AGENDA
FLORENCE COUNTY COUNCIL
REGULAR MEETING
COUNTY COUNCIL CHAMBERS, ROOM 803
180 NORTH IRBY STREET
FLORENCE, SOUTH CAROLINA
THURSDAY, AUGUST 20, 2009
6:00 P. 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 JULY 16, 2009 REGULAR MEETING [1]
Council Is Requested To Approve The Minutes Of The July 16, 2009 Regular Meeting Of County Council.

VI. PUBLIC HEARINGS:

At the time of publication of the agenda, there were no public hearings required or scheduled for matters before the Council.

VII. APPEARANCES:

A. B. KENDALL HILLER [11]

Mr. Hiller Requests To Appear Before Council To Present A Brief Power Point Presentation Regarding A Rezoning Request For Dorothy Martin Tate. *[Ordinance No. 02-2009/10]*

B. HOUSING AUTHORITY OF FLORENCE [13]

Cynthia Williams, Executive Director Of The Housing Authority Of Florence Requests To Appear As A Follow-Up To A Project Presentation Provided To Florence County Council At Its Regular Meeting Of July 16, 2009 To Formally Present Council With A List Of Options To Consider In Supporting The Project.

C. SHERIFF KENNEY BOONE [15]

Sheriff Boone Requests To Appear Before Council To Update Council On The Siren Project At The Florence County Law Enforcement Center.

D. CHIEF SAM BROCKINGTON – SOUTH LYNCHES FIRE DEPARTMENT [17]

Chief Brockington Requests To Appear Before Council To Recognize The Cooperative Effort Of Local Emergency Response Providers To An Incident In Which A Child's Life Was Saved.

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)

June 18, 2009	*Ordinance No.35-2008/09 (Revisions to Procurement Section of County Code)*

Public Services & County Planning
(Council members James T. Schofield/Chair, Mitchell Kirby, and Ken Ard)

January 17, 2008	*Zoning Ordinance Amendment (Was Ordinance No. 18-2007/08)*
February 5, 2009	*Voter Registration/Election Office Building*
April 2, 2009	*Enforcement Of The Portable Sign Regulation Section 30-202 and 30-205, Including Table VII*
June 4, 2009	*Ordinance No. 31-2008/09 (Definitions for Incidental Signs)*

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

April 16, 2009 *Ordinance No. 25-2008/09 (Ambulance Services)*

Education, Recreation, Health & Welfare
(Council members H. Morris Anderson/Chair, Johnnie D. Rodgers, Jr., and Al Bradley)

October 16, 2008 *Air Quality*

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.)

City-County Conference Committee
(Council members Alphonso Bradley/Co-Chair, Russell W. Culberson, and Johnnie D. Rodgers, Jr.)

IX. RESOLUTIONS:

A. RESOLUTION NO. 02-2009/10 [22]
A Resolution Authorizing The Cessation Of Maintenance On And Abandonment Of Wise Lane Located In The Johnsonville Area.

B. RESOLUTION NO. 03-2009/10 [26]
A Resolution Authorizing The Cessation Of Maintenance And Abandonment By Florence County Of A Portion Of Road No. S-21-1350, Also Known As Steel Road, Located In Florence County, South Carolina.

X. ORDINANCES IN POSITION:

A. THIRD READING

1. **ORDINANCE NO. 28-2008/09** [30]
An Ordinance To Amend Chapter 30, Zoning Ordinance, Article VII, General And Ancillary Regulations, Section 30-246, Accessory Buildings And Uses Of The Florence County Code To Enhance The Rules Regarding The Location Of Accessory Buildings and Uses.
*(Planning Commission **approved** 10 – 0.)*

2. **ORDINANCE NO. 38-2008/09** [34]
An Ordinance To Rezone Property Owned By Randy H. Coker Located On Devonshire Road, Lake City From R-1, Single-Family Residential District To R-2, Single-Family Residential District Shown On Florence County Tax Map No. 00167, Block 31, Parcel 127 Consisting Of 4.00 Acres.

*(Planning Commission **approved** 6 – 0.) (Council District 1)*

B. SECOND READING

1. **ORDINANCE NO. 02-2009/10** [45]
An Ordinance To Rezone Property Owned By Dorothy Martin Tate Properties Located Off Of E. Macree Terrace And Gable Terrace, Florence County From R-2, Single-Family Residential District To R-4, Multi-Family Residential District Shown On Florence County Tax Map No. 01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377 Consisting Of 6.6 Acres.
*(Planning Commission **denied** 8 – 1.) (Council District 5)*

2. **ORDINANCE NO. 03-2009/10** [56]
An Ordinance To Rezone Property Owned By Young Brothers Properties Located At I-95, Florence County From RU-1, Rural Community District To B-3, General Commercial District Shown On Florence County Tax Map No. 00075, Block 01, Parcel 005 Consisting Of 7.2 Acres.
*(Planning Commission **approved** 9 – 0.) (Council District 9)*

3. **ORDINANCE NO. 04-2009/10** [68]
An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-8 Regarding Zoning Map Designations And Sections 30-29, 30-111 And 30-311 Regarding The Correction Of Several Minor Text Errors Of The Florence County Code.
*(Planning Commission **approved** 6 – 0.)*

C. INTRODUCTION

1. **ORDINANCE NO. 05-2009/10** [73]
An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-297. Administrative Procedures, Action Of The Florence County Code To Update The Procedures For Planning Commission And Board Of Zoning Appeals Requests.
*(Planning Commission **approved** 11 – 0.)*

2. **ORDINANCE NO. 06-2009/10** [82]
An Ordinance To Amend Chapter 30. Zoning Ordinance, For Several Small Text Corrections In Section 30-91, Section 30-95, Section 30-202 Table VIII, And Section 30-292, And Minor Text Updates In Section 30-294, And Section 30-295 Of The Florence County Code.
*(Planning Commission **approved** 11 – 0.)*

3. **ORDINANCE NO. 07-2009/10** [87]
An Ordinance To Adopt A New Land Use Element For The Florence County Comprehensive Plan In Accordance With The 1976 South Carolina Code Of Laws, As Amended, Title 6, Chapter 29, Section 510.
*(Planning Commission **approved** 6 – 0.)*

4. **ORDINANCE NO. 08-2009/10** [174]
An Ordinance To Amend Chapter 9.5 Drainage And Stormwater Management Ordinance, Section 9.5-16 Regarding Requirements For Land Disturbing Activity And Section 9.5-72 Regarding Clarification Of Close Out Processes For Commercial And Residential Projects Of The Florence County Code.
*(Planning Commission **approved** 6 – 0.)*

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

A. CITY-COUNTY MEMORIAL STADIUM COMMISSION [181]
Council is requested to consider approval of the following recommendations for appointment/re-appointment to the City-County Memorial Stadium Commission: re-appoint Gerald Holley, representing Florence Public School District One to Seat 4 with term expiring November 2011; appoint Michael W. Richey for appointment to Seat 5 (replacing Ted Maxwell), representing American Legion, Fred H. Sexton Post 1 with term expiring November 2011; and, re-appoint O. J. Davis to Seat 6 representing American Legion, Fred H. Sexton Post 1, with term expiring November 2012.

B. BOARDS AND COMMISSIONS LIST [185]
A List Of Current And Approaching Vacancies For Calendar Year 2009 On Boards And Commissions Was Previously Provided To Council.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION

1. **MONTHLY FINANCIAL REPORTS** [186]
Monthly Financial Reports Were Provided To Council For Fiscal Year 2010 Through July 31, 2009 As An Item For The Record.

2. **PROGRESS ENERGY, INC. – EASEMENT** [192]
Discussion Of A Request By Progress Energy, Inc., For A Permanent Easement Across The Florence County Parking Lot Located Across Irby St., TMP# 90167-01-008, To Install Under Parking Surfaces A Primary Power Cable For Service To Progress Energy Customers.

B. EMERGENCY MANAGEMENT DEPARTMENT

1. **GRANT AWARD SOUTH CAROLINA BUDGET AND CONTROL BOARD** [196]
Accept Grant Award Made In Accordance With Proviso 80A.45 Of The 2008-2009 Appropriations Act In The Amount Of $9,179.93 As Approved By The South Carolina Budget And Control Board To Cover Contract Costs For First Responder Interoperability Under Budget Code I140 (Service Contract 800 MHz) For The Florence County Emergency Management Department.

2. **GRANT AWARD SLED HS FFY08** [198]
Accept A $50,000 Grant Award From The South Carolina Law Enforcement Division (SLED) For Approved Homeland Security Equipment And Training To Be Used By The Florence County Emergency Management Department (EMD).

C. EMERGENCY MEDICAL SERVICES

GRANT AWARD SCDHEC EMS 2010 GRANT-IN-AID PROGRAM [200]
Accept A EMS 2010 Grant–In-Aid Program Allocation From The South Carolina Department Of Health And Environmental Control (SCDHEC) For Approved Equipment And/Or Training In The Amount Of $24,173.22 To Be Equally Divided Among Florence County Emergency Services (EMS) And The Rescue Squads Of Johnsonville, Pamplico And Timmonsville; With Provision That Any Entity Not In Need Of Its Full Share Has Agreed To Allow Further Distribution Of Remaining Funds.

D. PARKS & RECREATION DEPARTMENT

1. **AWARD BID #02-09/10** [202]
Authorize The County Administrator To Award Bid #02-09/10 – Tour Events To The Low Bidders For Each Individual Trip To Be Funded By The Participants If The Minimum Participation Numbers Are Met. *(13 compliant bids)*

2. **GRANT AWARD FLORENCE CONVENTION & VISITORS BUREAU** [205]
Accept A Grant Award In The Amount Of $1,000 From The Florence Convention & Visitors Bureau To Cover Costs Associated With The Annual Fall Frenzy At Lynches River County Park Hosted By The Florence County Parks & Recreation Department.

E. PROCUREMENT

DECLARATION OF SURPLUS PROPERTY [207]
Approve The Purchase Of A 2007 Honda Odyssey Van In The Amount Of $15,690.50 From General Fund Contingency For The Florence County Economic Development Partnership And Declare Surplus And Authorize The Sale Of A 2004 Jeep Grand Cherokee Via GovDeals In An Estimated Amount Of $6,100 To Be Reimbursed To The General Fund For An Estimated Net Cost Of $9,590.50.

F. VOTER REGISTRATION AND ELECTIONS COMMISSION

DECLARATION OF SURPLUS PROPERTY [209]
Declare 364 CES Votomatic Punch Card Voting Machines As Surplus Property And Authorize Disposal By Public Internet Auction On GovDeals As Requested By The Florence County Voter Registration And Election Commission.

XIII. OTHER BUSINESS:

A. INFRASTRUCTURE

1. **CITY OF LAKE CITY** [211]
Approve The Expenditure Of Up To $20,000.00 From Council District 1 Infrastructure Funding Allocation To Assist The City of Lake City With Roof Repair, Painting, And Other Enhancements/Renovations Of The Lake City Chamber of Commerce Office Located In The Historic Lake City Railroad Depot.

2. **FLORENCE COUNTY SCHOOL DISTRICT FIVE** [213]
Approve The Expenditure Of Up To $3,500.00 From Council District 2 Infrastructure Funding Allocation For Five (5) Loads Of Crushed Asphalt To Be Stock Piled At Florence County School District Five Maintenance Department Grounds Located At 156 East Marion Street, Johnsonville.

3. **PEE DEE CHAPTER AMERICAN RED CROSS** [215]
Approve The Expenditure Of Up To $20,288.45 From Council Districts' Infrastructure Funding Allocations (As Indicated On The Approving Memorandum) To Assist The American Red Cross Pee Dee Chapter With The Replacement Of Three Heating/Air Conditioning Units And Associated Costs At The Building Located At 1601 West Lucas Street.

4. **PEE DEE COMMUNITY ACTION PARTNERSHIP TRANSITIONAL SHELTER** [217]
Approve The Expenditure Of Up To $10,000.00 From Council Districts 3 and 7 Infrastructure Funding Allocations ($5,000 each district) To Assist The Pee Dee Transitional Shelter In Completing Renovations On The Kitchen And Food Pantry At The Shelter.

5. **HOWE SPRINGS FIRE DISTRICT** [219]
Approve The Expenditure Of Up To $2,538.24 From Council District 4 Infrastructure Funding Allocation To Assist The Howe Springs Fire District With The Purchase Of Forcible Entry Tools And A Vent Saw.

B. ROAD SYSTEM MAINTENANCE FEE (RSMF)

1. **MCKENNEY COURT** [222]
Approve The Expenditure Of Up To $60,000.00 From Council District 3 RSMF Funding Allocation For The Cost Of 6" Of Reclamation And 1 ½" Type C Hot Laid Asphalt For McKenney Court.

2. **PISGAH ROAD** [223]
Approve The Expenditure Of Up To $50,665.75 From Council District 3 RSMF Funding Allocation For The Cost Of Putting MBC Stone And Crushed Asphalt On Pisgah Road.

3. **DEVON ROAD** [224]
Approve The Expenditure Of Up To $20,000.00 From Council District 5 RSMF Funding Allocation To Resurface Devon Road With 1 ½" Of Hot Laid Asphalt. *(The Total Estimate For Resurfacing The Road Is $40,000; $20,000 Has Been Appropriated By The Florence County Transportation Committee.)*

4. **LOWELL STREET, YVONNE STREET AND SUNDANCE STREET** [226]
Approve The Expenditure Of Up To $85,000.00 From Council District 7 RSMF Funding Allocation For The Resurfacing of Lowell Street (S-21-1503), Yvonne Street (S-21-1525), and Sundance Street (S-12-1504); contingent upon encroachment permits from the SCDOT.

C. UTILITY FUND

1. **CITY OF JOHNSONVILLE** [227]
Approve The Expenditure Of Up To $2,168.64 From Council District 2 Utility Funding Allocation For The City Of Johnsonville In Order To Pay For 2 – 30" Catch Basins And 2 – 4x4 Concrete Risers, To Meet Drainage Requirements Specified By The SC Department Of Transportation.

2. **FLORENCE COUNTY SCHOOL DISTRICT ONE – WILLIAMS MIDDLE SCHOOL** [230]
Approve The Expenditure Of Up To $6,500.00 From Council District 3 Utility Funding Allocation To Pay For The Cost Of 1 ½" Type C Hot Laid Asphalt Overlay For Williams Middle School Basketball Court.

3. **HOWE SPRINGS FIRE DEPARTMENT – HYDRANT** [231]
Approve The Expenditure Of Up To $3,000.00 From Council District 4 Utility Funding Allocation For The Installation Of A Fire Hydrant At The Howe Springs Fire Station On Meadow Prong Road.

4. **TOWN OF OLANTA** [232]
Approve The Expenditure Of Up To $21,000.00 From Council District 5 Utility Funding Allocation For Sand Filter And Installation (In An Amount Up To $6,500) And Pumps For Lift Station (In An Amount Up To $14,500) To Assist The Town of Olanta.

5. **NORTH VISTA ELEMENTARY SCHOOL** [235]
Approve The Expenditure Of Up To $40,000.00 From Council District 7 Infrastructure Funding Allocation To Put 1 ½" Of Hot Laid Asphalt On North Vista Elementary School Parking Area.

XIV. EXECUTIVE SESSION:

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

XV. INACTIVE AGENDA:

1. **ORDINANCE NO. 19-2008/09**
   At its regular meeting of February 19, 2009 Council deferred second reading of Ordinance No. 19-2008/09: An Ordinance Establishing Regulations For The Securing And Disposition Of Solid Waste, Establishing Procedures For Violations, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 25-2008/09**
   At its regular meeting of April 2, 2009 Council referred this Ordinance to the Committee on Justice & Public Safety: An Ordinance To Amend Florence County Code, Chapter 5, Ambulance Services, In Its Entirety To Establish Procedures Relating To Private Ambulance Services And Other Matters Relating Thereto.

3. **ORDINANCE NO. 31-2008/09**
   At its regular meeting of June 4, 2009, Council Approved Second Reading of Ordinance No. 31-2008/09 as Amended, and Referred the Ordinance to the Committee on Public Service & County Planning: An Ordinance To Amend Section 30-202, Table VII And Table VIII And Section 30-311, Definitions Of The Florence County Code For Incidental Signs.
   *(Planning Commission **approved** 9 – 0.)*

4. **ORDINANCE NO. 35-2008/09**
   At its regular meeting of June 18, 2009, Council referred this Ordinance to the Committee on Administration & Finance: An Ordinance To Re-Establish And Revise Florence County Procurement Policies and Procedures As Chapter 25.5, Procurement, And To Delete All Conflicting Sections Of The Code; And Other Matters Relating Thereto.

XVI. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council is requested to approve the minutes of the July 16, 2009 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, JULY 16, 2009, 9:00 A.M., COUNCIL CHAMBERS ROOM 803, CITY-COUNTY COMPLEX, 180 N. IRBY STREET, FLORENCE, SOUTH CAROLINA

PRESENT:
K. G. "Rusty" Smith, Jr., Chairman
Waymon Mumford, Vice-Chairman
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:
Kevin Yokim, Finance Director
William H. Hoge, Planning Director
Ryon Watkins, EMS Director
Ray McBride, Library Director
Gene Wells, Senior Center Director
Nikki Rotan, Senior Center
Chuck Tomlinson, Morning News Staff Writer

ABSENT:
H. Morris Anderson, Secretary-Chaplain

A notice of the regular meeting of the Florence County Council appeared in the July 15, 2009 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, the Doctors Bruce and Lee Foundation Public Library, and on the County's website (www.florenceco.org).

Chairman Smith called the meeting to order. In the absence of Secretary-Chaplain Anderson (due to illness), Councilman Kirby gave the invocation. Vice Chairman Mumford led the Pledge of Allegiance to the American Flag. Chairman Smith welcomed everyone attending the meeting.

APPROVAL OF MINUTES:

Councilman Kirby made a motion Council approve the minutes of the June 18, 2009 regular meeting of County Council. Councilman Rodgers seconded the motion, which was approved unanimously.

PUBLIC HEARINGS:

The Clerk published the title and the Chairman declared the public hearing open for the following:

ORDINANCE NO. 37-2008/09
An Ordinance Authorizing The Sale Of Property Owned By Florence County Designated As Tax Map Nos. 90087-08-003, 90087-08-004 And 90087-08-005 To LIBRIS Redevelopment, LLC, And To Authorize The County Council Chairman To Execute An Option To Purchase Real Estate, Subject To County Attorney Review.

APPEARANCES:

DAVID N. WILLIAMS, CITY MANAGER, CITY OF FLORENCE
Drew Griffin, City Of Florence Public Works Director Appeared Before County Council On Behalf Of The City Of Florence To Present An Update On The Progress Of The Tennis Complex And The Access Road. Chairman Smith recognized Councilwoman O'Bryan and commended her for her participation in the project. The Chairman also commended Dr. Eddie Floyd for his continuous contributions to enhance programs in the Florence community. In response to a question by the Chairman, County Administrator Richard Starks stated the presentation would be received primarily as information and if there were no objections by Council, staff would proceed to process the appropriate requests for payment for the County's commitment on the access road for the project.

HOUSING AUTHORITY OF FLORENCE
Cynthia Williams, Executive Director And Danny Roseborough Presented A Proposal Regarding A Project To Develop An Affordable Housing Community In An Area Of The City Of Florence Targeted By Local Officials For Redevelopment. Chairman Smith commended the Housing Authority for initiating such a worthwhile project and said he would provide a letter on behalf of County Council to express Council's support for the Housing Authority to apply for federal funding for the proposed project. Councilmen Mumford and Bradley expressed interest and support for the project and commended Mr. Roseborough for his efforts on the project.

COMMITTEE REPORTS:

COMMITTEE ON PUBLIC SERVICE & COUNTY PLANNING
Committee Chairman Schofield stated the Committee on Public Service & County Planning met at 8 a.m. prior to the regular meeting of Council and recommended Ordinance No. 28-2008/09 be reported out for second reading. Councilman Ard made a motion Council pull Ordinance No. 28-2008/09 from the Inactive Agenda for consideration of second reading at the appropriate time on the agenda. Councilman Schofield seconded the motion, which was approved unanimously. Committee Chairman Schofield stated the Committee also discussed sign regulations and would continue those discussions.

RESOLUTIONS:

RESOLUTION NO. 01-2009/10

The Chairman published the title of Resolution No. 01-2009/10: A Resolution For The Naming Of A Private Road Located Off Alvin Kirby Road In Florence County Shown On Florence County Tax Map Number 00106, Block 1, Parcel 102 To Chipmunk Drive. Councilman Kirby made a motion Council approve the Resolution as presented. Councilman Culberson seconded the motion, which was approved unanimously.

ORDINANCES IN POSITION:

ORDINANCE NO. 34-2008/09 – THIRD READING

The Clerk published the title of Ordinance No. 34-2008/09: An Ordinance To Rezone Property Owned By Thurman L. Graham Located At 1140 N. Matthews Road, Lake City From RU-1, Rural Community District To B-3, General Commercial District Shown On Florence County Tax Map No. 00166, Block 31, Parcel 065 Consisting Of 1.268 Acres. Councilman Rodgers made a motion Council approve third reading of the Ordinance. Councilman Culberson seconded the motion, which was approved unanimously.

ORDINANCE NO. 36-2008/09 – THIRD READING

The Clerk published the title of Ordinance No. 36-2008/09: An Ordinance To Ratify FY09 Budget And Grant Resolutions Previously Authorized By Council And Other Matters Related Thereto. Councilman Culberson made a motion Council approve third reading of the Ordinance. Councilman Rodgers 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. 37-2008/09 – THIRD READING

The Clerk published the title of Ordinance No. 37-2008/09: An Ordinance Authorizing The Sale Of Property Owned By Florence County Designated As Tax Map Nos. 90087-08-003, 90087-08-004 And 90087-08-005 To LIBRIS Redevelopment, LLC, And To Authorize The County Council Chairman To Execute An Option To Purchase Real Estate, Subject To County Attorney Review. Councilman Mumford made a motion Council approve third reading of the Ordinance. Councilman Rodgers seconded the motion, which was approved unanimously.

ORDINANCE NO. 38-2008/09 – SECOND READING

The Clerk published the title of Ordinance No. 38-2008/09: An Ordinance To Rezone Property Owned By Randy H. Coker Located On Devonshire Road, Lake City From R-1, Single-Family Residential District To R-2, Single-Family Residential District Shown On Florence County Tax Map No. 00167, Block 31, Parcel 127 Consisting Of 4.00 Acres. Councilman Rodgers made a motion Council approve second reading of the Ordinance. Councilman Culberson seconded the motion, which was approved unanimously.

ORDINANCE NO. 28-2008/09 – SECOND READING

The Clerk published the title of Ordinance No. 28-2008/09: An Ordinance To Amend Section 30-246 Of The Florence County Code To Enhance The General Locational Rules Regarding Accessory Buildings and Uses. Councilman Ard made a motion Council approve second reading of the Ordinance. Councilman Schofield seconded the motion, which was approved unanimously.

ORDINANCE NO. 02-2009/10 – INTRODUCED

The Clerk published the title of Ordinance No. 02-2009/10 and the Chairman declared the Ordinance introduced: An Ordinance To Rezone Property Owned By Dorothy Martin Tate Properties Located Off E. Macree Terrace And Gable Terrace, Florence County From R-2, Single-Family Residential District To R-4, Multi-Family Residential District Shown On Florence County Tax Map No. 01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377 Consisting Of 6.6 Acres.

ORDINANCE NO. 03-2009/10 – INTRODUCED

The Clerk published the title of Ordinance No. 03-2009/10 and the Chairman declared the Ordinance introduced: An Ordinance To Rezone Property Owned By Young Brothers Properties Located At I-95, Florence County From RU-1, Rural Community District To B-3, General Commercial District Shown On Florence County Tax Map No. 00075, Block 01, Parcel 005 Consisting Of 7.2 Acres.

ORDINANCE NO. 04-2009/10 – INTRODUCED

The Clerk published the title of Ordinance No. 04-2009/10 and the Chairman declared the Ordinance introduced: An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-8 Regarding Zoning Map Designations And Sections 30-29; 30-111 And 30-311 Regarding The Correction Of Several Minor Text Errors Of The Florence County Code.

APPOINTMENTS TO BOARDS AND COMMISSIONS:

COMMISSION ON ALCOHOL & DRUG ABUSE

Councilman Schofield made a motion Council appoint W. Joe McMillan, Jr. to fill seat 8 of the Commission on Alcohol & Drug Abuse with appropriate expiration term. Councilman Mumford seconded the motion, which was approved unanimously.

JOHNSONVILLE RURAL FIRE DISTRICT

Councilman Ard made a motion Council re-appoint Vernon M. Tanner and appoint Billy Marlow (to replace Harry Evans) to serve on the Johnsonville Rural Fire District Board, with appropriate expiration terms. Councilman Rodgers seconded the motion, which was approved unanimously.

WINDY HILL/OLANTA RURAL FIRE DISTRICT BOARD

Councilman Culberson made a motion Council re-appoint David Hobbs to serve on the Windy Hill/Olanta Rural Fire District Board, with appropriate expiration term. Councilman Kirby seconded the motion, which was approved unanimously.

WEST FLORENCE FIRE DEPARTMENT

Councilman Culberson made a motion Council re-appoint Linda Lang to Seat 5 and appoint David Wooten to fill a vacancy in seat 4 of the West Florence Fire Department with appropriate expiration term. Councilman Rodgers seconded the motion, which was approved unanimously.

REPORTS TO COUNCIL:

ADMINISTRATION

MONTHLY FINANCIAL REPORTS

Monthly Financial Reports Were Provided To Council For Fiscal Year 2009 Through May 31, 2009 As An Item For The Record.

FLORENCE INDUSTRIAL PARK

Councilman Rodgers made a motion Council Authorize The County Administrator To Obtain And Award Quotes For Extension Of A Road And Stormwater Improvements In The Florence Industrial Park, Estimated At $125,000, To Be Funded From FY10 Capital Project Funds Appropriated In Fund 111, Contingent On The City Of Florence Funding And Providing Necessary Water And Sewer Extensions. Councilman Mumford seconded the motion, which was approved unanimously.

GRANT AWARD SC DHEC

Councilman Mumford made a motion Council Accept Grant Award #21 wo 10 In The Amount Of $3,730 As Approved By The South Carolina Department Of Health And Environmental Control (SC DHEC) Under The FY10 Used Oil Grant Program To Cover Contract Costs For Used Oil Filter Recycling, Public Education, And Professional Development For The Recycling Coordinator. Councilman Rodgers seconded the motion, which was approved unanimously.

EMERGENCY MANAGEMENT DEPARTMENT

GRANT AWARD SOUTH CAROLINA BUDGET AND CONTROL BOARD

Councilman Rodgers made a motion Council Accept A First Responder Interoperability Grant Award Made In Accordance With Proviso 80A.45 Of The 2008/2009 Appropriations Act In The Amount Of $10,823.82 From The South Carolina Budget And Control Board To Cover Service Contract Costs For The 800 MHz Radio System For The Florence County Emergency Management Department. Councilman Mumford seconded the motion, which was approved unanimously.

EMERGENCY MEDICAL SERVICES

PETITION FOR ANNEXATION OF PROPERTY IN PAMPLICO

Councilman Ard made a motion Council Authorize The County Administrator to Petition the Town of Pamplico For The New EMS Station Site In Pamplico To Be Annexed Into The Town Of Pamplico. Councilman Mumford seconded the motion, which was approved unanimously.

FINANCE DEPARTMENT

FY2010 STATE ACCOMMODATIONS TAX ALLOCATIONS

Councilman Ard made a motion Council Approve The Expenditure Of $250,000 In State Accommodations Tax Funding Allocations As Recommended By The Accommodations Tax Advisory Committee For FY2009/2010. Councilman Rodgers seconded the motion, which was approved unanimously.

MUSEUM DEPARTMENT

GRANT AWARD – DRS. BRUCE AND LEE FOUNDATION

Councilman Rodgers made a motion Council Approve A Multi-Year Grant Contract And All Terms Therein With Drs. Bruce And Lee Foundation To Provide Funding In The Amount Of $3,900,000 For Construction Of The New Florence County Museum. Councilman Mumford seconded the motion, which was approved unanimously.

PARKS & RECREATION DEPARTMENT

MEMORANDUM OF UNDERSTANDING

Councilman Rodgers made a motion Council Approve A Memorandum Of Understanding Between SC Department Of Natural Resources And Florence County To Construct An Archery Range At Lynches River County Park; And Authorize The County Administrator To Execute All Documents, Subject To Review By The County Attorney. Councilman Mumford seconded the motion, which was approved unanimously.

PROCUREMENT DEPARTMENT

AWARD OF BID #24-08/09

Councilman Mumford made a motion Council Award Bid #24-08/09 For Site Group Pond Rehabilitation Work At The Pee Dee Touchstone Energy Commerce Center To RWF Construction, Effingham SC, In The Amount Of $131,530 As Recommended By Pee Dee Electric Cooperative, And Accept Additional Rural Development Act (RDA) Funds In The Amount Of $75,000 From Pee Dee Electric Cooperative; And Authorize The County Administration To Proceed. Councilman Culberson seconded the motion, which was approved unanimously.

SENIOR CITIZENS ASSOCIATION

AWARD RFP #27-08/09

Chairman Smith recognized members of the Senior Center Commission and staff that were present at the meeting and commended them for the excellent job they were doing at the Senior Center. Councilman Culberson made a motion Council Award RFP #27-08/09 For The Design-Build Of The Exercise Room Expansion At The Leatherman Senior Center To Fields Construction Company In The Amount Of $84,810. Councilman Mumford seconded the motion, which was approved unanimously.

SHERIFF OFFICE

GRANT AWARD SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

Councilman Kirby made a motion Council Accept Award Of Grant #1V07318 In The Amount Of $37,600 From The South Carolina Department Of Public Safety Under The Victims Of Crime Act (VOCA) Program For Victim/Witness Advocate Vehicle Replacements For The Florence County Sheriff Office. Councilman Rodgers seconded the motion, which was approved unanimously.

GRANT AWARD SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

Councilman Schofield made a motion Council Accept Grant #1G09014 From The South Carolina Department Of Public Safety, Justice Assistance Grant Program In The Amount Of $64,281 For A Sheriff Office Criminal Domestic Violence Investigator For The Third/Final Grant Year, After Which The County Will Fund The Investigator. Councilman Kirby seconded the motion, which was approved unanimously.

GRANT AWARD SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

Councilman Mumford made a motion Council Accept Grant #1G09015 From The South Carolina Department Of Public Safety, Justice Assistance Grant Program In The Amount Of $65,763 For A Sheriff Office Gang/Juvenile Crime Investigator For The Third/Final Grant Year, After Which The County Will Fund The Investigator. Councilman Schofield seconded the motion, which was approved unanimously.

GRANT AWARD UNITED STATES DEPARTMENT OF JUSTICE

Councilman Mumford made a motion Council Approve The Submission Of A Grant Application In The Amount Of $66,383 Under The FY09 USDOJ Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation Program To Provide Supplies And Capital Replacement Equipment At The Florence County Sheriff Office. Councilman Culberson seconded the motion, which was approved unanimously.

VOTER REGISTRATION/ELECTIONS DEPARTMENT

AWARD PROFESSIONAL ARCHITECTURAL DESIGN SERVICES

Councilman Ard made a motion Council Approve The Recommendation Of The Voter Registration/Election Commission And Committee On Public Service And County Planning To Award The Professional Architectural Design Services For The New Voter Registration/Elections Building To Collins And Associates, Florence, SC In The Amount Of $75,250, Plus Reimbursables Estimated To Cost $6,500; And Authorize The County Administrator To Proceed With Design And Bid Of The Building. Councilman Schofield seconded the motion, which was approved unanimously.

OTHER BUSINESS:

INFRASTRUCTURE FUND

LAKE CITY POLICE DEPARTMENT

Councilman Rodgers made a motion Council Approve The Expenditure Of Up To $2,592.00 From Council District 1 Infrastructure Funding Allocation To Assist The City Of Lake City Police Department With The Purchase Of Equipment To Be Used For A Summer Youth Program And Training For Various Public Safety Departments. Councilman Kirby seconded the motion, which was approved unanimously.

TIMROD ELEMENTARY SCHOOL

Councilman Bradley made a motion Council Approve The Expenditure Of Up To $4,750.00 From Council District 3 Infrastructure Funding Allocation To Assist Timrod Elementary School With The Purchase Of Sturdy Outdoor Benches And A Digital Piano. Councilman Mumford seconded the motion, which was approved unanimously.

TOWN OF OLANTA

Councilman Rodgers made a motion Council Approve An Emergency Request To Reallocate Funds From Council District 5 Infrastructure/Utility Previously Authorized For Olanta Water Line Extension To Be Used To Assist With The Emergency Sewer Repair For The Town Of Olanta. *[Funds previously authorized by County Council at the January 15, 2009 meeting, from Council District 5 Utility funds up to $6,500 for Town of Olanta to install water line on Highway 341].* Councilman Culberson seconded the motion, which was approved unanimously.

ROAD SYSTEM MAINTENANCE FEE (RSMF) FUND

MAPLE DRIVE

Councilman Rodgers made a motion Council Approve The Expenditure Of Up To $6,000.00 From Council District 1 RSMF Funding Allocation To Put Crushed Asphalt On Maple Drive. Councilman Culberson seconded the motion, which was approved unanimously.

FLOWERS ROAD

Councilman Ard made a motion Council Approve The Expenditure Of Up To $27,306.75 From Council Districts 1 And 2 RSMF Funding Allocations ($13,653.38 From Each District) To Put MBC Stone And Crushed Asphalt On Flowers Road. Councilman Rodgers seconded the motion, which was approved unanimously.

TRAILWOOD DRIVE

Councilman Ard made a motion Council Approve The Expenditure Of Up To $27,818.64 From Council District 2 RSMF Funding Allocation To Put MBC Stone And Crushed Asphalt On Trailwood Drive. Councilman Rodgers seconded the motion, which was approved unanimously.

SUNNYSIDE ROAD

Councilman Bradley made a motion Council Approve The Expenditure Of Up To $25,000.00 From Council District 3 RSMF Funding Allocation To Resurface Sunnyside Road With 1 ½" Of Hot Laid Asphalt. Councilman Rodgers seconded the motion, which was approved unanimously.

VINTAGE PLACE SUBDIVISION

Councilman Bradley made a motion Council Approve The Expenditure Of Up To $90,000.00 From Council District 3 RSMF Funding Allocation To Resurface Trenton Street, Ashton Street, and Barclay Street in Vintage Place Subdivision With 1 ½" Of Hot Laid Asphalt. Councilman Mumford seconded the motion, which was approved unanimously.

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

COUNCIL MEETING ADJOURNED AT 10:01 A.M.

H. MORRIS ANDERSON
SECRETARY-CHAPLAIN

CONNIE Y. HASELDEN
CLERK TO COUNTY COUNCIL

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Appearances Before Council
B. Kindall Hiller

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Mr. Hiller Requests To Appear Before Council To Present A Brief Power Point Presentation Regarding A Rezoning Request For Dorothy Martin Tate. *[Ordinance No. 02-2009/10]*

ATTACHMENT:

Copy of the Request to Appear

McGowan Rogers

McGOWAN, ROGERS, STEWART, HILLER & McLAURIN, P. A.

THOMAS E. ROGERS, JR.
S. PORTER STEWART, II
B. KENDALL HILLER
C. STEVENS MCLAURIN

JOHN L. McGOWAN
(1922-2004)

ATTORNEYS AT LAW
229 SOUTH COIT STREET
FLORENCE, SC 29501
PHONE (843) 669-6395
GENERAL FAX (843) 661-6804
REAL ESTATE FAX (843) 665-0058

P. O. BOX 1461
FLORENCE, SC 29503

July 20, 2009

Ms. Connie Haselden
Clerk to County Council
180 N. Irby Street, MSC-G
Florence, SC 29501

RE: Dorothy Martin Tate Rezoning Request
Amendment No. 2009-26

Dear Ms. Haselden:

I represent Dorothy Martin Tate with regard to the above referenced rezoning request which was recently sent up to County Council for review. I understand the request was initially introduced at the County Council meeting held July 16, 2009. I further understand the next meeting will be August 20, 2009 at 6:00 P.M.

I would respectfully request the opportunity to personally address County Council and present a brief power point presentation regarding this matter at the August 20 meeting. If my request is acceptable, please let me know immediately and I will deliver the power point presentation to you for installation into the County Council display systems.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Sincerely yours,

B. KENDALL HILLER

BKH:lr
cc: Bryant Hollowell

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Appearances Before Council
Cynthia Williams, Executive Director
Housing Authority of Florence

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Cynthia Williams, Executive Director of the Housing Authority of Florence requests to appear as a follow-up to a project presentation provided to Florence County Council at its regular meeting of July 16, 2009 to formally present Council with a list of options to consider in supporting the project.

ATTACHMENT:

Copy of the Request

HOUSING AUTHORITY OF FLORENCE
POST OFFICE DRAWER 969
FLORENCE, SC 29503
PHONE (843) 669-4163 / FAX (843) 679-2626

July 22, 2009

Mr. R. G. Rusty Smith Jr.,
Chairman
Florence County Council
180 North Irby Street
Florence, South Carolina 29501

SUBJECT: Request to be placed on Agenda

Dear Mr. Smith

The Housing Authority has submitted an application to the Department of Housing and Urban Development for funding under the American Recovery and Reinvestment Act Capital Fund Recovery Competition Grants program. During the July 16, 2009 County Board Meeting a presentation was made to the board regarding the application and to solicit the support of the board for the application.

As a follow-up to this presentation, we request to be placed on the agenda for the August 20, 2009, meeting of the Florence County Council, to formally present to the council a list of options to consider in supporting this much needed project.

If you have any additional question concerning this request please contact Danny Roseborough at (843) 669-4163 ext 3060.

Sincerely,

Cynthia Williams
Executive Director

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Appearances Before Council
Sheriff Kenney Boone

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Sheriff Boone Requests To Appear Before Council To Update Council On The Siren Project At The Florence County Law Enforcement Center.

ATTACHMENT:

Copy of the Request to Appear

Florence County Sheriff's Office
Memorandum

To: Connie Haselden
Florence County Clerk to Council

From: Kenney Boone
Florence County Sheriff

Date: August 7, 2009

Per my conversation with Richard Starks, County Administrator, I would like to appear before Council at the August 20th meeting to update Council on the Siren Project at the Florence County Law Enforcement Center.

Thanking you in advance for you assistance in this matter.

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Appearances Before Council
Chief Sam Brockington
South Lynches Fire Department

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Chief Brockington requests to appear before Council to recognize the cooperative effort of local emergency response providers to an incident in which a child's life was saved.

ATTACHMENT:

Copy of the Request to Appear and all attachments.

SOUTH LYNCHES FIRE DEPARTMENT

STATION 1 - LAKE CITY
STATION 2 - COWARD
STATION 3 - CAMP BRANCH
STATION 4 - CADES
STATION 5 - LEO-CAMERONTOWN
STATION 6 - SCRANTON

August 11, 2009

Ms. Connie Haselden
Clerk to County Council

Dear Ms. Haselden:

I am requesting that Chief Sam Brockington, EMS Director Ryon Watkins and EMD Director Dusty Owens be allowed to be on the agenda for the upcoming Florence County Council Meeting. It is my understanding that this will take place on Thursday, August 20th.

To give you further explanation of my request, I have enclosed a letter that was sent to Chairman Smith. Also, I have enclosed a narrative of the call from EMS.

Should you have any questions or need anything further from me, please give me a call.

Sincerely,

SOUTH LYNCHES FIRE DEPARTMENT

S. K. Brockington, Jr.
Chief

/dba

345 SOUTH RON MCNAIR BLVD. • LAKE CITY, SOUTH CAROLINA 29560
BUSINESS PHONE: (843) 374-8690 • FAX: (843) 374-0025 • FIRE ALARM PHONE 911
www.southlynchesfd.com

SOUTH LYNCHES FIRE DEPARTMENT

STATION 1 - LAKE CITY
STATION 2 - COWARD
STATION 3 - CAMP BRANCH
STATION 4 - CADES
STATION 5 - LEO-CAMERONTOWN
STATION 6 - SCRANTON

August 7, 2009

Chairman K. G. "Rusty" Smith, Jr.
Post Office Box 369
Lake City, South Carolina 29560

Dear Rusty:

Our Department, along with Florence County EMS, responded to a critical incident this week where a 14-month old child was choking. Through the diligent efforts of Central Dispatch, South Lynches Fire Department first responders, EMS and Carolinas' Hospital Emergency Room physician and staff the child's life was saved.

As you know, we have worked together for many, many years to improve dispatch, communications and interoperability and the delivery of the finest possible emergency medical services to the citizens of Florence County.

I feel that special recognition is in order to these agencies and individuals for coming together so professionally to represent Florence County.

Sincerely,

SOUTH LYNCHES FIRE DEPARTMENT

Sam / dba

S. K. Brockington, Jr.
Chief

Copy: Richard Starks
Dusty Owens
Ryon Watkins

345 SOUTH RON MCNAIR BLVD. • LAKE CITY, SOUTH CAROLINA 29560
BUSINESS PHONE: (843) 374-8680 • FAX: (843) 374-0025 • FIRE ALARM PHONE 911

At 1407, 08-04-09, Florence County EMS Medic 5-1 and South Lynches Fire Dept Station 2 were dispatched to West Old N. 4 Hwy, to a reported child choking. The incident was classified, according to the Emergency Medical Dispatch System, as "11 Echo 1"(airway obstruction with ineffective breathing). While both agencies responded, Florence County Central advised them the child, a 14 month old male, was possibly choking on a grape. In addition to FCEMS Medic 5-1 and SLFD Rescue 323, FCEMS Lt. Todd Matthews (the on-duty EMS supervisor) also responded for any additional on-scene assistance.

Within a few minutes, SLFD Rescue 323, along with several members arriving in POV's, arrived on scene. Among them, District Chief Billy McLean, Captain Kevin Lynch, Firefighters Omar Arroyo, Cody Rauch, and Mark Brisebois, all trained Medical First Responders, found the child to be in extreme distress, with a possibly occluded airway. Per their reports, the child was turning blue, and not breathing effectively. They immediately began performing the Heimlich maneuver in attempt to open the child's airway. DC McLean stated the child began breathing more effectively at that point, and was placed on high-flow oxygen.

At 1420 hrs, FCEMS Medic 5-1, with Crew Chief/EMT-P Rhonda Morris and Crew Member/EMT-I Grant Kemp on board, arrived on scene and assumed patient care. Per Sgt. Morris, the child's breathing had again become very ineffective and he also was becoming very blue again. The patient was immediately placed in Medic 5-1's unit, and with Capt. Kevin Lynch driving, they immediately left the scene en route to Carolina's Hospital Systems in Florence.

Sgt. Morris attempted to visualize and remove the foreign body from the child's airway, but was unable to visualize anything. She states she was able to access the child's airway, but was unable to pass a breathing tube through the vocal cords due to meeting resistance from a possible obstruction. They then attempted to ventilate the patient with a Bag-Valve-Mask, and were able to get some airflow into the child. CHS was contacted via radio, and advised of the situation.

En route, the child's condition again worsened, with his heart rate plummeting from 140 beats per minute (BPM) down to approximately 20 BPM. At this point, CPR was initiated. Sgt. Morris states that after a few minutes, the patient's heart rate normalized. By this time, Medic 5-1 arrived at the Emergency Department of CHS, and patient care turned over to the staff there.

Dr Bruce Burner immediately attempted to visualize and remove the grape from the child's airway. The patient's airway was then secured with a breathing tube. Within minutes, the patient's color improved, he began moving, and opened his eyes. Also present at CHS-ED at this time was FCEMS Director Col. Ryon Watkins and Training Officer Capt. Kate Smith. The ED staff made the decision to transfer the child to MRMC PICU, in order to continue treatment in a higher level specialty unit. Col. Watkins offered to have the child transferred via FCEMS Medic 5-1, since the unit and crew was still there. The ED Staff concurred, in an effort to conserve time. The patient was then loaded back into Medic 5-1, and with a CHS Staff Respiratory Therapist accompanying, and transported to MRMC.

This call was a shining example of how tragedy can be averted with the aid of effective, highly trained and motivated Emergency Response personnel, from the volunteer firefighters, the EMS crews, and the Emergency Department staff. This family could

have easily lost a child had one link in the response chain been broken. Effective communication, quality training, well-maintained equipment, and dedication all played a vital role in saving a life this day.

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Resolution No. 02-2009/10

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
(A Resolution Authorizing The Cessation Of Maintenance On And Abandonment Of Wise Lane Located In The Johnsonville Area.)

POINTS TO CONSIDER:

1. Wise Lane is situated entirely on property owned by Rhett Salley, Tax Map No. 00448-05-005.
2. Mr. Salley has requested that the County abandon and stop all maintenance of the road.
3. The Public Works department has advised that there are no issues with the abandonment of the road.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 02-2009/10.
2. Provide an alternate directive.

ATTACHMENTS:

1. Resolution No. 02-2009/10.
2. Correspondence from Rhett C. Salley requesting road abandonment.
3. Aerial photo depicting subject road.

Sponsor(s)/Department	: County Council
Adopted	: August 20, 2009
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 02-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(Authorizing The Cessation of Maintenance On And Abandonment Of Wise Lane Located In The Johnsonville Area.)

WHEREAS:

1. Wise Lane is located in the Johnsonville area of the County; and
2. Wise Lane is maintained by the Public Works Department of Florence County through a prescriptive right of way; and
3. Council is requested to abandon and cease maintenance of Wise Lane.

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

Wise Lane is hereby abandoned by Florence County, and its use as a prescriptive right of way and all maintenance thereof by Florence County is hereby discontinued.

ATTEST:

Connie Y. Haselden, Council Clerk

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Rhett C Salley
PO Box 373
Johnsonville, SC 29555

RECEIVED
JUN 2 5 2009
FLORENCE COUNTY
ADMINISTRATOR

Mr. Richard Starks
Florence County Administrator
180 North Irby Street
Florence, SC 29501

Dear Mr. Starks,

I live just east of Johnsonville in the Possum Fork area. Wise Lane is a dirt lane that enters my farm land. It is currently maintained by Florence County. In years past, it was there to go to two older houses that were on the property. Prior to my buying of the property several years ago, the previous owner, Glen Harrell, tore down the houses and disposed of them. Now the dirt lane simply enters my land and does not go anywhere. It is approximately 200-300 yards in length. I own all of the land that adjoins this dirt lane. There are no cemeteries or other public parcels there.

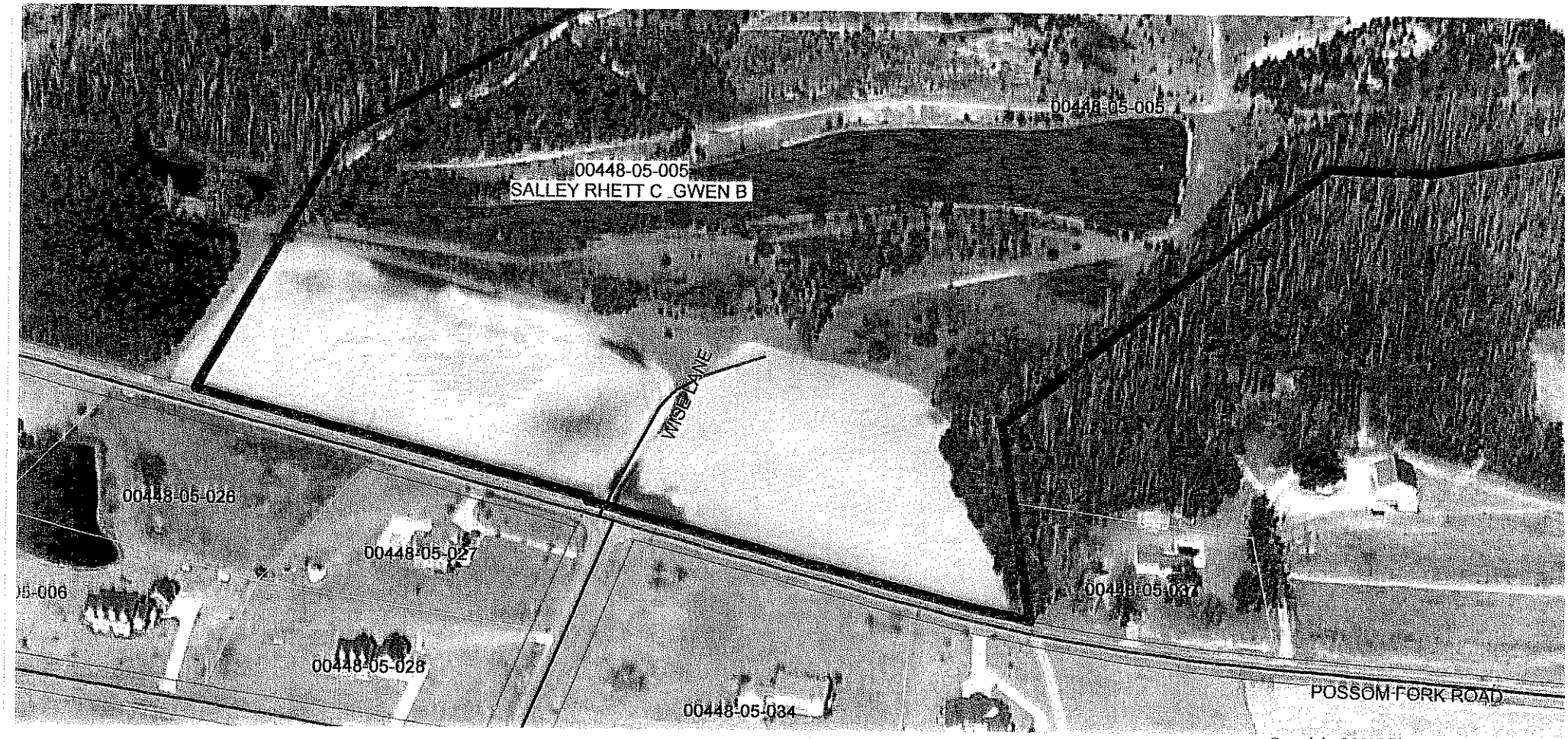
I have been having trouble with people trespassing onto my land and dumping things out. I even had one person who was intoxicated to drive all over my property at 2 am and drove around my pool and narrowly missed my house. Entrance was gained through Wise Lane.

I respectfully ask that Florence County abandon Wise Lane, stop all county maintenance of Wise Lane, and allow me to make this dirt lane a private lane again. Should you need to contact me about this matter, my office number is [redacted] and my mobile number is [redacted]

Sincerely,

Rhett C Salley

Rhett C Salley



Average Scale: 1 inch = 168.4 feet

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Resolution No. 03-2009/10

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
(Authorizing The Cessation Of Maintenance And Abandonment By Florence County Of A Portion Of Road No. S-21-1350, Also Known As Steel Road, Located In Florence County, South Carolina.)

POINTS TO CONSIDER:

1. In July 2008, FOC Airport LP, was granted by the Circuit Court an Order of Abandonment for a portion of Steel Road consisting of approximately 2.0 acres.
2. SteelFab Inc. has requested abandonment of the remaining portion of Steel Road.
3. On May 21, 2009, SCDOT removed the remaining portion of Steel Road from the State Highway System described as follows:

   S-87 Steel Road, East of the City of Florence, From S-13 Northerly – approximately 0.20 mile – Portion of Addition: 1350 (Added: 10-21-1976, Rev: 3-18-2004, Portion Rem: 6-16-2005)
4. The County has accepted this portion of Steel Road into the county road system.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 03-2009/10.
2. Provide an alternate directive.

ATTACHMENTS:

1. Resolution No. 03-2009/10.
2. Correspondence from Richard Milling, SteelFab, Inc. dated October 27, 2008.
3. Aerial photo depicting subject road.

Sponsor(s)/Department	: County Council
Adopted:	: August 20, 2009
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 03-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(Authorizing The Cessation Of Maintenance And Abandonment By Florence County Of A Portion Of Road No. S-21-1350, Also Known As Steel Road, Located In Florence County, South Carolina.)

WHEREAS:

1. On May 21, 2009, the following portion of Steel Road was removed from the State Highway System:

   S-87 Steel Road, East of the City of Florence, From S-13 Northerly – approximately 0.20 mile – Portion of Addition: 1350 (Added: 10-21-1976, Rev: 3-18-2004, Portion Rem: 6-16-2005); and

2. By such action on the part of the State Highway Commission, Florence County has accepted maintenance and responsibility for this road and it qualifies for abandonment under the law; and

3. SteelFab is a company which owns the property on both sides of the above-described portion of Steel Road; and

4. SteelFab has requested the County abandon the road and cease maintenance; and

5. This portion of Steel Road is no longer used by or necessary to the travel of the general public.

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

The portion of Steel Road described above in this Resolution is hereby abandoned by Florence County and Florence County will no longer provide maintenance responsibility for the roadway.

ATTEST:

SIGNED:

Connie Y. Haselden, Council Clerk

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STEELFAB, INC. OF S.C.

Steel Construction
Founded 1988

RECEIVED
OCT 29 2008
FLORENCE COUNTY ADMINISTRATOR

October 27, 2008

To: Richard Starks
Florence County Administrator

Dear Mr. Starks:

This letter is sent to clarify the position of SteelFab. SteelFab is requesting that Florence County deed the portion of Steel Road that separates our property over to us. We will close the road, gate it, and maintain it. We own the property on both sided of Steel Road and would like to incorporate the road into our property. Once incorporated, SteelFab will have the land joined under a single tax map number. Florence County would not have any more maintenance or liability issues associated with the road.

