

Jason M. Springs
District 1

Roger M. Poston
District 2

Dr. Alphonso Bradley
District 3

Jerry W. Yarborough, Jr.
District 4

Kent C. Caudle
District 5

Vacant
District 6

Waymon Mumford
District 7

Frank J. "Buddy" Brand, II
District 8

Willard Dorriety, Jr.
District 9

AGENDA *REVISED*
FLORENCE COUNTY COUNCIL
REGULAR MEETING
COUNTY COMPLEX
180 N. IRBY STREET
COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, JULY 15, 2021
9:00 A. M.

The Council meeting will be accessible via live stream at www.florenceco.org.

I. CALL TO ORDER: WILLARD DORRIETY, JR., CHAIRMAN

II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN

**III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:
KENT C. CAUDLE, VICE CHAIRMAN**

IV. WELCOME: WILLARD DORRIETY, JR., CHAIRMAN

V. MINUTES:

MINUTES OF THE JUNE 17, 2021 REGULAR MEETING

Council Is Requested To Approve The Minutes Of The June 17, 2021 Regular Meeting Of County Council.

VI. PUBLIC HEARINGS:

Council Will Hold Public Hearings To Receive Public Input With Regard To The Following:

A. RESOLUTION NO. 01-2021/22

A Resolution To Establish A Fee Schedule For The Lease Of Parking Spaces Within The County Complex Parking Lot And/Or Parking Deck At The Rate Of \$500 Per Space Annually; And Authorize The County Administrator To Execute Lease Agreements With Various Entities For Use Of The Space; And Other Matters Related Thereto.

B. ORDINANCE NO. 30-2020/21

An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE, II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Section 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts.; And, Section 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; And, ARTICLE III. – CONDITIONAL USE REGULATIONS, Section 30-111. – Development Standards For Unzoned Areas. (6) Certain uses And Industrial Projects.; And Other Matters Related Thereto.

C. ORDINANCE NO. 31-2020/21

An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Florence County, South Carolina And QVC, Inc. Providing For A Payment Of A Fee In Lieu Of Taxes; Certain Special Source Revenue Credits; And Other Matters Related Thereto.

D. ORDINANCE NO. 32-2020/21

An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Florence County, South Carolina And Project Proton Providing For A Payment Of Fee In Lieu Of Ad Valorem Taxes And Other Matters Relating Thereto.

VII. APPEARANCES:

No Requests To Appear Were Received Prior To Publication Of The Agenda.

VIII. COMMITTEE REPORTS:

(Items Assigned To Committees Will Appear In *Italics.*)

Administration & Finance

(Chairman Dorriety, Councilmen Mumford, Poston and Brand)

Public Services & County Planning

(Councilman Caudle/Chair, Councilmen Bradley and Springs)

July 1, 2021 Comprehensive Plan (Joint with Planning Commission)

Justice & Public Safety

(Councilman Springs/Chair, Councilmen Poston and Yarborough)

Education, Recreation, Health & Welfare

(Councilman Springs/Chair, Councilmen Bradley and Yarborough)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations

(Councilman Bradley/Chair, Councilmen Brand and Yarborough)

February 20, 2020 City-County Conference Committee

IX. RESOLUTIONS/PROCLAMATIONS:

A. RESOLUTION NO. 01-2021/22

A Resolution To Establish A Fee Schedule For The Lease Of Parking Spaces Within The County Complex Parking Lot And/Or Parking Deck At The Rate Of \$500 Per Space Annually; And Authorize The County Administrator To Execute Lease Agreements With Various Entities For Use Of The Space; And Other Matters Related Thereto.

B. RESOLUTION NO. 02-2021/22

A Resolution To Approve Adoption Of The Criteria For The Development Of 2020 Redistricting Plans.

C. RESOLUTION NO. 03-2021/22

An Inducement Resolution Providing For A Fee In Lieu Of Tax Agreement Between Florence County And Project Longshot.

X. ORDINANCES IN POSITION:

A. THIRD READING

1. ORDINANCE NO. 11-2019/20 *(Deferral)*

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu Of Tax Agreement By And Between A Company Or Companies Known For The Time Being As Project Star (The “Company”), Darlington County And Florence County, South Carolina (The “County”), Whereby The County Will Enter Into A Fee-In-Lieu Of Tax Agreement With The Company And Darlington County, Providing For Payment By The Company Of Certain Fees-In-Lieu Of *Ad Valorem* Taxes, The Allocation Of Fees-In-Lieu Of Taxes Payable Under The Agreement; And Other Matters Relating Thereto.

