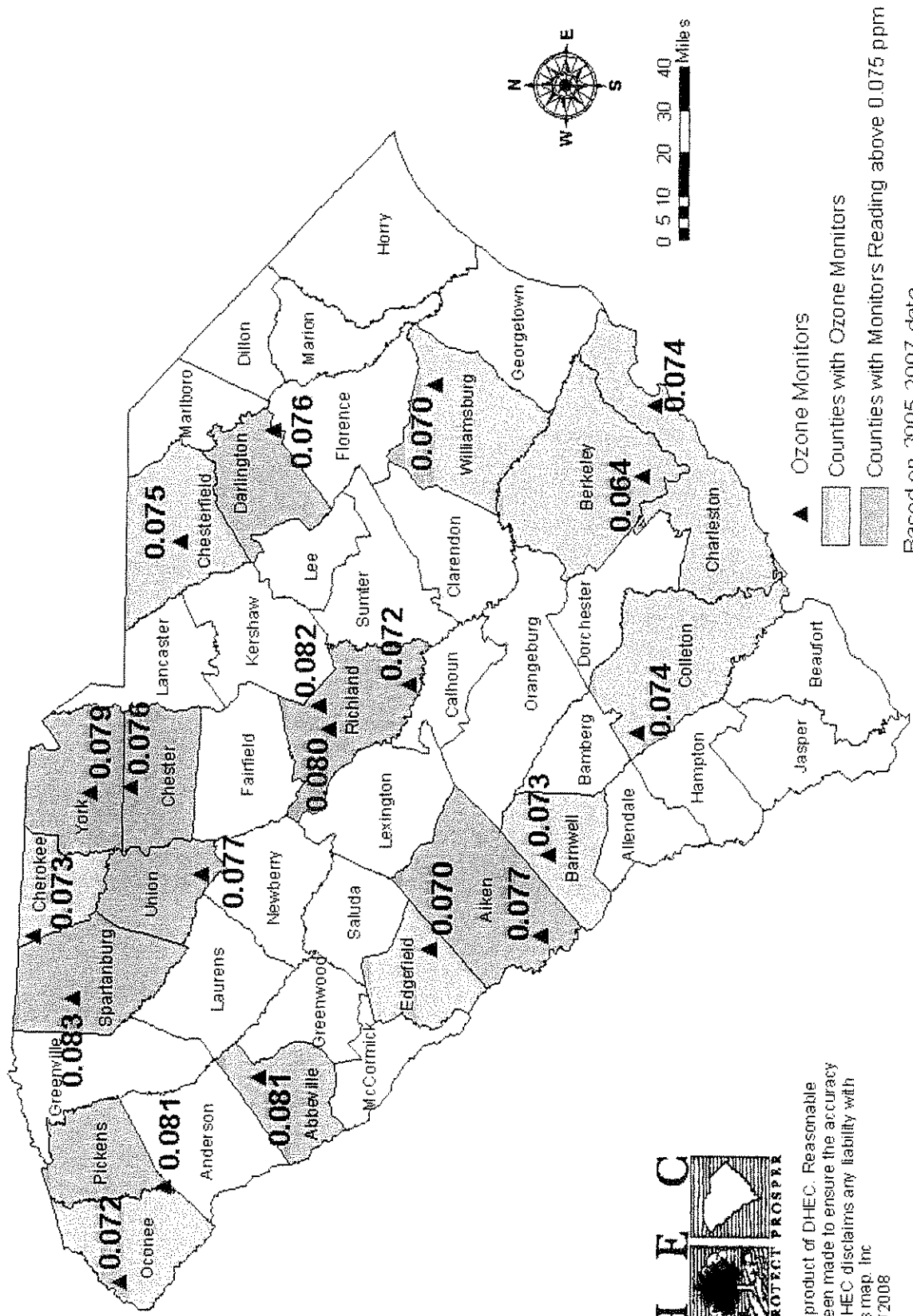


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Created: 3/12/2008

▲ Ozone Monitors
 [Stippled Box] Counties with Ozone Monitors
 [Solid Grey Box] Counties with Monitors Reading above 0.075 ppm
 Based on 2004-2006 data



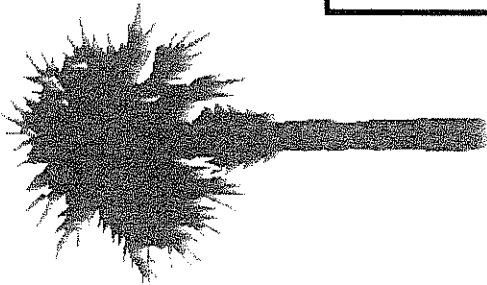
2005-2007 Design Values for Ground Level Ozone



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Created: 3/12/2008

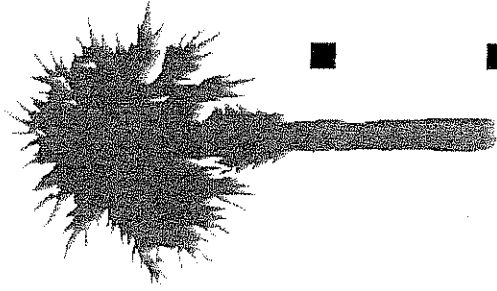
Based on 2005-2007 data

2005 – 2007 8-hr Ozone DVs for the Pee Dee area (standard = .075 ppm)

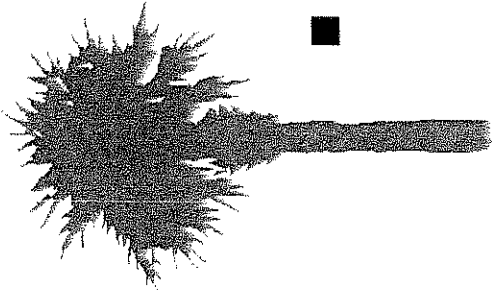


Site Name	2005	2006	2007	DV 2005-2007
Chesterfield (Chesterfield)	0.078	0.074	0.073	0.075
Pee Dee (Darlington)	0.079	0.076	0.073	0.076

Expected Timeline New Ozone Standard



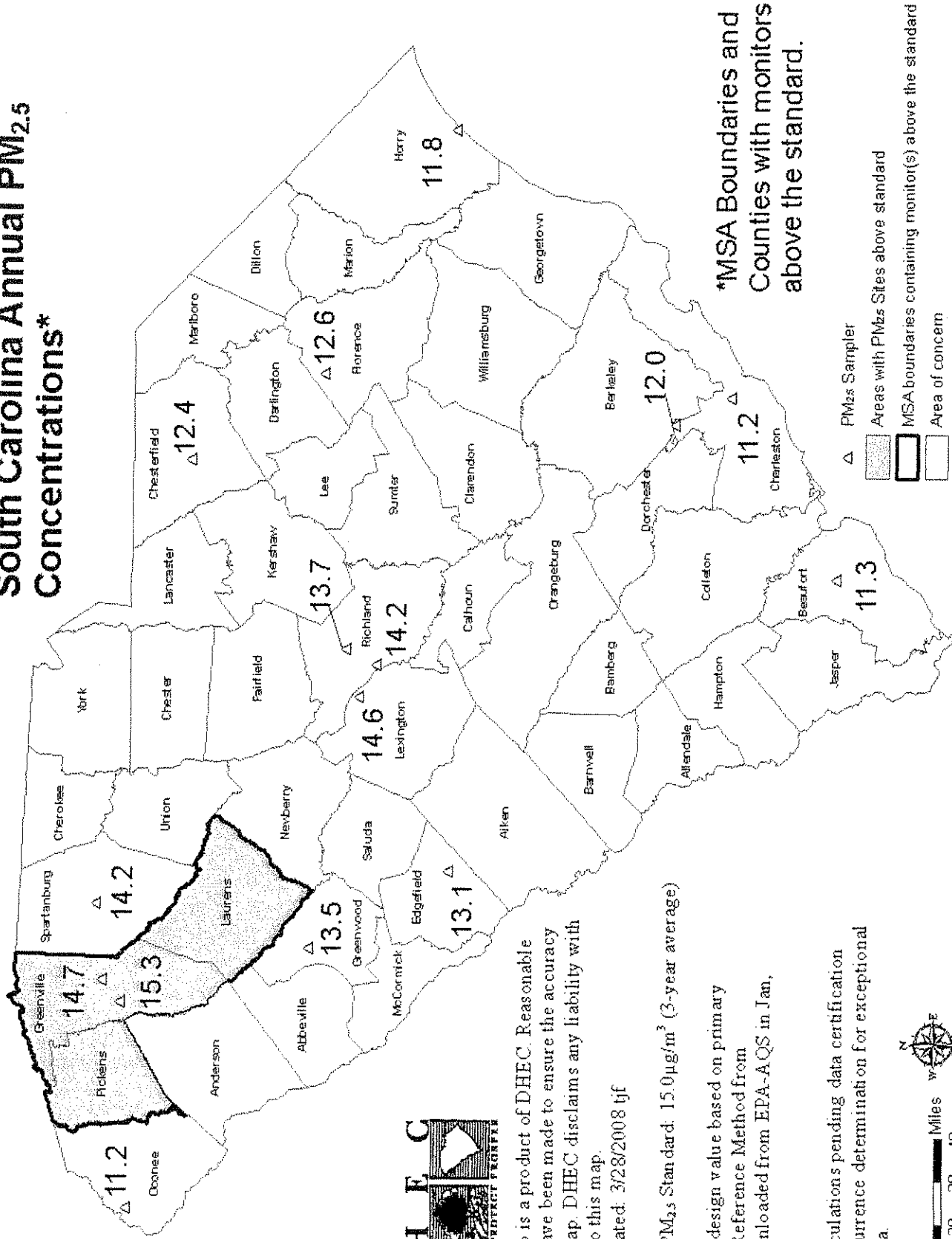
- March 12, 2008 – EPA finalized new ozone standard
- NLT March 12, 2009 – States recommend boundaries
 - Based on 2006-2008 data
- NLT March 12, 2010 – EPA announces final boundaries
 - Based on 2007-2009 data
- NLT March 12, 2013 – SIPs due
- Attainment Dates 2013 – 2030 (depending on severity of problem)



PM_{2.5} Status in South Carolina

- All SC Monitors Attain the Daily Standard
- **One** SC Monitor is **not** Attaining the Annual Standard
- Two Georgia Monitors Violating the Annual Standard (Impact SC)

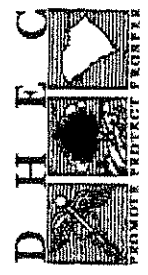
South Carolina Annual PM_{2.5} Concentrations*



*MSA Boundaries and Counties with monitors above the standard.

- △ PM_{2.5} Sampler
- ▨ Areas with PM_{2.5} Sites above standard
- ▭ MSA boundaries containing monitor(s) above the standard
- Area of concern

Based on 2005 - 2007 data



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Map Created: 3/28/2008 tjf

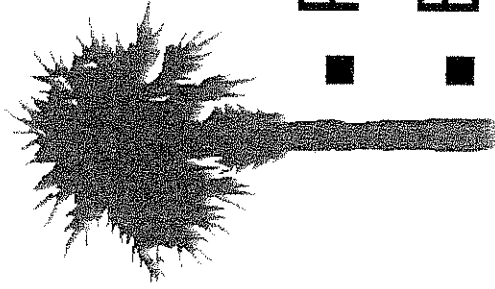
Annual PM_{2.5} Standard: 15.0 µg/m³ (3-year average)

Sampler design value based on primary Federal Reference Method from data downloaded from EPA-AQS in Jan, 2008.

Final calculations pending data certification and concurrence determination for exceptional event data.

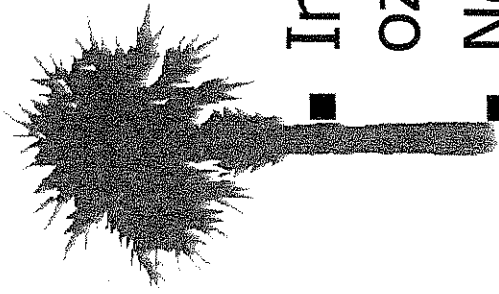


Consequences of Violating a National Air Quality Standard



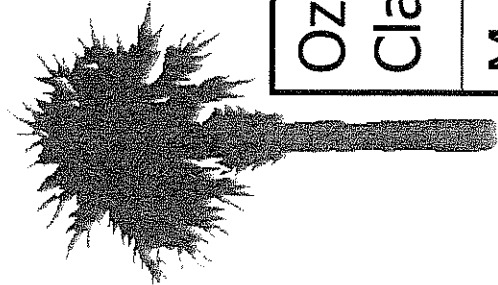
- Public Health
- Economic Development
 - Recruitment of new industry
 - Tighter controls – industry emissions
 - Offsets
- Transportation Conformity / Potential impact on highway projects
- Additional controls to meet standard??

What is New Source Review Permitting?



- In areas ***not*** meeting the national standards for ozone, permitting is conducted under NSR.
- New sources or major modifications to existing sources will have to seek out emission offsets from other sources and install Lowest Achievable Emission Reduction (LAER) technologies.
- LAER is based on the top performing control technologies for that type of industry that are technically feasible for the source. **Cost is not considered.**

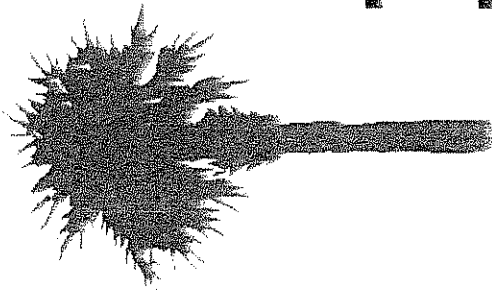
Major Source Thresholds & Minimum Emissions Offsets



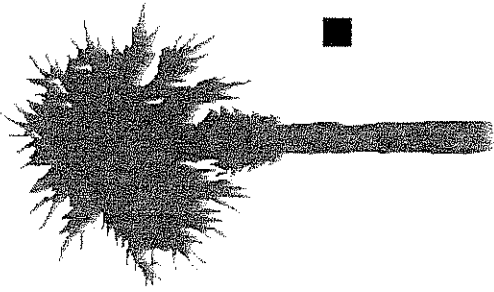
Ozone Classification	VOC (tpy)	NOx (tpy)	Minimum Offset*
Marginal	100	100	1.1 to 1
Moderate	100	100	1.15 to 1
Serious	50	50	1.2 to 1
Severe	25	25	1.3 to 1
Extreme	10	10	1.5 to 1

*Offset Ratios could be increased to 2:1 if sanctions are imposed by EPA for failure to submit SIPs,....

Transportation Conformity SIP



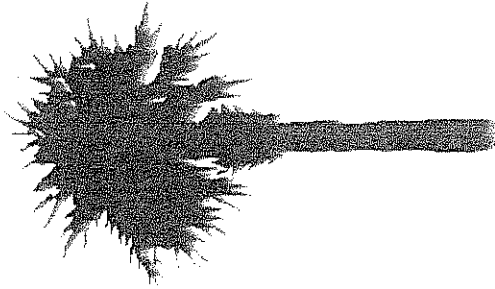
- May 2007 – EPA proposed revisions to TC Rule (consistent with CAAA as amended by SAFETEA-LU)
- November 2007 - Stakeholder meeting for revising TC SIP
- January 2008 – Final TC Rule signed
- March 2008
 - Notice in *State Register*
 - Pre-hearing SIP package submitted to EPA
- April 28, 2008 – Public Hearing
- Next Steps
 - Compile/respond to comments
 - Obtain signatures from all parties (May/June 2008)
 - Submit to EPA (June 2008)
- <http://www.dhec.sc.gov/environment/baq/transcon.aspx>



Our Goal

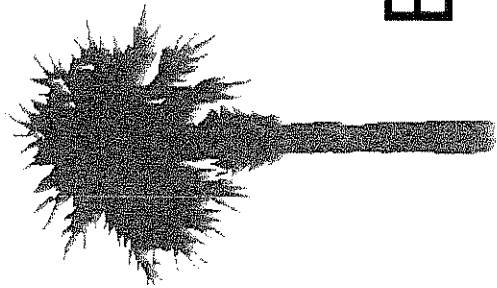
- Meet standard before areas are designated
 - Working with stakeholders – both industrial and local governments on voluntary measures
 - Need everyone's support

Local Activities that Improve Air Quality

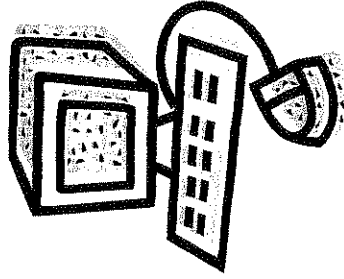


- ✓ Mass Transit
- ✓ Commute Options
 - ✓ TABFTE
 - ✓ Van Pool / Car Pool
- ✓ Cleaner Fleets\Fuels
- ✓ Smart Growth
- ✓ Open Burning Bans
- ✓ Energy Conservation / Efficiency

South Carolina Air Quality Information

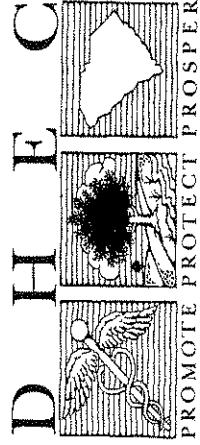


Bureau of Air Quality



(803) 898-4102

<http://www.scdhec.gov>

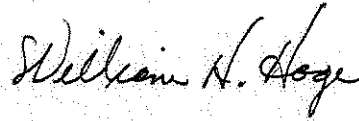


FLORENCE COUNTY COUNCIL MEETING

Item For Meeting On: Thursday, September 18, 2008

AGENDA ITEM: Resolution No.04-2008/09

DEPARTMENT: Planning and Building Inspections



ISSUE UNDER CONSIDERATION:

[A Resolution For The Adoption Of The Digital Zoning Map Layers As the Official Zoning Map For Florence County.]

POINTS TO CONSIDER:

1. Florence County desires to provide more accurate and easier to use zoning maps to its staff and citizens and to make those maps available 24/7 through web services.
2. Technology has provided a more reliable and accurate Geographical Information System (GIS) for maintaining and displaying information such as zoning and parcels. The staff has converted all the paper documents to the GIS digital layer for zoning.
3. The old paper map system is confusing, difficult to maintain and read, and requires extensive staff time and labor to maintain.
4. The Florence County Planning Commission has reviewed the staff request to declare the digital zoning map the official zoning map for Florence County and recommends Florence County Council approve the request by resolution.

OPTIONS:

1. *(Recommended)* Approval of Resolution No.04-2008/09 For The Adoption Of The Digital Zoning Map Layers As the Official Zoning Map For Florence County.
(Planning Commission approved 7-0)(All Council Districts)
2. Provide An Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Resolution No.04-2008/09
2. Staff Report for PC#2008-53
3. Resolution of Planning Commission's Recommendation

Sponsor(s) : Planning Commission
 Planning Commission Consideration : August 26, 2008
 Planning Commission Public Hearing : August 26, 2008
 Planning Commission Recommendation : August 26, 2008(Approved 7-0)
 First Reading/Introduction : September 18, 2008
 Committee Referral : N/A
 Second Reading : N/A
 Third Reading : N/A
 Effective Date : Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

RESOLUTION NO. 04-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[A Resolution For The Adoption Of The Digital Zoning Map Layers As the Official Zoning Map For Florence County.]

WHEREAS:

1. Florence County seeks to continue to enhance the level of service that is provided to its citizenry; and,
2. Staff has developed and continues to maintain digital zoning map layers that will serve the public in the most user-friendly manner possible; and,
3. The Florence County Planning Commission desires that Florence County Council accept its recommendation to utilize the digital zoning map layers as the official Zoning Map for Florence County.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The digital zoning map layers as developed by the Florence County/Municipal Planning Department are hereby adopted and shall be utilized as the official Zoning Map for Florence County.

ATTEST:

SIGNED:

 Connie Y. Haselden, Council Clerk

 K. G. Rusty Smith, Jr., Chairman

 Approved as to Form and Content
 James C. Rushton, III, County Attorney

COUNCIL VOTE:
 OPPOSED:
 ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
AUGUST 26, 2008
PC#2008-53
RESOLUTION NO. 04-2008/09**

Subject: Resolution for the approval and adoption of the official Digital Zoning Map for Florence County.

Applicant: Florence County/Municipal Planning Department Staff

Staff Analysis:

The Planning staff continues to enhance the level of service with which we provide the citizens of Florence County.

Staff has been working consistently in order to move from utilizing paper maps to utilizing only the digital map layers to provide this level of service.

Therefore, Planning staff is submitting a resolution on behalf of Florence County for consideration and approval by the Planning Commission recommending Florence County Council's approval and formal adoption of the Resolution to utilize the digital map layers as the official zoning map for Florence County.

Florence County Planning Commission Meeting: August 26, 2008

The seven Planning Commission members present approved the Resolution unanimously at the meeting held on August 26, 2008.

Florence County Planning Commission Recommendation:

The Planning Commission recommends approval of the request by Florence County Council for the adoption of the digital zoning map layers as the official zoning map for Florence County.

A RESOLUTION BY THE FLORENCE COUNTY PLANNING COMMISSION FOR RECOMMENDATION TO FLORENCE COUNTY COUNCIL FOR THE ADOPTION OF THE DIGITAL ZONING MAP LAYERS AS THE OFFICIAL ZONING MAP FOR FLORENCE COUNTY AND ALL PARTICIPATING JURISDICTIONS.

WHEREAS, Florence County continues in its efforts to provide the citizens of Florence County with the most accurate, efficient and up to date zoning information for the unincorporated areas; and

WHEREAS, it has been the goal of and shall be a continuous process of the Planning staff to update digital parcel layers in an effort to move from utilizing paper maps to utilizing only the digital map layers; and

WHEREAS, the Florence County Planning Commission has received and reviewed the official digital zoning map at a Public Hearing held in Room 803 of the City-County Complex on August 26, 2008 at 6:30 P.M. and notice of said hearing was duly given; and

NOW THEREFORE, LET IT BE RESOLVED THAT the Florence County Planning Commission recommends approval and acceptance of the digital zoning map layers by Florence County Council as the official zoning map for Florence County.

Signed this 26th day of August, 2008.

ATTEST:

Angela C. Thomas
Angela C. Thomas
Secretary

Peter M. Knoller
Peter M. Knoller, Chairman
Florence County Planning Commission

COMMISSION VOTE: 7-0
OPPOSED: None
ABSENT: J. Lane
W. Lockhart
K. Lowery

FLORENCE COUNTY COUNCIL MEETING

Item For Meeting on: September 18, 2008

AGENDA ITEM: Resolution No. 05-2008/09

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

(Authorizing Submission Of An Application By Florence County To The State Of South Carolina Community Development Block Grant (CDBG) Program For Computer Equipment To Be Used By The Public At The Olanta and Timmonsville Branch Libraries.)

POINTS TO CONSIDER:

1. The CDBG grant funds will be used to provide public computer stations with broadband capability in the Olanta and Timmonsville branch libraries in order to enhance skills, training, and education which furthers the County's Needs Assessment initiatives for Economic Development and Libraries with Workforce Training Centers.
2. The project cost is estimated to be \$118,747.
3. The grant requires a local match equal to 25% of the total project costs, or not less than \$29,867 to be used in conjunction with the above noted project. The County will provide the required 25% match from funds previously allocated to the library.

OPTIONS:

1. *(Recommended)* Approve Resolution No. 05-2008/09.
2. Provide an Alternate Directive.

ATTACHMENT:

Resolution No. 05-2008/09.

Sponsor(s)/Department : County Council
Adopted: : September 18, 2008
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 05-2008/09

(Authorizing The Submission Of An Application By Florence County To The State Of South Carolina Community Development Block Grant (CDBG) Program For Computer Equipment To Be Used By The Public At The Olanta And Timmons ville Branch Libraries.)

WHEREAS:

1. The State of South Carolina is authorized to make CDBG Grants to local governments with identified community and economic needs/priorities; and
2. Florence County has identified such needs and priorities and has made such information available to the citizens at a duly advertised public hearing to be held on September 19, 2008 in Council Chambers, Room 803, City-County Complex, 180 N. Irby Street, Florence, SC; and
3. The need identified is a Community Enrichment activity where computer equipment will be provided for the public at the Olanta and Timmons ville Branch Libraries; and,
4. The total CDBG project cost is estimated to be \$118,747.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Florence County will submit an application for a Community Development Block Grant in the amount of \$118,747 to provide public computer stations with broadband capability in the Olanta and Timmons ville branch libraries in order to enhance skills, training, and education which furthers the County's Needs Assessment initiatives for Economic Development and Libraries with Workforce Training Centers.
2. Florence County shall provide a local match equal to 25% of the project cost, or not less than \$29,867, to be used in conjunction with the above noted project.
3. The County Administrator is authorized to execute documents in conjunction with said application and to submit any and all necessary information in accordance with normal policy.
4. This Resolution shall be in full force and effect from and after its adoption.

ATTEST:

Connie Y. Haselden, Council Clerk

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE:

OPPOSED:

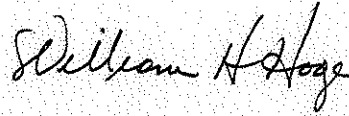
ABSENT:

FLORENCE COUNTY COUNCIL MEETING

Item for Meeting on: Thursday, September 18, 2008

AGENDA ITEM: Ordinance No.02-2008/09
Third Reading

DEPARTMENT: Planning and Building Inspections



ISSUE UNDER CONSIDERATION:

[An Ordinance To Amend Section 6.20 Water And Sewer Systems For New Subdivisions And Section 6.25 Small Family And Private Development-D Of The Florence County Land Development And Subdivision Ordinance And Section 28.6-8 Water And Sewer Systems For New Subdivisions And Section 28.6-85 Small Family And Private Development-D Lots Of The Code Of Ordinances For Florence County To Provide Additional Exemptions For Percolation Tests And Related Septic Permits.]

POINTS TO CONSIDER:

1. Citizens are required to submit proof of water and sewer services availability when submitting plats of proposed small parcel subdivisions-parcels containing less than five(5) acres or small lot subdivisions-development of (1) one to (6)six lots.
2. Recent procedural changes by SCDHEC for septic tank permits and the cost for the permits have resulted in the request for the above-referenced text amendments.
3. Staff has asked that Planning Commission and County Council consider the amendment in a concerted effort to assist the citizen in the most timely and efficient manner as possible and minimizing the costs incurred during the process.
4. The proposed amendment would allow the subdivision of property without initial percolation tests.

OPTIONS:

1. (*Recommended*) Approval of Ordinance No.02-2008/09 To Amend Section 6.20 Water And Sewer Systems For New Subdivisions And Section 6.25 Small Family And Private Development-D Of The Florence County Land Development And Subdivision Ordinance And Section 28.6-8 Water And Sewer Systems For New Subdivisions And Section 28.6-85 Small Family And Private Development-D Lots Of The Code Of Ordinances Of Florence To Provide Additional Exemptions For Percolation Tests And Related Septic Permits.
(*Planning Commission approved 9-0)(All Council Districts)*)
2. Provide an Alternate Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No.02-2008/09
2. Staff Report-PC#2008-22

Sponsor(s) :Planning Department
 Planning Commission Consideration :June 24, 2008
 Planning Commission Public Hearing :June 24, 2008
 Planning Commission Recommendation :June 24, 2008 Approved[9-0]
 First Reading /Introduction :July 17, 2008
 Public Hearing :N/A
 Second Reading :August 21, 2008
 Third Reading :September 18, 2008
 Effective Date :Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

ORDINANCE NO.02-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Section 6.20 Water and Sewer Systems for New Subdivisions and Section 6.25 Small Family and Private Development-D of the Florence County Land Development and Subdivision Ordinance and Section 28.6-80 Water and Sewer Systems for New Subdivisions and Section 28.6-85 Small Family and Private Development-D Lots of the Code of Ordinances of Florence To Provide Additional Exemptions For Percolation Tests And Related Septic Permits.]

WHEREAS:

1. Section 6.20 (Water and Sewer Systems for New Subdivisions) of the Florence County Land Development and Subdivision Ordinance and Section 28.6-80 (Water and Sewer Systems for New Subdivisions) of the Code of Ordinances of Florence County require in Subparagraph C that the State Department of Health and Environmental Control shall approve, in writing, all individual wells and septic systems prior to the Planning Commission's approval on the Development Plan; and
2. Section 6.25(D), of the Florence County Land Development and Subdivision Ordinance and Section 6.25(D) Lots require that lots containing single family residences that utilize a septic tank and drinking water well to secure permits from the South Carolina Department of Health and Environmental Control (SCDHEC); and
3. This amendment will remove the requirement for percolation tests and permits from SCDHEC to create new lots with a requirement to stamp the plats where this exemption has been used.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Section 6.20, Water and Sewer Systems for New Subdivisions of the Florence County Land Development and Subdivision Ordinance No. 38-2007/08, Article VI, and Section 28.6-80 (Water and Sewer Systems for New Subdivisions) of the Code of Ordinances of Florence County, are hereby amended to provide for the exemption from the requirement for percolation tests and permits from SCDHEC and shall create subparagraph 1 and add subparagraph 2 to part C and the text shall read as follows:

C. Individual Wells and Septic Systems

1. In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. The developer through the local service provider shall indicate, in writing, to the Planning Commission when such a situation exists. The developer shall obtain from the State Department of Health and Environmental Control approval, in writing, for all individual

wells and septic systems prior to the Planning Commission's approval of the Development Plan.