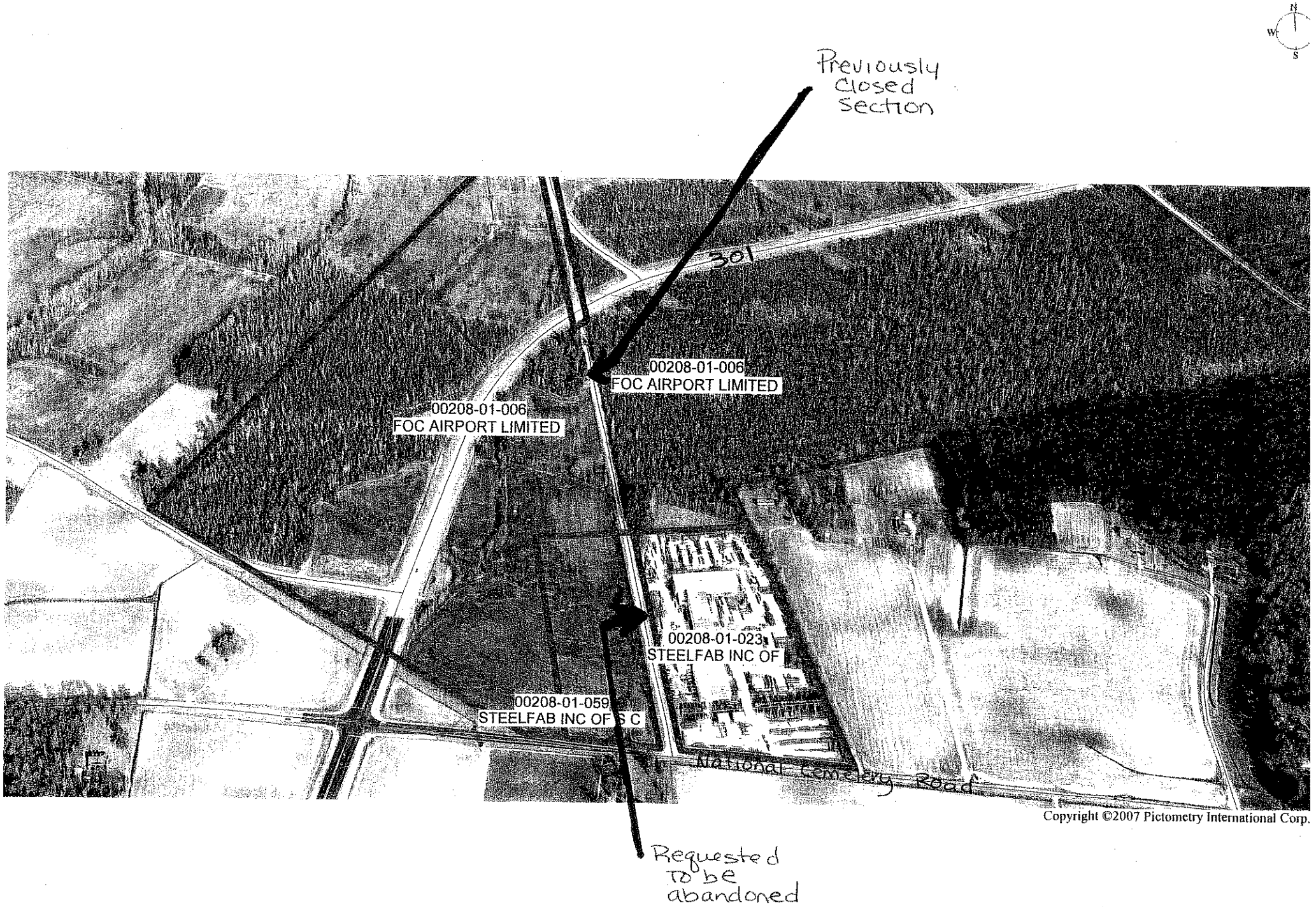
If I can be of further assistance please feel free to contact me at (843) 664-1811.

Respectfully Submitted,

SteelFab of S.C.

Richard Milling
Executive Vice President
General Manager

1220 Steel Road • Florence, S.C. 29506 • P.O. Drawer 6076 • Florence, S.C. 29502
Voice 843-664-1811 • Fax 843-664-1815
www.steelfab-inc.com



Average Scale: 1 inch = 477.4 feet

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.28-2008/09
Third Reading

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend Chapter 30, Zoning Ordinance, Article VII, General And Ancillary Regulations, Section 30-246, Accessory Buildings And Uses Of The Florence County Code To Enhance The Rules Regarding The Location of Accessory Buildings and Uses.]

POINTS TO CONSIDER:
1. Council District(s): All Florence County Council Districts.
2. Staff wishes to maintain clarity in the administration of the Zoning Ordinance for zoning and planning procedures.
3. The Planning staff was directed by the Board of Zoning Appeals to review the current location requirements for accessory uses on property and reestablish where accessory uses shall be located.
4. The amendment to this section shall become effective immediately upon adoption.

OPTIONS:

1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 10-0)(All Council Districts).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No.28-2008/09

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: March 24, 2009
Planning Commission Public Hearing	: March 24, 2009
Planning Commission Recommendation	: March 24, 2009[10-0]
First Reading/Introduction	: April 16, 2009
Committee Referral	: May 7, 2009 (Public Service & County Planning)
Second Reading	: July 16, 2009
Third Reading	: August 20, 2009
Effective Date	: Immediately

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

ORDINANCE NO.28-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Chapter 30, Zoning Ordinance, Article VII, General And Ancillary Regulations, Section 30-246, Accessory Buildings And Uses Of The Florence County Code To Enhance The Rules Regarding The Location of Accessory Buildings and Uses.]

WHEREAS:

1. Periodically amendments need to be made to the Florence County Code of Ordinances for continuous efficient and accurate customer service; and
2. The amendment to Chapter 30, Article VII, Section 30-246 shall include a purpose statement and enhance the general rules for locating accessory uses on property in zoned and unzoned districts.

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

1. The Florence County Code of Ordinances, Section 30-246. Accessory buildings and uses, is hereby amended in its entirety to read as follows:

Sec. 30-246. Accessory buildings and uses. Purpose: To establish the general rules for the placement of accessory structures and uses to a principal use on a parcel. As a general rule, all accessory structures and uses shall only be placed in side or rear yards. Any exception to this rule shall be spelled out in detail below.

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

(b) *General requirements.*

Residential districts:

(1) The number of accessory structures shall not exceed two on any lot or parcel.

(2) The combined gross floor area (GFA) of all accessory structures shall not exceed 1,000 square feet.

(3) The height of accessory buildings shall not exceed 20 feet.

(4) No mobile home or standard design manufactured home shall be used as an accessory building.

(5) Setbacks of three feet from side and rear property lines shall be observed.

All other zoned districts:

(1) There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30 percent of the total lot area.

(2) If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, said buildings shall not exceed 20 feet in height.

(3) Accessory structures and uses may be allowed up to three feet of a side or rear property line, except where contiguous to a residential zone, in which case the accessory use shall observe the setback requirement of the principal use.

(c) *Location.* Without exception, no accessory use, building, or structure shall be located in a required buffer area. Front yard as established by the above section shall also include secondary front yards. Unzoned areas of Florence county shall observe the setbacks for All Other Uses as established in Section 30-111 of this Ordinance. Accessory buildings and uses are permitted anywhere within the buildable area of a lot or parcel unless specifically regulated, and are permitted within required yards and setback areas under the following conditions:

(1) *Off-street parking and loading space.* Off-street parking and loading spaces are permitted in required yards and setback areas in accordance with Article VI of this Chapter.

(2) *Free-standing signs.* Freestanding signs shall meet the requirements of Article V of this Chapter.

(3) *Buildings, sheds, and structures for dry storage; greenhouses.* Building sheds and structures for dry storage and greenhouses may be located in rear yard setback areas only, but no closer than three feet to the property line.

(4) *Domestic animal shelters and pens.* Domestic animal shelters and pens may be located in rear yard setback areas only, but no closer than ten feet from any side or rear residential property line.

(5) *Swimming pools, tennis courts, recreational uses.* These uses may be located in required rear yard and setback areas only; provided said uses shall be no closer than ten feet to the nearest property line, and shall have all lighting shielded or directed away from adjoining residences.

(6) *Ground supported communication and reception antennas.* These uses may be located in required rear and side yards only, but no closer than five feet to the property line, and if located in the buildable area shall not extend or be located in front of any principal building.

(7) *Fences and walls.* May be located in all required yards and along any property line. Fences and walls exceeding eight feet in height require a variance from the board of zoning appeals.

(8) Accessory uses (not buildings) may be located in the front yard of business and rural zoning districts and unzoned areas with the following requirements:

a. Uses with a total foot print of 12 sq ft or less may be within 10 feet of the front property line and 3 feet of the side property line provided they do not interfere with the site triangle requirements.

b. Uses with a total foot print between 12 sq ft and 30 sq ft may be located within 20 feet of the front property line and 3 feet of the side property line provided they do not interfere with the site triangle requirements.

c. Uses greater than 30 sq ft or those listed above requiring a smaller setback shall be treated as a Special Exception before the Board of Zoning Appeals.

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:
OPPOSED:
ABSENT:

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

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.38-2008/09
Third Reading

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Rezone Property Owned By Randy H. Coker Located On Devonshire Road, Lake City From R-1, Single-Family Residential District To R-2, Single-Family Residential District Shown On Florence County Tax Map No. 00167, Block 31, Parcel 127 Consisting Of 4.00 Acres.]

POINTS TO CONSIDER:
1. The property is located in Council District 1.
2. The subject property is currently used as residential and farm land and zoned R-1, Single-Family Residential District.
3. The applicant wishes to rezone the property to R-2, Single-Family Residential District.
4. The property is surrounded by vacant lots and residential homes.
5. The property is presently designated as Existing Residential area and Industrial Business area.
6. Therefore, the applicant's request to rezone this property to R-2 will comply with the Comprehensive Plan Land Use Map.

OPTIONS:
1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 6-0)(Council District 1).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No. 38-2008/09
2. Staff report for PC#2009-20
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	: May 26, 2009
Planning Commission Public Hearing	: May 26, 2009
Planning Commission Recommendation	: May 26, 2009[Approved 6-0]
First Reading/Introduction	: June 18, 2009
Committee Referral	: N/A
Second Reading	: July 16, 2009
Third Reading	: August 20, 2009
Effective Date	: Immediately

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

ORDINANCE NO. 38-2008/09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Rezone Property Owned By Randy H. Coker Located On Devonshire Road Florence County From R-1, Single-Family Residential District To R-2 Single-Family Residential District Shown On Florence County Tax Map No. 00167, Block 31, Parcel 127 Consisting Of 4.00 Acres.]

WHEREAS:

1. Section 30-291 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 of the Florence County Code 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 May 26, 2009.

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

1. Property located on Devonshire Road bearing Tax Map 00167, Block 31, Parcel 127 is hereby rezoned to R-2, 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

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
MAY 26, 2009
PC#2009-20
ORDINANCE NO. 38-2008/09

Subject:	Rezoning request from R-1, Single-Family Residential District to R-2, Single-Family Residential District
Location:	Property located on Devonshire Road, Lake City
Tax Map Number:	00167, Block 31, Parcel 127
Council District(s):	1; County Council
Owner of Record:	Randy H. Coker
Applicant:	Randy H. Coker
Land Area:	4 acres

Existing Land Use and Zoning:
The subject property is currently used as a Residential and Farm land which is zoned R-1, Single-Family Residential District in Florence County.

Proposed Land Use and Zoning:
The applicant is proposing to rezone the subject property to R-2, Single-Family Residential District for future development of residential homes.

Surrounding Land Uses and Zoning
North: Vacant/R-1/Florence County
South: Vacant/R-1/Florence County
East: Single-family residential/R-1/Florence County
West: Vacant/R-1/Florence County

Florence County Comprehensive Plan:
The majority of the subject property is located in an Existing Residential area, with the front corridor of the parcel being located in an Industrial Business area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone this property from R-1, Single-Family Residential District to R-2, Single-Family Residential District. This request does comply with the Existing Residential portion of the property, but does not comply with the Industrial Business portion of the property.

Staff Analysis:
Access and Circulation- Present access to the property is by way of Devonshire Road, Lake City, SC.

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

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

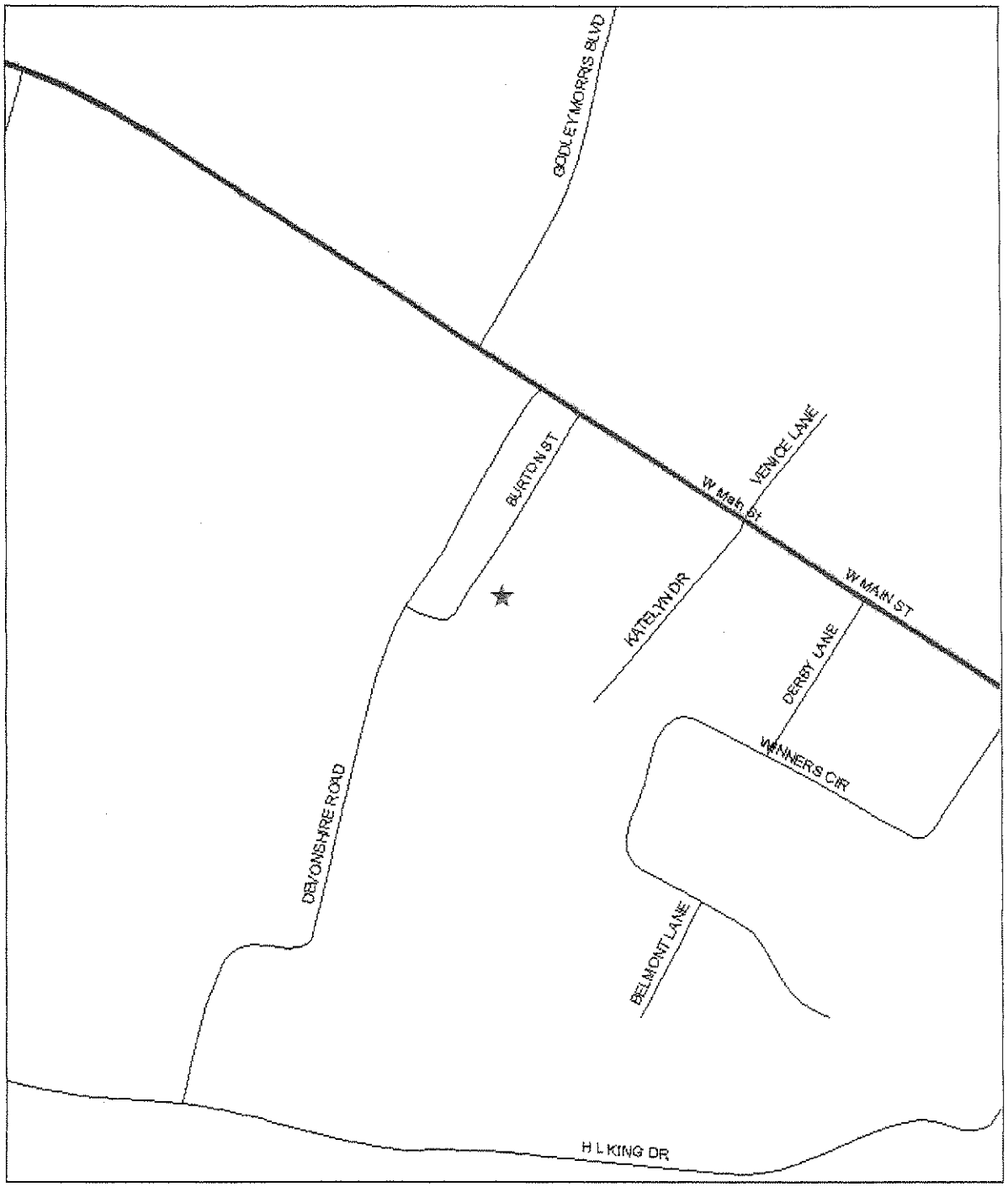
Background- The original request was to rezone the subject property to R-5 Multi-Family Residential District. The request was reconsidered after staff talked with the applicant again about development of the property. As a result, Mr. Coker requested to rezone the property to R-2, Single-Family Residential District.

Florence County Planning Commission Action: May 26, 2009

The six Planning Commission members present approved the rezoning request unanimously at the meeting held on May 26, 2009.

Florence County 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 Land Use Map.



0 85 170 340 Feet

N

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

COUNTY COUNCIL DISTRICT(S): 1
PC#2009-20

0 135 270 540 Feet

N

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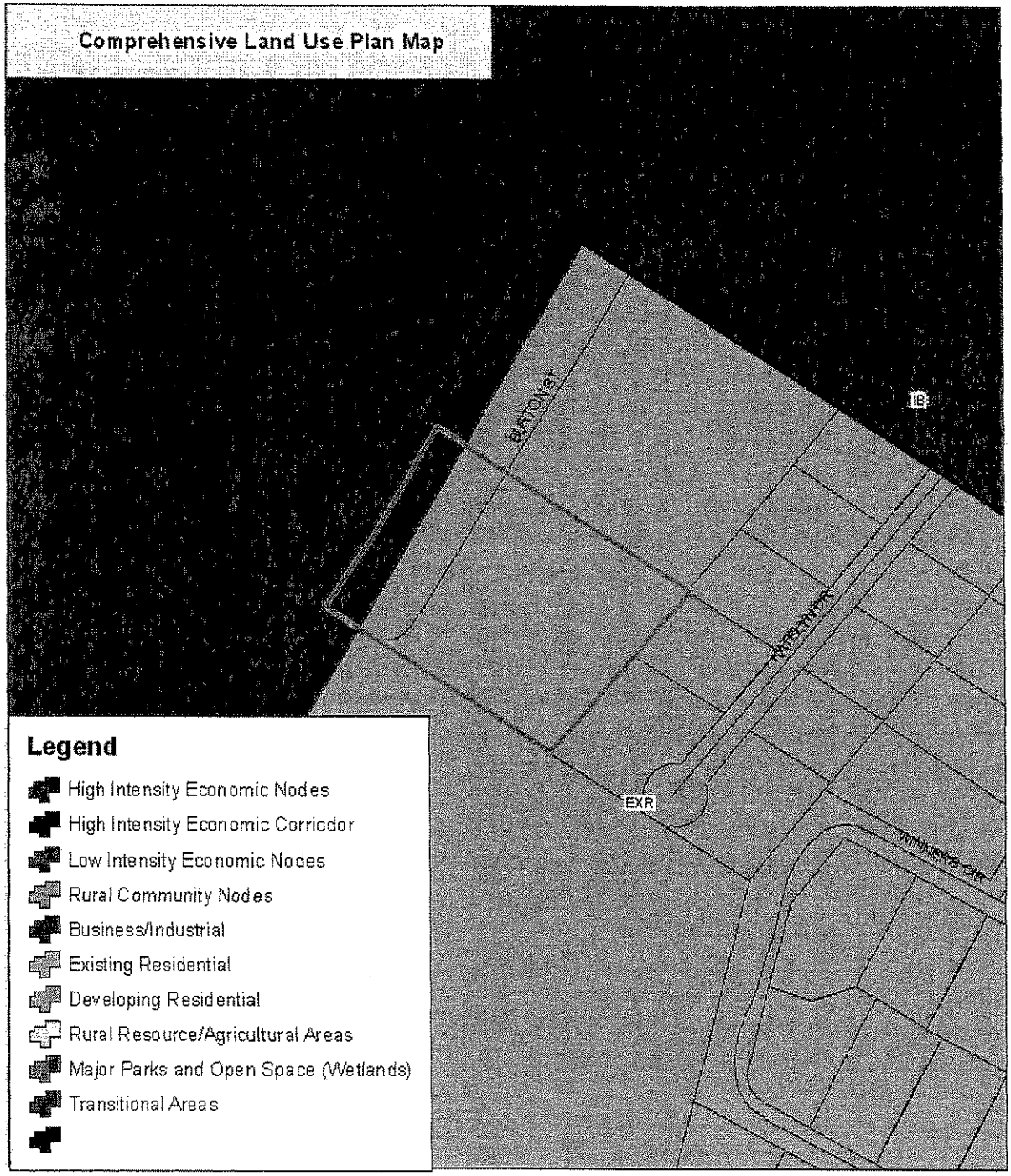
& Building Inspections Department
Georgaphic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 1
PC#2009-20



0 150 300 600 Feet

N

Map Prepared by: RWE
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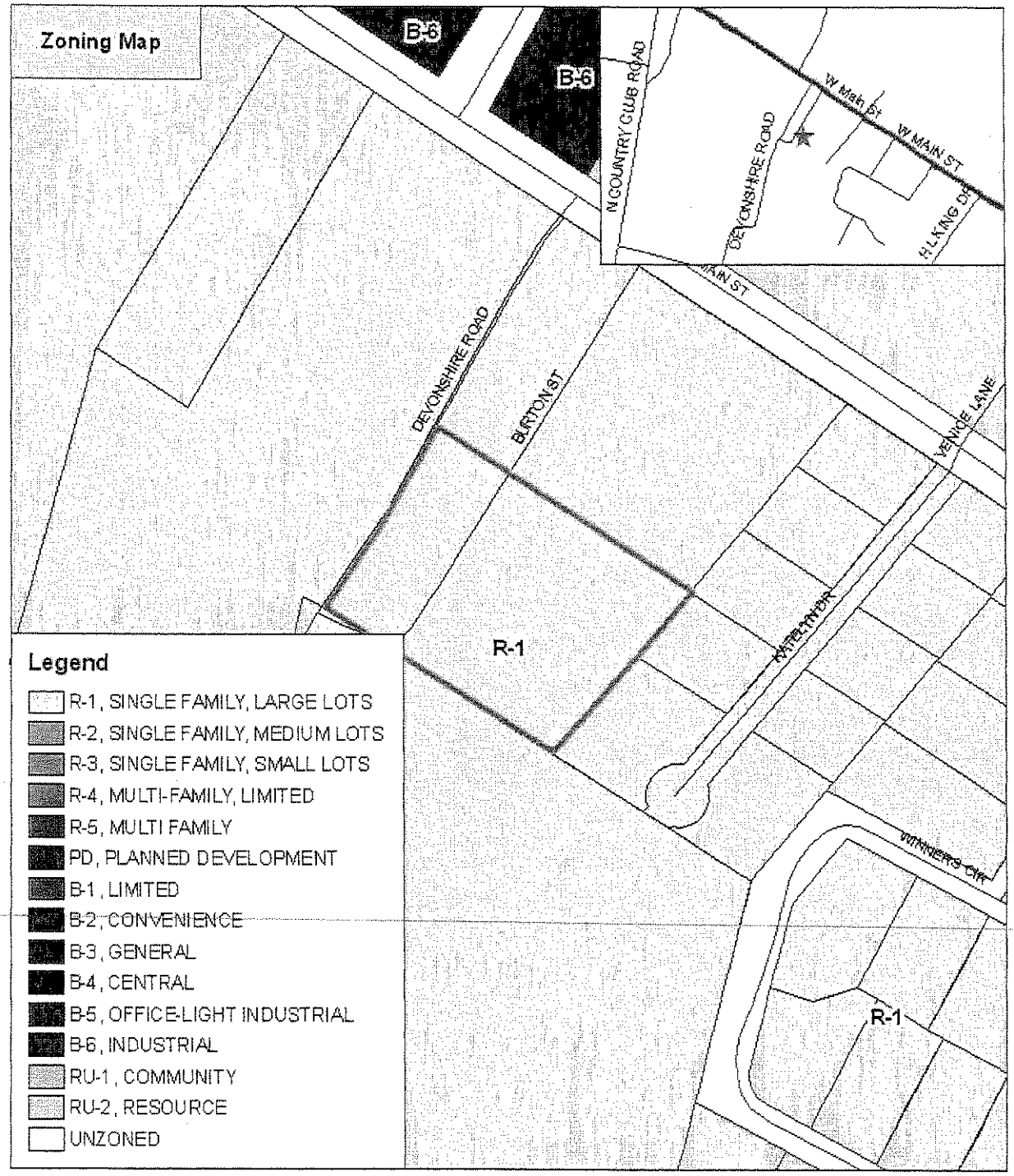
COUNTY COUNCIL DISTRICT(S): 1
PC#2009-20



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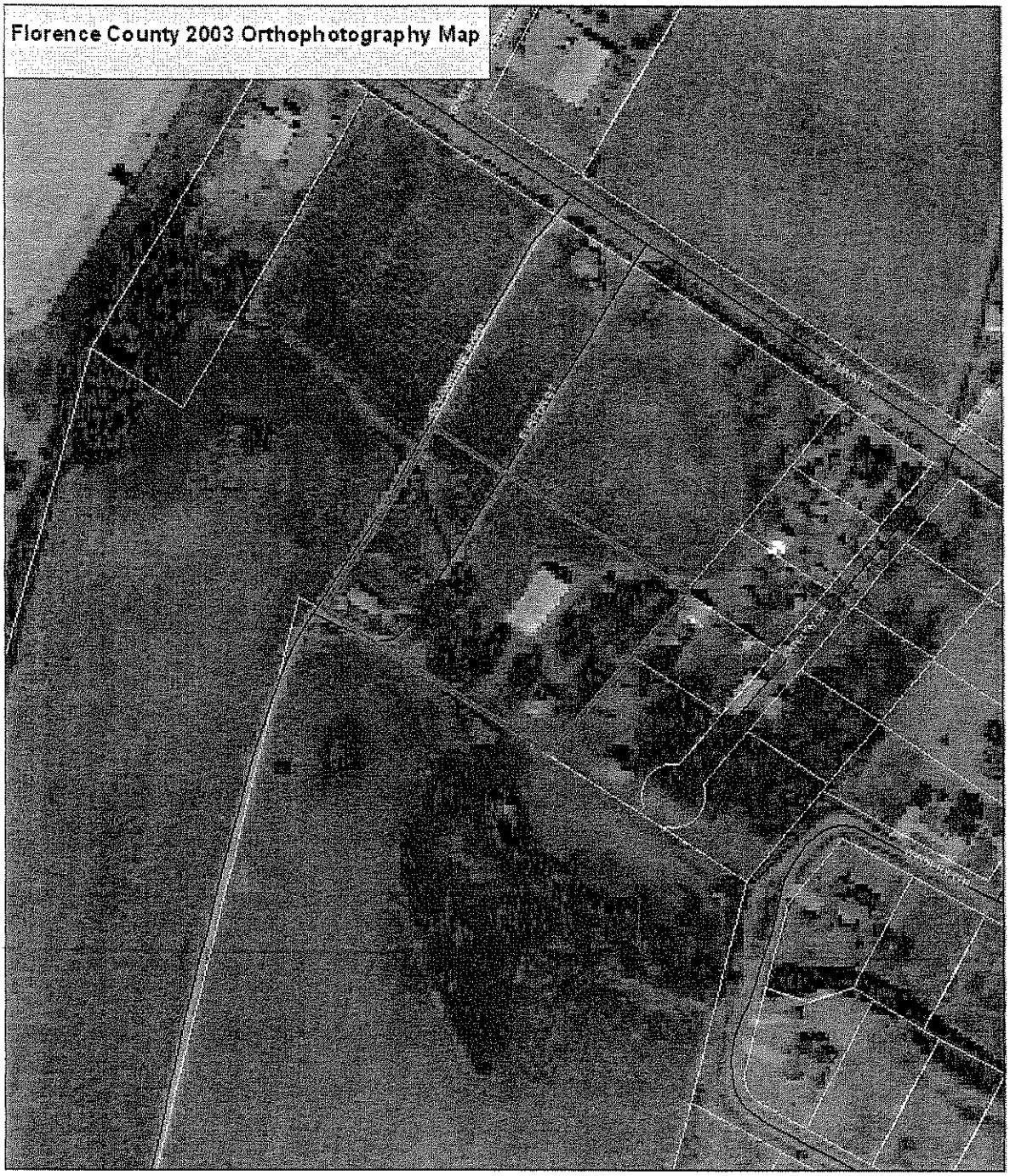
Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning & Building Inspections Department Georgaphic Information Systems 2007

COUNTY COUNCIL DISTRICT(S): 1
PC#2009-20



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Map Prepared by: RWE

COUNTY COUNCIL DISTRICT(S): 1
PC#2009-20

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	❖ 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	❖ 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
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.02-2009/10
Second Reading

DEPARTMENT: Planning and Building Inspections

William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Rezone Property Owned By Dorothy Martin Tate Properties Located Off of E. Macree Terrace and Gable Terrace, Florence County From R-2, Single-Family Residential District To R-4, Multi-Family Residential District Shown On Florence County Tax Map No. 01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377 Consisting Of 6.6 Acres.]

POINTS TO CONSIDER:
1. The property is located in Council District 5.
2. The subject property is currently vacant.
3. The property is currently zoned R-2, Single-Family Residential District.
4. The applicant wishes to rezone the property to R-4, Multi-Family Residential District.
5. The applicant proposes to develop the property for the residential development of duplexes.
6. The property is surrounded by single and multi-family residential and vacant lots.
7. The property is presently designated as Developing Residential area and does comply with the current Comprehensive Plan.

OPTIONS:
1. ***(Recommended)***Deny the Ordinance as Presented.
   *(Planning Commission **denied** 8-1)(Council District 5).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No. 02-2009/10
2. Staff report for PC#2009-26
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 23, 2009	I, _____,
Planning Commission Public Hearing	: June 23, 2009	Council Clerk, certify that this
Planning Commission Recommendation	: June 23, 2009[Denied 8-1]	Ordinance was advertised for
First Reading/Introduction	: July 16, 2009	Public Hearing on _____.
Committee Referral	: N/A	
Second Reading	: August 20, 2009	
Third Reading	: September 17, 2009	
Effective Date	: Immediately	

ORDINANCE NO. 02-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Rezone Property Owned By Dorothy Martin Tate Properties Located Off of E. Macree Terrace and Gable Terrace, Florence County From R-2, Single- Family Residential District To R-4, Multi-Family Residential District Shown On Florence County Tax Map No. 01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377 Consisting Of 6.6 Acres.]

WHEREAS:

1. Section 30-291 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 of the Florence County Code 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 June 23, 2009.

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

1. Properties located Off of E. Macree Terrace and Gable Terrace, Florence County bearing Tax Map 01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377 are hereby rezoned to R-4, Multi-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

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
June 23, 2009
PC#2009-26
ORDINANCE NO.02-2009/10

Subject:	Rezoning request from R-2, Single-Family Residential District to R-4, Multi-Family Residential District
Location:	Properties are located off of E. Macree Terrace and Gable Terrace, Florence County
Tax Map Numbers:	01812, Block 1, Parcels 344, 345, 346, 347, 348, 349, 350, 351, 353, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 375, 377
Council District(s):	5; County Council
Owner of Record:	Dorothy Martin Tate
Applicant:	B. Kendall Hiller
Land Area:	6.6 acres

Existing Land Use and Zoning
These properties are currently zoned R-2, Single-Family Residential District and located in Florence County. The properties are currently vacant.

Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-4, Multi-Family Residential District.

The proposed use is for residential duplexes.

Surrounding Land Uses and Zoning:
North: Mobile homes and single-family residential/R-5 and R-2/Florence County
South: Single-family residential/R-2/ Florence County
East: Vacant/RU-1/Florence County
West: Single-family residential/R-2/Unzoned/Florence County

Florence County Comprehensive Plan:
The subject parcels are located in a Developing Residential area according to the Comprehensive Plan Land Use Map. This request does comply with the Comprehensive Plan.

Traffic Review
The subject parcels are currently undeveloped. Based on the proposed multi-family use for these parcels, there will be a minimal effect on traffic flow for the area.

Staff Analysis:

Access and Circulation- Present access to the properties are by way of E. Macree Terrace and Gable Terrace.

Water and Sewer Availability- The water and sewer services are provided by the City of Florence Public Works Department.

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

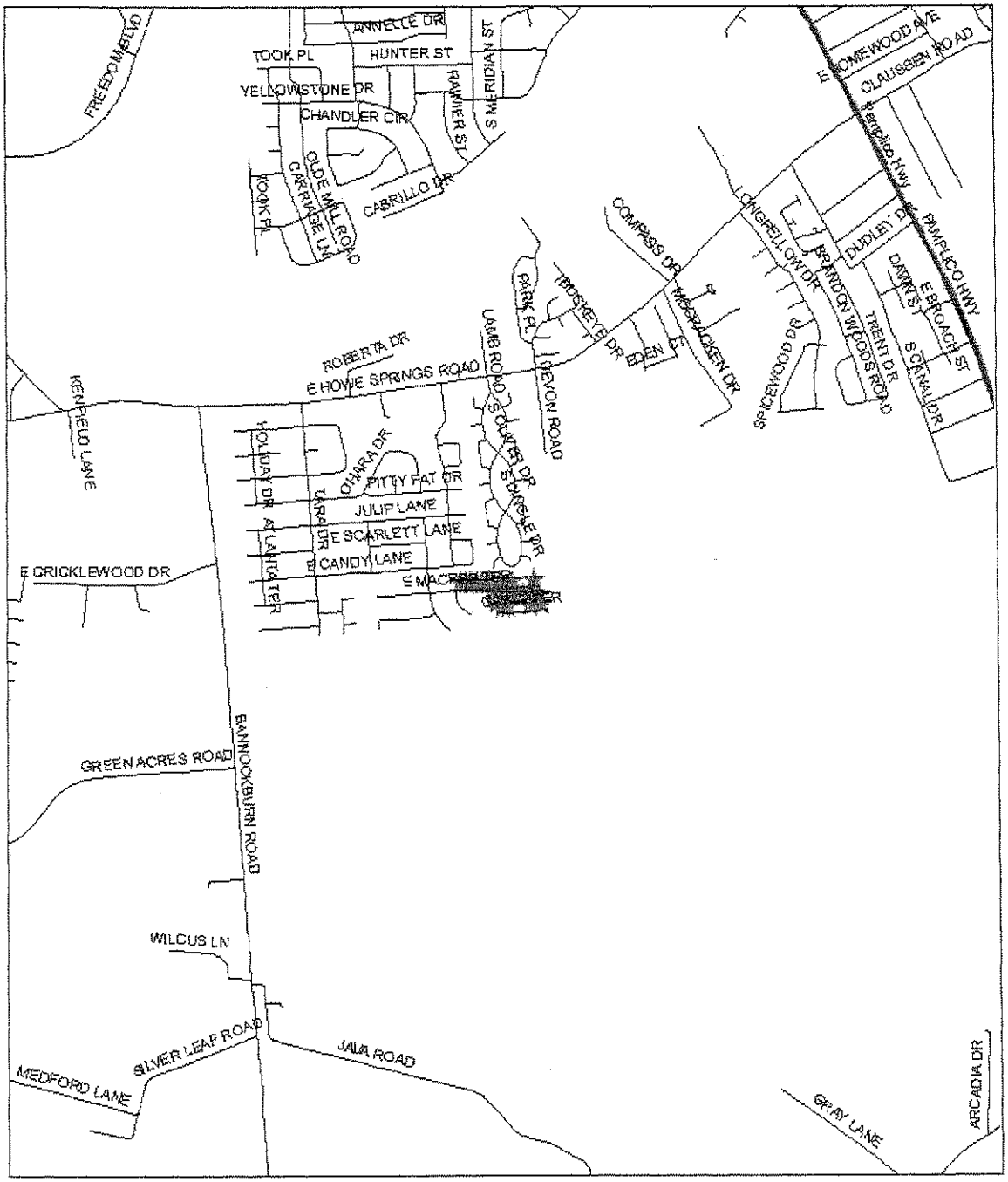
Background- The request is to rezone the subject properties to R-4, Multi-Family Residential District. Currently the properties are vacant and adjacent to a mixture of single family homes, duplexes and mobile homes. Currently there are approximately 13 duplexes in the Tara Village subdivision. There was only one duplex built in this subdivision since a zoning designation was established. This duplex was built as a replacement when the previous duplex on that parcel was damaged by fire.

Florence County Planning Commission Action: June 23, 2009

The nine Planning Commission members present denied the request with 8 members voting against the request and one member voting in favor of the request at the meeting held on June 23, 2009.

Florence County Planning Commission Recommendation:

The Planning Commission recommends denial of the rezoning request by the Florence County Council.



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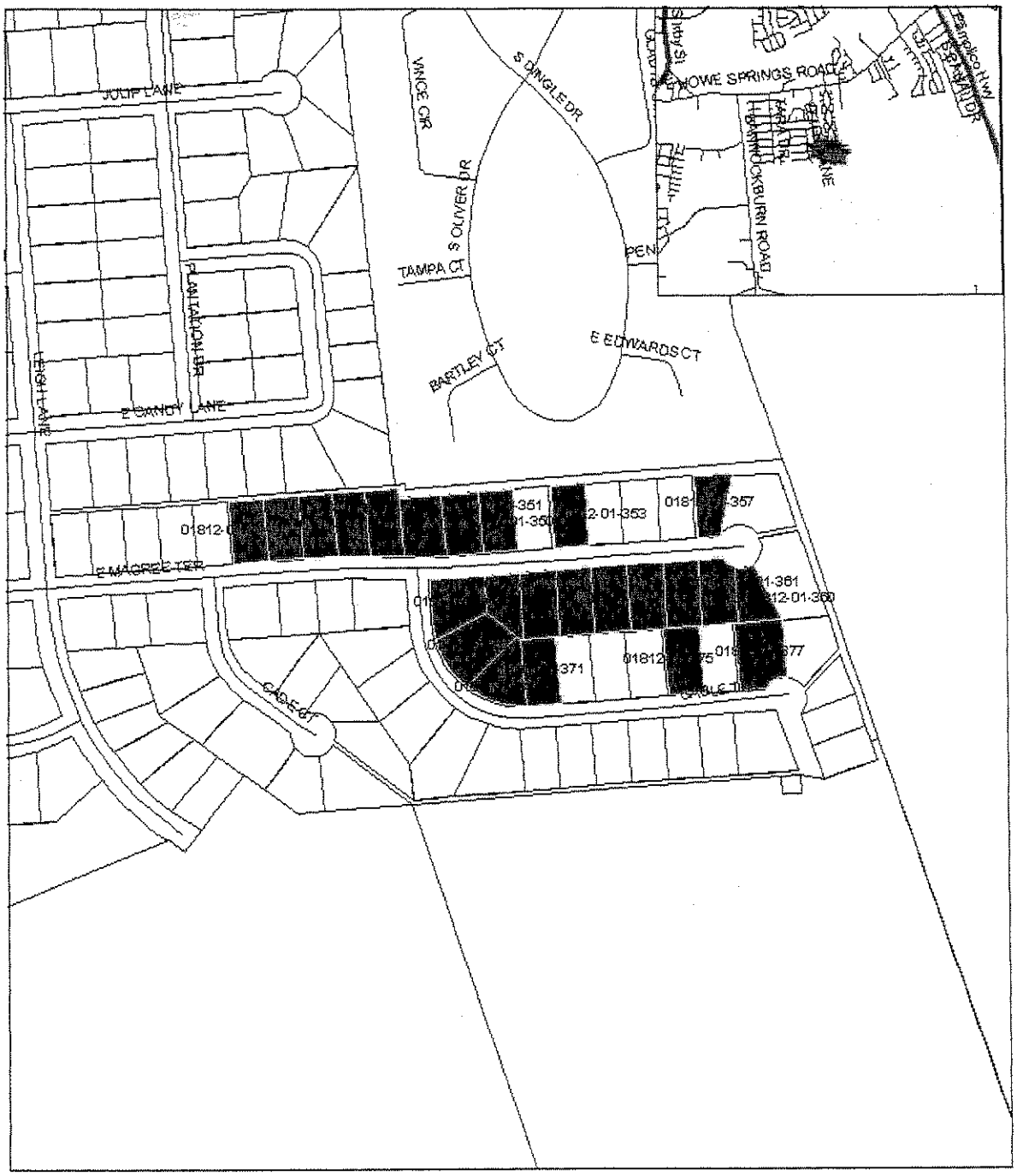
Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning & Building Inspections Department Georgaphic Information Systems 2007

COUNTY COUNCIL DISTRICT(S): 5
PC#2009-26



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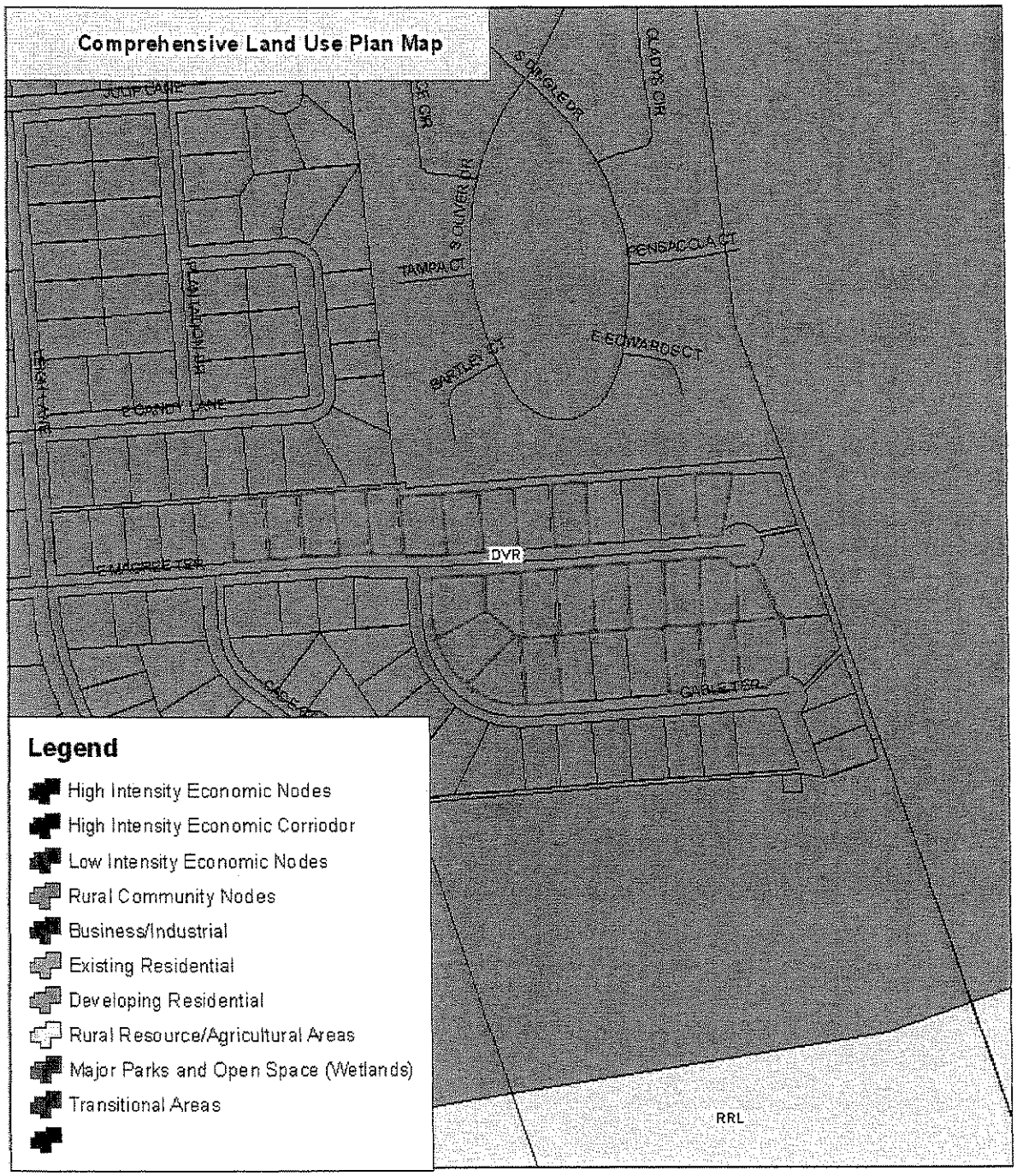
Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning
& Building Inspections Department
Georgaphic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 5
PC#2009-26



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Map Prepared by: RWE
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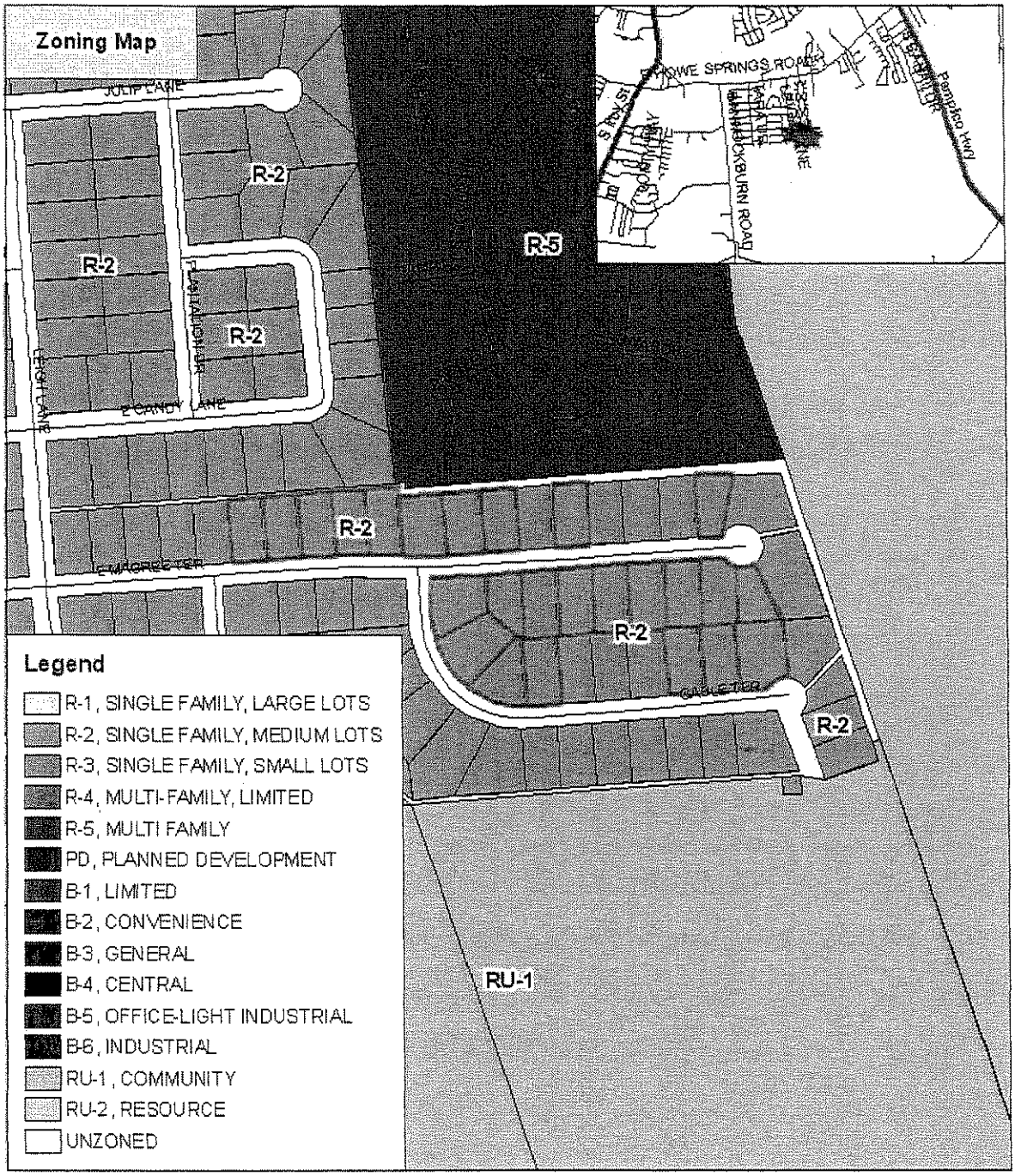
COUNTY COUNCIL DISTRICT(S): 5
PC#2009-26



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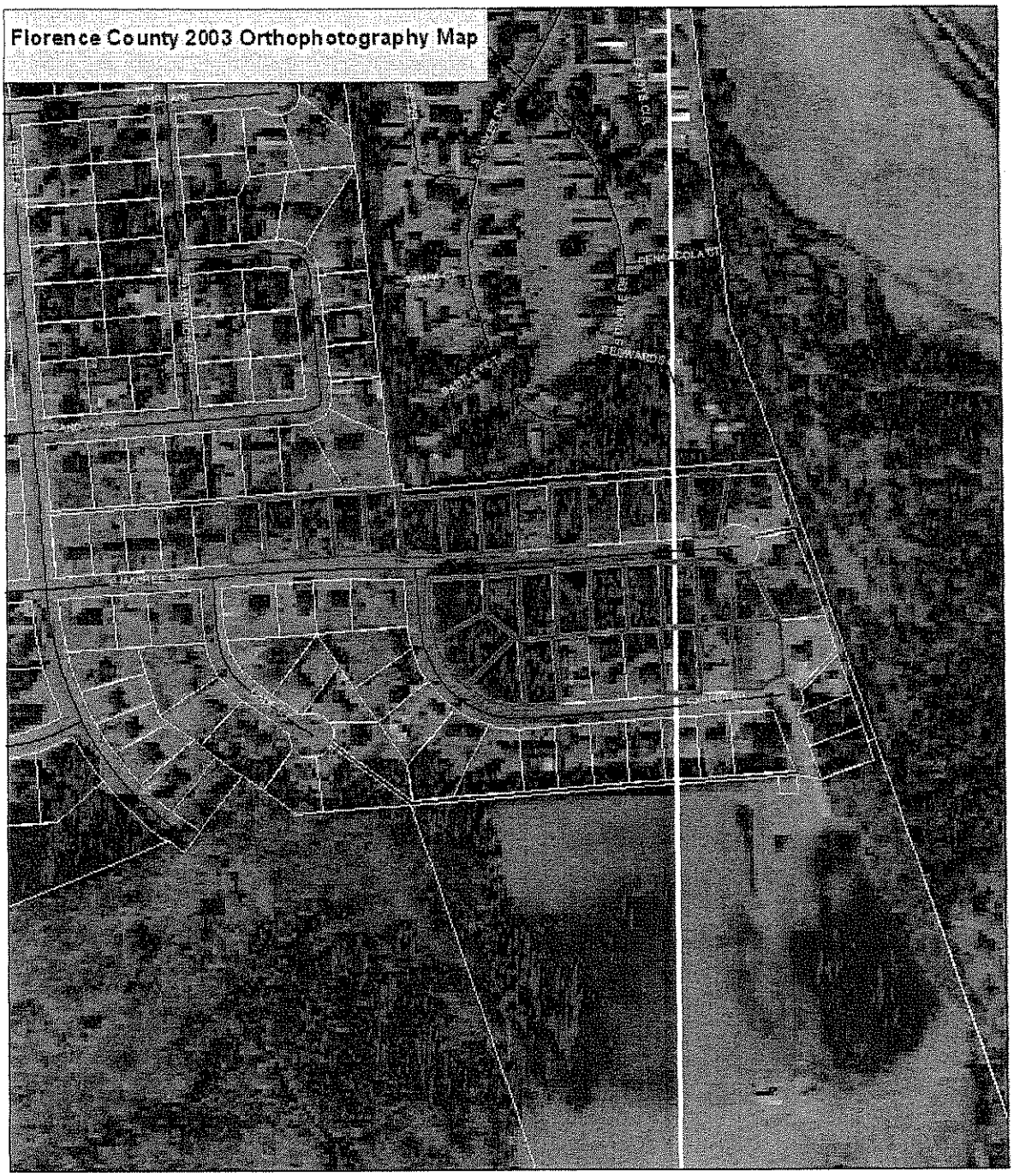
Map Prepared by: RWE
Copyright 2007: Florence County/Municipal Planning & Building Inspections Department Georgaphic Information Systems 2007

COUNTY COUNCIL DISTRICT(S): 5
PC#2009-26



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

COUNTY COUNCIL DISTRICT(S): 5
PC#2009-26

Comprehensive Plan Attachment:

Residential Areas
Developing Residential

This is where most future residential development is expected to take place based on trends, availability of existing and/or planned infrastructure, and environmental conditions.

Objective

The objective of this designation is to promote and accommodate in an orderly manner residential development in areas so designated.

Strategy

The following strategies are recommended for implementing the above objective:

- ✓ Regulate development within such areas to ensure land use compatibility.
- ✓ Back residential subdivisions along arterial streets; discourage strip residential development and control curb cuts along such streets.
- ✓ Enact habitability, sitting, and safety standards for manufactured homes, and promote compatibility with conventional dwellings.
- ✓ Amend subdivision regulations to address conservation of on-site resources and the integration of such resources into site design.
- ✓ Ensure that the level and type of proposed residential development will be compatible with the physical limitations of the land and established land uses in the surrounding area.
- ✓ Provide opportunities for an appropriate mix of dwelling types, sites, and prices in order to meet current and projected housing needs of county residents in keeping with their financial capabilities and preferences.
- ✓ Promote new and innovative approaches to residential development which will expand the variety of housing opportunities and/or minimize public and private costs.

Plan Compliance Matrix

PLAN MAP OBJECTIVES (Summary)	USE IN ACCORD WITH PLAN MAP OBJECTIVES	USES AT VARIANCE WITH PLAN MAP OBJECTIVES
Promote and accommodate in an orderly manner new residential development, and permit the housing industry to respond to changing market demands for various types of housing at varying densities	❖ Residential uses, including single-family, multi-family, townhouses, patio homes, manufactured homes. ❖ Institutional uses in support of and compatible with residential development, e.g. school, churches, recreation facilities	❖ Non- residential uses, including commercial, industrial, and business uses

CHAPTER 30 - ZONING ORDINANCE ATTACHMENT

R-4 Multi-Family Residential District, Limited

This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.03-2009/10
Second Reading

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Rezone Property Owned By Young Brothers Properties Located At I-95, Florence County From RU-1, Rural Community District To B-3, General Commercial District Shown On Florence County Tax Map No. 00075, Block 01, Parcel 005 Consisting Of 7.2 Acres.]

POINTS TO CONSIDER:
1. The property is located in Council District 9.
2. The subject property is currently being used as a driving range
3. The property is currently zoned RU-1, Rural Community District.
4. The applicant wishes to rezone the property to a B-3, General Commercial District.
5. The applicant wishes to develop the property commercially.
6. The property is surrounded by single-family residential and vacant lots.
7. The property is presently designated as Existing Residential area and does not comply with the current Comprehensive Plan.
8. The subject property according to the Future Land Use Map is designated as a Commercial Growth Preservation area.
9. Therefore, the applicant's request to rezone this property to B-3 will comply with the Future Comprehensive Plan Land Use Map.

OPTIONS:
1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 9-0)(Council District 9).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No. 03-2009/10
2. Staff report for PC#2009-27
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 23, 2009
Planning Commission Public Hearing	: June 23, 2009
Planning Commission Recommendation	: June 23, 2009[Approved 9-0]
First Reading/Introduction	: July 16, 2009
Committee Referral	: N/A
Second Reading	: August 20, 2009
Third Reading	: September 17, 2009
Effective Date	: Immediately

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

ORDINANCE NO. 03-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Rezone Property Owned By Young Brothers Properties Located On I-95 Florence County From RU-1, Rural Community District To B-3, General Commercial District Shown On Florence County Tax Map No. 00075, Block 01, Parcel 005 Consisting Of 7.2 Acres.]

WHEREAS:

1. Section 30-291 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 of the Florence County Code 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 June 23, 2009.

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

1. Property located on I-95 bearing Tax Map 00075, Block 01, Parcel 005 is hereby rezoned to B-3, General Commercial 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 PLANNING COMMISSION
JUNE 23, 2009
PC#2009-27
ORDINANCE NO. 03-2009/10

Subject:	Rezoning request from RU-1, Rural Community District to B-3 General Commercial District
Location:	Property located at I-95, Florence County
Tax Map Number:	00075, Block 01, Parcel 005
Council District(s):	9; County Council
Owner of Record:	Young Brothers Properties
Applicant:	Hal Coker or Robert L. Weaver
Land Area:	7.2 acres

Existing Land Use and Zoning:
The subject property is currently used as a driving range.

Proposed Land Use and Zoning:
The applicant is proposing to rezone the subject property to B-3, General Commercial District for future commercial development.

Surrounding Land Uses and Zoning
North: Single-family residential/R-2/ Florence County
South: Vacant/ Unzoned/ Florence County
East Vacant/ Unzoned/ Florence County
West: Single-family residential/R-2/ Florence County

Florence County Comprehensive Plan:
The subject property is located in an Existing Residential area according to the Existing Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property from RU-1 to B-3, this request does not comply with the Comprehensive Plan. The proposed land use designation for the subject property on the Comprehensive Plan Map is currently in the process of being updated to Commercial Growth Preservation.

Staff Analysis:
Access and Circulation- Present access to the property is by way of Gateway Road.

Water and Sewer Availability- There is no water and sewer services available.

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

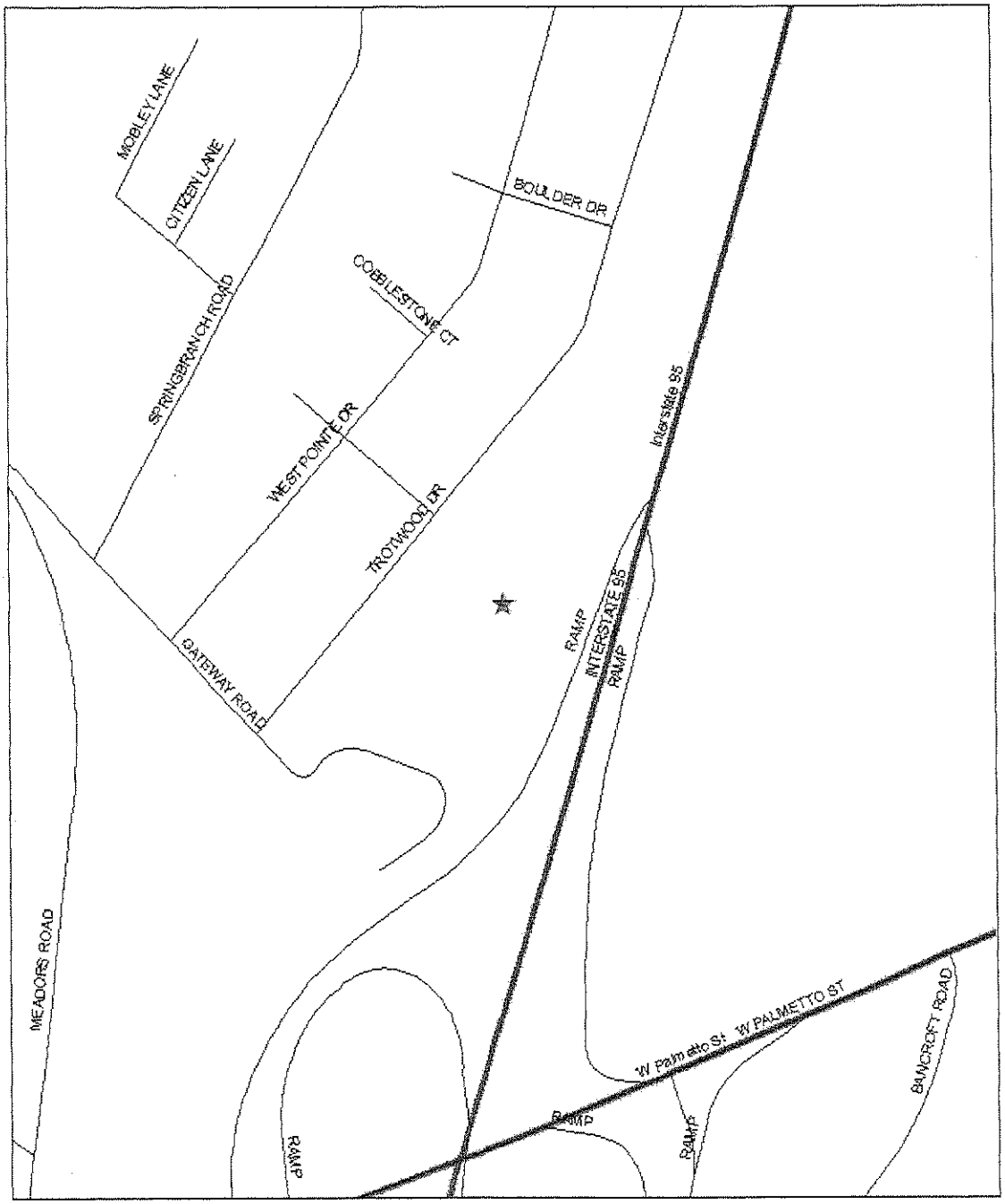
Background- The request is to rezone the subject property to B-3, General Commercial District.

Florence County Planning Commission Action: June 23, 2009

The nine Planning Commission members present approved the rezoning request unanimously based on the request being in compliance with the Commercial Growth Preservation designation of the Future Land Use Map of Comprehensive Plan at the meeting held on June 23, 2009.

Florence County Planning Commission Recommendation:

The Planning Commission recommends approval of the rezoning request by Florence County Council based on the fact that the subject property will be located in a Commercial Growth Preservation area and will be in compliance with the Future Land Use Map of Comprehensive Plan.



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Map Prepared by: RWE
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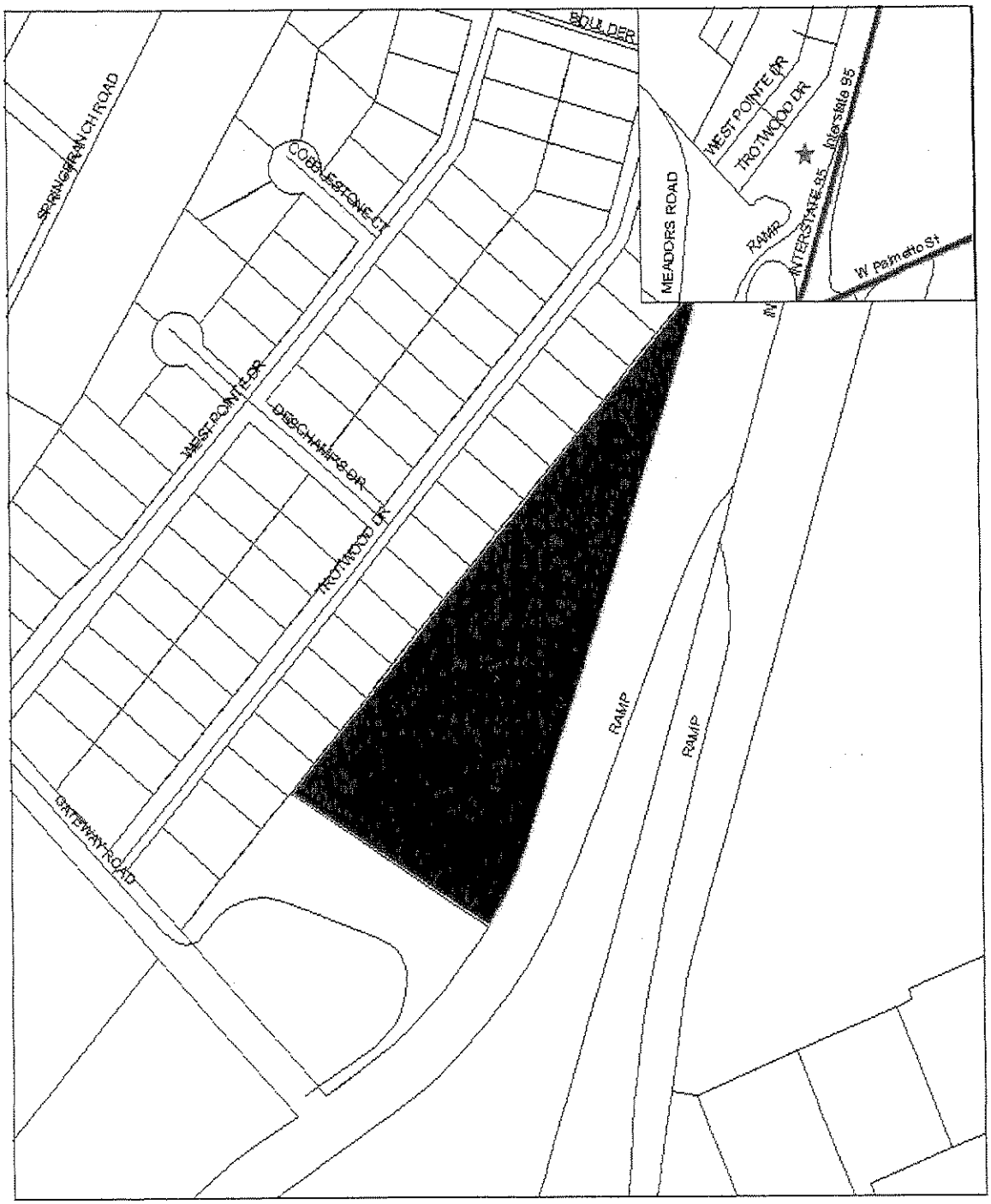
COUNTY COUNCIL DISTRICT(S): 9
PC#2009-27



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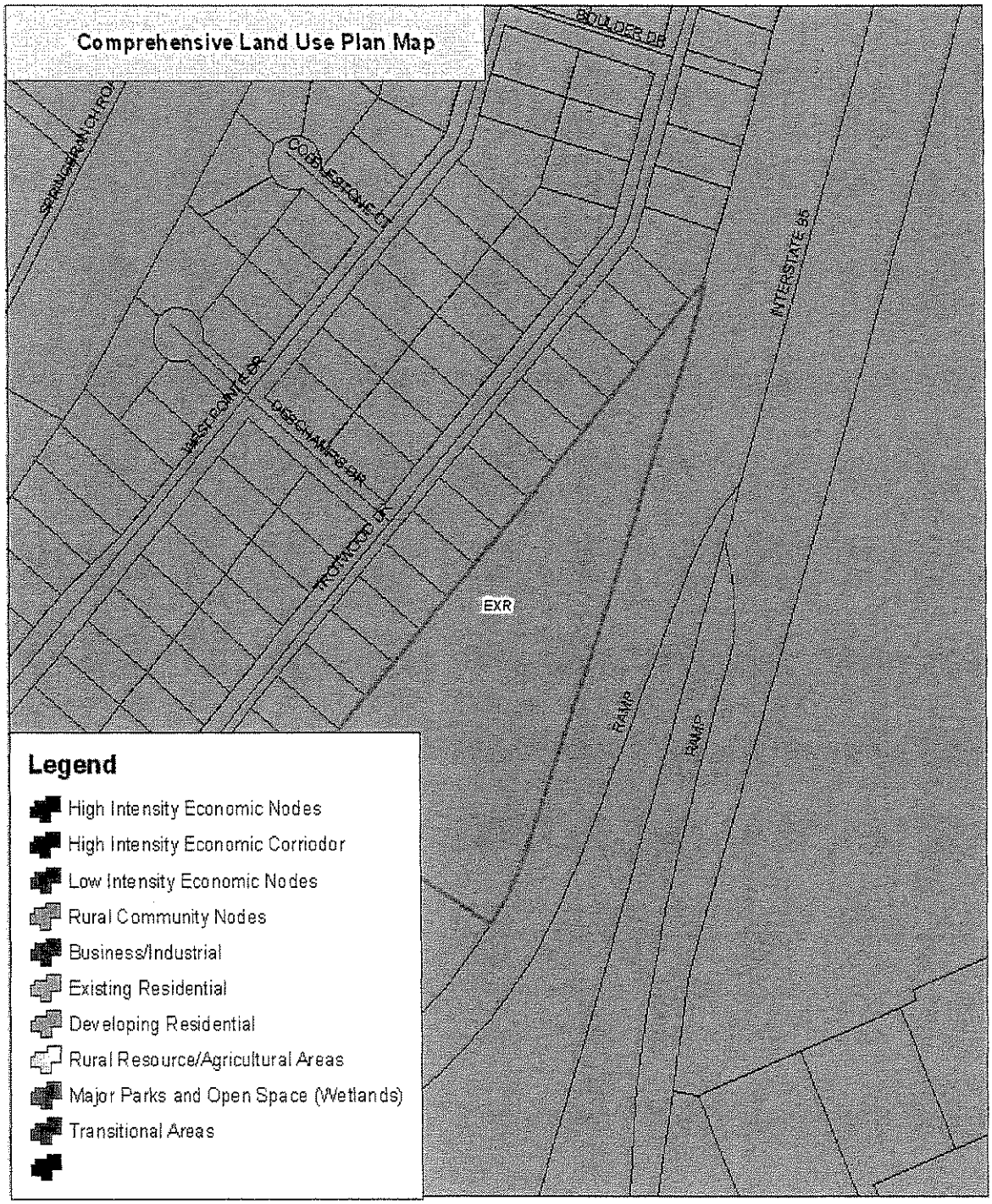
PC#2009-27



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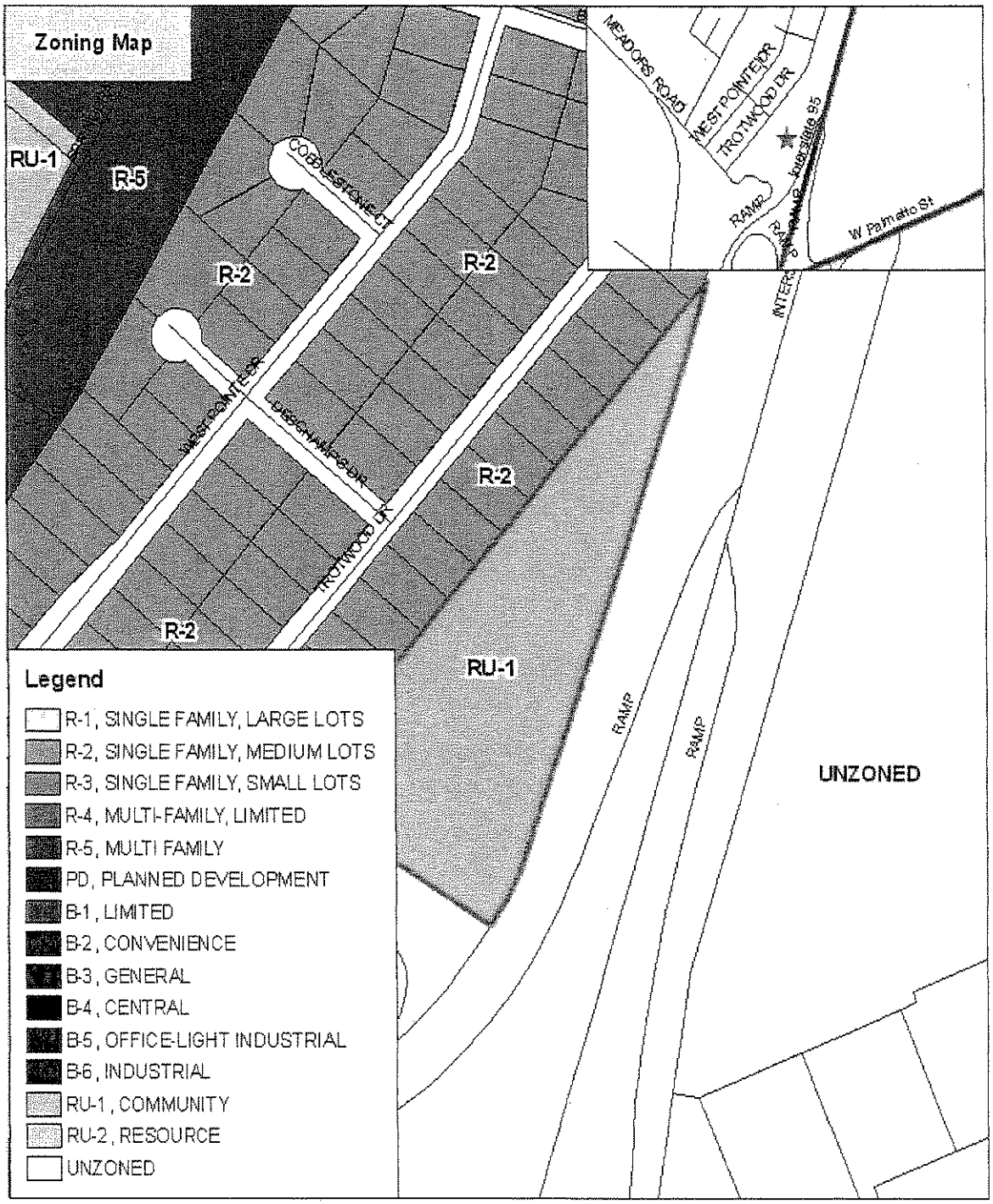

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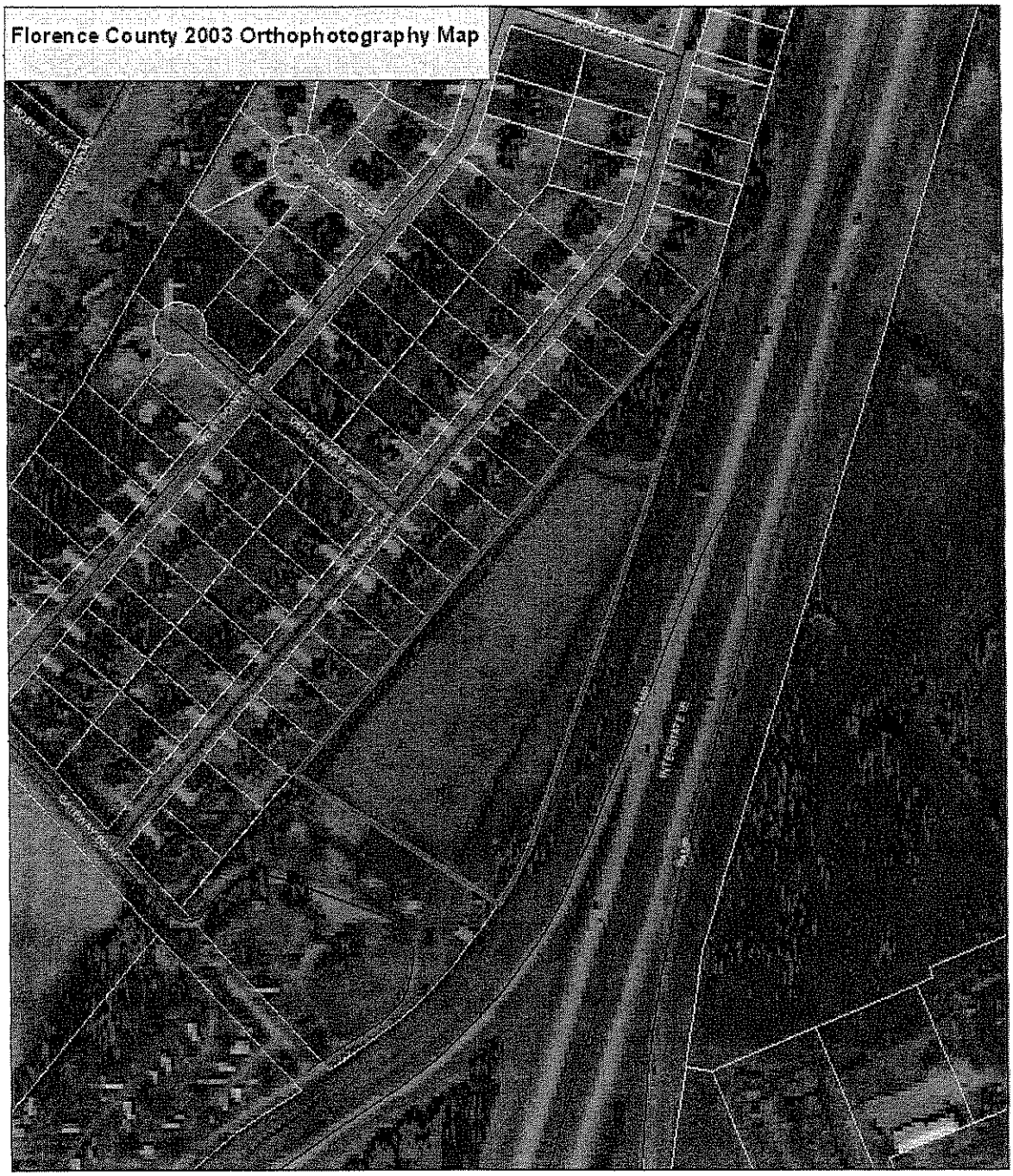

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& Building Inspections Department
Georgaphic Information Systems
2007

COUNTY COUNCIL DISTRICT(S): 9
PC#2009-27

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	❖ 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	❖ 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

Comprehensive Plan Attachment
Future Land Use Plan Map Designation

Commercial Growth and Preservation: (CGP)

Protect and sustain existing commercial areas, including property values and amenities, and provide areas along important corridors or at key community points that are expected to have increasing economic significance.
(Zoning Districts Permitted: B-3, B-4, PD)

ZONING ORDINANCE ATTACHMENT

B-3, General Commercial District

The intent of this district is to provide fro the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.04-2009/10
Second Reading

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-8 Regarding Zoning Map Designations And Sections 30-29, 30-111, And 30-311 Regarding The Correction Of Several Minor Text Errors Of The Florence County Code.]

POINTS TO CONSIDER:
1. Council District(s): All Florence County Council Districts.
2. The amendment to the text of Section 30-8 will add text to the previously zoned map designation chart for the Town of Pamplico as a result of its consolidation for zoning function.
3. The amendment to the text of Section 30-29, Table II will correct the NAICS code reference for several permitted uses. No relocation of any of the categories after revisions will be needed.
4. The amendment to the text of Sec. 30-111 will correct the name of a county ordinance referenced in the Zoning Ordinance.
5. The amendment to the text of Section 30-311 will correctly reference Florence County's Planning Commission and Board of Zoning Appeals

OPTIONS:

1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 6-0)(All Council Districts).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No. 04-2009/10

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: May 26, 2009
Planning Commission Public Hearing	: May 26, 2009
Planning Commission Recommendation	: May 26, 2009[Approved 6-0]
First Reading/Introduction	: July 16, 2009
Committee Referral	: N/A
Second Reading	: August 20, 2009
Third Reading	: September 17, 2009
Effective Date	: Immediately

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

ORDINANCE NO. 04-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-8 Regarding Zoning Map Designations And Sections 30-29, 30-111, And 30-311 Regarding Correction Of Several Minor Text Errors Of The Florence County Code.]

WHEREAS:

1. The amendment to Section 30-8 is needed to add the Town of Pamplico's current map designations to Florence County's zoning designations as a result of their consolidation with Florence County for zoning services; and

2. The amendment to Section 30-29. Table II is needed to correct the NAICS code references for certain uses; and

3. The amendment to Section 30-111 is needed to correct the name of a county ordinance referenced by the Zoning ordinance; and

4. The amendment to Section 30-311 is needed to correct the names and Ordinance Number of the Planning Commission and Board of Zoning Appeals as referenced by the definitions of the Zoning Ordinance.

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

[CONTINUED ON NEXT PAGE]

1. The Florence County Code of Ordinances, Chapter 30. Zoning Ordinance Article I. Establishment, Purpose, Rules for The Interpretation of Zoning Districts and Zoning Annexed Property, Section 30-8. Previously Zoned Map Designations is hereby amended in its entirety to read as follows:

Sec. 30-8. Previously zoned map designations.

The existing zoning maps of each participating government adopting this chapter are hereby amended to change and reestablish the map designations in accord with the following conversion table, specifying a corresponding designation established by section 30-1 of this chapter.

Previously Zoned Map Designations									Corresponding Zone Map Designations Established by section 30-1
1	Florence	Florence County	Johnsonville	Olanta	Pamplico	Scranton	Timmonsville	Quinby	
Residential Districts									Residential Districts
2	R-12	RS-1		R-1	R-1	R-1	R-1	R-1	R-1, Single-Family
3	R-9	RS-2	R-10		R-2	R-2			R-2, Single-Family
4	R-7.5	RS-3	R-6				R-2, R-3		R-3, Single-Family
5	R-6/R-4.4	RG-1, RG-2	APT	R-2		R-3		R-2	R-4, Multi-Family
6	RMF-4.4-20,000	MH	MH	R-3	R-3	MH	GR	R-3	R-5, Multi-Family
Business Districts									Business Districts
7	OPB	C-1			OC				B-1, Limited
8	NB	C-2	NC, NCR			NC			B-2, Convenience
9	GB	C-3		GC	GC	HNC	C-1	GC	B-3, General
10	CB		CC		CC		CB		B-4, Central
11		M-1	LI	LI	LI			LI	B-5, Office - Light Industrial
12	IND	M-2	BI				BI		B-6, Industrial
Rural Districts									Rural Districts
13	AO-12,000	RU, D-1	FA, CP	AR			FA	AR	RU-1, Community
14					AR				RU-2, Resource
Special Purpose Districts									Special Purpose
15	PD	PUD							PD, Planned Development
16	FH								FH, Flood Hazard
17									AC, Airport Compatibility

2. The Florence County Code of Ordinances, Chapter 30. Zoning Ordinance, Article II. Zoning District Regulations, Division I. Generally, Section 30-29. Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts, Sectors 44-45: Retail Trade; Sector 54: Professional, Scientific, Technical Services; Sector 61: Educational Services; Sector 81: Other Services (Except Public Administration) and Sector 92: Public Administration-only the sections of the Sectors of Table II as indicated below are hereby amended to read as follows. All other portions of the above-referenced Sectors and all other Sectors of Section 30-29 Table II shall remain as they exist.

Sector 44-45: Retail Trade										
Gravestones, monuments	45399844 ~~3998~~	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA

Sector 51: Information										
Motion pictures & sound industries	~~51~~512	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA

Sector 54: Professional, Scientific, Technical Ser~~Sector 53: Real Estate & Rental & Leasing~~										
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V								
Legal services	5411	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	N	N	P	N	1.0 per 500 s.f. GFA

Sector 61: Educational Services										
Educational Services	611~~6117~~	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA

Sector 81: Other Services(except Public Administration)										
Religious organizations	~~81211~~ 81311	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA

Sector 92: Public Administration										
Police protection	92212 ~~82212~~	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA

3. The Florence County Code of Ordinances, Chapter 30. Zoning Ordinance, Article III. Conditional Use Regulations, Section 30-111. Development Standards for Unzoned Areas (2)Minimum Lot Dimensions, Item g. is hereby amended to read as follows:

   g. The lot width of the parcel must be in accordance with the Florence County Land Development ~~Regulations~~ and Subdivision Ordinance.

4. The Florence Code of Ordinances, Chapter 30. Zoning Ordinance, Article X. Definitions, Section 30-111. Definitions, paragraph 9-term for "planning commission' and paragraph 12-term for "board of zoning appeals" only shall be amended to read as follows:

   The term "planning commission" refers to the ~~Florida~~Florence County Planning Commission established by Florence County Ordinance Number ~~333~~17-2007/08.

   The term "board of zoning appeals" refers to the ~~Florida~~ Florence County Board of Zoning Appeals established by Florence County Ordinance Number ~~333~~17-2007/08.

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

6. 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:

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.05-2009/10
Introduction

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-297. Administrative Procedures, Action Of The Florence County Code To Update The Procedures For Planning Commission And Board Of Zoning Appeals Requests.]

POINTS TO CONSIDER:
1. As staff administers the regulations of the Zoning Ordinance for the participating jurisdictions, periodically amendments need to be made in order to continue to provide the most efficient and accurate customer service possible.
2. The current text for the administrative procedures for the Planning Commission and Board of Zoning Appeals is confusing and mixes the two together in the text.
3. The amendment will divide the two entities and make the procedures easier to use and understand.
4. The amendment to the text of Section 297, Administrative procedures shall delete all current text and replace with new language.

OPTIONS:
1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 11-0)(All Council Districts).*
2. Provide An Alternate Directive

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No.05-2009/10

Sponsor(s)	: Planning Commission	
Planning Commission Consideration	: April 28, 2009	I, _____,
Planning Commission Public Hearing	: April 28, 2009	Council Clerk, certify that this
Planning Commission Recommendation	: April 28, 2009[Approved11-0]	Ordinance was advertised for
First Reading/Introduction	: August 20, 2009	Hearing on _____.
Committee Referral	: N/A	
Second Reading	: September 17, 2009	
Third Reading	: October 15, 2009	
Effective Date	: Immediately	

ORDINANCE NO. 05-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Chapter 30. Zoning Ordinance, Section 30-297. Administrative Procedures, Action Of The Florence County Code To Update The Procedures For Planning Commission And Board Of Zoning Appeals Requests.]

WHEREAS:

1. The current text for the administrative procedures for the Planning Commission and Board of Zoning Appeals is confusing and mixes the two together in the text; and
2. The amendment will divide the two entities and make the procedures easier to use and understand; and
3. The amendment to the text of Section 297. Administrative procedures action, shall delete all current text and replace with new language.

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

1. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-297. Administrative procedures, action is hereby amended in its entirety to read as follows:

~~**Sec. 30-297. Administrative procedures, action.**~~

~~Step 1. Administrative examination.~~

~~Upon receipt of an application, the zoning administrator shall examine it for completeness, and shall, within ten days, either return the application for additional information or forward it to the responsible governmental authority for review and action.~~

~~Step 2. Public notice.~~

~~*All applications.*~~

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

~~*Application for zoning map change.*~~

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

~~Where one or more blocks are affected in one application, one hearing notice per block shall be sufficient.~~

~~*Application for a variance.*~~

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

~~Step 3. Public hearing.~~

~~The Florence County Planning Commission shall conduct a public hearing on all applications for change involving the text of the zoning ordinance, and the zoning map.~~

~~The Florence County Board of Zoning Appeals (BZA) shall conduct a public hearing on all applications for relief involving variances and appeals.~~

~~Step 4. Review and action.~~

~~*By the planning commission.*~~

~~(1) The planning commission shall act on a completed application within 30 days after receipt thereof (1) to defer not more than 30 days or (2) to recommend either denial or approval. The decision shall be determined by a majority of those voting. Failure to act within said time frame shall constitute a recommendation of approval.~~

~~(2) The commission shall evaluate the proposed amendment relative to the following:~~

~~a. How it relates to and affects the comprehensive plan.~~

~~b. Changes in conditions since the adoption of the plan or ordinance.~~

~~c. The need to correct an error or deficiency in the ordinance or the plan.~~

~~d. Any benefits which would be derived from the amendment.~~

~~e. Any cost to the government generated by the amendment in terms of expenditures for public improvements, facilities, and services.~~

~~f. Public interest and input.~~

~~The commission shall forward its recommendation to the council of jurisdiction for final action.~~

~~*By the council of jurisdiction.*~~

~~The council of jurisdiction shall consider the recommendation of the planning commission and vote to approve, deny, or modify a proposed amendment, or refer it back to the planning commission for further study, or take other action as it may deem necessary.~~

~~*By the board of zoning appeals*~~

~~Applications for a variance shall be evaluated by the board of zoning appeals on the basis of the regulations set forth in section 30-293 of this chapter.~~

~~Where an application for a variance is within a flood hazard area, the board, in addition to the above, shall consider the following in its deliberations:~~

~~1. The danger that materials may be swept onto other lands to the injury of others;~~

~~2. The danger to life and property due to flooding or erosion damage;~~

~~3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage;~~

~~4. The importance of the services provided by the proposed facility to the community;~~

~~5. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility;~~

~~6. The availability of alternative locations, not subject to flooding or erosion damage;~~

~~7. The safety of access to the property in times of flood;~~

~~8. The expected heights, velocity, duration, rate of rise, and sediment transport of flood waters; and~~

~~9. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities.~~

~~Applications appealing decisions of the zoning administrator shall be heard and decided by the zoning board of appeals based on information presented by the applicant and the zoning administrator relative to the specific ordinance provision being appealed.~~

~~Step 5. Notification.~~

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

~~An approved amendment by the council of jurisdiction shall become effective immediately after such adoption and any such amendment to the zoning map(s) shall be made by the zoning administrator within seven days thereafter.~~

~~An approved variance or appeal shall be accompanied by an order of the zoning board of appeals to direct the issuance of a permit.~~

~~Step 6. Appeals.~~

~~Applications for a variance shall be evaluated by the board of zoning appeals on the basis of the regulations set forth in section 30-293 of this chapter.~~

<u>Sec. 30-297. Administrative procedures, action. (Planning Commission and Board of Zoning Appeals)</u>

<u>A. Planning Commission:</u>

1. Applications for the following requested actions will be heard by the Planning Commission and forwarded to Council with a recommendation for final action. **Note:** Requests for subdivisions, subdivision variances, and private road names are processed through the Florence County Land Development Regulations.

   a. Zoning

   b. Rezoning

   c. Zoning Ordinance Text Change

   d. Comprehensive Plan Map District Change

   e. Comprehensive Plan Text Change

   f. Planned Development

2. In order for action to be taken on any of the above requests, the owner/citizen shall follow the steps outlined below except as noted:

   a. Contact the Planning Department staff to discuss the request (recommended).

   b. Complete the application form provided by the staff or available on the Florence County Web Site at the Planning Page.

      (1) For Zoning, Rezoning, and Planned Development requests, the current property owner(s) must sign the application.

      (2) Multiple parcels may be combined on one application if the request is the same.

   c. Submit the application form and applicable fee to the Planning Department staff. Due to Public Hearing notice requirements, the application suspense for a Planning Commission meeting is 28 days prior to meeting.

   d. Receive notice of the Planning Commission and Public Hearing date and time. Planned Developments will have a technical review 15 days prior to the Planning Commission meeting.

   e. Attend the Planning Commission and Public Hearing meeting (recommended).

   f. Receive notice of Planning Commission recommendation and date and time of County Council meeting. Approval from County Council requires three readings at three separate County Council Meetings.

   g. Attend County Council meetings (recommended).

   h. Receive notice of final action taken by County Council. Request complete.

   i. Appeals for County Council decisions shall follow the procedures established in the Florence County Code.

3. For the request listed above, the Planning Department staff will take the following actions:

   a. Meet with the owner/citizen to discuss the potential action, if requested.

   b. Receive the completed application form and fee.

   c. Within 10 days, review the application for completeness and either request additional information or forward for staff action.

   d. Publish in a paper of general circulation notice of Public Hearing to be conducted for the request. Notice shall be published at least 15 days prior to the Public Hearing. The notice shall state the nature of the change, and time, date, and place of the Hearing.

   e. Post the affected property, if applicable. The Zoning Administrator shall post the property so that the notice is visible from each thoroughfare abutting the property. The notice shall be posted at least 15 days prior to the Public Hearing and shall indicate the nature of the change requested, identification of the property, and time, date, and place of the hearing.

f. Mail notices to owners of property that are adjacent to the affected property with the requested change and time, date, and place of the hearing. Notices shall be mailed at least 15 days prior to the hearing.

g. Mail notices to any agencies, groups, or individuals who request Public Hearing notice.

h. Mail notice of the meeting date, time, and place to the applicant(s).

i. Receive comments from any interested party and forward to the Planning Commission.

j. At the Planning Commission meeting, the staff shall present the request to the Commission and report any public comments received prior to the meeting.

k. The Planning Commission shall act on a completed application within thirty (30) days after receipt thereof (1) to defer not more than 30 days or (2) recommend either denial or approval. The decision shall be determined by a majority of those voting. Failure to act in said timeframe shall constitute a recommendation of approval.

l. The Commission shall evaluate the proposed amendment relative to the following:

(1) How it relates to and affects the Comprehensive Plan.

(2) Changes in conditions since the adoption of the Plan or Ordinance.

(3) The need to correct an error or deficiency in the Ordinance or the Plan.

(4) Any benefits which would be derived from the amendment.

(5) Any cost to the government generated by the amendment in terms of expenditures for public improvements, facilities, and services.

(6) Public interest and input.

m. The Commission shall forward its recommendation to the County Council for final action. Florence County Council shall consider the recommendation of the Planning Commission and vote to approve, deny, or modify a proposed amendment, or refer to the Committee on Public Services and County Planning or Planning Commission for further study, or take other action as it may deem necessary.

n. After Council action, the staff shall mail to the applicant(s) the final results.

B. **Board of Zoning Appeals:**

1. Applications for the following requested actions will be heard by the Florence County Board of Zoning Appeals:

a. Variances of Zoning Ordinance requirements

b. Appeals of Zoning Administrator decisions

c. Requests for Special Exceptions

2. In order for action to be taken on any of the above requests, the applicant shall follow the steps outlined below except as noted:

a. Contact the Planning Commission staff to discuss the request (recommended).

b. Complete the application form provided by the staff or available on the Florence County Web Site on the Planning Page. Multiple parcels may be combined on one application if the request is the same.

c. Submit the application form and applicable fee to the Planning Department staff. Due to the Public Hearing notice requirements, the application suspense for the Board of Zoning Appeals is 28 days prior to the meeting.

d. Receive notice of the Board of Zoning Appeals and Public Hearing date, time, and location.

e. Attend the Board of Zoning Appeals and Public Hearing meeting (recommended).

f. Receive notice of the Board of Appeals decision.

g. Appeals of Board of Zoning Appeals decisions shall follow the procedures in Section 30-293 (e) of this Ordinance.

3. For the requests listed above, the Planning Department staff will take the following actions:

a. Meet with the owner/citizen to discuss the potential action, if requested.

b. Receive the completed application form and fee.

c. Within 10 days, review the application for completeness and either request additional information or forward for staff action.

d. Publish in a paper of general circulation notice of Public Hearing to be conducted for the request. Notice shall be published at least 15 days prior to the Public Hearing. The notice shall state the nature of the change, and time, date, and place of the Hearing.

e. Post the affected property, if applicable. The Zoning Administrator shall post the property so that the notice is visible from each thoroughfare abutting the property. The notice shall be posted at least 15 days prior to the Public Hearing and shall indicate the nature of the change requested, identification of the property, and time, date, and place of hearing.

f. Mail notices to owners of property that is adjacent to the affected property with the requested change and time, date, and place of the hearing. Notices shall be mailed at least 15 days prior to the hearing.

g. Mail notices to any agencies, groups, or individuals who request Public Hearing notice.

h. Mail notice of the meeting date, time, and place to the applicant(s).

i. Receive comments from any interested party and forward to the Board of Zoning Appeals.

j. At the Board of Zoning Appeals meeting, the staff shall present the request to the Board and report any public comments received prior to the meeting.

k. The Board of Zoning Appeals will hear and decide appeals for variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship.

(1) A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

(b) These conditions do not generally apply to other property in the vicinity;

(c) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

(d) The authorization of a variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance;

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

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

(a) the danger that materials may be swept onto other lands to the injury of others;

(b) the danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;

(c) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(d) the importance of the services provided by the proposed facility to the community;

(e) the necessity to the facility of a waterfront location, where applicable;

(f) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(g) the compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(h) the expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

(i) the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges;

(j) agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the Special Flood Hazard Area and no other alternative locations for the structure are available.

(3) Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances within a Flood Hazard Area as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:

(a) Variances may not be issued when the variance will make the structure in violation of other federal, State, or local laws, regulations, or ordinances.

(b) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(c) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(d) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and a written statement that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. Such notification shall be maintained with a record of all variance actions.

(e) The local administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

(f) Variances shall not be issued for un-permitted development or other development that is not in compliance with the provisions of this ordinance. Violations must be corrected in accordance with Section 30-265 of this ordinance.

l. All applicants for a variance shall be sent a notice of final action taken by the Board of Zoning Appeals. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board.

m. The Board of Zoning Appeals shall not reconsider an application for change or relief to the same lot, parcel or portion thereof, within a period of one year from the date of final determination and notification.

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

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:
OPPOSED:
ABSENT:

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

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No.06-2009/10
Introduction

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend Chapter 30. Zoning Ordinance, For Several Small Text Corrections In Section 30-91, Section 30-95, Section 30-202 Table VIII, And Section 30-292, And Minor Text Updates in Section 30-294, And Section 30-295 Of The Florence County Code.]

POINTS TO CONSIDER:
1. As staff administers the Zoning Ordinance, periodically amendments need to be made in order to continue to provide the most efficient and accurate customer service possible.
2. The amendment to the text of Sections 30-91, Townhouses; 30-95, Mobile homes and 30-292, Planning commission deletes the words "Municipal" and "Consolidation" to make the text reflect the Florence County Planning Commission.
3. The amendment to the text of Section 30-202, Table VIII deletes the "whichever is less" conflicting wording for free-standing signs.
4. The amendments to the text of Sections 30-294, Types of applications and 30-295, Eligible applicants clarifies Commission and Board responsibilities, establishes Florence County Council as the sole authority to approve amendments, and adds those eligible to request changes to the Comprehensive Plan and Map.

OPTIONS:
1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 11-0)(All Council Districts).*
2. Provide An Alternate Directive

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No.06-2009/10

Sponsor(s)	: Planning Commission	
Planning Commission Consideration	: April 28, 2009	I, _____,
Planning Commission Public Hearing	: April 28, 2009	Council Clerk, certify that this
Planning Commission Recommendation	: April 28, 2009[Approved11-0]	Ordinance was advertised for
First Reading/Introduction	: August 20, 2009	Hearing on _____.
Committee Referral	: N/A	
Second Reading	: September 17, 2009	
Third Reading	: October 15, 2009	
Effective Date	: Immediately	

ORDINANCE NO. 06-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Chapter 30. Zoning Ordinance, For Several Small Text Corrections In Section 30-91, Section 30-95, Section 30-202 Table VIII, And Section 30-292, And Minor Text Updates In Section 30-294, And Section 30-295 Of The Florence County Code.]

WHEREAS:

1. The amendment to the text of Sections 30-91, Townhouses; 30-95, Mobile homes and 30-292, Planning commission shall correct text errors; and
2. The amendment to the text of Sections 30-91, Townhouses; 30-95, Mobile homes and 30-292, Planning commission deletes the words "Municipal" and "Consolidation" to make the text reflect the Florence County Planning Commission; and
3. The amendment to the text of Section 30-202, Table VIII deletes the "whichever is less" conflicting wording for free-standing signs; and
4. The amendments to the text of Sections 30-294, Types of applications and 30-295, Eligible applicants clarifies Commission and Board responsibilities, establishes Florence County Council as the sole authority to approve amendments, and adds those eligible to request changes to the Comprehensive Plan and Map.

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

1. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-91. Townhouses, Subsection (a) and (b) are hereby amended to read as follows:

Sec. 30-91. Townhouses.

1. Due to the unique design features of townhouses, the following design and dimensional requirements are hereby imposed for all such projects:

A. *Lot size.* All projects shall meet the following:

(1) A minimum of 0.5 acres, except for those being developed in a Planned Development District (PD), which require a minimum of two (2) acres per

section 30-43 of this chapter.

(2) Minimum lot width per unit shall be 18 feet.

(3) In addition, all units must be established on single lots and so arranged to ensure public access. As such, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Florence County~~Municipal~~ Planning Department.

2. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-95. Mobile Homes is hereby amended in its entirety to read as follows:

Sec. 30-95. Mobile homes.

1. Mobile homes constructed before June 15, 1976 shall be permitted, established, or reestablished within the jurisdiction of this Ordinance only when the following requirements are met:

A. The mobile home must be currently set up and registered with the tax assessor's office or have any taxes from the previous year and the current year paid and must also pay any permits currently due prior to approval of requests to relocate, or if no relocation is required, before a power permit is issued;

B. The mobile home must be habitable pursuant to all applicable federal, state, and local law pursuant to Chapter 79 Section 43 of the South Carolina Code of Regulations; a county building inspector will do a basic review of the home for compliance with above standard.

C. An applicant must provide acceptable proof to the planning department that the mobile home has been continuously located within Florence County for the past five years based on the tax assessor records or other official records. Based upon accepted, documented hardship, the planning director may allow this time to be reduced to two years.

D. The mobile home must meet all applicable federal, state and local zoning and safety standards;

E. In order for a permit to be issued to install a Mobile Home in Florence County, installation shall be in accordance with section 30-94 manufactured homes of the Florence County ~~Consolidation~~ Zoning Ordinance.

3. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-202. Table VIII: Number, Dimension and Location of Permitted Signs by Zoning District is hereby amended to only change Note D as shown:

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

4. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-292. Planning Commission Subsection (h) second line of the first paragraph only is hereby amended in its entirety to read as follows:

Sec. 292. Planning Commission.

(h) *Appeals.* Staff action, if authorized, to approve or disapprove a land development plan may be appealed to the Florence County~~/Municipal~~ Planning Commission by any party in interest. The planning commission must act on the appeal within sixty days, and the action of the planning commission is final.

5. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-294. Types of Application is hereby amended in its entirety to read as follows:

Sec. 30-294. Types of applications.

1. Applications for legislative changes: Amendments. These are the changes that require review and a recommendation from the Planning Commission and approval by County Council. They involve amendments to the text of the Zoning Ordinance and Comprehensive Plan and changes to the maps for zoning and Comprehensive Plan.

~~These are changes that must be approved by the respective governing councils of the participating jurisdictions. They involve amendments to the text of the ordinance and changes to the official zoning maps.~~

2. Applications for relief: Variances, appeals. These are the procedures for securing relief from the requirements of the ordinance or clarification of the terms of the ordinance and are approved by the Board of Zoning Appeals.

~~These are procedures for securing relief from the requirements of the ordinance or clarification of the terms of the ordinance.~~

6. The Florence County Code, Chapter 30. Zoning Ordinance, Section 30-295. Eligible Applicants is hereby amended in its entirety to read as follows:

Sec. 30-295. Eligible applicants.

1. Parties and individuals eligible to initiate an application for change and/or relief from the requirements of this chapter are identified on Table IX.

2. Parties not listed may petition the planning commission and/or council to initiate a change, but the petitioned party is not bound to act on behalf of the petitioner.

Table IX Parties Eligible To Apply For Change And/Or Relief From The Requirements Of This Ordinance Petition for Legislative Change Petition for Relief

Eligible Applicants	Map Changes (Zoning, Rezoning, and Comprehensive Plan)	Text Changes (Zoning Ordinance & Comprehensive Plan)	Variance	Appeal
Property owners	YES	NO	YES	YES
Agent of property owner	YES	NO	YES	YES
~~Option holder~~	~~YES~~	~~NO~~	~~NO~~	~~NO~~
Aggrieved person or party	NO	NO	NO	YES
Officials administering this chapter	NO	YES	NO	YES
Planning commission*	YES	YES	NO	NO
Governing council*	YES	YES	NO	NO

*A petition initiated by the planning commission or council of jurisdiction shall not relieve the property owner, or agent, ~~or option holder~~ of the responsibility of furnishing all required information to support the petition.

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

8. 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:
OPPOSED:
ABSENT:

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

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No. 07-2009/10
Introduction

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:

[An Ordinance To Adopt A New Land Use Element For The Florence County 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 Comprehensive Plan must be developed every ten years.
3. The original passage date of the Land Use Element was March 4, 1999.
4. Passage of this element will fulfill state law requirements, and provide goals to incorporate the analysis and future strategy of several previously adopted elements and emphasize sustainability and prudence as the priority objective for growth. To maintain a healthy community while providing quality services for our residents, businesses and visitors, a diversity of land uses should be provided.

OPTIONS:

1. ***(Recommended)*** Approve Ordinance No. 07-2009/10 as unanimously recommended by the six Planning Commissioners present at the July 28, 2009 meeting.
2. Provide an Alternative Directive

ATTACHMENTS:
Copies of the following are attached:
1. Ordinance No. 07-2009/10
2. Staff Report for PC#2009-25
3. Resolution for PC#2009-25
4. Proposed Land Use Element

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: July 28, 2009 [Approved 6-0]
Planning Commission Public Hearing	: July 28, 2009
Planning Commission Recommendation	: July 28, 2009
First Reading/Introduction	: August 20, 2009
Committee Referral	: N/A
Second Reading	: September 17, 2009
County Council Public Hearing	: September 17, 2009
Third Reading	: October 15, 2009
Effective Date	: Immediately

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

ORDINANCE NO. 07-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Adopt A New Land Use Element For The Florence County 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 Comprehensive Plan be developed every ten years; and
2. The original passage date of the Land Use Element was March 4, 1999; and
3. Passage of this element will fulfill state law requirements, and provide goals to incorporate the analysis and future strategy of several previously adopted elements and emphasize sustainability and prudence as the priority objective for growth; and
4. To maintain a healthy community while providing quality services for our residents, businesses and visitors, a diversity of land uses should be provided.

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

1. The Florence County Comprehensive Plan Land Use Element attached hereto is hereby adopted and implemented and supersedes all other versions of this Element which were adopted previously.

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 PLANNING COMMISSION
July 28, 2009
PC#2009-25

Subject: Adoption of a Resolution recommending the updated **Land Use 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 seventh element to be adopted in accordance with this calendar to meet the ten-year requirement is the Land Use Element. The Planning Commission advertised for and held workshops on May 21, 2009 and June 9, 2009 to discuss this issue.

Element Information:
The Land Use Element examines the characteristics of the existing land uses, recent development activity and projections for future growth. This element incorporates the analyses and future strategies of many existing elements of the Florence County Comprehensive Plan.

Florence County Planning Commission Action: June 23, 2009:
Planning Commission deferred action until a land use training session could be held with public input. A Land Use Night School was advertised and held on July 16, 2009.

Florence County Planning Commission Action: July 28, 2009:
The six Planning Commission members present voted unanimously to adopt a resolution recommending that County Council adopt the Land Use Element with staff edits.

Attachments:
Copies of the following are attached:
1. Proposed Land Use Element
2. Resolution of Recommendation

RESOLUTION FOR PC#2009-25

FLORENCE COUNTY PLANNING COMMISSION

(A Resolution Recommending The Updated Land Use 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 seventh element to be adopted according to the ten-year schedule is the Land Use Element; and
3. The Planning Commission advertised for and held workshops on May 21, 2009 and June 9, 2009; and
4. The Planning Commission advertised for and held a Land Use Night School for public input on July 16, 2009; and
5. Following the passage of this resolution by the majority of the entire membership of the Planning Commission, the Land Use 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 Land Use Element as presented by the Planning Commission.

ATTEST:

Angela C. Thomas

Angela Thomas, Secretary

SIGNED:

Peter M. Kotze

Chairman

COMMISSION VOTE: 6-0
OPPOSED: None
ABSENT: C. Cunha
T. Greene
D. Hobbs
J. Lane
D. Lockhart

LAND USE

FLORENCE COUNTY COMPREHENSIVE PLAN

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Executive Summary

The Florence County Future Land Use element incorporates the analyses and future strategies of many existing elements of the Florence County Comprehensive Plan including the Population, Community Facilities, Economic Development and Natural Resources. These elements create the foundation for directing responsible growth in the County. The Future Land Use element emphasizes sustainability and prudence as the priority objectives with the main goal of creating harmony and efficiency as we utilize our manufactured and natural infrastructure.

The Future Land Use element was established by State Code of Laws under the Local Government Comprehensive Planning Enabling Act of 1994 (Article 3 Section 6-29-510 (D)(7)). This law also dictates that plans must be updated at least every ten years with reviews completed at least every five years. The first Future Land Use plan was completed for Florence County in 1997. This 2009 plan represents the first update.

Manufactured and natural infrastructures and services include roads, rivers, water, sewer, open space, police and fire protection which are necessary to support the County's current and future population.

To maintain a healthy community while providing quality services for our residents, businesses and visitors, a diversity of land uses should be provided. These land uses include a variety of residential densities along with commercial, industrial, schools, parks, a flood hazard district and other community components. The goal of this element is to categorize land uses in a geographic manner to increase the quality of life for Florence County residents while preserving the County's natural resources.

In order to plan for the future, this plan compiles existing land uses, recent development activity and future plans. This information is then compared to natural impediments such as water bodies and existing uses. The vision is to guide urbanized and suburbanized growth to close proximity to public infrastructure. This element represents a compilation of community expectations for future development while balancing the need to control the County tax burden, protection of natural resources and increasing residents' and visitors' quality of life. Together with the other elements of the Comprehensive Plan, important trends including population, housing and economics help direct future policies. This plan is a flexible document based upon the knowledge and information presented to and by various stakeholders at the time it was drafted and approved. This plan is not designed to create barriers and impediments to reasonable land use by creating artificial boundaries and unnecessary restrictions on citizens' use of property.

The Land Use Element is divided into five sections, including this executive summary. The remaining sections are:

- Current and Potential Land Use Trends
- Existing Land Uses
- Development Procedures
- Future Land Uses
- Goals and Strategies

Current and Potential Trends Affecting Land Use

Established in 1888, Florence County was originally consolidated from parts of Marion, Darlington, Williamsburg, and Clarendon counties and centered on a growing railroad business. Growth continues today with agriculture, silviculture and manufacturing activities as the population also continues to increase, much attributed to migration. The County's two largest cities, the City of Florence and Lake City, are growing while the smaller towns and cities (Coward, Johnsonville, Olanta, Pamplico, Timmonsville, Scranton, and Quinby) have leveled growth. Florence County continues to be highlighted in the region as the healthcare and manufacturing hub of the greater Pee Dee region.

The regional economy has continuously changed as a reflection of the decreased significance of labor intensive cash crops such as tobacco, corn and cotton. Decline of tobacco as a staple crop and increased agricultural mechanization decreases labor needed to complete a crop rotation. Together with extensive farmland leases, the smaller towns tend to maintain or decline in population. However, preservation of these agricultural areas will ensure future viability of traditional crops as well as preserving capacity to grow future crops. Despite the decrease in demand for the production of these traditional crops, this plan considers the preservation of agriculture areas for viability of current and future crops.

The smaller municipalities are unique and generally characterized by a light commercial downtown associated with a historic residential area; in the outskirts and beyond the boundary, light commercial and a school and/or large manufacturing complex may exist. Furthermore, the daytime population of these cities is usually lower as many residents of these areas commute to larger cities like Florence and Lake City for work and shopping.

Accessibility

Florence County's Land and Subdivision Development Regulations require specific road access for all development. No building shall be erected, constructed, moved, or relocated on a lot not located adjacent to a publicly dedicated, publicly accepted or maintained street, private street as part of an approved Planned Development, or easement which meets all standards of land subdivision. A public right-of-way must provide access to abutting property for any new development. Street categories are further explained and analyzed in the Transportation Element of the Comprehensive Plan.

A traffic impact study may be required for any large development, such as a shopping center, a planned development, an industrial complex or a significant residential project that may commit a significant increase in local traffic. As stated in the Florence County Code, (Article IV. Subdivision Plan/Plat Requirements; Sec. 28.6-47; Sketch Plans Submittal Requirements; (15)(g), a traffic study is required when a specified threshold within the development is met or if it is determined by Florence County that the Level of Service (LOS) of the existing or proposed road network is unacceptable or over capacity. Two examples of development proposals that would require a traffic study include 500 or more lots in a residential subdivision, and/or 350,000 square feet or more of retail space.

The LOS is based on the current traffic on the road (volume) and the capacity of the road. A acceptable rating is dependent on the function class of the road as described by the South

Carolina Department of Transportation (SCDOT). The description of each level of service is available in the Transportation Element of the Comprehensive Plan.

Soil Types

Soil types play a crucial role in determining the development feasibility of a particular site. Some soil types may drastically limit the capability of septic tanks, thus indicating the need for community sewer lines prior to development. Other soil types may delineate historically flooded areas or presence of wetlands. Soil types that have severe limitations for buildings and dwellings can be designated for uses appropriate to the particular conditions, such as parks, wildlife habitat, agricultural production, forestry, or quarrying. Oftentimes, federal, state, or county governments impose restrictions on the development of wetlands, critical wildlife habitat areas, and coastal dunes due to the intrinsic value of protecting natural resources like water, species diversity or coastal areas.

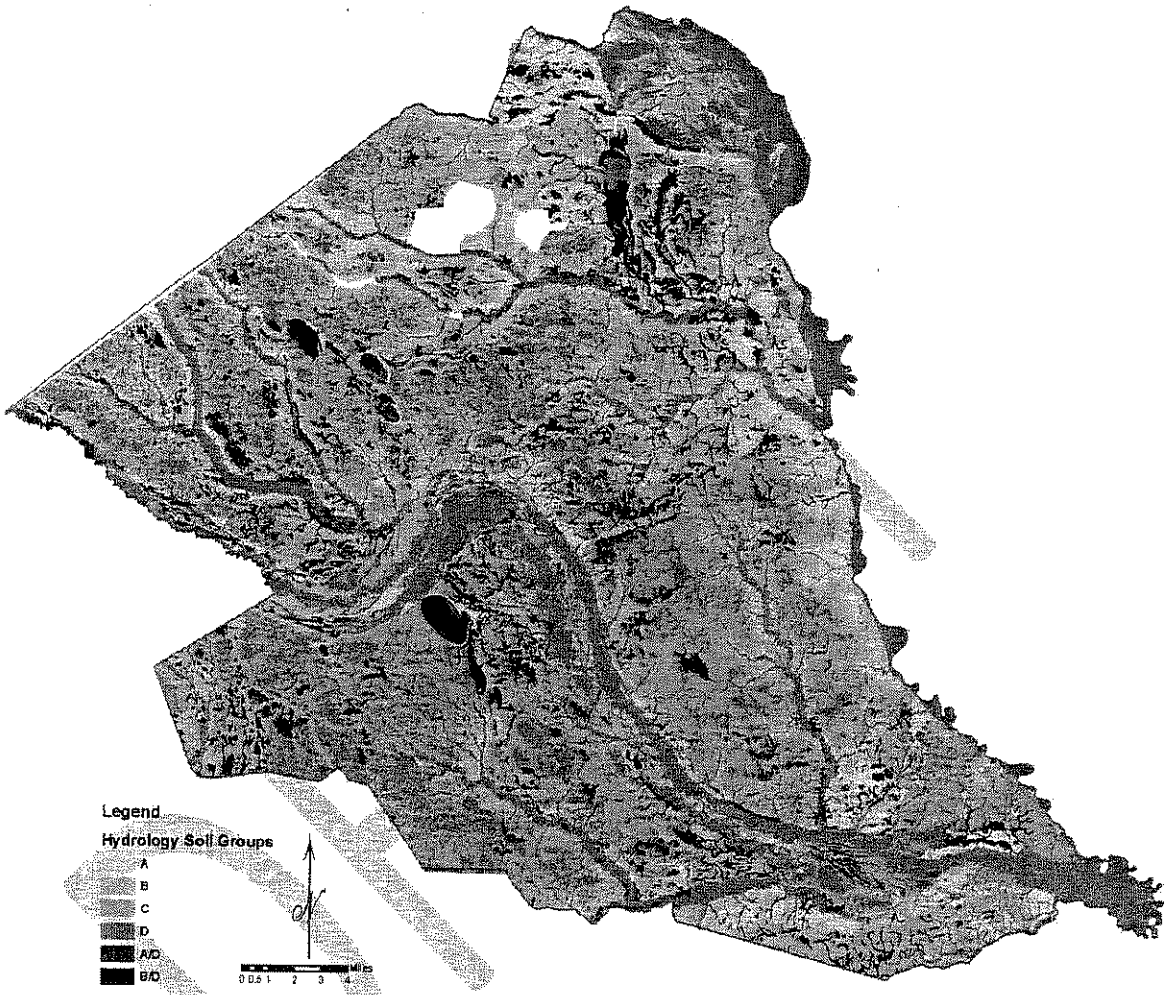
Throughout Florence County, a variety of uses exist for a wide range of soils. Soil types considered optimal for agricultural use may also be considered good for residential, commercial, and industrial uses. Soils have hydrological classifications which helps to determine if a property is suitable for development or agricultural and silviculture uses. The information for the types of soil for Florence County was provided by the Natural Resource Conservation Service (NRCS 1994). According to the Florence County Land Development Regulations, the Planning Commission reserves the right to require the developer to provide a report and certification of soil suitability from a qualified soils engineer.

Each soil type has an urban hydrology attribute. The hydric soil group refers to the infiltration potential of the soil after prolonged wetting. This information is also provided by NRCS. Appendix A (page 68) contains a list of the soil map abbreviated symbols, the soil type classification, and the urban hydrology group classification that each has attributed to it. The six urban hydrology group classifications and their interpretations are explained below. In addition:

- Group 'A' Soils (65,102 acres) – High infiltration (low runoff). Sand, loamy sand, or sandy loam. Infiltration rate > 0.3 inch/hr when wet.
- Group 'B' Soils (114,312 acres) – Moderate infiltration (moderate runoff). Silt loam or loam. Infiltration rate 0.15 to 0.3 inch/hr when wet.
- Group 'C' Soils (125,173 acres) – Low infiltration (moderate to high runoff). Sandy clay loam. Infiltration rate 0.05 to 0.15 inch/hr when wet.
- Group 'D' Soils (153,480 acres) – Very low infiltration (high runoff). Clay loam, silty clay loam, sandy clay, silty clay, or clay. Infiltration rate 0 – 0.05 inch/hr when wet.
- Group 'A/D' Soils (7,056 acres) – This dual classification specifies that the soil is a Group 'D' soil if it is not drained. However, if a ditch or a canal is dug to drain the soil properly, when the soil has dried, it will be a Group 'A' soil.
- Group 'B/D' Soils (41,178 acres) – This dual classification specifies that the soil is a Group 'D' soil if it is not drained. However, if a ditch or a canal is dug to drain the soil properly, when the soil has dried, it will be a Group 'B' soil.

The following map shows the location of each hydrological group classification for the soil in Florence County.

Figure 7-1. Florence County Hydric Soil



Source: U.S. Department of Agriculture, Natural Resource Conservation Service, 1999

Proximity to Public Services

Water and Sewer

Available water and sewer is required before a building permit will be issued for a residence or business. Confirmation of tap fee payments or other DHEC approved methods should be provided to comply with the Land Development and Subdivision Ordinance as stated in the Florence County Code Chapter 28.6.

For areas where public water and sewer are unavailable, drinking water wells and septic systems must be utilized. Applications for wells and septic systems are submitted to the DHEC. DHEC must approve, in writing, all individual well and septic systems prior to a building permit being issued.

Fire Protection

Construction (new or renovations) for both residential and commercial must be reviewed for compliance with the International Fire Code (IFC). Automatic sprinkler systems and a fire alarm system are required according to state code in nonresidential buildings and multi-family residential dwellings meeting certain requirements. The Plans Examiner must approve the plans before a building permit may be issued by the local Building Inspections Department. In addition, a final inspection is required before occupying the structure.

For proposed commercial developments, the IFC requires a fire hydrant be within 500' of the furthest point of the building.

A total of twelve fire departments and districts protect Florence County and its participating jurisdictions. Each fire department is given an Insurance Service Organization (ISO) Rating or Public Protection Classification which classifies the community's fire-fighting capability. Most insurance companies use the ISO code to determine residential and commercial property policies. Better ISO ratings (a class scale of "1" to "10" with "1" being the best) translate to lower insurance rates.

Stormwater Management

Impacts to water quality and quantity should be managed at a variety of scales. Stormwater management is evolving from engineered solutions applied at the site level, such as basins, curbs and gutters, to a new approach that looks at managing stormwater through natural processes. Local codes and ordinances should be investigated and adhered to. Any disturbance of the natural landscape including digging a pond, grading a front yard, redirecting a natural stream or adding fill to a property can affect local drainage and have broader implications to area water quality and quantity.

In order to address stormwater management utilizing a sustainable infrastructure, the following factors must be considered 1) where to direct development in the community; 2) how to protect and preserve existing green infrastructure (rivers, streams, artesian wells, wetlands), and 3) how to develop individual sites. The preservation and restoration of natural landscape features (such as forests, floodplains and wetlands) are critical components of green infrastructure. By choosing to preserve ecologically sensitive areas, communities can improve water quality while providing wildlife habitat and opportunities for outdoor recreation. These results improve the quality of life for residents and visitors.

At the intermediate neighborhood scale, green infrastructure planning includes street and road designs, thinking strategically about parking capacity and considers urban tree goals. At the site scale, green infrastructure practices include rain gardens, porous pavements, green roofs, infiltration planters, trees and tree boxes, and rainwater harvesting for non-potable uses such as toilet flushing and landscape irrigation. These processes represent a new approach to storm water management that is sustainable and environmentally friendly, in addition to cost effective. Local demonstrations exist where the number of dwellings in a development was increased pursuant to addressing improved stormwater quality.

Stormwater runoff originates as precipitation and is routed to wetlands, streams and lakes by flowing across various surfaces. These surfaces include roads, parking lots, driveways, and roofs;

and when the soil is saturated may include yards, agricultural fields and reservoirs. Untreated stormwater runoff from construction or industrial activities can have a significant impact on local downstream water quality. As stormwater flows over these sites, it picks up pollutants like sediment, debris, and chemicals. Polluted stormwater runoff decreases water quality, harming people, fish and other wildlife. Sedimentation can destroy aquatic habitat and high volumes of runoff can reduce stream and lake capacity, cause stream bank alterations and dam failures.

The South Carolina Department of Health and Environmental Control (DHEC) is responsible for managing and overseeing the state's stormwater program. The program requires all construction sites of one acre or more, many industrial sites, and all regulated Municipal Separate Storm Sewer Systems (MS4s) to obtain stormwater permits.

In accordance with The Environmental Protection Agency (EPA), every proposed development greater than one acre for both residential and commercial must have a drainage system which shall be designed by a registered engineer and constructed by the developer to provide for the proper drainage of surface water of the development and the drainage area of which it is a part; to permit the unimpeded flow of natural watercourses, and to provide positive drainage away from on-site sewage disposal facilities. The developer's responsibility shall include those drainage facilities to discharge such developer's storm runoff to an existing facility outside the secondary area capable of receiving said runoff with no adverse effects.

Chapter 9.5 is the Drainage and Stormwater Management Ordinance of the Florence County Code. This ordinance requires all plans, both commercial and residential, over one acre to include a detailed stormwater plan to the Florence County Building Department for review. A grading plan is also required to show proposed contour changes in the area where cutting or filling is to be done to the landscape. All proposals are required to minimize flood damage and the impact that runoff has on adjacent water bodies. Detention and/or retention ponds may be used to manage the increased and accumulated runoff, which the developed parcel or subdivision generates. For proposed projects under one acre, a less detailed plan is required. Upon approval by the Florence County Engineering department, DHEC will make the final review and decision as to issuance of a storm water permit. A building permit will not be issued without approval from DHEC.

To offset significant costs of managing stormwater on a new development, low impact development techniques and those practices that preserve a majority of the canopy mitigate the need for many stormwater structures. These two approaches are presented in the section titled "Sustainable Development."

Non-Sustainable Growth

Large expanses of parking lots, highways, subdivisions, strip malls, and office complexes often characterize a non-sustainable growth pattern. Jan Collins, Editor of Business & Economic Review magazine in the April-June, 2007 issue, discusses an insatiable paving machine that swallows up the landscape.

The environmental impacts of non-sustainable growth range from the polluted runoff from paved surfaces, air quality problems caused by increased driving, and the loss of agriculture,

ecologically sensitive lands, and historic sites. In addition, open space is often lost to high cost developments installing the necessary infrastructure.

Florence County, like many other counties in the nation, has been experiencing the phenomenon of low density, auto-oriented growth patterns for the past fifty years.

Growth over the past fifty years may be recognized as one of the following types:
Low-density - The consumptive use of land for urban purposes along the margins of existing metropolitan areas. This type of sprawl is supported by piecemeal extensions of basic urban infrastructures such as water, sewer, power, and roads.
Ribbon - Development that follows major transportation corridors outward from urban cores. Lands adjacent to corridors are developed, but those without direct access remain in rural uses/covers. Over time these nearby "raw" lands may be converted to urban uses as land values increase and infrastructure is extended perpendicularly from the major roads and lines.
Leapfrog development - A discontinuous pattern of urbanization, with patches of developed lands that are widely separated from each other and from the boundaries of recognized urbanized areas. This form of development is the most costly with respect to providing urban services such as water and sewer. Leap-frog development also invades rural areas which still have an agriculture-based economy.

Air Quality

Florence County, together with the Pee Dee region, is near non-compliance with national ozone standard. The current National Ambient Air Quality Standard (NAAQS) is 0.076 parts per billion (ppb) for ozone (O_3). In 2008, the U.S. Environmental Protection Agency (EPA) finalized a new ozone standard to lower the (NAAQS) for ground-level ozone to a level of 0.075 parts per million (ppm). Florence County is currently in attainment of these national air quality standards.

For areas that are designated nonattainment, within three years of the designation the Department of Health and Environmental Control (DHEC) will be required to revise their State Implementation Plan (SIP) with the necessary control measures to ensure that the standard is attained and maintained. Nonattainment status translates to extra costs for new and existing industries locating to Florence County.

Sustainable Development

Sustainable development is a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but in the indefinite future. The World Commission on Environment and Development (WCED) in the report titled *Our Common Future* defines Sustainable Development as *"development that meets the needs of the present without compromising the ability of future generations to meet their own need."* The National Association of Counties (NACo) has adopted the following ten principles of sustainable development:

- Interdependence
- Collaboration
- Stewardship
- Diversity
- Prevention

- Equity
- Effectiveness
- Education
- Flexibility
- Responsibility

For a complete description of the National Association of Counties (NACo) adopted sustainable development principles, please see Appendix B, page 70.

Sustainable Land Development Today, a trade organization, defines sustainable development as "the art and science of planning, financing, regulating, designing, managing, constructing and marketing the conversion of land to other uses through team-oriented, multi-disciplinary approaches which balance the needs of people, planet and profit – for today and future generations." Therefore in order for sustainable development to occur, it must consider economics of the individuals and entities that invest in land development. Regulations governing this development should have a substantiate and objective approach.

Sustainable development ties together concern for the carrying capacity of natural systems with the social challenges facing humanity. For example, Florence County reservoir and wetland systems function as natural filters for storm water runoff. Preservation of the function of these important habitats will preserve developments from floods and keep our water clean. The field of sustainable development can be conceptually broken into three constituent parts: environmental sustainability, economic sustainability and sociopolitical sustainability.

Sustainability can be achieved in many different ways. For example, the developer who builds a house using green design is positively affecting environmental sustainability. Perhaps that same developer builds a subdivision for mixed incomes and includes affordable housing units. This development in turn promotes economic and social sustainability while providing a diverse community setting.

Compact Development

Another method of sustainability is to allow cluster development so a developer can realize the same return on investment with a smaller footprint on the land. Cluster development allows higher density on a smaller cluster of land, leaving other portions as "green" infrastructure. Cluster development promotes economic sustainability for the developer while simultaneously promoting environmental integrity.

Compact development manages density and intensity of development through design to conserve land, reduce impacts on traffic and storm water for a given amount of development, and make maximum use of existing infrastructure. It also protects against the negative impacts of urban sprawl by placing varied but complementary land uses in proximity to each other. Compact development promotes a mix and arrangement of land uses that are conducive to pedestrian activity and alternative modes of transportation. With well-designed compact development, more everyday destinations such as shops, churches and schools are within convenient walking distance.

Transit Oriented Design

A great way to promote compact development is through Transit Orient Developments (TODs). TOD is oftentimes a moderate or high-density conglomerate of residential and commercial communities generally located within a half-mile radius of a rail or bus station. These neighborhoods are designed to maximize pedestrian and transit access. In addition, it provides residents with increased mobility options, a variety of retail and commercial outlets within a short distance of their homes while the compact style of development preserves open space.

In Florence County, there are many potential locations for TOD's; and, the Pee Dee Regional Transportation Authority's (PDRTA's) bus transfer location in downtown Florence (Dargan and Evans Streets) is a good start. From that point, a resident can travel as far as Third Loop Road utilizing public transit. Furthermore, the PDRTA's fixed bus routes utilize a flag-stop system. Transit buses can be flagged down at any point along the route. Combined with locating near public services, this system enhances the potential of siting TODs anywhere along the fixed routes.

It is important to maximize residential developments adjacent to public transit. An effective transit system depends upon wise land use decisions. The major benefits of coordinating land use and transportation planning include:

- maximizes transit ridership and auto occupancy;
- decreases transit operating costs,
- improves access for transit vehicles,
- increases financial support for public transportation through public-private sector partnerships,
- reduces demand on roadway capacity and necessary maintenance,
- improves access, more transportation options, and greater mobility for all residents,
- reduces parking needs,
- develops a pedestrian oriented environment,
- minimizes congestion,
- reduces traffic related mortalities and injuries (the accident rate for automobile and taxi travel is higher than that of bus travel),
- reduces air, noise, and water pollution, and
- preserves open space and farmland.

Capital Improvement Plan

The adoption of a Capital Improvement Plan (CIP) would be another method that establishes current and future public needs as well as adequate levels of service for County services like libraries, police coverage and fire protection. A Capital Improvement Plan promotes efficiency in providing social and economic service. In addition a CIP would also be needed if we ever considered impact fees. These are just some of the many examples of how sustainability can be incorporated into planning Florence County's future.

The National Association of Home Builders (NAHB) is aware of the need for sustainable development. In 2005, NAHB published the Model Green Home Building Guidelines, a visionary

document that has gained industry and market acceptance across the country. It opens with a remark that states *"Although we cannot avoid affecting the environment when we build a house, green building can work toward minimizing that environmental impact."* The NAHB has six Model Green Building Guidelines that reflect the industry's commitment to sustainability. The six guidelines are listed below. For a full description of the guidelines, see Appendix C, page 71.

In September, 2004, two Yale professors published "The LAND Code: Guidelines for Sustainable Land Development" as a "research-based guide to ecologically sound land development intended for architects, engineers, developers, city officials, and interested individuals. (See www.yale.edu/forestry/publications).

Low Impact Development

Low Impact Development (LID) is a comprehensive technology-based approach to managing urban storm water. It combines a hydrologically functional site design and pollution prevention measures to compensate for land development impacts on hydrology and water quality. A few examples of how Low Impact Development can help are:

- Assist in meeting new storm water requirements (MS4 Phase II) – DHEC regulation
- Reduce construction and maintenance costs of the storm water infrastructure
- Balance growth needs with water quality protection
- Creates "green landscapes" that add amenity value to new development

The Environmental Protection Agency (EPA) addresses "Smart Growth." According to a 1999 EPA evaluation of the environmental benefits of infill versus greenfield (farmland or natural area) development, siting a new development in an existing neighborhood, instead of open space at the suburban fringe, can reduce miles driven by as much as 58 percent. Communities that make it easy for people to choose to walk, bicycle, or take public transit can also reduce air pollution by reducing automobile mileage and smog-forming emissions.

Many studies by EPA show the environmental benefits of smart growth. Development guided by smart growth principles can minimize air and water pollution, encourage brownfield clean-up and reuse, and preserve natural lands.

Another alternative as a means of promoting flexible design and development that preserves the natural and scenic qualities of open space is Cluster Development and Conservation Subdivisions. The Florence County zoning ordinance allows cluster development. A cluster plat modifies the existing dimensional requirements set forth in the zoning law and proposes lots that are smaller and closer together to obtain the otherwise allowable density, such as the number of housing units, while conserving areas of open space within the subdivision. Clustering of residential units may encourage interaction in the community by designing the units closer to the street, providing for public gathering places, and encouraging use of parks and community facilities as focal points in the neighborhood.

Green Building

In response to impacts to human and economic health highlighted by recent air quality standard tightening by the U.S. Environmental Protection Agency, Florence County is exploring unique programs to improve regional air quality. One potential preference could be to utilize the rating system for LEED or EarthCraft to scale reductions in building permit fees to developers of

subdivisions and commercial sites that voluntarily utilize 'green' standards including those whom choose to avoid burning debris (subcontractors must not burn either).

The South Carolina State legislature adopted the Energy Independence and Sustainable Construction Act of 2007. The legislation highlights guidelines for Green Building utilizing LEED and Green Globe standards (SC ST SEC 48-52-800):

> The purpose of this section is to promote effective energy and environmental standards for construction, rehabilitation, and maintenance of buildings in this State, improving the state's capacity to design, build, and operate high-performance buildings and creating new jobs and contributing to economic growth and increasing the state's energy independence.

One goal for the Land Use Element is for Florence County to establish permitting procedures to include fast tracking and lower cost of building permits for LEED or EarthCraft construction.

Leadership in Energy and Environmental Design (LEED)

The U.S. Green Building Council (USGBC) is a non-profit organization committed to expanding sustainable building practices. USGBC is composed of more than 15,000 organizations from across the building industry that are working to advance structures that are environmentally responsible, profitable, and healthy places to live and work. Members includes building owners and end-users, real estate developers, facility managers, architects, designers, engineers, general contractors, subcontractors, product and building system manufacturers, government agencies, and nonprofits.

LEED is The Leadership in Energy and Environmental Design Green Building Rating System. LEED was developed by the USGBC. LEED is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

For more information concerning LEED and the U.S. Green Building Council, please visit their website at http://www.usgbc.org.

EarthCraft

EarthCraft House, created in 1999, is a residential green building program of the Atlanta Home Builders Association in partnership with Southface. This program serves as a blueprint for energy and resource efficient homes. The aim of the program is to help home builders be leaders in smart growth management and environmental stewardship. EarthCraft House follows a systems approach to home building that stresses an understanding of how the different components of a home work together. This approach results in a home that performs better, is more economical for the homeowner and costs little more to build than a comparable home built with standard construction practices.

EarthCraft guidelines are flexible to allow for a variety of approaches to environmental construction. EarthCraft House guidelines address energy efficiency, durability, indoor air

quality, resource efficiency, waste management, and water conservation. EarthCraft House certification guidelines can be found at http://www.earthcrafthouse.com/documents/ech_tech-guidelines-complete.pdf.

Tree Preservation

Incorporating the use of existing and new tree plantings on new and existing developments increases multiple values. Tree preservation and additional plantings increase shade for parking lots and buildings, while increasing air quality and alleviating stormwater runoff. In addition, appropriate tree care increases the appeal of commercial and residential properties. Listed below are additional benefits trees provide to a community:

- increases property values,
- alleviates flooding possibilities,
- enhances wildlife habitats for animals and other plants,
- improves air quality by removing dust and other pollutants such as ozone, carbon monoxide and sulfur dioxide from the air,
- reduces glare and reflection.

The Food and Agriculture Organization's Trees Outside Forests concept recognizes the importance of "trees found on non-forest and non-wood lands" such as those among agricultural lands, urban and settlements areas, along the roads, home gardens, hedgerows, scattered trees in the landscape, pasture/rangelands and composed of different types of resources (Food and Agriculture Organization, 2000). The program further notes the uniqueness of the biological characteristics that trees have and allow them to fulfill all their environmental, social, cultural and economic roles and benefits, including their wider integration for all land-use systems (rural and urban).

Broader Zoning

As an extension of the vision of future land use, zoning is the regulatory guidance that determines the intensity of any given use. Zoning is a government regulation developed to protect lower impact uses and the people who engage in those uses (for instance housing), from higher impact uses, such as industry and commerce. Zoning is an example of the policing power of government. The federal government gives this power to the states through the Tenth Amendment to the U.S. Constitution to enact laws to protect and promote the health, safety, and welfare of the people. The cost of the police power is a limit to personal freedoms and the use of property. Zoning has four main purposes:

- To locate similar and compatible uses near each other and to separate conflicting land uses, such as industrial and residential;
- To control the height, bulk, and size of buildings, and setbacks from property lines;
- To apply regulations that are consistent throughout an entire zoning district; and
- To provide a fair way to resolve disputes over property rights and the enforcement of the district regulations.

A central goal of zoning is to shape land use and density patterns in a community to create a sustainable environment. Thus, zoning regulations must have a close, consistent connection to the goals and objectives expressed in the Future Land Use Element of the Comprehensive Plan.

Together, they aim to maintain or improve land-use patterns and enable orderly, sustainable growth. The following list includes benefits of zoning:

- To encourage a mix of shops, office, and residences that foster pedestrian or other modes of travel;
- To guide and manage new development;
- To protect natural resources, such as water supplies;
- To avoid incompatible land uses that cause conflicts between neighbors;
- To maintain an attractive community so that new development fits in with existing buildings; and
- To encourage economic development in areas with easy access to public services and transportation.

The benefits of and purposes for zoning together with the projected increase in population clearly outline reasons why County-wide zoning should be considered for Florence County in the future. However, there are many aspects of zoning which need to be considered in this and any future land use plan. The goal should be a proper balance to all interests after stakeholders have input in the planning and development of a plan and land use or zoning designations.

Land Uses

Florence County, a landscape once dedicated to tobacco and a growing railroad in the mid- to late- 1800's, is now represented by a diverse amalgam of uses. Agriculture continues to dominate the County by area; however, healthcare, manufacturing, new residential subdivisions, commercial ventures and industrial complexes now dot urban and suburban locales over the County's 800 square miles.

This plan utilizes three general categories to identify the landscape:
Urban – Concentrated, high-density residential, multi-family, light industrial, office institutional, and/or commercial land uses.
Suburban – Medium to high density residential land uses with areas of concentrated commercial, office institutional, and light industrial land uses.
Rural – Areas with low-density residential uses and appropriate commercial uses which include forestry and agriculture.

The US Census Bureau classifies "urban" as territory, population, and housing units located in places of 2,500 or more persons incorporated as cities, towns or villages. "Rural" is classified as the area outside the larger and moderate-sized cities, towns or villages and surrounding population concentrations. Rural is generally characterized by farms, ranches, small towns, and unpopulated regions. Although not specifically defined by the Census bureau, "suburban" is recognized as the territory in metropolitan areas that is outside central cities.

The original future land use map and land use compliance descriptions were produced by Dan Vismor in 1997. The original future land use category classifications that complied with residential uses are listed below (See Appendix E, page 73, for the original land use descriptions):

- Existing Residential;
- Developing Residential;

- Rural Community Nodes;
- Rural Resource/Agricultural Areas;
- Transitional Areas.

In general, the following table summarizes land statistics from the Florence County Tax Assessor's Office based on parcel values. The Tax Assessor categorizes uses into three groups: residential, farmland and other. The 'other' category includes commercial and industrial uses. Since parcels oftentimes have multiple uses on a single parcel, the potential exists for a parcel to have multiple uses and thus be taxed according to those uses. For example, a single parcel may have no residence, but include 94 acres of farmland with a value of $25,681 and two (2) acres of 'other' use with a value of $6,000. The following chart may count a parcel more than once; however, the number of acres and values are classified to the specified land use.

Table 7-1. Existing Land Uses, Area and Valuations

Land Use Classification	Number of Parcels	Area (acres)	Average Area per Parcel (acres)	Assessed Land Value	Average Lot Assessment
Residential	28,765	2,816	0.1	$537,024,661	$18,669.40
Agriculture/ Silviculture	10,414	547,224	52.5	$135,508,392	$13,012.10
Other: Commercial/ Industrial	30,654	184,336	6.0	$1,139,268,345	$37,165.40

Source: Data provided by the Florence County Tax Assessor's Office

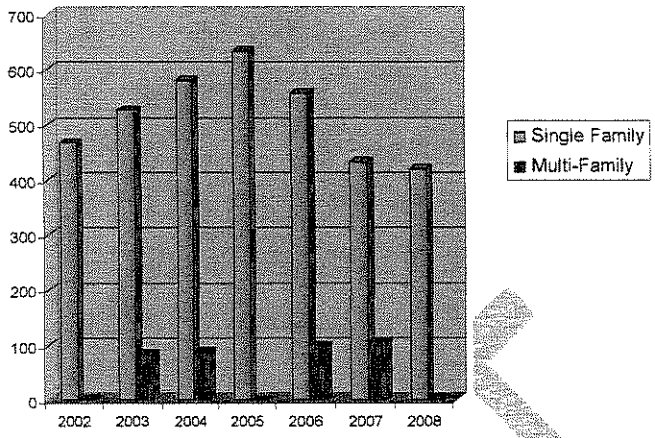
Single- and Multi- Family Residential

Housing density in Florence County varies from urban to rural landscapes and often takes on characteristics unique to each municipality. The County's growing population will need diverse residential opportunities to meet individuals' expectations of a good quality of life while being affordable.

Population trends indicate that Florence County has experienced substantial population growth over the past three decades. As shown in the current Population Element, in 1980, Florence County's population increased 22.9% from 1970. The population grew 3.79% and 9.98% over the next two decades consecutively. Florence County's population is projected to increase 19% by the year 2030. (SC Statistical Abstract, 2005)

Market demand, population growth, economic development, community infrastructure, and the abundance of developable land are the major factors affecting Florence County future land use needs. Limits to major growth in a community typically involve the availability of community facilities and services such as roads, water and sewer, schools, emergency services and social and cultural institutions such as libraries. The availability of these facilities and services is one factor in determining land that is suitable for urban development.

Figure 7-2. Florence County Residential Building Permits



The total number of single-family and multi-family residential building permits issued for Florence County from 2002 through 2008 was 4,000. The observed patterns shown in the chart above indicates that single-family residential homes comprised the vast majority of building permits issued. Each year at least 80% of the total permits issued were for single-family residential. In comparison, the number of multi-family housing unit permits issued is relatively low.

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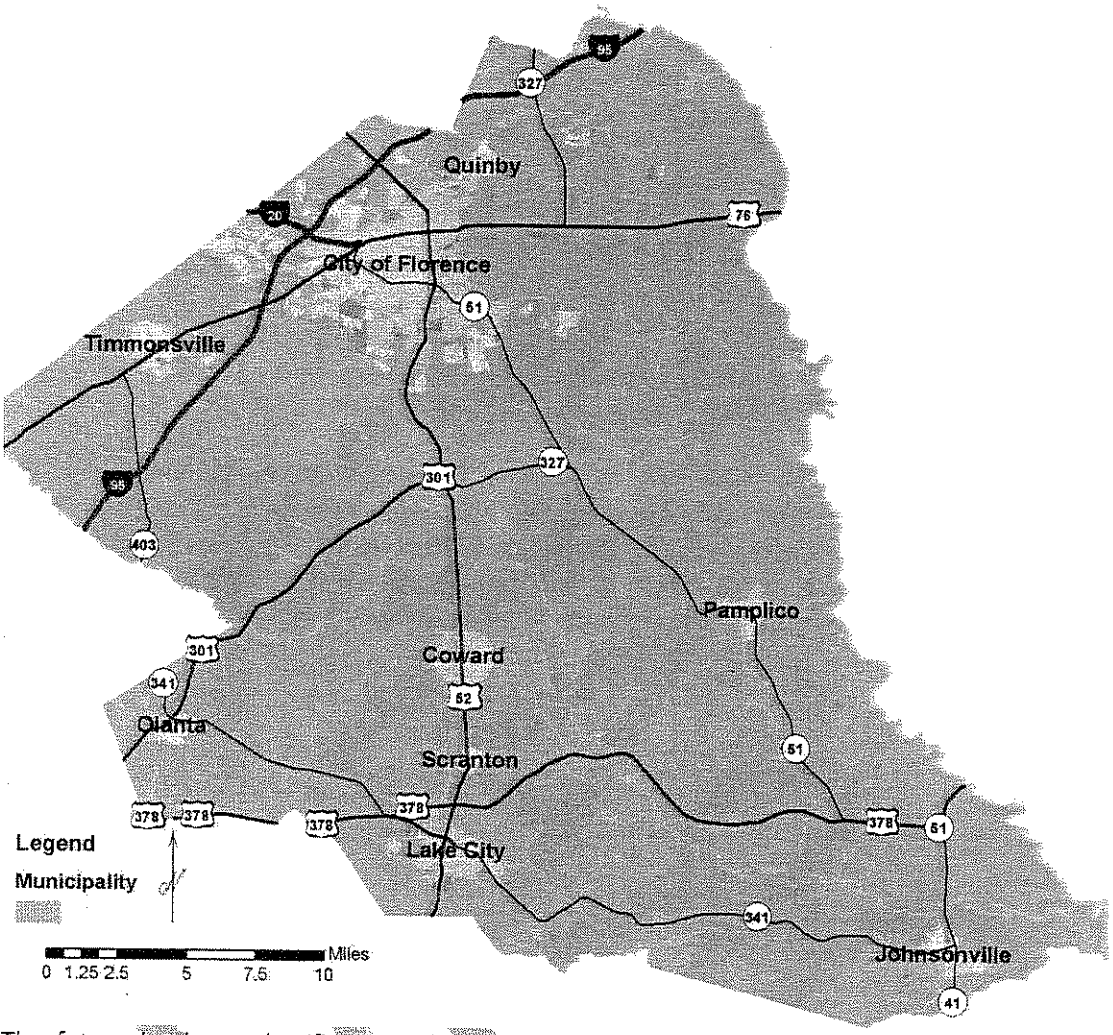
Figure 7-3. Residential *(yellow)* and Variable Residential *(orange)* Designations.



The future land use classifications that shall include residential uses are listed below. For a description of the future land use categories, see page 40.

- Residential Preservation (RP), permitted zoning: R-1, R-2, R-3, and PD;
- Variable Residential (VR), permitted zoning: R-3, R-4, R-5, and PD;
- Rural Preservation (RUP), permitted zoning: RU-1, RU-2 and PD;
- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1 and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-4, B-1, B-2, RU-1, and PD.

Appendix F (page 76) includes the description of each zoning district.

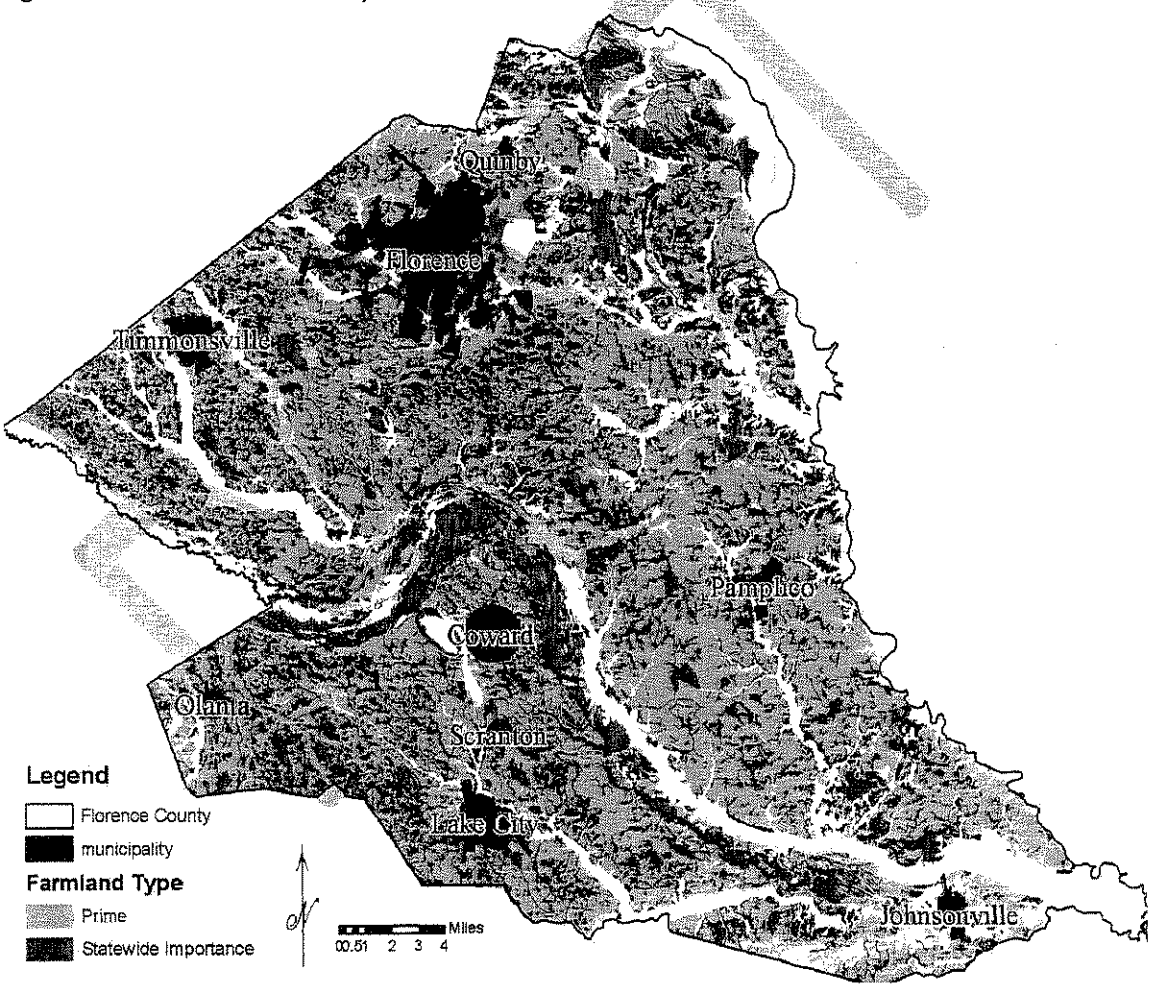
Farmland

Agriculture and silviculture (forestry) uses continue to dominate the County landscape but this land use is no longer a priority for new development. In essence, the height of Florence County's agriculture use by area has passed and is leading to further diversification of uses.

The types of soil generally suitable for agricultural and forestry uses in Florence County amount to approximately 314,067.25 acres, or 490.73 square miles, which is approximately 61% of the total land area in Florence County. The classification for this type soil by the U.S. Department of Agriculture (USDA) is "prime farmland" and "farmland of statewide importance" (Figure 7-4, page 20). Detailed information on soils for prime farmland can be found in Appendix G (page 78) and Appendix H (page 79) for farmland of statewide importance.

The following map shows the location and extent of prime farmland and farmland of statewide importance in Florence County. Notice the distribution of farmland of statewide importance is generally associated with riverine systems. Oftentimes, rivers change course over long periods of time leaving traces of deep organic rich soils. These same farmlands of statewide importance dot the entire County and may be related to current and historic wetlands.

Figure 7-4. Florence County Farmland



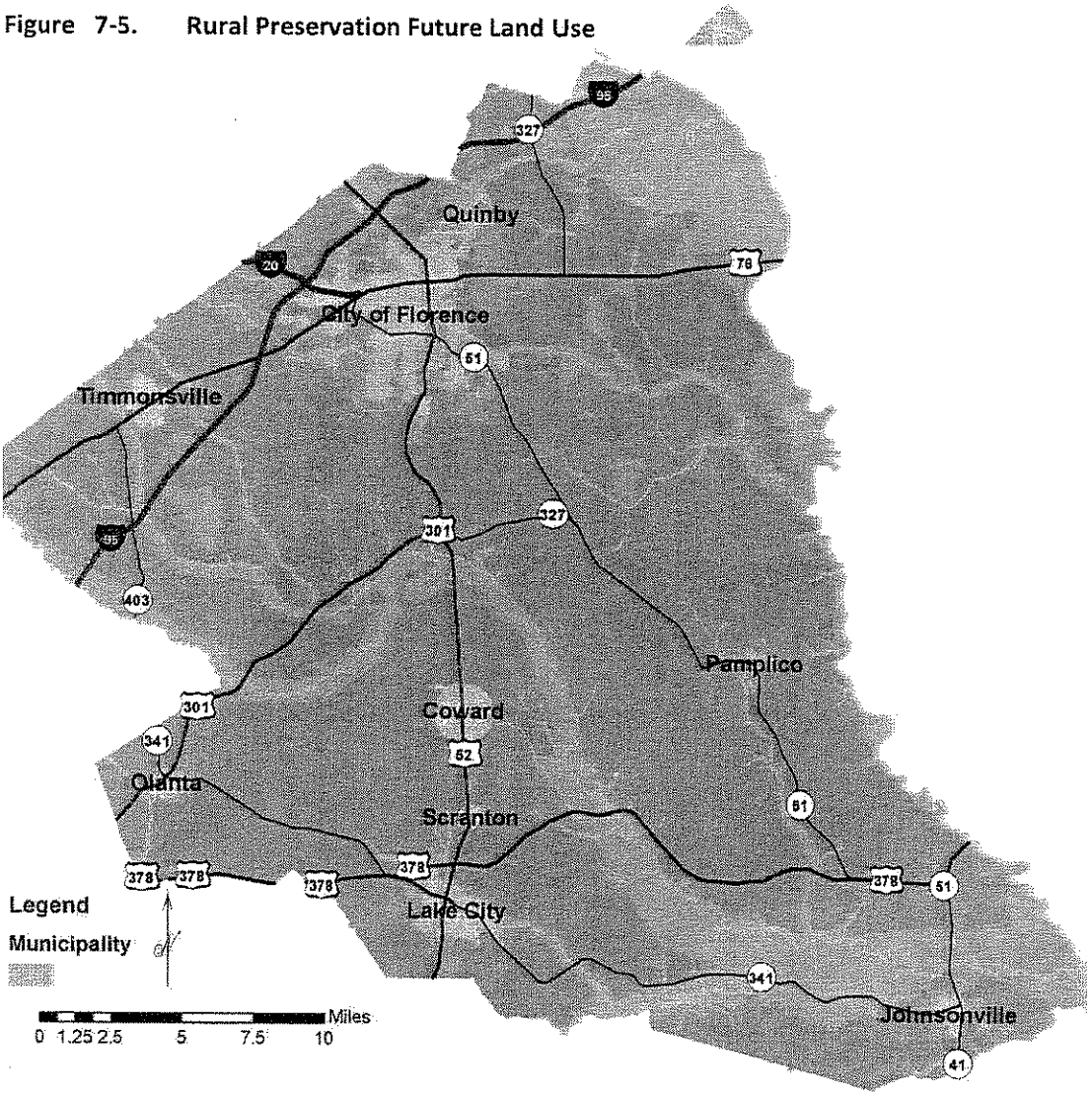
Source: U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), 1978

Land that does not meet the criteria for prime farmland may be considered farmland with statewide importance (see Figure 7-4). The criteria for defining farmland of statewide importance are determined by the appropriate state and local agencies in cooperation with the

US Department of Agriculture (USDA). Farmland of statewide importance includes land areas where the soils do not meet the requirements for prime farmland, but are still highly productive. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law. This type of farmland can produce a high yield of crops with proper management.

In addition to crop production, prime farmland is easily converted to other developments. Oftentimes, prime farmland is converted to development purposes when it is located in close proximity to urban areas. Between 1992 and 1997, 86,200 acres (23.8%) of prime farmland in South Carolina was converted to developed land.

Figure 7-5. Rural Preservation Future Land Use



The future extent of farmland may be threatened by a limitless growth strategy. Responsible, even growth of urban and suburban areas will ensure adequate farm acreage to provide future agricultural and silvicultural products for a growing local and national population.

Biofuels have recently gained traction as a new cash crop and may become a sustaining force to maintain agricultural products as the County's number one export. Wood chips and corn have been two dominant products; however, switchgrass began to attract calls for contract growing for European power companies. New locations are being sought to increase acreage for these new renewable sources of energy. Furthermore, these crops are being studied as carbon offsets (storage of carbon in the root systems) for the proposed national carbon credit trading program.

Agriculture

While agriculture is visible throughout Florence County, some areas may be better suited than others. Prime farmland, as defined by the U.S. Department of Agriculture, has soils that have ideal combinations of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. If treated and managed according to acceptable farming methods, prime farmland can produce large amounts of crops.

According to the National Agriculture Statistic Service for 2002 Florence County had a total acreage of 171,388 of farm land. This figure is approximately 34% of Florence County's total land area and includes 612 individual farms, at an average size of 280 acres. Based on this information taken from the SC Statistical Abstract, between 1997 and 2002 the number of farms in Florence County decreased, but the size of the remaining farms increased. Of the 612 farms, 464 were less than 219 acres.

Silviculture

Florence County contains 294,099 acres of forestland, which is approximately 57% of total land coverage. Florence County woodlands can be divided into two types of vegetative communities: upland and lowland forests. Upland forests relate with dry areas away from water and wetlands, whereas the lowland forest areas are located within a flood plain such as the Great Pee Dee and Lynches Rivers.

The concept of sustainability is embedded in the U.S. Forest Service mission to "sustain the health, diversity, and productivity of the nation's forests and grasslands to meet the needs of present and future generations." For more than 100 years, the Forest Service has been committed to caring for the land and serving people in a manner that encourages a shared stewardship responsibility among their partners and visitors and sustains a full suite of public benefits – ecosystem services that are essential to our quality of life.

Forests provide the economic, social and ecological benefits that we depend on. Oftentimes, the long period between timber harvests invite the potential of more lucrative land use options. However, many options exist to landowners to help them maintain woodlands as forest. Appendix I (page 80) lists some conservation tools and strategies that range in a spectrum from strong to weak protection.

The future land use classification that shall include farmland uses is Rural Preservation (RUP) which would include RU-1, RU-2, and PD zoning. For a description of the future land use categories, see page 40. Appendix F (page 76) includes the description of each zoning district.

Commercial, Sales and Service

Florence County's current commercial developed land area is approximately 14,466 acres, 2.8% of the total land area. The total number of commercial building permits issued for Florence County from 2003 through 2008 was 492.

New commercial building in Florence County may generally be characterized as displaced from existing development. Oftentimes new commercial developments are located along major roadways away from municipal boundaries (and municipal services such as emergency services and sewer). These developments are often cited near incompatible uses and lead to a ribbon-like growth on major throughways connecting the County municipalities. These businesses then impede efficient traffic flow with increased entrances and exits on major roads.

However, these vacant structures are ideal for redevelopment, especially with a mixed-use plan. The location is often adjacent to transit resources, water, sewer and emergency services. The convenience of location would attract shoppers and those seeking residence near venues including libraries, theaters and restaurants. Therefore, new businesses are encouraged to consider vacant commercial building to prevent ribbon-like growth especially where these vacant buildings are served by transit resources, water, sewer and emergency services.

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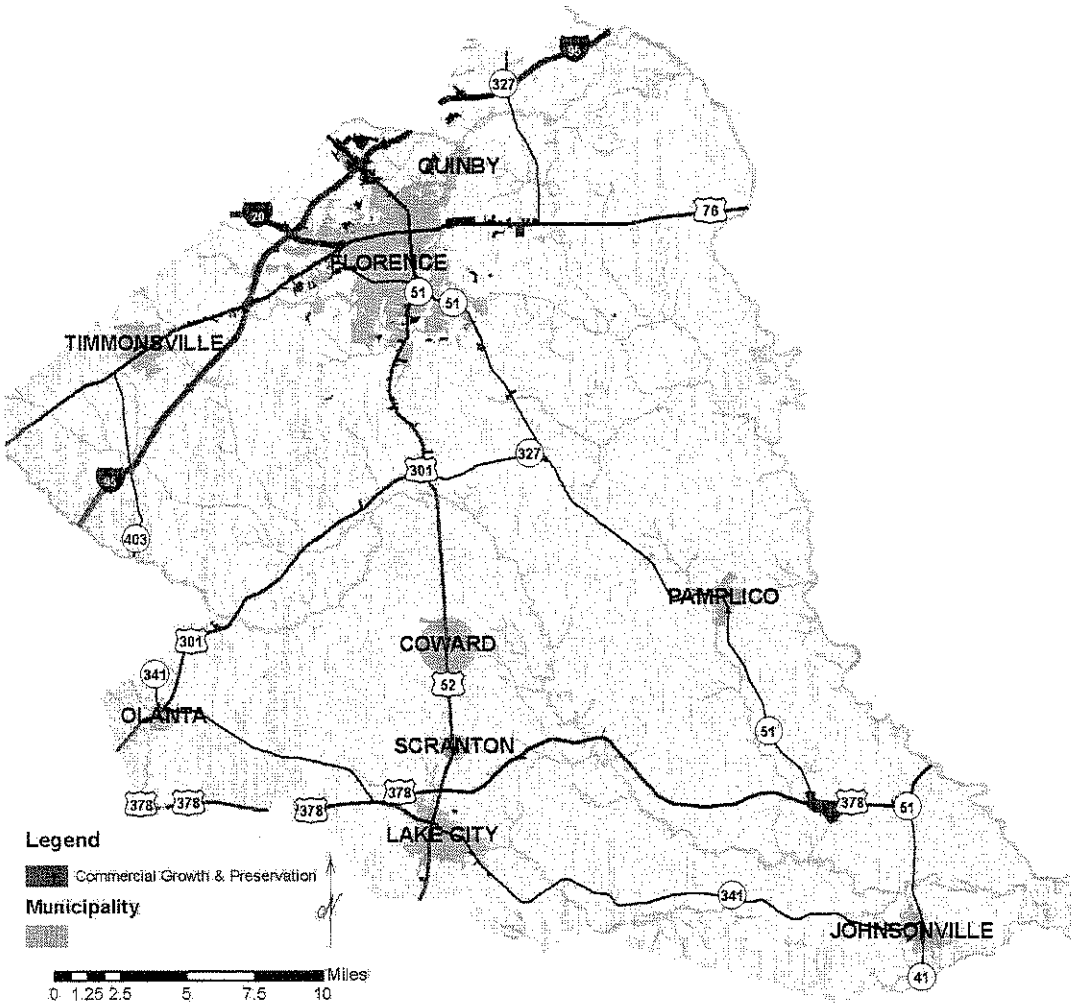
Figure 7-6. Extent of Commercial Future Land Use.



The future land use classifications that shall include commercial uses are listed below. For a description of the future land use categories, see page 40.

- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, and PD;
- Commercial Growth and Preservation (CGP), permitted zoning: B-3, B-4,and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-4, B-1, B-2, RU-1, and PD;
- Urban Development (UD), permitted zoning: B-4 and PD;
- Flood Hazard District (FHD), permitted zoning: all zoning upon special review.

Appendix F (page 76) includes the description of each zoning district.

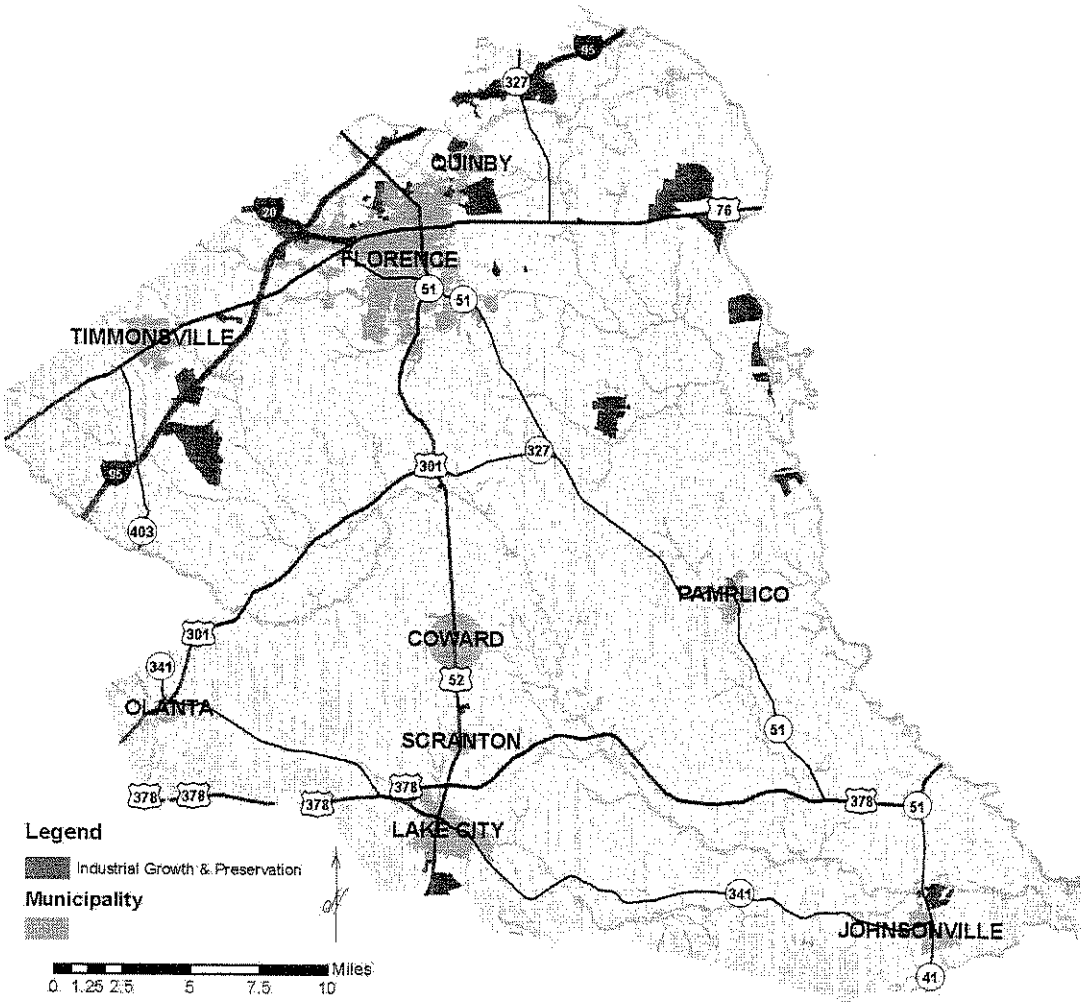
Industrial Areas

Florence County is dedicated to being a world-class location for business and industry. The climate and location between New York and Miami with close proximity to two ports attracts a wide variety of businesses. Both new and expanding businesses have invested more than $1.1 billion since 1997, creating over 6,000 new jobs.

Service industries are the biggest employers in Florence County with two hospital systems employing a total of 5,775 people in 2006. In addition, a diversity of manufacturers exist in the County.

The County's close proximity to major interstates provides ideal locations for industrial parks. Well designed and located parks attract industrial clients and associated service businesses while making insignificant increases in traffic congestion and infrastructure development. Due to the intense nature of these areas, future land use planning is important in order to preserve the quality of life of nearby residents.

Figure 7-7. Location of Industrial Future Land Use



Adequate buffering requirements protect residential neighborhoods and retail sites located near industrial uses. Concentrating development, including industrial uses, helps conserve prime farmland, open space, timberland, and natural areas. Also, amassing industrial development allows a greater return from investments in infrastructure. Water, sewer, power, and gas lines run shorter distances thereby requiring less initial capital and lower maintenance costs. Furthermore, industrial parks should be situated along major highways designed to bear greater loads and limit interaction with residential traffic.

The future land use classification that shall include industrial use is Industrial Growth and Preservation (IGP), with permitted zoning is B-5, B-6, and PD. For a description of the future land use categories, see page 40. Appendix F (page 76) includes the description of each zoning district.

Transportation

Overall, Florence County contains 2,251 miles of roadway. The following transportation objectives address current trends in traffic congestion and the status of County roadways:

- increase the extent of a multi-modal transportation network;
- offer a wider range of transportation options;
- support transportation oriented design into new developments;
- improve access among residential communities and businesses to relieve traffic on major roadways;
- provide an efficient, productive road maintenance and construction program; and,
- enhance maintenance standards and techniques.

Pursuant to additional language added to the Comprehensive Plan Enabling Act of 1994, transportation will be the focus of a dedicated element. More information about transportation baseline data, analysis and goals may be found in the Transportation Element.

Transportation facilities shall be included in any future land use classification. For a description of the future land use categories, see page 40.

Public Facilities

Florence County contains a wide range of public facilities. The newest facilities are part of the County library system and two venues for the performing arts. In the planning stage is a new location for the Florence County Museum. Other improvements have been directed to the National Bean Market Museum in Lake City and the City of Florence's Rail Trail System.

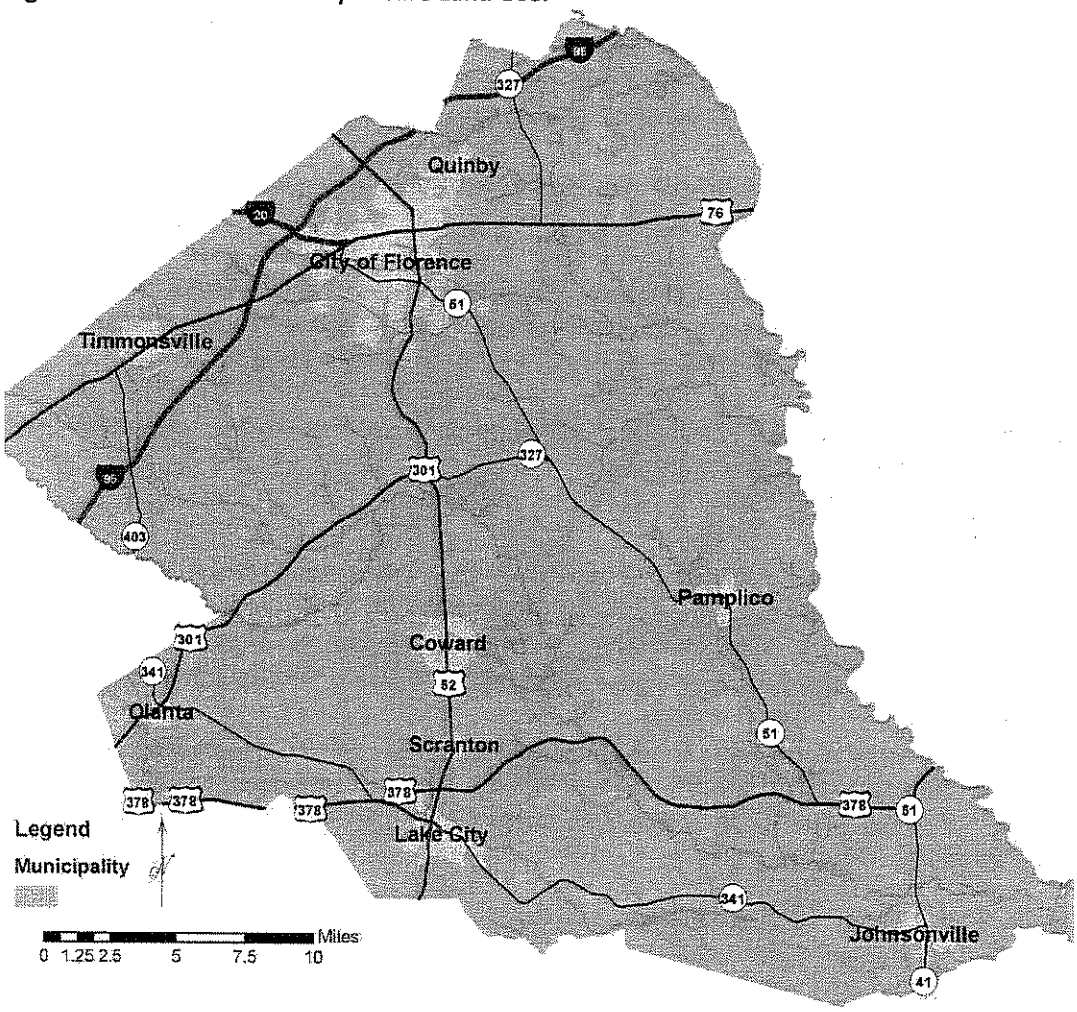
Public facilities found in Florence County are highlighted in the Community Facilities element of the County Comprehensive Plan. This section will note some general aspects of the importance of public facilities in planning for future growth; however, refer to the dedicated element for more information.

Florence County contains 55 park facilities totaling more than 1,400 acres of park land. Active and passive recreational opportunities are important for maintaining and increasing the quality of life for residents and visitors. County, municipal and private parks play a regular role in organized sports, family gatherings, social functions, and impromptu visits by local residents. Development of residential communities, especially more intense residential will benefit from close proximity to parklands.

In addition to publicly-owned green space, six golf courses are located in the County. Further, Florence County is home of five museums, four civic, art and theatre venues, and six libraries. Florence County contains many public and private schools as well as Francis Marion University and Florence Darlington Technical College.

Due to land costs and State requirements for campus sizes, rural areas are often sought as new public school sites. For most of these areas, water and sewer lines must be installed at a great cost; and the school quickly is surrounded by new development. However, schools should be built closer to populated areas where infrastructure already exists as well as multiple options for transportation. Schools built in sparsely populated rural areas lead to students being transported from their communities. Making new schools the center to existing communities would allow the community to grow as a walkable, bike-friendly neighborhood, increasing safety and mitigating air quality issues.

Figure 7-8. Public Facility Future Land Use.



Public Facilities shall be included in any future land use classification. For a description of the future land use categories, see page 40.

Conservation Areas

The Uniform Conservation Easement Act defines a conservation easement as a non-possessory interest of a holder in real property imposing limitations or affirmative obligations. The purpose of easements include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use,

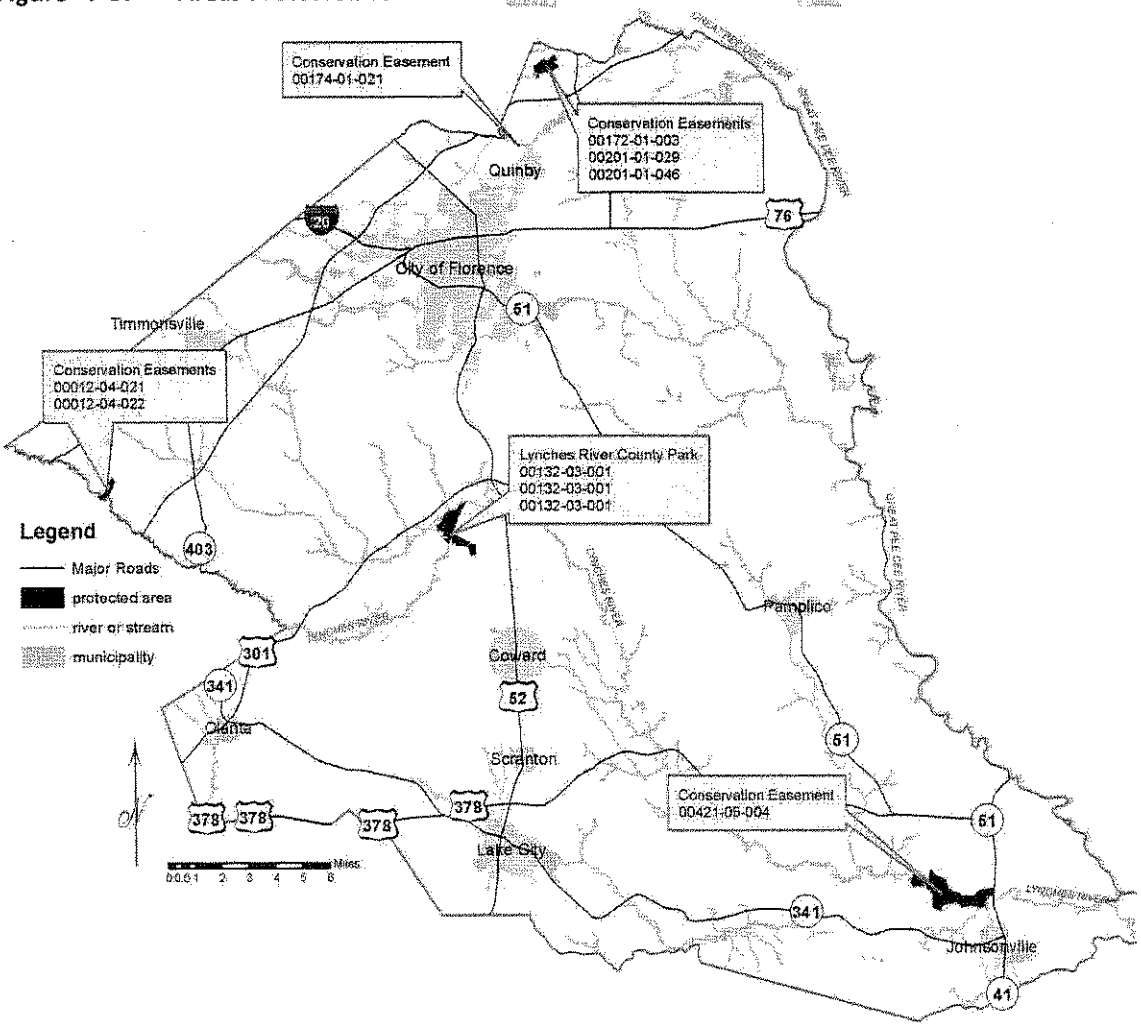
protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural archaeological, or cultural aspects of real property.

The local profit and non-profit organizations that protect agriculture in Florence County are:

- The U.S. Department of Agriculture, Natural Resources Conservation Services
- Farm and Ranch Lands Protection Program (FRPP)
- Wetlands Reserve Program (WRP)
- Pee Dee Land Trust
- Black Creek Land Trust

In order to address general environmental concerns within a designated area, the City of Florence has established environmental protection overlay districts as may be necessary and appropriate. Section 2.11 in the City of Florence's Zoning Ordinance regulates the Jeffries Creek Protection Overlay District. Restrictions to the development or use of property within the Jeffries Creek Protection District shall be in accordance with the Riparian Buffer requirements as shown in Section 2.21 in the City of Florence's Zoning Ordinance.

Figure 7-9. Areas Protected as Parks or with Conservation Easements



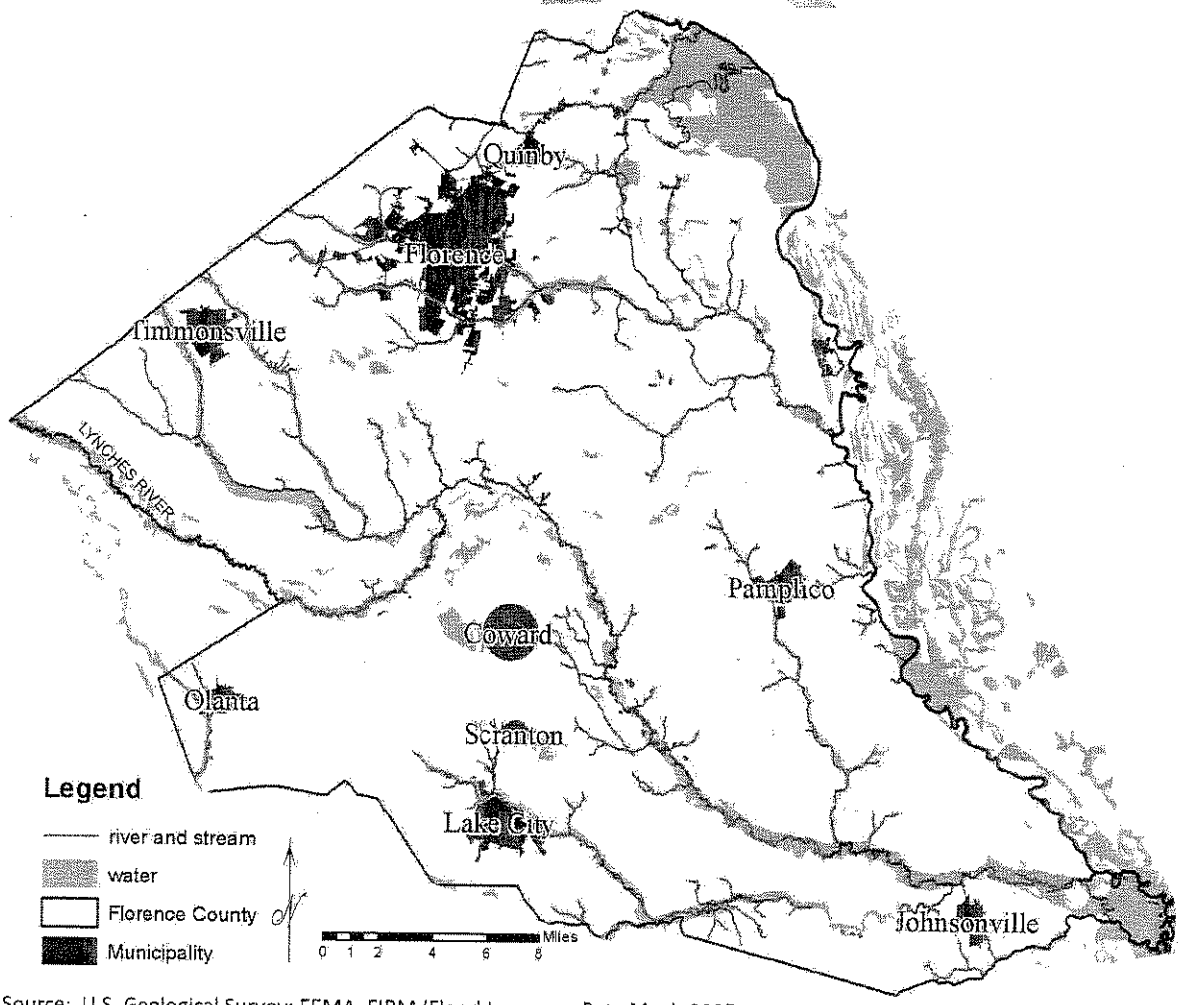
Source: U.S. Fish and Wildlife Service, 2009

Water

Water resources have many uses. Clean water is required as a drinking water supply plus fishing and recreational opportunities. Locations that hold water also serve as stormwater protection, natural filters to the aquifer and a destination for runoff and treated effluent from roads, lawns, industry, and municipal services. Furthermore, rivers, streams, lakes, ponds and wetlands offer habitat to native and indigenous plants and animals.

Due to the wide variety of potential uses for this limited resource, planning to maintain and improve the quality of Florence County waters is important. Flood zones, stormwater, wetlands and surface water regulations, water pollution, riparian buffers and wellfield protection all focus on protecting the County's water resources. The land area over which water flows to reach the river, lake, or reservoir from which our drinking water is drawn is called the watershed. Any pollution or contamination to the watershed area will ultimately affect the quality of our water supply as well.

Figure 7-10. Florence County Surface Water



Source: U.S. Geological Survey; FEMA, FIRM (Flood Insurance Rate Map), 2005

Florence County has over 139,000 acres covered by water, over 2.7% of total County land coverage. These water sources include rivers, creeks, ponds, and streams. The map above shows the major water bodies in Florence County. For a detailed explanation of these terms' definitions, see Appendix J (page 81).

Flood Zones

Florence County has 22% of total land area composed of 100-year flood plain. This calculates to approximately 112,529 acres. Floodplains perform important natural functions including:

- Temporary storage of floodwaters,
- Moderation of peak flows,
- Maintenance of water quality,
- Groundwater recharge,
- Erosion prevention,
- Wildlife habitat,
- Recreational opportunities.

Flood hazard areas are locations that are generally in and around water streams and bodies that are prone to rising waters. The flood hazard areas of Florence County are classified either by the 100-year Flood Zone area or the 500-year Flood Zone area. The 100-year Flood Zone is defined as an area having a 1% chance of being inundated with floodwaters in any given year. For this important reason, this area is designated as a Future Land Use category. Although this category may include any zoning, a special review must be completed to include a study of compatibility with adjacent zonings.

The 100-year Flood Zone area for Florence County represents information from the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) of December 16, 2004. Other terms used for this area are "base-flood" or "1% chance flood." The 500-year Flood Zone is defined as an area of moderate flood hazard (SCDNR, Regulations for Floodplain Management.)

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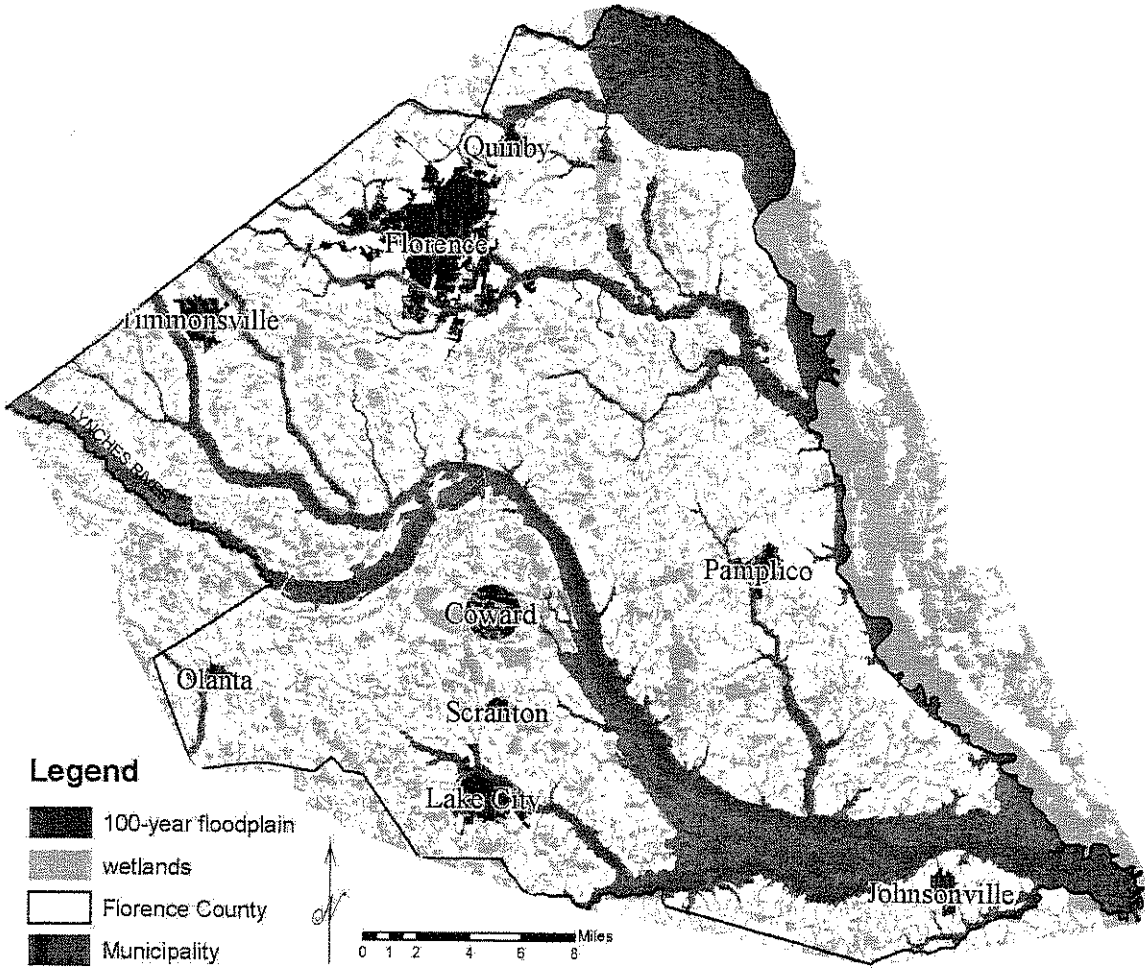
Figure 7-11. Florence County 100-Year Floodplain and Wetlands

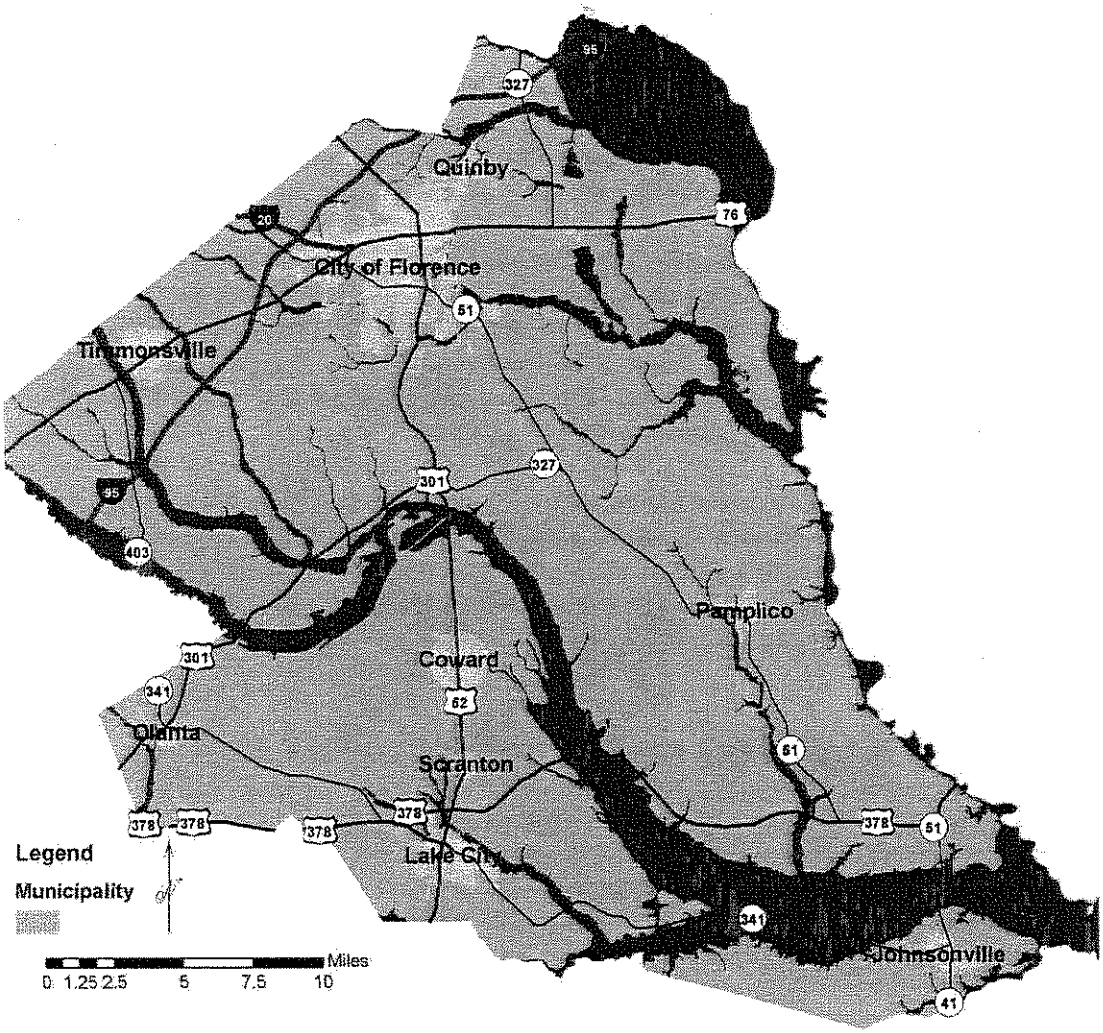


Source: FEMA, FIRM (Floor Insurance Rate Map), December 16, 2004; U.S. Fish and Wildlife Service, 1979

Flood Hazard Districts include (1) flood plains, (2) areas of shallow flooding, (3) areas of special flood hazard, and (4) floodways. Before a building permit is issued, the applicant shall demonstrate on the plan that new structures are located outside of the floodplain and that encroachments onto the floodplain are minimized. Where there is no alternative to a location in a Flood Hazard District, proposed development is regulated by specific development standards. These standards are available in the Florence County Code, (Division 4 FH Flood Hazard District; Sections 30.61-30.65).

The floodway of a body of water is the area that carries the most significant amount of floodwater during a flood. Therefore, these areas are likely to have the deepest and fastest water. Floodways must be kept open and free of obstructions to allow floodwaters to move downstream and not be diverted onto other properties. Placing fill or buildings in a floodway may block the flow of water and increase flood heights. Although the FEMA National Flood Insurance Program (NFIP) does allow development in these areas as long as it does not obstruct water flow, limiting development in the floodways will ensure adequate storm water quality and quantity treatment.

Figure 7-12. Flood Hazard District Future Land Use.



Prior to construction approval, base flood elevation data must be provided. Oftentimes, the flood insurance rate maps provide an identified floodway or contain water surface elevation data. No construction shall be approved which is subject to inundation by a 100-year flood except as otherwise permitted by the Florence County Land Development Regulations and/or the Florence County Zoning Ordinance.

Wetlands

There are several definitions of a wetland.

U.S. Fish and Wildlife Services' definition of a wetland is "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water". For purposes of this classification, wetlands must have one or more of the following three attributes:

- at least periodically, the land supports predominantly hydrophytes (plants that survive in water);

- substrate is predominantly undrained hydric (wet) soil; and
- substrate is nonsoil (water) and is saturated with water or covered by shallow water at some time during the growing season of the year.

According to the U.S. Army Corp of Engineers (Corps), wetlands play critical environmental roles including providing habitat for rare, threatened and endangered species; serving as rest stops for migratory birds; helping to prevent floods; controlling erosion; and filtering water. Wetlands can range in size and scope from small marshes to an area as large as the Everglades.

Florence County is approximately 44%, approximately 225,057 acres, of wetlands as stated in the current Natural Resources Element (Tiner et.al, 2002). Properly functioning wetlands are essential components to a healthy landscape. The last inventory of wetlands for Florence County was completed in 1993 by the US Fish and Wildlife Service (FWS). Since that time, there has been little funding to update the wetlands coverage; although, there is an ongoing effort by the FWS to bring the wetland information into the 21st century.

The FWS is currently in the process of inventorying wetlands in South Carolina, but progress is slow and thus has been focused on areas with high development. One goal of the Natural Resources Element is to have a current wetlands inventory done for the entire County in the next five years showing remaining isolated wetlands, and wetlands utilized for mitigating after wetland development. In addition, this will also be a goal in the Land Use Element.

Water Quality

Black Creek runs through Florence, Darlington, Chesterfield and Lee Counties. In an interview with The Morning News and published in their July 30, 2008 edition, Mihir Mehta, manager of the bureau of water for the S.C. Department of Health and Environmental Control said that Black Creek will have total maximum daily (pollutant) load (TMDL) standards applied to it as early as 2009. The Clean Water Act established the principle of the total maximum daily load as a means of reducing water pollution in impaired waters. A TMDL is a calculation of the maximum amount of a pollutant that a body of water can receive and still meet water quality standards.

Groundwater

Groundwater is a critical water resource throughout Florence County. Most residents depend on groundwater for their drinking water and the health of many aquatic systems (wetlands, ponds, lakes, streams and rivers) also depend on its steady discharge. Because development creates impervious surfaces that prevent natural recharge, a new decrease in groundwater recharge rates can be expected in urban watersheds. Urban land uses and activities can also degrade groundwater quality, if storm water runoff is directed into the soil without adequate treatment.

Stormwater

Certain land uses and activities are known to produce higher loads of metals and toxic chemicals and are designated as stormwater hotspots. Soluble pollutants, such as chloride, nitrate, copper, dissolved solids and some polycyclic aromatic hydrocarbons (PAHs) can migrate into groundwater and potentially contaminate wells. Stormwater runoff should never be infiltrated into the soil if a site is a designated hotspot. Stormwater runoff is a powerful force that influences the geometry of streams.

Flow events that exceed the capacity of the stream channel spill out into the adjacent floodplain. These are termed "overbank" floods, and can damage property and downstream drainage structures. While some overbank flooding is inevitable and even desirable, the historical goal of drainage design should be to maintain pre-development peak discharge rates for both the two and ten-year frequency storm after development, thus keeping the level of overbank flooding the same over time. This prevents costly damage or maintenance for culverts, drainage structures, and swales.

Riparian Buffers

Section 28.6-68 (Natural Features and Historical Landmarks; Definition and Purpose) of the Florence County Code states that existing riparian buffers must be maintained in accordance with the requirement of the Florence County Zoning Ordinance. Where not pre-existing, riparian buffers shall be provided during development or redevelopment to protect water bodies, in accordance with the requirement of the zoning ordinance. (Ord. No. 38-2006/07, & 6.8, 8-16-07

Section 30-76 (Division 6 Riparian Buffer Requirements) states that, "a riparian buffer is an area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff". Riparian buffers apply in all zoning districts, and must be maintained in the areas as established in Section 30-77 (Boundaries and Specifications). The buffer can range from ten to thirty feet.

Existing riparian buffers adjacent to water bodies must be maintained in accordance with the requirements of the Florence County Code. Where not pre-existing, they are required to be provided during the development or re-development to protect water bodies.

Wellfield Protection

The Federal Safe Drinking Water Act established the Wellhead Protection Program, which requires each state to develop a program to protect wellhead areas for community water supplies.

Grants are available for municipalities and community water systems to assist in developing wellhead protection plans, which protect public drinking water supplies that come from groundwater. Wellhead Protection Plans designate land area surrounding a well or well field supplying a public water system through which contaminants are reasonably likely to reach the water supply. Wellhead Protection Zones should identity three specific zones:

- Zone I is an area of a 100- to 400-foot radius around the wellhead. Any new wells in Zone I must be owned or controlled by the water utility to prohibit activities that could contaminate the well.
- Zone II contains land area that contributes percolating water to a well under pumping conditions. This area depends on local groundwater conditions and pumping rate of the well. A circle of ½ mile radius around the well is typical.
- Zone III includes significant surface water or groundwater to a well and is often located upslope from the well.

After mapping the wellhead protections zones, the team should identify existing and potential sources of contamination from residential uses, such as:

- Septic systems, the use of yard chemicals, and abandoned wells;
- Commercial uses, especially gas stations, dry cleaners, junkyards, car repair, and car washes;
- Transportation uses which may result in oil and gasoline runoff, spills and road salts;
- Industrial uses, especially chemical manufacturing, storage tanks, pipelines, and mining;
- Agricultural uses, such as feedlots, manure storage and application, and improper storage or application of pesticides, herbicides, and fertilizers;
- Institutional or public uses, especially landfills, sewage treatment plants and golf courses; and
- Hazardous waste sites.

There are several effective regulatory as well as voluntary techniques that a community can use to protect wellhead areas. A wellhead protection overlay zone can restrict the type of land uses allowed within the wellhead protection areas. Restrictions can include the prohibition of certain uses or a conditional use process to ensure that new development will be properly sited to avoid polluting groundwater. The County can post wellhead protection signs on highways at the perimeter of wellhead protection areas to alert private landowners and the public about the location and importance of the wellhead protection area and the need to notify authorities in the event of contaminant spills.

Development Procedures

Florence County has adopted the "Land Development and Subdivision Regulations." The purpose of this document is to encourage the promotion, protection, and improvement of the overall public health, safety, economy, good order, appearance, convenience, and general welfare by providing for the orderly development of land within the territorial jurisdiction of Florence County. In furtherance of the general intent, the regulation of land subdivision is authorized for the following purposes, among others:

- To encourage the economically sound, and the stable development of Florence County.
- To assure the timely provisions of required streets, utilities, and other facilities and services to new land developments.
- To assure the adequate provision of safe traffic access and circulation, both vehicular and pedestrian, in and through new land developments.
- To assure the provision of public open spaces and building sites in new land developments through the dedication or reservation of land for recreational (including the development of a trail system), educational, and other public purposes.
- To provide for the wise and timely development of new areas, generally consistent with the Comprehensive Plan for Florence county.
- To promote best management practices with respect to storm water management and the protection of surface water bodies.

The benefits of this ordinance include but are not limited to sustaining and improving consistent property values, enhancing development predictability and reducing the number and extent of conflict among land uses. As researched and stated in the Population Element of the Comprehensive Plan, over the next 25 years, the population of Florence County is expected to

increase by an additional 21,800 people. This ordinance ensures that all new developments contribute to the building of economically sound and desirable living areas within the community with all- necessary services and facilities.

In order to permit any development in Florence County, several crucial community processes must be addressed. Some municipalities including Florence, Lake City and Coward have their own procedures that may be in addition to those required by Florence County. Contact your municipality for their specific requirements. A general summary of the County procedures is outlined in this section.

Figure 7-13. Procedure to change the Land Use Plan.

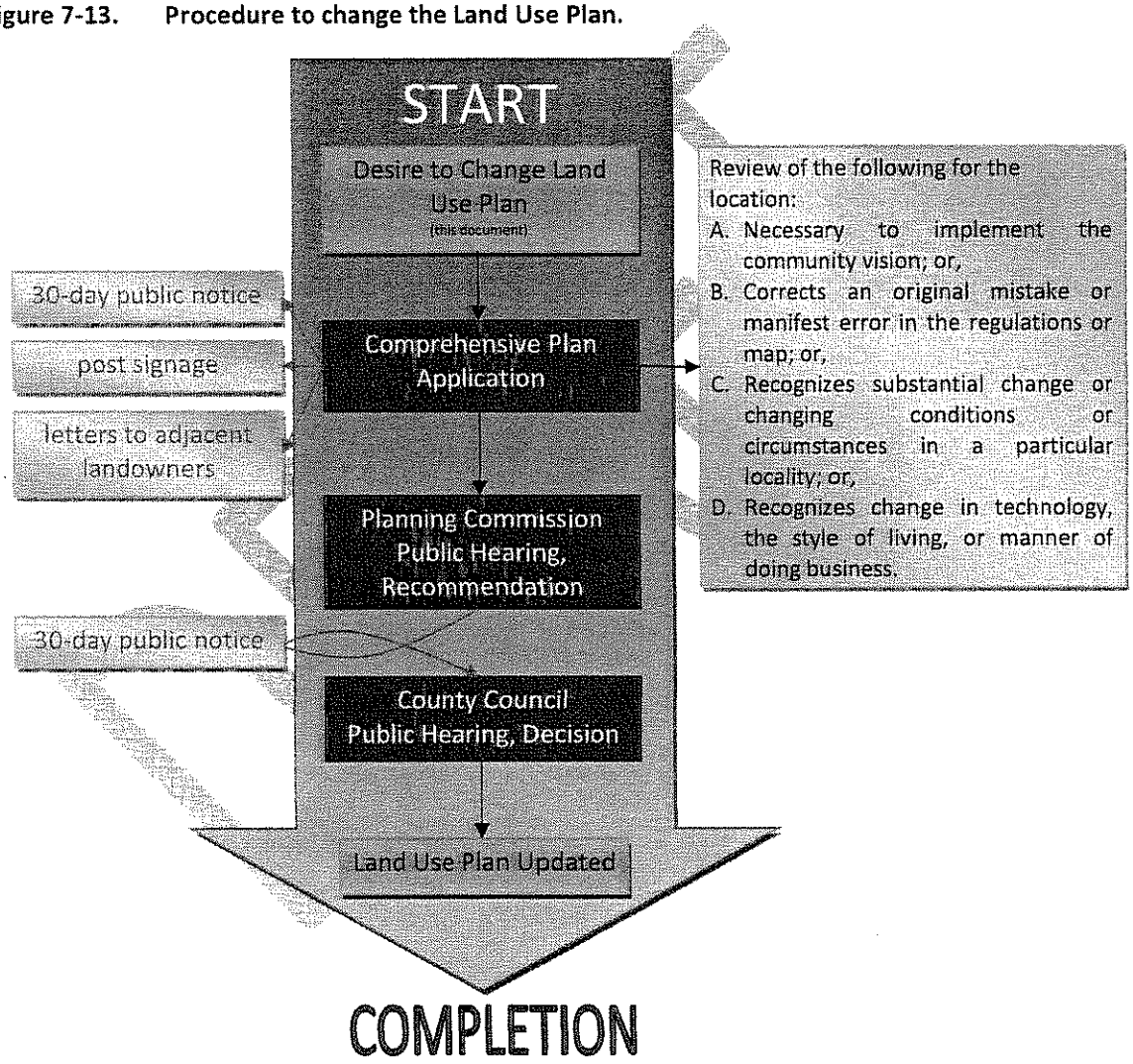
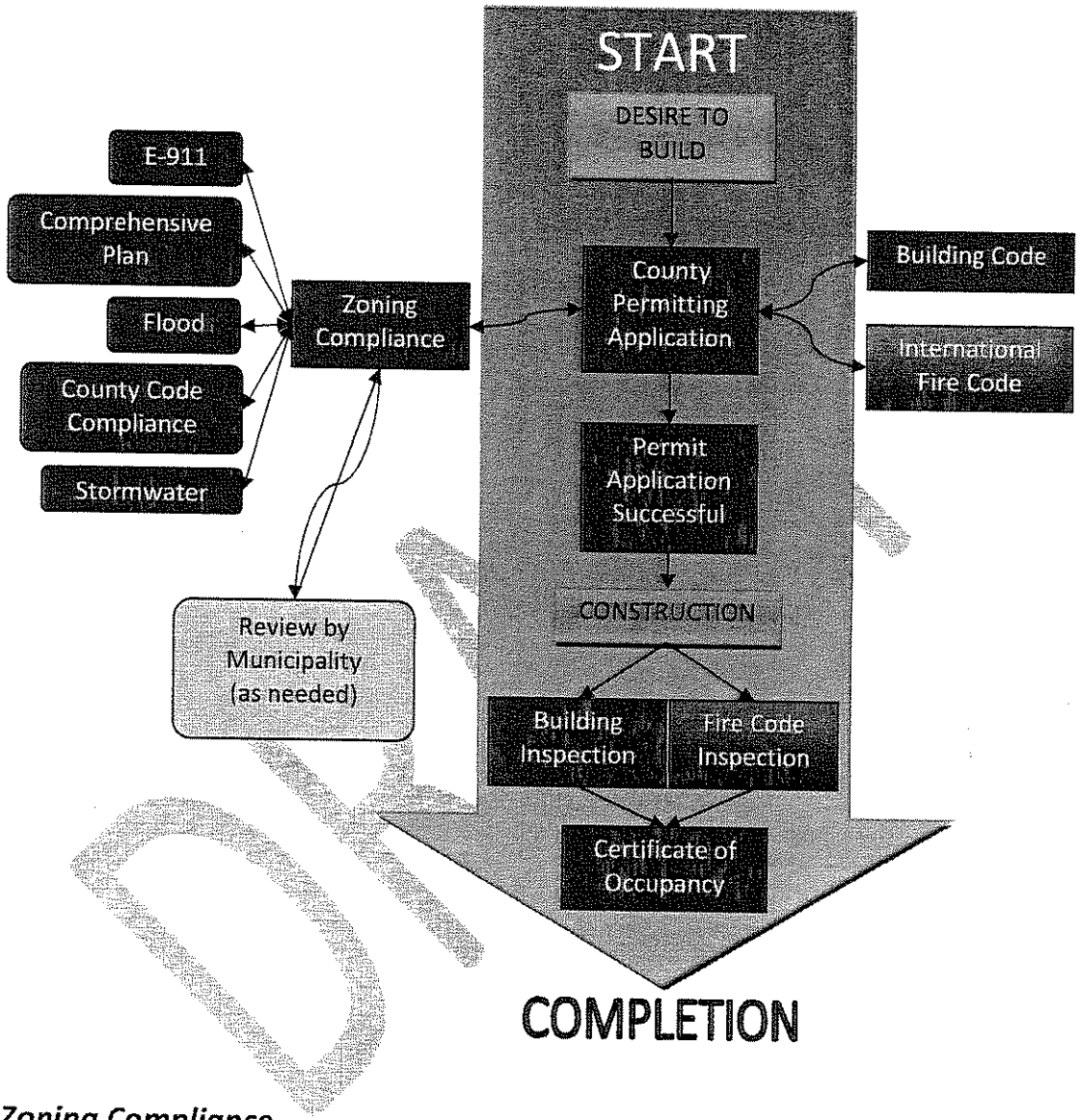


Figure 7-14. Permitting Process for a Typical Development



Zoning Compliance

Any construction for Florence County and its participating municipalities (Johnsonville, Olanta, Pamplico, Scranton, Timmonsville and Quinby) must obtain zoning compliance prior to obtaining a building permit. This compliance is regulated by The Florence County Code of Ordinances. This ordinance regulates the location and use of buildings, structures, and land, the height of buildings and other structures, the size of yards, the density and distribution of population; creating districts for said purposes and establishing the boundaries thereof; and establishing development standards such as setbacks, buffering, impervious surface, parking, etc. Meeting requirements in this ordinance, the County Code Compliance review is complete.

A Zoning Compliance certificate is required in advance of the following:

- The issuance of a building permit;
- Excavation preparatory to the construction of a structure for which a building permit is required;
- Grading, filling, surfacing, or enlarging parking areas containing more than six parking spaces for a new or changed use;
- 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;
- 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 code lists as "reserved" of the County Code;
- Installation of any sign for which a permit is required;
- The establishment of a temporary use;
- Electric or gas utility companies and/or cooperatives extending service or utilities to a given site;
- Placement of manufactured or mobile home on property.

E-911 Review

Prior to issuance of a building permit, the E-911 Addressing Department must be contacted to insure the address for the proposed site is a valid address. Should the address not be valid, the correct address will be assigned to the proposed site prior to the issuance of a Zoning Compliance certificate. This step is important for directing emergency services to each of the thousands of dwellings in the County.

Flood Review

Flood verification is checked during the Zoning Compliance procedure. If determined that the parcel is in a flood zone, additional information may be required before a building permit can be issued.

Comprehensive Plan Review

As required by State Law, all jurisdictions with zoning districts, must have a Comprehensive Plan which guides zoning for future development. The proposed use must be in compliance with the Future Land Use designation for the parcel that will be developed. If not, the applicant can pursue an application to request a change to the Comprehensive Plan Land Use Map to Florence County Planning Staff. The request will be presented to the Florence County Planning Commission and Florence County Council for approval or denial. This process is detailed in the Administrative Procedures of the Comprehensive Plan.

Stormwater Review

A Stormwater/Land disturbance permit is required to perform any land disturbing activities within the unincorporated portions of Florence County. The only exemptions are for single family homes that are not part of a subdivision, timbering activities and agricultural activities.
Two permit types exist and are distinguished by the amount of land being disturbed. One permit type pertains to projects with less than one acre of disturbed land while another type is for projects that disturb over one acre of land.

Applications disturbing less than one acre require a one page form and a one page site plan. For permits over an acre, applicants are required to submit information with greater detail. These requirements are stated in the Florence County MS4 Stormwater Management and Sediment and Erosion Control Plan Review Checklist for Design Professionals as required by South Carolina Department of Health and Environmental Control.

Building Code Review

The South Carolina General Assembly mandates enforcement of building codes and standards pursuant to the International Building Code. The Florence County Building Inspection Department is charged with the responsibility of enforcing these codes and standards. The codes are prescriptive codes in that they provide generic approach to construction types, materials and methods that should be used.

Being charged with the responsibility of enforcing such generic codes can be cumbersome in the construction environment where demands and materials are ever changing. In an effort to omit construction deficiencies in the field and to minimize code violations, the Building Inspection Department requires the review of plans and related construction documents prior to the issuance of building permits.

Residential plans are reviewed and contact is made with the applicant within 2 business days of receiving the plans. In general, most plans can be corrected by the applicant.

Commercial plans are reviewed and responses are sent back to the applicant and/or design professional as applicable. State law requires that any building over 5,000 square feet or an assembly, institutional, hazardous occupancies must be designed by properly licensed professionals.

Once permits are issued, the construction work may begin. The permit holder is responsible for requesting inspections from this department at specific intervals of construction. After all required inspections are complete, including fire department and zoning inspections, a certificate of occupancy must be issued prior to the use or occupancy of any structure.

Fire Code Review

The Fire Department inspection includes a Fire Marshal reviewing fire and life safety issues at a structure according to the International Fire Code. Inspections assess adequacy of exits from the building, presence and status of fire alarms and/or suppression systems (sprinkler system, extinguisher) if applicable, potential electrical hazards, and proper storage of flammables and chemicals. Should the inspection be denied, a follow-up inspection will be scheduled to confirm that all issues are corrected prior to issuing a CO.

Future Land Use

Importance of Future Land Use

The strategy of the future land use emphasizes sustainable development throughout the County. The baseline information needed to fulfill this strategy is to identify and recommend locations where future growth is encouraged without impacting the social, economic and

ecologic context of the community and environment. Balancing economic and social development with the natural resource conservation and renewal for future use is the basis of sustainable development and this Future Land Use element.

The purpose of the future land use section is to identify opportunities and limitations of future growth, and to better understand how future land development can occur in a productive, efficient and sustainable manner. While current land use regulations (zoning) affects where specific development occurs, the importance of establishing the vision of future land uses is paramount to Florence County.

The spatial distribution of future land uses is an attempt to predict the locations of future growth. Where should new homes be built to take advantage of existing public services? To what extent will agriculture acreage be converted to residential? What is the value in protecting Florence County's natural resources such as agriculture capacity? Will downtown areas redevelop to include mixed use building for business and homes?

Making our town centers attractive to businesses and people is important to the quality of life. It is important to keep our community gateways and centers attractive. Oftentimes, a community has only one chance to make a first impression on visitors; and special attention to entrance corridors will have a direct impact.

Future Land Use Designations and Objectives

Residential Preservation (RP) – Protect and sustain existing low density single-family residential areas, including property values and amenities, and provide for the growth of suburban or developing rural areas consisting of single-family homes and their accessory uses. **(Zoning Districts Permitted: R-1, R-2, R-3, PD)**

Variable Residential (VR) – Protect and sustain existing higher density single-family, multi-family, or mixed-use residential areas, including property values and amenities, and provide areas for growth of various housing types and their accessory uses in urban and suburban settings. **(Zoning Districts Permitted: R-3, R-4, R-5, PD)**

Rural Preservation (RUP) – Protect and sustain existing rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting. **(Zoning Districts Permitted: RU-1, RU-2, PD)**

Transitional Growth and Preservation (TGP) – Protect and sustain existing commercial areas, including property values and amenities, and provide areas along important corridors or at key community points that are expected to have increasing economic significance. **(Zoning Districts Permitted: B-1, B-2, RU-1, PD)**

Commercial Growth and Preservation (CGP) – Protect and sustain existing commercial areas, including property values and amenities, and provide areas along important corridors or at key community points that are expected to have increasing economic significance. **(Zoning Districts Permitted: B-3, B-4, PD)**

Industrial Growth and Preservation (IGP) – Protect and sustain existing industrial

areas, including property values and amenities, and provide areas along important corridors or in emerging industrial locations that are targeted for major economic development. **(Zoning Districts Permitted: B-5, B-6, PD)**

Suburban Development (SD) – Provide areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole. **(Zoning Districts Permitted: R-2, R-3, R-4, B-1, B-2, RU-1, PD)**

Urban Development (UD) – Provide areas in urban settings that are expected to have increasing community significance with opportunities for mixed residential, commercial, and institutional uses that enhance the area as a whole. **(Zoning Districts Permitted: B-4, PD)**

Public Facilities (PF) – Provide areas that local, state, or federal government maintained areas for public interest uses including, but not limited to water and sewer facilities, offices, recreation facilities, law enforcement, emergency response facilities and schools. **(Zoning District Permitted: All Districts)**

Flood Hazard District (FHD) – This is the 100-year Flood Zone area as established by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and is pursuant to compliance with the National Flood Insurance Program (NFIP) and to maintain a Community Rating System (CRS). This district will be updated following any updates to the FEMA FIRM maps. **(Zoning Districts Permitted: All zoning types pending special review pursuant to Florence County Code of Ordinances: Chapter 30, Article II, Division 4)**

Future Land Use Maps

The following maps depict the locations and extent of the Future Land Use categories. In addition to maps, some municipalities have plans to revitalize downtowns. This information is also presented in this section.

Please notice that three municipalities (Coward, Florence, Lake City) are outside of the County's consolidated planning effort. Although the planning process to complete the Florence County Future Land Use Plan has included coordination with these municipalities, their jurisdictions are beyond the scope of this Plan. The goal of this Future Land Use Plan is to match up to the anticipated uses near the boundaries of these non-participating municipalities.

As a whole, the Florence County Future Land Use map displays predominant trends in agriculture and flood hazard categories doted by municipal and industrial uses. Non-participating municipalities are shown without designations.

The following maps will represent the extent of future land use designations with the first map an overview of Florence County. To depict greater detail, municipalities are numbered and referenced with the following table:

Table 7-2. Index of Municipal Land Use Maps

Municipality	Figure 7-15 map number(s)	Reference Figure ID and page
Coward	9	Figure 7-16, page 44
City of Florence	1 2 3 4 5	Figure 7-17, page 45 Figure 7-18, page 46 Figure 7-19, page 47 Figure 7-20, page 48 Figure 7-21, page 49
Johnsonville	13	Figure 7-22, page 50
Lake City	12	Figure 7-23, page 51
Olanta	8	Figure 7-24, page 52
Pamplico	10	Figure 7-25, page 53
Quinby	6	Figure 7-26, page 53
Scranton	11	Figure 7-27, page 55
Timmonsville	7	Figure 7-28, page 56

(as shown in Figure 7-15, page 43)

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Figure 7-15. County Future Land Use.

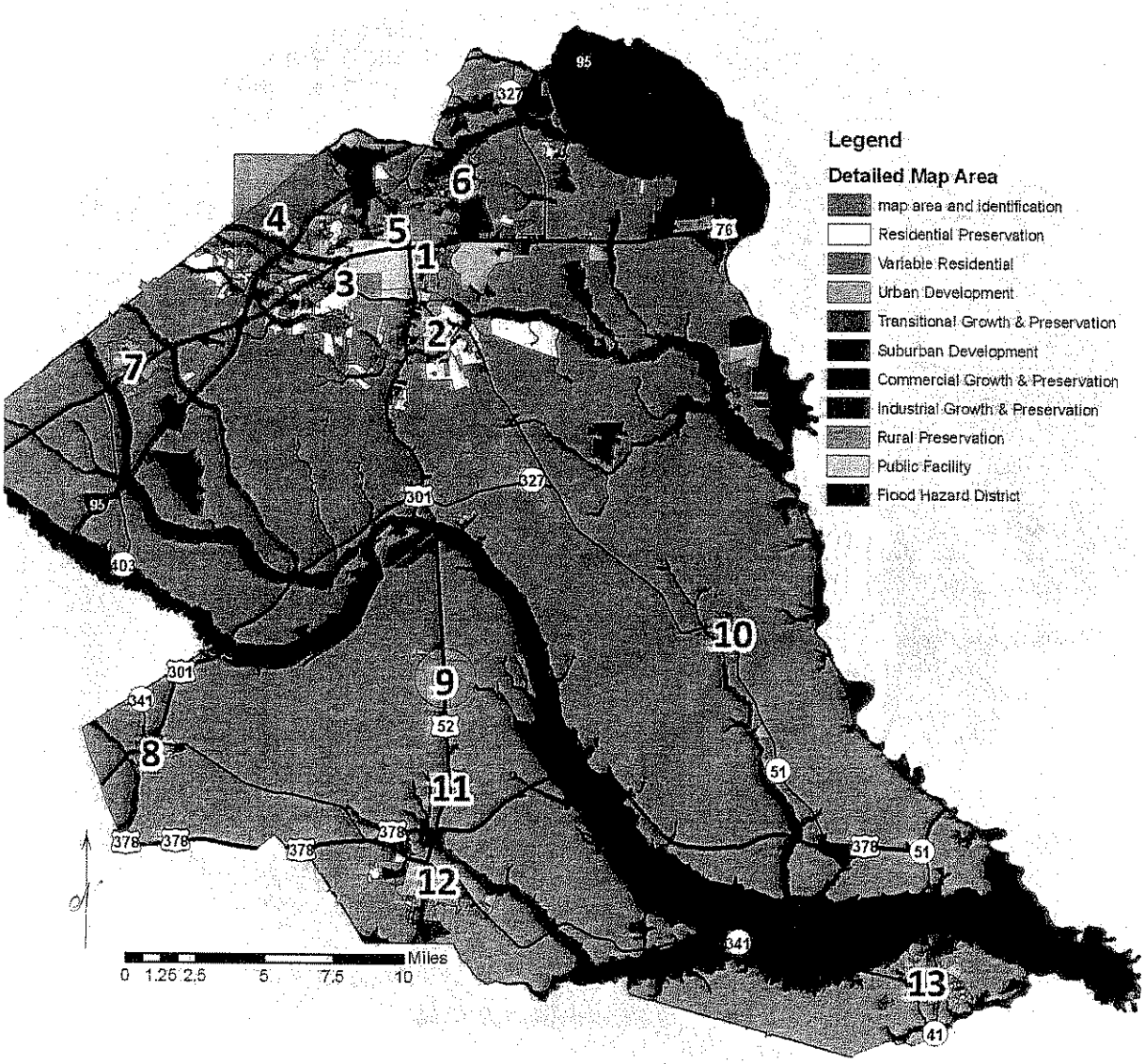

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Figure 7-16. Future Land Use in the Coward Area.

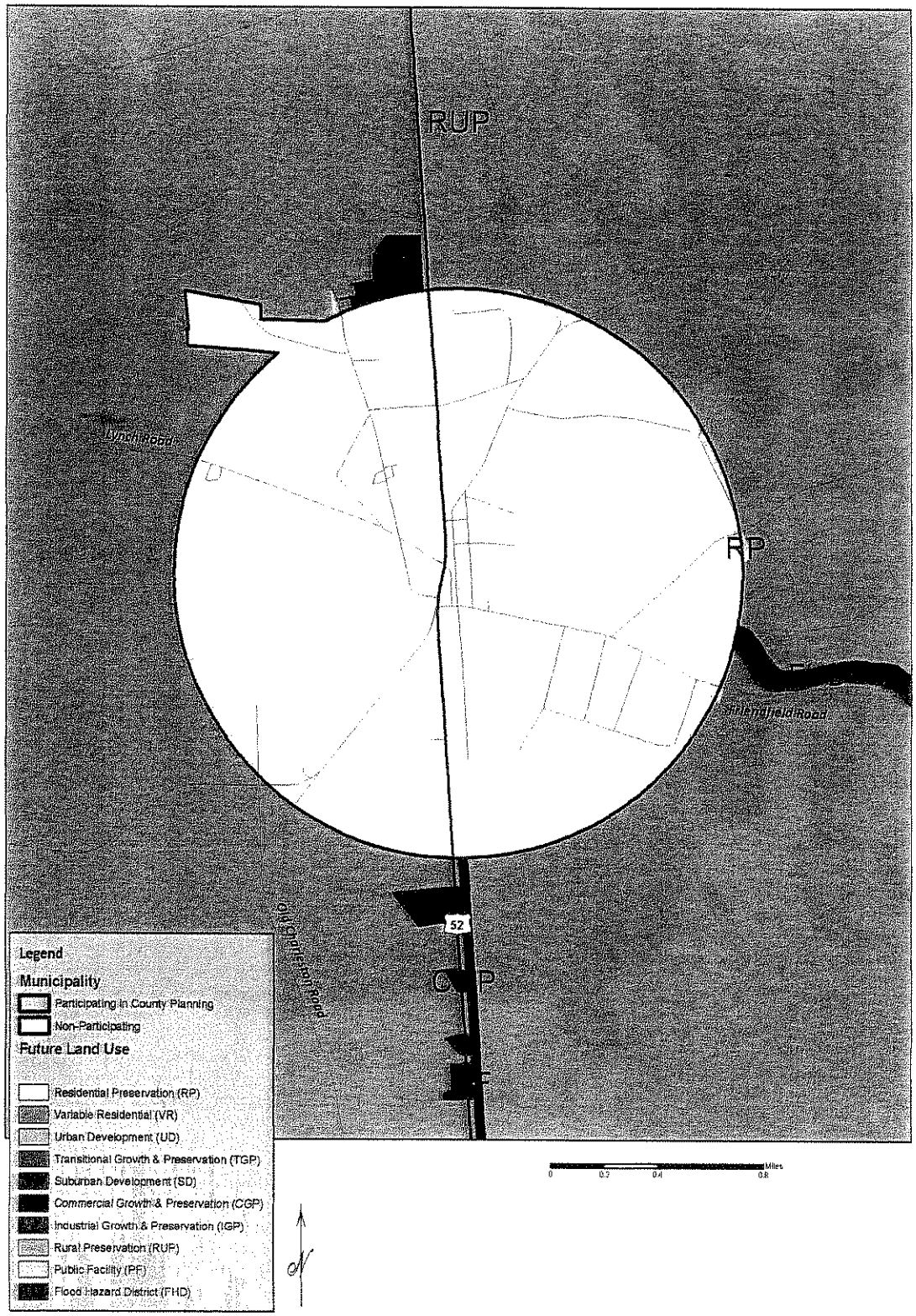


Figure 7-17. Future Land Use in the City of Florence – Map 1.

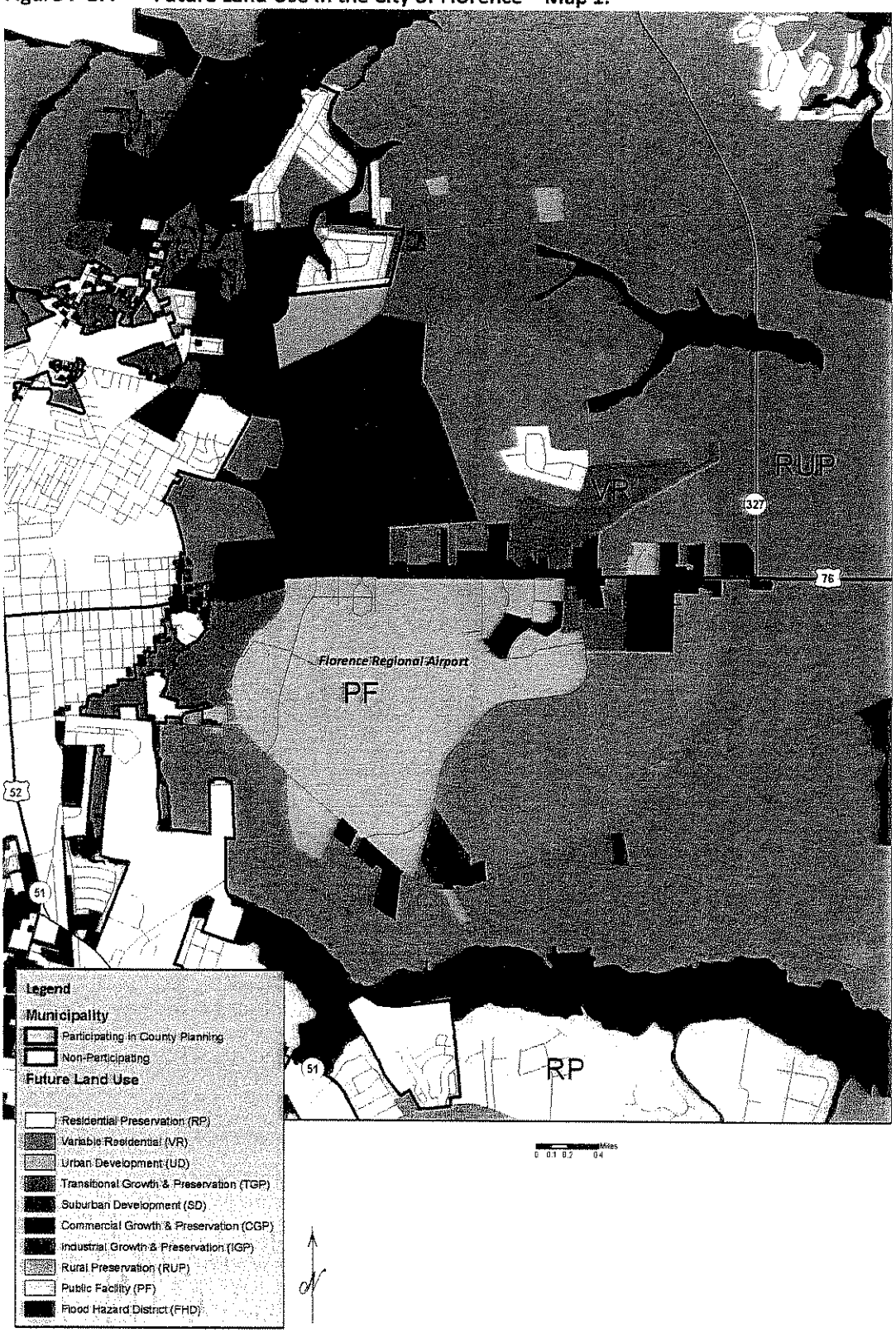


Figure 7-18. Future Land Use in the City of Florence – Map 2.

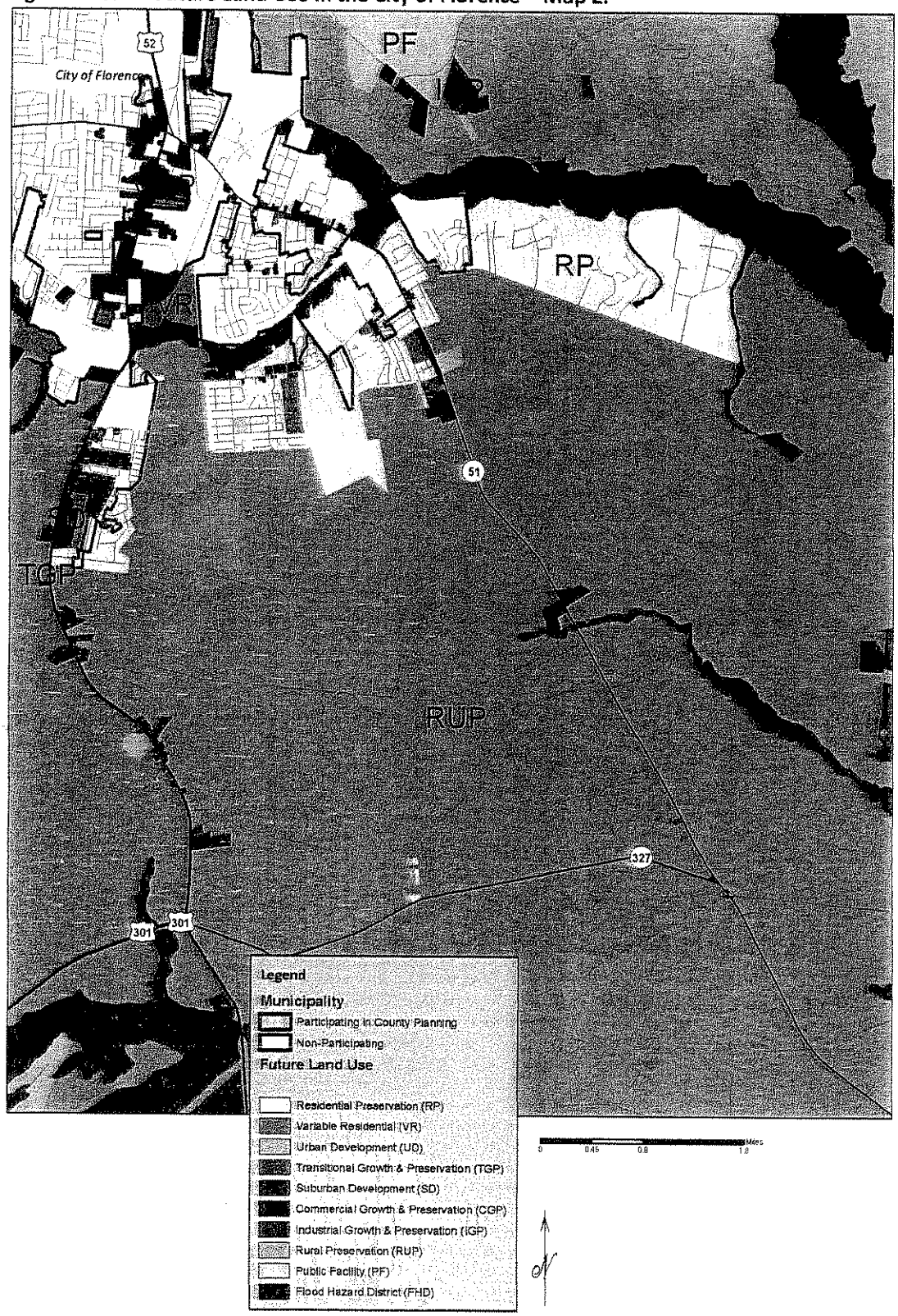


Figure 7-19. Future Land Use in the City of Florence – Map 3.

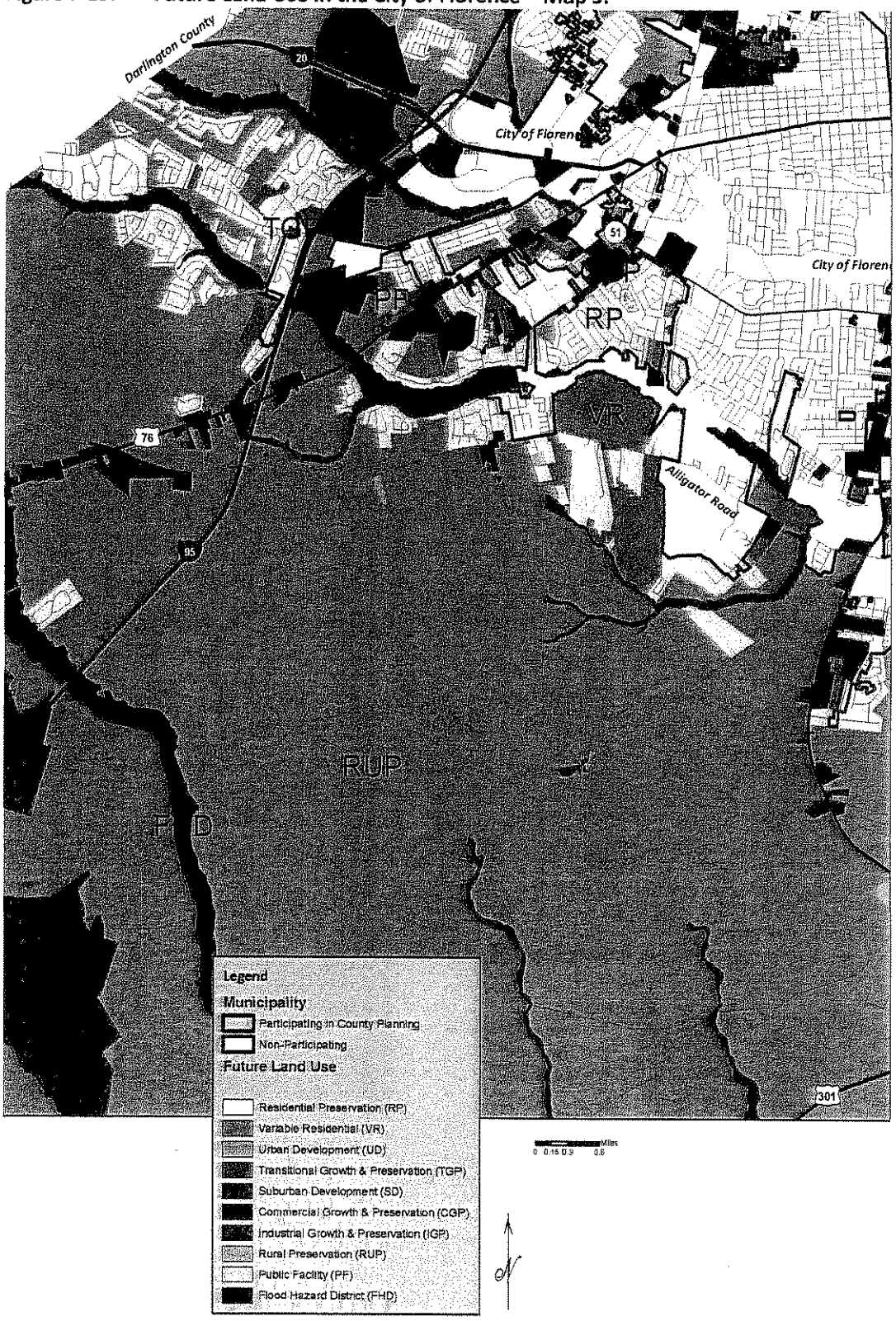


Figure 7-20. Future Land Use in the City of Florence – Map 4.

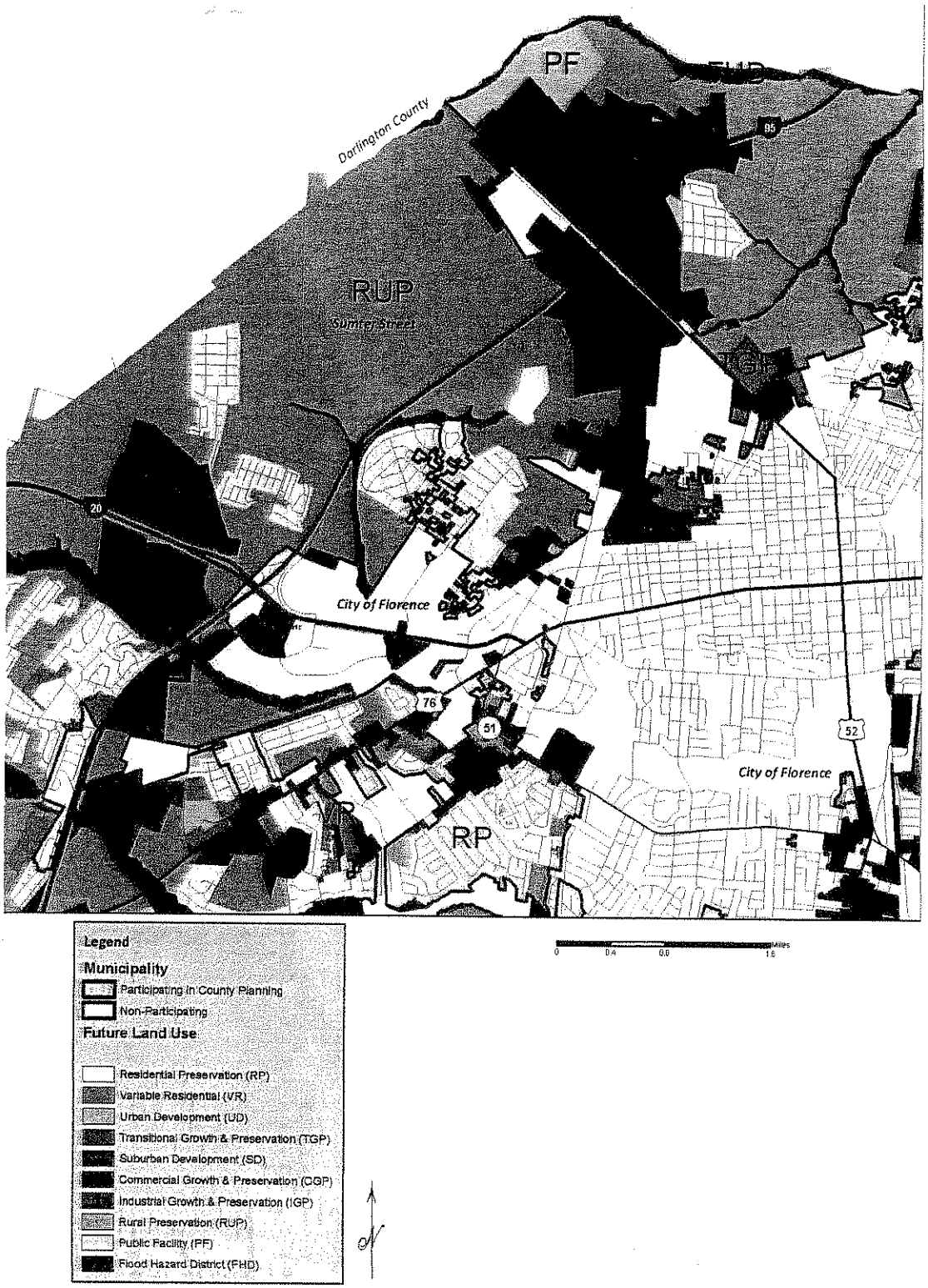


Figure 7-21. Future Land Use in the City of Florence – Map 5.

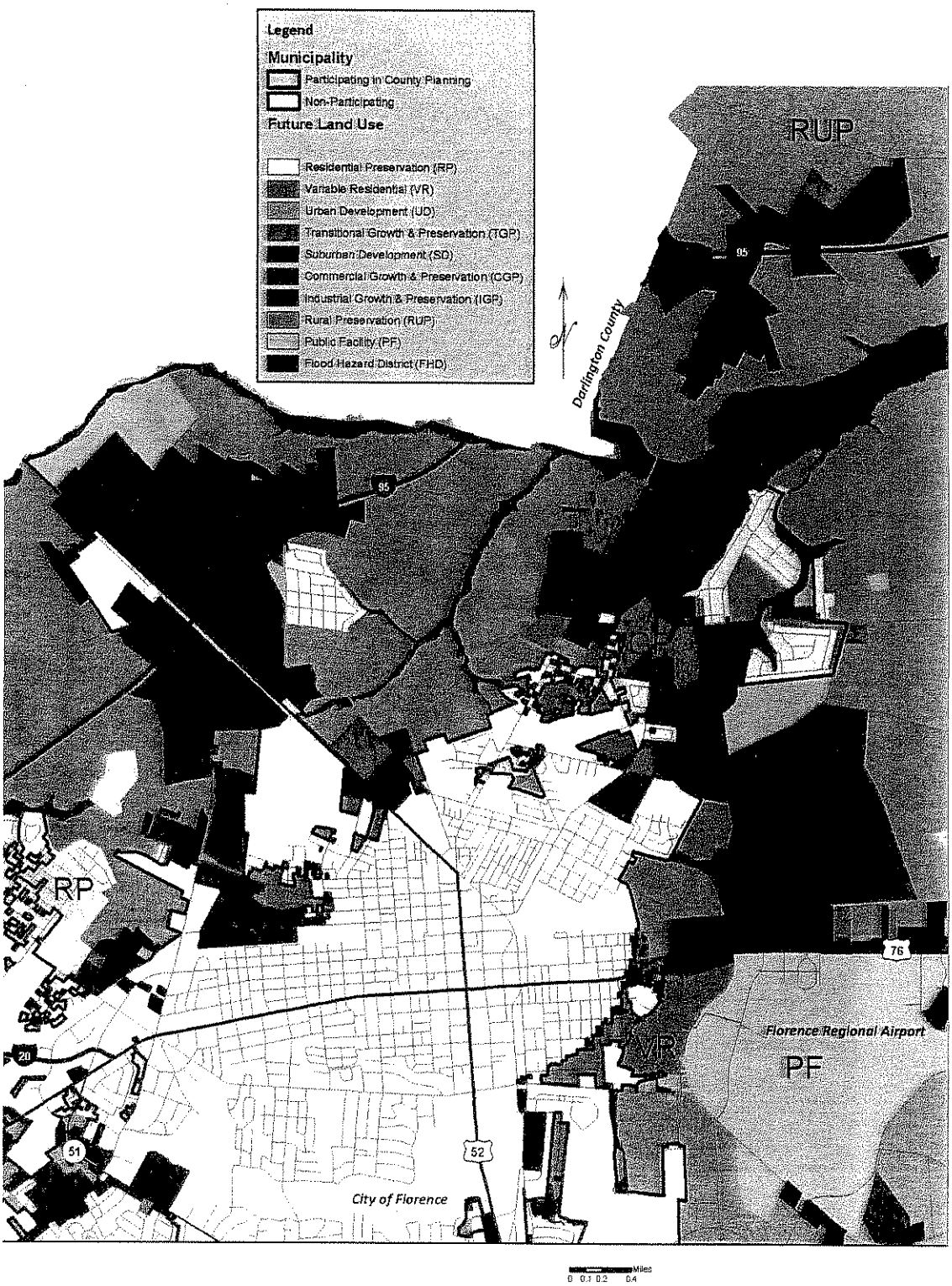


Figure 7-22. Future Land Use in the Johnsonville Area.

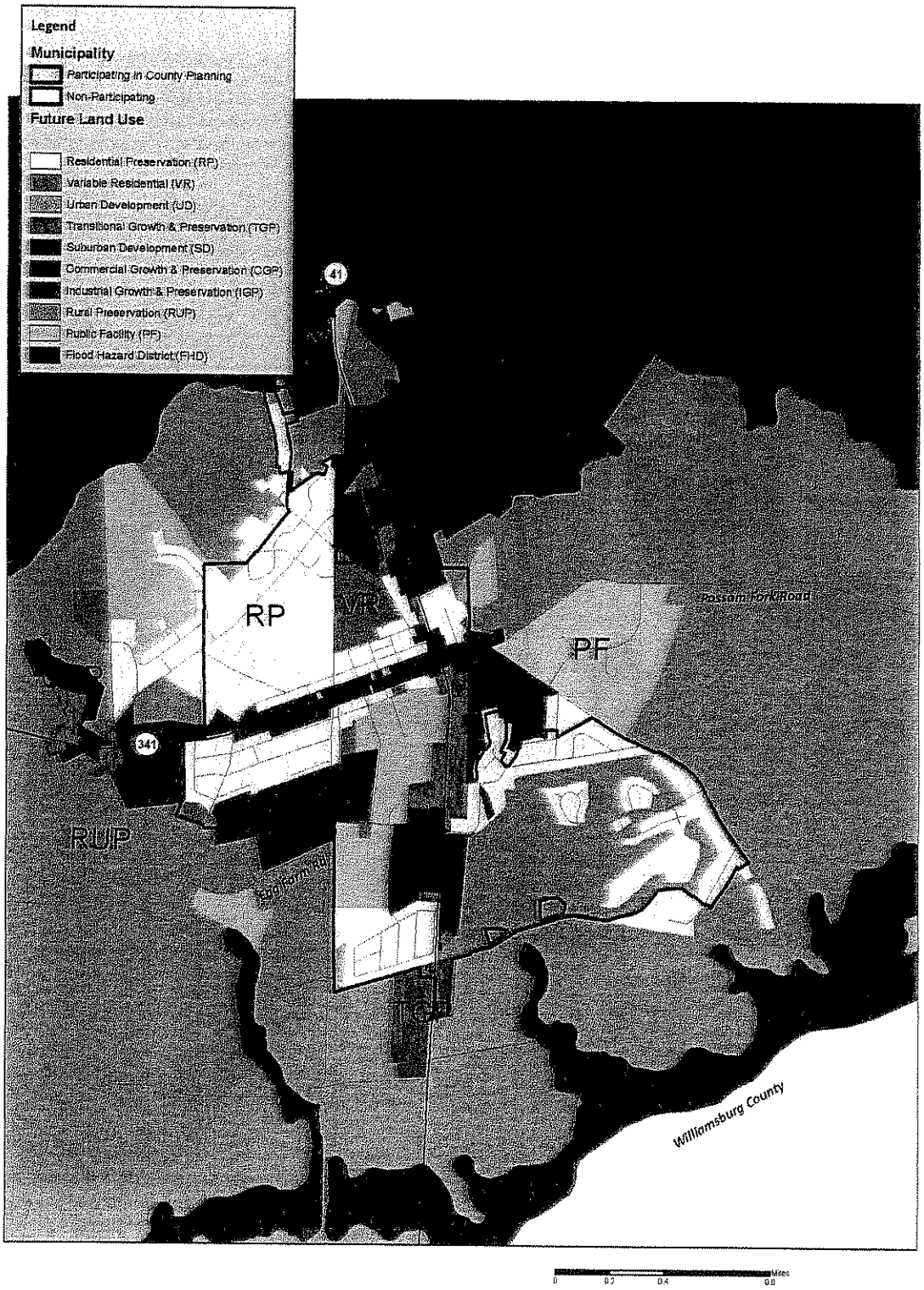


Figure 7-23. Future Land Use in the Lake City Area.

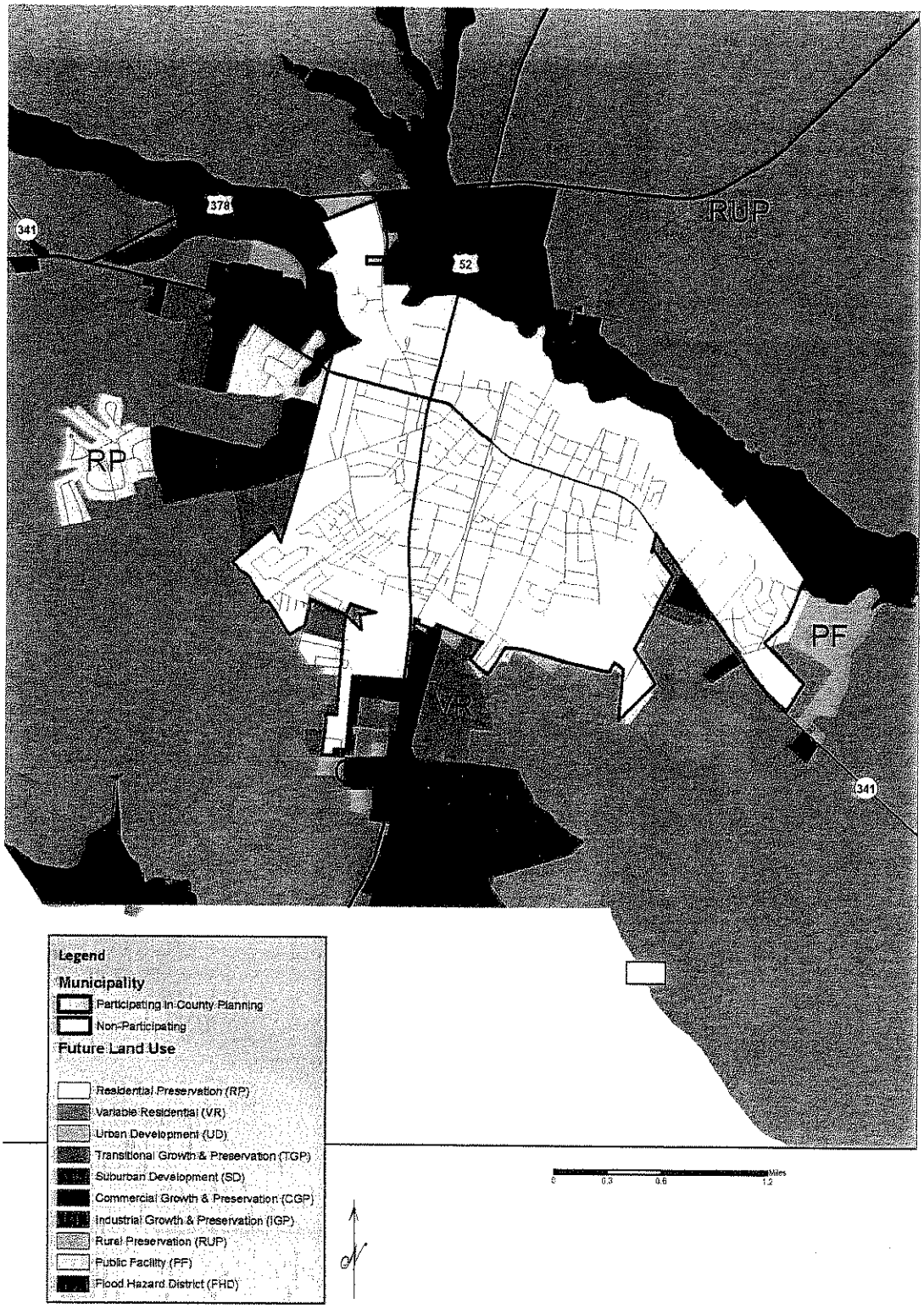


Figure 7-24. Future Land Use in the Olanta Area.

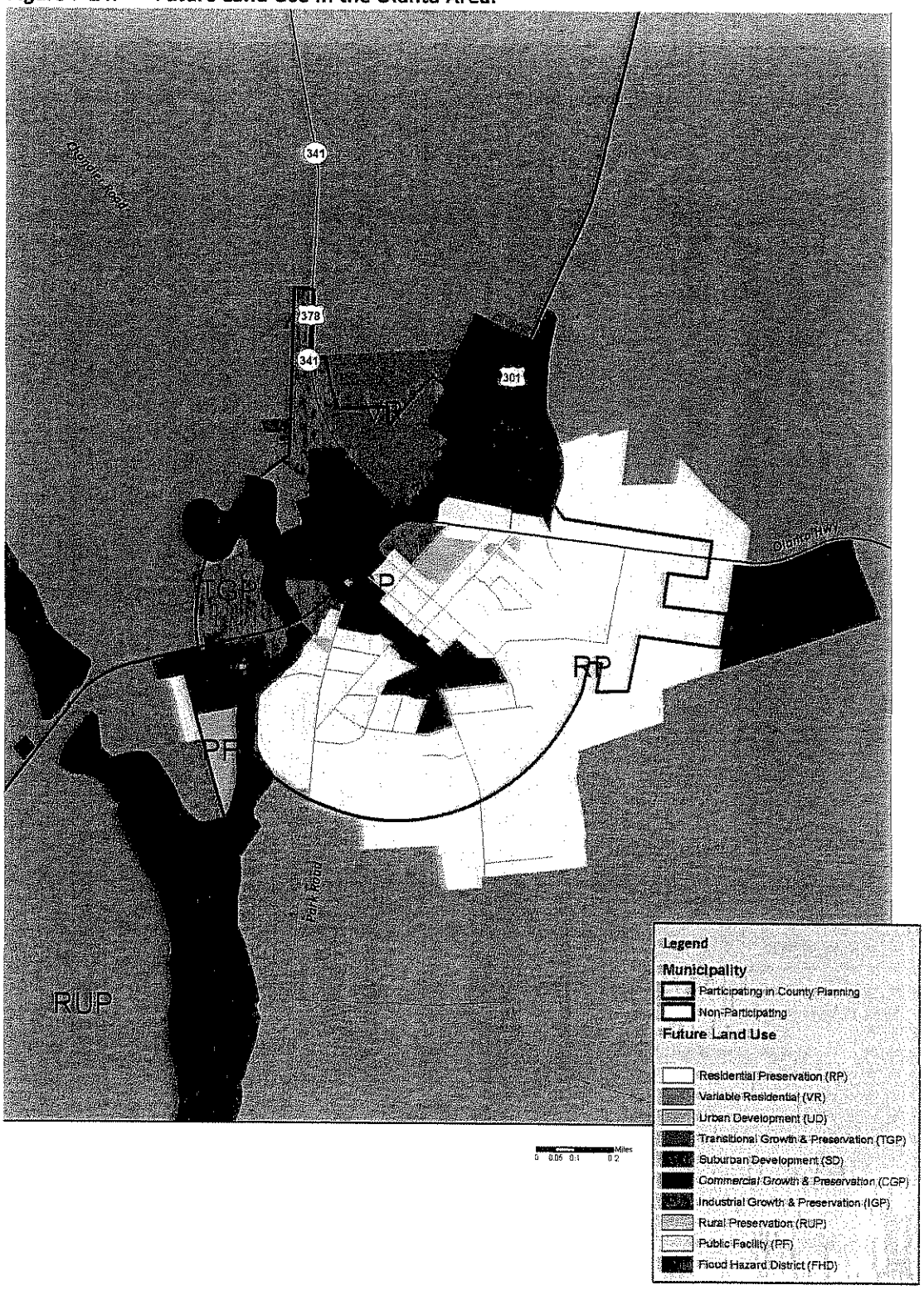


Figure 7-25. Future Land Use in the Pamplico Area.

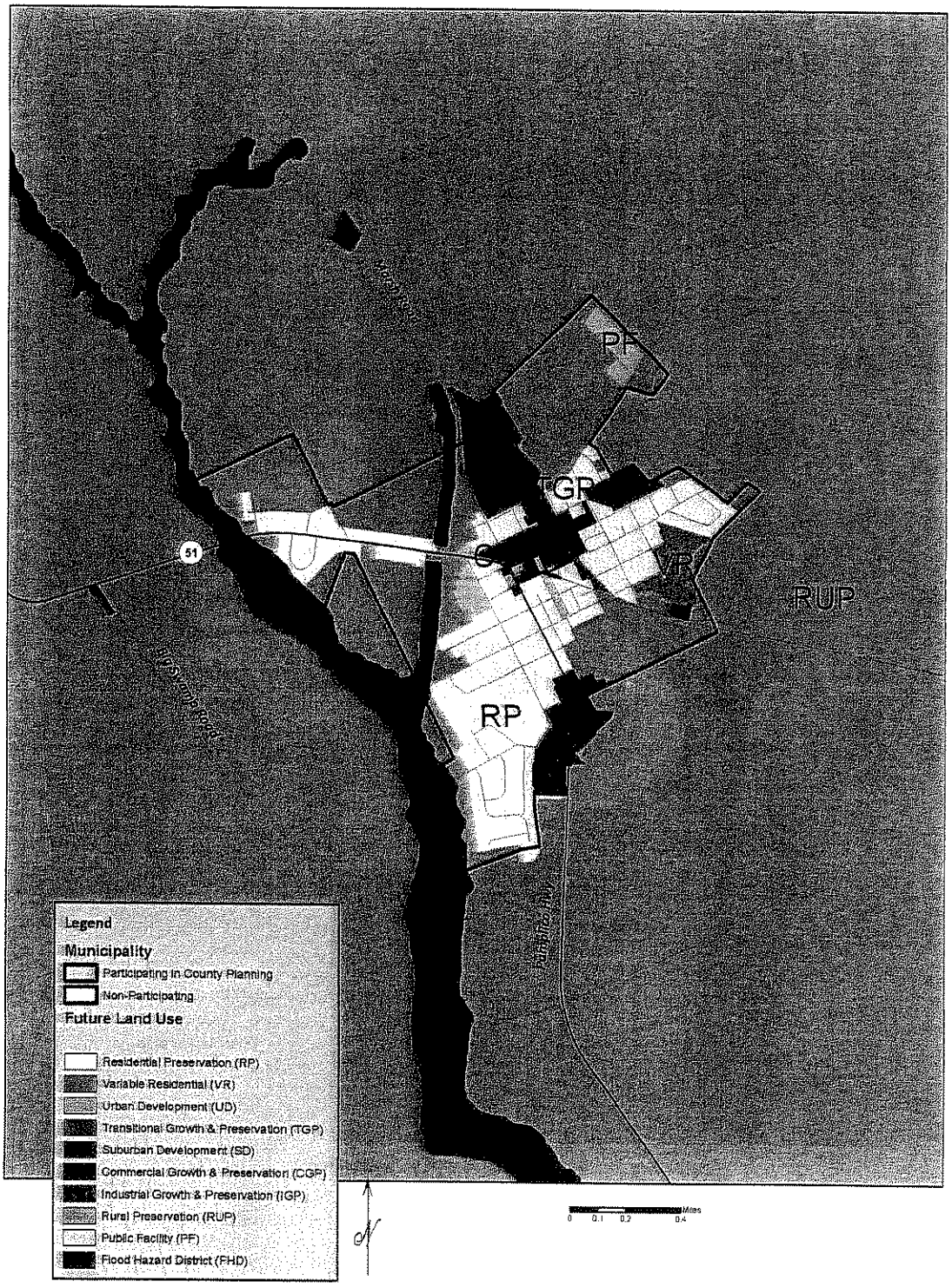


Figure 7-26. Future Land Use in the Quinby Area.

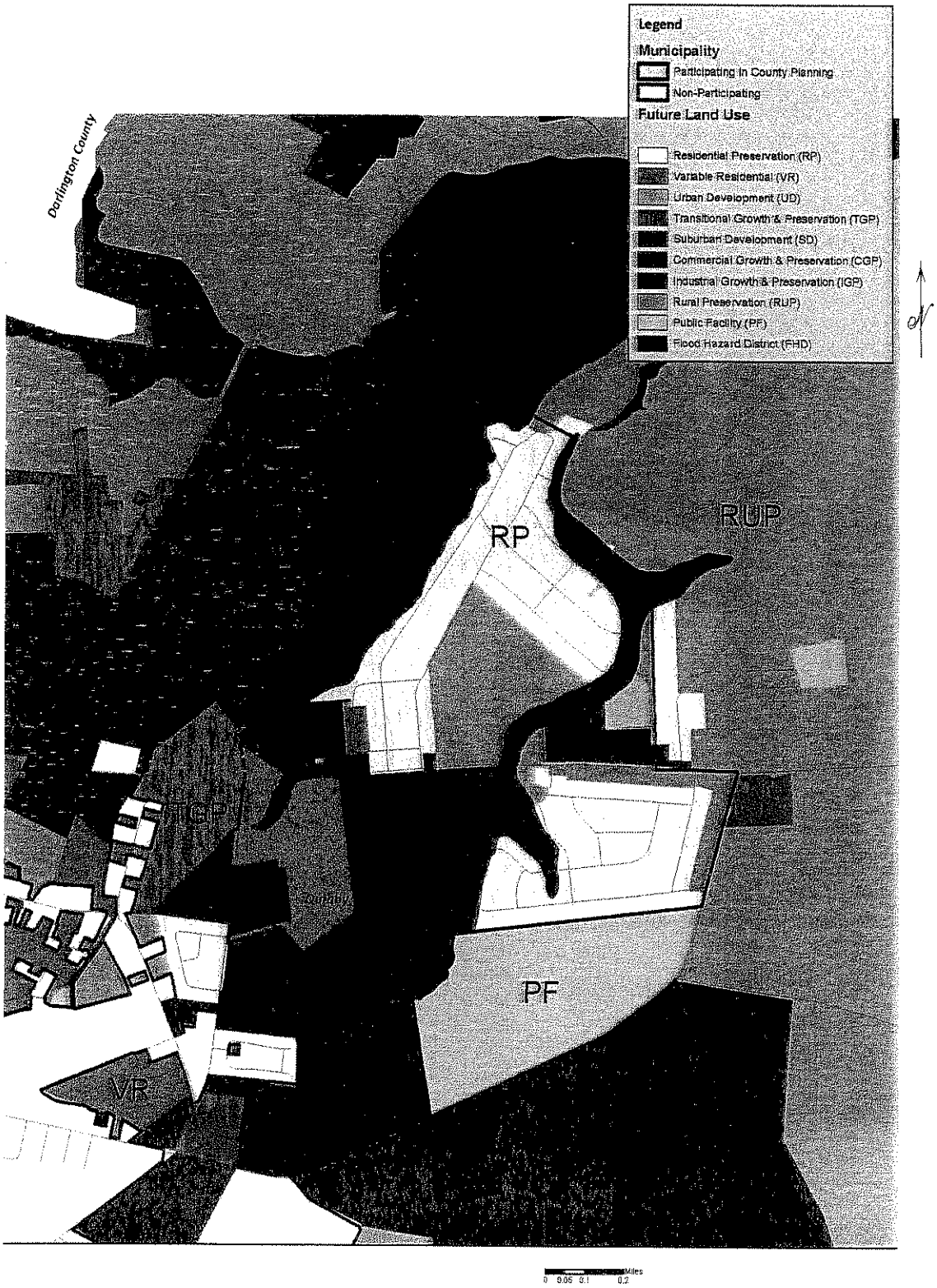


Figure 7-27. Future Land Use in the Scranton Area.

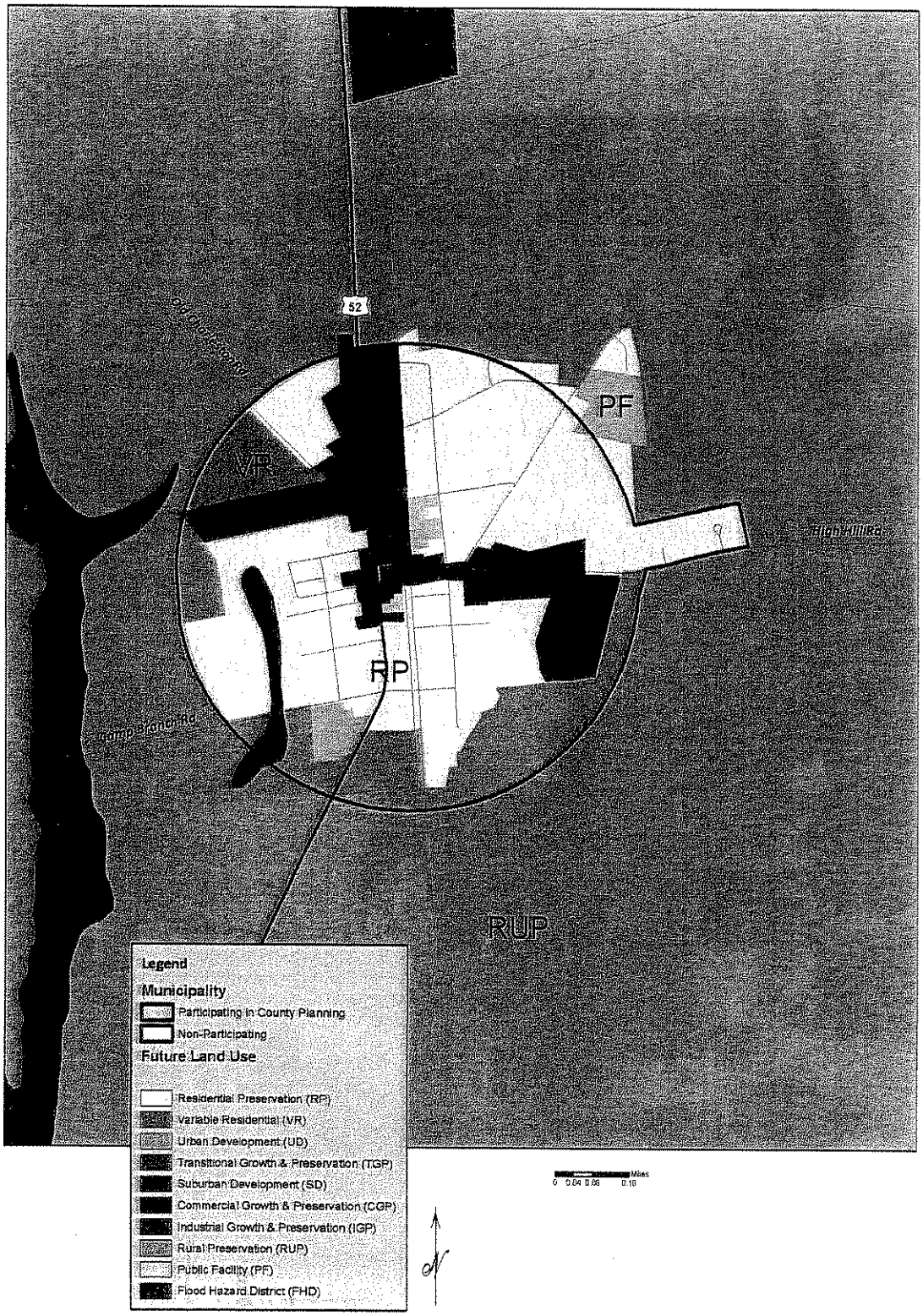
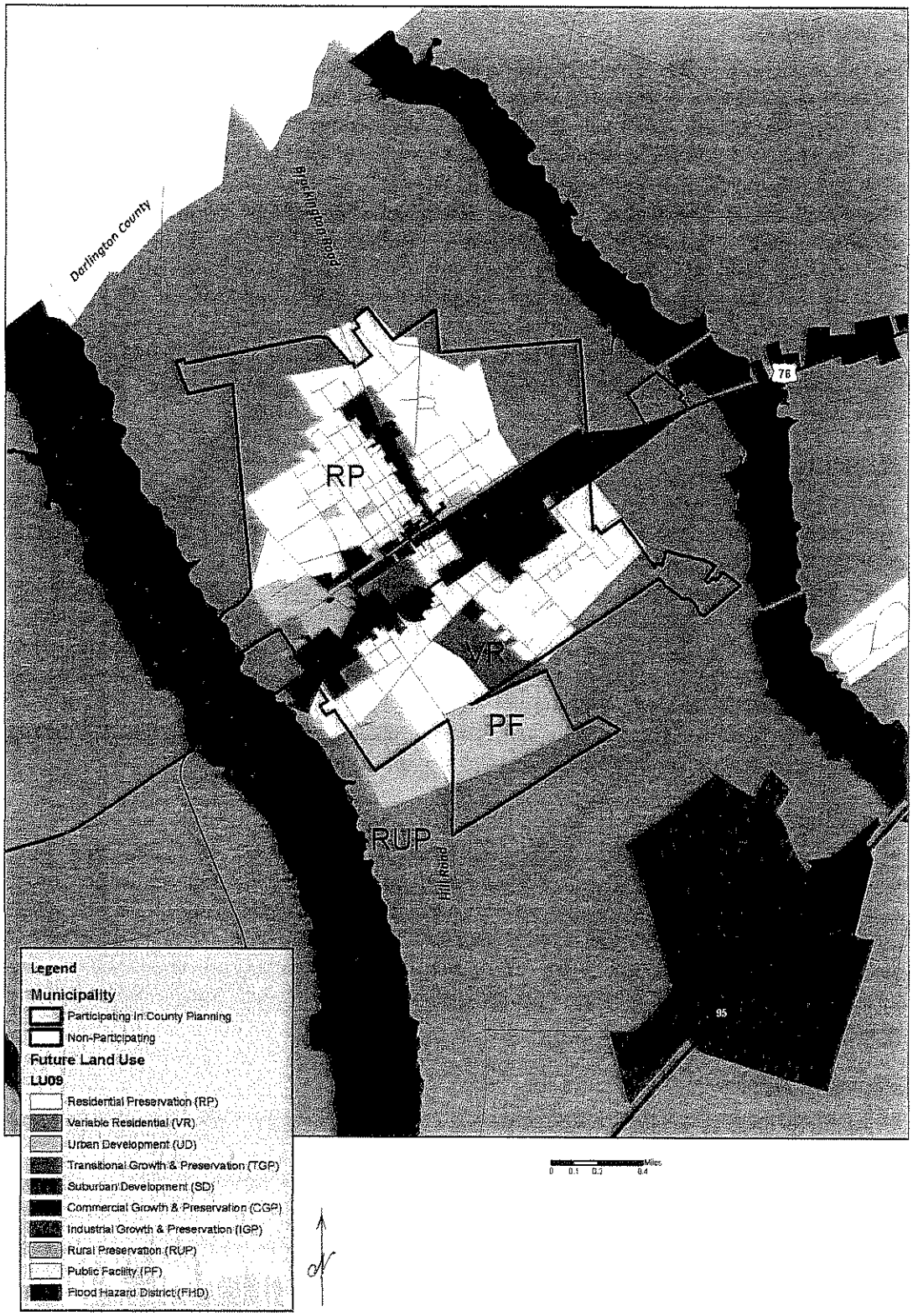


Figure 7-28. Future Land Use in the Timmonsville Area.



Downtown Master Plans

City of Florence

The City of Florence's Downtown Revitalization plan presents a diversity of mixed uses. The 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. The goal of the design guidelines for downtown Florence is to build a framework within which builders, developers, homeowners and government can play their part in revitalizing the area, secure in the knowledge that their individual contributions reinforces the whole. Completed projects as a part of this revitalization strategy are the new Library, and the new Florence Little Theatre. Projects in the works are the Francis Marion University Arts Center, Cumberland United Methodist Church, Coit Village, and the new Florence County Museum.

The Downtown Master Plan involves the acquisition of abandoned and distressed properties, design guidelines, establishment of Overlay Zoning Districts, various analyses and historic evaluations.

City of Johnsonville

A 2007 'City Plan' has been established for the City of Johnsonville. Their vision for the city is to reconnect this historic community to the River from which it began and from which it has always drawn its vitality. The 'City Plan' includes the following three principles:

- Revitalize Downtown: Reestablish community identity, presence and pride by revitalizing the historic downtown core with civic, institutional and commercial activity
- 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
- Create Civic Identity: Establish Johnsonville's identity, provide interconnection among parts of the city and direct attention and growth to critical areas.

Town of Olanta

The Town of Olanta has recently received a Streetscape Grant. They are on the third phase which began on Main Street. Some of these funds are being used for new sidewalks. A new County library is under construction and is projected to be completed by December, 2009. Future plans include remodeling the school gym into a community center to serve people of all ages but especially seniors and children. The Town is currently working on water wells that are anticipated to be installed in 2009. All lift stations for their sewer system are also being replaced.

Town of Pamplico

The Town of Pamplico has begun their Downtown Streetscape Project. This project consists of several components:

- Streetscape Improvements including sidewalk brick pavers, new street lighting, removal of overhead utility cables, landscaping improvements (planting of palmetto trees and shrubs in median) on Main Street (Fourth Avenue) from S.C. 51 (Walnut Street) to N. Trade Street.

- Facade Improvements for downtown businesses including painting, signage, and awnings.

The Pamplico Downtown Streetscape Project was funded by a $443,029 Community Development Block Grant (CDBG) from the SC Department of Commerce, and local matching funds were provided by the Town and businesses owners. Other streetscape improvements include landscaping at Pamplico Town Hall and a street clock.

City of Lake City

The City of Lake City's Master Plan provides for the development of the historic downtown district as an economic hub through the activities of the National Bean Market Museum and the Wellness Center. While the priority is the creation of sustainable commerce through tourism, the underlying goal includes creating a sense of place and enhancing the quality of life for the local citizens. The National Bean Market Museum is comprised of three components – the museum housed in the historic bean market building, an artisans center, and an agricultural interpretive center. The Wellness Center will provide onsite physician and therapeutic care with integrated exercise and nutritional programs. Additional projects include the development of the Dr. Ronald E. McNair Space Center, the relocation and development of the historic African American boarding school Cooper Academy, and creation of an arboretum environment within the city limits through the work of a noted arborist.

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Goals and Implementation Strategies

GOAL 1

Continue to provide a safe, healthy, livable and beautiful community that retains its unique identity and heritage.

Implementation Strategy: Continue to seek better alternatives and new ideas that improve the quality of life for Florence County residents. Regular public outreach and dialogue among professional organizations.

Time Frame: Continuous

GOAL 2

Enhance the quality, visual character and accessibility of all development in Florence County while minimizing negative impacts to residents, businesses, natural resources and public infrastructure.

Implementation Strategy: Seek public feedback to direct future and long-range plans. Incorporate feedback into professional knowledge in addition to Federal, State and local regulations for a unique, sustainable direction for Florence County growth.

Time Frame: Continuous

Goal 3

Achieve and sustain a balanced community where urban areas thrive, rural areas are strengthened, and natural landscapes flourish.

Implementation Strategy: Continue to observe Florence County trends of development and review the latest theories to maximize the use of existing public services. Seek ways to preserve the remaining natural areas in the County and the rural character of agricultural and forested areas.

Time Frame: Continuous

GOAL 4

Encourage plans to grow within existing boundaries of Florence County municipalities so they can provide police, water and sewer services and to determine what their cost would be to expand.

Implementation Strategy: Redirect development efforts to existing structures and in location where the need for additional public service improvements is limited. Focus should be given to renovating existing structures and locations along transit routes. A study should be conducted to prioritize the highest potential for redevelopment. Furthermore, incentives for redeveloping areas should be investigated. Mixed use would be encouraged.

Time Frame: Continuous

GOAL 5
Ensure adequate parks are available.

Implementation Strategy: Maintain adequate population number and geographic distribution statistics to ensure adequate park land equaling or exceeding 3 acres per 1,000 residents. Investigate a standard baseline proximity of parks to adjacent residents.

Time Frame: Continuous

GOAL 6
Minimize scattered development by focusing growth where infrastructure and services are readily available or planned for the future.

Implementation Strategy: Upon subdivision review, note potential to connect to future or existing adjacent subdivisions and businesses. New developments should build upon those already established near municipal centers. Developments that jump from the municipal boundaries should be discouraged due to the strain on taxpayers' services.

Time Frame: Continuous

GOAL 7
Develop overlay districts based on form-based zoning to regulate principal community entrances such as signs, exterior materials, roof shape and architectural standards.

Implementation Strategy: Study form-based zoning and its potential use as a strategy. Look at the feasibility of establishing entrance corridor overlay zones that may prescribe such standards including landscape requirements, building setbacks and signage requirements.

Time Frame: Medium Term

GOAL 8
Develop tree protection and landscape policies.

Implementation Strategy: Develop guidelines to reduce clear-cutting parcels, encourage preservation of specific trees, and improve large parking areas.

Time Frame: Short Term

GOAL 9
Continue to compile land-use plans consistent with the community's ability to service existing and new development.

Implementation Strategy: Compile research, visit examples, survey Federal, State and local successful examples.

Time Frame: Continuous

GOAL 10

Assist each town and city within Florence County with their land use plan. Educate them on thinking about the good and the bad on each future decision made in regards to land use.

Implementation Strategy: Regularly meet with municipal Councils, administrations and staff to keep abreast of potential new developments.

Time Frame: Continuous

GOAL 11

Establish a well head protection plan.

Implementation Strategy: Collect source water protection plans from the State Department of Health and Environmental Control or by other available means. Ground-truth the wellhead locations. Based on this information, characterize future land uses of intense or potentially polluting nature that should be restricted from areas of rapid percolation of surface water to aquifer.

Time Frame: Mid-Term

GOAL 12

Fully comply with the FEMA and NFIP development standards and ensure public awareness of the rules and area affected.

Implementation Strategy: The Flood Hazard District addresses limited development in flood prone areas. Likewise, protection of water resources for drinking water supply, stormwater capacity, plant and animal habitat protection and aquifer recharge.

Time Frame: Continuous

Goal 13

Study the potential impact of intense farming practices on existing Florence County land uses.

Implementation Strategy: Study the migration of confined feeder operations including swine and poultry. Study the best locations for these operations. Develop a zoning district to accommodate such intense practices. In general, the locations may be in areas where stormwater has limited access to surface waters, wetlands or wellheads. In addition, disclaimers may be placed on the plats of adjacent uses.

Time Frame: Mid-Term

Goal 14

Meet or exceed U.S. Environmental Protection Agency air quality standards for particulate matter ($PM_{2.5}$) and ozone (O_3).

Implementation Strategy: Work with stakeholders, including industrial businesses and local governments, on voluntary measures. Pursue air quality measures supported by the County Council. Attempt to leverage County initiatives with Federal, State and local programs.

Time Frame: Continuous

Goal 15
Maximize residential insurance savings with the highest ranking in the Community Rating System.

Implementation Strategy: The Community Rating System (CRS) outlines and rates the extent a community complies with minimum standards for floodplain management. Florence County will review and pursue some or all of the 18 public information and floodplain management activities as described in the CRS Coordinator's Manual.

Time Frame: Short Term

Goal 16
Establish permitting procedures to include lower cost of building permits for sustainable construction (i.e. LEED or EarthCraft).

Implementation Strategy: Review LEED and EarthCraft building requirements; review processes utilized to incorporate into ordinances from other South Carolina examples.

Time Frame: Continuous

Goal 17
Update the RU-1 zoning district to better represent the character of rural, agriculture areas.

Implementation Strategy: Increase the minimum lot size to one acre. Study other regulatory pathways to maintain the rural character of agriculture and silviculture practices.

Time Frame: Short Term

Goal 18
Update current Flood Ordinance to reflect LU classification.

Implementation Strategy: Review the Community Rating System and attempt to maximize the number of credit points.

Time Frame: Short Term

Goal 19
Establish corridor overlay districts on major roads to municipalities.

Implementation Strategy: Review and establish corridor overlays that focus on improving appearances including landscaping, buildings, setbacks, zoning, signage and multi-modal transportation. The first corridor for study should be Highway 76 between the airport and downtown Florence.

Time Frame: Short Term

Goal 20

Protect, preserve and restore natural lands including wetlands, native uplands and areas of protected rare and endangered species in Florence County.

Implementation Strategy: Inventory areas of interest with the Department of Natural Resources and local conservation groups. Investigate preservation opportunities of significant wildlife habitat. Special attention should be given to waterways and remaining undisturbed upland areas.

Time Frame: Long Term

Goal 21

Establish awareness and importance of and preserve significant agriculture land in Florence County as noted by the U.S. Department of Agriculture.

Implementation Strategy: Incorporate reviewing soil types prior to issuance of building permits. Investigate potential benefits for farmland including the continuation of farmland use taxation incentives/rewards for agricultural easements, a convenient way to zone for agriculture including aspects of the right-to-farm law, protection from nuisance complaints, establishing best management practices.

Time Frame: Long Term

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Appendix A: Urban Hydrology Soil Classifications

Map Symbol	Soil Type	Hydrological Group
Ba	Barth loamy sand	C
Br	Brogdon sand	B
CaA	Cahaba loamy fine sand, 0-3 % slopes	B
Cb	Cahaba-Leaf complex	B
Ce	Cape Fear loam	D
Ch	Chastain-Chewacla-Congaree Association	D
Cn	Chipley loamy sand	C
Cv	Coxville fine sandy loam	D
Dp	Duplin fine sandy loam	C
DuA	Duplin and Exum soils, 0-2 % slopes	C
DuB	Duplin and Exum soils, 2-6 % slopes	C
Ex	Exum sandy loam	B
FaA	Faceville loamy sand, 0-2 % slopes	B
FaB	Faceville loamy sand, 2-6 % slopes	B
FaD	Faceville loamy sand, 6-15 % slopes	B
FuB	Fuquay sand, 0-4% slopes	B
Go	Goldsboro loamy sand	B
Hy	Hyde loam	B/D
Jo	Johns fine sandy loam	C
Ka	Kalmia loamy sand	B
KeB	Kenansville sand, 0-4 % slopes	A
LaB	Lakeland sand, 0-9 % slopes	A
LaD	Lakeland sand, 6-15 % slopes	A
Ls	Leaf fine sandy loam	D
LuB	Lucy sand, 0-6 % slopes	A
LuC	Lucy sand, 6-10 % slopes	A
Ly	Lynchburg sandy loam	C
Lz	Lynn Haven sand	B/D
Mp	Mine pits and dumps	B
NoA	Norfolk loamy sand, 0-2 % slopes	B
NoB	Norfold loamy sand, 2-6 % slopes	B
On	Olanta loamy sand	B
OrA	Orangeburg loamy sand, 0-2 % slopes	B
OrB	Orangeburg loamy sand, 2-6 % slopes	B
OrC	Orangeburg loamy sand, 6-10 % slopes	B
Os	Osier loamy sand	A/D
Pa	Pantego loam	B/D
PlB	Pocalla sand, 0-4 % slopes	A
Ra	Rains sandy loam	B/D
Rs	Rimini sand	A
Ru	Rutlege loamy sand	B/D
SuC	Sunsweet loamy find sand, 6-10 % slopes	C

SuE	Sunsweet loamy fine sand, 10-25 % slopes	C
Ub	Urban land-Coxville-Norfolk Association	N/A
VaA	Varina loamy fine sand, 0-2 % slopes	C
VaB	Varina loamy fine sand, 2-6 % slopes	C
WgB	Wagram sand, 0-6 % slopes	A
WgC	Wagram sand, 6 -10 % slopes	A
WgD	Wagram sand, 10-15 % slopes	A
Wh	Wahee fine sandy loam	D
Wk	Wehadkee-Chastain Association	D
Wn	Wehadkee and Johnston soil	D

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Appendix B: Ten (10) Principles of Sustainable Development

(National Association of Counties (NACo), Joint Center for Sustainable Development, Washington, D.C., 1995)

Interdependence
To care for our communities, our decisions must not be short-sighted or negligent of our economic development; the natural, cultural and historic resources that our people and economy rely upon; and the ability to care for our people in an equitable way.

Collaboration
County government will collaborate with other local authorities, regional, federal and state government, industry, not-for-profit organizations and our citizens, to ensure healthy and sustainable community development.

Stewardship
County government is responsible for managing our resources through planned use in the present, to ensure continued use in the future.

Diversity
Counties are responsible for governing a diversified, balanced economy based on naturally and socially diverse communities.

Prevention
Counties have the capacity to prevent community instability by considering the broader implications of community decision-making and by avoiding problems instead of reacting to them.

Equity
County governments must actively balance economic, social and ethnic needs to create economically viable and sustainable communities by granting all community members access to information, resources and decision-making.

Effectiveness
County government is committed to effective use of its human and natural capital to develop economically so that human, cultural, historical and natural resources are used and managed efficiently and for the greater good of the community.

Education
County government is accountable to the community it serves and has a responsibility to facilitate the flow of information within its community, to learn from others and to promote awareness among its citizens.

Flexibility
Counties recognize that implementing sustainability means different things in different communities. Counties are committed to demonstrating the flexibility through the use of outside tools or incentive programs, necessary for each community to achieve locally defined sustainable development goals.

Responsibility
To obtain sustainable development, all community members are responsible for contributing to and maintaining economic stability, social equity and a healthy environment in the present and for the future.

Appendix C: Model Green Home Building Guidelines

(National Association of Home Builders, Washington, D.C., 2005)

Lot Preparation and Design - Even before the foundation is poured, careful planning can reduce the home's impact on natural features such as vegetation and soil; and enhance the home's long-term performance. Such preparation can provide significant value to the homeowner, the environment, and the community.

Resource Efficiency - Advanced framing techniques and home designs can effectively optimize the use of building materials. This section also details how careful material selection can reduce the amount of time and money needed for home maintenance; and demonstrates equally important construction waste management concepts.

Energy Efficiency - This is the most quantifiable aspect of green building. The information in this section will help a builder create a better building envelope and incorporate more energy efficient mechanical systems, appliances, and lighting into a home, yielding long-term utility bill savings and increased comfort for the homeowner.

Water Efficiency/Conservation - Although the relative importance of water availability and usage varies from region to region, the concern with adequate supply is becoming more widespread geographically. Experience also shows that employing the line items from this section of the Guidelines for indoor and outdoor water use can reduce utility bills, regardless of location.

Occupancy Comfort and Indoor Environmental Quality - Effective management of moisture, ventilation, and other issues can create a more comfortable and healthier indoor living environment.

Operation, Maintenance and Education - Given the level of effort a home builder goes through to create a well thought out home system, it would be a shame not to give the home owner guidance on how to optimally operate and maintain the house. Line items from this section show a builder how best to educate homeowners on the features of their new green home.

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Appendix D: LEED Committees

LEED Steering Committee
This governing body of all LEED committees is responsible for direction and decisions for the LEED program in both the U.S. and internationally.

Certification Committee
Ensures that the LEED certification process continues to be technically rigorous, consistent and responsive to the needs of LEED customers.

Market Sector Committee
Oversees market transformation through LEED and ensures that LEED continues to be responsive to the markets that it addresses.

Technical Committee
Ensures that all LEED standards are technically rigorous, scientifically valid and cost-effective. Also manages the Technical Advisory Groups (TAGs)

Technical Advisory Groups
Advise on credit interpretation requests, credit rulings and credit ruling appeals. Assure consistency and technical rigor in the development of LEED.

Technical and Scientific Advisory Committee (TSAC)
Provides advice and support for all LEED projects, serving as an independent and impartial forum for vetting technical issues when they are potentially difficult to resolve or involve significant controversy.

Rating System Committees
These committees are responsible for the direction and decisions of LEED rating systems currently undergoing development or major revisions.

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Appendix E: 1997 Land Use Classifications

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. 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. To be used in accordance with these plan map objectives:

- 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).

Developing Residential – The objective of this designation is to promote and accommodate in an orderly manner residential development in areas so designated. To be used in accordance with these plan map objectives:

- Residential uses, including single-family, multi-family, townhouses, patio homes, and manufactured homes;
- Institutional uses in support with residential development (e.g. school, churches, recreation facilities).

High Intensity Economic Corridors - The objective of the high intensity economic corridor concept is to support continued development and economic strengthening of designated High Intensity Corridors, and to enhance the appearance, improve the safety, and retain the carrying capacity of such corridors. To be used in accordance with these plan map objectives:

- General retail and business uses;
- Industrial uses;
- Institutional uses.

High Intensity Economic Nodes - The objective is to encourage and promote the economic vitality and ability of the county, including both incorporated and unincorporated areas, to compete in a regional market by concentrating economic activities, thereby strengthening the draw of such areas through "cumulative attraction." To be used in accordance with these plan map objectives:

- Multi-Use Retail;
- Institutional;
- General Business.

Industrial-Business Areas - The objective of the Industrial-Business designation is two fold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interests from incompatible development. To be used in accordance with these plan map objectives:

- Industrial and business uses;
- Institutional uses;
- Wholesale and warehousing uses;
- Big box retail;
- Mixed-use planned development;
- Existing residential and infill of existing subdivisions.

Low Intensity economic Nodes - The objective of this designation is to concentrate convenience and service establishments in proximity to residential areas, and to discourage strip commercial development as an alternative. To be used in accordance with these plan map objectives:

- Convenience retail;
- Convenience service;
- Limited business;
- Small scale institutional.

Major Parks and Open Space - This classification identifies all existing and proposed major parks and open space, including wetlands. Identify and incorporate wetlands and park facilities into the planning process, and protect wetlands from encroachment and misuse by development. To be used in accordance with these plan map objectives:

- Active and passive recreation where compatible with conservation efforts;
- Natural, open, or forested use.

Rural Community Nodes - The objective of this classification is to sustain and support rural community centers as an integral part of the rural environment, service the commercial, service, social, and agricultural needs of nearby rural residents. To be used in accordance with these plan map objectives:

- Small scale retail;
- Residential single-family;
- Small scale service & business uses;
- Social and small scale institutional uses;
- Agricultural support uses.

Rural Resource/Agricultural Areas - The objective of this classification is to conserve rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment. To be used in accordance with these plan map objectives:

- Single-family site built and manufactured dwellings;
- Agricultural uses;
- Small scale retail uses;
- Agricultural related industrial uses;
- Institutional uses.

Transitional Areas - The objective of this designation is two-fold: (1) to recognize mixed use areas and guide the development or redevelopment of such areas to ensure an orderly outcome of the transitional process, and (2) to ameliorate through a limited use buffer area or strip the

potential impact of economic development activity on established residential areas. To be used in accordance with these plan map objectives:

- Any and all land uses consistent with the objective of this area designation.

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Appendix F: Zoning Districts Interpretations

R-1, Single-Family Residential District. The intent of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses. The minimum lot area for residential use is 15,000 sq. ft. and 30,000 sq. ft. for non-residential use.

R-2, Single-Family Residential District. The intent of this district is the same as R-1 aside from differences in lot sizes and densities. The minimum lot area for residential use is 10,000 sq. ft. and 20,000 sq. ft. for non-residential use.

R-3, Single-Family Residential District. The intent of this district is the same as R-1 aside from differences in lot sizes and densities. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-4, Multi-Family Residential District, Limited. The intent of this district is to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-5, Multi-Family Residential District. The intent of this district is to accommodate higher density residential development and a variety of housing types on small lots or project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

B-1, Limited Business District. The intent of this district is to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition. The minimum lot area for residential use is 5,000 sq. ft. and 5,000 sq. ft. for non-residential use.

B-2, Convenience Business District. The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential uses. The minimum lot area for residential use is 5,000 sq. ft. and 5,000 sq. ft. for non-residential use.

B-3, General Commercial. The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position. The minimum lot area for this zoning district is 5,000 sq. ft for residential and non-residential uses.

B-4, Central Commercial. The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots. Residential use is not permitted in this zoning district and there is no minimum lot area for non-residential use.

B-5, Office and Light Industrial. The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards. The minimum lot acre for this zoning district is 10,000 sq.

ft for non-residential uses. Multi-family apartments are permitted. Other residential uses not permitted. Residential use is not permitted in this zoning district and the minimum lot area for non-residential use is 10,000 sq. ft.

B-6, Industrial District. The intent of this district is to accommodate certain industrial uses which based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs. The minimum lot for this zoning district is 10,000 sq. ft. for non-residential uses. Residential dwellings are not permitted; however, some accessory uses to residential uses are permitted or conditionally permitted. The minimum lot area for non-residential use in this zoning district is 10,000 sq. ft.

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. The minimum lot acre for this zoning district is 15,000 sq. ft. for residential or non-residential use.

RU-2, Rural Resource District. The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment. The minimum lot acre for this zoning district for residential use is 87,120 sq. ft. and 43,560 sq. ft. for non-residential use.

PD, Planned Development. The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. There is no minimum lot area for this zoning district, however, it is the intent to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

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Appendix G: Soils of Prime Farmland for Agriculture in Florence County

Br	Brogdon sand
CaA	Cahaba loamy fine sand, 0-3 % slopes
Dp	Duplin fine sandy loam
DuA	Duplin and Exum soils, 0-2 % slopes
DuB	Duplin and Exum soils, 2-6 % slopes
Ex	Exum sandy loam
FaA	Faceville loamy sand, 0-2 % slopes
FaB	Faceville loamy Sand, 2-6 % slopes
Go	Goldsboro loamy sand
Jo	Johns fine sandy loam
Ka	Kalmia loamy sand
NoA	Norfolk loamy sand, 0-2 % slopes
NoB	Norfold loamy sand, 2-6 % slopes
On	Olanta loamy sand
OrA	Orangeburg loamy sand, 0-2 % slopes
OrB	Orangeburg loamy sand, 2-6 % slopes
VaA	Varina loamy fine sand, 0-2 % slopes
VaB	Varina loamy fine sand, 2-6 % slopes

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Appendix H: Soils of Farmland of Statewide Importance in Florence County

Ba	Barth loamy sand
Cb	Cahaba-Leaf complex
Ce	Cape Fear loam
Cv	Coxville fine sandy loam (if drained)
FuB	Fuquay sand, 0-4 % slopes
Hy	Hyde loam
KeB	Kenansville sand, 0-4 % slopes
Ls	Leaf fine sandy loam
LuB	Lucy sand, 0-6 % slopes
OrC	Orangeburg loamy sand, 6-10 % slopes
Pa	Pantego loam
PlB	Pocalla sand, 0-4 % slopes
Ra	Rains sandy loam
Wgb	Wagram sand, 0-6 % slopes
Wh	Wahee fine sandy loam

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Appendix I: Forestry Land Conservation Tools

Land Use Taxation - Under use-value taxation, properties are taxed based on the productive value of the land rather than at the highest and best use value of the land. The landowner is recognized for and taxed based on the current rural use of the land rather than the development potential of the land.

Agriculture and Forestry Districts - A minimum of 200 acres (with one or more landowners) is required in order to form a District and only landowners can initiate the formation. This request must go before the local Planning Commission. Once established, any property within a mile of the district can be added to the district. Landowners sign voluntary agreements with locality and the properties receive use-value taxation and some protection of rural use. In exchange, the landowners agree not to develop the properties for a period ranging from 4-10 years.

Riparian Buffer Tax Credit - This is a state tax credit that reimburses landowners for a portion of the value of timber left standing in riparian buffers after timber harvesting. The buffer area must be left in unharvested forest use for a period of 15 years. This tax credit focuses conservation of some of the most sensitive lands and reimburses landowners for practicing sustainable forest management.

Cost-Share Assistance - Federal and state cost-share programs provide matching funds for some farm or forest practices and are often tied to land conservation. The Conservation Reserve Enhancement Program (CREP) provides reimbursement for the cost of installing conservation practices as well as rental payments for acreages where conservation practices are installed. These rental payments run for 10 or 15 years. CREP also includes funding for purchase of perpetual conservation easements on the buffer area.

Conservation Easements - A conservation easement is a voluntary agreement between a landowner and a qualified conservation organization or public entity to prevent the development of a property while allowing continued private ownership and rural use such as farming or forestry. Conservation easements are typically perpetual but they can be for shorter terms in some cases. Some benefits of donating a conservation easement are State Income Tax Credits, Charitable Deduction on the landowner's federal tax return, Estate Tax Benefits can reduce the tax liability on the estate, and Local Real Estate Tax which allows the landowner to be eligible for reduced real property taxes.

Purchase of Development Rights (PDR) - In a PDR program, the landowner sells the right to develop their property, typically to the locality. The benefit is that the landowner is paid directly for all or a portion of the value of their development rights.

Forest Legacy Program - This Federal program funds the purchase of land and conservation easements to protect working forest lands that are threatened by development. This is a nationwide competitive program to fund conservation of properties that have significant conservation values.

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Appendix J: Water Body Definitions

The smallest water channels are often called brooks or creeks. However, creeks are often larger than brooks and sometimes known as streams and may either be permanent or intermittent. Streams can be intermittent or permanent and can be on the surface of the earth, underground, or even with an ocean such as the Gulf Stream.

A river is a large stream that flows over land. It is often a perennial water body and usually flows in a specific channel, with a considerable volume of water.

A pond is a small lake, most often in a natural depression. It refers to any accumulation of water surrounded by land, often of a considerable size. A very large lake that contains salt water is known as a sea, except the Sea of Galilee, which is actually a freshwater lake.

A sea can also be attached to, or even part of, an ocean. Oceans are the ultimate bodies of water and refers to the five oceans – Atlantic, Pacific, Arctic, Indian, and Southern.

Coves are the smallest indentations of land by a lake, sea, or ocean. A bay is larger than a cove and can refer to any wide indentation of the land. Larger than a bay is a gulf which is usually a deep cut of the land. Bays and gulfs can also be known as inlets.

Finally, any lake or pond directly connected to a larger body of water can be called a lagoon and a channel explains a narrow sea between two land masses, such as the English Channel.

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Appendix K: Future Land Use Map Administration and Public Meetings

	Type	Date
City of Johnsonville	Administration	08/06/08
City of Johnsonville	Public Hearing	12/02/08
Town of Quinby	Mayor	08/08/08
Town of Quinby	Public Hearing	03/03/09
Town of Olanta	Mayor	08/15/08
Town of Olanta	Public Hearing	10/07/08
Town of Scranton	Mayor	09/24/08
Town of Scranton	Public Meeting	10/06/08
Town of Scranton	Public Hearing	11/10/08
Town of Pamplico	Mayor and Council of Governments	12/17/08
Town of Pamplico	Public Hearing	05/05/09
City of Lake City	Mayor/Administrator	04/27/09
City of Lake City	Public Hearing	05/21/09
City of Florence	Administration	12/3/08
City of Florence	Public Hearing	03/12/09
" " "	" "	03/19/09
" " "	" "	03/26/09
Town of Timmonsville	Mayor	09/30/08
Town of Coward	Mayor and Council	01/05/09
Florence School District One	Superintendent only	12/11/08
Florence County Economic Dev.	Administration	01/20/09
Pee Dee Council of Governments	Administration	02/17/09
Pee Dee Board of Realtors	Ad Hoc Committee	04/29/09
Sierra Club	Executive Committee Members	05/07/09
Pee Dee Home Builders Assoc.	Administration	05/18/09
Florence County Planning Commission	Public Workshop	05/21/09
Florence County Planning Commission	Public Workshop	06/09/09
Planning Commission	Public Hearing	06/23/09
Pee Dee Home Builders Assoc.	Administration and Members	07/09/09
Planning Commission Night School	Public Meeting	07/16/09

Appendix L: Element Adoption Date

Florence County	TBD

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FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2009

AGENDA ITEM: Ordinance No. 08-2009/10
Introduction

DEPARTMENT: Planning and Building Inspections William H. Hoge

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend Chapter 9.5 Drainage And Stormwater Management Ordinance, Section 9.5-16 Regarding Requirements For Land Disturbing Activity And Section 9.5-72 Regarding Clarification Of Close Out Processes For Commercial and Residential Projects Of The Florence County Code.]

POINTS TO CONSIDER:
1. Council District(s): All Florence County Council Districts.
2. The amendment to Section 9.5-16 is in response to DHEC's annual review of the Municipal Separate Storm Sewer System (MS4) Program for Florence County.
3. The purpose of the MS4 program is to safeguard the quality of stormwater discharged to waters of the state.
4. DHEC's review identified concerns about the County's regulatory mechanism listed in Construction Site Storm Water Runoff Control (4.2.4) section "A" of the South Carolina NPDES Permit SCR03000.
5. This amendment will strengthen the County's MS4 program to meet the requirements of the SCR03000.
6. The amendment to Section 9.5-72 further defines "As Built or Record Documents" requirements for land disturbing activity and clarifies actions that can be taken when performing the closeout processes for commercial and residential projects.

OPTIONS:

1. ***(Recommended)*** Approve the Ordinance as Presented.
   *(Planning Commission **approved** 6-0)(All Council Districts).*
2. Provide An Alternate Directive.

ATTACHMENTS:
Copies of the following are attached:

1. Ordinance No. 08-2009/10

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: July 28, 2009
Planning Commission Public Hearing	: July 28, 2009
Planning Commission Recommendation	: July 28 2009[Approved 6-0]
First Reading/Introduction	: August 20, 2009
Committee Referral	: N/A
Second Reading	: September 17, 2009
Third Reading	: October 15, 2009
Effective Date	: Immediately

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

ORDINANCE NO. 08-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend Chapter 9.5 Drainage And Stormwater Management Ordinance, Section 9.5-16 Regarding Requirements For Land Disturbing Activity And Section 9.5-72 Regarding Clarification Of Close Out Processes For Commercial and Residential Projects Of The Florence County Code.]

WHEREAS:

1. SC DHEC conducted its annual review of Florence County Municipal Separate Storm Sewer System (MS4) Program which is the program that safeguards the quality of stormwater discharged to waters of the state; and

2. This year's review identified concerns about the County's regulatory mechanism listed in Construction Site Storm Water Runoff Control (4.2.4) section "A" of the South Carolina NPDES Permit SCR03000; and

3. The amendment to Section 9.5-16 will strengthen the County's MS4 program to meet the requirements of the SCR03000; and

4. The amendment to Section 9.5-72 will further define "As Built or Record Documents" requirements for land disturbing activity and clarify actions that can be taken when performing the closeout processes for commercial and residential projects.

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

[CONTINUED ON NEXT PAGE]

1. The Florence County Code of Ordinances, Chapter 9.5 Drainage And Stormwater Management, Article I. General, Division 2. General, Section 9.5-16 Finding of Fact is hereby amended in its entirety to read as follows:

Sec. 9.5-16. Finding of fact.

(a) The county council finds and declares that the matters set forth in the recitals hereof are in all respects correct.

(b) The County is required by federal law [33 U.S.C 1342(p) and 40 CFR 122.261] to obtain a NPDES permit from the South Carolina Department of Health and Environmental Control (SCDHEC) for stormwater discharges from the Florence County Stormwater System. The NPDES permit requires the County to impose controls to reduce the discharge of pollutants in stormwater to the maximum extent practicable using management practices, control techniques and system, design and engineering methods, and such other provisions that are determined to be appropriate for the control of such pollutants. The permit should be in compliance with the following, except as modified by more stringent requirements of this ordinance:

(1) Standards of Stormwater Management and Sediment Reduction Regulation 72-305 "Permit Application and Approval Process" and 72-307 "Specific Design Criteria, Minimum Standards, and Specifications".
(2) NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities [Permit No. SCR 100000].
(3) NPDES General Permit for Stormwater Discharges from Regulated Small Municipal Separate Storm Sewer Systems (MS4s) [Permit No. SCR030000].

Additionally, certain facilities that discharge stormwater associated with an industrial activity, including land-disturbing activities, are required to obtain their own respective NPDES permits. Also, the South Carolina Stormwater Management and Sediment Reduction Act [S.C. Code 48-14-10 et seq.] requires the County to obtain a permit for certain land-disturbing activities.

2. The Florence County Code of Ordinances, Chapter 9.5 Drainage and Stormwater Management, Article II. Drainage and Stormwater Management, Division 2. Sediment and Erosion Control, Section 9.5-72.(c) and (d) Inspection and Enforcement are hereby amended in their entirety and shall read as follows:

[CONTINUED ON NEXT PAGE]

(c) ~~The person responsible for the land disturbing activity shall notify the county before initiation of construction.~~ The applicant shall notify the county engineer before commencing any work for a preconstruction meeting prior to implementing the stormwater management and sediment control plan for all projects greater then one (1) acre. The County may also request a preconstruction meeting for selected projects under one (1) acre. The county shall also be notified upon project completion, when a final inspection will be conducted to ensure compliance with the approved stormwater management and sediment control plan.

(d) The person responsible for the land disturbing activity shall, if required by the county during the plan approval process, submit "As Built or Record Document" plans. In addition, the person responsible for level II and III land disturbing activities shall be required to submit written certification from the professional engineer, landscape architect, or tier B land surveyor responsible for the filed supervision of the land disturbing activity that the land disturbing activity was accomplished according to the approved stormwater management and sediment control plan or approved changes. When "As Built" plans are submitted, the minimum information to be provided on those "as-built" plans shall include the following:

(1) Boundary, phase, and lot lines.
(2) Lot numbers and street names.
(3) Easements.
(4) Road locations with centerline stationing and curve data.
(5) Road centerline elevations at one-hundred-foot intervals.
(6) Drainage structures with elevations.
(7) Drainage pipes with size, material, length, slope, and invert elevations.
(8) Ponds or lakes with average bottom and water surface elevations, storage capacity in acre-feet, and any control structures shall be shown in detail.
(9) Drainage ditches and swales with elevations at one-hundred-foot intervals.
(10) Water and sewer as-built information as required by the appropriate utility company.

3. The Florence County Code of Ordinances, Chapter 9.5 Drainage and Stormwater Management, Article II. Drainage and Stormwater Management, Division 2. Sediment and Erosion Control, Section 9.5-72 Inspection and Enforcement insert new subparagraphs (h), (i), and (j) and re-letter the remaining subparagraphs to read as follows:

(h) For commercial projects, the Notice of Termination process per the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities, Parts 5.1 – 5.3, must be initiated by the applicant so that it shall be completed by the county engineering division prior to any of the following actions, as applicable:

(1) The use or occupancy of any newly constructed components of the site.
(2) Release of any bond held by Florence County if applicable.

(i) For residential projects, a project closeout process must be initiated by the applicant so that it shall be completed by the county engineering division prior to any of the following actions, as applicable:

(1) The use or occupancy of any newly constructed components of the site.
(2) Final acceptance of any road into the Florence county road maintenance system or designation of road owner and associated stormwater management system.
(3) Release of any bond held by Florence County if applicable.
(4) Approval and/or acceptance for recording of map, plat, or drawing, the intent of which is to cause a division of a single parcel of land into two or more parcels.

(j) A Notice of Termination shall then be submitted once the requirement of the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities, Parts 5.1 – 5.3, have been met.

(k) The county may, in addition to its enforcement options, refer a site violation to the department of health and environmental control for review.

(l) Referral of a site violation to the department of health and environmental control may initiate a department of health and environmental control construction inspection of the site to verify site conditions. That construction inspection may result in the following actions:

(1) Notification through appropriate means to the person engaged in a land disturbing activity to comply with the approved plan within a specified time frame; and
(2) Notification of plan inadequacy, with a time frame for the person engaged in a land disturbing activity to submit a revised stormwater management and sediment control plan to the county and to receive its approval with respect thereto.

(m) Failure of the person engaged in the land disturbing activity to comply with department of health and environmental control requirements may result in the following actions in addition to other penalties as provided in S.C. Code 1976, Tit. 48, Ch. 14, as amended.

(1) The department of health and environmental control may direct the county to order any person violating any provision of chapter 14 and/or these regulations to cease and desist from any site work activity other than those actions necessary to achieve compliance with any administrative order.
(2) The department of health and environmental control may direct the county to refrain from issuing any further building or land disturbance permits to the person having outstanding violations until those violations have been remedied.
(3) The department of health and environmental control may recommend fines to be levied by the county.

(n) The county may utilize "stop work orders" as a part of its inspection and enforcement program in accordance with the following procedures:

(1) The county may issue a stop work order if it is found that a land disturbing activity is being conducted in violation of this chapter or of any regulation adopted or order issued pursuant to, in connection with or otherwise related to this chapter and that either:
   i. Off-site sedimentation resulting from non-compliance with the approved stormwater management and sediment control plan has eliminated or severely degraded a use in a lake or natural waterway or that such degradation is imminent.
   ii. Off-site sedimentation resulting from non-compliance with the approved stormwater management and sediment control plan has caused severe damage to adjacent land.
   iii. The land disturbing activity is being conducted without the required approved plan.
   iv. Sediment leaving a site is entering a "common" stormwater control/conveyance device(s) and is restricting design capacity flow.

(2) The stop work order shall be in writing and shall state what work is to be stopped and/or what measures are required to abate the violation. The order shall include a statement of the findings made by the county pursuant to paragraph (1) of this section and shall list the conditions under which work may be resumed. The delivery of equipment and material which does not contribute to the violation may continue while the stop work order is in effect. A copy of this section shall be attached to the order.

(3) The stop work order shall be served by a county person duly authorized by law to serve process, and shall be served on the person at the site of the land disturbing activity who is in operational control of the land disturbing activity. The person serving process shall post a copy of the stop work order in a conspicuous place at the site of the land disturbing activity. The county shall also deliver a copy of the stop work order to any person that the county has reason to believe may be responsible for the violation.

(4) The directives of a stop work order become effective upon service of the order. Thereafter, any person notified of the stop work order who violated any of the directives set out in the order may be assessed a civil penalty as provided in section 9.5-74.

(5) The county shall designate an employee to monitor compliance with the stop work order. The name of the employee so designated shall be included in the stop work order. The employee so designated shall rescind the stop work order if all the violations for which the stop work order are issued are corrected, no other violations have occurred, and all measures necessary to abate the violations have been taken.

(6) The issuance of a stop work order shall be a final decision subject to judicial review in the same manner as an order in a contested case pursuant to S.C. Code 1976, § 1-23-380 The petition for judicial review shall be filed in the circuit court of the county in which the land disturbing activity is being conducted.

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

5. 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:

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Boards & Commissions
Florence City-County Memorial Stadium Commission

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council is requested to consider approval of the following recommendations for appointment/re-appointment to the City-County Memorial Stadium Commission with appropriate expiration terms:

- re-appoint Gerald Holley, Seat 4, representing Florence Public School District One, with expiration term November 2011;
- appoint Michael W. Richey for appointment to Seat 5 (replacing Ted Maxwell), representing American Legion, Fred H. Sexton Post 1, with expiration term November 2011; and,
- re-appoint O. J. Davis to Seat 6 representing American Legion, Fred H. Sexton Post 1, with expiration term November 2012.

ATTACHMENTS:

1. A copy of the letter of recommendation from Larry L. Jackson, Superintendent, Florence Public School District One.
2. Copies of the letters (2) of recommendation from Michael McIntire, Post Commander, Fred H. Sexton Post 1.

Florence Public School District 1 ONE

Florence Public School District One

319 South Dargan Street Florence South Carolina 29506-2589
Telephone: (843) 669-4141 Fax: (843) 292-1003
www.fsd1.org

July 28, 2009

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

Dear Council Members:

As Superintendent of Florence District One, I am recommending that Mr. Gerald Holley be considered for re-appointment to fill Seat 4 on the Florence City-County Stadium Commission as a representative of Florence School District One.

If you have questions or concerns regarding this recommendation, please feel free to contact my office at 843-669-4141.

Sincerely,

Larry L. Jackson
Superintendent

FRED H. SEXTON POST 1

Post Home
3631 E. Palmetto St.
Florence, S.C. 29506

Mailing Address
P.O. Box 5331
Florence, S.C. 29501

July 7, 2009

Gerald Holley, Chairman
Florence City-County Stadium Commission
P. O. Box 13863
Florence, SC 29505

Dear Mr. Holley:

As Post Commander, I speak for our membership in nominating Michael W. Richey for appointment to Seat 5 of the Florence City-County Stadium Commission to serve as a representative of the American Legion, Fred H. Sexton Post #1.

Sincerely,

Michael McIntire
Post Commander

FRED H. SEXTON POST 1

Post Home
3631 E. Palmetto St.
Florence, S.C. 29506

Mailing Address
P.O. Box 5331
Florence, S.C. 29501

July 7, 2009

Gerald Holley, Chairman
Florence City-County Stadium Commission
P. O. Box 13863
Florence, SC 29505

Dear Mr. Holley:

As Post Commander, I speak for our membership in nominating O.J. Davis for re-appointment to Seat 6 of the Florence City-County Stadium Commission to serve as a representative of the American Legion, Fred H. Sexton Post #1.

Sincerely,

Michael McIntire
Post Commander

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

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 2009 was previously provided to Council. Additional copies are available upon request.)

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Reports to Council
Monthly Financial Reports

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Monthly financial reports are provided to Council for fiscal year 2010 through July 31, 2009 as an item for the record.

ATTACHMENTS:

Copies of the monthly financial reports.

FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY10
7/1/09 TO 7/31/09

REVENUES	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
Taxes	32,031,860	388,010	31,643,850	98.79%
Licenses & Permits	1,522,800	-	1,522,800	100.00%
Fines & Fees	3,485,600	-	3,485,600	100.00%
Intergovernmental	7,162,442	-	7,162,442	100.00%
Sales and Other Functional	5,180,350	503,326	4,677,024	90.28%
Miscellaneous	1,362,250	-	1,362,250	100.00%
Operating Transfers	(3,141,056)	-	(3,141,056)	100.00%
Use of Fund Balance	1,740,000	-	1,740,000	100.00%
TOTAL	49,344,246	891,336	48,452,910	98.19%

	EXPENDITURES	BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT
10-411-401-000	County Council	324,782	24,642	300,140	92.41%
10-411-401-100	County Associations	22,921	-	22,921	100.00%
10-411-402-000	Administrator	628,254	45,695	582,559	92.73%
10-411-403-100	Clerk of Court	955,483	93,901	861,582	90.17%
10-411-403-200	General Sessions Court	172,252	6,565	165,687	96.19%
10-411-403-300	Family Court	657,880	47,219	610,661	92.82%
10-411-403-400	Master in Equity	53,352	3,646	49,706	93.17%
10-411-404-000	Solicitor	968,098	78,133	889,965	91.93%
10-411-405-000	Judge of Probate	511,408	34,104	477,304	93.33%
10-411-406-000	Public Defender	683,764	45,891	637,873	93.29%
10-411-406-100	Public Defender - Marion County	54,862	3,753	51,109	93.16%
10-411-407-100	Magistrates - Florence	1,358,849	85,267	1,273,582	93.73%
10-411-407-200	Magistrates-Timmonsville	221,989	13,202	208,787	94.05%
10-411-407-300	Magistrates - Olanta	76,425	494	75,931	99.35%
10-411-407-400	Magistrates - Johnsonville	111,747	7,958	103,789	92.88%
10-411-407-500	Magistrates - Pamplico	150,273	9,668	140,605	93.57%
10-411-407-600	Magistrates - Lake City	215,673	14,783	200,890	93.15%
10-411-407-700	Magistrates - LEC	9,450	138	9,312	98.54%
10-411-407-800	Magistrates - LEC	2,750	-	2,750	100.00%
10-411-407-900	Magistrates - LEC	2,750	-	2,750	100.00%
10-411-409-000	Legal Services	84,150	3,575	80,575	95.75%
10-411-410-100	Voter Registration	440,098	63,380	376,718	85.60%
10-411-410-200	Elections	40,000	-	40,000	100.00%
10-411-411-000	Finance	710,870	68,920	641,950	90.30%
10-411-411-900	County Audit	59,400	-	59,400	100.00%
10-411-412-000	Human Resources	240,594	13,241	227,353	94.50%
10-411-412-900	Non-Department Fringe	1,031,179	141,437	889,742	86.28%
10-411-413-100	Procurement & Facilities	214,230	9,596	204,634	95.52%
10-411-413-200	Central Maintenance	1,051,232	156,443	894,789	85.12%
10-411-414-200	GIS	383,744	21,394	362,350	94.42%

FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY10
7/1/09 TO 7/31/09

10-411-414-900	General Phone System	8,910	85	8,825	99.05%
10-411-415-100	Treasurer	830,013	46,255	783,758	94.43%
10-411-415-200	Delinquent Tax	381,880	20,923	360,957	94.52%
10-411-416-000	Auditor	481,640	30,826	450,814	93.60%
10-411-417-000	Tax Assessor	1,237,707	80,440	1,157,267	93.50%
10-411-418-100	Planning and Engineering	1,101,144	70,317	1,030,827	93.61%
10-411-418-200	Building Department	948,234	52,416	895,818	94.47%
10-411-419-000	Complex	1,247,869	135,644	1,112,225	89.13%
10-411-420-000	Buildings and Grounds	906,594	43,161	863,433	95.24%
10-411-427-000	Information Technology	1,280,888	181,551	1,099,337	85.83%
10-411-446-000	Veteran's Affairs	153,066	10,131	142,935	93.38%
10-411-480-210	Florence Senior Center	178,653	11,818	166,835	93.39%
10-411-480-220	Lake City Senior Center	158,400	-	158,400	100.00%
10-411-485-130	Pee Dee CAA	9,900	-	9,900	100.00%
10-411-485-290	Senior Citizens' Association	9,900	-	9,900	100.00%
10-411-485-410	Airport Commission	75,457	-	75,457	100.00%
10-411-485-420	PDRTA	14,850	-	14,850	100.00%
10-411-485-510	Soil & Water Conservation	3,779	-	3,779	100.00%
10-411-485-520	County Agent	4,950	-	4,950	100.00%
10-411-485-610	Stadium Commission	5,049	-	5,049	100.00%
10-411-485-850	Humane Society	4,950	-	4,950	100.00%
10-411-485-910	Pee Dee COG	75,457	-	75,457	100.00%
10-411-485-990	Legislative Delegation Office	4,950	-	4,950	100.00%
10-411-488-000	Contingency Fund	108,890	90,769	18,121	16.64%
10-411-489-100	Employee Tort Insurance	207,900	206,700	1,200	0.58%
10-411-489-200	Employee Blanket Bond	842	825	17	2.06%
10-421-421-110	Sheriff's Department	7,519,597	1,072,962	6,446,635	85.73%
10-421-421-170	Special Enforcement Unit	472,559	-	472,559	100.00%
10-421-421-190	Sheriff's Special Projects	32,000	32,000	-	0.00%
10-421-421-200	County Jail	6,503,255	411,274	6,091,981	93.68%
10-421-422-100	Emergency Preparedness	285,548	18,419	267,129	93.55%
10-421-422-200	Central Dispatch	1,797,708	115,626	1,682,082	93.57%
10-421-422-300	County Radio System	336,504	35,554	300,950	89.43%
10-421-481-950	Rural Fire Departments	14,850	1,130	13,720	92.39%
10-451-423-000	EMS	4,214,054	236,926	3,977,128	94.38%
10-451-424-100	Rescue Squad - Timmonsville	183,788	6,844	176,944	96.28%
10-451-424-200	Rescue Squad - Florence	-	-	-	#DIV/0!
10-451-424-300	Rescue Squad - Olanta	37,005	-	37,005	100.00%
10-451-424-400	Rescue Squad - Hannah-Salem	74,250	619	73,631	99.17%
10-451-424-500	Rescue Squad - Johnsonville	51,183	1,876	49,307	96.33%
10-451-424-600	Rescue Squad - Pamplico	38,023	2,784	35,239	92.68%
10-451-424-700	Rescue Squad - Windy Hill	8,791	-	8,791	100.00%
10-451-424-800	Rescue Squad - J'ville Fire	20,276	-	20,276	100.00%
10-451-424-991	Rescue Squad - LC Rural Fire	5,247	-	5,247	100.00%
10-451-424-992	Rescue Squad - Coward Fire	2,027	-	2,027	100.00%
10-451-424-993	Rescue Squad - Scranton Fire	2,027	-	2,027	100.00%
10-451-424-994	Rescue Squad - Howe Springs Fire	2,027	-	2,027	100.00%
10-451-424-995	Rescue Squad - West Florence	11,880	-	11,880	100.00%
10-451-425-000	Coroner	263,858	18,684	245,174	92.92%

FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY10
7/1/09 TO 7/31/09

10-451-425-100	Pauper's Funerals	6,930	600	6,330	91.34%
10-451-441-000	Health Department	85,140	7,125	78,015	91.63%
10-451-442-000	Environmental Services	711,559	38,118	673,441	94.64%
10-451-485-310	DSN Board	4,901	-	4,901	100.00%
10-451-485-320	Mental Health Association	2,970	-	2,970	100.00%
10-451-485-330	PD Mental Health Center	4,901	-	4,901	100.00%
10-451-485-720	PD Speech and Hearing	2,970	-	2,970	100.00%
10-461-485-110	MIAP Administration	402,714	87,705	315,009	78.22%
10-461-485-120	DSS	51,163	11,423	39,740	77.67%
10-461-485-810	PD Coalition	9,900	-	9,900	100.00%
10-471-451-100	Recreation	1,038,013	195,287	842,726	81.19%
10-471-451-400	Lynches River Park	376,367	58,465	317,902	84.47%
10-471-451-201	Tourism	284,065	5,950	278,115	97.91%
10-471-455-000	County Library	3,591,064	245,011	3,346,053	93.18%
10-471-485-620	Museum Commission	9,900	-	9,900	100.00%
10-481-485-710	Literacy Council	4,901	-	4,901	100.00%
	TOTAL	49,344,246	4,579,289	44,764,957	90.72%

Ideal Remaining % = 91.67%

FLORENCE COUNTY
BUDGET REPORT - OTHER FUNDS
CURRENT PERIOD: 7/1/2009 TO 7/31/2009

	BUDGETED EXPENDITURE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT	BUDGETED REVENUE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT
45 County Debt Service Fund	3,769,173	141,370	3,627,803	96.25%	3,769,173	46,750	3,722,423	98.76%
112 Economic Development Partnership Fund	455,400	60,093	395,307	86.80%	455,400	46,461	408,940	89.80%
123 Local Accommodations Tax Fund	2,752,153	348,416	2,403,737	87.34%	2,752,153	106,754	2,645,399	96.12%
124 Local Hospitality Tax Fund	694,271	13,713	680,558	98.02%	694,271	94,117	600,154	86.44%
131 District Utility Allocation Fund	2,668,150	2,550	2,665,600	99.90%	2,668,150	-	2,668,150	100.00%
132 District Infrastructure Allocation Fund	1,771,836	13,115	1,758,721	99.26%	1,771,836	-	1,771,836	100.00%
151 Law Library Fund	89,100	895	88,205	99.00%	89,100	3	89,097	100.00%
153 Road System Maintenance Fee Fund	3,337,117	214,365	3,122,752	93.58%	3,337,117	285,393	3,051,724	91.45%
154 Victim/Witness Assistance Fund	364,568	20,727	343,841	94.31%	364,568	-	364,568	100.00%
421 Landfill Fund	4,344,219	23,566	4,320,653	99.46%	4,344,219	29,366	4,314,853	99.32%
431 E911 System Fund	685,170	11,434	673,736	98.33%	685,170	24,767	660,403	96.39%
TOTALS:	20,931,157	850,244	20,080,913	95.94%	20,931,157	633,611	20,297,546	96.97%

IDEAL REMAINING PERCENT: 91.67%

125 Capital Project Sales Tax Fund (Florence County Forward road projects)

Sales taxes received and interest reported from inception through quarter ended March 31, 2009 $36,054,684

(Sales taxes are received directly by South Carolina Department of Revenue and are remitted to Florence County on a quarterly basis.)