2. ORDINANCE NO. 12-2019/20 *(Deferral)*

An Ordinance To Develop A Jointly Owned And Operated Industrial/Business Park In Conjunction With Darlington County, Such Industrial/Business Park To Be Geographically Located In Florence County And Darlington County And Established Pursuant To Sec. 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; To Provide For A Written Agreement With Darlington County To Provide For The Expenses Of The Park, The Percentage Of Revenue Application, And The Distribution Of Fees In Lieu Of Ad Valorem Taxation; And Other Matters Related Thereto.

3. ORDINANCE NO. 06-2020/21 *(Deferral)*

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As “Project Lightning Bolt” (The “Company”) On Its Own Or Together With One Or More Of Its Subsidiaries, Affiliates, Successors, Assigns, Sponsors, Lessors, And Others, And Florence County, South Carolina (The “County”) To Provide For The Payment Of Certain Fees In Lieu Of Taxes; Authorizing And Ratifying The Assignment Of Benefits Under Certain Existing Fee In Lieu Of Tax Arrangements To The Company; Authorizing Certain Amendments To The Assigned Fee In Lieu Of Tax Arrangements Including The Provision Of Additional Infrastructure Or Special Source Revenue Credits; And Other Matters Related Thereto.

4. **ORDINANCE NO. 30-2020/21** *(Public Hearing)*
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE, II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Section 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts.; And, Section 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; And, ARTICLE III. – CONDITIONAL USE REGULATIONS, Section 30-111. – Development Standards For Unzoned Areas. (6) Certain uses And Industrial Projects.; And Other Matters Related Thereto.
(Planning Commission approved 6 to 0)

5. **ORDINANCE NO. 31-2020/21** *(Public Hearing)*
An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Florence County, South Carolina And QVC, Inc. Providing For A Payment Of A Fee In Lieu Of Taxes; Certain Special Source Revenue Credits; And Other Matters Related Thereto.

6. **ORDINANCE NO. 32-2020/21** *(Public Hearing)*
An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Florence County, South Carolina And ~~Project Proton~~ **Pee Dee Electric Cooperative, Inc.** Providing For A Payment Of Fee In Lieu Of Ad Valorem Taxes And Other Matters Relating Thereto.

7. **ORDINANCE NO. 33-2020/21**
An Ordinance To Provide For The Lease Of Certain Real Property Located In Johnsonville, South Carolina Designated On The Florence County Tax Assessor’s Records As Parcel Numbers 00441-05-027, 00441-05-018 And 00441-05-051, To The City Of Johnsonville, And Other Matters Related Thereto.

8. **ORDINANCE NO. 34-2020/21**
An Ordinance To Convey Approximately 0.328 Acres Of Property On Florence Harllee Boulevard At The Pee Dee Touchstone Energy Commerce Park Identified As Tract “3” On A Plat Prepared By Ervin Engineering Dated May 25, 2018 To 2570 Florence Harllee Boulevard, LLC.

B. SECOND READING

There Are No Ordinances For Second Reading.

C. INTRODUCTION

1. ORDINANCE NO. 02-2021/22

An Ordinance For Text Amendments To 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 30-9. – Unzoned Areas.; And Other Matters Related Thereto.
(Planning Commission approved 7 to 0)

2. ORDINANCE NO. 03-2021/22

An Ordinance To Rezone Property Owned By EEZ Properties-Emevasha Davis To Change The Zoning Designation For The Property Of Tax Map Number 70012, Block 13, Parcel 009 Located At 115 Brockington Street, Timmonsville From R-3, Single-Family Residential District, To B-3, General Commercial District; And Other Matters Related Thereto.
(Planning Commission approved 7 to 0)(Council District 4)

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

A. CITY-COUNTY MEMORIAL STADIUM COMMISSION

Council Is Asked To Approve The Appointment Of Myron Frieson To Serve On The City-County Memorial Stadium Commission, To Represent Florence County (Seat 8) With Appropriate Expiration Term.