2. **The requirement for a percolation test prior to the approval of subdivisions of land shall not be applicable for plat approval, however if no percolation test is provided the plat will be stamped with the following: "NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."**

The plat may be resubmitted for removal of the stamp if and when a successful percolation test has been completed.

The exemption does not apply for permits for the construction of buildings requiring a sewer system or the placement of mobile/manufactured homes on the property.

2. Section 6.25 Small Family and Private Developments-(1 to 6 lots)(D)- Lots of the Florence County Land Development and Subdivision Ordinance No. 38-2007/08, Article VI, and Section 28.6-85 Small Family and Private Developments(D)-Lots of the Code of Ordinances for Florence County are hereby amended to provide for the exemption from the requirement for percolation tests and permits from SCDHEC and shall read as follows:

D. Lots.

Each lot may contain only one (1) single family residence. Lots that have access to public utilities (water and/or sewer) are required to have a written statement from the appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the South Carolina Department of Health and Environmental Control, **however if no percolation test is provided the plat will be stamped with the following: "NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."**

The plat may be resubmitted for removal of the stamp if and when a successful percolation test has been completed.

The exemption does not apply for permits for the construction of buildings requiring a sewer system or the placement of mobile/manufactured homes on the property.

3. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
4. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

Connie Y. Haselden, Council Clerk

K. G. Rusty Smith, Jr., Chairman
COUNCIL VOTE:

Approved as to Form and Content
James C. Rushton, III, County Attorney

OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY/MUNICIPAL PLANNING COMMISSION
June 24, 2008
PC#2008-22
ORDINANCE NO. 02-2008/09**

SUBJECT: Request for amendment to Section 6.20 Water and Sewer Systems for New Subdivisions and Section 6.25 Small Family and Private Development-D of the Florence County Land Development and Subdivision Ordinance and Section 28.6-8 Water and Sewer Systems for New Subdivisions and Section 28.6-85 Small Family and Private Development-D Lots of the Code of Ordinances of Florence County.

APPLICANT: Florence County/Municipal Planning Department Staff

STAFF ANALYSIS:

During recent discussions concerning required documentation for water and sewer services' availability for new small-lot subdivisions of property, staff has requested consideration by Planning Commission and County Council to amend Section 6.20 Water and Sewer Systems for New Subdivisions and Section 6.25 Small Family and Private Development-D to allow new lots without having percolation tests.

The amendments to the Sections shall exempt new lots from the requirements of percolation tests and permits from SCDHEC.

I. The current text of Section 6.20 Water and Sewer Systems for New Subdivisions of the Florence County Land Development and Subdivision Ordinance and Section 28.6-8 Water and Sewer Systems for New Subdivisions of the Code of Ordinances of Florence County currently reads as follows:

A. Connection to Public Water and Sewer Systems

The subdivision shall be served by public water and sewer systems whenever they are available, in accordance with South Carolina Department of Health and Environmental Control (DHEC) regulations. The subdivision Development Plan shall be accompanied by satisfactory plans for water and sewer construction. The plans for construction shall be prepared by a registered engineer and approved in writing by the public water and sewer provider and/or DHEC.

B. Privately-Owned Community Systems

A privately-owned community water and/or sewer system may be used only if services are not available from the public system within a reasonable period of time. Proposed plans of the system shall be prepared by a registered engineer and subsequently reviewed by Florence County to evaluate future compatibility with the public system. Approved plans shall then be submitted to and approved in writing by

the State Department of Health and Environmental Control and the Public Service Commission prior to Planning Commission approval of the Development Plan.

C. Individual Wells and Septic Systems

In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. Florence County shall indicate, in writing, to the Planning Commission when such a situation exists. The State Department of Health and Environmental Control shall approve, in writing, all individual wells and septic systems prior to the Planning Commission's approval of the Development Plan.

II. The amendment to Section 6.20 Water and Sewer Systems for New Subdivisions of the Florence County Land Development and Subdivision Ordinance and Section 28.6-8 Water and Sewer Systems for New Subdivisions of the Code of Ordinances of Florence County shall create sub paragraph 1 and add sub paragraph 2 to part C and the text and shall read as follows:

C. Individual Wells and Septic Systems

1. In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. Florence County shall indicate, in writing, to the Planning Commission when such a situation exists. The State Department of Health and Environmental Control shall approve, in writing, all individual wells and septic systems prior to the Planning Commission's approval of the Development Plan.
2. **The requirement for a percolation test prior to the approval of subdivisions of land shall not be applicable for plat approval, however if no percolation test is provided the plat will be stamped with the following: "NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."**

The plat may be resubmitted for removal of the stamp if and when a successful percolation test has been completed.

The exemption does not apply for permits for the construction of buildings requiring a sewer system or the placement of mobile/manufactured homes on the property.

I. The current text of Section 6.25 Small Family and Private Developments-(1 to 6 lots) D-Lots of the Florence County Land Development and Subdivision Ordinance and Section 28.6-85 Small Family and Private Development-D Lots currently reads as follows:

D. Lots

Each lot may contain only one (1) single family residence. Lots that have access to public utilities (water and /or sewer) are required to have a written statement from the

appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the South Carolina Department of Health and Environmental Control.

II. The amendment to Section 6.25 Small Family and Private Developments-(1 to 6 lots) D-Lots of the Florence County Land Development and Subdivision Ordinance and Section 28.6-85 Small Family and Private Development-D Lots of the Code of Ordinances of Florence County shall add text and shall read as follows:

D. Lots.

Each lot may contain only one (1) single family residence. Lots that have access to public utilities (water and/or sewer) are required to have a written statement from the appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the South Carolina Department of Health and Environmental Control, however if no percolation test is provided the plat will be stamped with the following: "NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."

The plat may be resubmitted for removal of the stamp if and when a successful percolation test has been completed.

The exemption does not apply for permits for the construction of buildings requiring a sewer system or the placement of mobile/manufactured homes on the property.

Florence County Council Action:

April 3, 2008, Council held introduction on Ordinance 27-2007/08 for text amendment to Section 6.25(D) Lots of the Florence County Land Development and Subdivision Ordinance.

April 17, 2008, County Council is scheduled to hold second reading on Ordinance 27-2007/08 with a revision to the Ordinance to include text amendment to Section 6.20 Water and Sewer Systems for New Subdivisions.

May1,2008,County Council approved Ordinance No. 27- 2007/08 to amend only Section 6.25(D)Lots of the Florence County Land Development and Subdivision Ordinance.

Florence County/Municipal Planning Commission Action: April 22, 2008

The nine Planning Commission members present approved the amendment request to amend Section 6.20 Water and Sewer Systems for New Subdivisions and Section 6.25 Small Family and Private Development-D to provide exemptions for estate settlements and life estates with a unanimous vote at the meeting held on April 22, 2008.

Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the amendment request by Florence County Council as voted upon at the Planning Commission meeting held on April 22, 2008.

Florence County/Municipal Planning Staff Action:

After the April 22, 2008 meeting, staff reviewed the Department of Health and Environmental Control's policy on septic tank permitting.

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

With approval from Florence County/Municipal Planning Commission at the May 27, 2008 meeting, it was decided that the ordinance be changed to apply to all new lots and have the public hearing occur at the Florence County/Municipal Planning Commission June 24, 2008 meeting in concurrence with Florence County Council.

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

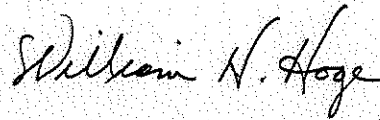
The nine Planning Commission members present approved the text amendment as presented unanimously at the meeting held on June 24, 2008.

FLORENCE COUNTY COUNCIL MEETING

Item For Meeting On: Thursday, September 18, 2008

AGENDA ITEM: Ordinance No. 03-2008/09
Third Reading

DEPARTMENT: Planning and Building Inspections



ISSUE UNDER CONSIDERATION:

[An Ordinance To Zone Properties Owned By Bryan Miller And Danette P. And Ricky H. Foshee Located Off Of Country Club Drive, Johnsonville To R-1, Single-Family Residential District Shown On Florence County Tax Map No. 00441, Block 5, Parcel 188 Consisting of 1.2± Acres And Parcel 215 Consisting Of 1.8± Acres.]

POINTS TO CONSIDER:

1. The property is located in Council District 2.
2. Parcel 188 is currently vacant.
3. Parcel 215 currently contains a single-family residence.
4. Both properties were annexed into the City of Johnsonville in 1988 but remained unzoned.
5. Surrounding properties are single-family residential uses and zoned either R-2, Single-Family Residential District or PD, Planned Development District.
6. These properties are designated in an Existing Residential area according to the Comprehensive Plan.
7. This request does comply with the Comprehensive Plan.

OPTIONS:

1. (*Recommended*) Approval of Ordinance No. 03-2008/09 To Zone Properties Owned By Bryan Miller And Danette P. And Ricky H. Foshee Located Off Of Country Club Drive, Johnsonville To R-1, Single-Family Residential District Shown On Florence County Tax Map No. 00441, Block 5, Parcel 188 Consisting of 1.2± Acres And Parcel 215 Consisting Of 1.8± Acres. (*Planning Commission approved 9-0.*) (*Council District 2*)
2. Provide An Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No.03-2008/09
2. Staff report for PC#2008-47
3. Vicinity map
4. Location map
5. Comprehensive Land Use Plan map
6. Zoning map
7. Aerial photograph
8. Comprehensive Plan information
9. Zoning Ordinance information

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: June 24, 2008
Planning Commission Public Hearing	: June 24, 2008
Planning Commission Recommendation	: June 24, 2008[Approved 9-0]
First Reading/Introduction	: July 17, 2008
Committee Referral	: N/A
Second Reading	: August 21, 2008
Third Reading	: September 18, 2008
Effective Date	: Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

ORDINANCE NO.03-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Zone Properties Owned By Bryan Miller And Danette P. And Ricky H. Foshee Located Off Of Country Club Drive, Johnsonville To R-1, Single-Family Residential District Shown On Florence County Tax Map No. 00441, Block 5, Parcel 188 Consisting of 1.2± Acres And Parcel 215 Consisting Of 1.8± acres.]

WHEREAS:

1. Section 30.291 entitled "Intent" of the Zoning Ordinance of the Florence County Code establishes that Florence County Council must be satisfied that applications for amendments to the Zoning Atlas of Florence County are not injurious from a public health, safety, and general welfare outlook and the effect of the change will not negatively impact the immediate environs or the County generally; and
2. Section 30.297 entitled "Administrative Procedures, Action" of the Zoning Ordinance of the Code of Ordinances for Florence County, South Carolina, republished January 2008, provides a procedure for amending the Official Zoning Map of the County of Florence; and
3. The procedure has been followed by the Florence County/Municipal Planning Commission at a public hearing on June 24, 2008.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties located on Country Club Drive, Johnsonville bearing Tax Map 00441, Block 5, Parcels 188 and 215 are hereby zoned to R-1, Single-Family Residential District.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

 Connie Y. Haselden, Council Clerk

 Approved as to Form and Content
 James C. Rushton, III, County Attorney

SIGNED:

 K. G. Rusty Smith, Jr., Chairman
 COUNCIL VOTE:

OPPOSED:

ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY/MUNICIPAL PLANNING COMMISSION
June 24, 2008
PC#2008-47
ORDINANCE NO. 03-2008/09**

Subject: Zoning request to R-1, Single-Family Residential District.

Location: Properties are located off of Country Club Drive, Johnsonville

Tax Map Number: 00441, Block 5, Parcels 188 and 215

Council District: 2; County Council

Owner of Record: Bryan J. Miller
Danette P. and Ricky H. Foshee

Applicant: Florence County/Municipal Planning Department

Land Area: Parcel 188 – 1.2± acres
Parcel 215 – 1.8± acres

Existing Land Use and Zoning:

Parcel 188 is currently vacant and Parcel 215 is currently occupied by a single-family residence. Both properties are currently unzoned in the city limits of the City of Johnsonville.

Proposed Land Use and Zoning:

There has been no indication of any proposed development changes to the properties at this time. The request is for the zoning of the properties to R-1, Single-Family Residential District.

Surrounding Land Use and Zoning:

North: Single-family residential/R-2/City of Johnsonville
South: Single-family residential/ PD/ City of Johnsonville
East: Single-family residential/PD / City of Johnsonville
West: Single-family residential/ R-2/City of Johnsonville

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 is by way of South Country Club Drive.

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

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.

Records indicate that the properties were annexed into the City of Johnsonville in November 1988 and remained unzoned.

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

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

Florence County/Municipal Planning Commission Recommendation:

The Planning Commission recommends approval of the zoning request by the Florence County Council based on the property having been annexed by the City of Johnsonville since 1988 with no zoning designation and its compliance with the Land Use Element of the Comprehensive Plan.



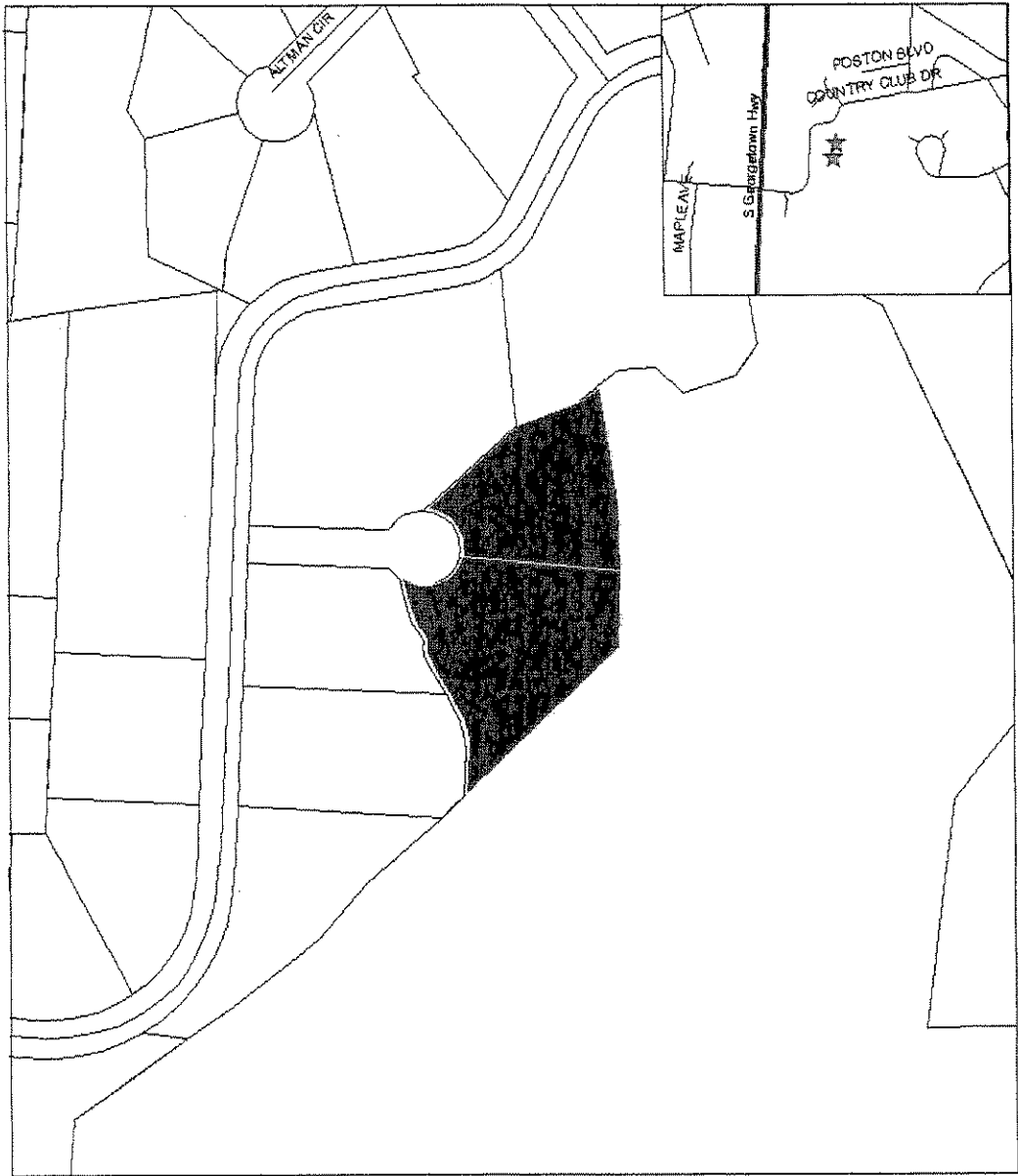
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Map Prepared by: RWE
 Copyright 2007: Florence County/Municipal Planning
 & Building Inspections Department
 Geographic Information Systems
 2007



COUNTY COUNCIL DISTRICT(S): 2
PC#2008-47

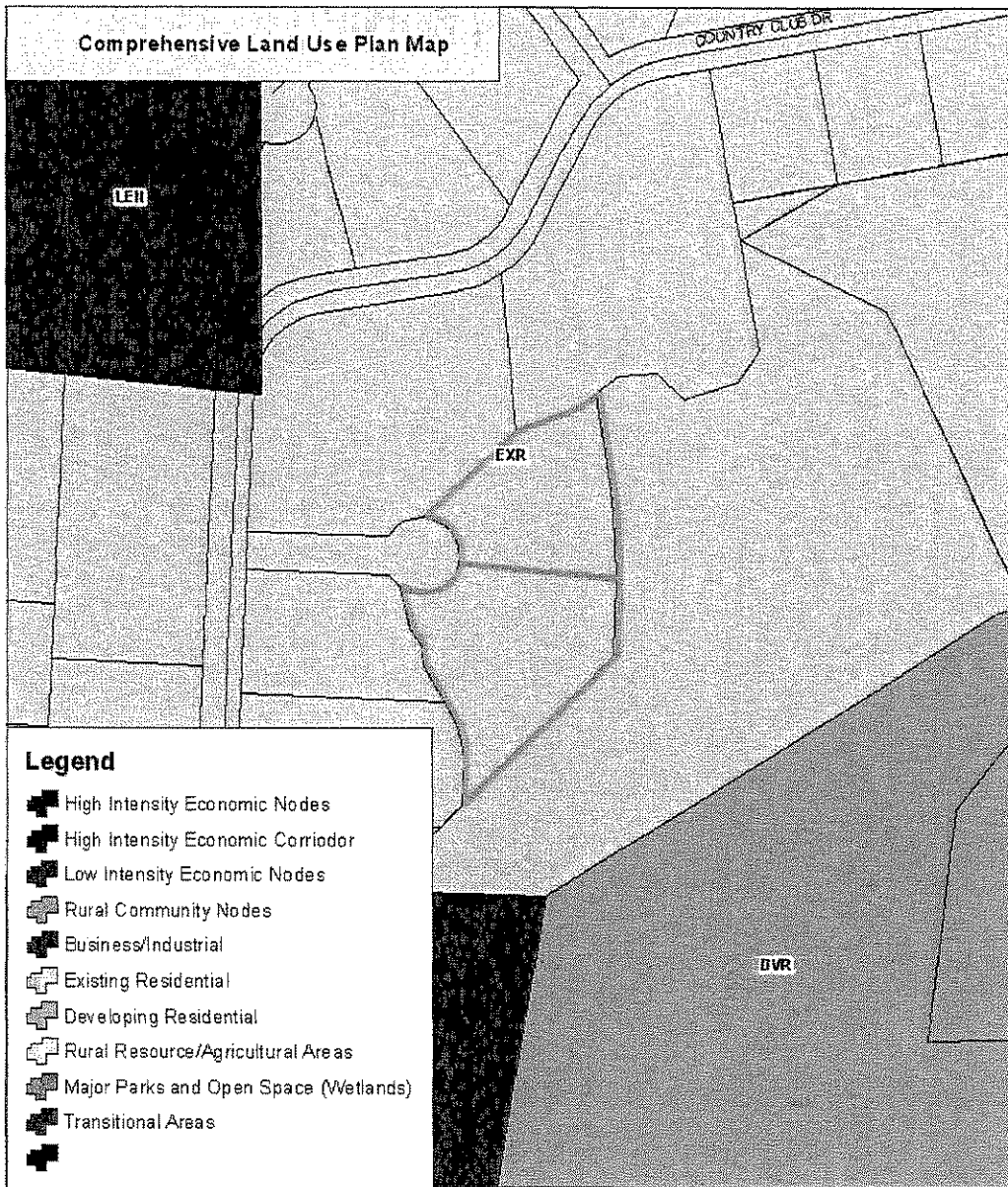


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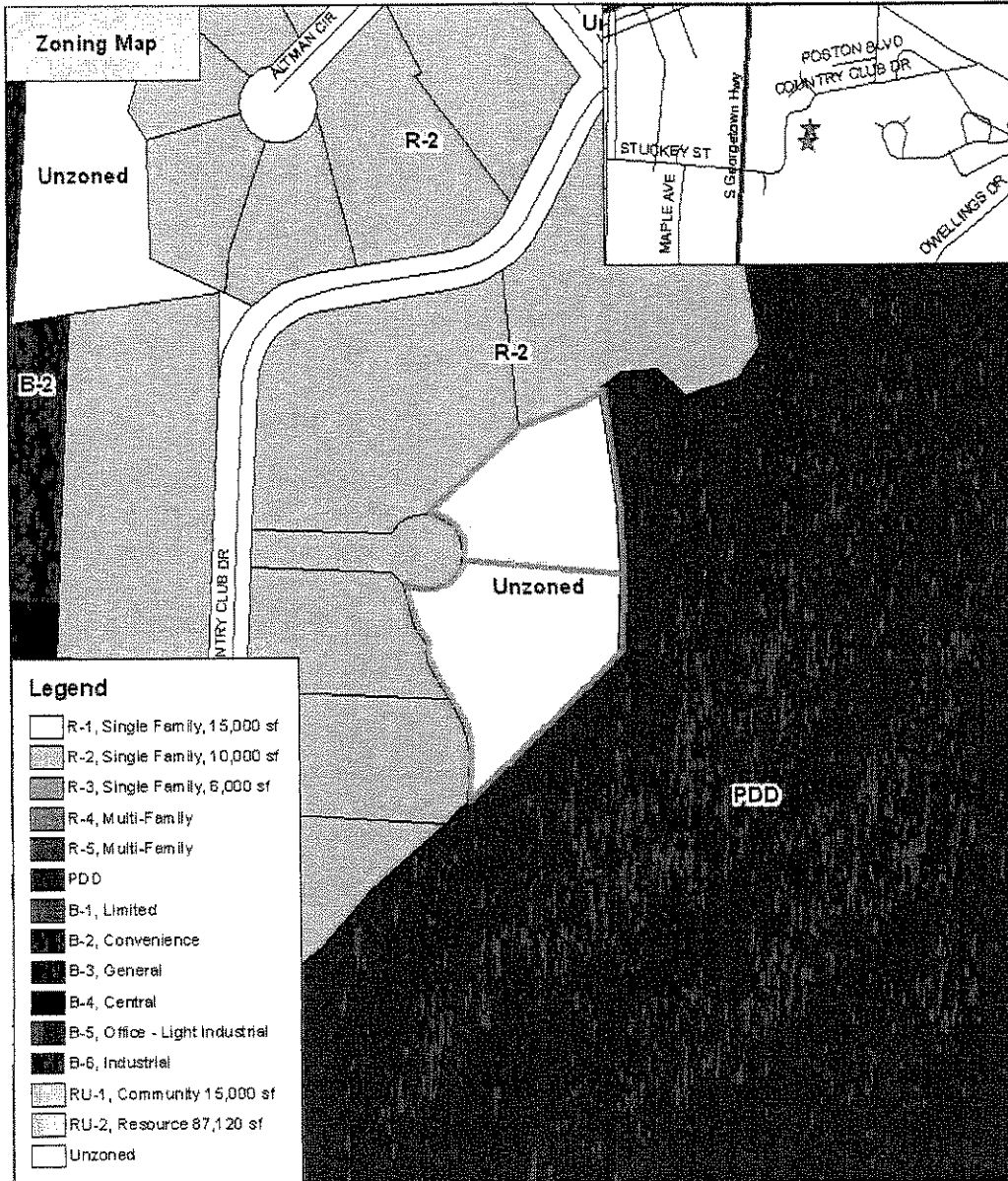
Map Prepared by: RWE
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& Building Inspections Department
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COUNTY COUNCIL DISTRICT(S): 2
PC#2008-47



Map Prepared by: RWE
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COUNTY COUNCIL DISTRICT(S): 2
PC#2008-47



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COUNTY COUNCIL DISTRICT(S): 2
PC#2008-47

Florence County 2003 Orthophotography Map



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Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
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COUNTY COUNCIL DISTRICT(S): 2
PC#2008-47

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

ZONING ORDINANCE ATTACHMENT

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

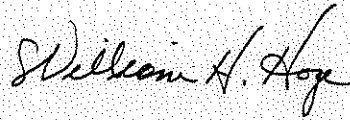
Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

FLORENCE COUNTY COUNCIL MEETING

Item for Meeting on: Thursday, September 18, 2008

AGENDA ITEM: Ordinance No. 06-2008/09
Second Reading/Public Hearing

DEPARTMENT: Planning and Building Inspections



ISSUE UNDER CONSIDERATION:

[An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.]

POINTS TO CONSIDER:

1. Council District(s): All Florence County Council Districts
2. According to state law, a new Florence County/Municipal Comprehensive Plan must be developed every ten years.
3. The original passage date of the Economic Element was March 5, 1998.
4. This Element of the Plan examines the characteristics of the local economy including the available workforce and industry. This element provides a baseline analysis of the current economic condition for the County and offers goals for an economic policy.

OPTIONS:

1. *(Recommended)* Approve Ordinance No. 06-2008/09 as unanimously recommended by the ten Planning Commissioners present at the July 22, 2008 meeting.
2. Provide an Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No. 06-2008/09
2. Resolution for PC#2008-51
3. Staff Report for PC#2008-51
4. Proposed Economic Element

Sponsor(s)	: Planning Commission	I, _____
Planning Commission Consideration	: July 22, 2008 Approved 10- 0]	Council Clerk, certify that this
Planning Commission Public Hearing	: July 22, 2008	Ordinance was advertised for
Planning Commission Recommendation	: July 22, 2000	Public Hearing on _____.
First Reading/Introduction	: August 21, 2008	
Committee Referral	:	
Second Reading	: September 18, 2008	
County Council Public Hearing	: September 18, 2008	
Third Reading	: October 16, 2008	
Effective Date	: Immediately	

ORDINANCE NO. 06-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Adopt A New Economic Element For The Florence County/Municipal Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.]

WHEREAS:

1. SC 6-29-510 requires a new Florence County/Municipal Comprehensive Plan be developed every ten years; and
2. The original passage date of the Economic Element was March 5, 1998; and
3. Passage of this element will fulfill state law requirements, and provide goals for improving the local economy and meeting the challenges described therein.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

Section 1. The Florence County/Municipal Comprehensive Plan Economic Element attached hereto, is hereby adopted and implemented, and supersedes all other versions of this Element which were adopted previously.

Section 2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

Section 3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

Connie Y. Haselden, Council Clerk

K. G. Rusty Smith, Jr., Chairman

Approved as to Form and Content
James C. Rushton, III, County Attorney

COUNCIL VOTE:
OPPOSED:
ABSENT:

**RESOLUTION FOR PC#2008-51
FLORENCE COUNTY PLANNING COMMISSION**

(A Resolution Recommending The Updated Economic Element Of The Comprehensive Plan)

WHEREAS:

1. According to state law, a new Florence County Comprehensive Plan must be developed every ten years; and
2. The fifth element to be adopted according to the ten-year schedule is the Economic Element; and
3. The Planning Commission advertised for and held a workshop on May 16, 2008; and
4. Following the passage of this resolution by the majority of the entire membership of the Planning Commission, the Economic Element must be adopted by ordinance after a public hearing by Florence County.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY PLANNING COMMISSION DULY ASSEMBLED THAT:

1. A Resolution is hereby adopted to recommend that Florence County adopt by ordinance the update to the Florence County Comprehensive Plan Economic Element as presented by the Planning Commission.

ATTEST:

Angela Thomas
Angela Thomas, Secretary

SIGNED:

Peter M. Kuster
Chairman

COMMISSION VOTE: 10 - 0

OPPOSED: None

ABSENT: None

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
July 22, 2008
PC#2008-51**

Subject: Adoption of a Resolution recommending the updated **Economic Element** of the Comprehensive Plan

Staff Analysis:

According to state law, a new comprehensive plan must be developed every ten years. The seven elements of the current plan were passed by all participating jurisdictions on various dates between December 1997 and April of 1999.

The fifth element to be adopted in accordance with this calendar to meet the ten-year requirement is the Economic Element. The Planning Commission advertised for and held a workshop on May 16, 2008 to discuss this issue.

Element Information:

The Economic Element examines the characteristics of the local economy including the available workforce and industry. This element provides a baseline analysis of the current economic condition for the County and offers goals for an economic policy.

Planning Commission Recommendation:

The ten Planning Commission members present at their July 22, 2008 meeting, voted unanimously to adopt a resolution recommending that all participating jurisdictions adopt the Economic Element.

Attachments:

Copies of the following are attached:

1. Proposed Economic Element
2. Resolution of Recommendation

ECONOMIC ELEMENT



FLORENCE COUNTY/MUNICIPAL COMPREHENSIVE PLAN



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DRAFT



INTRODUCTION

The economic element of the Comprehensive Plan examines the characteristics of the local economy including the available workforce and industry. This element provides a baseline analysis of the current economic condition for the County and offers goals for an economic policy. The importance of economic development is quite basic. It is about residents and business owners working together to maintain a strong economy and quality of life. This objective is accomplished by creating, attracting and retaining desirable jobs that will provide a good standard of living. For example, when personal income is increased, the tax base increases which allows a broader level of public services. The well-being of a community is enhanced by a balanced and healthy economy.

A community can anticipate changes and determine its future direction by investing in economic development. It enables them to guide or choose the type of development that is desirable to their community. Some economic developers are employed to maintain and enhance the community's values.

In the last decade, changes within the County and largely on the national scale have had an influence in the types of jobs available. Florence County is significantly affected by transformations in the economy due to evolving technology, a growing global market and the increasing level of education in the workforce. Education is a basic factor in achieving the best results for the economy. Computer literacy is critical in the market today due to the sophistication of machinery as well as a means of communication. Overall, industry businesses are encouraged to relocate to Florence County which in turn provides growth to the County's economy.

Significant biomedical and financial businesses are located in Florence County either in the downtown area or I-95 and I-20 connectors. Specifically, two hospitals and two major pharmaceutical companies as well as banking regional offices and many large local banking services are locally established.

Florence County offers businesses a wide range of transportation options. The CSX Railroad has a major local switching yard and offers a direct rail service to two major seaports: Charleston, S.C. and Wilmington, N.C. The Florence Regional Airport offers commercial connections daily to major southeastern and international hub airports in Charlotte and Atlanta. The airport has expanded their facilities and continues to better serve the regional interests. Furthermore, the interstate highway system, including I-95 and I-20, services the entire County with future road widening projects funded by a one cent capital project sales tax.

All of the elements that make up the Comprehensive Plan play a major role in the developing of the economy. This economic element will provide statistical data and trends pertaining to the employment and business community of Florence County. It is the goal of this document to be used to better plan the future by referencing available data.

There are four simple questions that need to be answered to complete this document:

- Where are we now?
- Where do we want to be?
- How do we get there?
- Where do we put what we want?

(Wisconsin Economic Development Institute, Inc. 2003)

AIR QUALITY

The region's air quality is an important factor when attracting businesses. On March 12, 2008, the EPA signed the most stringent 8-hour standard for ozone, a first in a decade. The changes were based on the most recent scientific evidence regarding the effects of ozone which, together with particulate matter (PM) are primary components to measuring air quality.



The new primary 8-hour standard is 0.075 parts per million (ppm). The secondary standard (concerned with the affects of air quality on vegetation) is set equal to the primary standard (which is focused on human health). The previous standards were both set at 0.08 ppm. Due to the fact that ozone is measured out three decimal places, the standard became 0.084 because of rounding. A non-attainment status is assigned to areas that fail to meet these standards. This status may translate into restrictions for polluters and federally funded transportation projects.

Nationwide, ozone levels have dropped 21 percent since 1980 as more government and business partners addressed air quality issues. Improvements are expected to continue due to such regulations as The Clean Air Interstate Rule, which reduces emissions from power plants and the Clean Diesel Program which reduces emissions from highway, non-road and stationary diesel engines nationwide.

Diesel emission regulations passed for 2007 will further aide local regions in meeting the EPA standards. The final standards for these levels were selected after reviewing 1700 scientific studies about ozone effects on public health and welfare. The advice of the EPA's external scientific advisors combined with staff and public comments were also used to determine these standards. The EPA has updated the Air-Quality Index (AQI) to reflect the change in health standards. Daily air quality is communicated to the public by using the AQI and the range is shown in table 5-1, below.

Table 5-1 Air Quality EPA Standards

Air Quality Index		
Index Values	Descriptors	Cautionary Statements for Ozone
0 to 50	Good	None
51 to 100	Moderate	Unusually sensitive people should consider limiting prolonged outdoor exertion.
101 to 150	Unhealthy for Sensitive Groups	Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion
151 to 200	Unhealthy	Active children and adults, and people with respiratory disease, such as asthma, should avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion
201 to 300	Very Unhealthy	Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.

Source: www.scdhec.net/BAQ

Since 1980, Florence County ground level ozone has been significantly reduced. In general, ground level ozone season begins April 1 and ends Oct. 31. The County has a consistent track record of air quality partners coordinating efforts to increase air quality. Most recently, Florence County government and the State's Department of Health and Environmental Control together with representatives from the area's businesses met to review programs that directly improved air quality. Possibly reflecting this effort, ground-level ozone concentrations have decreased every year between 2005 and 2007. Currently, Florence County is exploring more avenues to continue this trend. Particulate matter concentrations, another air quality parameter, continue to meet national EPA standards.

Table 5-2 shows federal government expenditures in 2005 for Florence and adjacent counties. Florence County has the largest population of 130,259 while Sumter is second with 104,909. Even though Florence has a larger population, Sumter has the greatest number of expenditures, mainly due to the presence of Shaw Air Force Base. Florence is number one in the grants category. Sumter and Marion County are the top two in procurements. Sumter is by far the leader in salaries and wages at \$264,987 and Lee County at the lowest with \$2,161.



Table 5-2 Federal Government Expenditure by County Fiscal Year 2005 (in thousands of dollars)

Jurisdiction	Population	Total Expenditures	Retirement and Disability	Other Direct Payments	Grants	Procurement	Salaries and Wages
South Carolina	4,246,933	32,043,535	11,445,585	6,128,668	6,323,699	4,844,153	3,301,430
Florence	130,259	867,033	346,014	204,402	242,949	20,354	53,314
Clarendon	33,127	247,344	96,274	56,753	88,609	1,087	4,621
Darlington	67,369	400,116	170,421	98,605	117,787	1,893	11,410
Dillon	30,851	227,210	75,432	63,269	81,964	1,003	5,541
Lee	20,589	132,312	46,912	37,547	45,175	516	2,161
Marion	34,798	370,888	92,291	75,982	82,163	112,047	8,405
Marlboro	27,722	226,809	77,319	54,431	69,848	9,102	16,109
Sumter	104,909	1,051,161	320,975	126,327	181,964	156,908	264,987
Williamsburg	35,272	295,992	91,923	71,208	97,846	14,795	20,221

Source: U.S. Census Bureau, 2005

LABOR FORCE

The labor force consists of those people who are employed or actively seeking employment, typically those between the ages of 15 and 65. Those who are unsuccessful in seeking employment determine the unemployment rate. Below, Table 5-3 summarizes current and projected characteristics of the Southeastern U.S. population.

Table 5-3 Southeastern U.S. Projections for 2030

	2005	2030
Population	296,507	378,317
Employment	174,250	246,949
Growth Rate	0.98%	1.40%
Percent of Population 65 + years	12.4%	18.6%
Percent of Population 0-17 years	24.8%	23.8%
Mean Household Income	\$86,081	\$115,723

Source: 2007 Woods & Poole Economics

Table 5-4 represents the population percentages and projections for Florence County from 1970-2030. The population age 0 to 17 shows a decrease of 13.1% from 1970 to 2030 while the population 65 and over shows an increase of 12.71%. The population white non-Hispanic decreases from 60.53% in 1990 to 49.69% in 2030. The population black non-Hispanic increases from 38.65% in 1990 to 45.87% in 2030. The Hispanic population (any race) shows a projected increase to 2.42% in 2030.

Table 5-4 Percent of Population for Florence County, 1970-2030

	1970	1980	1990	2000	2015	2030
Percent of Population Age 0-17	38.84%	32.11%	28.35%	25.76%	25.98%	25.74%
Percent of Population Age 65 +	6.94%	8.68%	11.08%	11.82%	14.98%	19.65%
Percent of Population White Non-Hispanic	n.a.	n.a.	60.53%	58.50%	53.62%	49.69%
Percent of Population Black Non-Hispanic	n.a.	n.a.	38.65%	39.44%	43.16%	45.87%
Percent of Population Hispanic (Any Race)	0.14%	0.42%	0.44%	1.12%	1.69%	2.42%

Source: 2007 Woods & Poole Economics

Table 5-5, below, shows population and employment growth rate projections for Florence County from 1970 to 2030. The growth rate actually decreases for both. The population rate decreases from +1.12% to +0.68% and the



employment growth rate decreases from +1.93% to +1.09%. Although the County's population and employment is slated to continue to grow, the rate of that growth, or acceleration, of these two measures decreases.

Table 5-5 Population and Employment Growth Rates for Florence County, 1970-2030

	1970-2000	1980-2000	2000-2015	2000-2030
Population Growth Rate	+1.12%	+0.65%	+0.68%	+0.68%
Employment Growth Rate	+1.93%	+1.78%	+1.09%	+1.19%
Population Change (Thousands)	+35.68	+15.38	+13.37	+28.35
Employment Change (Thousands)	+34.95	+23.83	+14.08	+34.10

Source: 2007 Woods & Poole Economics

Table 5-6 offers a general overview of the population distribution by age, gender and race. In Florence County, women outnumber men by almost 6% whereas the white and non-white populations differ by 16%.

Table 5-6 Florence County: Age, Gender and Race Composition, 2005

Total Civilian Population	131,097
Distribution by Age	
Under 5	9,685 (7.4)
05-13 years	15,437 (11.8)
14-17 years	7,787 (5.9)
18-24 years	12,632 (9.6)
16 years and over	102,051 (77.8)
18 years and over	98,188 (74.9)
15-44 years	54,027 (41.2)
45-64 years	33,901 (25.9)
65 years and over	16,165 (12.3)
85 years and over	1,991 (1.5)
Distribution by Gender	
Male	47.0%
Female	53.0%
Distribution by Race	
White	57.7%
Non-White	41.3%

Source: U.S. Census Bureau

Florence County employs the largest and highest percentage of its County labor force in the Pee Dee region with Sumter County trailing by nearly 1.5% as shown in Table 5-8 and Figure 5-1. Marion and Marlboro counties consistently have the highest unemployment rates in the region. In 2004 and 2005, unemployment in Marion County was 13.7% and 13.8%, respectively. Overall, this part of the Pee Dee region has higher unemployment than the State average.

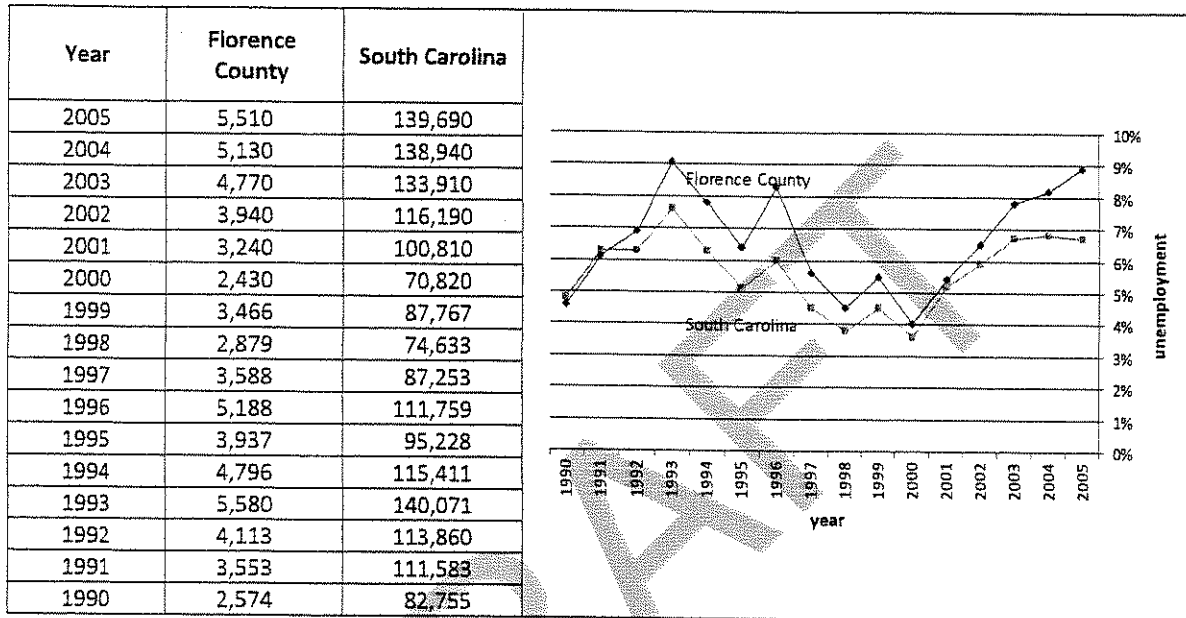
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EMPLOYMENT TRENDS

As shown in Table 5-7, the percentages of the labor force for Florence County follows the State trend and was closest in 1990, 1991 and 2001, with the County having a better unemployment number during the former two of the three noted years. However, most recently, Florence County unemployment percentage was significantly higher than the State. This deviation for the State trend may be influenced by the loss of many textile companies. This unemployment trend is slated to reverse, however, with two corporations building new complexes: Pepsi Coia and H.J. Heinz, at the Pee Dee Touchstone Energy Commerce City location.

Table 5-7 Unemployment Trends for Florence County and State of SC, 1990-2005



Source: www.sces.org/lmi/data/labor-force/scunadjusted.xls

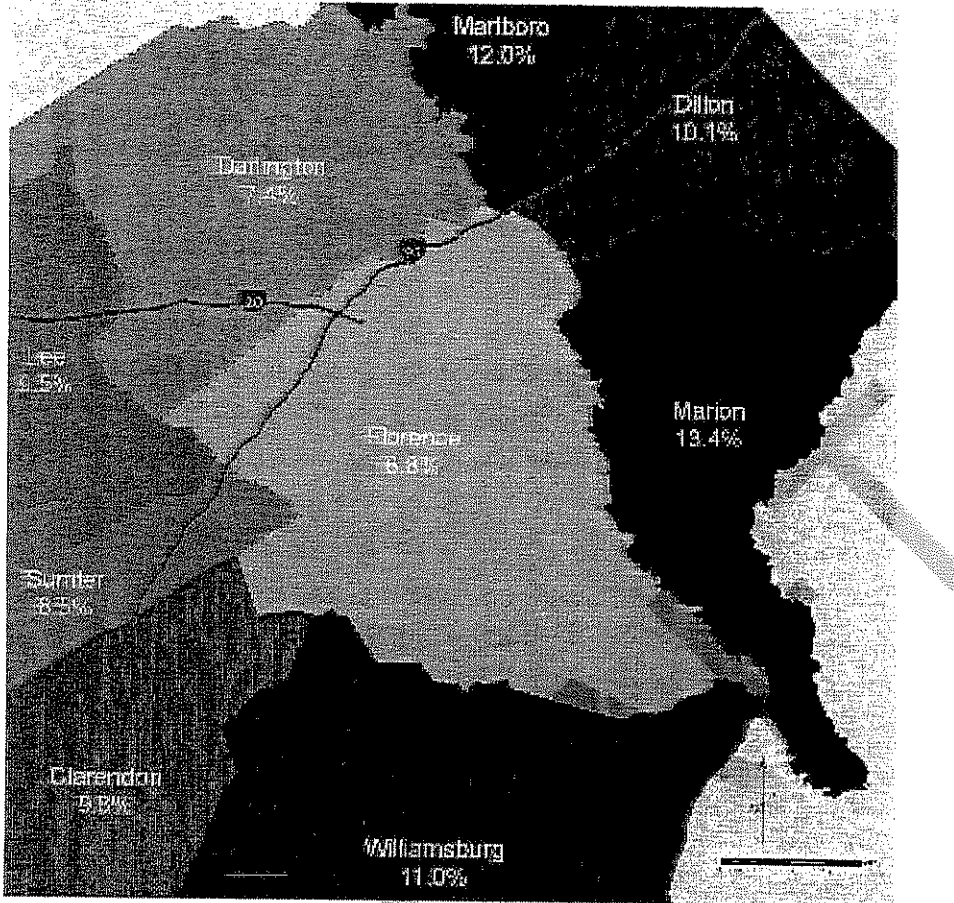
Table 5-8 Labor force, Unemployment, and Unemployment Rate (%) for Florence and Adjacent Locations

Location	Labor Force			Unemployment (%)		
	Jan 2007	Dec 2007	Jan 2008	Jan 2007	Dec 2007	Jan 2008
<i>South Carolina</i> <i>(in thousands)</i>	2,131.0	2,150.2	2,145.9	127.3 (6.0)	133.4 (6.2)	130.3 (6.1)
Florence	62,070	64,000	64,140	4,430 (7.1)	4,340 (6.8)	4,380 (6.8)
Clarendon	12,950	12,790	12,790	1,250 (9.7)	1,250 (9.8)	1,260 (9.8)
Darlington	30,910	32,010	32,060	2,280 (7.4)	2,370 (7.4)	2,370 (7.4)
Dillon	13,260	13,300	13,360	1,240 (9.4)	1,360 (10.2)	1,350 (10.1)
Lee	8,120	8,230	8,170	820 (10.1)	750 (9.2)	770 (9.5)
Marion	13,110	12,850	13,300	1,750 (13.4)	1,690 (13.2)	1,790 (13.4)
Marlboro	12,240	12,030	12,110	1,580 (12.9)	1,490 (12.4)	1,450 (12.0)
Sumter	46,140	45,070	44,130	3,610 (7.8)	3,790 (8.4)	3,740 (8.5)
Williamsburg	15,520	15,600	15,500	1,690 (10.9)	1,650 (10.6)	1,700 (11.0)

Source: S.C. Workforce Trends (March 2008)



Figure 5-1 Unemployment Percentages for Florence and Contiguous Counties, January 2008



Source: S.C. Workforce Trends, March 2008; map by Florence County Planning Department (June 2008)

The table below shows the workforce of South Carolina in 2000 distinguished by gender. Comparing the County's total population of those older than 16 years of age, Florence County includes 68.5% of the men and 57.2% of the women participating in the local civilian labor force. Statewide, the labor force reflects a similar gender distribution between men and women of 69.8% and 57.5%.

Table 5-9 Employment Status by Gender for Florence County, 2000

	Florence County		South Carolina	
	Male (%)	Female (%)	Male (%)	Female (%)
Population 16 Years and Over	44,484 (100)	52,532 (100.0)	1,487,654 (100.0)	1,626,362 (100.0)
Civilian Labor Force	30,456 (68.5)	30,040 (57.2)	1,009,423 (69.8)	928,772 (57.5)
Employed	28,154 (63.3)	27,465 (52.3)	955,764 (64.2)	868,936 (53.4)
Unemployed	2,210 (5)	2,555 (4.9)	53,659 (3.6)	59,836 (3.7)
Armed Forces	92 (0.2)	20 (0)	29,143 (2.0)	6,884 (0.4)
Not In Labor Force	14,028 (31.5)	22,492 (42.8)	449,088 (30.2)	690,706 (42.5)

Source: U.S. Census Bureau, Census 2000. SF3, Table P43

In Table 5-10, the 2000 South Carolina labor force quantities show the African-American population having the lowest percentage (59.2), white population with the middle percentage (64.8) and other races having the largest percentage (69.2) of the race's population in the labor force. Florence County reflects the national trends within 2



percent for each category. Comparing among race populations in the labor force, the white and other race categories outpace the African-American population at each geographic measure.

Table 5-10 Employment Status by Race for Florence County, 2000

	Florence County (%)	South Carolina (%)	United States (%)
White Population 16 Years and Over	59,212 (100.0)	2,162,722 (100.0)	167,359,106 (100.0)
In Labor Force	38,468 (65.0)	1,401,633 (64.8)	108,079,326 (64.6)
Not In Labor Force	20,744 (35.0)	761,089 (35.2)	59,279,780 (35.4)
African American Population 16 Years and Over	35,924 (100.0)	855,740 (100.0)	24,744,502 (100.0)
In Labor Force	20,833 (58.0)	506,438 (59.2)	14,905,895 (60.2)
Not In Labor Force	15,091 (42.0)	349,302 (40.8)	9,838,607 (39.8)
Other Races Population 16 Years and Over	1,880 (100.0)	95,554 (100.0)	25,064,469 (100.0)
In Labor Force	1,195 (63.6)	66,151 (69.2)	15,835,714 (63.2)
Not In Labor Force	685 (36.4)	29,403 (30.8)	9,228,755 (36.8)

Source: U.S. Census Bureau, Census 2000. SF3, Tables P150A-G

Statewide, the South Carolina workforce is dedicated to a high level of service. The State boasts one of the lowest unionization rates in the U.S. at 3.3% in 2006 compared to 12% nationwide (South Carolina Chamber of Commerce, 2008), one of the lowest work stoppage rates in the U.S. with minimal working time lost due to strikes in manufacturing and non-manufacturing industries combined (U.S. Dept. of Labor), ranks in the top quartile in productivity based on value added per capita in the U.S. (U.S. Census Bureau/U.S. Bureau of Economic Analysis), and fourth best in workforce training programs (including readySC™) in the U.S. and has ranked in the top five for the past eight years (Expansion Management magazine). According to the 2005 American Community Survey (U.S. Census Bureau), South Carolina ranks among the lowest in taxes: 44th in property tax and 43rd in income tax percentages among the states.

INCOME

The median family income is another measure of the well being of a community's population. The median family income of an area is the value of income where half of all families have an income more than that value with the other half of families bringing in less than that amount. In the Pee Dee Region, Florence County, as shown in Table 5-11 and Figure 5-2, has the highest level of income since 2000. However, Marlboro County had the greatest percentage increase. Residents from counties in the Pee Dee area may seek better employment opportunities in Florence County due to the reflection of available opportunities and higher salaries.

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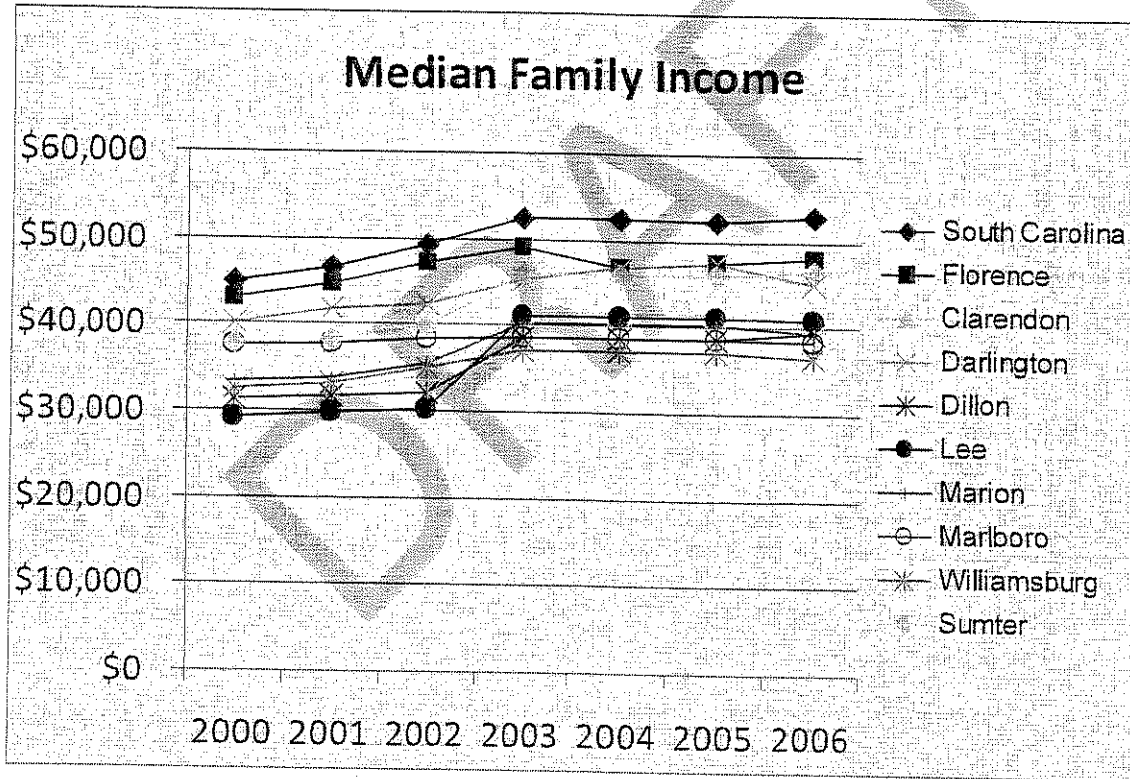


Table 5-11 Change in Median Family Income for Florence and Adjacent Counties, 2000-2006

County	2000	2001	2002	2003	2004	2005	2006	Percent of Change From 2000 to 2006
South Carolina	\$45,000	\$46,600	\$49,200	\$52,400	\$52,400	\$52,250	\$52,900	+8.5
Florence	\$43,100	\$44,600	\$47,200	\$49,000	\$46,700	\$47,450	\$48,000	+9.0
Clarendon	\$30,800	\$32,200	\$34,200	\$41,500	\$41,500	\$41,500	\$41,000	+7.5
Darlington	\$40,000	\$41,700	\$42,300	\$45,400	\$46,700	\$47,450	\$45,100	+8.9
Dillon	\$31,200	\$31,700	\$32,200	\$38,700	\$38,700	\$38,700	\$39,400	+7.9
Lee	\$29,100	\$29,700	\$30,200	\$41,200	\$41,200	\$41,200	\$40,900	+7.1
Marion	\$33,300	\$33,800	\$35,400	\$40,300	\$40,300	\$40,300	\$39,500	+8.4
Marlboro	\$37,500	\$37,700	\$38,400	\$38,600	\$38,600	\$38,600	\$38,300	+9.8
Williamsburg	\$32,500	\$33,200	\$35,100	\$37,100	\$37,100	\$37,100	\$36,500	+8.9
Sumter	\$37,800	\$38,200	\$39,900	\$45,900	\$45,900	\$45,950	\$46,600	+8.1

Source: U.S. Department of Urban Development, Economic and Market Analysis Divisions

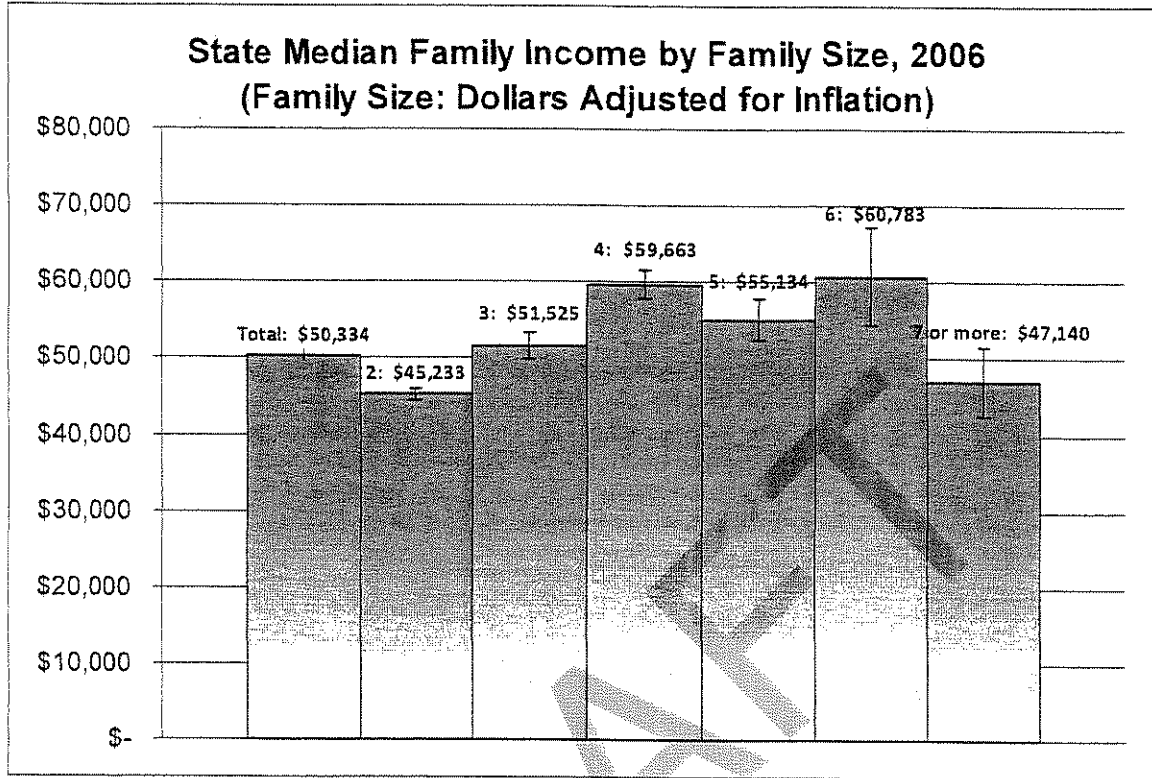
Figure 5-2 Median Family Income in the Pee Dee Region, 2000-2006



In Figure 5-3 the value shown is the 90% margin of error. The margin of error can be interpreted roughly as providing a 90% possibility that the interval defined by the estimate contains the true value.



Figure 5-3 State Median Family Income by Family Size, 2006 (dollars adjusted for inflation)



Source: U.S. Census Bureau, 2006 American Community Survey.

Because incomes fluctuate greatly within the ten years between census counts, the Census is limited in providing meaningful short-term trends. Rather, Census data shows a general picture of income rise, fall and change.

Table 5-12 lists the number of households within certain income ranges based on incomes from 1989 and 1999. For the 1990 Census (using 1989 income data), more than 30% of households had an income less than \$15,000. In 2000 (1999 income data), only about 20% of households were in the same category. The median household income (the value where half of all family fall above and below the amount) for 1990 and 2000 was in the upper portion of the \$25,000 - \$34,999 range for both periods. For 2005 and 2006, these values were estimated at \$40,454 and \$41,100, respectively (U.S. Census, American Community Survey, 2006).

Table 5-12 Household Income Range for 1990 and 2000

Household Income	1989 Number	1989 % of Total Household	1999 Number	1999 % of Total Household
Total Households	39,998	100.0%	47,107	100.0%
Less than \$9,999	9,015	22.5%	6,464	13.7%
\$10,000 - \$14,999	3,996	10.0%	3,333	7.0%
\$15,000 - \$24,999	7,438	18.6%	7,361	15.6%
\$25,000 - \$34,999	6,245	15.6%	6,296	13.4%
\$35,000 - \$49,999	6,805	17.0%	8,287	17.6%
\$50,000 - \$74,999	4,452	11.1%	8,335	17.7%
\$75,000 - \$99,999	1,096	2.7%	3,576	7.6%
\$100,000 - 149,999	494	1.2%	2,119	4.5%
\$150,000 and above	457	1.1%	1,336	2.8

Source: Census 2000 analyzed by the Social Science Data Analysis Network (SSDAN)



Florence County's level of income has grown at an increasing rate over the last three Censuses (refer to Figure 5-2). However, the income has continued to lag behind the rest of the state which may be due to only recent attraction of the higher technology industries. However, as the economic base begins to change, Florence's income level may begin to accelerate.

Another reason for the lower level wage in Florence is that the cost of living is lower than in other parts of the State and country. Therefore, workers are able to relocate and work for a slightly lower wage than they could in other areas, while maintaining or increasing quality of life.

There are a large number of households that make under \$15,000 when you consider that the average income is close to \$40,000 and the median income is close to \$48,000. This problem is not limited to Florence County, but it is one that can be addressed here.

Table 5-13 shows the percentage of high school graduates over the age of 18 for counties in the Pee Dee area is in the 30% range with Marion County topping the range at 38%. Sumter has the lowest percentage at 30.3% and Florence is next at 31%. However, all counties are above the state's rate of 30%. The 9th-12th grades with no diploma once again reflect Sumter and Florence Counties with the lowest rates (17.5 and 18.3, respectively) and Marlboro County with the highest rate of 27%. Dillon has the highest rate of those with less than a 9th grade education with Sumter and Florence at 8.45% and 8.6% at the lowest percentages.

Table 5-13 High School Education Attainment for Persons 18 yrs. and Over

County	Total	Less Than 9 th Grade		9 th -12 th Grade, No Diploma		Graduate	
		persons	%	persons	%	persons	%
<i>South Carolina</i>	3,002,919	228,213	7.6%	490,832	16.3%	901,827	30.0%
Florence	93,175	8,028	8.6%	17,082	18.3%	28,858	31.0%
Clarendon	24,097	2,876	11.9%	5,684	23.6%	8,300	34.4%
Darlington	49,704	5,227	10.5%	10,129	20.4%	16,217	32.6%
Dillon	21,792	3,128	14.4%	5,512	25.3%	7,368	33.8%
Lee	14,954	2,006	13.4%	3,801	25.4%	5,264	35.2%
Marion	25,666	2,822	11.0%	5,620	21.9%	9,747	38.0%
Marlboro	21,261	2,762	13.0%	5,732	27.0%	7,417	34.9%
Sumter	75,212	6,330	8.45	13,163	17.5%	22,807	30.3%
Williamsburg	26,553	2,813	10.6%	6,492	24.4%	9,247	34.8%

Source: U.S. Census Bureau, Census of Population and Housing; 2000

Post high school educational attainment is another indicator used to assess the preparation of a population for various workplace operations.

Table 5-14 shows attainment levels for Florence County and adjacent counties for degrees of higher education.

Sumter County is shown in Table 5-13 with the highest percentage of population with some college and no degree at 23% being the only county higher than the state average. Florence ranks second in the Pee Dee region at 19.5% which is below the State's rate of 21.2%. The number of people with Associate degrees in Sumter County is at 6.5% which is the only Pee Dee County higher than the State average. Lee County has the lowest rate of 3.8%. Florence County seems to host the highest percentage of their population among the Pee Dee region with a Bachelor's degree at 11.6% and those who graduated or have a professional degree at 5.4% even though no county exceeds the State in either category.



Table 5-14 College Education Attainment for Persons 18 yrs. and Over for Florence and Adj. Counties

County	Total	Some College, No Degree		Associate Degree		Bachelor's Degree		Graduate or Prof Degree	
		#	%	#	%	#	%	#	%
South Carolina	3,002,919	637,838	21.2%	186,147	6.2%	377,855	12.6%	180,207	6.0%
Florence	93,175	18,125	19.5%	5,201	5.6%	10,845	11.6%	5,037	5.4%
Clarendon	24,097	3,629	15.1%	1,132	4.7%	1,693	7.0%	783	3.2%
Darlington	49,704	9,125	18.4%	2,841	5.7%	4,347	8.7%	1,818	3.7%
Dillon	21,792	3,014	13.8%	976	4.5%	1,195	5.5%	599	2.7%
Lee	14,954	2,094	14.0%	562	3.8%	888	5.9%	339	2.3%
Marion	25,666	4,048	15.8%	1,042	4.1%	1,661	6.5%	726	2.8%
Sumter	75,212	17,359	23.1%	4,919	6.5%	7,333	9.7%	3,301	4.4%
Williamsburg	26,553	4,056	15.3%	1,145	4.3%	1,983	7.5%	817	3.1%

Source: U.S. Census Bureau, Census of Population and Housing; 2000

Florence County is home to Francis Marion University and Florence-Darlington Technical College. Francis Marion University is a four-year college with one of the most diverse student bodies in the South. They offer undergraduate and graduate degrees in over 30 areas of study. Their visual arts and art education program is one of seven colleges in the country accredited by the National Association of Art and Design (NASAD). The School of Business is fully accredited by the Association to Advance & Collegiate Schools of Business (AACSB) and was named by the Princeton Review as one of the "Best 237 Business Schools."

Florence-Darlington Technical College is a two-year college that offers quality education in more than 60 fields of study. Among the special services and programs at the main campus are the ESAB School of Welding and Cutting, the Advanced Welding and Cutting Center, the Caterpillar Dealer Academy, and a Cisco Systems Training Laboratory. Several degree programs are offered online. (www.fdtc.edu)

EMPLOYERS

Florence County is dedicated to being a world-class location for business and industry. Table 5-15 lists the largest employers as of 2006 in Florence County. Its climate is a contributing factor as well as the southeastern location between New York and Miami. Industry, new and expanding businesses have invested more than \$1.1 billion since 1997, creating over 6,000 new jobs.

Table 5-15 Largest Employers in Florence County

2006 Florence County's Largest Employers Industrial Manufacturing		
Name	Approx. # of Employees	Product / Service
ABB, Inc.	135	Circuit Breakers
ACS Technologies	250	Customized Software
Aluminum Ladder Company	139	Ladder, Stand, Rails, Platforms, etc.
Crenlo, Inc.	320	Cab Enclosures
Dove Data	140	Laser Toners
Dupont Teijin films	275	Polyester Film
ESAB Welding and Cutting Products	850	Welding Equipment, Cutting Machines
G.E. Medical Systems	400	Medical Diagnostic Imaging Magnets
Honda of South Carolina	1553	All-Terrain Vehicles, Personal Watercraft
Institution Food House	183	Food Products
International Knife & Saw, Inc	220	Woodworking Knives & Saws



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Irix Pharmaceuticals	133	Pharmaceuticals
McCall Farms	210	Canned Fruits & Vegetables
Nan Ya Plastics Corporation	889	Polyester Staple Fiber & Filament
Nucor Corp. Vuicraft Division	400	Steel Joists, Girders, & Decking
Pepsi Cola Bottling Company	230	Soft Drinks
Perfection Clutch, Co.	150	Aftermarket Automobile Parts
Pet Dairy	145	Dairy Products
Roche Carolina	280	Pharmaceutical R & D, Bulk Mfg.
S & W Manufacturing	165	File Folders & Filing Supplies
Smurfit-Stone Container Corporation	550	Kraft Linerboard
Socar, Inc.	160	Steel Joists
Superior Machine	168	Repair
Wellman, Inc. (Florence)	416	Nylon & Polyester Staple Fiber
Wellman, Inc (Johnsonville)	190	Resins, Lanolin and Manufacturing Support
Non-Manufacturing		
ADP Tax Credit Services	245	Payroll Tax Service
The Assurant Group	425	Mortgage & insurance Data Processing
Cayce Company, Inc.	259	HVAC Contractors
Charles Ingram Lumber	125	Southern Pine Lumber
Palmetto Government Benefits Administrators/Tricare	1600	Insurance services
Pathology Service Associates, LLC	155	Medical Business Services
Progress Energy	282	Electricity
W. Lee Flowers and Company	250	Grocery Distribution
Wal-Mart	620	Discount Retailer
Washington Mutual, Inc.	1150	Mortgage Services
Government / Institutional		
Carolinas Hospital System	1400	
City of Florence	433	
Florence County	898	
Florence County Department of Social Services	170	
Florence County Disabilities & Special Needs Board	350	
Florence-Darlington Technical College	215	
Florence School District 1	1718	
Francis Marion University	440	
McLeod Regional Medical Center	4375	
South Carolina DHEC	600	
Florence Companies with Foreign Headquarters		
ABB, Inc	Switzerland	
Dupont Teijin Films	Japan	
ESAB Welding & Cutting Products	United Kingdom	
Honda of South Carolina Mfg., Inc.	Japan	
International Knife and Saw	Germany	
Nan Ya Plastics Corporation	Taiwan	
Roche Carolina, Inc.	Switzerland	
Smurfit-Stone Container Corporation	Ireland	
Southeast Express	Japan	

Source: www.fcedp.com

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The following excerpts highlight more recent expansion from Florence County industry (Florence County Economic Development):

- Roche Carolina Inc. (RCI) announced in April 2007 an expansion of its Florence pharmaceutical manufacturing facility. The \$60 million investment will involve the construction of a new multi-purpose production unit in an existing manufacturing building. The expansion will help enable Roche to meet production needs for current and future life-saving medications. As a result of this investment, 25 to 30 new positions are expected to be created at the facility.
- Johnson Controls (NYSE: JCI), a global leader in automotive interior experience, building efficiency and power solutions, announced in September 2006, that they had selected Florence County as the site of a new power solutions facility. The \$54 million, 200 employee distribution center will assemble and distribute batteries for the automotive market, including both original equipment (OE) and aftermarket products.
- Leading electronic retailer QVC, Inc., a \$6 billion company based in West Chester, PA, announced in December 2005 that they will invest \$75 million to open a new distribution center on a 265 acre parcel of land in Florence. QVC expects to create 900 jobs over five years in their 1.4 million square foot distribution facility. The company held a grand opening in July 2007.
- Institution Food House, Inc. ("IFH") announced on October 20, 2004 that they would be building a new 330,000 sq. ft. high-tech warehouse in the Touchstone Industrial Park. IFH is the largest independent food service distributor in the Southeast. IFH's new warehouse distribution facility will add more than 70 new employees. The building will be a state-of-the-art warehouse utilizing voice selection item locaters and complete scan control of all inventory. The facility will also have a 200-seat auditorium with closed circuit TV screens for food preparation classes. The on-camera demonstrations will be broadcast from an adjoining commercial kitchen.

Service industries are the biggest employers in Florence County with two hospital systems employing the most people. McLeod Regional Medical Center and Carolina's Hospital System employed a total of 5,775 workers in 2006. Florence County had a total of 78,946 ER and inpatient discharges at a rate of 60,127.78 per 100,000. All Pee Dee counties combined had a total of 252,926 ER visits. While the hospital systems seem to be two of the largest employers, there is still a diversity of manufacturers in the County with well-known national names such as Du Pont, ESAB, General Electric, Honda, Johnson Controls, NanYa, Roche Carolina, and Vulcraft.

Table 5-16 Emergency Room and Inpatient Discharges for Florence, Adjacent Counties and State, 2006

Location	ER Visits	Rate per 100,000 people
South Carolina	1,797,866	41,605.19
Florence	78,946	60,127.78
Clarendon	14,216	42,640.78
Darlington	32,624	48,295.38
Dillon	22,444	72,437.38
Lee	8859	43,090.59
Marion	16,488	47,537.78
Marlboro	15,136	51,921.00
Sumter	46,849	44,861.59
Williamsburg	17,364	48,093.09

Source: www.ors2.state.sc.us/hderratea.php

The banking industry is strong in the Pee Dee region with Florence County leading in number of offices. In Table 5-17, Florence County has twice the number of FDIC insured offices of any county in the Pee Dee with a total of 48.



Darlington County has the second most at 20 and Lee County with a total of 4 has the least. Florence County's banking offices are divided among 14 commercial banks and two savings institutions (FDIC 2008).

Table 5-17 FDIC Insured Institutions for Florence and Adjacent Counties

Location	Number of Offices	Deposits (in thousands)	Market Share
Florence	48	1,846,963	3.43%
Darlington	20	495,906	0.92%
Sumter	18	740,578	1.38%
Williamsburg	12	235,390	0.44%
Marion	13	296,708	0.55%
Dillon	7	249,698	0.46%
Marlboro	7	170,888	0.32%
Clarendon	6	230,906	0.43%
Lee	4	101,153	0.19%

Source: FDIC 2005

Table 5-18 lacks any significant trends in Florence County's industrial job expansions and creations. Over the last twenty years, four years stand out. The years 1986 and 1990, show 3,069 jobs were created. In 1997 and 2000, there were 1,825 jobs created. The next significant number is reflected in 2003 when 610 jobs were created.

Florence County has been the location of numerous large-scale corporate establishments. The location of Honda to Timmonsville in 1997, along with the additional companies such as QVC and expansions announced by Roche Carolina, Johnson Controls, and the Institution Food House will increase the number of jobs over the next few years. In 2008, Pepsi Cola Inc. and H.J. Heinz announced building new operations at the Touchstone Energy Commerce City.

Table 5-18 New and Existing Industry for Florence County, 1985-2004

Year	Jobs Created	Amount of Investment	Firms
2004	75	25,000,000	1
2003	610	15,700,000	2
2002	325	36,915,531	14
2001	404	77,107,836	32
2000	967	120,561,711	43
1999	425	85,253,570	45
1998	712	161,169,138	20
1997	858	217,928,849	18
1996	283	25,560,630	28
1995	528	422,607,000	28
1994	145	36,891,000	19
1993	267	130,109,000	21
1992	215	216,691,000	16
1991	402	324,035,000	14
1990	1,900	19,000,000	20
1989	730	338,660,000	30
1988	471	154,730,000	27
1987	854	60,850,000	22
1986	1,169	23,173,000	31
1985	388	148,105,000	25

Source: S.C. Department of Commerce



COMMUTING

Table 5-19 reflects the commute patterns for the workforce of Florence County and surrounding areas. The total number of commuters to Florence County from surrounding areas is 16,209. The majority of these persons are Darlington County residents. Darlington County receives the majority of Florence residents. The border with Darlington County is the most permeable; it's the most prominent destination and source of commuters for Florence County. Secondly, Dillon, Marion and Williamsburg are destinations for more than 1,000 daily Florence County commuters.

Table 5-19 Daily Commuting To and From Florence County and Surrounding Areas

County/Area	Residents from other counties commuting to Florence County	Residents from Florence County commuting to other counties	Net Inflow To Florence County
Clarendon	684	273	411
Darlington	7,853	3,214	4,639
Dillon	1,108	380	728
Lee	500	240	260
Marion	1,611	474	1,137
Marlboro	259	156	103
Sumter	731	396	335
Williamsburg	1,653	1,349	304
Totals	14,399	6,482	7,917
Other destinations			
Chesterfield	253	133	120
Georgetown	270	213	57
Horry	386	785	-399
Other S. Carolina counties	591	798	-207
N. Carolina counties	310	580	-270

Source: U.S. Census 2000

Table 5-20 indicates that 53% commute to their place of employment in less than 20 minutes. While another 20% commute in less than thirty minutes. Figure 5-2 shows these time periods would fall within the inner circle. However, as Florence County attracts more industry, the commuting will become more of a challenge; although commuting time may remain similar.

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Figure 5-4 Approximate Commute Time, Florence County (from intersection of I-20 and I-95)

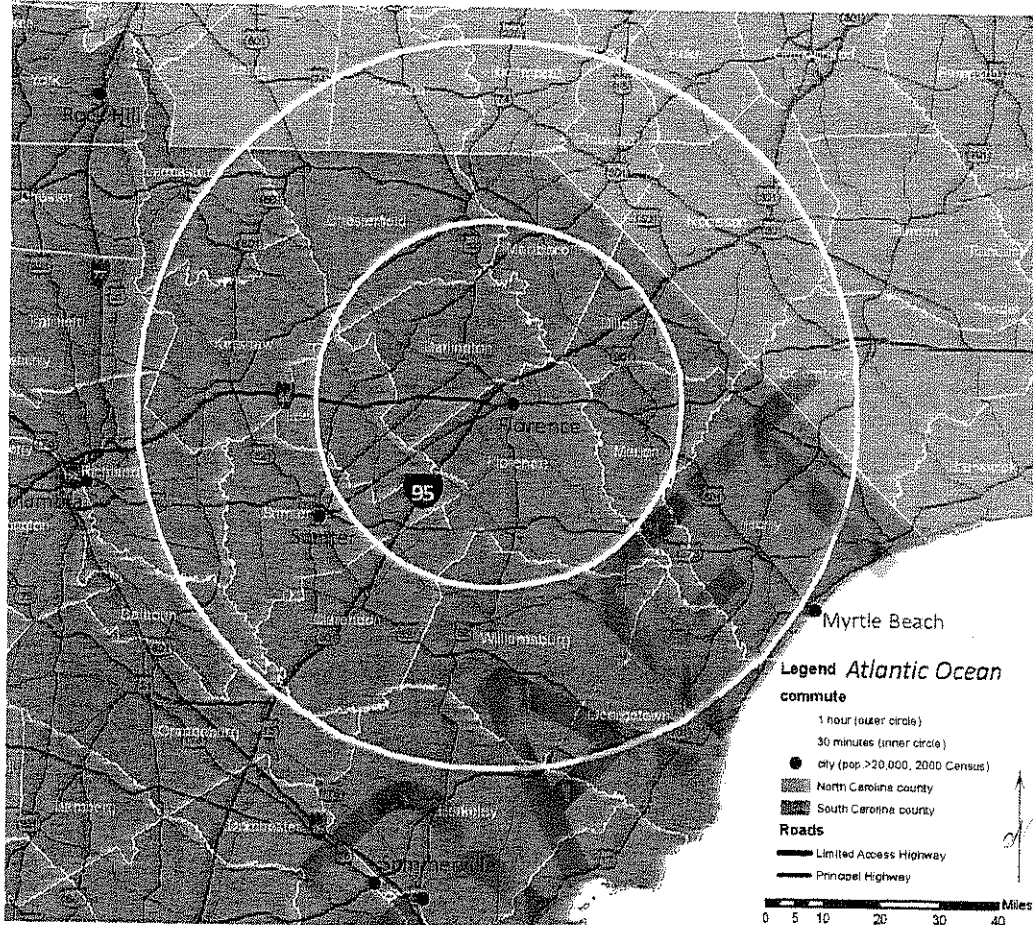


Table 5-20 Commute Time for Florence and Adjacent Counties, 2000

Location	Workers 16+ Who Did Not Work at Home	Travel Time From Residence to Work					
		Less Than 9 Minutes	10 to 19 Minutes	20 to 29 Minutes	30 to 39 Minutes	40 to 59 Minutes	60 or More Minutes
South Carolina	1,784,734	13.9	33.4	21.4	16.3	9	5.9
Florence	53,624	14.4	38.9	19.5	13.0	7.5	6.7
Clarendon	11,460	14.4	31.8	16.2	18.8	10.7	8.0
Darlington	27,748	16.6	35.0	20.6	15.8	7.4	4.6
Dillon	11,976	17.2	33.6	14.9	14.0	9.5	10.8
Lee	7,208	10.8	25.1	17.5	22.0	15.2	9.5
Marion	13,600	18.6	36.2	13.6	13.6	9.8	8.3
Marlboro	10,682	16.3	33.9	20.7	16.3	6.4	6.4
Sumter	43,602	17.6	41.9	17.8	10.5	6.3	5.9
Williamsburg	13,254	16.8	28.7	14.5	14.9	10.4	14.8

Source: U.S. Census Bureau, 2000 Census of Population and Housing

Table 5-21 shows nearly 81% of Florence County workers drive alone while almost 14% choose to carpool. These statistics mirror that carpooling may become more attractive as traffic becomes more of an issue and gas prices soar. Also, with the internet being a primary communications source, we are finding that more companies are hiring employees to work out of their home as well as provide tools for people to find potential carpool options.



Table 5-21 Percentage of Workers 16 Years and Over for Florence and Adjacent Counties

Location	Total Workers 16 Years and Over	Percent of Workers 16 Years and Over (2000, %)					
		Car, Truck, or Van		Public Transit	Walk Only	Other Means	Work at Home
		Drive Alone	Carpool				
South Carolina	1,822,969	79.4	14.0	0.8	2.3	1.3	2.1
Florence	54,482	80.6	13.9	1.0	1.4	1.4	1.6
Clarendon	11,675	77.2	17.8	0.5	2.0	0.7	1.8
Darlington	28,234	80.0	13.4	0.9	2.4	1.6	1.7
Dillon	12,170	76.0	18.0	0.5	1.7	2.2	1.6
Lee	7,310	71.3	21.3	2.3	2.3	1.3	1.4
Marion	13,854	74.2	18.0	1.3	1.3	3.3	1.8
Marlboro	10,828	76.4	17.3	1.3	1.7	2.0	1.3
Sumter	44,325	80.4	14.5	0.8	1.2	1.4	1.6
Williamsburg	13,443	71.4	20.0	4.5	1.5	1.1	1.4

Source: U.S. Census Bureau, 2000

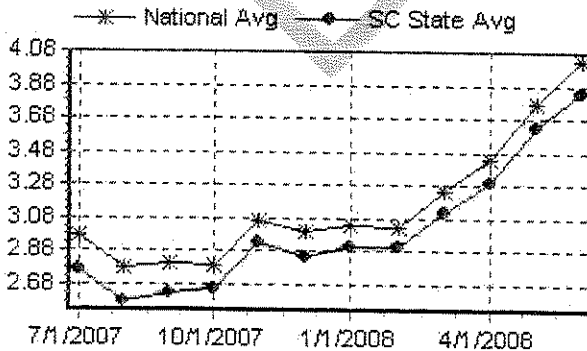
As the area develops, strategic transportation planning including alterations to the car will be necessary to prevent problems such as congestion and lengthy commute times that we see occurring in other major cities. Issues like land use, mass transit and rideshare must be addressed prior to further development to be an effective solution.

Each year congestion, energy prices, pollution and loss of open spaces increase. The funding and building of bigger highway projects have been the responsibility of the federal government in the past. Now, state and local governments have become more involved due to the reductions in federal monies. Management of transportation funds will continue to be critical if we are to resume the growth of Florence County.

The spring and summer seem to reveal higher retail gasoline prices than any other time of the year. Even if crude oil prices decline, the cost of making summer-grade gasoline which produces less smog, is by far more expensive than making winter-grade gasoline. This contributes to the higher retail prices in summer months. Higher gasoline prices translate to price increases of living expenses.

The table below reflects gasoline prices from 2007 to April 2008.

Figure 5-5 12-month Average National and South Carolina Regular Unleaded Fuel Prices



Source: www.fuelgaugereport.com/SCavg.asp



In August of 2005, SAFETEA-LU (Safe, Accountable, Flexible, Efficient, Transportation, Equity: A Legacy for Users) was passed into law. This law establishes extensive new resources and opportunities to advance highway safety throughout the country in a comprehensive strategic manner. The Office of Safety is encouraged by the opportunity this legislation offers for saving lives and reducing injuries on our Nation's highways. Reauthorization of transportation legislation is slated for 2009, with a significant change of focus away from large highway projects towards addressing issues on a local scale.

Mass transit in the Pee Dee region has always played a large role for the commuter. The Pee Dee Regional Transportation Authority (PDRTA) was formed in 1974 and was the first in South Carolina. In 1976, they began serving six Pee Dee counties; Chesterfield, Darlington, Dillon, Florence, Marion and Marlboro. In 1988, inland county residents seeking job opportunities began to be transported to service jobs at the Grand Strand. The Family Independence Act of 1996 was the beginning of an effort made between PDRTA and DSS to provide transportation for job training as well as interviews and job fairs. PDRTA also serves the Hartsville-Darlington-Florence commuter, demand response and paratransit services. PDRTA is among the top five Largest Demand Response Transit Agencies in the United States and is considered a primary means of transportation for many.

The major benefits of coordinating transportation planning and land use include:

- lower shipping costs and fewer delays for commerce;
- reduced demand on roadway capacity and repairs;
- high transit ridership and auto occupancy;
- lower transit operating costs;
- improved access for transit vehicles;
- increased financial support for public transportation through public-private sector partnerships;
- improved access, more transportation options, and greater mobility for all residents;
- reduced parking needs;
- a more pedestrian oriented environment (Some of the beneficial effects of more people walking would be healthier workers, and increased revenues for businesses along the sidewalks);
- reduction in the rate of death and disability (The accident rate for 1000 million passenger miles for automobile and taxi travel is about eight times that of bus travel);
- reduction of air, noise, and water pollution;
- more available open space;
- stress induced by congestion is minimized, (reducing stress would lead to fewer accidents and incidents of travel related aggression).

Table 5-22 below shows a cumulative investment spreadsheet that shows jobs and investment by new or expanding companies over the past three years.

Table 5-22 Cumulative Investments on Industry for Florence County (2005-2008)

Company	Investment (mil.\$)	Additional jobs	Product	Status
2008				
International Knife & Saw	Unknown	35	Knife & saw blades	Expansion
Zenta	Unknown	250	Business & knowledge processing outsourcing	New
Estimated 2008 Totals		285		
2007				
ADP	Unknown	100	Tax credit, payroll services	Expansion
David C. Poole Co.	\$3.00	25	Plastic fiber	New
Dupont	\$1.00	Unknown	Teijin mylar & polyester films	Expansion
McCall Farms	\$3.90	40	Canned & frozen food	Expansion



New Millennium Building System	\$15.00	40	Steel joists and girders	Expansion
Pepsi	\$12.00	Unknown	Distribution center	Expansion
Roche Carolina	\$6.00	30	Pharmaceuticals	Expansion
Southern Impressions	Unknown	35	Flag manufacturer	Expansion
Washington Mutual	Unknown	85	Record Storage	Expansion
Estimated 2007 Totals	\$94.90	355		
2006				
ABB, Inc	Unknown	Unknown	Testing lab relocation	Expansion
ADP Tax Services	Unknown	Unknown	Federal & State Tax Incentive Services	Expansion
Assurant Solutions	Unknown	Unknown	Insurance Processing	Expansion
Charles Ingram Lumber	\$0.25	Unknown	Lumber Warehouse	Expansion
Roche	\$15.00	10	Pharmaceuticals	Expansion
W. Lee Flowers	Unknown	Unknown	Food Distribution	Expansion
FedEx Ground	\$12.00	75	Distribution Center	Expansion
Florence Regional Airport	\$1.70		Airport	Expansion
Honda of SC	\$5.80	Unknown	ATV/Personal Watercraft Mfg.	Expansion
Engineered Products & Services	\$1.00	50	Masking Materials	New
International Knife & Saw Inc	\$6.50	72	Knife & saw blades	Expansion
IRX Pharmaceuticals	\$1.00	Unknown	Pharmaceuticals	Expansion
Hudson's Salvage	\$0.75	25	Distribution Center	New
Johnson Controls	\$39.00	200	Automotive batteries	New
Marsh Lumber Co.	\$1.00	30	Lumber products	Expansion
Palmetto Gov't Benefits BC/BS	Unknown	300	BC/BS insurance	Expansion
Pet Dairy	\$2.00	12	Dairy products	Expansion
Estimated 2006 Totals	\$86.00	774		
2005				
East Coast Erosion Blankets	\$2.00	18	Erosion control products	New
QVC Inc.	\$80.00	600	Distribution center	New
Estimated 2005 Totals	\$82.00	618		

Source: Florence County Economic Development

MIGRATION

Table 5-23 below illustrates how the population of each county of the Pee Dee region has been affected by migration, or the movement of people from one location to another. Traditionally, the movement of populations has had significant effects of a variety of professional, social and cultural issues and may lead to such developments like urbanization of rural communities, gentrification of neighborhoods or redevelopment of built-out areas. Population change has been calculated based on data from the 1990 and 2000 census. Together with migration information, the percentage of the change because of migration can be calculated.

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Table 5-23 Migration for Florence and Adjacent Counties

Location	1990 Census	2000 Census	Migration	Population Change	% Of Change Due To Migration
<i>South Carolina</i>	<i>3,486,310</i>	<i>4,012,012</i>	<i>314,917</i>	<i>525,702</i>	<i>59.90</i>
Florence	114,344	125,761	5,269	11,417	46.15
Clarendon	28,450	32,502	3,106	4,052	76.65
Darlington	61,851	67,394	2,900	5,543	52.32
Dillon	29,114	30,722	-209	1,608	-13.0
Lee	18,437	20,119	921	1,682	54.76
Marion	33,899	35,466	150	1,567	9.57
Marlboro	29,716	28,818	-2,027	-898	225.72
Sumter	101,276	104,646	-5,221	3,370	-154.93
Williamsburg	36,815	37,217	-1,428	402	-355.22

Source: U.S. Census Bureau, Census of population and Housing; 1990 and 2000

WORKPLACE

DOWNTOWN DEVELOPMENT

Downtown development among Florence County municipalities continues to mature. The most significant location of activity is the City of Florence's downtown revitalization. The City is actively planning, purchasing and redeveloping the downtown area in an effort to attract further residential and business improvements.

City of Florence

The Florence Downtown Development Corporation (FDDC) is a non-profit organization that was established by the City of Florence to assist in the revitalization of the downtown area. This revitalization strategy is important to insure and expand the social, economic and cultural habits of the City. The growth in Florence is inevitable and promotes much needed planning for the area. Currently there are several projects in the works such as the Francis Marion University Performing Arts Center, Florence Little Theater, Cumberland United Methodist Church and Coit Village.

The Downtown Master Plan involves the acquisition of abandoned and distressed properties, design guidelines, establishment of Overlay Zoning Districts, various analyses and historic evaluations. The vision for Florence will be pursued by professionals but with the best interest of the citizens.

Town of Johnsonville

A 2007 'Town Plan' produced in collaboration with Clemson University, American Institute of Architects and the SC Mayor's Institute for Community Design includes the following three principles:

1. Revitalize Downtown: Reestablish community identity, presence and pride by revitalizing the historic downtown core with civic, institutional and commercial activity
2. Rediscover the River: Regenerate the historic recreational and commercial potential of the Lynches River landing by improving its quality, expanding its use and preserving the river corridor for future generations
3. Create Civic Identity: Establish Johnsonville's identity, provide interconnection among parts of the town and direct attention and growth to critical areas.

INDUSTRY

Table 5-24 shows Florence County consistently reflects the State's percentages. The County and State show a heavier focus on sale and office occupations, construction as well as production and transportation.



Table 5-24 Employed Population 17 Years and Over for Florence County, 2000

	Florence County		South Carolina		United States	
	persons	%	persons	%	persons	%
Employed Population 17 Years and Over	54,482	100.0	1,822,969	100.0	128,279,228	100.0
Management, Professional, and Related Occupations	16,805	30.2	530,117	29.1	43,646,731	33.6
Service Occupations	8,301	14.9	268,661	14.7	19,276,947	14.9
Sales and Office Occupations	13,807	24.8	459,724	25.2	34,621,390	26.7
Farming, Fishing, and Forestry Occupations	343	0.6	10,679	0.6	951,810	0.7
Construction, Extraction, and Maintenance Occupations	6,132	11.0	209,048	11.5	12,256,138	9.4
Production, Transportation, Material Moving Occupations	10,231	18.4	346,471	19.0	18,968,496	14.6

Source: U.S. Census Bureau, Census 2000. SF3, Table P50

Table 5-25 reflects the average monthly employment, total annual payroll, average weekly wage, total taxable wages and total contributions due Florence County in 2001.

Table 5-25 Payroll Employment Information for Florence County, 2001

Average Monthly Employment, Total Annual Payroll, Average Weekly Wage, Total Taxable Wages and Total Contributions for 2001						
Title	Average Monthly Employment	Total Annual Payroll (in \$100,000's)	Avg. Weekly Wage(\$'s)	Total Taxable Wages (in \$100,000's)	Total Contrib. Due (in \$1,000's)	Total Employment Units
Private	50469	14,272.4	544	3934.2	4752.6	3378
Agriculture, Forestry, Fisheries	323	54.5	325	25.0	34.2	83
Mining	19	5.3	540	1.7	4.1	3
Construction	3069	897.9	563	263.6	546.3	397
Manufacturing	11043	3,912.6	681	906.0	1339.8	174
Transportation, Community, & Public Utility	2453	777.3	609	182.9	181.0	150
Wholesale Trade	2885	959.2	639	235.3	226.7	213
Retail Trade	12131	1,972.8	313	856.0	801.6	839
Financial, Insurance, Real Estate	4820	1,733.0	691	427.5	378.6	261
Services	13586	3,927.7	556	1020.2	1200.6	1194
Nonclassified Establishments	136	31.9	451	16.1	39.7	63
Federal	731	313.3	824	0.0	0.0	20
State	2861	894.5	601	0.4	0.2	22
Local	8784	2,583.0	565	72.2	43.9	30

Source: www.sces.org/LMI/data/wages/cew/20201/florence.htm

Florence County has a strong manufacturing base which should continue in the years ahead as it continues to attract more businesses. Leaders should be aware of national economic trends and attract desirable new industry



by aligning Florence County's educational and labor pool to be attractive to desirable new industry. Care should be taken that new industries are compatible with the goals and long-term well being of its residents.

Federal cutbacks and national economic trends affect Florence County less severely than other parts of the U.S. Since the federal employment component of the economy is comparatively small, changes in federal workforce should not significantly affect Florence County.

With two growing hospitals and their associated industries and services, it is not surprising that health care will comprise the largest segment of the services portion of the economy. The gradual increase in the average age of the whole population will also contribute to the importance of this segment. With Baby Boomers in their fifties and sixties, the concerns are not only for them but for the assisted living that their parents may require. Facilities and personnel to accommodate these needs will continue to be an important issue.

Agriculture may be expected to decline somewhat as it is throughout the country. Tobacco, traditionally a staple for agriculture, has been greatly reduced. Local farmers may be forced to find an alternative crop to satisfy the needs of urban markets along the East Coast. Being centrally located puts Florence in an accommodating position. Furthermore, values for crops utilized for biofuels such as soybean, corn and switchgrass may have stronger futures.

Table 5-26 below reflects percentage changes and projections for the different types of jobs for Florence County from 1970 to 2030. Manufacturing jobs show a decrease of 16.21% from 1970 to 2030 and farming a decrease of 11.77%. Service jobs will increase from 19.36% to 32% and government jobs project an increase of 9.29%.

Table 5-26 Projections of Employment Percentage by Type for Florence County, 1970-2030

	1970	1980	1990	2000	2015	2030
Services	19.36	18.18	21.44	25.06	29.97	32.00
Government	10.62	13.42	15.55	16.84	18.00	19.91
Manufacturing	24.94	22.19	20.16	14.67	10.05	8.73
Farming	12.49	6.43	2.53	1.41	1.04	0.72

Source: 2007 Woods & Poole Economics

With its close proximity to major interstates, industrial parks are distributed throughout the County. Table 5-27 lists the four industrial parks located in Florence County. Three parks are located in the northwestern part of the County and one in the City of Johnsonville.

Table 5-27 Location of Industrial Parks in Florence County

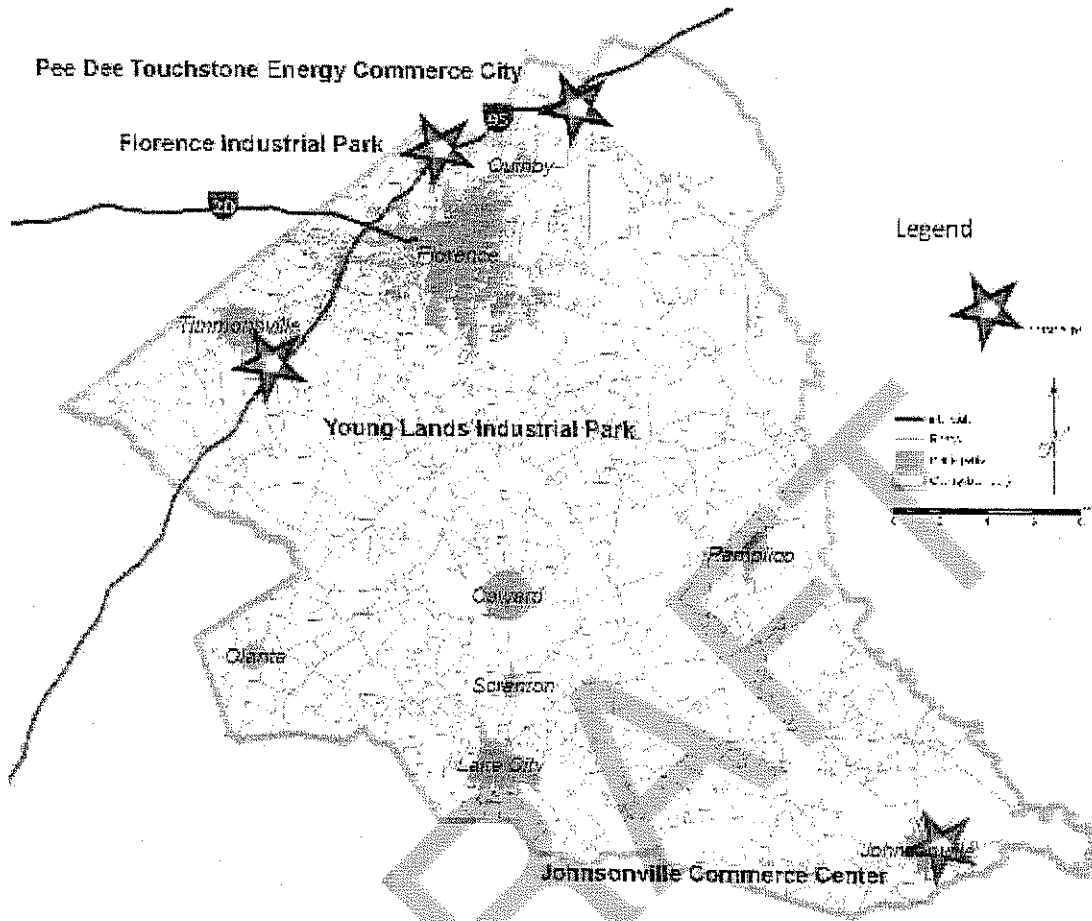
Name	Site Location	Municipality
Florence Industrial Park	US Highway 52 @ I-95 at Exit 164	Florence, SC
The Pee Dee Touchstone Commerce City	I-95 at Exit 170	Florence, SC
The Young Lands Industrial Park	Honda Way and I-95 at Exit 150	Timmons ville, SC
Johnsonville Commerce Center	East of SC Highway 51 and 341	Johnsonville, SC

Source: Florence County Economic Development

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Figure 5-6 Locations of Florence County Industrial Parks



Further development of industrial parks benefits Florence County for a number of reasons. Well designed and located parks attract industrial clients that in turn, profit from the proximity of complementary firms, appropriate transportation facilities, supportive infrastructure, and nearby labor. Industrial development concentrated within these parks also reduces possible negative impacts on the surrounding areas. Future land use planning surrounding these parks is also important to the quality of life of residents.

Adequate buffering protects nearby residential neighborhoods and retail sites. Concentrating development helps conserve prime farmlands, open space, timberland, and natural areas. Also, massing industrial development abets the County to gain a greater return from its investments in infrastructure. Water, sewer, power, and gas lines run shorter distances thereby requiring less initial capital and lower maintenance costs. Industrial parks situated along roadways designed to bear greater loads reduce conflicts with daily roadway users.

AGRICULTURE

Since 1974, a 'farm' has been defined by Censuses as any place from which \$1,000 or more of agricultural products were sold, or normally would have been sold, during the census year (SC State Budget and Control Board, 1992).

Agricultural products have been the mainstay of Florence County and the other counties in the Pee Dee region for over a century. Table 5-30 shows a decline in the number of farms in Florence County, with an increase in the average size of farms in Florence County for a ten-year period. Statewide, the number of farms and the total acreage has increased, with the average farm size decreasing more than 10%.



The decrease in the number of farms in Florence County could be contributed to by the complexities of farm product marketing, the price of land, competing uses of prime farmland, drought conditions and children of farmers seeking jobs other than farming.

Other counties that reflect decreases are Darlington, Dillon, Marion, and Williamsburg. The lack of profitable tobacco could explain the reduction in these areas. With the advent of utilizing crops as fuel sources, these statistics may change over the next study period.

Table 5-28 Agricultural Statistics for Florence and Adjacent Counties, 1992 and 2002

Location	1992			2002		
	Number of Farms	Land in Farms (acres)	Average Size of Farm (acres)	Number of Farms	Land in Farms (acres)	Average Size of Farm (acres)
South Carolina	20,242	4,472,569	221	24,541	4,845,923	197
Florence	781	194,822	249	612	171,388	280
Clarendon	372	135,766	365	390	147,890	379
Darlington	370	156,853	424	361	161,443	447
Dillon	259	108,848	420	197	112,262	570
Lee	280	136,151	486	324	122,518	378
Marion	265	78,382	296	213	93,262	438
Marlboro	174	104,862	603	222	114,963	518
Sumter	406	138,573	341	597	135,805	253
Williamsburg	705	173,188	246	681	205,904	302

Source: www.nass.usda.com

Table 5-29 shows the agricultural statistics for Florence and adjacent counties. While Florence County produces the greatest amount of soybeans in the Pee Dee, the other counties have their own niche crops. The most cotton is grown in Marlboro County. Sumter is first on the list for hay and Clarendon County is best in the Pee Dee region for growing the most oats and corn for grain. Florence County trails Williamsburg County by more than 15% for tobacco production.

Table 5-29 Agricultural Statistics for Florence and Adjacent Counties, 2002

Location	Cotton (480 lb. Net Wt. Bales)	Soybeans for Beans (Bushels)	Hay Production (Tons)	Oats For Grain (Bushels)	Tobacco (Thousand Pounds)	Corn For Grain (Bushels)	Wheat For Grain (Bushels)
South Carolina	410,000	8,610,000	783,000	1,180,000	42,000	33,060,000	8,580,000
Florence	20,100	965,800	8,100	24,900	4,940	1,646,200	297,300
Clarendon	3,400	759,500	7,800	67,500	1,464	4,575,000	976,700
Darlington	58,400	594,800	8,100	see note	3,348	1,856,400	526,700
Dillon	22,000	613,600	5,500	26,600	4,309	943,800	1,066,100
Lee	28,500	609,800	7,000	see note	see note	2,330,000	908,300
Marion	3,400	348,200	7,400	37,700	4,680	731,700	230,100
Marlboro	52,500	303,400	6,800	14,400	-	403,700	157,200
Sumter	7,300	735,600	8,700	39,700	see note	4,007,000	834,300
Williamsburg	31,300	527,400	7,100	21,300	5,538	1,207,000	336,200

Source: Economic Research Service, USDA as collected through South Carolina Agricultural Statistics Service, South Carolina Agricultural Statistics (Note: Included in other counties; not published separately due to established agency guidelines)

As shown in Table 5-30, Florence County has given up ranks in the State for total farm cash receipts from 2004 to 2005. Farm marketing represents agricultural products sold by farmers multiplied by prices received per unit of production at the local market.



Cash receipts also include net redemption loans made or guaranteed by the Commodity Credit Corporation and other purchases under price support programs. (SC State Budget and Control Board 1997)

Crops include tobacco, oil crops, feed grains, food grains, cotton, vegetables, fruit and nuts, and greenhouse crops. A lesser share of the total state receipts was received from livestock and livestock products at \$5,705,000. Livestock products include dairy products, cattle and hog products, poultry meat products and eggs, and other livestock. (SC State Budget and Control Board 1997) Florence County cash receipts have continued to drop since 1982 when they totaled \$73,402,000. In 1974, the receipts totaled \$63,349,000.

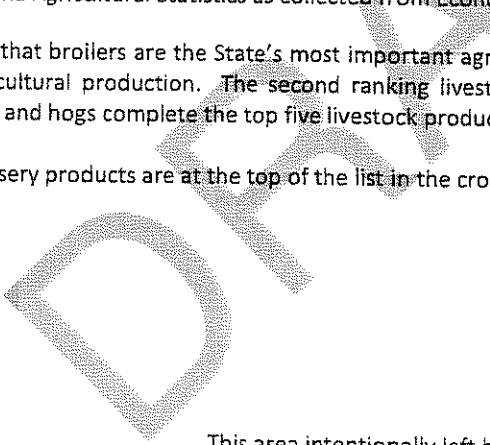
Table 5-30 Cash Receipts from Farm Marketing of Crops, Livestock, and Livestock Products in S.C.

Location	2004 Revised (in thousands of dollars)				2005 Preliminary (in thousands of dollars)			
	Crops	Livestock & Products	Total Receipts	State Rank	Crops	Livestock & Products	Total Receipts	Rank State
South Carolina	\$822,113	\$1,095,552	\$1,917,665	-	\$727,664	\$1,091,065	\$1,818,729	-
Florence	\$45,337	\$5,705	\$51,042	18	\$28,083	\$6,074	\$34,157	23
Clarendon	\$38,492	\$39,045	\$77,537	5	\$30,694	\$39,389	\$70,083	7
Darlington	\$35,492	\$33,913	\$69,405	11	\$29,883	\$31,543	\$61,426	12
Dillon	\$28,303	\$39,099	\$67,402	14	\$21,041	\$40,809	\$61,050	13
Lee	\$22,711	\$22,798	\$45,509	19	\$19,274	\$22,040	\$41,314	17
Marion	\$18,203	\$5,555	\$23,758	29	\$12,824	\$5,761	\$18,585	30
Marlboro	\$19,309	\$12,465	\$31,766	24	\$19,115	\$12,704	\$31,819	25
Sumter	\$25,032	\$68,799	\$93,831	3	\$23,573	\$71,416	\$94,989	3
Total	\$232,879	\$227,379	\$460,250	-	\$184,487	\$228,936	\$413,423	-

Source: South Carolina Agricultural Statistics as collected from Economic Research Service- USDA.

Table 5-31 indicates that broilers are the State's most important agricultural product providing over 1/4th of South Carolina's total agricultural production. The second ranking livestock product is turkey followed by cattle and calves. Chicken eggs and hogs complete the top five livestock products.

Greenhouse and nursery products are at the top of the list in the crops category followed by tobacco, soybeans and cotton.



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Table 5-31 Leading S.C. Commodities for Cash Receipts, 2004

Product	Value (in thousands of dollars)	% State Value
1. Broilers (9-12 week old chickens)	521,884	27.3%
2. Greenhouse/nursery	297,997	15.6%
3. Turkeys	185,280	9.7%
4. Cattle and calves	145,504	7.6%
5. Tobacco	115,004	6.0%
6. Soybeans	89,835	4.7%
7. Cotton	88,218	4.6%
8. Chicken eggs	82,749	4.3%
9. Hogs	52,317	2.7%
10. Corn for grain	50,464	2.6%
11. Dairy products	49,416	2.6%
12. Peaches	30,623	1.6%
13. Wheat	28,214	1.5%
14. Tomatoes	27,825	1.5%
15. Peanuts	23,562	1.2%
16. Cucumbers	10,536	0.6%
17. Hay	9,402	0.5%
18. Watermelons	7,350	0.4%
19. Squash	3,918	0.2%
20. Beans, snap	2,700	0.1%
21. Pecans	1,860	0.1%
22. Sweet potatoes	1,672	0.1%
23. Oats	1,280	0.1%
24. Farm chickens	1,116	0.1%

Source: USDA: Economic Research Service

Regardless of it's declining value, agriculture continues to be an important part of the County's economy. Even though a smaller percentage of the Pee Dee population owns farms today, the importance of farming as well as the challenges the farmers face are significant County issues. The Pee Dee Farmers Market located on US 52 as well as various specialty farms offering meats, fruits and vegetables have proven to be a success. Perhaps similar markets would benefit other areas of the County.

FORESTRY

Forest is the major land use in South Carolina. This resource provides the raw materials for a manufacturing industry that produces more than \$6.9 billion worth of products annually statewide. Our nation is becoming more dependent on the South for its supply of timber and wood products. Each American uses the equivalent of one 100-foot tree of wood and paper products every year. That average would include the use of 613 pounds of paper, 200 square feet of lumber, 87 square feet of plywood, and 59 square feet of other board products. (Nodine 1989)

Nearly 67 percent of the County is forested or under vegetative cover (SC State Budget and Control Board 1992). These data are from satellite imagery and are considered to be 85-90% accurate.

Total receipts at South Carolina mills, including roundwood harvested and retained in the state and roundwood imported from other states had an increase of 8 percent for a total of 582 million cubic feet. In 2005, South Carolina had 75 primary roundwood using plants. Three sawmills closed but three new mills were gained.

Pulpwood by volume is our largest forest product while the most valuable forest product is sawtimber. Sawtimber is valued at \$482 million and the pulpwood value is \$281 million. South Carolina exports \$1 billion annually in



forest products. The table below shows you the amount of roundwood timber produced by the State, Florence and adjacent counties in 2005.

Table 5-32 Roundwood Timber Output for Florence and Adjacent Counties, 2005 (thousands of cubic feet)

Location	All Products		Saw Logs		Veneer logs		Pulpwood		Composite Panels		Other Industrial	
	Soft Wood	Hard Wood	Soft Wood	Hard Wood	Soft Wood	Hard Wood	Soft Wood	Hard Wood	Soft Wood	Hard Wood	Soft Wood	Hard Wood
South Carolina	532,723	112,501	233,982	23,846	34,299	7,324	236,513	81,223	23,674	108	4,255	0
Florence	13,562	4,548	10,391	669	0	38	2,854	3,841	0	0	317	0
Clarendon	6,473	825	3,299	75	0	66	3,174	684	0	0	0	0
Darlington	7,354	1,503	4,950	40	0	31	2,404	1,432	0	0	0	0
Dillon	5,528	743	3,351	274	865	0	1,261	469	0	0	51	0
Lee	3,378	238	1,391	32	0	0	1,987	206	0	0	0	0
Marion	7,200	4,413	5,198	853	865	43	1,025	3,517	0	0	112	0
Marlboro	8,020	2,880	3,712	616	1,032	0	3,276	2,264	0	0	0	0
Sumter	4,451	641	2,928	202	0	0	1,523	439	0	0	0	0
Williamsburg	18,478	967	10,364	444	0	25	7,951	498	0	0	163	0

Source: S.C. Department of Agriculture

Table 5-33 and Table 5-34 list the cash receipts from timber harvest for 2003 and 2005, respectively. All counties increased in the number of acres of forests from 2003 to 2005 with only Lee County falling in the County value ranking. Williamsburg County continuously ranks the highest in harvested value and ranking among the Pee Dee. Again, Williamsburg County ranks first in delivered value of timber with Dillon, Florence and Marion following consecutively.

Table 5-33 Value of Timber Delivered to SC Mills in 2003

Location	Area (acres)	Percent Forested	Harvested Timber Value	County Value Ranking
South Carolina	11,189,235	88%	\$847,197,383	
Florence	310,076	62	21,086,082	15
Williamsburg	382,671	69	26,400,053	8
Dillon	142,906	55	22,824,433	13
Marion	218,877	76	20,966,043	16
Marlboro	204,683	67	17,305,270	25
Darlington	154,236	42	9,799,858	37
Clarendon	181,002	48	8,659,710	39
Lee	123,070	48	7,250,593	42
Sumter	166,905	41	5,830,253	44

Source: South Carolina Agricultural Statistics (2003)

Table 5-34 lists the acreage and value of timber harvested for 2005. Florence County has the second highest number of acres of forested area with Williamsburg County topping the list with the highest number of acres in the Pee Dee region. Clarendon County has the highest value rank with Williamsburg County as the lowest. However, Williamsburg ranks first in the delivered value of timber category with Marion, Dillon and Florence following consecutively.



Table 5-34 Value of Timber Delivered to SC Mills in 2005

Location	Area (acres)	Percent Forested	Harvested Timber Value	County Value Ranking
South Carolina	12,745,893	66%	\$870,306,810	
Florence	319,223	64	27,880,189	10
Williamsburg	382,671	69	28,199,688	8
Marion	233,149	81	17,522,663	21
Marlboro	204,683	67	15,083,678	25
Darlington	154,236	42	13,168,299	30
Dillon	150,041	58	10,252,905	32
Clarendon	209,546	56	9,934,123	36
Sumter	230,676	57	7,645,817	41
Lee	123,070	48	4,621,188	46

Source: US Forest Service 2005 Timber Products Output Survey and the SC Forestry Commission

Part of the variation in timber revenue is due to the natural life cycle of the product. Trees proliferate, either through human intervention or naturally, and allowed to grow to the proper size, then harvested. Like field crops, the quality and quantity of the timber over any given period depends upon growing conditions. In the case of trees, of course, the time involved is measured in decades rather than seasons.

Another possible reason for irregularities in cash receipts is that individuals sometimes use the timber on their property as a kind of savings account. During periods when they require additional cash flow, standing timber may be sold to provide it. While it is beyond the scope of this document to investigate, a correlation between reduced crop cash receipts and increased timber revenues may exist. Such a correlation would help with prediction of active timbering.

Forest stewardship is the active management of forests and related resources to keep land in a healthy condition for present and future generations and to increase the economic and environmental benefits of those lands.

Responsible forest management offers economic, environmental, and visual benefits to the landowner and all citizens of the County. Recognizing that forestland is a desired land use that enhances water quality and scenic beauty, the County is committed to promoting forest stewardship and preventing the abuse of forestland.

The County recognizes that, in addition to providing innumerable environmental and social benefits, timber is the most valued agricultural crop of South Carolina and supports the third largest manufacturing segment in the state. Forest resources are an important component of our state and local economies. Forest products that may be certified as "green" may increase the value of this South Carolina resource.

South Carolina Best Management Practices (BMPs) for forestry provide a highly effective non-regulatory approach to protecting water quality. Forest operations contribute approximately 4% of the human caused sediment in our waterways, compared to over 85% from agriculture, urban runoff and development. While nonpoint source pollution from forestry is a small part of the total problem, timber harvesting, site preparation, and road construction can nonetheless impair water quality. BMPs are scientifically developed practices endorsed by the EPA, SC DHEC, and the Corps of Engineers for minimizing the impact of timber harvesting operations on other natural resources.

Occasional timber harvest is necessary for many landowners to make forest ownership economically feasible, and to continue providing the benefits of forested land to the County. The County recognizes the rights of private landowners to manage and utilize renewable natural resources, and the responsibility of all citizens to protect and maintain public resources.



Scenic beauty and rural character are important contributions of forestland. Considering that timber harvesting occurs once every 20-60 years on a given site, that soil disturbance and environmental impact are among the least of any land use, and that harvesting can be applied to improve forest health, diversity, and quality; the County recognizes that actions restricting timber harvesting may adversely affect forest stewardship and result in declining forest quality. Therefore, the County may consider enacting policies that are conducive to the best management practices of forestry while restricting abuse of forestland.

According to Nodine in 1989, "our forests are not being managed or utilized at their full potential. Existing resources can continue to support the existing timber industry with some growth, but significant growth can only be accomplished through better management of the forest. Other uses of these forests can also continue to increase through wise stewardship of these resources."

MINING

In 1974, the South Carolina Mining Act was passed to ensure all mined lands would be returned to some useful purpose and for the protection of people and the environment. This process is also known as the reclamation process. The reclamation process, as well as the mine permitting process, is overseen by the Mining and Reclamation Section of the SC Department of Health and Environmental Control (SCDHEC). The basic objectives of reclamation are to ensure public safety, establish vegetation for soil stability, and protection of adjacent areas. The regulations allow for reclamation such as lakes or ponds, grasslands, woodlands, croplands, parks or recreational areas, landfills or residential or commercial development.

Mining in South Carolina has been one of the State's most valuable industries for over two centuries. More than \$138 million are contributed to the state annually through payroll and taxes by the mining companies. In the United States, South Carolina ranks 25th in total mineral value and 13th in twenty six of the eastern states. Nationally, the state is ranked second in the production of kaolin which is a fine white clay used in the manufacture of porcelain and ranked first in cement. South Carolina is the only state east of the Mississippi that mines gold.

Currently 13 minerals are being extracted from 485 active mines in South Carolina. There is an annual estimated raw mineral production value at the lip of the mine of \$483 million. The mineral in South Carolina are surface mined which involves the removal of rock and soil prior to the extraction of the mineral. Open pit mining, strip mining and dredging are the three types of surface mines in the State. Mining in South Carolina is very productive and makes a major contribution to the economy.

Table 5-35 provides a list of active mining permits in Florence County, as well as the minerals mined and the reclamation practice. Sand and clay are the major materials mined in Florence County. The table below shows permitted mines.

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Table 5-35 Mine Permits in Florence County

Permit Number	Mine Name	Mineral
1-000084	Asphalt Plant #8	Sand
1-000648	Johnsonville Plant	Sand
GP1-001343	Hayes Excavation	Sand Sand/Clay
GP1-001343	Hayes Excavation	Sand Sand/Clay
GP1-001202	J. Hayes	Sand Sand/Clay
GP1-001202	J. Hayes	Sand Sand/Clay
GP1-001294	Poston Pit	Sand Sand/Clay
GP1-001585	McLellan Pit	Sand
GP1-001174	McCutcheon #2	Sand Sand/Clay
GP1-001183	McCutcheon Mine	Sand Sand/Clay
GP1-001560	Wildbird Run Mine	Sand
GP1-001200	R. E. Goodson Mine	Sand Sand/Clay
1-001212	Prestress Mine	Sand
GP1-001577	Huggins Pit	Sand
1-000517	Willis Construction Mine #2	Sand Sand/Clay

Source: U.S.Census Bureau,Census of Population and Housing 2000

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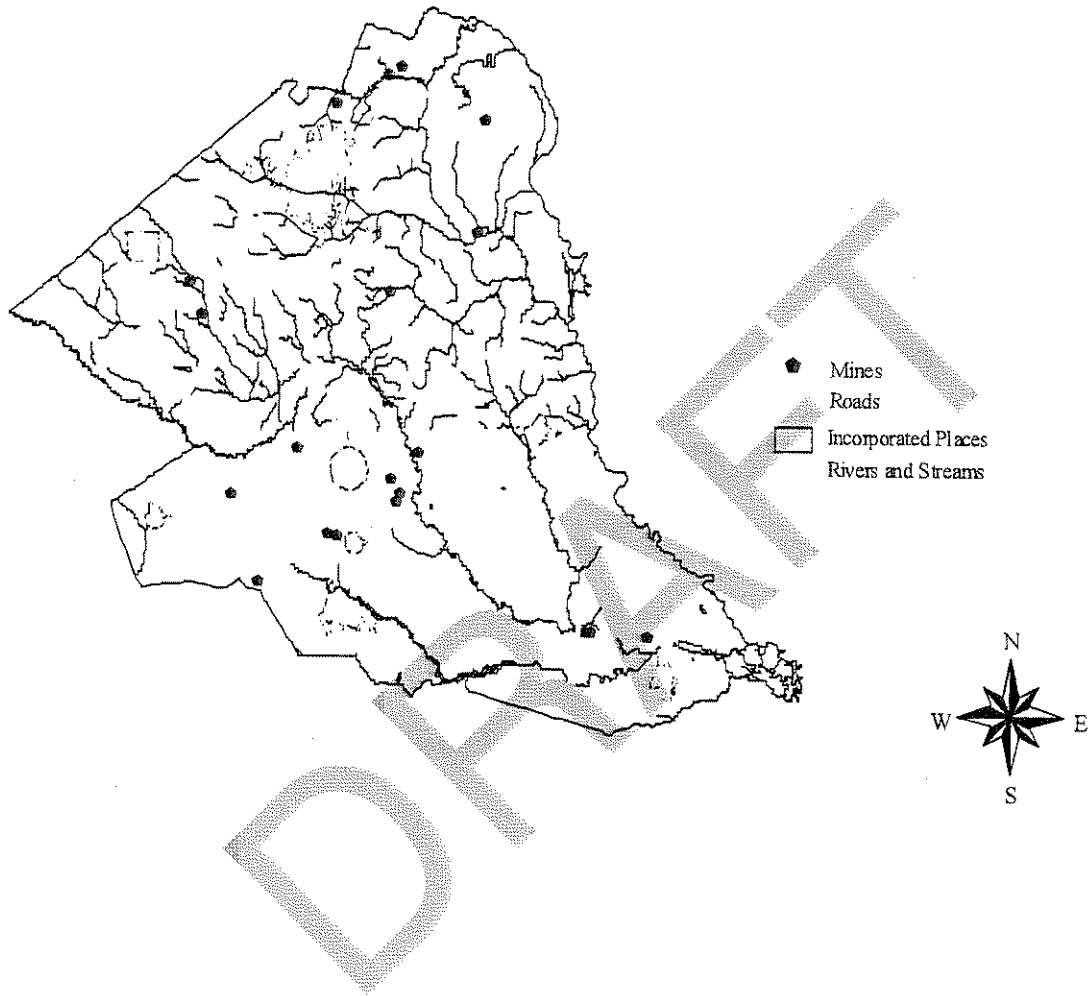
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The following map shows the approximate locations of permitted mines in the County. Note that most mines are near streambeds. Some streams are not shown on the map.

Figure 5-7 **Locations of Mines in Florence County**



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GOALS AND IMPLEMENTATION STRATEGIES

The goals of the Economic Element aim to challenge Florence County to think and act progressively about its future. Immediate action is required for the County to maintain the economic status that meets the demand of the people. The following goals create an important outline in which participation will be key to Florence County's future development.

GOAL 1

The redevelopment of the downtown area should be a high priority of the City and County Governments and the Chamber of Commerce.

Implementation Strategy: Establish better communication of all local government entities to provide one unified vision for the betterment of our County. Coordinate efforts for downtown revitalization

Time Frame: Continuous

GOAL 2

Create new economic markets to cash in on South Carolina's emerging Recreation, Arts and Retirement images.

Implementation Strategy: Focus on the County's natural resources, proximity to the beach, affordable housing, medical facilities and cultural centers. Furthermore, the Pee Dee Regional Transportation Authority affords options to travel the region without sole reliance on an automobile. Advertisements to move to Florence would attract more people to the area.

Time Frame: Continuous

GOAL 3

Explore the creation of an icon that will identify the County to visitors.

Implementation Strategy: Local government should aim to provide non-vehicle transportation to reduce pollution, traffic congestion and for the general physical well being of its citizens.

Time Frame: Continuous

GOAL 4

Focus on attracting 'only in Florence' talent and businesses.

Implementation Strategy: Seek innovative and high profile individuals and businesses that will enhance the County's forward-thinking perspective and quality of life. Continue to address issues that would limit Florence County as an attractive place to expand and locate. Support the development of entry structures welcoming visitors and residents to the County.

Time Frame: Continuous

GOAL 5

Become recognized as a regional cultural center

Implementation Strategy: Support the implementation, development and proliferation of cultural amenities. Seek opportunities to expand culture and art presentations geared towards all ages.

Time Frame: Continuous



GOAL 6

Develop and encourage meaningful architecture in highly visible buildings and structures

Implementation Strategy: Develop entry structures to the County that reflect a distinctive county-wide theme.

Time Frame: Continuous

GOAL 7

Explore and encourage the purchase of local and sustainable products.

Implementation Strategy: Determine the feasibility of purchasing 'green' products through County purchases. Explore the potential of incorporating LEED (Leadership in Energy Efficient Development) certified building guidelines and Low Impact Development (LID). Determine the feasibility of incorporating alternative energy sources to offset energy used from the grid. Provide education and outreach to the public, especially children about the benefits of local products and energy conservation.

Time Frame: Continuous

GOAL 8

Support and encourage best management practices for silviculture and agriculture.

Implementation Strategy: Incorporate best management practices into County operations and policies.

Time Frame: Continuous

GOAL 9

Explore the development of ecotourism.

Implementation Strategy: Support State programs such as the Scenic Rivers Program and explore the feasibility to join the American Rivers, Blue Trails initiative.

Time Frame: Continuous

GOAL 10

Attract global, national and regional interests by forward-thinking operating procedures to increase quality of life.

Implementation Strategy: Support the growth of a County Trail system. Support innovative alternative transportation systems. Support increased passive and active parks. Local government should aim to provide non-vehicle transportation opportunities to reduce pollution, traffic congestion and for the general physical well being of its citizens.

Time Frame: Continuous

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REFERENCES

1. U.S. Census Bureau, Census of Population and Housing; 1990 and 2000
2. U.S. Census Bureau, Census of Population and Housing; 2000
3. U.S. Census 2000
4. U.S. Census Bureau, Census 2000. SF3, Table P43
5. U.S. Census Bureau, Census 2000. SF3, Table P50
6. U.S. Census Bureau, Census 2000. SF3, Tables P150A-G
7. Census 2000 analyzed by the Social Science Data Analysis Network (SSDAN)
8. U.S. Census Bureau, 2005
9. U.S. Census Bureau, 2006 American Community Survey
10. U. S. Department of Labor, Bureau of Labor Statistics. Local Area Unemployment Statistics, Labor Force Data by County, 2004 and 2005 Annual Averages
11. U.S. Department of Urban Development, Economic and Market Analysis Divisions
12. S.C. Department of Commerce
13. Florence County Economic Development
14. S. C. Department of Agriculture
15. S.C. Agricultural Statistics 2001
16. Economic Research Service, USDA as collected through South Carolina Agricultural Statistics Service, South Carolina Agricultural Statistics
17. South Carolina Agricultural Statistics as collected from Economic Research Service – USDA. USD: Economic Research Service
18. FDIC 2005
19. Woods & Poole Economics 2007
20. Nodine, Stephen K., 1989?. Forest Resources and Opportunities in Florence County, Clemson University cooperative Extension Service, Department of Forestry, written post-1989. Received 12/12/97 by fax from Florence office of South Carolina Forestry Commission



INTERNET SOURCES

1. South Carolina Employment Security Commission
Accessed at www.sces.org/lmi/data/labor-force/scunadiusted.xls
2. Florence County Economic Development Partnership
Accessed at www.fcedp.com
3. Office of Research and Statistics, SC State Budget and Control Board
Accessed at www.ors2.state.sc.us/hderratea.php
4. SC Department of Health and Environmental Control
Accessed at www.scdhec.net/BAQ
5. AAA's Media Site for retail Gasoline Prices
Accessed at www.fuelgauge.com/scavg.asp
6. South Carolina Employment Security Commission
Accessed at www.sces.org/LMI/data/wages/cew/20201/florence.htm
7. National Agricultural Statistics Service
Accessed at www.nass.usda.com

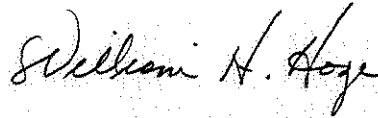
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FLORENCE COUNTY COUNCIL MEETING

Item For Meeting On: Thursday, September 18, 2008

AGENDA ITEM: Ordinance No. 08-2008/09
Introduction

DEPARTMENT: Planning and Building



ISSUE UNDER CONSIDERATION:

[An Ordinance To Amend Section 30-4 Adoption Of Flood Hazard Area Maps, Section 30-61 General Development Standards, Section 30-62 Specific Development Standards, Section 30-264 Responsibility Of Administrative Official, Section 30-267 Certificates Of Zoning Compliance, Section 30-274 Penalties For Violations And Section 30-311 Definitions Of Chapter 30-Zoning Ordinance Of The Code Of Ordinances Of Florence County.]

POINTS TO CONSIDER:

1. The Federal Emergency Management Agency performed a Community Assistance Visit to review Florence County's implementation and administration of the local floodplain management program.
2. The Community Assistance Visit included evaluating the current standing in the National Flood Insurance Program.
3. As a result of the review of the flood plain development standards, deficiencies were found in the County Code that would need to be corrected in order to remain in good standing in the National Flood Insurance Program.
4. Florence County is required to be in good standing in the National Flood Insurance Program in order that Florence County residents may be afforded the opportunity to obtain flood insurance

OPTIONS:

1. (*Recommended*) Approval of Ordinance No.08-2008/09 To Amend Section 30-4 Adoption Of Flood Hazard Area Maps, Section 30-61 General Development Standards, Section 30-62 Specific Development Standards, Section 30-264 Responsibility Of Administrative Official, Section 30-267 Certificates Of Zoning Compliance, Section 30-274 Penalties For Violations And Section 30-311 Definitions Of Chapter 30-Zoning Ordinance Of The Code Of Ordinances Of Florence County.
(*Planning Commission approved 7-0*)(*All Council Districts*)
2. Provide An Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No.08-2008/09
2. Staff Report for PC#2008-54

Sponsor(s) : Planning Commission
 Planning Commission Consideration : August 26, 2008
 Planning Commission Public Hearing : August 26, 2008
 Planning Commission Recommendation : August 26, 2008 [Approved 7-0]
 First Reading/Introduction : September 18, 2008
 Committee Referral : N/A
 Second Reading : October 16, 2008
 Third Reading : November 20, 2008
 Effective Date : Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

ORDINANCE NO. 08-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Section 30-4 Adoption Of Flood Hazard Area Maps, Section 30-61 General Development Standards, Section 30-62 Specific Development Standards, Section 30-264 Responsibility Of Administrative Official, Section 30-267 Certificates Of Zoning Compliance, Section 30-274 Penalties For Violations And Section 30-311 Definitions Of Chapter 30-Zoning Ordinance Of The Code Of Ordinances Of Florence County.]

WHEREAS:

1. The Federal Emergency Management Agency (FEMA) performed a Community Assistance Visit to review Florence County's implementation and administration of the local floodplain management program and to evaluate the current standing in the National Flood Insurance Program; and
2. It is the commitment of Florence County to adhere to the requirements as established by FEMA to include correcting any deficiencies found in the County Code in order to remain in good standing with the National Flood Insurance Program; and
3. Florence County desires to maintain and enhance the level of floodplain development standards as implemented by the County and adhering to the requirements as are established by FEMA; and
4. The amendments to the following Sections shall correct the deficiencies needed to remain in good standing in the National Flood Insurance Program.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Section 30-4 Adoption Of Flood Hazard Area Maps, Section 30-61 General Development Standards, Section 30-62 Specific Development Standards, Section 30-264 Responsibility Of Administrative Official, Section 30-267 Certificates Of Zoning Compliance, Section 30-274 Penalties For Violations And Section 30-311 Definitions Of Chapter 30-Zoning Ordinance are hereby amended and shall read as follows.

I. Section 30-4 Adoption of flood hazard area maps.

Special flood hazard area maps have been prepared for Florence County and its incorporated areas by the Federal Emergency Management Agency in its Flood Insurance Study dated December 16, 2004. September 22, 1982. The accompanying maps and other supporting data are adopted by reference and declared to be part of the ordinance. The current special flood

~~hazard maps that have been adopted to use are dated December 16, 2004.~~

For all areas which come under the jurisdiction of Florence County, any special flood hazard areas identified by the Flood Insurance Study dated December 16, 2004 for the unincorporated area of Florence County, with accompanying maps and other data, are adopted by reference.

(Ord. No. 33-2006/07, § 1.4, 6-7-07)

II. Section 30-61 General development standards.

~~Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all development shall adhere to the following criteria:~~

~~(1) — New construction and substantial improvements of existing structures shall be anchored to prevent floatation, collapse, or lateral movement of the structure;~~

~~(1) New construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydro-dynamic and hydrostatic loads, including the effects of buoyancy.~~

(2) New construction and changes of existing structures below the minimum first floor elevation shall be constructed with materials and utility equipment resistant to flood damage;

(3) New construction or substantial improvements of existing structures shall be constructed by methods and practices that minimize flood damage;

(4) All heating and air conditioning equipment and components, all electrical, ventilation, plumbing, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(5) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;

(6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(7) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(8) On-site waste disposal systems shall be located and constructed to avoid impairment or contamination during flooding;

(9) Any alteration, repair, reconstruction, or improvement to a structure which is not in

compliance with the provisions of this chapter, shall be undertaken only if non-conformity is not furthered, extended, or replaced. ~~It is not considered a substantial improvement.~~
(Ord. No. 33-2006/07, § 2.7.1, 6-7-07)

III. Section 30-62 Specific development standards.

In all areas of special flood hazard where base flood elevation data are available, the following shall be required.

- (1) *Residential construction.* New construction or substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the base flood elevation. A pre-construction and post-construction flood elevation certificate shall be submitted. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, creating a fully enclosed area, said enclosed area shall:
 - a. Be designed to preclude permanent living space;
 - b. Be useable solely for parking vehicles, building access, or storage;
 - c. Include openings sufficient to facilitate unimpeded movement of flood waters and/or be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters.

Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

- a. Provide a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - b. The bottom of all openings shall be no higher than one foot above grade;
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions;
 - d. Fill placed around foundation walls must be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side.
- (2) *Non-residential construction.* New construction or substantial improvements of any commercial, industrial, or non-residential structure shall have the lowest floor elevated no lower than one foot above the level of the base flood elevation. No basements are permitted. Structures located in A-zones may be floodproofed in lieu of elevation provided that all areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic loads and the effect of buoyancy. A registered, professional engineer or architect shall certify that the standards of this

subsection are satisfied. Agricultural structures may be wet-floodproofed in accord with Technical Bulletin 7-93, Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program document number FIA-TB-7.

- (3) *Temporary development.* All applicants of a temporary use must submit to the zoning administrator, prior to the issuance of a development permit, a written plan for the removal of any temporary use or structure in the event of a hurricane or flash flood warning notification. The plan shall be reviewed and approved in writing, and must include the following information:
- a. A specified time for which the temporary use will be permitted;
 - b. The name, address, and phone number of the individual responsible for the removal of said use;
 - c. The time frame prior to the event at which any structure will be removed (i.e. minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
 - d. A copy of a contract or other suitable instrument with a trucking company to insure the availability of removal equipment when needed;
 - e. Designation, accompanied by documentation, of a location outside the floodplain to which said temporary structure will be moved;
 - f. A plan to restore the area to its natural condition once the temporary permit expires or the temporary use is terminated, whichever is first.
- (4) *Accessory structures.* An accessory structure, the cost of which is greater than \$3,000.00, must comply with the elevated structure requirements of this section. When accessory structures of \$3,000.00 or less are to be placed in the floodplain, such structure shall:
- a. Not be used for human habitation (including working, sleeping, living, cooking, or restroom areas);
 - b. Be designed to have low flood damage potential, be constructed and placed on the building site so as to offer minimum resistance to floodwaters, and be firmly anchored to prevent flotation, collapse, or lateral movement.
- (5) *Floodways.* The following provisions shall apply within floodways:
- a. No encroachments, including fill, new construction, substantial improvements, additions, or other developments shall be permitted unless it has been demonstrated through hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood levels during the occurrence of a base flood;

- b. Where no such increase is certified, new construction and substantial improvements may be permitted in compliance with the requirements of this section.
- e. ~~Permissible uses exempt from such certification include general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses, lawns, gardens, play areas, picnic grounds, hiking and horseback riding trails, provided that they do not employ structures or fill.~~

(6) *Standards for streams and/or floodways without established base flood elevations.* Development contiguous to small streams where no base flood data have been provided or where no floodways have been identified shall adhere to the following:

- a. No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within 100 feet of the stream bank unless certification with supporting technical data by a registered, professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of base flood discharge;
- b. Where no such increase is certified, new construction and substantial improvements may be allowed within such areas provided all applicable provisions of this section are satisfied;
- c. If subsections a. and b. above have been satisfied and base flood elevation data is available from other sources, all new construction and substantial improvements within such areas shall comply with all applicable flood hazard ordinance provisions of article II, division 3 and shall be elevated or flood proofed in accordance with the elevations established. In the absence of FEMA base flood elevation data and floodway data, obtain, review, and reasonably utilize other base flood elevation and other floodway data as a basis for elevating residential structures to or above the base flood level, and for flood proofing or elevating non-residential structures to or above the base flood level. Data from preliminary, draft and flood insurance studies constitutes best available data. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used. When base flood elevation data is not available from a federal, state or other source, the lowest floor shall be elevated at least three feet above the highest adjacent grade;

d. Where base flood elevation data is utilized in Zone A from another source, the administrator will obtain and maintain records of the lowest floor and flood proofing elevation for new and substantially improved construction.

(7) *Standards for subdivision proposals.*

- a. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. An access road at or above the base flood elevation shall be provided to

allow emergency access during flood conditions;

- b. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards;
- c. Base flood elevation data shall be provided for subdivision proposals and other proposed developments greater than the lesser of five lots or five acres.

(8) *Standards for areas of shallow flooding (AO zones).* Development within areas subject to shallow flooding in the AO zone ~~zone A and AO require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures and~~ shall adhere to the general and specific development standards of this section.

(9) *Recreational vehicles.*

- a. ~~Placed on sites shall be on the site for fewer than 180 consecutive days; and~~
- b. ~~Shall be fully licensed and ready for highway use during that time. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or~~

~~(10) Meet the requirements of sections 30-61 and 30-62.~~

~~In A or AE zones, all recreational vehicles to be placed on a site must (a) be elevated and anchored to meet requirements of section 30-61 and 30-62; or (b) be on site for less than 180 consecutive days; or (c) be fully licensed and highway ready. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.~~

~~(10) *Manufactured Homes.*~~

~~a. Manufactured homes that are placed or substantially improved within Zones A or AE, which meet one of the following location criteria, are to be elevated such that the lowest floor is to or above (1) one foot above the base flood elevation and be securely anchored: (a) outside a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; (d) on-site in an existing park which a manufactured home has incurred substantial damage as a result of a flood.~~

~~b. Where manufactured homes are not subject to section 30-62 (10) (a) the manufactured home will (a) be elevated so the lowest floor of the manufactured home is at or above (1) one foot above the base flood elevation, (b) when no base flood elevation is established the manufactured home chassis to be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than (36) thirty six inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse,~~

(Ord. No. 33-2006/07, § 2.7-2, 6-7-07)

IV. Section 30-264 Responsibility of administrative official.

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

- (1) Interpretation of the general intent and/or specific meaning of any portion of the ordinance text, position of district boundaries, district designation, or other matters relating to the official zoning maps (atlas).
- (2) Maintain the official zoning maps (atlas) and record all amendments to and information thereon.
- (3) Maintain copies of this chapter for public inspection and have up to date copies available to the public. A mailing list of ordinance holders shall be kept in order to expedite dissemination of any annual amendments to the text.
- (4) Provide public information relating to zoning matters including scheduled meetings of the Florence County Planning Commission and Florence County Board of Zoning Appeals.
- (5) Receive, process, and record all applications for certificates of zoning compliance, zoning amendments, planned development projects, and variance requests with accompanying plans and documents which shall be a public record.
- (6) Register and maintain records and maps on non-conforming uses, structures, and undeveloped lots.
- (7) Receive and process applications for change and/or relief as provided for in article IX of this chapter.
- (8) Appear before and provide assistance to the Florence County Planning Commission and the Florence County Board of Zoning Appeals.
- (9) Revoke permits or certificates in violation of the provisions of this chapter.

In designated flood hazard areas, delineated on FEMA maps, the zoning administrator shall have the following additional responsibilities:

- (10) ~~Advise applicants that additional federal and state permits may be required, and if specific federal and state permits are known, require that copies of such permits be provided and maintained on file with the certificate of zoning compliance.~~ Advise applicants that additional federal and state permits may be required, and assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (11) Notify adjacent property owners and the S.C. Department of Natural Resources prior to

any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.

- (12) Assure that appropriate maintenance is provided for in writing by the owner within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- (13) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
- (14) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been flood-proofed.
- (15) Obtain certification from a registered professional engineer or architect when flood-proofing is utilized for a particular structure.
- (16) Obtain, review, and utilize any base flood elevation data available from a federal, state, or other source when such data are not available from FEMA.
- (17) Maintain all records pertaining to the provisions of this chapter, which records shall be open for public inspection during workday hours.

~~(18) Review Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposal shall be reviewed to assure that:~~

~~a. all such proposals are consistent with the need to minimize flood damage within the flood-prone area.~~

~~b. all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage.~~

~~c. adequate drainage is provided to reduce exposure to flood hazards.~~

(Ord. No. 33-2006/07, § 8.4, 6-7-07; Ord. No. 17-2007/08, § 3, 2-21-08)

V. Section 30-267 Certificates of zoning compliance.

a. *When required.* A certificate of zoning compliance shall be required in advance of:

- (1) The issuance of a building permit.
- (2) Excavation preparatory to the construction of a structure for which a building permit is required.

~~(3) All proposed construction and other developments including the placement of manufactured homes.~~

- ~~(3)~~ (4) Grading, filling, surfacing, or enlarging parking areas containing more than six parking spaces for a new or changed use.

- (4) (5) Changing the use of any part of a structure or zoning lot, including any increase in the number of families or dwelling units occupying a building or lot.
- (5) (6) The installation on any zoning lot of a manufacturing or other industrial process whose operation may generate effects of the types and magnitudes limited by performance standards as set forth in section 30-100.
- (6) (7) Installation of any sign for which a permit is required.
- (7) (8) The establishment of a temporary use.
- (8) (9) Electric or gas utility companies and/or cooperatives extending service or utilities to a given site.

VI. Section 30-311 Definitions.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Manufactured home park or manufactured home subdivision. A lot or parcel with space, a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before September 22, 1982.

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

Flood proofing. Means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic Structure. Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a State inventory of historic places; (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (1) by an approved State program as determined by the Secretary of Interior, or (2) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on the State or local inventories MAY NOT be Historic, as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NEHP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

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

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

New construction. Structure for which the start of construction commenced after (the effective date of the first floodplain management code, ordinance, or standard based upon specific technical base flood elevation data which establishes the area of special flood hazard) or (specific date). The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after September 22, 1982.

Recreational vehicle. A vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and, (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special Flood Hazard Area. See *Area of Special Flood Hazard*

Start of construction. (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the

date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for footings, piers, or foundations, or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Violation. The failure of a structure or other development to be fully compliant with these regulations.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

Connie Y. Haselden, Council Clerk

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

Approved as to Form and Content
James C. Rushton, III, County Attorney

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2008
PC#2008-54
ORDINANCE NO. 08-2008/09**

SUBJECT: Request for amendment of Section 30-4 Adoption of flood hazard area maps, Section 30-61 General development standards, Section 30-62 Specific development standards, Section 30-264 Responsibility of administrative official, Section 30-267 Certificates of zoning compliance, Section 30-274 Penalties for violations, and Section 30-311 Definitions, of the Code of Ordinances of Florence County.

APPLICANT: Florence County/Municipal Planning Department Staff

STAFF ANALYSIS:

The Federal Emergency Management Agency performed a Community Assistance Visit to review Florence County's implementation and administration of the local floodplain management program and to evaluate the current standing in the National Flood Insurance Program. In its review of the flood plain development standards, it was found that the following deficiencies in the County Code would need to be corrected to remain in good standing in the National Flood Insurance Program.

The amendments to the Sections shall correct the deficiencies needed to remain in good standing in the National Flood Insurance Program.

I. The current text of Section 30-4 Adoption of flood hazard area maps of the Code of Ordinances of Florence County to be amended as follows:

Special flood hazard area maps have been prepared for Florence County and its (deleted) incorporate (added) incorporated areas by the Federal Emergency Management Agency in its Flood Insurance Study dated ~~December 16, 2004~~ September 22, 1982. The accompanying maps and other supporting data are adopted by reference and declared to be part of the ordinance. The current special flood hazard maps were adopted to use are dated December 16, 2004.

For all areas which come under the jurisdiction of Florence County, any special flood hazard areas identified by the Flood Insurance Study dated December 16, 2004 for the unincorporated area of Florence County, with accompanying maps and other data, are adopted by reference.

(Ord. No. 33-2006/07, § 1.4, 6-7-07)

II. The current text of Section 30-61 General development standards of the Code of Ordinances of Florence County to be amended as follows:

Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all development shall adhere to the following criteria:

(1) ~~New construction and substantial improvements of existing structures shall be anchored to prevent floatation, collapse, or lateral movement of the structure;~~

(1) New construction or substantial improvements (shall) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydro-dynamic and hydrostatic loads, including the effects of buoyancy;

(2) New construction and changes of existing structures below the minimum first floor elevation shall be constructed with materials and utility equipment resistant to flood damage;

(3) New construction or substantial improvements of existing structures shall be constructed by methods and practices that minimize flood damage;

(4) All heating and air conditioning equipment and components, all electrical, ventilation, plumbing, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(5) Manufactured homes shall be anchored to prevent floatation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;

(6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(7) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(8) On-site waste disposal systems shall be located and constructed to avoid impairment or contamination during flooding; and

(9) Any alteration, repair, reconstruction, or improvement to a structure which is not in compliance with the provisions of this chapter, shall be undertaken only if ~~non-conformity is not furthered, extended, or replaced.~~ it is not considered a substantial improvement.
(Ord. No. 33-2006/07, § 2.7.1, 6-7-07)

III. The current text of Section 30-62 Specific development standards of the Code of Ordinances of Florence County to be amended as follows:

In all areas of special flood hazard where base flood elevation data are available, the following shall be required.

- (1) *Residential construction.* New construction or substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the base flood elevation. A pre-construction and

post-construction flood elevation certificate shall be submitted. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, creating a fully enclosed area, said enclosed area shall:

- a. Be designed to preclude permanent living space;
- b. Be useable solely for parking vehicles, building access, or storage; and
- c. Include openings sufficient to facilitate unimpeded movement of flood waters and/or be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters.

Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

- a. Provide a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
- b. The bottom of all openings shall be no higher than one foot above grade; and
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions; and
- d. Fill placed around foundation walls must be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side.

(2) *Non-residential construction.* New construction or substantial improvements of any commercial, industrial, or non-residential structure shall have the lowest floor elevated no lower than one foot above the level of the base flood elevation. No basements are permitted. Structures located in A-zones may be floodproofed in lieu of elevation provided that all areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic loads and the effect of buoyancy. A registered, professional engineer or architect shall certify that the standards of this subsection are satisfied. Agricultural structures may be wet-floodproofed in accord with Technical Bulletin 7-93, Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program document number FIA-TB-7.

(3) *Temporary development.* All applicants of a temporary use must submit to the zoning administrator, prior to the issuance of a development permit, a written plan for the removal of any temporary use or structure in the event of a hurricane or flash flood warning notification. The plan shall be reviewed and approved in writing, and must include the following information:

- a. A specified time for which the temporary use will be permitted;

- b. The name, address, and phone number of the individual responsible for the removal of said use;
 - c. The time frame prior to the event at which any structure will be removed (i.e. minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
 - d. A copy of a contract or other suitable instrument with a trucking company to insure the availability of removal equipment when needed;
 - e. Designation, accompanied by documentation, of a location outside the floodplain to which said temporary structure will be moved; and
 - f. A plan to restore the area to its natural condition once the temporary permit expires or the temporary use is terminated, whichever is first.
- (4) *Accessory structures.* An accessory structure, the cost of which is greater than \$3,000.00, must comply with the elevated structure requirements of this section. When accessory structures of \$3,000.00 or less are to be placed in the floodplain, such structure shall:
- a. Not be used for human habitation (including work, sleeping, living, cooking, or restroom areas); and
 - b. Be designed to have low flood damage potential, be constructed and placed on the building site so as to offer minimum resistance to floodwaters, and be firmly anchored to prevent floatation, collapse, or lateral movement.
- (5) *Floodways.* The following provisions shall apply within floodways:
- a. No encroachments, including fill, new construction, substantial improvements, additions, or other developments shall be permitted unless it has been demonstrated through hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood levels during the occurrence of a base flood.
 - b. Where no such increase is certified, new construction and substantial improvements may be permitted in compliance with the requirements of this section.
 - ~~e. Permissible uses exempt from such certification include general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses, lawns, gardens, play areas, picnic grounds, hiking and horseback riding trails, provided that they do not employ structures or fill.~~
- (6) *Standards for streams and/or floodways without established base flood elevations*
Development contiguous to small streams where no base flood data have been provided or where no floodways have been identified shall adhere to the following:

- a. No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within 100 feet of the stream bank unless certification with supporting technical data by a registered, professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of base flood discharge.
- b. Where no such increase is certified, new construction and substantial improvements may be allowed within such areas provided all applicable provisions of this section are satisfied.
- c. If subsections a. and b. above have been satisfied and base flood elevation data is available from other sources, all new construction and substantial improvements within such areas shall comply with all applicable flood hazard ordinance provisions of article II, division 3 and shall be elevated or flood proofed in accordance with the elevations established. In the absence of FEMA base flood elevation data and floodway data, obtain, review, and reasonably utilize other base flood elevation and other floodway data as a basis for elevating residential structures to or above the base flood level, and for flood proofing or elevating non-residential structures to or above the base flood level. Data from preliminary, draft and flood insurance studies constitutes best available data. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used. When base flood elevation data is not available from a federal, state or other source, the lowest floor shall be elevated at least three feet above the highest adjacent grade.
- d. Where base flood elevation data is utilized in Zone A from another source, the administrator will obtain and maintain records of the lowest floor and flood proofing elevation for new and substantially improved construction.

(7) *Standards for subdivision proposals.*

- a. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. An access road at or above the base flood elevation shall be provided to allow emergency access during flood conditions;
- b. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and
- c. Base flood elevation data shall be provided for subdivision proposals and other proposed developments greater than the lesser of five lots or five acres.

(8) *Standards for areas of shallow flooding (AO zones).* Development within areas subject to shallow flooding in the AO zone zone A and AO require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures and shall adhere to the general and specific development standards of this section.

(9) *Recreational vehicles.*

- a. ~~Placed on sites shall be on the site for fewer than 180 consecutive days; and~~
- b. ~~Shall be fully licensed and ready for highway use during that time. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or~~
- c. ~~Meet the requirements of sections 30-61 and 30-62.~~

In A or AE zones, all recreational vehicles to be placed on a site must (a) be elevated and anchored to meet requirements of section 30-61 and 30-62; or (b) be on site for less than 180 consecutive days; or (c) be fully licensed and highway ready. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions

(10) *Manufactured Homes.*

- a. Manufactured homes that are placed or substantially improved within Zones A or AE, which meet one of the following location criteria, to be elevated such that the lowest floor is to or above 1 foot above the base flood elevation and be securely anchored: (a) outside a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; (d) on site in an existing park which a manufactured home has incurred substantial damage as a result of a flood.
- b. Where manufactured homes are not subject to section 30-62 (10) (a) the manufactured home will: (a) be elevated so the lowest floor of the manufactured home is at or above (1) one foot above the base flood elevation; (b) when no base flood elevation is established the manufactured home chassis is to be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(Ord. No. 33-2006/07, § 2.7-2, 6-7-07)

IV. The current text of Section 30-264 Responsibility of administrative official of the Code of Ordinances of Florence County to be amended as follows:

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

- (1) Interpretation of the general intent and/or specific meaning of any portion of the ordinance text, position of district boundaries, district designation, or other matters relating to the official zoning maps (atlas).
- (2) Maintain the official zoning maps (atlas) and record all amendments to and information thereon.

- (3) Maintain copies of this chapter for public inspection and have up to date copies available to the public. A mailing list of ordinance holders shall be kept in order to expedite dissemination of any annual amendments to the text.
- (4) Provide public information relating to zoning matters including scheduled meetings of the Florence County Planning Commission and Florence County Board of Zoning Appeals.
- (5) Receive, process, and record all applications for certificates of zoning compliance, zoning amendments, planned development projects, and variance requests with accompanying plans and documents which shall be a public record.
- (6) Register and maintain records and maps on non-conforming uses, structures, and undeveloped lots.
- (7) Receive and process applications for change and/or relief as provided for in article IX of this chapter.
- (8) Appear before and provide assistance to the Florence County Planning Commission and the Florence County Board of Zoning Appeals.
- (9) Revoke permits or certificates in violation of the provisions of this chapter.

In designated flood hazard areas, delineated on FEMA maps, the zoning administrator shall have the following additional responsibilities:

- (10) ~~Advise applicants that additional federal and state permits may be required, and if specific federal and state permits are known, require that copies of such permits be provided and maintained on file with the certificate of zoning compliance. Advise applicants that additional federal and state permits may be required, and assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.~~
- (11) Notify adjacent property owners and the S.C. Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
- (12) Assure that appropriate maintenance is provided for in writing by the owner within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- (13) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
- (14) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been flood-proofed.
- (15) Obtain certification from a registered professional engineer or architect when flood-proofing is utilized for a particular structure.

- (16) Obtain, review, and utilize any base flood elevation data available from a federal, state, or other source when such data are not available from FEMA.
- (17) Maintain all records pertaining to the provisions of this chapter, which records shall be open for public inspection during workday hours.
- (18) Review Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposal shall be reviewed to assure that:
 - a. all such proposals are consistent with the need to minimize flood damage within the flood-prone area.
 - b. all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage and
 - c. adequate drainage is provided to reduce exposure to flood hazards.

(Ord. No. 33-2006/07, § 8.4, 6-7-07; Ord. No. 17-2007/08, § 3, 2-21-08)

V. The current text of Section 30-267 Certificates of zoning compliance of the Code of Ordinances of Florence County to be amended as follows:

(a) *When required.* A certificate of zoning compliance shall be required in advance of:

- (1) The issuance of a building permit.
- (2) Excavation preparatory to the construction of a structure for which a building permit is required.
- ~~(3)~~ (4) All proposed construction and other developments including the placement of manufactured homes.
- ~~(3)~~ ~~(4)~~ (4) Grading, filling, surfacing, or enlarging parking areas containing more than six parking spaces for a new or changed use.
- ~~(4)~~ ~~(5)~~ (5) Changing the use of any part of a structure or zoning lot, including any increase in the number of families or dwelling units occupying a building or lot.
- ~~(5)~~ ~~(6)~~ (6) The installation on any zoning lot of a manufacturing or other industrial process whose operation may generate effects of the types and magnitudes limited by performance standards as set forth in section 30-100.
- ~~(6)~~ ~~(7)~~ (7) Installation of any sign for which a permit is required.
- ~~(7)~~ ~~(8)~~ (8) The establishment of a temporary use.
- ~~(8)~~ ~~(9)~~ (9) Electric or gas utility companies and/or cooperatives extending service or utilities to a given site.

VI. The current text of Section 30-311 Definitions of the Code of Ordinances of Florence County currently to be amended as follows:

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Manufactured home park or manufactured home subdivision. A lot or parcel with space, a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before September 22, 1982.

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

Flood proofing. Means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic Structure. Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a State inventory of historic places; (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (1) by an approved State program as determined by the Secretary of Interior, or (2) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on the State or local inventories MAY NOT be "Historic" as cited above, but have been included on the inventories because it was

believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

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

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

New construction. Structure for which the start of construction commenced after (the effective date of the first floodplain management code, ordinance, or standard based upon specific technical base flood elevation data which establishes the area of special flood hazard) or (specific date). The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or September 22, 1982

Recreational vehicle. A vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and, (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special Flood Hazard Area. See Area of Special Flood Hazard

Start of construction. (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their

costs counted cumulatively. Please refer to the definition of "substantial improvement".

Violation. The failure of a structure or other development to be fully compliant with these regulations.

Florence County Planning Commission Meeting: August 26, 2008

The seven Planning Commission members present voted unanimously to approve the amendments to the Florence County Code.

Florence County Planning Commission Recommendation:

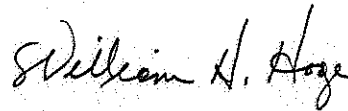
The Florence County Planning Commission recommends approval of the amendments to the county code

FLORENCE COUNTY COUNCIL MEETING

Item For Meeting On: Thursday, September 18, 2008

AGENDA ITEM: Ordinance No.09-2008/09
Introduction

DEPARTMENT: Planning and Building Inspections



ISSUE UNDER CONSIDERATION:

[An Ordinance To Amend Section 30-28 Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts And Section 30-29 Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business And Rural Districts Of Chapter 30-Zoning Ordinance Of The Code Of Ordinance For Florence County For Provisions Of Libraries.]

POINTS TO CONSIDER:

1. Florence County continues to review the need for permitting certain uses in some residential zoning districts in an ongoing effort to facilitate the needs of communities for educational purposes.
2. The establishment of libraries in the R-4, Multi-Family Residential District, Limited and the R-5, Multi-Family Residential District will provide citizens a better availability of resources, a means of easier access to library facilities and accommodate more enhanced means for pedestrian traffic.
3. Proposed sites for libraries will be reviewed in accordance with development standards as established by the Zoning Ordinance in order to minimize or alleviate any potential negative impact between uses.
4. An amendment to the Zoning Ordinance for libraries presently permitted in the commercial zoning district shall correct a typographical error in the North American Industry Classification System's number that is used to determine permitted uses in the various zoning districts.

OPTIONS:

1. (*Recommended*) Approval of Ordinance No.09-2008/09 To Amend Section 30-28 Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts And Section 30-29 Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business And Rural Districts Of Chapter 30-Zoning Ordinance Of The Code Of Ordinance For Florence County For Provisions Of Libraries.
(*Planning Commission approved 7-0*)(*All Council Districts*)
2. Provide An Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No.09-2008/09
2. Staff Report for PC#2008-55

Sponsor(s) : Planning Commission
 Planning Commission Consideration : August 26, 2008
 Planning Commission Public Hearing : August 26, 2008
 Planning Commission Recommendation : August 26, 2008(Approved 7-0)
 First Reading/Introduction : September 18, 2008
 Committee Referral : N/A
 Second Reading : October 16, 2008
 Third Reading : November 20, 2008
 Effective Date : Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

ORDINANCE NO. 09-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Section 30-28 Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts And Section 30-29 Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business And Rural Districts Of Chapter 30-Zoning Ordinance Of The Code Of Ordinance For Florence County For Provisions Of Libraries.]

WHEREAS:

1. The Planning staff continues to review the need for permitting certain uses in some residential zoning districts in an ongoing effort to facilitate the needs of communities within Florence County for educational purposes; and
2. Florence County finds it necessary to establish libraries in two of the residential zoning districts-R-4, Multi-Family Residential District, Limited and R-5, Multi-Family Residential District to provide citizens a better availability of resources, a means of easier access to library facilities and to accommodate more enhanced means for pedestrian traffic; and
3. Staff intends to review sites being proposed for libraries in accordance with development standards as established by the Zoning Ordinance for the minimization or alleviation of the potential negative impact between uses; and
4. An amendment to the Zoning Ordinance for libraries presently permitted in the commercial zoning district shall correct a typographical error in the North American Industry Classification System's number that is used to determine permitted uses in the various zoning districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Section 30-28 Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts And Section 30-29 Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business And Rural Districts Of Chapter 30-Zoning Ordinance Of The Code Of Ordinance For Florence County For Provisions Of Libraries are hereby amended and shall read as follows:

Section 30-28 Table I: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Residential Districts:

	Support Uses						Off-Street Parking Requirements
	NAICS	R-1	R-2	R-3	R-4	R-5	
Recreational							
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Golf courses, public & private	71391	P	P	P	P	P	5.0 spaces for each hole
Swimming & tennis clubs	71394	P	P	P	P	P	1.0 space for each 200 s.f. GFA
Educational							
Elementary schools	6111	P	P	P	P	P	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Information							
Libraries	519120	N	N	N	P	P	1.0 space per 350 s.f. GFA
Social							
Nursing & residential care facilities	623	N	N	N	P	P	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Day care services	62441	N	N	N	P	P	1.0 space per 200 s.f. GFA
Religious organizations	81311	P	P	P	P	P	0.3

Section 30-29 Table II: Schedule of Permitted Uses and Conditional Uses and Off-Street Parking Requirements for Businesses And Rural Districts:

Libraries	51212 519120	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
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- Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
- If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

Connie Y. Haselden, Council Clerk

Approved as to Form and Content
James C. Rushton, III, County Attorney

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2008
PC#2008-55
ORDINANCE NO. 09-2008/09**

SUBJECT: Request for text amendments to the Zoning Ordinance for Section 30-28 Table I: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Residential Districts and Section 30-29 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts or provisions of Libraries of the Code of Ordinance for Florence County.

APPLICANT: Florence County/Municipal Planning Department Staff

STAFF ANALYSIS:

1. Florence County continues to review the need for permitting certain uses in some residential zoning districts in an ongoing effort to facilitate the needs of communities for educational purposes.

Presently, Florence County finds it necessary to establish libraries in two of the residential zoning districts-R-4, Multi-Family Residential District, Limited and R-5, Multi-Family Residential District to provide citizens a better availability of resources, a means of easier access to library facilities and to accommodate more and enhanced means for pedestrian traffic.

Additionally, sites for libraries will be reviewed in accordance with development standards established by the Zoning Ordinance in order to minimize or alleviate any potential negative impact between uses.

2. An amendment to the Zoning Ordinance for libraries presently permitted in the commercial zoning district shall correct a typographical error in the North American Industry Classification System's number that is used to determine permitted uses in the various zoning districts.

AMENDMENT REQUEST 1:

The amendment to the current text of Section 30-28 Table I: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Residential Districts to permit Libraries in the R-4 and R-5 Zoning Districts shall add text to the category of Support Uses and shall read as follows:

Note: New text is indicated in the shaded area.

Support Uses								Off-Street Parking Requirements
	NAICS	R-1	R-2	R-3	R-4	R-5		
Recreational								
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks	
Golf courses, public & private	71391	P	P	P	P	P	5.0 spaces for each hole	
Swimming & tennis clubs	71394	P	P	P	P	P	1.0 space for each 200 s.f. GFA	
Educational								
Elementary schools	6111	P	P	P	P	P	2.0 spaces per classroom, plus 5.0 admin. spaces	
Secondary schools	6111	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces	
Information								
Libraries	519120	N	N	N	P	P	1.0 space per 350 s.f. GFA	
Social								
Nursing & residential care facilities	623	N	N	N	P	P	0.4 per bed, plus 1.0 space per 500 s.f. GFA	
Day care services	62441	N	N	N	P	P	1.0 space per 200 s.f. GFA	
Religious organizations	81311	P	P	P	P	P	0.3	

AMENDMENT REQUEST 2:

The amended text to Section 30-29 Table II: Schedule of Permitted Uses and Conditional Uses and Off-Street Parking Requirements for Businesses And Rural Districts shall correct the typographical errors of the NAICS number Libraries and shall read as follows:

Note: The amendment is indicated as strikethrough with revision in bold.

Libraries	51212 519120	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
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Florence County Planning Commission Action: August 26, 2008

The seven Planning Commission members present approved the text amendment request unanimously at the meeting held on August 26, 2008.

Florence County Planning Commission Recommendation:

The Planning Commission recommends approval of the text amendment request by Florence County Council.

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Boards & Commissions

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Filling vacancies on Boards and Commissions.

POINTS TO CONSIDER:

1. Citizen involvement on boards, commissions and committees of Florence County is extremely important.
2. Many boards/commissions/committees currently have vacancies or have approaching vacancies.

OPTIONS:

1. Make appropriate appointments.
2. Take no action.

(A copy of the list of current and approaching vacancies for 2008 was previously provided to Council. Additional copies are available upon request.)

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Report to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Change Of Venue For December 11, 2008 Council Meeting To Lynches River County Park And Associated Employee Recognition Programs.

POINTS TO CONSIDER:

The December meeting will be held at Lynches River County Park in conjunction with the Employee Recognition ceremony and annual employee Christmas luncheon.

OPTIONS:

1. *(Recommended)* Approve change of venue for December 11, 2008 Council Meeting to Lynches River County Park and Associated Employee Recognition Programs.
2. Provide an alternate directive.

ATTACHMENTS:

Outline of proposed 2008 Employee Recognition and Christmas Luncheon programs.

**Christmas Luncheon
HR 2008 Service Awards Program (2).doc**

The December 2008 County Council meeting, 2008 Employee Service Awards Program, and Christmas Luncheon can be incorporated into one event at the Lynches River County Park. After recessing the December 11th meeting at 10:00 am, the Council will recognize employees who reached service milestones and who retired on or before June 30th from all employment with Florence County with 30 or more years of County service. As the last item on the agenda, the filming of the ceremony will be part of the Council meeting to be aired via cable and web.

- Approximately 99 employees will receive recognition items according to the following schedule (as of June 30, 2008):
 - 5 years of service = Service Award Pins for 41 employees
 - 10 years = Service Award Pins for 26 employees
 - 15 years = Service Award Pins for 16 employees
 - 20 years = Service Award Pins and Pen and Pencil Sets for 9 employees
 - 25 years = Service Award Pins and Watches 5 employees
 - 30 years = Service Award Pins and Plaques for 2 employees
- Employees who retired (*not TERI retire/rehiring, but actually retiring from all employment with Florence County*) on or before June 30, 2008, with 30 or more continuous years of service receive a \$2,000 life-time Service Recognition Award.
- A slightly expanded Christmas luncheon buffet for honorees and all County employees will follow the recognition program.
- During the luncheon, County employees will be provided a small recognition item and the opportunity to enter drawings for poinsettias and other door prizes.
- Approximate costs \$12,500 (excluding Service Recognition Award bonuses)

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Report to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

(Authorize the County Administrator to commence work on the following capital projects utilizing funds appropriated in the 2008 Capital Project Fund, Line 315-411-401-000-8699 up to the following amounts by project: \$125,000 for recreation improvements in the Timmons ville area; \$161,000 for paving of Savannah Grove Park public parking area; \$200,000 additional funding for Johnsonville Library branch construction, \$200,000 for recreation in the Pamplico area, up to \$260,000 for construction of 3rd Animal Control Facility bay (change order with current contractor authorized), and \$100,000 for improvements to Greenwood Park recreation facility.)

POINTS TO CONSIDER:

1. Staff is commencing work on a number of capital projects for which funds were previously approved; and
2. In order to actively commence work on and obligate fund for the above, Council authorization is required.

FUNDING FACTORS:

Funds previously appropriated in the 2008 Capital Project Fund.

OPTIONS:

1. *(Recommended)* (Authorize the County Administrator to commence work on the following capital projects utilizing funds appropriated in the 2008 Capital Project Fund, Line 315-411-401-000-8699 up to the following amounts by project: \$125,000 for recreation improvements in the Timmons ville area; \$161,000 for paving of Savannah Grove Park public parking area; \$200,000 additional funding for Johnsonville Library branch construction, \$200,000 for recreation in the Pamplico area, up to \$260,000 for construction of 3rd Animal Control Facility bay (change order with current contractor authorized), and \$100,000 for improvements to Greenwood Park recreation facility.)
2. Provide an alternate directive.

FLORENCE COUNTY COUNCIL MEETING

Item for Meeting on: September 18, 2008

AGENDA ITEM: Reports to Council
Application for Non-Exclusive, Non-Emergent Ambulance Franchise

DEPARTMENT: EMS

ISSUE UNDER CONSIDERATION:

Council is requested to award a non-exclusive, non-emergent ambulance franchise to First Care Medical Transport, LLC, a private ambulance service.

POINTS TO CONSIDER:

1. First Care Medical Transport, LLC is owned by Edna Michelle Shearer of Kingstree, SC.
2. Applicant intends to operate the business from a location in Florence, SC.
3. Applicant has submitted the appropriate application, required supporting documentation and the required \$100 fee.
4. The Interim EMS Director has reviewed the application packet and determined that the application is compliant with Chapter 5 of the Florence County Code.

OPTIONS:

1. *(Recommended)* Award a non-exclusive, non-emergent ambulance franchise to First Care Medical Transport, LLC.
2. Provide An Alternate Directive

ATTACHMENTS:

1. Letter of intent from business owner to operate a private ambulance service in Florence County.
2. South Carolina DHEC License dated July 21, 2008.
3. Certificate of Liability Insurance.
4. Memo to County Administrator dated August 27, 2008 from Ryon Watkins, Interim EMS Director.

LETTER OF INTENT

I, Edna Michelle Shearer, owner of First Care Medical Transport, LLC do hereby request a non-exclusive franchise by Florence County Council. My intent is to provide non-exclusive, non-emergency BLS ambulance service in Florence County.

Edna Michelle Shearer 7/25/08
Edna Michelle Shearer, Owner Date

 7/25/08
Notary Public Date

South Carolina



South Carolina Department of Health and Environmental Control
This is to Certify that a License is hereby granted by the
South Carolina Department of Health and Environmental Control

to First Care Medical Transport, LLC

To conduct and maintain an Ambulance Service in the premises located

at 755 Boone Circle, Florence

County of Florence

This License shall expire Sept. 30th, 20 10, and is subject to the provisions of The Emergency Medical Services Act Section 44-61-10 et. seq. of the 1976 code, and regulations promulgated thereto. This license shall not be assignable or transferable and shall be subject to revocation at any time by the S. C. Department of Health and Environmental Control for failure to comply with the laws of the State of South Carolina or the rules and regulations of the South Carolina Department of Health and Environmental Control issued thereunder.

In Witness Whereof, we have hereunto set out hand and seal of the State this 21st day of July, 20 08.



License number: 244
License category: Basic

By: Alan W. Smith

By: C. Earl Hunter

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/05/2008

PRODUCER (864)489-5788 FAX (864)489-7392
Correll Insurance Group-Gaffney
103 N Johnson St
PO Box 1387
Gaffney, SC 29342

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED First Care Medical Transport, LLC
3685 Sumter Hwy
Kingstree, SC 29556

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Northfield Insurance Co	27987
INSURER B: National Casualty Co.	11991
INSURER C: NCCI, Inc.	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	CP564158	05/05/2008	05/05/2009	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$
					MED EXP (Any one person) \$
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 1,000,000
					PRODUCTS - COM/OP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	CA00218378	05/05/2008	05/05/2009	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
C	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO	22274230	08/05/2008	08/05/2009	AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY: EA ACC \$
					AGG \$
					AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$
					AGGREGATE \$
					\$
					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
					E.L. EACH ACCIDENT \$ 100,000
					E.L. DISEASE - EA EMPLOYEE \$ 100,000
					E.L. DISEASE - POLICY LIMIT \$ 500,000
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 First Care Medical Transport LLC has General Liability and professional liability limits of \$500,000 or higher.
 Florence County Emergency medical Services has been added as additional insured on the GL and Waiver of Subrogation has been added.

CERTIFICATE HOLDER	CANCELLATION
Florence County Emergency Medical Services Ryan Watkins 527 S Church St Florence, SC 29506	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Jon Jensen/LINDAS <i>J-J</i>



FLORENCE COUNTY
Emergency Medical Services

Ryon A. Watkins
Interim Director

R. David Exum
Operations & Training

To: Richard Starks
County Administrator

From: Ryon Watkins (RW)
Interim EMS Director

Date: August 27, 2008

Subject: Ambulance Franchise Application

Enclosed please find documents from Michelle Shearer, owner of First Care Medical, LLC. Ms. Shearer is applying for a non-exclusive, non-emergent ambulance franchise in Florence County.

I have reviewed the documents and concluded that she has complied with the requirements of the existing county ordinance regarding ambulance franchises.

She has paid the required \$100.00 fee. The check was routed through the finance department.

As far as I am concerned, the matter is ready for review / approval by the county council.

Please contact me if you have questions regarding this matter.

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Florence County Emergency Management
(Procurement Department)

ISSUE UNDER CONSIDERATION: Award Bid #03-08/09 for the construction of a low profile raised floor at the Emergency Operations Center for the Emergency Management Department.

POINTS TO CONSIDER:

- 1) Bid #03-08/09 was publicly offered.
- 2) Three (3) compliant bids, one (1) non-compliant bid were received.
- 3) Architectural Floor Solutions, Clemson, SC, was the lowest compliant bidder at \$20,250.
- 4) The Emergency Management Director has reviewed the bids and recommends this award.
- 5) The bid expires October 20, 2008.

FUNDING FACTORS:

- 1) \$20,250.00 = Total cost to be funded from FY09 funds budgeted in Fund 10, Department 422, Division 100, Emergency Management.
- 2) \$0 = Estimated total recurring cost in the next complete fiscal year and subsequent fiscal years incurred directly as a result of this action.

OPTIONS:

- 1) *(Recommended)* Accept the bid of the lowest responsive bidder, Architectural Floor Solutions, for the construction of a Low Profile Raised Floor at the Emergency Operations Center for the County Emergency Management in the amount of \$20,250.00 from funds budgeted within the department; and authorize the County Administrator to execute all associated documents to proceed. *(3 Compliant Bids Received/1 Non-Compliant Bid Received)*
- 2) Decline

ATTACHMENTS:

- 1) Bid Tabulation Sheet.
- 2) September 4, 2008 Recommendation Letter from Emergency Management Director.

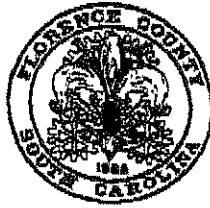
Dept: Emergency Management
 Low Profiled Raised Floor
 Invitation-to-Bid #03-08/09

Bid Opening Date: September 4, 2008
 Time: 11:00 AM
 Advertised Date: Morn News 8/24/08
 Invitations to Bids Distributed: 8
 Bid Expiration Date: 10/20/2008

Name of Bidder	Base Bid	Alternate	Bid Security	Meets Specs	Total Bid	Total Non-Local (+2%)
Architectural Floor Solutions Clemson, SC	\$20,250.00		Yes	Yes	\$20,250.00	
Rutherford Co., Inc. N. Charleston, SC	\$22,960.00		Yes	Yes	\$22,960.00	
Universal Supplies & Services Greenville, SC	\$33,975.72		Yes	Yes	\$33,975.72	
Bonitz Contracting Charleston, SC	\$14,384.00		No	No	\$14,384.00	

Notes:

2% Local Preference Florence County Code, Section 11-62



FLORENCE COUNTY
Emergency Management

September 4, 2008

To: Mazie Abraham
Florence County Purchasing Department

I have reviewed the four packets for sealed bid #03-08/09 which you forwarded to me. This was a bid for purchase and installation, in the county Emergency Operations Center (EOC), of Low Profile Raised Flooring. It appears to me that the low responsive bidder meeting specs (metal plates filled w/concrete) is Architectural Floor Solutions, Clemson, SC, for \$20,250.00.

The 2008/2009 county budget has capital improvement funding of \$24,500.00 (line item 010-421-422-100-8600) designated for purchase and installation of raised flooring in the EOC.

I recommend that Architectural Flooring Solutions be awarded the bid for this project and the bid be funded from the above referenced line item.

Dusty Owens
Director
Florence County Emergency Management

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Procurement Department

ISSUE UNDER CONSIDERATION:

Declaration of asset # V0549 Ford Explorer as surplus property and allow for donation of said property to Pamplico Rescue and Ambulance Service, Inc.

POINTS TO CONSIDER:

1. Pamplico Rescue and Ambulance Service, Inc.'s request was for vehicle #0616, a 1999 Ford Explorer. However, staff recommends Council approve V# 0549 for donation because this vehicle is more suitable to meet the needs of the Pamplico Rescue and Ambulance Service, Inc. Laura Walkup with the Pamplico Rescue Squad has been contacted and agreed to accept V# 0549.
2. The equipment is of little value or obsolete to the using department.
3. Disposal will not impact on-going operations.
4. Florence County Code requires County Council approval for disposal of surplus property.

OPTIONS:

1. *(Recommended)* Declare asset # V0549 a 1999 Ford Explorer as surplus property and allow for donation of said property to Pamplico Rescue and Ambulance Service, Inc.
2. Decline.

ATTACHMENTS:

Letter from Pamplico Rescue and Ambulance Service, Inc.



Pamplico Rescue and Ambulance Service, Inc

Mail: 237 E Lynhurst Road
Office: 217 E Third Avenue
Pamplico, South Carolina 29583
(843) 493-0457 (843) 493-0457 FAX

To: Richard Starks, Administrator
Fr: C. G. Haines
Re: Vehicle donation to Pamplico Rescue Squad/Pamplico Rescue and Ambulance Service, Inc

We are asking that the following be added to the Agenda for County Council meeting on July 19, 2008.

Pamplico Rescue Squad asks that a retired vehicle from EMS, a 1999 Ford Explorer 4x4, asset # 0616, VIN number ending 24206, be donated to us for use for first response and other emergency responses in our area.

If the emergency lighting has not been removed, we can pay for it as a separate item to keep from having to purchase and re-install this lighting.

Also, we will have the county seal removed by one of the automotive striping companies, we request that no painting be done on the decaling on this unit, so that we will not have a paint issue.

Thank you for all your help in this manner,

Sincerely,

A handwritten signature in black ink, appearing to read "C.G. Haines".

C.G. Haines

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Procurement Department

ISSUE UNDER CONSIDERATION:

Declaration of (14) Lifepak Cardiac Monitor/Defibrillator and various other equipment from the EMS Department as surplus property for disposal through public internet auction via GovDeals.

POINTS TO CONSIDER:

1. Attached listing of defibrillators and equipment is recommended to be declared surplus by the using department.
2. The defibrillators and equipment have little value or are obsolete to the using department.
3. Disposal will not impact on-going operations.
4. Florence County Code requires County Council approval for disposal of surplus property.
5. Disposal by internet auction is efficient and requires significantly less staff time/coordination than other public offer methods.
6. A local news ad is also placed to encourage local bidders to participate via the internet.

FUNDING FACTORS:

\$0=Cost of disposal by internet auction via GovDeals is 7% of highest winning bid paid.

OPTIONS:

1. *(Recommended)* Declare (14) defibrillators and equipment from the EMS Department as surplus property and authorize the County Administrator to dispose of said property in the most advantageous manner.
2. Provide alternate instructions.

ATTACHMENTS:

List of defibrillators and equipment.

SURPLUS ITEM LIST

Defibrillators

Manufacturer	Description	Monitor Serial #	Monitor Part #	Defibrillator Serial #	Defibrillator Part #	Notes
Physio-Control	Lifepak 11 Cardiac Monitor / Defibrillator	5310087	805300-14	3958369	806545-10	LP11 has 2 serial #'s, 1 for mon., 1 for defib.
Physio-Control	Lifepak 11 Cardiac Monitor / Defibrillator	5366413	805300-14	3958370	806545-10	LP11 has 2 serial #'s, 1 for mon., 1 for defib.
Physio-Control	Lifepak 11 Cardiac Monitor / Defibrillator	3444435	805300-14	3959488	806545-10	LP11 has 2 serial #'s, 1 for mon., 1 for defib.
Physio-Control	Lifepak 11 Cardiac Monitor / Defibrillator	3444462	805300-14	3988252	806545-10	LP11 has 2 serial #'s, 1 for mon., 1 for defib.
Physio-Control	Lifepak 11 Cardiac Monitor / Defibrillator	3444431	805300-14	3959489	806545-10	LP11 has 2 serial #'s, 1 for mon., 1 for defib.
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	12594	804200-28	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	26892	804200-28	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	731	804200-14	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	739	804200-14	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	12589	804200-28	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	741	804200-14	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A	742	804200-14	LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A			LP10 has 1 serial # for monitor / defib. unit
Physio-Control	Lifepak 10 Cardiac Monitor / Defibrillator	N/A	N/A			LP10 has 1 serial # for monitor / defib. unit

Various Equipment

Quantity	Item Description	Manufacturer	Model	Serial #	Asset Sticker	Condition	Notes
1	Overhead Projector	Apollo	A1-2000 Series		6237	Working	
1	Portable Projector Screen	Daylite			1020	Good	
1	Slide Projector	Kodak	Ektagaphic III, "E" Plus	172589		Working	
1	Slide Projector	Kodak	Medalist AF	314605		Working	
13	Slide Projector Carousel	Various				Working	
1	VHS VCR	Philips / Ma	V149	16301350		Working	battery, charger, blank tapes
1	VHS Camcorder	RCA		418631093		Working	
1	Rolling AV Cart					Working	
1	LCD Projector Case	Proxima				Good	
1	Skeleton / Teaching Aid					Damaged	
1	Chart Stand					Good	
1	Ambulance Cot	Ferno	35	L-312145		Good	
1	Ambulance Cot	Ferno	35	L-242674		Poor	
1	Light Bar (red lenses)	Whelen	9404	223218		Working	siren speaker attached
1	Light Bar (red lenses)	Whelen	9404	223223		Working	siren speaker attached
1 lot	miscellaneous EMS equipment, spints, etc., very old and in disrepair					Working	pads, paper, paddles, etc.
1 lot	medical bags					Poor	
1 lot	drug boxes					Poor	
1	Vehicle Seat (front)	Ford	F-150 (center section)			Poor	Grey vinyl
1	Air Compressor					Excellent	110volt
1	Airway Trainer (manikin)	Laerdal	Infant Size		4246	Poor	Recommend to discard

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Reports to Council
Declaration of Surplus Property

DEPARTMENT: Florence County Procurement

ISSUE UNDER CONSIDERATION: Declaration of two vehicles and one ambulance as surplus property for disposal through public internet auction via GovDeals.

POINTS TO CONSIDER:

- 1) Attached list is recommended to be declared surplus by the using department.
- 2) The vehicles and ambulance have little value or are obsolete to the using department.
- 3) Disposal will not impact on-going operations.
- 4) Florence County Code requires County Council approval for disposal of surplus property.
- 5) Disposal by internet auction is efficient and requires significantly less staff time/coordination than other public offer methods.
- 6) A local news ad is also placed to encourage local bidders to participate via the internet.

FUNDING FACTORS:

- 1) \$0 = Cost of disposal by internet auction via GovDeals is 7% of highest winning bid paid.

OPTIONS:

- 1) (*Recommended*) Declare two vehicles and one ambulance as surplus property and authorize the County Administrator to dispose of said property in the most advantageous manner.
- 2) Provide alternate instructions.

ATTACHMENTS:

List of surplus property.

SEPTEMBER 2008 SURPLUS LIST

<u>UNIT #</u>	<u>MAKE</u>	<u>MODEL</u>	<u>YEAR</u>	<u>MILEAGE</u>	<u>COMMENTS</u>
V0616	FORD	EXPLORER	1999	119,538	
V0752	FORD	RANGER EXT CAB	2000	148,543	
V2116	FORD	F350 TYPE I	1999	163,292	AMBULANCE

FLORENCE COUNTY COUNCIL MEETING

Item For Meeting on: September 18, 2008

AGENDA ITEM: Grant Award United States Department of Justice

DEPARTMENT: Florence County Sheriff's Office
Grants Department

ISSUE UNDER CONSIDERATION:

Council is requested to accept grant award #2008-DJ-BX-0464 in the amount of \$20,396 under the FY 08 Edward Byrne Memorial Justice Assistance (JAG) Grant Program to be used to purchase mobile radios and accessories for the Sheriff's Office.

POINTS TO CONSIDER:

1. Florence County will utilize the Fiscal Year 2008 Edward Byrne Memorial Justice Assistance (JAG) Grant to purchase mobile radios and accessories for Detention Center staff of the Sheriff's Office.
2. The grant does not require matching funds.
3. Acceptance of the grant includes the authorization of appropriate general ledger accounts within the Grant Fund.

FUNDING FACTORS:

1. \$20,396 = Total one-time costs for the Fiscal Year 2008 USDOJ Edward Byrne Memorial JAG Grant.
2. No matching funds required.

OPTIONS:

1. *(Recommended)* Accept the Fiscal Year 2008 Edward Byrne Memorial JAG Grant Award from the USDOJ in the amount of \$20,396 for mobile radios and accessories for the Detention Center staff of the Sheriff's Office.
2. Provide An Alternate Directive

ATTACHMENTS:

Grant award letter from the USDOJ dated August 15, 2008.



Department of Justice
Office of Justice Programs

Bureau of Justice Assistance

Office of Justice Programs

Washington, D.C. 20531

August 15, 2008

Mr. Richard Starks
Florence County
180 North Irby Street, MSC-H
Florence, SC 29501-3456

Dear Mr. Starks:

On behalf of Attorney General Michael B. Mukasey, it is my pleasure to inform you that the Office of Justice Programs has approved your application for funding under the FY 08 Edward Byrne Memorial Justice Assistance (JAG) Grant Program: Local Solicitation in the amount of \$20,396 for Florence County.

Enclosed you will find the Grant Award and Special Conditions documents. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact:

- Program Questions, Sam Beamon, Program Manager at (202) 353-8592; and
- Financial Questions, the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or you may contact the CSC at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Herraiz", written over a horizontal line.

Domingo S. Herraiz
Director, Bureau of Justice Assistance

Enclosures

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Other Business
Road System Maintenance Fee (RSMF) Fund
Council District 1

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approve the expenditure of funds from Council District 1 RSMF funding allocation in an amount up to \$22,217.32 for MBC stone and 2" of crushed asphalt for Devonshire Road.

ATTACHMENTS:

1. A copy of the Memorandum indicating the approval of Councilman Smith.

FROM : FLO CO PUBLIC WORKS

PHONE NO. : 843 676 8625

SEP. 10 2008 09:55AM P1



FLORENCE COUNTY
Public Works Department

Arthur C. Gregg, Jr.
Public Works Director

TO: K. G. Rusty Smith, Jr., Chairman, Florence County Council
FROM: Arthur C. Gregg, Jr., Public Works Director *ACG*
DATE: September 8, 2008
SUBJECT: Rock and Crushed Asphalt - Devonshire Road

The estimated cost for MBC stone and 2" of crushed asphalt is \$22,217.32 for Devonshire Road.

If you accept this project as stated above, please give your approval by signing below.

K. G. Rusty Smith, Jr.
Approval - stone and crushed asphalt - Devonshire Road
K. G. Rusty Smith, Jr.
Council Member

9-10-08
Date

Payment to be made from the funding source indicated below:

_____ Infrastructure _____ \$30 Resurfacing Fee

ACG, Jr./ig

FLORENCE COUNTY COUNCIL MEETING

September 18, 2008

AGENDA ITEM: Inactive Agenda
Ordinance No. 07-2008/09

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

At its regular meeting of August 21, 2008 Council referred the following Ordinance to the Committee on Public Service & County Planning:

Ordinance No. 07-2008/09: [An Ordinance To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr., and Sharon M. Taylor Located At 3434, 3435, 3465 3501 James Turner Road, Effingham and 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1, Rural Community District, Shown On Florence County Tax Map No. 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 and 274 Consisting Of 131 Acres.]

ATTACHMENTS:

Copies of the information provided in the August 21, 2008 agenda package.

FLORENCE COUNTY COUNCIL MEETING

Item For Meeting On: Thursday, August 21, 2008

AGENDA ITEM: Ordinance No. 07-2008/09
Introduction

DEPARTMENT: Planning and Building Inspections

ISSUE UNDER CONSIDERATION:

[An Ordinance To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr. And Sharon M. Taylor Located At 3434, 3435, 3465, 3501 James Turner Road, Effingham And 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1, Rural Community District, Shown On Florence County Tax Map No. 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 And 274 Consisting Of 131 Acres.]

POINTS TO CONSIDER:

1. The properties are located in Council District 5.
2. The subject properties are currently being utilized as agriculture/farming/ equine/timber.
3. The properties are currently zoned, R-1, Single-Family Residential District.
4. The applicants wish to rezone the properties to RU-1, Rural Community District.
5. The properties are surrounded by some vacant property and some residentially-developed property.
6. These properties are designated as Rural Resource/Agricultural Areas according to the Comprehensive Plan.
7. This request does comply with the Comprehensive Plan.

OPTIONS:

1. ***(Recommended)*** Approval Of Ordinance No. 07-2008/09 To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr. And Sharon M. Taylor Located At 3434, 3435, 3465, 3501 James Turner Road, Effingham And 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1, Rural Community District Shown On Florence County Tax Map No. 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 And 274, Consisting Of 131 Acres.
(Planning Commission approved 8-2)(Council District5)
2. Provide An Alternative Directive

ATTACHMENTS:

Copies of the following are attached:

1. Ordinance No.7-2008/09
2. Staff report for PC#2008-52
3. Vicinity map
4. Location map
5. Comprehensive Land Use Plan map
6. Zoning map
7. Aerial photograph
8. Comprehensive Plan information
9. Zoning Ordinance Information

Sponsor(s) : Planning Commission
 Planning Commission Consideration : July 22, 2008
 Planning Commission Public Hearing : July 22, 2008
 Planning Commission Recommendation : July 22, 2008 [Approved 8-2]
 First Reading/Introduction : August 21, 2008
 Committee Referral : N/A
 Second Reading : September 18, 2008
 Third Reading : October 16, 2008
 Effective Date : Immediately

I, _____,
 Council Clerk, certify that this
 Ordinance was advertised for
 Public Hearing on _____.

ORDINANCE NO. 07 -2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Rezone Properties Owned By Cynthia T. Matthews And Jerry D. Taylor, Sr. And Sharon M. Taylor Located At 3434, 3435, 3465, 3501 James Turner Road, Effingham And 3 Parcels Located Off State Hwy. 35, Effingham From R-1, Single-Family Residential District To RU-1 Rural Community District Shown On Florence County Tax Map No. 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 And 274 Consisting Of 131 Acres.]

WHEREAS:

1. Section 30-291 entitled "Intent" of Chapter 30- Zoning Ordinance of the Florence County Code of Ordinances establishes that Florence County Council must be satisfied that applications for amendments to the Zoning Atlas of Florence County are not injurious from a public health, safety, and general welfare outlook and the effect of the change will not negatively impact the immediate environs or the County generally; and
2. Section 30-297 entitled "Administrative Procedures, Action" of Chapter-30 Zoning Ordinance of the Florence County Code for Florence County republished January 2008, provides a procedure for amending the Official Zoning Map of the County of Florence; and
3. The procedure has been followed by the Florence County Planning Commission at a public hearing on July 22, 2008.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Properties located on James Turner Road and off State Hwy. 35 bearing Tax Map 127, Block 1, Parcels 10, 11, 46, 72, 162, 273 and 274 are hereby rezoned to RU-1, Rural Community District.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

 Connie Y. Haselden, Council Clerk

 K. G. Rusty Smith, Jr., Chairman
 COUNCIL VOTE:

 Approved as to Form and Content
 James C. Rushton, III, County Attorney

OPPOSED:
 ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
JULY 22, 2008
PC#2008-52
ORDINANCE NO.7-2008/09**

Subject: Rezoning request from R-1, Single-Family Residential District to RU-1, Rural Community District

Location: Properties are located at 3434, 3435, 3465, 3501 James Turner Rd. and 3 Parcels located off State Hwy.35.

Tax Map Number: 00127, Block 1, Parcels 72,162, 273, 274, 10, 11 and 46

Council District(s): 5; County Council

Owner of Record: Cynthia T. Matthews and Jerry D. & Sharon M. Taylor Sr.

Applicant: Cynthia T. Matthews and Jerry D. & Sharon M. Taylor Sr.

Land Area: 131 acres

Existing Land Use and Zoning:

The subject properties are currently used as agriculture/farming/equine/timber and zoned R-1, Single Family Residential District in the County of Florence.

Proposed Land Use and Zoning:

The applicant wishes to continue the existing uses of the subject properties for agriculture/farming/equine/timber and for future placement of a manufactured home.

Surrounding Land Use and Zoning:

North: Single-family residential/R-1/ City of Florence

South: Vacant/ R-1 /Florence County

West: Single-family residential/ R-3 /Florence County
Single-family residential/RU-1/Florence County

East: Single-family residential/ R-1/ Florence County

Florence County Comprehensive Plan:

The subject properties are currently designated as Rural Resource/Agricultural Areas 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 is by way of James Turner Road and Whippoorwill Road.

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

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

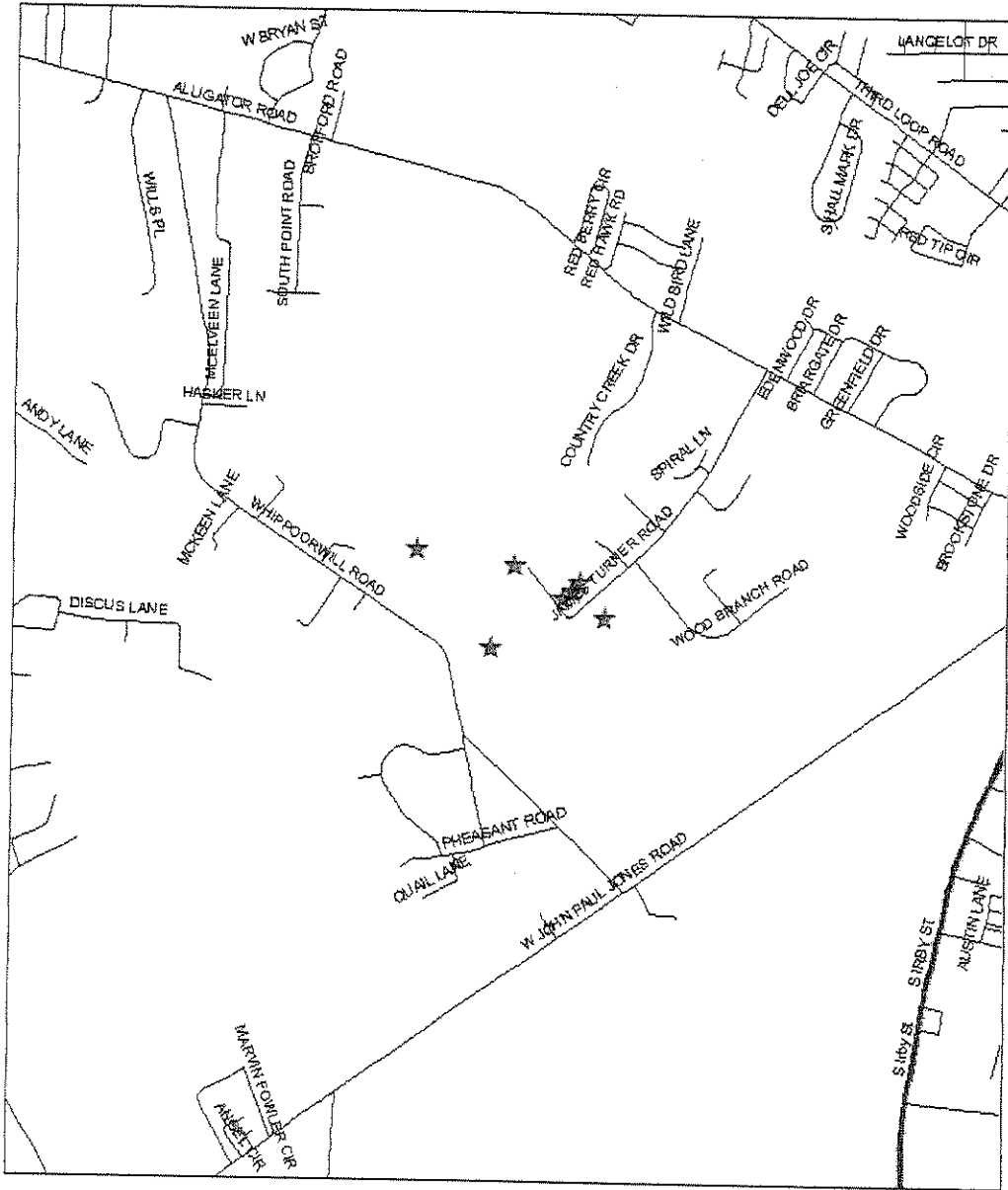
Background- The subject properties are requesting rezoning to RU-1, Rural Community District.

Florence County/Municipal Planning Commission Action July 22,2008

The ten Planning Commission members present approved the rezoning request with the vote of eight in favor to two voting in opposition at the meeting held on July 22, 2008.

Florence County/Municipal Planning commission Recommendation:

The Planning Commission recommends approval of this request by the Florence County Council due to the rezoning being in compliance with the Comprehensive Plan.

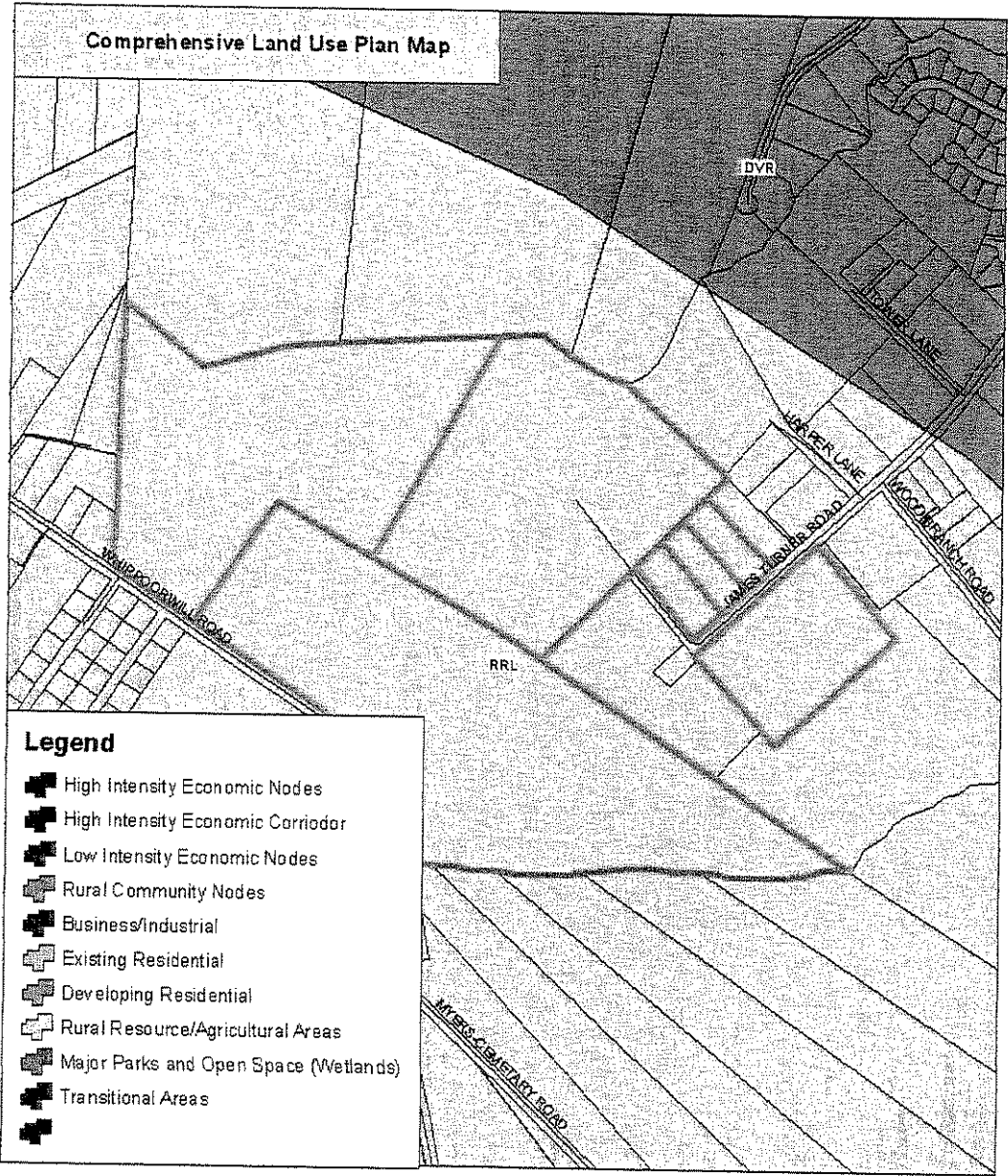


0337.675 1,350 Feet

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

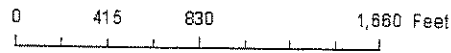
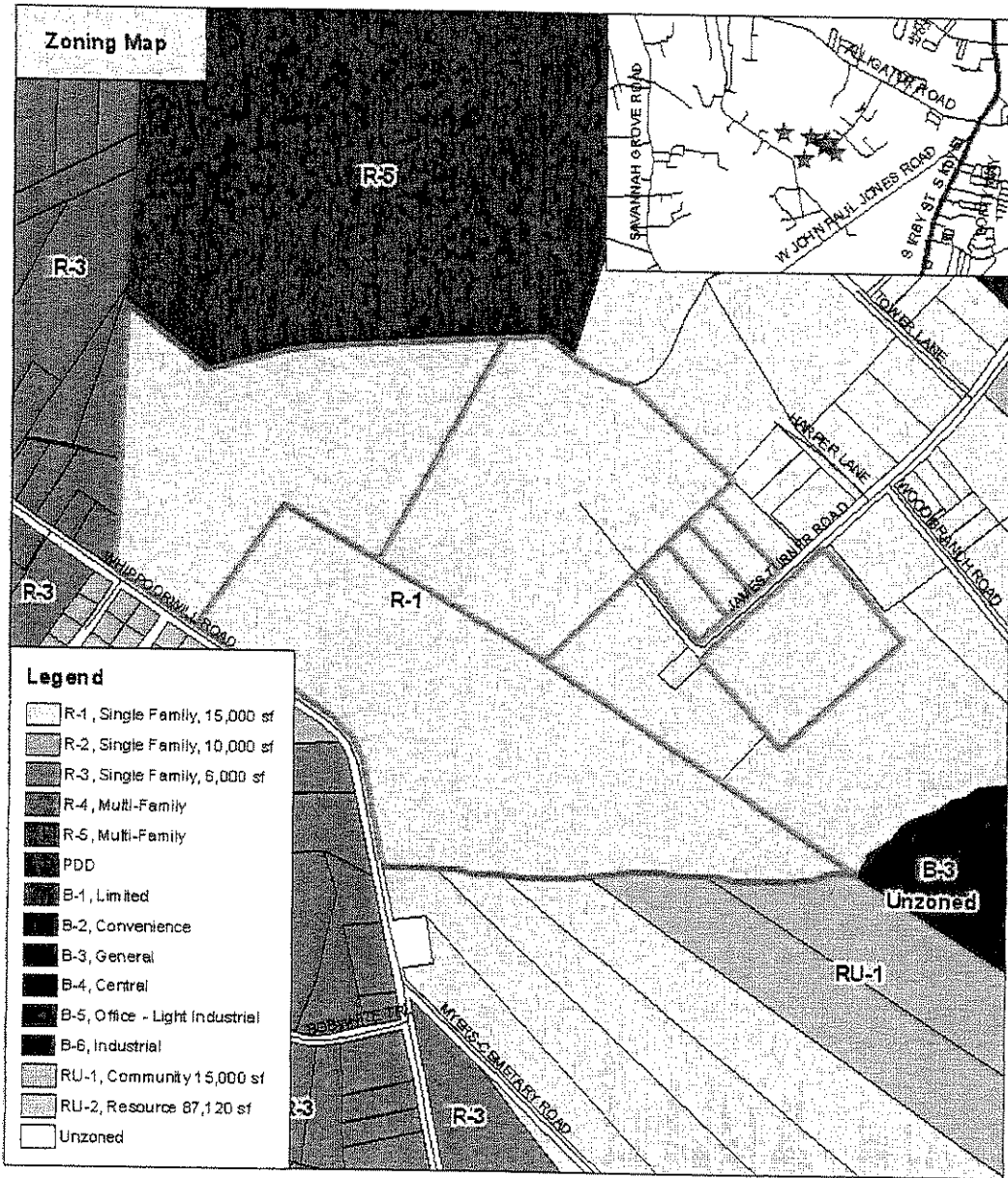


COUNTY COUNCIL DISTRICT(S): 5
PG#2008-52



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

COUNTY COUNCIL DISTRICT(S): 5
PC#2008-52



Map Prepared by: RWE
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 Geographic Information Systems
 2007

COUNTY COUNCIL DISTRICT(S): 5
PC#2008-52

Florence County 2003 Orthophotography Map



0 325 650 1,300 Feet

N



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

COUNTY COUNCIL DISTRICT(S): 5
PC#2006-52

Comprehensive Plan Attachment:

Rural Resource / Agricultural Areas

Most areas shown on the Plan Map generally are outside the path of projected development, characteristically rural and predominately undeveloped or in agricultural use at this time. Moreover, few changes to these areas are anticipated during the life of this Plan, provided urban sprawl is kept in check. The retention of open lands, woodlands, and wetlands which make up a large part of this area, are essential for clean air, water, wildlife, many natural cycles, and a balanced environment among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. These areas also provide a **rural environment** preferred by many people over subdivisions and higher density urban or community settings.

Objective

The objective of this classification is to conserve rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

Strategy

Strategies designed to implement this objective include:

- ✓ Setting an urban growth boundary which would limit urban intrusions into such areas.
- ✓ Monitoring and mitigating proposed changes which would alter or compromise the rural character of such area.
- ✓ Amending subdivision regulations to encourage cluster development with open space-agricultural land set aside as an alternative to large lot development.
- ✓ Prohibit through zoning high intensity development from the area.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Conserve rural characteristics and resources and maintain a balanced rural-urban environment	<ul style="list-style-type: none"> ❖ Single-family site built and manufactured dwellings ❖ Agricultural uses ❖ Small scale retail uses ❖ Agricultural related industrial uses ❖ Institutional uses 	<ul style="list-style-type: none"> ❖ High density residential uses ❖ Big Box retail ❖ Uses generally in conflict with rural values and characteristics

ZONING ORDINANCE ATTACHMENT

RU-1. Rural Community District

The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.