Florence County Council
Allocation Balances by District
July 31, 2009

Council District #	Type of Allocation	Beginning Budget FY10	Commitments & Current Year Expenditures	Current Available Balances
1	Infrastructure	273,795.96	32,895.22	240,900.74
	Paving	50,962.00	19,653.38	31,308.62
	Utility	292,757.45	53,500.00	239,257.45
	In-Kind	19,800.00	-	19,800.00
2	Infrastructure	92,039.00	24,548.10	55,005.77
	Paving	123,801.75	41,472.02	82,329.73
	Utility	90,964.72	9,510.75	81,453.97
	In-Kind	19,800.00	-	19,800.00
3	Infrastructure	143,920.12	19,022.72	124,897.40
	Paving	445,940.82	182,521.82	263,419.00
	Utility	256,800.29	30,694.75	226,105.54
	In-Kind	19,800.00	-	19,800.00
4	Infrastructure	299,027.28	33,167.33	265,859.95
	Paving	157,851.86	22,943.38	134,908.48
	Utility	84,841.47	2,670.00	82,171.47
	In-Kind	19,800.00	-	19,800.00
5	Infrastructure	112,904.51	32,798.78	80,105.73
	Paving	71,493.35	3,171.27	68,322.08
	Utility	184,199.48	31,300.00	152,899.48
	In-Kind	19,800.00	-	19,800.00
6	Infrastructure	279,166.47	10,209.19	268,957.28
	Paving	196,497.87	-	196,497.87
	Utility	249,410.95	8,936.00	240,474.95
	In-Kind	19,800.00	-	19,800.00
7	Infrastructure	133,600.52	26,970.85	106,629.67
	Paving	315,436.06	45,793.06	269,643.00
	Utility	319,562.45	12,074.33	307,488.12
	In-Kind	19,800.00	-	19,800.00
8	Infrastructure	309,294.44	176,678.58	132,615.86
	Paving	289,746.80	141,670.80	148,076.00
	Utility	303,522.15	144,139.20	159,382.95
	In-Kind	19,800.00	-	19,800.00
9	Infrastructure	98,709.68	49,368.90	49,340.78
	Paving	155,723.13	2,564.13	153,159.00
	Utility	264,773.93	26,539.02	238,234.91
	In-Kind	19,800.00	-	19,800.00

Infrastructure funds to be used for capital projects or equipment purchases. (See guidelines)
Paving funds to be used for paving or rocking roads. See guidelines in County code.
Utility funds to be used for water, sewer, stormwater, and any infrastructure fund projects.
In-Kind funds to be used for projects completed by the Public Works Department.

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Report To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Discussion Of Request By Progress Energy, Inc., For A Permanent Easement Across The Florence County Parking Lot Located Across Irby St., TMP# 90167-01-008, To Install Under Parking Surfaces A Primary Power Cable For Service To Progress Energy Customers.

POINTS TO CONSIDER:

1. Progress Energy is requesting the County grant an easement on Florence County property TMP # 90167-01-008, commonly referred to as the parking area behind the Old Post Office, in order to underground primary cable serving the downtown area.
2. The property is currently being used as parking for the City-County Complex.
3. Progress Energy agrees to relocate the underground cable if it interferes with future development of the property, at Progress Energy's expense, one time, to a location on County property that Progress Energy approves.

OPTIONS:

1. Approve as presented
2. Refer to a Committee for Review
3. Provide An Alternate Directive.

ATTACHMENTS:

1. Correspondence from Progress Energy dated July 29, 2009.
2. Copy of proposed easement.

Progress Energy

1755 Mechanicsville Road
Florence, SC 29501

July 29, 2009

Mr. Richard Starks
Florence County Administrator
180 N Irby St
Florence, SC 29501

Dear Mr. Starks:

I'm writing this letter to provide information on the need for Progress Energy Carolinas (PEC) to replace the underground primary cable along Irby Street in Florence. The factors that determined the value and importance of this project included:

1- **Age of the cable:** The life expectancy of this type of cable is approximately 25 to 30 years. The cable that needs to be replaced was installed in the late 60's or early 70's.
2- **Condition of cable:** While inspecting this cable, we found it has already been spliced ten times due to past failures. Splices create a weak point in the cable making it more susceptible to failure over time.
3- **Existing design:** While the design was adequate when it was installed, it does not meet today's standards. The existing design has underground primary cable attached to the top of the steel poles along Irby Street, a practice we no longer utilize.
4- **Reliability of service:** This underground primary cable now serves the customers along the north side of Evans Street between Irby Street and Dargan Street and customers along the west side of Dargan Street between Evans Street and the railroad tracks. If this cable fails, these customers will experience an extended outage due to the complexity of the current design.
5- **Safety:** Due to changes in OSHA requirements as well as PEC's improved safe work practices over the years, we can no longer safely operate the existing design.
6- **System Improvement:** PEC develops a plan every year to invest in the maintenance and upgrade of our system. This project is a part of that plan and was designed with the most cost-effective route in mind.

If you have any questions about the design on replacing this cable, please feel free to call me.

Robert Douglas
Office 843-661-2281
Cell 803-427-5361
robert.douglas@pgnmail.com

Florence County Tax Map #90-167-01-008

EASEMENT

SOUTH CAROLINA

FLORENCE COUNTY

THIS EASEMENT made this _____ day of _____, 20____, from COUNTY OF FLORENCE, SOUTH CAROLINA, hereinafter referred to as GRANTOR (whether one or more), to CAROLINA POWER & LIGHT COMPANY, a North Carolina public service corporation, d/b/a PROGRESS ENERGY CAROLINAS, INC., hereinafter referred to as PEC

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR ($1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto PEC, its successors and assigns, the right, privilege, and non-exclusive easement to go in and upon the land of GRANTOR situated in Number One School District of said County and State, described as follows: being the land (Parcel No. One) described in a deed from City of Florence to County of Florence, South Carolina, dated August 15, 2008, and recorded in book B-204, page 1065, in the Office of the Clerk of Court for Florence County, LESS AND EXCEPT any prior out-conveyance and to construct, maintain and operate electric and/or communication facilities thereon consisting of cables, wires, underground conduits, enclosures and other miscellaneous hardware associated with the construction of this project within an easement area ten (10) feet wide, together with an area ten (10) feet wide on all sides of the foundation of any PEC enclosure, with the right to do all things necessary, including but not being limited to, the right: (a) to enter said easement area at all times over the adjacent land to inspect, repair, maintain, and alter said facilities; and (b) to keep said easement area cleared of trees, shrubs, undergrowth, buildings, structures, and obstructions. The center line of the facilities shall be the center line of said easement area. PEC shall not install facilities outside of said easement area without obtaining another EASEMENT.

It is understood and agreed that the underground facilities shall be approximately located as shown on attached Exhibit A. Beginning at a point eight feet north of the southeast corner of the property, thence in a westerly direction approximately 237 feet to a point, continuing approximately 100 feet in a northwesterly direction to a Progress Energy pole, #NM89BM.

It is further agreed that if said electric line should interfere with the future development of the above-described land, then Progress Energy will, at its own expense, relocate said line one time to a new location on said land which is mutually suitable to the parties hereto.

TO HAVE AND TO HOLD said rights, privilege, and easement unto PEC, its successors and assigns, forever. IN WITNESS WHEREOF, GRANTOR has caused this EASEMENT to be signed by its duly authorized officials and its official seal to be hereunto affixed, as of the date first above written.

COUNTY OF FLORENCE, SOUTH CAROLINA

Witnesses:

By:_____

_____

_____, Chairman

_____

ATTEST:

_____

_____, Clerk

SOUTH CAROLINA, _____ COUNTY

I, _____, a Notary Public of _____ County, South Carolina, certify that _____ personally appeared before me this day and made oath that he(she) saw the within named COUNTY OF FLORENCE, SOUTH CAROLINA, by _____, Chairman, sign the foregoing EASEMENT, _____, Clerk to the Board of Commissioners, attest the same, and said COUNTY, by said officials, seal said EASEMENT as its act and deed, deliver the same, and that he(she) with _____, witnessed the execution thereof.

Sworn to before me, this _____ day

of _____, 20____.

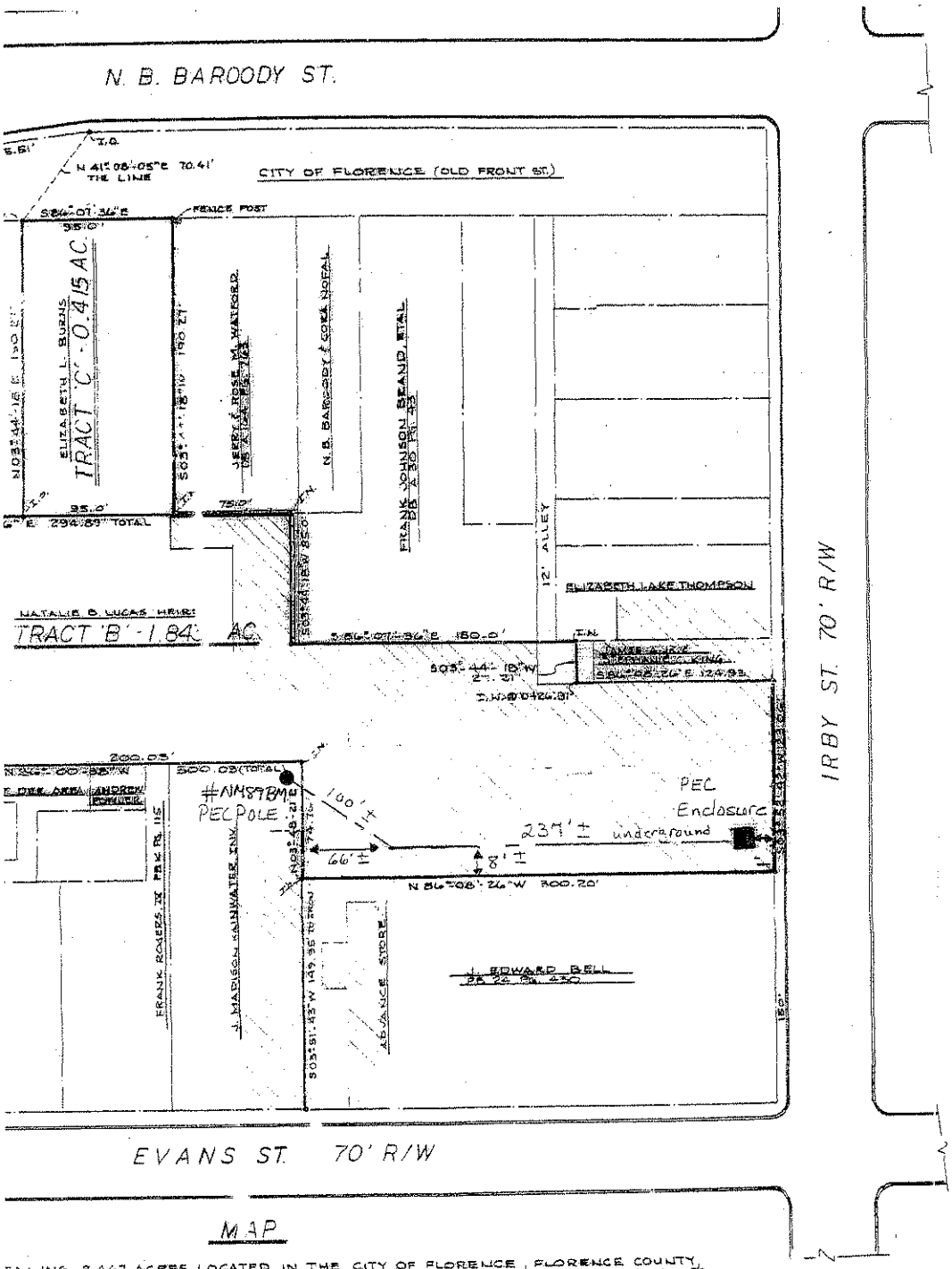
_____
Witness Signature

_____
Notary Public

My commission expires: _____

Progress Energy Easement on County of Florence

EXHIBIT A



MAP

TAINING 2.467 ACRES LOCATED IN THE CITY OF FLORENCE, FLORENCE COUNTY
. REFERENCE PLATE BY A.L. ERVIN, PLAT BOOK J, PG 445 & PLAT BOOK M, PG. 59

CITY OF FLORENCE, S.C.

HIS MAP IS BASED ON A TRUE AND ACCURATE SURVEY AND THAT THERE
ACHMENTS OR PROJECTIONS. AREA BY COORDINATE METHOD.

MAR. 7, 1986

PRECISION 1/10,000

THIS PROPERTY HAS BEEN ASSIGNED AS
MAP 90167 BLOCK 01 PARCEL 008
ON FLORENCE COUNTY TAX MAPS

SPLIT FROM
A. L. PROSSER, FLORENCE COUNTY TAX

195

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Reports to Council
Grant Award South Carolina Budget and Control Board

DEPARTMENT: Florence County Emergency Management Department
Grants Department

ISSUES UNDER CONSIDERATION:

Accept grant award made in accordance with Proviso 80A.45 of the 2008-2009 Appropriations Act in the amount of $9,179.93 as approved by the South Carolina Budget and Control Board to cover contract costs for First Responder Interoperability under budget code I140 (Service Contract 800 MHz) for the Florence County Emergency Management Department.

POINTS TO CONSIDER:

1. Florence County will utilize the South Carolina Budget and Control Board 2008-2009 First Responder Interoperability Grant to cover contract costs associated with the service contract for the 800MHz radio system.
2. Matching funds are not required.
3. Acceptance of the grant includes authorization of appropriate general ledger accounts within the Grant Fund.

FUNDING FACTORS:

$9,179.93 = One-time Grant Disbursement amount for the 800 MHz radio service contract for Florence County in accordance with Proviso 80A.45 of the 2008-2009 Appropriations Act as approved by the South Carolina Budget and Control Board for First Responder Interoperability.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an Alternative Directive.

ATTACHMENTS:

Award Letter from the South Carolina Budget and Control Board.

STATE OF SOUTH CAROLINA

State Budget and Control Board

MARK SANFORD, CHAIRMAN
GOVERNOR

CONVERSE A. CHELLIS III, CPA
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL

HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

DANIEL T. COOPER
CHAIRMAN, WAYS AND MEANS COMMITTEE

FRANK W. FUSCO
EXECUTIVE DIRECTOR

RECEIVED
JUL 21 2009

TO: Renee Herndon, Director of Finance

FROM: Barbara Teusink, Division of State Information Technology

DATE: June 30, 2009

SUBJECT: **Grant Disbursement Request – First Responder Interoperability**
This expenditure is made in accordance with Proviso 80A.45 of the 2008-2009 Appropriations Act.

A check is requested to disburse funds to the program grant recipient listed below.

Name of Payee:	**Florence County**
Department:	**Emergency Management**
Address:	**P. O. Box 278**
City, State & Zip:	**Effingham, SC 29541**
Contact Person:	**Tommy Sullivan**
Contact Number:	**(843) 661-7483**
Federal Identification #:	**57 6000351**
Fiscal Year:	**2009**
Grant Disbursement Amount (33% of Total):	**$9,179.93**

GAFRS ACCOUNTING INFORMATION:

Budget Unit Code:	**I140 (Service Contract 800 MHz)**
Expenditure Object Code:	**1821**
Index Code:	**9064**
Location Code:	**OEMRG0**
Transaction Code:	**279**
City/County Code:	**2286**

Please mail the check directly to the program recipient. It does not need to be returned to the DSIT's office. Thank you.

Authorizing Signature:

Barbara Teusink
Barbara Teusink, Deputy Director

7/1/9
Date

DEPOSIT TO 42-360-4273

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Grant Award SLED HS FFY08

DEPARTMENT: Florence County Emergency Management Department
Grants Department

ISSUE UNDER CONSIDERATION:

Accept a $50,000 grant award from the South Carolina Law Enforcement Division (SLED) for approved Homeland Security equipment and training to be used by the Florence County Emergency Management Department (EMD).

POINTS TO CONSIDER:

1. The Emergency Management Department will apply for equipment and training under the Federal Fiscal Year 2008 State Homeland Security (HS) Program, grant #8SHSP42, to assist with the Florence County Type III Incident Management Team operations.
2. The grant does not require matching funds.
3. Acceptance of the grant includes authorization of appropriate general ledger accounts within the Grant Fund.

FUNDING FACTORS:

1. $50,000 = Total one-time costs for the SLED HS FFY08 to be used for equipment and training by the Florence County Emergency Management Department.
2. No local match required.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

Copy of the grant award letter for the HS 8SHSP42 FFY08 from SLED.

SOUTH CAROLINA LAW ENFORCEMENT DIVISION

MARK SANFORD
Governor

REGINALD I. LLOYD
Director

June 15, 2009

Mr. Dusty Owens
Florence County Emergency Management
6719 Friendfield Road
Effingham, South Carolina 29541

RE: Fiscal Year 2008 State Homeland Security Program
Grant Number: 8SHSP42
Project Name: Type III Incident Management Team $50,000.00

Total Amount of Award: $50,000.00

Dear Mr. Owens:

We are pleased to provide you with the original and one copy of the grant award approved by this office in the amount of $50,000.00. This award will be effective upon **final approval** of the grant application budget and program narrative to be filled out on the Homeland Security Grants Electronic Grant Management System. Final approval of the grant application will be sent to you in the form of a Grant Adjustment Notice. **No funds are to be obligated or expended until receipt of the Grant Adjustment Notice**. In order to accept this award, it is necessary that the Official Authorized to Sign return the original grant award with an original signature no later than **July 15, 2009**. The signed original should be sent to the following address:

South Carolina Law Enforcement Division
Office of Homeland Security
Post Office Box 21398
Columbia, South Carolina 29221-1398

As a reminder, the Request for Payment/Quarterly Fiscal Report is due within 30 days of the end of every calendar quarter. The **final** Request for Payment/Quarterly Fiscal Report is due 45 days after the end of the grant period. Semi-annual Progress Reports are due within 30 days after the end of the reporting period, until the expiration of the grant.

Sincerely,

Reginald I. Lloyd, Director
South Carolina Law Enforcement Division

Enclosure

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Grant Award SCDHEC EMS 2010 Grant-in-Aid Program

DEPARTMENT: Florence County EMS
Grants Department

ISSUE UNDER CONSIDERATION:

Accept a EMS 2010 Grant-in-Aid Program allocation from the South Carolina Department of Health and Environmental Control (SCDHEC) for approved equipment and/or training in the amount of $24,173.22 to be equally divided among Florence County Emergency Services (EMS) and the rescue squads of Johnsonville, Pamplico and Timmonsville; with provision that any entity not in need of its full share has agreed to allow further distribution of remaining funds.

POINTS TO CONSIDER:

1. The EMS and rescue squads will utilize the grant funds to purchase equipment and/or training under the Fiscal Year 2010 Grant-in-Aid Program.
2. The grant requires a 5.5% match by all parties, which EMS will provide through a cash match funded in the FY 10 General Fund, EMS Department budget. The rescue squads will provide the required match through local funds.
3. Acceptance of the grant includes the authorization of appropriate general ledger accounts within the Grant Fund.

FUNDING FACTORS:

1. $24,173.22 = Total one-time costs for the SCDHEC EMS Grant-in-Aid 2010.
2. $462.00 = Required match from EMS to be funded from EMS Department budgeted FY10 funds.
3. $944.91 = Required local match which will be achieved through local funds from each squad.
4. Any overage in equipment cost will be the responsibility of the individual squad and funding will be in place prior to ordering of equipment.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

Cover of Contract concerning the SCDHEC EMS Grant-in-Aid 2010 allocation.

EMERGENCY MEDICAL SERVICES CONTRACT

BETWEEN

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

AND

FLORENCE COUNTY

The parties of this contract agree as follows:

A. SCOPE OF SERVICES:

The Contractor agrees to submit for approval a county application (DHEC form 1061) for grant in aid for the purpose of upgrading and/or expanding the Emergency Medical Services within the county. The Contractor will purchase the equipment and/or training programs based on the county application as approved by DHEC.

Mailing Address of Contractor: **County Administrator**
Florence County
180 North Irby Street, MSC-G
Florence SC 29501

Contractor FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN)

57-6000-351

B. TIME OF PERFORMANCE:

The contract shall be effective **July 1, 2009**, or when signed by all parties, whichever is later, and will terminate **June 30, 2010**.

C. COMPENSATION:

1. DHEC agrees to reimburse the Contractor an amount not to exceed 94.5 percent of the cost for approved equipment and training referred to on DHEC form 1061 for grant in aid. Basis for payment is actual expenditures for authorized purchases; however, in no event will the total amount to be reimbursed under this Contract exceed **$24,173.22, or subsequent reductions or increases approved by the Budget and Control Board and/or General Assembly. Notification of any subsequent reductions or increase will be provided under separate letter.**

2. Funds shall not be used, and the Contractor will not be reimbursed, for expenditures made prior to the effective date of this Contract, or for obligations incurred after the conclusion date for the grant period.

3. The contractor must receive DHEC approval of a properly-submitted DHEC Form 1061 **BEFORE** making any expenditures or incurring any obligations to be reimbursed under this

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Recreation
Procurement Department

ISSUE UNDER CONSIDERATION: Authorize the County Administrator to award Bid #02-09/10 - Tour Events to the low bidders for each individual trip to be funded by the participants if the minimum participation numbers are met.

POINTS TO CONSIDER:

1) Bid #02-09/10 was publicly offered.
2) Thirteen (13) compliant bids were received.
3) Diamond Tours, Ft. Myers, Fl was the lowest compliant bidder for the Miami-Key West and Grand Canyon-Las Vegas trips.
4) PML Tours, Marlton, NJ was the lowest compliant bidder for the New Orleans, Philadelphia, Scotland, and Branson trips.
5) The Recreation Director recommends this award.
6) The bid expires September 8, 2009.
7) The Recreation Department coordinates trips for citizens interested in trips to various locations.
8) Participants pay all costs associated with the trips.

FUNDING FACTORS:

1) $0 = Total cost to the County.

OPTIONS:

1) ***(Recommended)*** Approve as presented. *(13 Compliant Bids Received)*
2) Provide An Alternate Directive.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) August 6, 2009 Recommendation Letter from the Recreation Director.

Dept: Florence County Parks & Recreation
Various Tour Trips
Invitation-to-Bid #02-09/10

Bid Opening Date: 74/23/2009
Time: 11:00 a.m.
Advertised Date: Morn News 7/12/09 SCBO 7/13/09
Invitations to Bids Distributed: 5
Bid Expiration Date: 9/8/2009

Name of Bidder	Miami & Key West	New Orleans	Philadelphia, Pa.	Grand Canyon & Las Vegas	Scotland	Branson, Mo.
Diamond Tours Ft. Myers, Fl.	**$479.00 DBL. OCCUP $709.00 SGL. OCCUP**	$529.00 DBL. OCCUP $739.00 SGL. OCCUP	No Bid	**$1,019.00 DBL. OCCUP $1,449.00 SGL. OCCUP**	No Bid	No Bid
White Star Tours Reading, Pa.	$519.00 DBL. OCCUP $718.00 SGL. OCCUP	$609.00 DBL. OCCUP $808.00 SGL. OCCUP	$505.00 DBL. OCCUP $674.00 SGL. OCCUP	$1,229.00 DBL. OCCUP $1,798.00 SGL. OCCUP	$2,799.00 DBL. OCCUP $3,148.00 SGL. OCCUP	$849.00 DBL. OCCUP $1,059.00 SGL. OCCUP
PML Tours Marlton, NJ	No Bid	**$525.00 DBL. OCCUP $609.00 SGL. OCCUP**	**$499.00 DBL. OCCUP. $639.00 SGL. OCCUP.**	No Bid	**$2,599.00 DBL. OCCUP. $2,999.00 SGL. OCCUP.**	**$849.00 DBL. OCCUP. $999.00 SGL. OCCUP.**

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

FLORENCE COUNTY

Recreation

Memorandum

To: Mazie Abraham, Interim Facilities and Procurement Director

From: Joe Eason, Parks and Recreation Director

Date: 08/06/09

Re: Award of Bid #02-09/10

My staff and I have reviewed the bids to coordinate travel to various destinations and recommend separating and awarding the bid as follows: Miami and Key West (January 24 – 30, 2010) and Grand Canyon and Las Vegas (May 27 – June 8, 2010) to Diamond Tours of Ft. Myers, FL, New Orleans (March 7 – 13, 2010), Philadelphia (April 13 – 16, 2010), Scotland (August 7 – 15, 2010), and Branson (November 14 – 20, 2010) to PML Tours of Marlton, NJ. All companies have coordinated similar overnight travel for the County in the past and are qualified for these tours. Your assistance in processing this information for Council on behalf of our Department is greatly appreciated.

Post Office Box 12489 • Florence, South Carolina 29504 • (843) 667-0930 • Fax (843) 667-0934

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Reports to Council
Grant Award Florence Convention & Visitors Bureau

DEPARTMENT: Florence County Parks & Recreation Department
Grants Department

ISSUES UNDER CONSIDERATION:

Accept a grant award in the amount of $1,000 from the Florence Convention & Visitors Bureau to cover costs associated with the annual Fall Frenzy at Lynches River County Park hosted by the Florence County Parks & Recreation Department.

POINTS TO CONSIDER:

1. Florence County Parks and Recreation Department will utilize the Florence Convention & Visitors Bureau funding to cover costs incurred in association with the annual Fall Frenzy at Lynches River County Park.
2. Matching funds are not required.
3. Acceptance of the grant includes the authorization of appropriate general ledger accounts within the Grant Fund.

FUNDING FACTORS:

$1,000 = Total one-time costs for the Florence Convention & Visitors Bureau grant.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an Alternative Directive.

ATTACHMENTS:

Copy of the check from the Florence Convention & Visitors Bureau.

FLORENCE COUNTY ADMINISTRATION

Grants Division

Memo

To: Melissa Rowland, Treasurer's Office

From: Kathy N. Nephew, Grants Coordinator

Date: August 10, 2009

Re: Florence County Parks & Recreation Fall Frenzy

Grant # 4270

ACCOUNTING

REVENUE 141-341-331-810-4270 $1,000.00

EXPENSE 141-471-770-000-4700

FLORENCE CONVENTION & VISITORS BUREAU
PH: 843-664-0330
3290 W. RADIO DRIVE
FLORENCE, SC 29501

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
67-160/532

3730

PAY TO THE ORDER OF Florence County Parks & Recreation

Date 7/22/2009

One Thousand and 00/100********** $ **1,000.00 DOLLARS

Florence County Parks & Recreation
Joe Ross
PO Box 12489
Florence, SC 29504

Memo Fall Frenzy

⑆053201607⑈0005122486232⑈03730

AUTHORIZED SIGNATURE

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Procurement Department

ISSUE UNDER CONSIDERATION:

Approve The Purchase Of A 2007 Honda Odyssey Van In The Amount Of $15,690.50 From General Fund Contingency For The Florence County Economic Development Partnership And Declare Surplus And Authorize The Sale Of A 2004 Jeep Grand Cherokee Via GovDeals In An Estimated Amount Of $6,100 To Be Reimbursed To The General Fund For An Estimated Net Cost Of $9,590.50.

POINTS TO CONSIDER:

1. Florence County Economic Development Partnership currently owns a 2004 Jeep Grand Cherokee, VIN# 1J4GW48S24C177481, estimated in value at $6,100.
2. Florence County Economic Development would like to purchase a 2007 Honda Odyssey Van, VIN# 5FNRL38687B450435, from Honda of South Carolina in the amount of $15,690.50.
3. The Partnership requests that Council declare the 2004 Jeep Grand Cherokee surplus property and dispose of the vehicle via GovDeals.
4. The funding to purchase the 2007 Honda Odyssey Van will come from General Fund Contingency and the sale proceeds from the Jeep Grand Cherokee will be reimbursed to the General Fund Contingency line item at an estimated net cost of $9,590.50.

FUNDING FACTORS:

$15,690.50=Cost of 2007 Honda Odyssey Van to be funded from Contingency Funds. Estimated sale proceeds of the 2004 Jeep Grand Cherokee is $6,100 to be reimbursed to the General Fund Contingency Fund for an estimated net cost of $9,590.50.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide Alternate Directive.

ATTACHMENTS:

Request from Economic Development Partnership.

FLORENCE COUNTY
Economic Development
PARTNERSHIP

Global Reach with a Southern Touch

RECEIVED
AUG 6 2009
FLORENCE COUNTY ADMINISTRATOR

August 5, 2009

Richard Starks
Florence County Administrator
180 North Irby Street / MSC-G
Florence, SC 29501

Dear Mr. Starks:

Honda of South Carolina Manufacturing Inc. provides a vehicle for the use of economic development efforts in Florence County to the Partnership. February 2009, the Partnership returned to Honda of South Carolina Manufacturing Inc. a 2007 Honda Odyssey with mileage reading of 32,433. HSC has offered to sell to the County the vehicle at a price of $15,690.50 which is well below the Blue Book pricing.

We currently have a 2004 Jeep Grand Cherokee with mileage of 74,020 that is assigned to Kyle Edney. If the County would approve the purchase of the 2007 Honda Odyssey, we would also request the 2004 Jeep Grand Cherokee be declared surplus, sold by the County and the proceeds from the sale be used to off-set the purchase price of the 2007 Honda Odyssey.

Sincerely,

Joe

Joe W. King
Director

P.O. Box 100549 ● 1951 PISGAH ROAD ● FLORENCE, SOUTH CAROLINA 29502

TEL 843-676-8796 ● TOLL FREE 800-984-0682 ● FAX 843-676-8799

www.fcedp.com

FLORENCE COUNTY COUNCIL MEETING

August 20, 2009

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Voter Registration and Elections Commission

ISSUE UNDER CONSIDERATION:

Declare 364 CES Votomatic Punch Card Voting Machines As Surplus Property And Authorize Disposal By Public Internet Auction on GovDeals As Requested By the Florence County Voter Registration and Election Commission.

POINTS TO CONSIDER:

1. The Voter Registration and Election Commission has requested that the County declare the old voting machines surplus and dispose of them.
2. Disposal will not impact on-going operations.
3. Florence County Code requires County Council approval for disposal of surplus property.

FUNDING FACTORS:

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

OPTIONS:

1. ***(Recommended)*** Approve As Presented.
2. Provide An Alternate Directive.

ATTACHMENTS:

Request by the Florence County Voter Registration and Election Commission dated July 8, 2009.

THE VOTER REGISTRATION AND ELECTIONS COMMISSION
OF FLORENCE COUNTY

2685 SOUTH IRBY STREET, DRAWER D
FLORENCE, SOUTH CAROLINA 29505

(843) 665-3094 (Voter Registration) (843) 665-2351 (Election Office) (843) 292-1613 (Fax)

MOTION
2009-0708-1

The Florence County Voter Registrations & Election Commission requests that Florence County Council authorizes the sale or disposal of voting equipment used by Florence County prior to 2004. 364 units

As members of the Florence County Voter Registrations & Election Commission, we agree:

James Tanner

Harriett Smith

Wallace Jordan

Russell Barrett

Rudolph Hughes

Quincy Kennedy

V.T. Whitlock

July 8, 2009

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District 1

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Up To $20,000.00 From Council District 1 Infrastructure Funding Allocation To Assist The City Of Lake City With Roof Repair, Painting, And Other Enhancements/Renovations Of The Lake City Chamber of Commerce Office Located In The Historic Lake City Railroad Depot.

FUNDING SOURCE:

XXX Infrastructure

_____ Road System Maintenance

_____ Utility

Signed: K G Rusty Smith Jr

Requested by Councilmember: K. G. Rusty Smith, Jr.

Date: 8/11/09

ATTACHMENTS:
1. A copy of the request from City of Lake City.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

City of Lake City

Post Office Box 1329
Lake City, SC 29560

Phone (843) 374-5421
FAX (843) 374-1809

August 3, 2009

The Honorable K.G. "Rusty" Smith, Jr.
Chairman Florence County Council
180 N. Irby Street, MSC-G
Florence, SC 29501

Dear Chairman Smith;

The City of Lake City is requesting assistance in the enhancing and renovation, i.e. roof repair, painting as needed, and etc. of the Lake City Chamber of Commerce Office located in the Historic Lake City Railroad Depot. As you know, this is an integral part of the master plan of the Downtown Square Revitalization and your assistance would be greatly appreciated. The request for funding is in the amount of $20,000.00.

If you have any question, please feel free to call.

Sincerely,

Marion C. Lowder
City Administrator

cw

Florence County Council Meeting

August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District #2

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approval of the expenditure of up to $3,500.00 from Council District #2 infrastructure funding allocations for five (5) loads of crushed asphalt to be stock piled at Florence County School District Five Maintenance Department grounds located at 156 East Marion Street, Johnsonville.

(The cost estimate was prepared by Florence County Public Works.)

FUNDING SOURCE:

XXX Infrastructure

_____ Road System Maintenance

_____ Utility

Signed: _____

Requested by Councilmember: Ken Ard

Date: 4/28/09

ATTACHMENTS:

1. Copy of letter from Florence County School District Five.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____

Connie Y. Haselden, Clerk to Council

FLORENCE COUNTY SCHOOL DISTRICT FIVE
Johnsonville, SC 29555
Pride of the Pee Dee

156 East Marion Street
P.O. Box 98

Phone:(843)386-2358
Fax:(843)386-3139

July 31, 2009

The Honorable Ken Ard
Member of Florence County Council
P.O. Box 363
Pamplico, SC 29583

Dear Mr. Ard:

With regard to my correspondence to you on July 9, 2009, concerning Florence County School District Five's request to obtain three loads of "crush and run," I would appreciate your changing the product to "crushed asphalt." Also, if possible, we would like to have five loads rather than three to be delivered to the Maintenance Department grounds on Marion Street. As I stated in my previous letter, this material will be used as needed on the road behind Johnsonville Elementary School adjacent to the baseball field. Due to the large amount of traffic traveling this area on a daily basis, the road has deteriorated.

Upon your approval of this request, please ask your representative to contact Mr. Beryl Chandler, our maintenance supervisor, to discuss the date the material can be delivered as well as the location to place it on the Maintenance Department grounds.

Thank you for your support of the Florence Five School District. If you need our assistance at any time, please do not hesitate to call.

Sincerely,

D. John Morris, Ed.D.
Superintendent

jr

c Beryl Chandler, Maintenance Supervisor

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Requested by Council District 3

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approval of the expenditure of up to $20,288.45 from Council Districts' infrastructure funding allocations (from each district as indicated below) to assist the American Red Cross Pee Dee Chapter with the replacement of three heating/air conditioning units and associated costs at the building located at 1601 West Lucas Street.

FUNDING SOURCE:

XXXX Infrastructure _____ Road System Maintenance _____ Utility

Requested by Councilmember: Alphonso Bradley, District 3 (signatures pending)

Amount: $_____	$_____	$_____
Signed: _____	_____	_____
K. G. Rusty Smith, Jr.	Ken Ard	Alphonso Bradley
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Mitchell Kirby	Johnnie D. Rodgers, Jr.	Russell W. Culberson
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Waymon Mumford	James T. Schofield	H. Morris Anderson

Date: _____

ATTACHMENTS:
1. A copy of the request.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

American Red Cross
Pee Dee Chapter

1601A West Lucas Street
Florence, SC 29501
843-662-8121

Honorable Alphonso Bradley
Florence County Council
180 North Irby Street
County Courthouse
Florence, SC 29501-3456

July 14, 2009

Dear Councilman Bradley;

Thank you so much for returning my call this afternoon. As you know, our local chapter provides many services to the Pee Dee annually. Last year this chapter responded to almost 1,000 victims whose homes were destroyed by fire in the community, almost 500 emergency military messages were delivered, and approximately 10,000 people were taught life saving skills. All of these programs are funding through local contributions and grants. Many of our municipalities do support us on an annual basis.

This building was purchased by the Drs. Bruce and Lee Foundation for community training in 2004. Since that time we have opened our facility to many organizations that need training space free of charge.

When I arrived at the chapter 4 years ago, the upstairs was empty. The chapter was $150,000.00 in debt. Through the years my staff, the board and I have worked hard to get this chapter on its feet and in addition make sure our counties are ready for sheltering when the next devastating event occurs.

I am happy to say we are now out of debt. This has been a long time coming. Our problem is that the upstairs is leased to the Community Action Agency who also provides a wonderful service to our community with their Head Start Program. We have 4 units on our roof, one was replaced last summer. Each time a unit has to be replaced there is a $700.00 crane fee. The other 3 units are on a hope and prayer and should have been replaced long ago. I have received a quote for $19,588.45 for the replacement of all three units. I would like for Florence County to consider this for us.

We as the American Red Cross just do not have the resources. Not only would you be helping us but also the Community Action Agency. Thank you and your fellow council members for consideration of this matter.

Sincerely,

Linda Boone-Smith

Linda Boone-Smith
Executive Director
Pee Dee Chapter

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council Districts 3 and 7

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Funds From Council Districts 3 And 7 Infrastructure Funding Allocations In An Amount Up To $10,000.00 ($5,000.00 From Each District) To Assist The Pee Dee Transitional Shelter In Completing Renovations On The Kitchen and Food Pantry At The Shelter.

FUNDING SOURCE:

_XX_ Infrastructure _____ Road System Maintenance Fee _____ Utility

Requested by Councilmember:

Amount: $5,000.00
Signed: Alphonso Bradley

Amount: $5,000.00
Signed: Waymon Mumford

ATTACHMENTS:

1. A copy of the letter from Pee Dee Community Action Partnership Transitional Shelter.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Pee Dee Community Action Partnership

Transitional Shelter

411 South Jarrott Street
Florence, South Carolina 29506
Office No.: (843) 678-3410 Fax No.: (843) 678-3412

Walter Fleming, Jr.
Executive Director

Rev. Mack T. Hines
Shelter Manager

June 29, 2009

Rev. Waymond Mumford
1421 Whitehall Road
Florence, SC 29506

Dear Rev. Mumford:

The Pee Dee Transitional Shelter is completing its renovation on its Women's Dormitory. However, we need $10,000 to finish our kitchen and food pantry. This is a request to you to help us complete our building so that the women and children can move back in.

Our main objective is to assist the homeless in becoming self-sufficient. If you have further questions, you may contact me at (843) 678-3410 - ext. 101.

Sincerely,

Dr. Mack T. Hines

Dr. Mack T. Hines
Shelter Manager

MTH/jhmcl

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District 4

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Up To $2,538.24 From Council District 4 Infrastructure Funding Allocation To Assist The Howe Springs Fire District With The Purchase Of Forcible Entry Tools And A Vent Saw.

FUNDING SOURCE:

XXX Infrastructure

_____ Road System Maintenance

_____ Utility

Signed: verbally approved – signature pending
Requested by Councilmember: Mitchell Kirby

Date: _____

ATTACHMENTS:
1. A copy of the request from Howe Springs Fire District.
2. Quote

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

HOWE SPRINGS FIRE DISTRICT

July 24, 2009

RECEIVED
JUL 24 2009
FLORENCE COUNTY ADMINISTRATOR

Richard Starks
180 North Irby Street
Florence, SC 29501

Dear Richard,

I am submitting a request for funds in regards to the discussion that Councilman Kirby had with our Fire Marshall Billy Dillon in regards to some forcible entry tools and a vent saw. I have enclosed a quote for the equipment in the amount of $2,538.24. If you are in need of any further information please do not hesitate to contact me at 843-495-6899.

Thank you for your assistance in this matter.

Sincerely,

Shannon Smith

Shannon Smith
Fire Chief

Enclosure:
1. Quote for equipment.

2229 Howe Springs Rd
PO Box 14017
Florence, SC 29504

PHONE (843) 669-4196
FAX (843) 669-1557
E-MAIL ssmith@howespringsfire.com
WEB SITE http://www.howespringsfire.com

C.W. Williams
Fire Equipment Specialists

****
* QUOTE ACKNOWLEDGEMENT *
****

Ship To: HOWE SPRINGS FIRE DEPARTMENT
2229 HOWE SPRINGS RD.
FLORENCE, SC 29505
FAX#

Quote#	119903
Date	24 Jul 09
Cust#	31356

Bill To: HOWE SPRINGS FIRE DEPARTMENT
2229 HOWE SPRINGS RD.
FLORENCE, SC 29505

PAGE 1

Order #	Purchase Order #	Ship Via	Date	Terms
119903		BESTWAY	07/24/09	NET 30

QTY	ITEM#/DESCRIPTION	UNIT PRICE	EXTENSION
1	TEM.TV400-050 VENTMASTER, 20"RESCUESAW W/DEP	1,865.070	1,865.07
3	TNT.TN635 DENVER TOOL, 6.5LB HEAD/35"LG	224.390	673.17

THIS DOES NOT INCLUDE FREIGHT AND TAXES.

2,538.24 **Quote Total**

574 English Road Rocky Mount, NC 27804 Phone: 252/977-3610 Fax: 252/977-9241

Florence County Council Meeting

August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District #3

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approval of the expenditure of up to $60,000.00 from Council District #3 funding allocations to pay for the cost of 6"of reclamation and 1 ½" Type C hot laid asphalt for McKinney Court.

The cost estimate was prepared by Florence County Public Works.

FUNDING SOURCE:

_____ Infrastructure

✓ Road System Maintenance

_____ Utility

Signed: _____

Requested by Councilmember: Al Bradley

Date: 8-11-09

ATTACHMENTS:

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Florence County Council Meeting

August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District #3

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approval of the expenditure of up to $50,665.75 from Council District #3 funding allocations to pay for the cost of putting MBC stone and crushed asphalt on Pisgah Road.

The cost estimate was prepared by Florence County Public Works.

FUNDING SOURCE:

____ Infrastructure
✓ Road System Maintenance
____ Utility

Signed: Alphonse Bradley
Requested by Councilmember: Al Bradley
Date: 8-11-09

ATTACHMENTS:

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: **Other Business**
Road System Maintenance Fee (RSMF) Funding
Council District #5

DEPARTMENT: **County Council**

ISSUE UNDER CONSIDERATION:
Approval of the expenditure of up to $20,000.00 from Council District #5 RSMF funding allocation to resurface Devon Road with 1 1/2" of hot laid asphalt. ***(The total estimate is $40,000.00; $20,000.00 has been appropriated by the Florence County Transportation Committee.)***

This cost estimate was prepared by Florence County Public Works.

FUNDING SOURCE:

_____ **Infrastructure**

XXX **Road System Maintenance**

_____ **Utility**

Signed: verbally approved – signature pending
Requested by Councilmember: Johnnie D. Rodgers, Jr.

Date: _____

ATTACHMENTS:
Correspondence from Florence County Transportation Committee

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Marion Joyner

From: Barfield, Sandra [sbarfield@hsblawfirm.com]
Sent: Wednesday, July 22, 2009 4:52 PM
To: Marion Joyner
Subject: Florence County Transportation Committee

Marion,

The following projects were approved at the July 14th meeting of the Transportation Committee:

Devon Road	$20,000
Johnson Ave & Jeb Stewart	$30,000
Johsonville High School	$78,600

I hope to have PCN's for these by the first of next week.

Sandra

Sandra R. Barfield
Paralegal to Benjamin T. Zeigler
Haynsworth Sinkler Boyd, P.A. | 1831 W. Evans Street, Suite 315 | Florence, South Carolina 29501
dir: 843.673.5306 f: 843.669.3815 | e-mail: sbarfield@hsblawfirm.com

7/22/2009

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: **Other Business**
Council District #7

DEPARTMENT: **County Council**

ISSUE UNDER CONSIDERATION:

Approval of funds for the resurfacing of Lowell Street (S-21-1503), Yvonne Street (S-21-1525) and Sundance Street (S-21-1504).

The above listed streets requested for resurfacing are in the SCDOT Road System and are contingent upon Encroachment Permit from the SCDOT being acquired by Florence County.

Florence County must meet all requirements and standards specified by SCDOT.

The estimated cost to resurface Lowell Street, Yvonne Street and Sundance Street is $85,000.00

This cost estimate was prepared by Florence County Public Works.

FUNDING SOURCE:

_____ **Infrastructure**

XXX **Road System Maintenance**

_____ **Utility**

Signed: Waymon Mumford
Requested by Councilmember: Waymon Mumford
Date: 8/13/09

ATTACHMENTS:

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Florence County Council Meeting

August 20, 2009

AGENDA ITEM: Other Business
Utility Funding Project
Council District 2

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approval of the expenditure of up to $2,168.64 from Council District 2 utility funding allocations for the City of Johnsonville in order to pay for 2 - 30" catch basins and 2 – 4 x 4 concrete risers, to meet drainage requirements specified by the Department of Transportation.

(The cost estimate was provided by the City of Johnsonville.)

FUNDING SOURCE:

_____ Infrastructure

_____ Road System Maintenance

✓ Utility

Signed: _____
Requested by Councilmember: Ken Ard

Date: 8/13/09

ATTACHMENTS:

Copy of letter from the City of Johnsonville and attachment.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

City of Johnsonville
Post Office Box 428
JOHNSONVILLE, SOUTH CAROLINA 29555
TELEPHONE (843) 386-2069
FAX (843) 386-2626

July 30th, 2009

Mr. Ken Ard
Florence Co. Council District 2
6419 Francis Marion Road
Effingham, SC 29541

Re: City of Johnsonville/Catch Basins/Venter's Landing

Dear Ken,

The City of Johnsonville would like to thank you for helping us secure the drainage pipe for our project at Venter's Landing in Johnsonville. As we've discussed, in order to have the drainage pipe installed, we also need (2) 30" catch basins and (2) 4 x 4 concrete risers to meet drainage requirements specified by the Department of Transportation. We'd like to request your assistance in acquiring these catch basins.

Because of your generosity, the city is making significant progress on transforming Venter's landing into a public park, complete with lighting, picnic areas, and eventually a river-walk on the Lynches River.

We'd like to thank you for your past support of Johnsonville and we appreciate your careful consideration of this request. If you have any questions, or require additional information, please contact me at (843) 386-2069. Thank you.

Sincerely,

Scott Tanner/Administrator
City of Johnsonville

P.O. Box 3467 Summerville SC 29484-3467 (843) 873-3011 Fax: (843) 873-8994

Project Name: City of Johnsonville Quote
Bid Date: 7/10/2009
County/State: Florence, SC
Engineering Firm: TBD
Customer: TBD

Storm Water Drainage Structures

Quote No.: 10185 version...0

KO Boxes

6" thick base slab, with recessed panels on all four walls. With a 5' x 5' top slab, 6" thick (2); 4' x 4' x 48" Riser (2); EJIW V-1384 Ring & Cover (2).

4 x 4 x 4 ID Knock Out Box ..... 2 @ $ 1,004.00 each ..... **$ 2,008.00**

Quotation based on current known specifications and requirements and is valid for 30 days from above bid date. Knight's Precast reserves the right to change, modify or withdraw this quotation if specifications or requirements are changed or altered. No engineering calculations included unless specified on quote. Contractor is responsible for supplying the most updated set of plans to Knights Precast. Any structures made as a result of not having the most up to date plans will be the Contractors responsibility.

Estimated Total .....**$ 2,008.00 +Tax**
(F.O.B.: Jobsite, unloaded by others)
Thank you,

Mr. Todd Phillips
General Manager

Florence County Council Meeting

August 20, 2009

AGENDA ITEM: Other Business
Infrastructure Project
Council District #3

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approval of the expenditure of up to $6,500.00 from Council District #3 funding allocations to pay for the cost of 1 ½" Type C hot laid asphalt overlay for Williams Middle School basketball court.

Price does not include anything but 1 ½" asphalt overlay.

The cost estimate was prepared by Florence County Public Works.

FUNDING SOURCE:

_____ Infrastructure

_____ Road System Maintenance

✓ Utility

Signed: _____

Requested by Councilmember: Al Bradley

Date: 8-11-09

ATTACHMENTS:

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____

Connie Y. Haselden, Clerk to Council

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Utility Project
Council District 4

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Up To $3,000.00 From Council District 4 Utility Funding Allocation For The Installation Of A Fire Hydrant At The Howe Springs Fire Station On Meadow Prong Road.

FUNDING SOURCE:

_____ Infrastructure

_____ Road System Maintenance

XXXX Utility

Signed: (verbally approved – signature pending)
Requested by Councilmember: Mitchell Kirby

Date: _____

ATTACHMENTS:

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Utility Project
Council District 5

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Up To $21,000.00 From Council District 5 Utility Funding Allocation For Sand Filter And Installation (In An Amount Up To $6,500) And Pumps For Lift Station (In An Amount Up To $14,500) To Assist The Town of Olanta.

FUNDING SOURCE:

_____ Infrastructure

_____ Road System Maintenance

XXX Utility

Signed: _____verbally approved – signature pending_____
Requested by Councilmember: Johnnie D. Rodgers, Jr.

Date: _____

ATTACHMENTS:
1. A copy of the request from the Town of Olanta.

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council

Mayor
Betty Sims
Mayor Pro-tem
Willie Galleagos

TOWN OF OLANTA
POST OFFICE BOX 396
OLANTA, SOUTH CAROLINA 29114

Sondra Holt
Robert Thompson
Mary Welsh
Council-Members

August 7, 2009

County Administrator
Richard Starks
180 N. Irby Street MSC-G
Florence, SC 29501

Dear Mr. Starks,

Per a conversation we had I am sending this letter in as a request for help. As you know the Town of Olanta is having problems with the wells and also the pump stations. As to date we have spent numerous hours and time as well as a lot of money to get these problems handled. The following is a list of things that we have had to do and have had to pay for and we are asking that you represent us and help us to get a little help with the financial side of this. We had to order four (4) new pumps for the pumps stations and each pump cost $3645.00, for a total of $14580.00. We have had a company come in and put in an emergency connection on the pump station at Alice Myers and that total cost was $4000.00. We had to have a Septic tank company come and pump out the pump station when the pump went down on Alice Myers and that charge is $300.00. Another septic service had to come and had to vacuum out the pump station and that total is $1160.00. We are ordering a sand filter for the Well and the cost of it is $6550.00. Some things that James McGee could fix, he had to buy items for it and that total cost of the parts was $2114.95. We also owe S & T Utilities for extra calls for the emergencies of the pump stations going down for a total of $235.00. The total of all this is on the sheet that follows this letter

We are asking that you and Council help us with this dire need. We thank you for the help you will give us. If you have any questions please feel free to call.

Sincerely

Betty Sims

Betty Sims
Mayor of Olanta

Office Number (843)396-4301; Fax (843)396-4414

HD Waterworks	supplies	$2,114.95
McCuctheon's Concrete and Septic Tanks	pumped out sewer	$300.00
Randy Pigate	emergency connection	$4,000.00
Thornley's Service	vacuumed sewer	$1,160.00
Professional Pumps and Well	sand filter & installation	$6,550.00
Southern Sales	pumps for lift station	$14,580.00
S & T Utilities	Extra calls for Pump stations	$235.00
Total		$ 28939.95

Florence County Council Meeting
August 20, 2009

AGENDA ITEM: Other Business
Utility Funding Project
Council District 7

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approval of the expenditure of up to $40,000 from Council District 7 utility funding allocations to put 1 ½ " of hot laid asphalt on North Vista Elementary School Parking Area.

FUNDING SOURCE:

_____ Infrastructure

_____ Road System Maintenance

XXX Utility

Signed: Waymon Mumford
Requested by Councilmember: Waymon Mumford
Date: 8/13/09

ATTACHMENTS:

None

I, Connie Y. Haselden, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Connie Y. Haselden, Clerk to Council