B. ECONOMIC DEVELOPMENT PARTNERSHIP BOARD

Council Is Asked To Approve The Appointment Of Mary Dittman To Serve On The Economic Development Partnership Board Representing Council District 5, With Appropriate Expiration Term.

C. POLICY COMMISSION ON RECREATION

1. Council Is Asked To Approve The Re-Appointments Of Kenny Lovette And Bob Gardner To Serve On The Policy Commission On Recreation Representing Council Districts 3 And 9 Respectively, With Appropriate Expiration Terms.

2. Council Is Also Asked To Approve The Appointment Of David Rast To Serve On The Policy Commission On Recreation Representing Council District 5, With Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION

MONTHLY FINANCIAL REPORTS

Monthly Financial Reports Are Provided To Council For Fiscal Year 2021 Through May 31, 2021 As An Item For The Record.

B. ECONOMIC DEVELOPMENT/PROCUREMENT

AWARD BID NO. 22-20/21

Council Is Asked To Award Bid No. 22-20/21, Florence County Industrial Park East Improvements (Phase I) To Digging Deep Construction, LLC Of Gable, SC In The Amount Of \$2,248,631 (Base Bid Of \$2,113,251 Plus Alternate 1 In The Amount Of \$111,110 And Alternate 2 In The Amount Of \$24,270) To Be Funded From 2021 Economic Development Bond Funds In The Amount Of \$1,548,631, Duke Energy Grant Funds In The Amount Of \$200,000 And A SC Department Of Commerce Site Enhancement Grant In The Amount Of \$500,000. *(6 Bids Received)*

C. PARKS & RECREATION

SCHOOL DISTRICT 2 LEASE AGREEMENT

Council Is Asked To Approve The Renewal Of A Lease With Florence County School District No. 2 For The High School Baseball Field, High School Softball Field, High School Football Field, High School Gymnasium, Elementary And Middle School Gymnasium And Middle School Athletic Fields For A Period Of Twenty (20) Years In The Annual Amount Of One (\$1.00) Dollar To Be Utilized By Florence County Parks And Recreation Department.

D. PROCUREMENT

DECLARATION OF SURPLUS PROPERTY

Council Is Asked To Declare Two (2) Ford F-150 XL Trucks And Two (2) Dodge Chargers As Surplus Property For Disposal Through Public Internet Auction Via GovDeals.

E. PROCUREMENT/ECONOMIC DEVELOPMENT

AWARD BID NO. 01-21/22

Council Is Asked To Award Bid No. 01-21/22, Monumental Sign For Florence County Industrial Park East To Skyline Signs, LLC, Conway, SC In The Amount Of \$49,457 To Be Funded From 2021 Economic Development Bond Funds. (*3 Compliant Bids Received*).

XIII. OTHER BUSINESS:

A. INFRASTRUCTURE

DEWITT BLUFF LANDING

Council Is Asked To Approve The Expenditure Of Up To \$22,000.00 From Council Districts' Infrastructure Funding Allocations (Approximately \$2,445 Each District Or As Indicated On The Approving Documentation) To Put A Submersible Pump (Well), Run Electricity To The Picnic Shelter And Put In 10 Lights And Four Fans, And Run Electrical From Existing Pole Across The Parking Lot And Put In A New Pole For Service, At The Dewitt Bluff Landing.

B. INFRASTRUCTURE/UTILITY

INTERSTATE LIGHTING

Council Is Asked To Approve The Expenditure Of Up To \$36,000 From Council Districts' Infrastructure/Utility Funding Allocations As Indicated On The Approving Documentation To Fund Half The Cost Of Converting Approximately 4,500 Streetlights To LED Lights Within The City Limits Of The City Of Florence, Contingent Upon The City Of Florence Accepting Responsibility For Interstate Lighting At The Interchanges On I-95 Within The Florence Area.

C. ROAD SYSTEM MAINTENANCE FEE (RSMF)

DEEP CREEK ROAD

Council Is Asked To Approve The Expenditure Of Up To \$1,750.00 From Council District 2 RSMF Funding Allocation For 50 Tons Of MBC Stone To Be Put On Deep Creek Road.

XIV. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended Council Is Asked To Enter Executive Session To Receive Legal Advice.

XV. INACTIVE AGENDA

XVI. ADJOURN: